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## 21 Coppin Grove



Hawthorn Heritage study  
1992



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### Location

21 Coppin Grove HAWTHORN, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Included in Heritage Overlay

### Victorian Heritage Register (VHR) Number

H195

### Heritage Overlay Numbers

HO36

HO163

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

## Significance of Individual Property

1. Amongst the oldest surviving mansion houses in Melbourne.
2. Possibly the best example of the domestic use of the picturesque Gothic Revival.
3. Significant for its association with Palmer, and McPherson.
4. A pivotal building in the development of Hawthorn, which had a major influence in the eventual garden suburb character.
5. The centrepiece of the St. James Park Subdivision.
6. One of the largest private gardens in Melbourne.

## Significance of Gardens at Individual Property

The garden of "Invergowrie" is of metropolitan significance:

1. For the retention of the original layout and some garden ornaments - statue, fountain base, sundial.
2. For its mature and exotic trees, and
3. For the Aboriginal scarred trunk of River Red Gum in the front lawn.

## HO163 St James Park Estate, Hawthorn

The St. James Park Estate, Hawthorn, is an area of heritage significance for the following reasons:

- The place is a Victorian-era mansion estate, developed in the second half of the nineteenth century as Melbourne's wealthier residents sought accommodation away from industry and the cramped living conditions of

the inner-city, in a more physically desirable location, but still close to the city. Several of the streets offer broad views of Richmond and Hawthorn East.

- The place contains an exceptional number of individual buildings of historical and architectural merit including Victorian-era mansions as well as large Federation and interwar-era dwellings. Individually significant buildings include Invergowrie and its gate lodge, the Glucksburg trio, Hawthorn House and Zetland.

-The place has important historical associations with Sir James Palmer who erected Burwood (now Invergowrie), and George Coppin who subdivided and sold the area in 1871-1882.

- The place is representative of the growth of Hawthorn as a Victorian garden suburb from the 1850s up until to the interwar period.

-Development in the area also reflected its proximity to rail links (from the early

1860s) and the development of the tram network (c. 1912-3).

Heritage Study/Consultant	Boroondara - Hawthorn Heritage study 1992, Meredith Gould, Conservation Architects, 1992;
Other Names	Invergowrie, Burwood,
Hermes Number	14884
Property Number	

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## Physical Description 1

A Gothic Revival house of one tall wing, ground floor and a tiny attic storey. The walls are of rough ashlar or coursed random rubble and the roof is slate. Decorated gables dominate the picturesque compositions, embellished by timber fretwork gable barges and elaborate, heavy turned finials. Dormers to the attic storey rise from the gutter level and mimic ~b~ gable end treatment.

A large wing incorporating a bay to give garden access dominates the composition. The entrance off the long axis of the house is a two storey gabled affair with recessed entry porch below. Between these two key vertical elements, the long axis of the house is interspersed with tall openings giving access to the garden from the main function rooms. A verandah is a latter addition.

The roof is decorated with a timber octagonal bellcote and somewhat plain chimney stacks.

The house has a strong relationship with the garden. Many doors provide access to it directly from the floor level to the ground level outside. Four other buildings are located in the grounds; .~ stable of 1851, and three buildings from the period of occupation by the Headmistresses Association, namely ,the Annexe of 1935, the hall of 1957 and the cottage of 1938. The grounds are substantial and include many mature trees (see separate information for the garden).

The original gatehouse survives in Burwood Road.

*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/>*