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# 4 Coppin Grove

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## Location

4 Coppin Grove, Hawthorn, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO163

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

Significance of Individual Property

1. Significant architecturally and historically for its obvious expression of wealth and status via an architectural devise in the boom of the 1880s.
2. A prominent building in the St. James Park Urban Conservation Area, the first garden suburb for the wealthy in Hawthorn and which set a trend for the wide development of Hawthorn as the garden suburb which exists today.

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; Boroondara - Review of Heritage Overlay Precinct Citations, Lovell Chen P/L, Architects & Heritage Consultants, 2006;
Hermes Number	50455
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/>*