

GEELONG CITY 'C' CITATIONS

Site Name: Residence

Project File No: 0993

Address: 240 Malop Street Geelong 3219

Approx. Date: 1890-91

Integrity: Moderate-High

Significance Level: C (Local)

Photograph No: 10.07

Survey Date: March 2002



History

This site at 240 Malop Street, Geelong, is located on part of Crown Allotment no. 1, Section 12, of the Geelong Town Plan of 1881. The land was originally the property of Benjamin Cumming.

On 31 August 1889, the functions of the old Geelong Post Office in Ryrie Street were temporarily transferred to facilitate the erection of a new Post Office on the site. The Barrabool sandstone of the old building was bought by hotelier, Lawrence Ryan. He had been a publican in Geelong for many years, having been licensee of the "Builders' Arms" from 1858 to 1866, the "Haymarket" from 1868 to 1875, the "Saleyards" from 1875 to 1886, and finally, the "Union Club Hotel" from 1887 to 1889.

On 10 June 1890, tenders were called for the erection of two houses designed by architect Joseph Watts, that were to be built using the stone of the old Post Office and as well brick. These houses were constructed on land owned by Lawrence Ryan on the south-west corner of Malop and Swanston Streets. Construction was completed in 1891. The houses were similarly designed, each containing a kitchen, servant's room and bathroom, but the residence at what was to become no. 242 appears to have had one less room. A pantry and scullery seem to have been added to each residence by 1900,

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with possibly further additions in the period up to 1905, when no. 240 boasted 8 rooms, and no. 242 (which by then had recently been sold to John Patrick McCabe Doyle, a solicitor) had 7 rooms.

Lawrence Ryan died on 10 July 1894, leaving his Malop Street residences in the hands of the Trustees of his Estate. Lawrence's daughter, Winifred Kate Ryan, received no. 242 from Lawrence's Estate. She appears to have sold her share of the estate between 1915 and 1920, as John Doyle is listed as the owner of no. 240 in 1917, when significant drainage and plumbing work was carried out on the property. For the next 20 years, the residence at no. 240 was owned by the hotel keeper, Arthur Morris Winstanley, until he sold it to Miss Mabel Catherine Lawson. She owned the property until the 1970s. During the same period the residence at no. 242 had a succession of owners including Ellen Theresa Clayton, Rose Myrtle Ibbotsen and Jack McLennan, who acquired the property in the 1940s. When Martin and Lorna Elizabeth Kumar bought no. 240 in 1968, it was converted into two apartments. Mabel Lawson lived in one of the apartments until her death. No. 242 became flats at the time No. 240 was converted into apartments.

Description

The house at 240 Malop Street, Geelong, forms part of a pair of similarly designed houses at the corner of Malop and Swanston Streets. This house is set on an average-sized allotment for the local area, with the size being identical to the neighbouring allotment at 242 Malop Street.

The asymmetrical, single storey, Barrabool sandstone (now painted), Eclectic Late Victorian and Early Edwardian styled house is characterised by a dominant gambrel roof form, together with a gable and side hipped convex verandah that project towards the street frontage. There is also an introduced minor gable near the ridgeline that projects towards the side, rear pitched roof form and a small linking gabled roof to the house at 242 Malop Street. These roof forms are clad in deep red coloured corrugated Colorbond. Two early rendered chimneys with projecting cornices adorn the roofline. Modest overhangs with paired timber brackets are features of the eaves.

A feature of the design is the convex verandah. It is supported by early round cast iron columns with decorative capitals and decorated with cast iron brackets and timber framed cast iron valances having a rinceau pattern - a typical design feature of the Geelong architect, Joseph Watts. The verandah is accessed by introduced brick steps.

Other features of the design include the tripartite timber framed double hung window under the projecting gable (including the sandstone mullions), timber framed window under the verandah, timber framed four panelled timber door (excluding the glazed panels) and sidelights and highlights and the unpainted bluestone plinth.

Other early decorative features of the design include the ornate timber bargeboard with cast iron infills at the ends, timber framed and cast iron flying gable infill, timber finials and the projecting sandstone keystones above the tripartite window.

The linking gabled section between this house and the neighbouring house at 242 Malop Street appears to have been introduced, including four panelled timber and glazed door.

Statement of Cultural Significance

The house at 240 Malop Street, Geelong, has significance as a predominantly intact example of an unusual Eclectic Late Victorian and Early Edwardian style. Built to a design by the Geelong architect Joseph Watts for Lawrence Ryan in 1890-91 using Barrabool sandstone from the old Geelong Post Office, the house appears to be in good condition

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overall. However, the Barrabool sandstone wall construction has been overpainted.

The house at 240 Malop Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of an Eclectic Late Victorian and Early Edwardian style. These qualities include the dominant gambrel roof form, together with the gable and side hipped convex verandah that project towards the street frontage, and the minor gable near the ridgeline that projects towards the side. Other intact or appropriate qualities include the asymmetrical composition, single storey height, Barrabool sandstone wall construction (but not the overpainting), corrugated profile to the roof cladding, two rendered chimneys with projecting cornices, modest eaves with paired timber brackets, round cast iron verandah columns with decorative capitals, decorative cast iron verandah brackets and timber framed cast iron valances having a rinceau pattern, tripartite timber framed double hung window under the projecting gable (including the sandstone mullions), timber framed window under the verandah, timber framed four panelled timber door (excluding the glazed panels) and sidelights and highlights, unpainted bluestone plinth, ornate timber bargeboards with cast iron infills at the ends, timber framed and cast iron flying gable infill, timber finials, and the projecting sandstone keystones above the tripartite window. The architectural significance of this house also relies on the retention of the neighbouring house at 242 Malop Street.

The house at 240 Malop Street is historically significant at a LOCAL level. It is associated with residential developments in Geelong in the late 19th century. In particular, this house has associations with the Geelong hotelier, Lawrence Ryan, who had it built in 1890-91 using Barrabool sandstone from the old Geelong Post Office that had been recently demolished. The house also has associations with the Geelong architect, Joseph Watts.

Overall, the house at 240 Malop Street is of LOCAL significance.

References

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- Voters' Roll, Bellerine Ward, 1992, Geelong Historical Records Centre.
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