

PLACE IDENTIFICATION FORM

ADDRESS

8 Burwood Road

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other

TITLE

former "Invergowrie" Lodge.

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 43.24.

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 1860-1862 (or earlier)
 Architect Gill?
 Builder Conlon (1872)
 Elements - additions?
 Gatehouse - now residence, garden.



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good Fair Poor
 CONDITION Good Fair Poor

CROSS REFERENCED INFORMATION

Associated significant garden

See also Invergowrie 21 Coppin Grove.

The site information given above has been determined from external street level inspection.

8 BURWOOD ROAD

History

Examination of an early 1856 Surveyor's plan of the Village of Hawthorn, an 1866 plan of the Borough of Hawthorn, an 1871 Troedel lithographs of the St. James Park Estate, Boroondara District Road Board rent rolls, Hawthorn rate books and R.G.O. records, suggests that the small building at 8 Burwood Road, Hawthorn may have been built in the 1850s or earlier as a lodge at the gates of Sir James Frederick Palmer, M.L.C.'s mansion "Burwood" known now as "Invergowrie", 21 Coppin Grove, and owned by the State College of Victoria.⁴ The building has the name "The Lodge" set into its front step.

It has been suggested that this building was moved from a site two hundred yards east of the present site.⁵

Research into "Invergowrie", including examination of Judge Pohlman's diary for the years 1840-1855,⁶ suggests that J.F. Palmer (1805-1871), medical practitioner and politician,⁷ commenced building "Burwood", as it was known at first, as early as 1846/47.⁸ A lodge may have been constructed at the same time.

A small building, which may have been a lodge, is shown on a 1856 Lands Department Plan of the Village of Hawthorn, on the east side of an earlier entrance to Palmer's property in Burwood Road, opposite Church Street, which is now Wood Street.⁹

A later, 1866 plan, also has a dot, presumably a small building, approximately on the same spot.¹⁰

By 1871, however, the present building at 8 Burwood Road is clearly marked on an 1871 Troedel lithograph prepared for the auction of St. James Estate (which includes the mansion "Burwood") by second owner George Coppin, actor and entrepreneur.

The small building stands on the south-west corner of Hawthorn (Burwood) Road and the newly-created Coppin's Grove.¹¹

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4. See research below.
 5. Loder & Bayley Study *St. James Park Area*. Appendix p. 4 of 1856 plan with 1871 Troedel lithograph.
 6. Held by R.V.H.S.
 7. ADB Vol. 5 pp. 392-393.
 8. See F.N. 1015.
 9. See 1856 plan.
 10. See 1866 plan.
 11. See 1871 Troedel lithograph.

8 Burwood Road continued

As we have seen, in earlier research, between 1844 and 1846 Palmer purchased three portions of land at Hawthorn in the Parish of Boroondara bounded by Burwood Road, Yarra Street (earlier known as Brooke's Grove) and the Yarra River: crown allotments 19, 20 and 21. "Invergowrie" is on CA 20 (1846) and 8 Burwood Road is on CA 21 (1844/45.)¹²

Dr. Miles Lewis has noted that in November 1872 following Coppin's subdivision tenders were called by Conlon, architect, for brick additions to the former lodge building, now on a new site.¹³

The small building at 8 Burwood Road can be identified in Hawthorn rate books as the house owned in 1874/75 by merchant William Bracher and let to William Dixon.¹⁴ By the late 1880s Caroline Langdale is owner of No. 8 described for the first time in 1887/88 as a brick house in Coppin Grove of three rooms NAV 26 pounds.¹⁵ In 1888/89 Mrs. B. Kingston of Richmond is owner and S.T. Clay, florist is occupier.¹⁶

During the 1890s Robert Donaldson, gentleman, becomes owner and J. McLeod, gardener, is occupier of No. 8 Donaldson lives at 2 Coppin's Grove.¹⁷

An MMBW plan dated 1902, when the Donaldson family is owner still, shows No. 8 with its verandah facing Burwood Road, forming part of the larger property at No. 2 set in gardens with an entrance to Coppin's Grove.¹⁸

The Donaldson family continued to own No. 8 until the 1930s when it becomes the property of Mrs. Rachel Brown. In 1936/37 she builds an adjoining six-roomed brick building known as 6 Burwood Road,¹⁹

Description

A picturesque Gothic revival cottage, of two storeys, the lower floor as a sub basement. The walls are rendered masonry (possibly stone) and the roof fish scale slates. The gables dominate the design. Its detailing is similar to the original Invergowrie design, particularly the substantial central finial of unusual form. The original cruciform shape has been extended by the addition of a verandah facing Burwood Road, and a weatherboard addition to the side.

¹². RGO Application 4184 Parish of Boroondara.

¹³. *Argus* 14 Nov. 1872.

¹⁴. Bor. of Hawthorn RB 1874/75 No. 3.

¹⁵. Town of Hawthorn RB 1887/88 No. 2.

¹⁶. *Ibid.* 1888/89 No. 1010.

¹⁷. City of Hawthorn RB 1894/95, Yarra Ward Nos. 836/837.

¹⁸. MMBW 1902 plan.

¹⁹. Hawthorn Valuers records.

8 Burwood Road continued

Assessment

Although probably relocated (in 1860), and including additions, this gatehouse remains of State significance for its association with Palmer, the mansion Invergowrie and the St. James Park Estate.

Its former form complements that of the main mansion. Its positioning unrelated to Burwood Road and Coppin Grove also illustrates the former estate and gives some indication of the early development of Hawthorn.

Given that Palmer purchased his land here between 1844 and 1846 and that the house was complete before 1851, it is likely that this building dates from pre 1851 at its first location. This places it amongst the oldest surviving buildings in the State.

Significance

State

1. Historically significant for its association with Invergowrie (Burwood), its owner Palmer and the St. James Park Estate.
2. Architecturally significant as probably one of the oldest surviving buildings in the State, as a rare, mansion gatehouse, and for its picturesque Gothic form compatible with the mansion.
3. A discrete landmark in Burwood Road, its position must have in part determined the eventual position of Coppin Grove.

NATIONAL TRUST OF AUSTRALIA (VICTORIA)

RESEARCH INTO 8 BURWOOD ROAD, HAWTHORN

F.N. 1012

Examination of an early 1856 surveyor's plan of the Village of Hawthorn, an 1866 plan of the Borough of Hawthorn, an 1871 Troedel lithograph of the St. James Park Estate, Boroondara District Road Board rent rolls, Hawthorn rate books and R.G.O. records, suggests that the small building at 8 Burwood Road, Hawthorn may have been built in the 1850s or earlier as a lodge at the gates of Sir James Frederick Palmer, M.L.C.'s mansion "Burwood", known now as "Invergowrie", 21 Coppin Grove, and owned by the State College of Victoria.⁽¹⁾ The building has the name "The Lodge" set into its front step.

It has been suggested that this building was moved from a site two hundred yards east of the present site.⁽²⁾

DATE OF CONSTRUCTION

Research into "Invergowrie", including examination of Judge Pohlman's diary for the years 1840 - 1855,⁽³⁾ suggests that J.F. Palmer (1805 - 1871), medical practitioner and politician,⁽⁴⁾ commenced building "Burwood", as it was known at first, as early as 1846/47.⁽⁵⁾ A lodge may have been constructed at the same time.

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A later, 1866 plan, also has a dot, presumably a small building, approximately on the same spot.⁽⁷⁾

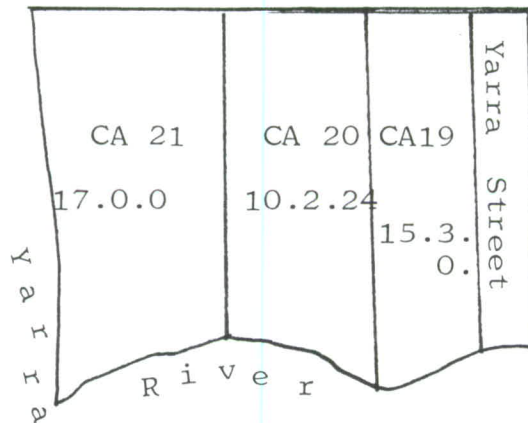
1871 SUBDIVISION

By 1871, however, the present building at 8 Burwood Road is clearly marked on an 1871 Troedel lithograph prepared for the auction of St. James Park Estate (which includes the mansion "Burwood") by second owner George Coppin, actor and entrepreneur.

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- (1) See research below.
(2) Loder & Bayley study St. James Park Area. Appendix p 4
cf 1856 plan with 1871 Troedel lithograph
(3) Held by R.V.H.S. (4) ADB vol 5 pp 392-393
(5) See F.N. 1015. *Completed 1851.* (6) See 1856 plan
(7) See 1866 plan

The small building stands on the south-west corner of Hawthorn (Burwood) Road and the newly-created Coppin's Grove.⁽⁸⁾

As we have seen, in earlier research, between 1844 and 1846 Palmer purchased three portions of land at Hawthorn in the Parish of Boroondara bounded by Burwood Road, Yarra Street (earlier known as Brooke's Grove) and the Yarra River: crown allotments 19, 20 and 21. "Invergowrie" is on CA 20 (1846) and 8 Burwood Road is on CA 21 (1844/45).⁽⁹⁾



Dr. Miles Lewis has noted that in November 1872 following Coppin's subdivision tenders were called by Conlon, architect, for brick additions to the former lodge building, now on a new site.⁽¹⁰⁾

RATE BOOK EVIDENCE

The small building at 8 Burwood Road can be identified in Hawthorn rate books as the house owned in 1874/75 by merchant William Bracher and let to William Dixon.⁽¹¹⁾ By the late 1880s Caroline Langdale is owner of No. 8 described for the first time in 1887/88 as a brick house in Coppin Grove of three rooms N.A.V. £26.⁽¹³⁾ In 1888/89 Mrs. B. Kingston of Richmond is owner and S.T. Clay, florist is occupier.⁽¹⁴⁾

During the 1890s Robert Donaldson, gentleman, becomes owner and J. McLeod, gardener, is occupier of No. 8. Donaldson lives at 2 Coppin's Grove.⁽¹⁵⁾

(8) See 1871 Troedel lithograph.

(9) RGO Application 4184 Parish of Boroondara

(10) Argus 14 Nov. 1872 (11) Bor. of Hawthorn RB 1874/75 No. 3.

(12) Ibid 1877/78 No. 2. (13) Town of Hawthorn RB 1887/88 No. 2.

(14) Ibid. 1888/89 No. 1010

(15) City of Hawthorn RB 1894/95, Yarra Ward Nos. 836 & 837.

An MMBW plan dated 1902, when the Donaldson family is owner still, shows No. 8 with its verandah facing Burwood Road, forming part of the larger property at No. 2 set in gardens with an entrance to Coppin's Grove.⁽¹⁶⁾

The Donaldson family continues to own No. 8 until the 1930s when it becomes the property of Mrs. Rachel Brown. In 1936/37 she builds an adjoining six-roomed brick building known as 6 Burwood Road.⁽¹⁷⁾

No. 8 is currently (1979) owned by Mr. and Mrs. G. Goudie, who carried out additions in the early 1970s.⁽¹⁸⁾

LIST OF OWNERS/OCCUPIERS 8 BURWOOD ROAD, 1850s(?) - 1979.

1840s/1850s?	J.F. Palmer	Lodge?	
	(1869	sells CAs 19,20,21 to George Coppin	
	1871	subdivision/auction St. James Estate)	
		1871 Troedel lithograph*	
<u>1872</u>	W. Bracher (O)		
	T. Dixon (occ)	H. Coppin's Grove	£20.
	<u>1877</u>	H. Burge (occ) "	
	<u>1882</u>	Jane Burge (occ) "	£15.
	<u>1884/85</u>	Mrs. C. Langdale (occ) "	£19.
<u>1885/86</u>	Caroline Langdale (O/O)	"	£25.
<u>1888/89</u>	Mrs. Bridget Kingston (O)		
	S.T. Clay, florist (occ))	" BH 3 R	£26.
	<u>1890/91</u>	Mrs. Annie Watson (occ) "	BH 5 R £34.
	<u>1892</u>	Charles Clayton, gent (occ) "	BH 3 R £28.
<u>1894/95</u>	Robert Donaldson, gent (O)		
	J. McLeod, gardener (occ))	"	
<u>1920/21</u>	Emily Donaldson (O)		
	<u>1921/22</u>	F. McKeaney, builder (occ)	8 Burwood Rd. BH 4 R
<u>1935/36</u>	(Mrs. Rachel Brown (O)		
	(H. Mallett, manager (occ)		
	(1936/37	No. 6 built BH 6 R unfinished)	
<u>Current owners (1979)</u>	Mr. and Mrs. G. Goudie.		⁽¹⁸⁾

(16) MMBW 1902 plan

(17) See below

(18) Hawthorn Valuers records

LIST OF SOURCES

ADB vols 3 & 5

Argus 14 Nov. 1872

Bagot, A, Coppin the Great

McWilliam, Gwen, Hawthorn Peppercorns, 1978

Melbourne/Vic. directories

Victoria and its Metropolis vol 2, 1888

RATE BOOKS/ R.G.O. RECORDS

Boroondara District Road Board Assessment Rolls, 1857-1866)

Hawthorn Rate Books, Yarra Ward, 1867

) (R.G.O.)

_____ Valuers' records

R.G.O. Application 4184 Parish of Boroondara

(includes 1871 Troedel lithograph. Plan of St. James Estate)

MAPS/PLANS

Kearney, James Map of Melbourne & suburbs, 1855

Lands Dept. Plan of Village of Hawthorn 1856

_____ Plan of Borough of Hawthorn 1866

MMBW 1902 Plan of Hawthorn (S.L.V.)

C. KELLAWAY

6 July 1979