

## GEELONG CITY 'C' CITATIONS

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**Site Name:** Residence

**Project File No:** 0978

**Address:** 69 Little Ryrie Street Geelong 3220

**Approx. Date:** 1854c

**Integrity:** Moderate

**Significance Level:** C (Local)

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**Photograph No:** 10.14 & 10.15

**Survey Date:** March 2002

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### History

This site on the north side of the street at 69 Little Ryrie Street, Geelong, is located on Lot no. 1 of subdivisional plan TP23410, which is situated on parts of Allotments 6 and 7, Section 22, of the Geelong Town Plan of 1858. The land originally belonged to Ed. Willis.

The original 4-roomed, semi-detached house (with kitchen, passage and closet) was owned in 1854-55 by Thomas Toole, but may have been constructed at an earlier date. This house is evident on an 1855 map of Geelong. It was the fourth of a row of five houses owned by Thomas Toole, consisting of lots 9, 10, 11, 12a and 12b of the first subdivision, a small lane 15 feet wide separating 9, 10 and 11 from 12a and 12b. This house at 69 Little Ryrie Street was lot 12a, forming a duplex with 71 Little Ryrie Street (lot 12b).

Thomas Toole did not occupy any of these houses. They were occupied by a succession of tenants from the earliest entries in the Geelong Rate Books (Barwon Ward) in 1854-55. The rate books also included a verandah in the property description from 1869-70 onwards. On Toole's death, in 1879, the properties were managed by the Executors and Trustees of his will, parts of his estate passing to Ellen Walshe in March 1882 and April 1891. Evidently the kitchen was incorporated in the room count for rate valuations as the

## GEELONG CITY 'C' CITATIONS

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property was described as a 5 room house after 1882. From 1896 to 1900, Joseph McCarter, a carrier, who occupied 71 Little Ryrie Street (known then as 131 Little Ryrie Street) from at least 1890 until about 1930, was also credited with ownership of no. 69 (then known as 129 Little Ryrie Street), after which time ownership of the property reverted to Toole's Estate.

On 12 May 1921, both houses at 69 and 71 Little Ryrie Street were sold by Henry Percival Douglas (Trustee of the will of Thomas Toole) to John Michael Nugent. In December 1922, Duncan Innes McQueen bought no. 69 from John Michael Nugent for 525 pds., but this was a purely speculative purchase, as the property was sold by Duncan McQueen in the same month to Frank McLeod, a warder. He had sewerage connected to the house in 1923, and was owner/occupier of the dwelling for a few years before moving to Melbourne, letting the Little Ryrie Street property until his retirement in the 1950s, at which time he resumed residency. At his death, the property passed to his widow, Ruby McLeod. She sold it to Domenico Fragiotta, of 9 Jacob Street, Belmont, who assumed joint ownership with his wife Julia. By 1995 the properties at 69 and 71 Little Ryrie Street had been acquired by a new owner who soon had no. 71 demolished. Numbers 63-67 had been demolished some time previously.

### Description

The house at 69 Little Ryrie Street, Geelong, is set on a modest-sized allotment for the area. Formerly part of a pair of semi-detached houses, this house takes up the full width of the site, and the verandah abuts the boundary at the front. There is some open space at the rear.

The single storey, grooved-edged horizontal weatherboard, rudimentary Victorian styled house is characterised by an unusual gabled and hipped roof form clad in introduced galvanised corrugated steel. The unusual nature of the roof form has resulted in the demolition of the second semi-detached house at 71 Little Ryrie Street. A brick chimney adorns the roofline at the rear, while the narrow overhangs are features of the eaves.

The front is characterised by an introduced skillion verandah clad in galvanised corrugated steel and supported by stop chamfered timber columns. There is an introduced verandah balustrade/fence consisting of timber-capped cyclone wire. This verandah appears to have replaced an earlier skillion or convex verandah.

The symmetrical nature of the front facade is delineated by the central early timber doorway with early four panelled timber door and transom above, and the flanking early timber framed, 12 paned double hung windows.

At the rear is an introduced skillion addition, while the eastern side of the building has exposed brick (now painted) gabled infill, and exposed rendered brick wall in fair-good condition. There is also an early timber framed double hung window on the west facade.

### Statement of Cultural Significance

The house at 69 Little Ryrie Street, Geelong, has significance as a reasonably intact example of a rudimentary Victorian style, and as the only surviving semi-detached timber house in this part of the street. Built in c.1854, this house formed part of a pair of semi-detached houses owned by Thomas Towle who had previously built three other rows of semi-detached houses in the area.

The house at 69 Little Ryrie Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a rudimentary Victorian style. These qualities include the unusual gabled and hipped roof form, together with the form and location of the verandah that projects towards the street frontage. Other intact or appropriate

## GEELONG CITY 'C' CITATIONS

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qualities include the grooved-edged horizontal weatherboard wall cladding, galvanised corrugated steel roof cladding, brick chimney, narrow eaves, central front timber doorway with four panelled timber door and transom above, and the flanking front timber framed, 12 paned double hung windows, brick gable infill on the east elevation with the rendered brick wall below, and the other timber framed window construction.

The house at 69 Little Ryrie Street is historically significant at a LOCAL level. It is associated with the construction of a pair of semi-detached houses in c.1854 for Thomas Towle. Importantly, this building is the only surviving house that formed part of four rows of semi-detached houses built by Towle in the 1850s.

Overall, the house at 69 Little Ryrie Street is of LOCAL significance.

### References

Drainage Plans and Reports, Barwon Water profits system, 1920, 1923, 1944, 1946, 1979, 1983, 1984, 1995.

Sands & McDougall Geelong Directory 1972, Geelong Historical records Centre.

Sands & McDougall "Invicta" Geelong Directory 1968, Geelong Historical records Centre.

Geelong City Council Rate Books (Barwon Ward) 1854-1960, Geelong Historical Records Centre.

Geelong Town Plan 1858, Geelong Historical Records Centre.

Map of Geelong 1855, Geelong Historical Records Centre.

Land Conveyance Memorials 251/525, 122/165, 300/784. 368/431, 494/986, 503/237, 531/379, 561/977, 675/892, Land Titles Office, Marland House, Melbourne.

