

PLACE NAME former "Carinya"
 ADDRESS 88 Fairview Avenue
 AREA - DATE/PERSON 1.5/RP

LEVEL: B
 NEG: 4.19, 4.20



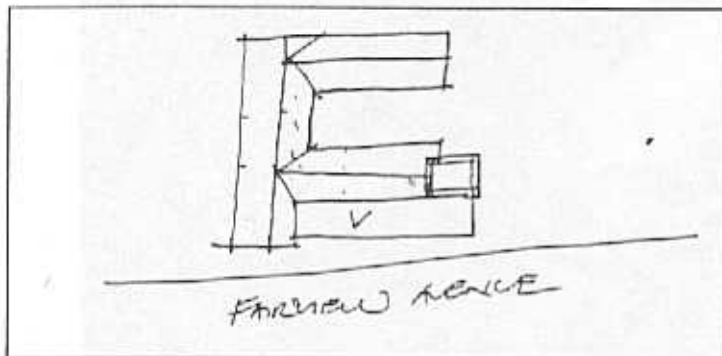
DATES Construction: c1861
 USE Present Use: Residential
 Original Use: House
 Alterations?: Nil

FORM		STYLE
Detached		Early Vic
Single storey		
Triple fronted		
DESCRIPTION	(I = Intact A = Altered * = significant)	
ROOF	WALLS	ROOF FORM
Slate	* Rendered	* Chimneys
	I Bluestone base	* Parapet
		* Gable decoration
VERANDAH	FENESTRATION	FINISHES
INTERIOR	GARDEN & SETTING	OTHER COMMENTS

CONDITION & INTEGRITY	THREATS
Condition: Excellent	
Integrity: Minor modif.	

DESCRIPTION

A gable roofed, Early Victorian house with Medieval characteristics of an U-shaped plan with painted rendered masonry. It is possibly derived from a pattern book design. The plan is open to the east. The left-hand bay is set forward as a gable. This has decorative bargeboards with quatrefoil fretwork pendants, with turned finial and crossbar. There are quoins, segmented head windows with mouldings and bluestone sills. The verandah in the angle, has a transom and valence of cast-iron lace. This returns to terminate at a curious block with crenellated parapet.



HISTORY

The municipality of Newtown and Chilwell remained semi-rural with the gradual decline of agricultural and pastoral activity over a long period. As late as the 1930s there was an orchard on the slopes of Queen's Park while the Chinese market gardens lasted until the same period, and nurseries later still¹⁰⁹. 88 Fairview Avenue has significance for its associations with this aspect of Newtown's early history.

In 1861, and perhaps earlier, William Wallace Miles, the owner of the famous nursery, Mercer's Hill Garden¹¹⁰, was the occupier of a four roomed brick house and large garden in Fairview Avenue, NAV 30 pounds¹¹¹. Miles' nursery, which was a local landmark for more than thirty years, flourished until about the turn of the century. Throughout these years W. W. Miles was a Newtown councillor and several times mayor. His nursery was on the south west corner of Noble and Wallace Streets (quite close to 88 Fairview Avenue) and because it was below the level of the footpath, had a stone retaining wall¹¹².

The second occupier of the four roomed brick house, John Butler, who was there from 1862 until 1873 (during the hey day of Mercer's Hill Garden), may also have had associations with the nursery, being listed in the 1870s as a gardener after an earlier listing as cow owner and dairyman¹¹³. The first owners of the property from 1861-1872, Holman & Parsons, also owned at least 5 acres of land extending from Fairview Avenue to Noble Street¹¹⁴. The description of the house continued to be a four roomed brick dwelling throughout this period. In 1862 there was mention also of a stable and five acres of land and garden¹¹⁵ and in the early 1870s the

109. Gladys Seaton, Model Borough, City of Newtown, 1983, p.81.

110. Ibid See map showing location pp.90-91.

111. Newtown rate book, North Ward, 1961-61 No 481.

112. Seaton, pp.81, 83.

113. Newtown rate book 1862 No 484; 1872-73 No 614.

114. Ibid.

115. Ibid 1862 No 484.

property was listed as a "four room plastered building", suggesting that it was rendered at a very early date¹¹⁶.

The second owner of the house, which was extended in circa 1875, is of significance because of his associations with railway development in the Geelong district, a vital aspect of its commercial growth. Michael McDermott, railway contractor, was listed as the new owner/occupier in 1874¹¹⁷. In 1875 when he was listed at the Fairview Avenue address¹¹⁸, additions were made to the house. In that year it was described as a six room brick building with six acres of land, NAV sixty pounds¹¹⁹. By the middle 1880 McDermott's house was listed as a brick building of seven rooms and outbuildings and six acres, NAV 75 pounds¹²⁰. The valuation rose to 100 pounds by 1888, at the height of the building boom and continued at that rate until the middle 1890s¹²¹. Although McDermott often lived in his Fairview Avenue house, he sometimes let it. David Naismith, gentleman, was there in 1885; Charles Cole, wine and spirit merchant in 1895; Simon McKenzie, gentleman, in 1901; and Alfred James Reilly, secretary in 1904¹²².

Later owner/occupiers were James Whitely Sayer, a retired bank manager, from 1908-1911, and by 1935, Ila B. Guthrie, who let it to Agnes Fuller, home duties¹²³.

SIGNIFICANCE

This house has regional historical significance for its associations with its first tenant, W. W. Miles, owner of the famous early nursery, Mercer's Hill Gardens, in 1861. It is a rare survivor of a time when Newtown and Chilwell were semi-rural areas with many orchards, Chinese market gardens and nurseries, which were already in decline by the 1930s. "Carinya" has historical significance, also, for its associations in the 1870s with its owner, Michael McDermott, railway contractor, who played a role in railway development in Geelong, a vital factor in the district's commercial growth. It has regional architectural significance as an unusual early Victorian design with medieval characteristics and possibly derived from a pattern book (not identified). Of further interest are the various additions around the courtyard, illustrating the development of the needs of subsequent owners.

RECOMMENDATIONS

Existing Listings NONE

Recommend'ns RNE LPS
Place

Other Check pattern books for design e.g Loudon.

116. Ibid 1870-71 No 614.

117. Ibid 1874-75 No 615.

118. Geelong Advertiser, 5 April, 1875.

119. Newtown rate book 1875-76 No 614. The previous year the NAV was only 25 pounds.

120. Ibid 1885-6 No 614.

121. Ibid 188-89 No 641; 1892-93 No 756.

122. Ibid 1885-6 No 614; 1895-96 No 771; 1904-5 No 801.

123. Ibid 1908-9 No 796; 1911-12 No 893.