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## Zetland



Hawthorn Heritage study  
1992



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### Location

16 Yarra St HAWTHORN, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Included in Heritage Overlay

### Victorian Heritage Register (VHR) Number

H0477

### Heritage Overlay Numbers

HO141

HO163

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

## Significance of Individual Property

1. Potentially architecturally significant as a fine garden villa from the early development period of the St. James Park Estate.

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 1871-1982.
- 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	Zetland,
Hermes Number	14835
Property Number	

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## Physical Description 1

Site inspection required, house concealed by garden. What is apparent is a single storey garden villa or mansion of considerable quality. The original fence is superbly constructed in bluestone and metal.

*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/>*