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# 32 Coppin Grove

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## Location

32 Coppin Grove HAWTHORN, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area non-contributory

## Heritage Overlay Numbers

HO163

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

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, Meredith Gould Conservation Architects, 1993;
Hermes Number	150027
Property Number	

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*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/>*