

PLACE IDENTIFICATION FORM

ADDRESS

30 Yanva Street

TYPE

- | | |
|--|---|
| <input type="checkbox"/> Single Residence | <input type="checkbox"/> Multiple Unit Res. |
| <input type="checkbox"/> Shop | <input type="checkbox"/> Outbuildings |
| <input type="checkbox"/> Office | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Landscape feature | <input type="checkbox"/> Public building |
| <input type="checkbox"/> View | <input checked="" type="checkbox"/> Other <i>School</i> |

TITLE

"Tay Creggan"

EXISTING DESIGNATION

HBR GBR AHC NT VAS

STREETSCAPE LEVEL

1 2 3
 SIGNIFICANT SIGNIFICANT
 STREET TREES KERB & GUTTERS

GRADING

A B C D E
 KEYNOTE BUILDING

RECOMMENDED FOR

HBR/GBR AHC URBAN CONSERVATION AREA
 VAS PLANNING SCHEME PROTECTION
 CULTURAL LANDSCAPE OTHER

SURVEY DATE Nov. 91.

NEG FILE 42.35

Title
Vol.
Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date 1891-92
 Architect Guy Purchas.
 Builder
 Elements -
 House, extensive garden.



- | | |
|---|---|
| <input checked="" type="checkbox"/> Contributing garden | <input checked="" type="checkbox"/> Original or early hard landscape layout |
| <input type="checkbox"/> Landmark tree | <input type="checkbox"/> Original or early fence |

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY	Good <input checked="" type="checkbox"/>	CONDITION	Good <input checked="" type="checkbox"/>
	Fair <input type="checkbox"/>		Fair <input type="checkbox"/>
	Poor <input type="checkbox"/>		Poor <input type="checkbox"/>

Note: roof tiles new.

CROSS REFERENCED INFORMATION

Associated significant garden

30 YARRA STREET

"TAY CREGGAN"

History

The following history was prepared by Carlotta Kellaway for the National Trust files.

Guyan Purchas, architect, son of Major Albert Purchas, architect,²⁶ was architect and first owner/occupier in 1891/92 of "Tay Creggan"²⁷ at 30 Yarra Street, Hawthorn, described in the Hawthorn rate book of that year as a brick house of sixteen rooms, unfinished, in Yarra Street W. side, near the River Yarra, NAV 150 pounds.²⁸ The description remains the same in 1892 and 1893 rate books.²⁹

The building is located in the St. James Park Estate created as the result of a subdivision of J.F. Palmer's "Burwood" made by George Coppin in 1871.³⁰

During the 1890s and earlier another distinguished Melbourne architect, George R. Johnson, owned and occupied a brick house of eight rooms on the east side of Yarra Street, NAV 100 pounds in 1893.³¹ Johnson was a successful designer of town halls at Fitzroy, Northcote, North Melbourne.³²

In 1894/95 30 Yarra Street still owned by Purchas, is occupied by Montague Pym, broker.³³ Pym was born in Bedfordshire, England and came to Victoria from New Zealand in 1888, immediately purchasing a seat on the Melbourne Stock Exchange.³⁴

A change in ownership is listed in 1896/97 when Ida Carter becomes owner/occupier of a brick house of twelve rooms in Yarra Street W. side, NAV 160 pounds.³⁵

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26. Miles Lewis, "The Architects Melbourne", p.9.
 27. Gaelic word which means "built on rock".
 28. City of Hawthorn RB 1891/92, Yarra Ward No. 783.
 29. Ibid. 1892 No. 783 and 1893 No. 812.
 30. See FN 1012 and 1015.
 31. Ibid. 1893 No. 813.
 32. *Victoria and its Metropolis*, vol 2, p.521.
 33. City of Hawthorn RB 1894/95 No. 799.
 34. *Cyclopedia of Victoria* Vol 1, p. 410.
 35. City of Hawthorn RB 1896/97 No. 795.

30 Yarra Street continued

Description

Only part of the street facing elevation is visible. On-site inspection is essential.

A two-storeyed Elizabethan mansion of considerable size, set picturesquely in extensive gardens with only limited exposure to Yarra Street at one corner. The design is dominated by an intricate roof of mammoth proportions, now tiled, but almost certainly originally of slate given the date of construction. From this steeply pitched surface arise a multitude of gables and dormers and an array of decorative chimney stacks and tall chimney pots. At the front the main gable and the adjoining third floor dormer are embellished by a gable barge decoration so finely executed that it appears as lace. Below is a half timbered oriel bay in medieval style, with casement windows and an odd pressed metal awning. Below and to one side is the main entry, quite inconspicuously placed, again with an individual gable roof. Above this is a narrow balcony and to the left a multifaceted projecting wing.

The overall effect of the multitudinous array of attachments and projections is one of disorder in a rambling Elizabethan manner.

At the entry are fine gates in timber. The drive to the entry appears to have been raised so that the ground level against the building is too high, elsewhere the garden setting for the residence is extensive and contributes to the picturesque effect of the house design.

Assessment

On-site inspection is essential for a complete assessment.

The Elizabethan style was favoured with several others as appropriate picturesque forms from the early nineteenth century. Pattern books which proliferated at this time included examples in this style. These books were often used in Australia. In accordance with the picturesque effect required a sense of growth and age was favoured. In Gothic picturesque examples of the period, some advocates suggested constructing some parts of garden buildings as ruins to contribute to the aged effect.

Things medieval were revived in the mid nineteenth century as a reaction to the townscape of order and mechanisation which had arisen from the Industrial Revolution. There was a desire to return to arcadian times, reflected in painting, poetry and in architecture. Through the nineteenth century this fantasy for a utopian landscape with picturesque building developed. It manifested as the idealised view of the pattern books in the early decades, through radical thought on the use of labour with William Morris in the middle decades, to the free thinking domestic revival in Britain in a Nationalistic reinterpretation of the vernacular by Norman Shaw and his contemporaries. In Australia the latter gives rise to various architectural forms. The best known is the domestic Queen Anne, but also prominent is the Elizabethan Revival. This takes two forms, an ordered structural form such as at Queen Bess Row of 1886 at Hotham Street, East Melbourne, and Eastern Hill Fire Station of 1892, and to an informal, highly picturesque form, as here at Tay Creggan. The former has many examples including several in the C.A.D. but the later, which expresses a close tie with the early nineteenth century Romantic

30 Yarra Street continued

The following year Michael Spencer, gentleman, becomes owner/occupier.³⁶ He continues as owner until the turn of the century. An MMBW plan dated 1902, when Spencer is owner still, shows "Tay Creggan" close to the Yarra with its drive sweeping out to Yarra Street. The building is set in spacious gardens with a summer house and a large asphalt tennis court on the river side. There is a glass house on the west side of the main building and a large gravel drive leading to substantial stables.³⁷

By 1907 Alfred McKean, solicitor, is owner/occupier of "Tay Creggan", still described as a brick house of twelve rooms in Yarra Street W. side.³⁸ The McKean family are owners still in 1914/15.³⁹

William Mortill, gentleman, becomes owner/occupier in the 1920s.⁴⁰ He sells to R.C. Trusts Corporation in 1939/39 when the building is listed as 30 Yarra Street.⁴¹ From this date the building's usage changes. Until 1959 the old Tudor-style building is run as "The Grail", a residential centre for educational courses for Catholic Young Women. In 1969 it is purchased by the Baptist Church for \$132,500 and \$20,000 it spent on renovations and alterations/additions so that "Tay Creggan" can be used for an informal education year by pupils of Strathcona Baptist Girls' School.⁴²

List of Owners/Occupiers of "Tay Creggan", 1891-1979.

1891/92	Guyon Purchas, architect (O/O) B 16 Yarra St. unfinished 1894/95	
	Montague Pym, broker (occ) B 12.	
1896/97	Ida Carter (O/O) B 12 Yarra Street.	
1897/98	Michael Spencer, gent. (O/O) "Tay Creggan" B 12 Yarra St.	
c1907/8	Alfred McKean, solicitor (O/O) B 12 Yarra St.	
1914/15	Flora McKean (O) A. McKean (occ) B 12 Yarra St.	
1920s	William Mortill, gent (O/O)	
1938/39	R.C. TRusts Corp. (O) B 12 & Hostel) "The Grail"
	30 Yarra St.) educ. centre.
1969	Baptist Church (O) known again as "Tay Creggan"	
	Strathcona Baptist Girls' School (occ) ⁴³	

³⁶. Ibid. 1897/98 No. 795.

³⁷. MMBW 1902 plan Hawthorn.

³⁸. City of Hawthorn RB 1907/8 no. 864.

³⁹. Ibid. 1914/15 No. 933.

⁴⁰. Ibid. 1929/30 No. 915.

⁴¹. Ibid. 1938/39 No. 976.

⁴². *Free Press*, Camberwell 12 Nov. 1969.

⁴³. Hawthorn Rate Books, Yarra Ward.

30 Yarra Street continued

pattern book notions, is scantily represented. Not surprisingly really, for it requires considerable size to achieve the complexity required and an arcadian landscape to suit the house. Few such sites and bank accounts could service these requirements and compete against the popularity of the showy Italianate mansion which appealed to the new wealth from the boom, or the domestic Queen Anne, so skilfully and adaptably used by Ussher and Kemp, and Butler. The demolition of "Tara" leaves Tay Creggan as the best extant example of the style.

The architect Purchas was not prolific. The *Architects Index* lists only 12 buildings between 1884 and 1904 with an additional 9 as Purchas and Shields between 1897-1899. This building appears to be his most substantial.

Significance	Provisional	State
1.	Architecturally significant as the best example of picturesque Elizabethan revival in the State.	
2.	Historically significant for the contribution to the mansion house precinct at St. James Park.	

MELBOURNE AND METROPOLITAN BOARD OF WORKS.

HAWTHORN & RICHMOND

DETAIL PLAN NO. 1093

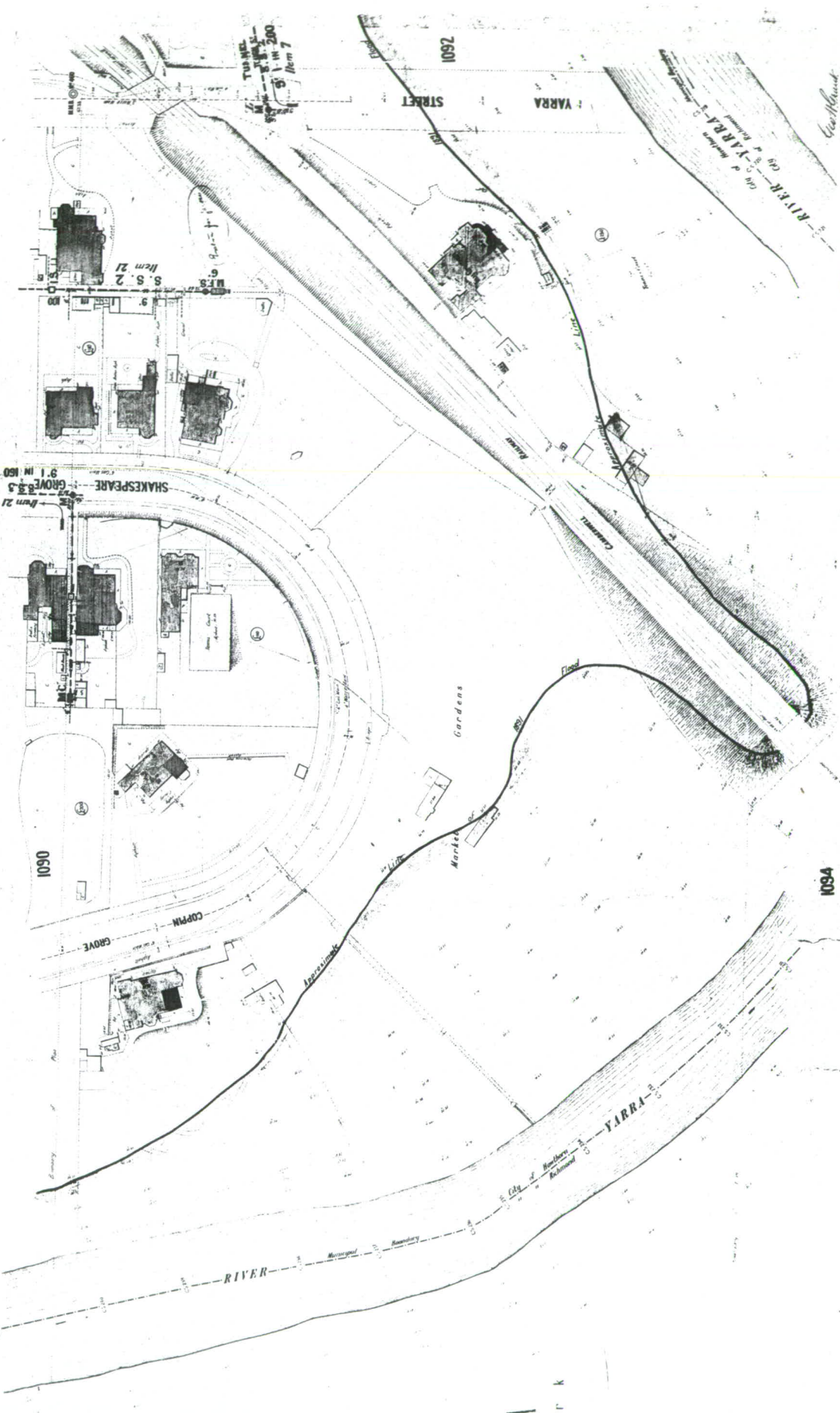
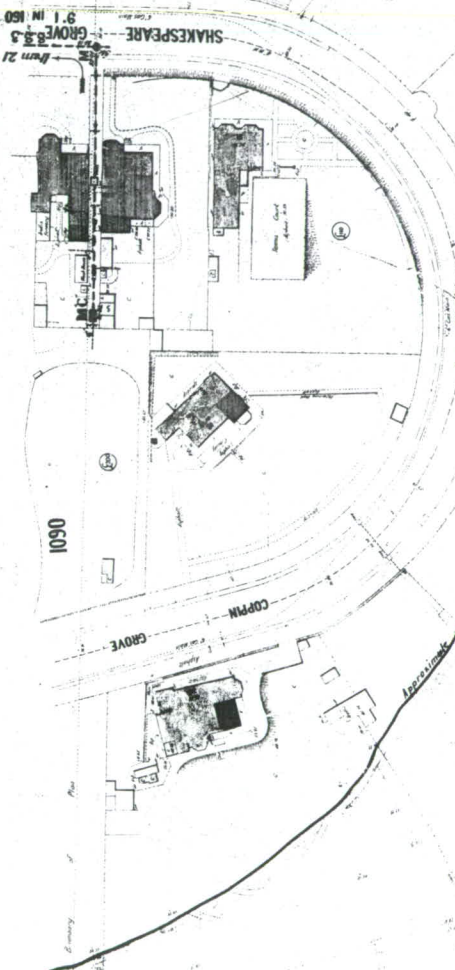
Scale 40 Feet = 1 Inch

NOTE
 Grid lines center the spaces of building
 members, etc. see plan
 House Connections: Show clearly across
 the street, or through passage, the main
 are only to be laid off at all distances by
 the Municipal Engineer and other
 authorities.
 Proprietors show walls, and kerbs,
 including the stone emmer.

RETICULATION AREA NO. 116.
DRAWING NO. 7

LEGEND

Water Main	3" to 48" dia.
Sanitary Main	3" to 48" dia.
Gas Main	3" to 48" dia.
Electricity	1" to 4" dia.
Fire Main	3" to 48" dia.
Proprietary Drainage	3" to 48" dia.
Proprietary Sewer	3" to 48" dia.
Proprietary Storm Water	3" to 48" dia.
Proprietary Storm Water	3" to 48" dia.
Proprietary Storm Water	3" to 48" dia.



R I C H M O N D

P A R K



PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 30 Yarra Street
Hawthorn.

TYPE

Cottage Garden Suburban Garden
 Terrace House Garden View
 Villa Garden Landmark
 City Mansion Garden Other

TITLE "Tay Creggan"

EXISTING DESIGNATION HBR AHC NT SIGN. T. VGS

STREETSCAPE LEVEL 1 2 3

GRADING A B C D E

RECOMMENDED FOR HBR AHC SIGNIFICANT TREE REG. PSP
 CULTURAL LANDSCAPE URBAN CONSERVATION AREA

SURVEY DATE 12.12.91

NEG FILE EA 3/12

Title
Vol.
Fol.

THEME

Early Settlement
 Mansions
 Victorian Garden Suburb
 Municipal dev.
 1870s growth
 Garden villas
 Working enclaves
 Commercial Centres
 Edwardian Prosperity
 Interwar Housing
 Flats and Offices

DETAILS

Date 1891-92

Designer

Layout/Structures

See attached.



NOTABLE FEATURES/SIGNIFICANCE

The garden of "Tay Creggan" is of metropolitan significance for: 1. Its adherence to the original layout as a city mansion garden, 2. its rock terraces on the Yarra Street boundary and the fine row of Cupressus torulosa and 3. for its mature exotic and native trees.

Further investigation required.

INTEGRITY Good
 Fair
 Poor

CONDITION Good
 Fair
 Poor

ALTERATIONS

CROSS REFERENCED INFORMATION

Associated Structures

As the gardens were only surveyed from the front footpath, all assessments are incomplete and hence provisional. The scope of the study did not permit garden access which would be a pre-requisite for a more complete assessment.

"TAY CREGGAN"

1902 MMBW Plan No. 1093, shows main gravel driveway to house with minor service driveway - asphalt on the higher (western) side of the site going to the back of the house. A flower bed separates the two. This layout is still obvious today from the front gate.

The garden is dominated by an impressive row of Cupressus torulosa on the eastern boundary (continuation of Yarra Street) running down to the river. A series of rock terraces, mostly overgrown, run down the hill. Some replanting has occurred. Difficult to tell age without further inspection. The garden on the river flats, where there are playing fields, is dominated by elms, with a large Magnolia grandiflora and Grevillea robusta.

