

---

# OYO Flat

---

## Location

3/240 Ryrie Street, GEELONG VIC 3220 - Property No 312049

## Municipality

GREATER GEELONG CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO1637

HO1130

## Heritage Listing

Greater Geelong City

---

## Statement of Significance

Last updated on -

C Listed - Local Significance

### STATEMENT OF SIGNIFICANCE

The house at 240 Ryrie Street, Geelong, has significance as an unusual and intact example of the interwar Bungalow style. Built in 1927 for Sarah Hannah Smith, member of the monumental mason family who had occupied this site from the 1890s, the house appears to be in good condition when viewed from the street.

The house at 240 Ryrie Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of an unusual interwar Bungalow style. These qualities include the hipped roof form, together with the vertical, flat-roofed side first floor balcony and ground floor porch pavilion. Other intact or appropriate qualities include the asymmetrical composition, two storey height, unpainted brick wall construction, terra cotta tile roof cladding, wide eaves, two unpainted brick chimneys with terra cotta pots, arched balcony opening on the side pavilion, timber framed door and windows under the side porch, recessed balcony porch under the main roof supported by cement rendered Doric columns, timber framed double hung windows, and the small leadlight window flanking the ground floor porch pavilion.

The house at 240 Ryrie Street is historically significant at a LOCAL level. It is associated with residential developments in Geelong during the interwar period 1920s-1940s. In particular, this house has associations with Sarah Hannah Smith, original owner who instigated construction in 1927 after the removal of an earlier brick cottage with adjoining stone yard. Sarah's husband, Joseph, had occupied the site from the late 1890s, where he operated his monumental mason business. This business was continued by his sons, Allan and Charles, who also resided on the property and later owned the property after Sarah Smith's death. The Smith family therefore have long associations with this property.

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

#### References

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

Electoral Roll Div. Corio Subdiv. Geelong 1984, Geelong Historical Records Centre.

Sands & McDougalls Directory of Geelong, 1972, Geelong Historical Records Centre.

Sands & McDougalls "Invicta" Geelong Directory, 1968, Geelong Historical Records Centre.

Geelong City Council Rate Books Barwon Ward, 1896-1960, Geelong Historical Records Centre.

Town Plan of Geelong 1923, Public Records Office, Melbourne.

Heritage Study/Consultant	Greater Geelong - Geelong Region Historic Buildings and Objects Study, Allan Willingham, 1986; Greater Geelong - Geelong City Urban Conservation Study, Volumes 2-5, Graeme Butler, 1991; Greater Geelong - Geelong City Urban Conservation Study Volume 1, Graeme Butler, 1993; Greater Geelong - Geelong City Urban Conservation Study, Volume 4(a), Helen Lardner, 1995;
Hermes Number	18538
Property Number	

---

## Physical Description 1

The house at 240 Ryrie Street, Geelong has a front setback that comprises a garden with a front border of agapanthus, together with perimeter overgrown shrubs and grassed areas.

The asymmetrical, two storey, unpainted brick, interwar Bungalow styled house is characterised by a hipped roof form, together with a vertical, flat-roofed side first floor balcony and ground floor porch pavilion. The main hipped roof form is clad in early terra cotta tiles. Wide overhangs are features of the eaves. Two early unpainted brick chimneys with terra cotta pots adorn the roofline.

An early feature of the design is the side balcony and porch pavilion. It has an early arched balcony opening on the first floor, and the timber framed door and windows below appear to be early. Another early feature is the recessed balcony porch under the main roof, which is supported by early cement rendered Doric columns, typical of interwar Bungalow design.

Other early features of the design include the timber framed double hung windows, and the small leadlight window flanking the ground floor porch pavilion.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*