

PLACE IDENTIFICATION FORM

ADDRESS

21 Coppin Grove

TYPE

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

TITLE

"Invergowrie"

EXISTING DESIGNATION

HBR [ ] GBR [x] AHC [x] NT [x] VAS [ ]

STREETSCAPE LEVEL

1 [ ] 2 [ ] 3 [x]

SIGNIFICANT [ ] SIGNIFICANT [x]  
STREET TREES KERB & GUTTERS

GRADING

A [x] B [ ] C [ ] D [ ] E [ ]  
KEYNOTE BUILDING [ ]

RECOMMENDED FOR

HBR/GBR [x] AHC [x] URBAN CONSERVATION AREA [x]  
VAS [ ] PLANNING SCHEME PROTECTION [x]  
CULTURAL LANDSCAPE [ ] OTHER [ ]

SURVEY DATE Nov. 91.

NEG FILE 41.04

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 1851, 1872, 1930's, 1937,

Architect Giller, Vickers 1938

Builder

Elements -

Garden, house and outbuildings.

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



NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [x]  
Fair [ ]  
Poor [ ]

CONDITION Good [x]  
Fair [ ]  
Poor [ ]

CROSS REFERENCED INFORMATION

Associated significant garden [x]

## 21 COPPIN GROVE

### "INVERGOWRIE"

#### History

Formerly known as "Burwood", this bluestone mansion was completed 17 October 1851 for Sir James Palmer (1805-1871), medical practitioner, parliamentarian, and Mayor of Melbourne, 1845-46.<sup>9</sup> The Gothic Revival house is one of the oldest surviving bluestone houses in Melbourne and displays various Gothic features including gables, barge-boards, dormer windows, oriels and bellcote. Although the designing architect remains unknown, the names of the distinguished colonial architects, John Gill and Charles Vickers have been suggested. "Whitby House" in Brunswick, designed by Gill, has a similar oriel window, and Vickers was associated with the design of Palmer's Richmond House.<sup>10</sup> Palmer was the owner of another earlier residence called "Burwood" (1845-46) on the Richmond side of the river.<sup>11</sup>

In 1846, Palmer purchased the site of "Invergowrie", a large property which extended from Burwood Road to the river.<sup>12</sup> An outline of the building on its present site in a natural setting with orchards on the slopes near Yarra Street and a garden nearer Burwood Road was shown on James Kearney's 1855 map of Melbourne and its suburbs.

"Invergowrie" is notable for its garden, which may date from 1851, and once covered much of the residential area known now as St. James Park. The picturesque Gothic lodge of this garden still stands at 8 Burwood Road. An early 1856 description of Palmer's Hawthorn garden was included in a list of the 200 principal gardens around Melbourne compiled by James Sinclair, landscape designer and first curator of the Fitzroy Gardens. Sinclair described the residence "on a rising ground" as one "which we have seldom seen rivalled in Victoria" and detailed the beauties of "house, garden, and park", with its "neat entrance - gate and lodge".

Sinclair continued,

"Around the house, which is built of good stone, is the fine effect displayed by a judicious choice of climbing plants, with large masses of trees, shrubs, and patches of shrubbery made gay by Nature and art. There are walks neatly formed and gravelled, with trees to give shelter and shade, and where wanted, on the margin of the grounds, are green delightful spots of lawn among the groups of trees, making a scene at once both varied and beautiful".<sup>13</sup>

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<sup>9</sup>. Judge Pohlman Diary, 1840-1855. (Held by R.V.H.S.).

<sup>10</sup>. Miles Lewis, *"Australian Architectural Index"*.

<sup>11</sup>. Information supplied by Gwen McWilliam.

<sup>12</sup>. RGO Search Notes. Application No. 4184.

<sup>13</sup>. James Sinclair, *The Beauties of Victoria*, Notices of 200 of the principal gardens around Melbourne, 1856.



## 21 Coppin Grove continued

A substantial building rated at 450 pounds, owned and occupied by J.F. Palmer, was listed in the 1857 Boroondara Road District Roll.<sup>14</sup> Ten years later, this was identified as a ten-roomed stone house with stables, outhouse, and 40 acres of land, NAV 300 pounds, still owned and occupied by Palmer.<sup>15</sup> An 1868 photo showed the facade of Palmer's house before later additions were made to windows and verandahs.<sup>16</sup>

In 1869, Palmer sold "Burwood" to George Coppin, the important theatrical entrepreneur, actor and philanthropist. However, Palmer continued to live there until his death on 23 April 1871.<sup>17</sup> Although Coppin did not occupy the house, he was responsible for the subdivision of the estate and the creation of the prestigious St. James Park area, which led to the construction of numerous elaborate Victorian and Edwardian villa residences in garden settings, many of which survive today.<sup>18</sup> A Plan of St. James Park, late the Burwood Hill Estate, formerly the property of Sir James Palmer, a Troedel lithograph dated 21 September 1871, shows the creation of Isabella, Shakespeare and Coppin Grove, and the stone mansion "Burwood".<sup>19</sup> The form of the present garden is similar to the 1871 layout, when the St. James Park subdivision greatly reduced the size of the grounds. It remains one of the largest private gardens in Melbourne and the property is the central and most important building and garden in the historic St. James Park area.

Alfred Dean became the new owner of "Burwood" in 1879 and during the 1880s let the house to Dr. Charles Strong, founder of the Australian Church, and from 1886-89 to Joseph Reed, the distinguished architect. The building was known at this time as "Amoe".<sup>20</sup> An 1882 auction notice gave an extensive description of the bluestone residence of the late Sir James Palmer of Coppin Grove, Hawthorn. The writer said that the mansion consisted of drawing room, parlour, breakfast room, smoking room, six bedrooms etc. The Dining Hall (35 feet by 18 feet and 16 feet high) was elegantly panelled, forming one of the most beautiful rooms in the colony.<sup>21</sup>

At the turn of the century, the businessman, parliamentarian and philanthropist, Sir William McPherson became the new owner and renamed his home "Invergowrie". In 1928-29, when McPherson was Premier of Victoria,

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14. Boroondara Road District Roll 1857 No. 1.

15. Borough of Hawthorn RB 1867-68 No. 1.

16. Gwen McWilliam, *Hawthorn Peppercorns*, p.21.

17. H.Y. Daniell, *Invergowrie Homecraft Hostel*, p.24.

18. RGO Search Notes.

19. Ibid.

20. Borough of Hawthorn RB 1879-80 No. 48; Town of Hawthorn RB 1887-88 No. 33.

21. *Argus* 2 Sept. 1882 (p.3).

## 21 Coppin Grove continued

"Invergowrie" was described as a brick house of thirteen rooms, NAV 300 pounds.<sup>22</sup> In 1933, after Sir William's death, the McPherson family handed over "Invergowrie" to the Headmistresses' Association for use as a Homecraft Hostel.<sup>23</sup> About 2000 pounds was spent on additions which included a new wing with a model teaching kitchen lecture room, cloak room, storerooms, maids' quarters as well as accommodation for resident students.<sup>24</sup> In the late 1930s, the Homecraft Hostel at 21 Coppin Grove was listed as a brick house of twenty rooms, NAV 485 pounds.<sup>25</sup>

By the 1980s, there were five buildings on the "Invergowrie" site: the original homestead completed in 1851; the Annexe constructed in the 1930s following the acquisition by the Headmistresses Association, placed behind the original building; "The Cottage" designed in 1938 by architect, Alan Taylor, of Sydney, son-in-law of McPherson, and designed in keeping with the original bluestone; (This building was the gift of Mrs. H.B. Shaw and Mrs. Alan Taylor, of Sydney, daughter of Sir W. McPherson); "The Hospital" added in 1938 to the old home and built above Miss Kirkhope's study; and the classroom block in 1957, also designed by Alan Taylor.<sup>26</sup>

By this date, the former Invergowrie Lodge (constructed 1860-62) as a gatehouse to the Palmer property was a separate residence at 8 Burwood Road.<sup>27</sup> The former "Invergowrie" is now owned by the State College of Victoria.

## Description

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 the 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.

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22. City of Hawthorn RB 1907-8 Yarra Ward No. 923. (The name "Invergowrie" came from McPherson's family home in Scotland); Daniell, p.29.

23. City of Hawthorn RB 1933-34 No. 1009; Daniell, p. 18.

24. Ibid. (See photograph of new wing, p.17.)

25. City of Hawthorn RB 1938-39 No. 1090.

26. Ministry for Planning and Environment, File No. 6019549 ("A Brief Summary of Interesting Facts about Invergowrie" from Historical Society of Victoria attached to file).

27. Ibid. File No. 602947 M; National Trust of Australia (Vic). File No. 1015.



## 21 Coppin Grove continued

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; a 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.

### Assessment

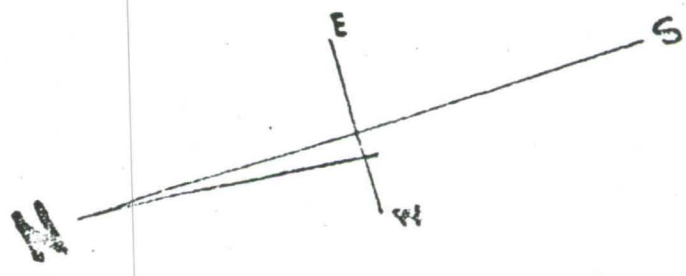
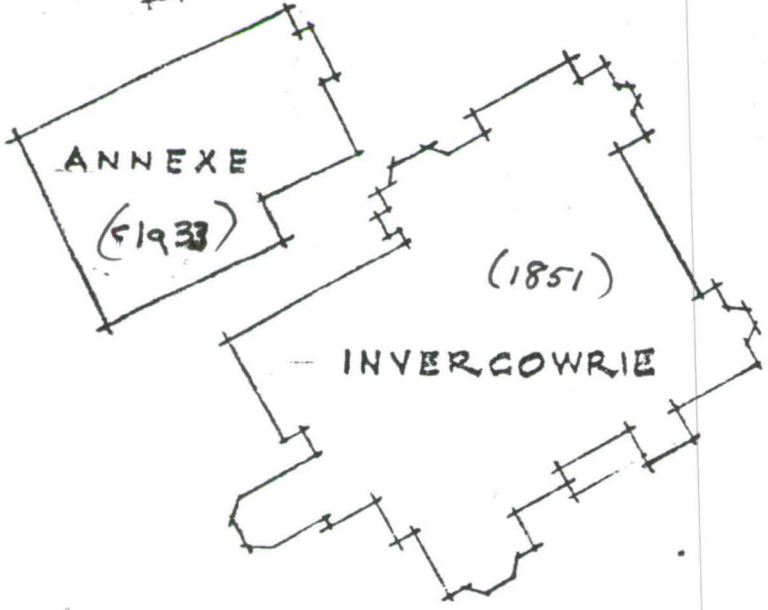
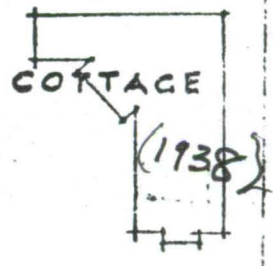
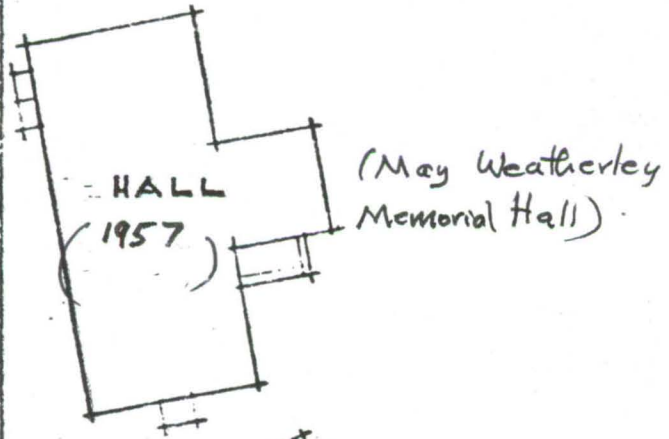
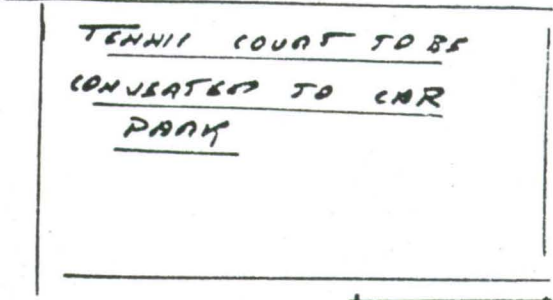
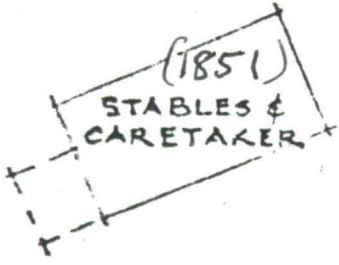
The Gothic Revival house is large by any standards for 1851 Melbourne. Palmer was a man of great influence, a friend of La Trobe, and wealthy. In acquiring land across the river and constructing this large mansion, Palmer set the trend for Hawthorn as, first a desirable City suburb and second a location for mansion houses in a park setting. The flow on effect of this for Hawthorn's ongoing development was substantial. Invergowrie (Burwood) in consequence is a pivotal building in the development of the garden suburb of Hawthorn which survives today.

Gothic Revival was not frequently used for residential buildings, particularly in stone. It was costly, and the steeply pitched roof required for the style almost necessitated an attic storey, which would not suit many people.

It is unclear whether this building predates "The Hawthorns". The latter is generally acknowledged as the oldest surviving house in Hawthorn, however there is no firm documentary evidence to confirm this. The two buildings have similarities however. Although "The Hawthorns" is a two storey building it includes many details which are similar to Invergowrie (Burwood). The principle bays to each building are almost identical, incorporating a three sided form, with highlights over multipaned doors below. Both have heavy rendered mouldings above. The two storey entry is remarkably similar, incorporating a recessed entry reached through a three point flat arch, and a small bay window above. The heavy finials to the gable ends are remarkably similar, the window sashes are similar and the bluestone walls are executed in a similar fashion.

All these factors point to Gill as the architect for Invergowrie. However Vickers, the architect for the Anglican Church nearby is also a possibility. The bellcotes for both buildings are remarkably similar. Comparable examples outside Hawthorn include Avoca in South Yarra of 1848 in Regency Gothic Revival, Banyule of 1842-46, 148 Domain Road, South Yarra, around 1851. In the 1860s many more architecturally precise Gothic Revival houses were constructed. Invergowrie is possibly the best example<sup>of</sup> predominantly single storey picturesque Gothic Revival in Victoria.

M. for Planning Environment.  
FN. 6019549





There is no dramatic increase in the valuation of the house in the Hawthorn Council rate books (1863-1870), so it is presumed that the house had grown to and stayed ten rooms, for the rest of his life. I consider that the road construction - in connection with the new stone bridge approaches - between circa 1858 and 1862, necessitated a new gatehouse. An earlier gatehouse, or perhaps (but I doubt it) the original home (a similar size on Kearney's plan) further east along the main road, was leased independantly of the estate from 1863. There are references in the South Bourke Standard of 20 February 1863, after Palmer and others complained about their rates, that his previous assessments by the earlier Boroondara District Road Board had been too high, and were then reduced. This also suggests that he had been extending circa 1856/7, when the new Road Board compiled its first valuations, but the Assessment Rolls are not much help, as they provide the minimum of information and there are not enough documented estates of similar size and importance.

A photograph - now presumed to be taken in late 1866, because it belongs to a series which includes new buildings from that period and there was some publicity in the local paper - is recognisable as the same house as today, and with the large diningroom. This extension also appears to be on the plan of the sub-division of the 'St James Park Estate' after Palmer's death, in 1871. The stone can also be seen to be squared and sharper cut (and the newer north wing is neater still). The old photograph does not include the decorative verandah - which I like to think may have been an addition from Joseph Reed's occupation. However, a new staircase was added and the hall altered during the McPherson's ownership. Ceilings were raised, apparently losing tiny upstairs rooms from the Palmer period (Isabella and James were short and plump), reducing the number of rooms to nine according to the Council rate book in 1908, before the house was extended, so the verandah may be later. Plans of the alterations should exist. If one counts the teardrops on the gable barge-boards, it is obvious boards were replaced there (as well as alterations to the front windows). (9)

The house may have been extended soon after Palmer's death, at the beginning of the occupation of the Collier family (1871-9). The house's valuation stays fairly constant, although without description, through the 1870's Council valuation books. There is a drop when the Dean family moves in in 1879-81, then an increase when Rev Strong is their tenant in 1882 (and it was offered for sale in September) and again when Robert Cochrane is there in 1883, when it is described as 15 rooms (with 18 occupants). The valuation drops again when Joseph Reed was occupying it, circa 1887. The house was tenanted over a long period, and vacant before the McPhersons bought it, and must have required repairs and renovation to be auctioned 'for removal' in 1907. But for the McPhersons, the house would surely have been demolished.

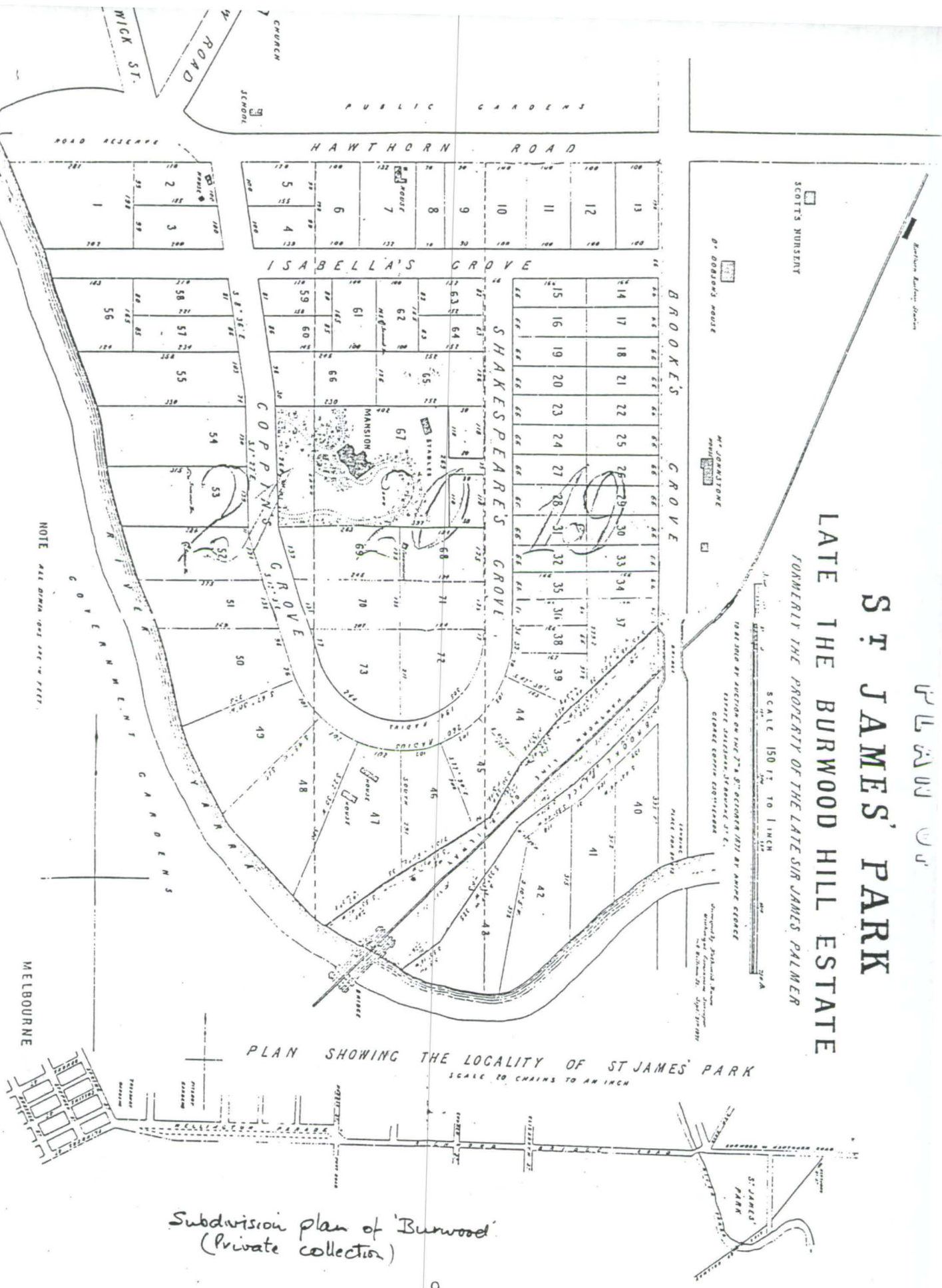
It seems unlikely that Coppin lived there, or that he acquired the property before Palmer died. Titles research suggests it was left to Mrs Palmer and his family, as there were no children, and

P L A N

# ST JAMES' PARK

## LATE THE BURWOOD HILL ESTATE

FORMERLY THE PROPERTY OF THE LATE SIR JAMES PALMER



PLAN SHOWING THE LOCALITY OF ST JAMES' PARK  
SCALE 20 CHAINS TO AN INCH

Subdivision plan of 'Burwood'  
(Private collection)



## Notes & Bibliography.

My unpublished manuscript 'Burwood Park' expands on the history of Invergowrie, Palmer and the area.

1. Tim Graham article, p 5, 16 June 1989, thought 7 million dollars expected. Progress Press 12 July, p 1 agreed and referred to Homecraft Hostel closing and estate leased by Headmistresses Association to State College for 10 years, then 5 years to VIPSEC. The McPherson family did not want estate sold, and wanted a trust set up for monies received. PP Article, pp 20-1, 19 July claimed Coppin retained the house and leased it to following occupiers, including the McPhersons, before it was put up for sale in 1907. However there is no mention of Coppin as owner of the house in Council rate books or Titles after 1871. The Attorney-General blocked the sale Age, 19 July 1989. McPherson bought the house 8 June 1907 for 5000 pounds, and 'leased to Homecrafts Hostel 1 January 1934 for 10 years rent free' then transferred absolutely, according to copy kindly given to me by Margaret Bilson, with copy of the ad for the 1907 auction. The sundial does not appear to be blue stone! I would suggest that ad probably have been responsible for the belief that the LCV met there, but apart from grand dinners, there surely would have been more accessible places closer to Town.

2. Invergowrie: office of the Victorian Post-Secondary Education Commission. A brief historical statement, VIPSEC, 1986? pp [1-3]. Constance Wood 'The history of Invergowrie' 1974?, p 1. Refers also to bell in belfry calling servants in from the field, and renaming house 'Amoe'. 'Invergowrie, Classified by National Trust', 2 p, ronoed, RMSV, Miss Kirkhope ? 1967?, referred to Grisold and convict cells on tennis court, p 1. 'Oxford and its personalities', Warwick Forge?, 3 p ronoed, 1976? refers to Palmer's ill health and sale in 1869, and a date for the house as 1847. Most probably relied on an exaggerated article by CES Age 11 February 1933. Titles searching by Peter Lovell for St James Park Association (copied for me by Warwick Forge) give Margaret Dean as owner October 1872, but Hawthorn Council rate books have Mark Collier 1872, the Deans there 1880. Palmer was Mayor 1846 and then Speaker November 1851: ADB, vol 5, 1851-1890, MUP 1974, pp 392-3. Robert Pohlman, Diaries 1840-1855, 3 vols SLV MS 10303, 11 Nov 1851. Strong occupied house 1832 (in Mrs Dean's name); Coppin appeared only to own and sub-divide the estate, some vacant lots in his name 1873, 1 still 1880; Reed there 1837 (in Alfred Dean's name) and McPherson 1898, then 1908: Hawthorn Council rate and valuation books. McPhersons generous donors to many causes: Jessie McPherson Hospital, Emily McPherson College, Swinburne Engineering: 'Some memories of Invergowrie in the 1920s', article from speech by Mrs W E McPherson, copied by Hawthorn Historical Society, 1985

3. See 1866 Borough plan, page 4. 22 January 1845, p 19. Sale of 11 March 1846, later 25 June, 20 August, 22 October 1845, Bonwick, p 19.

4. Bonwick, op cit, p 1 says punt there 1840; but not approved until early 1843 according to research by Ken Smith in newspapers and official correspondence (see 'Burwood Park'). Richmond land: TO Search notes 2017, Sydney 1845, 23/4 November 1840.

Properties listed in his name in Birkdale House: TO Search notes 1382, Memorial V 713, 6 864; store 23 971; St K: T O Memorial B 599, 600, C 846 8 March 1851; Jolimont: TO Memorial 73 904 (see 'Burwood Park'). Burwood Hill e.g. Pohlman, op cit, 26 November 1850; Park: Illustrated Australian News obituary 20 May 1871, p 112; Villa: Herald 12 May 1849 (Jeannie White research)

5. See 'Burwood Park'

6. Village plan e.g. Lands Department H3327, Hawthorn Peppercorns p 32. Original by Albert Purchas, 1851 (countersigned Hoddle, 12 January 1852) H 3326. Herald 6 July 1847, 12 May 1849 (Jeannie White research). 'Findon' Bonwick, op cit, p 7; TO Memorial Y 55, June 1853, 34 38, 26 December 1855, 36 124 3 April 1856; Henty 47 114 30 March 1857. Pohlman, op cit

7. Pohlman, op cit, 24 June 1852. Argus ads (servant: research Terry Sawyer). Also ad for wood for sale there 24 March 1853. Hotel: Pohlman, op cit, 16 April 1850; Meredith, Chapman & Hall, pp 178-9 (sketch p 148) e.g. she refers to Palmer as 'Dr, now Sir James'. Bonwick, op cit, p 2

8. Stone: Herald 3 October 1855 (Research Jeannie White) Convicts from the Richmond stockade were involved

9. Wood manuscript, op cit, p 1, 'Invergowrie', RHSV, op cit and conversations with members of the McPherson family. Compare illus in HP p 21

10. During Palmer's occupation, e.g. in 1868, Hawthorn Council rate book house described as 10 roomed stone house, stable and outhouses. For sale Argus 2 September 1882, Dr Miles Lewis, 'Architects Index', Melbourne University. There was also a tender notice for James Gall for brick additions, billiard room, stable, coach-house, scullery, lavatory etc to 'Burwood', also to the Lodge, Argus 3 + 10 November 1883, which could refer to this house, and the valuation increased? Ownership: TO Search notes 4184 Memorial E 76, show settlement in favour of Isabella Palmer June 1847, then conveyance to 3 Palmer relations in March 1862. List of Palmer dealings in Search notes included one with Copin (sic) in 1863, which may have been responsible for the idea, but turned out to be somewhere else. South Bourke Standard 1 September 1871 claimed bought then by Coppin. Ad Argus 6 October 1871. Name 'Amoe': used in Hawthorn Council Contract Book re asphalt 19 November 1887. Smith 'History of Hawthorn to 1934', roneoed, Hawthorn City Library, p 10

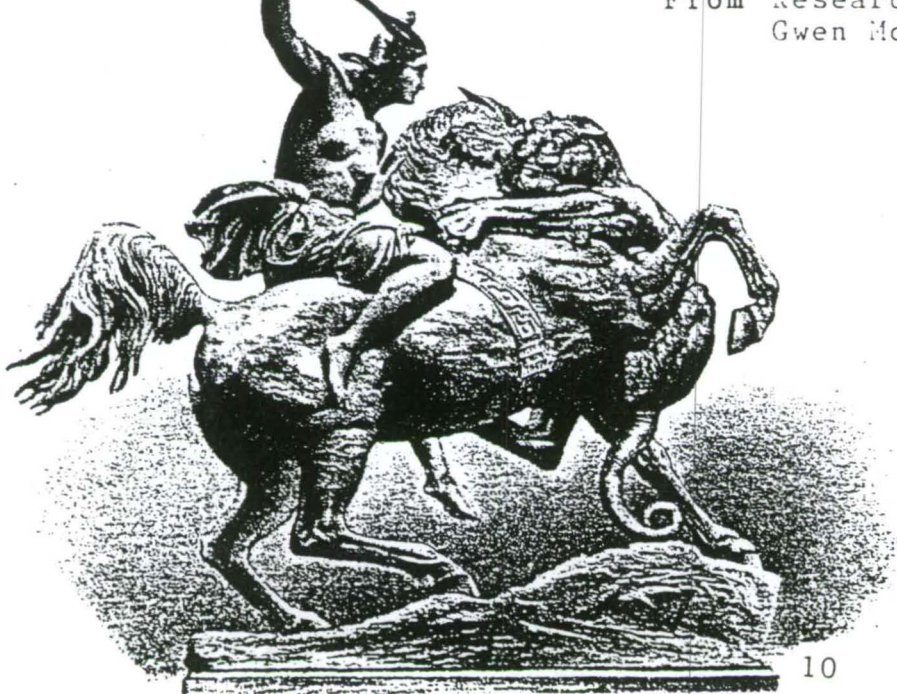
11. Idea perhaps from page of Yarra Cooee April 1922, by student of the then Hawthorn Central. He thought it was home of the Governor, and slept in a room that was part of the gaol. People often query the hillocks in the lawn, I suggest that not convict cells nor air-raid shelters? but probably below-ground tanks. Picture of statue shown me by Paul Fox, Ian Powell and Gina McWilliam all within a few weeks. Storks referred to by Constance Wood, p 13. Even picture by Kenneth Jack (Old Buildings of Australia no 5) credits it with a strange atmosphere, and green light (and dates it 1846).



it seems not to have been conveyed to Coppin until August 1871, a few months after Palmer's death. The property 'Burwood Hill Estate... Mansion, Porter's Lodge and Seven-roomed Cottage' (as well as houses and land in Jolimont and Victoria-parade) was advertised in the Argus to be auctioned 23 August 1871. The mansion contained 'drawingroom, diningroom, small diningroom (the older one?), anteroom, library, 5 bedrooms, two dressingrooms, bathroom, pantry, larder, kitchen, scullery, coachhouse, stables, and entrance-lodge' (as well as a convenient brick cottage of 7 rooms rooms tenanted at 52 pounds per year). The house was again advertised for sale, with the rest of the allotments on the new streets in the St James Park Estate, and apparently sold, in October 1871, then occupied by Mark Collier soon afterwards. He may have had some connection with the Dean family, whom the Council thought owned the property from c1880. I have not been able to find the name 'Amoe' before Joseph Reed's occupation, but A N Smith suggests that it was the name of a battle in the African Ashanti wars, which perhaps took place in 1873/4... (10)

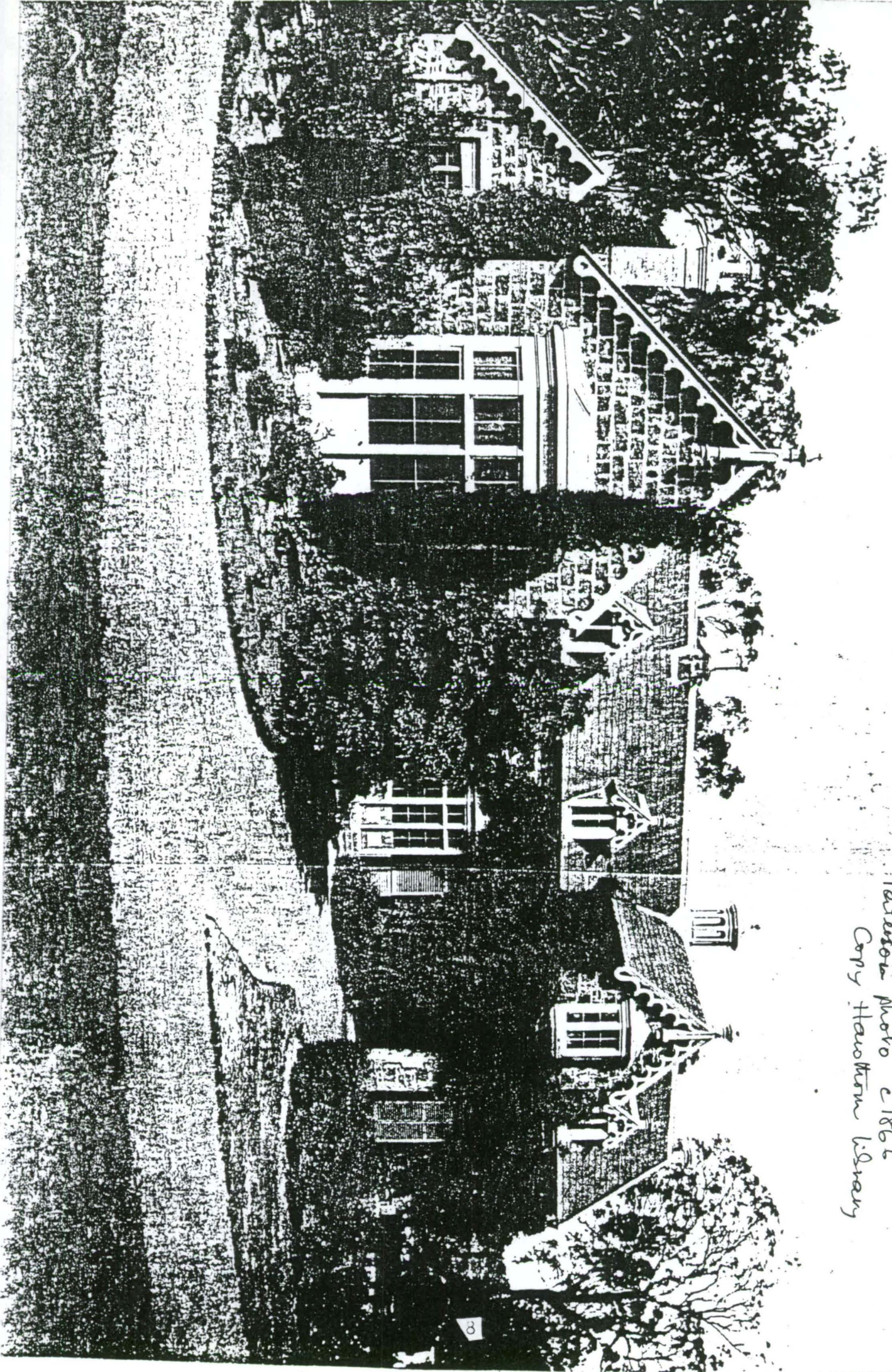
One last comment - one should never accept anything without checking. I had read that the statue in the garden was of St George and the dragon and from a distance it was possible, and so referred to it in a Walking Tour for the National Trust. It was not until I happened to overhear a critical tour-guide, that I discovered the statue was actually an Amazon fighting a tigress! It had been copied from a famous German statue exhibited at the International Exhibition in London in 1851. I wondered if that too was a Palmer clue - to remind us that 1851 was the year he became Speaker and moved into his new house. However, the McPhersons liked statues too, and a pair of fine bronze storks joined the statue, sundial and scarred old gum trees, in the garden, with the expanse of lawn, and large old trees. It is one of the most historic places in Melbourne, and hopefully will retain its atmosphere of timelessness and mystery for years to come. (11)

From Research for 'Burwood Park'  
Gwen McWilliam Rev 1989



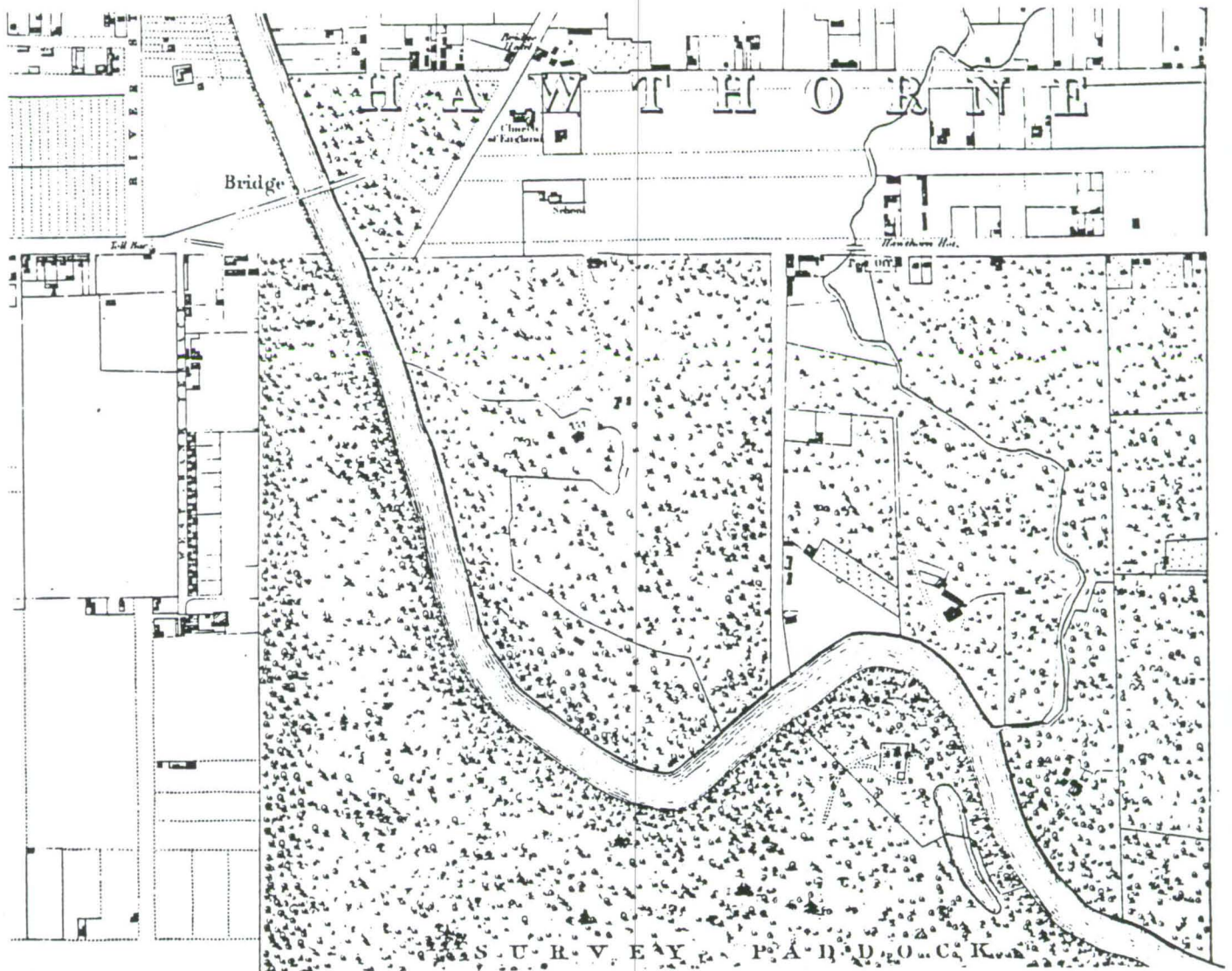


Sir James Bellini's house 'Barnwood'  
Paterson photo c1866  
Copy Hawthorn Library





Kearney's map of 1855 barely noticed the small symmetrical house's existence, although Palmer's Kew house is quite obvious. Perhaps Palmer considered moving to Kew, and changed his mind. The Anglican Christ Church and Hawthorn School, with which he was involved, were established on the Hawthorn Village Reserve close by, and there was the added convenience of the bridge and direct road to town. In October 1855, Palmer had a little trouble appropriating bluestone belonging to St Stephen's Church, Richmond, a little too cheaply. This was probably used for his house; the local church should have been finished by then. The idea of convict labour may have come from the discovery of a convict arrow mark in one of the stones near the window of the dining room, but there appears to have been some reconstruction work done. The extensions then (and perhaps even again within a year or so - with the compensation expected from the Railways for the loss of his land for the new railway line to Hawthorn) would have included the single-storeyed wing with more fashionable higher-ceilinged panelled dining room, with the carved crest on the mantelpiece there after his knighthood. (8)



Section of James Kearney, Melbourne and its suburbs, 1855  
of plan p. 4

21 Coppin Grove continued

Significance

State

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.



PLACE IDENTIFICATION FORM - PRIVATE GARDENS

ADDRESS 21 Coppin Grove  
Hawthorn

TITLE "Invergowrie"  
formerly "Burwood"

EXISTING DESIGNATION HBR  AHC  NT  SIGN. T.  VGS

STREETSCAPE LEVEL 1  2  3

GRADING A  B  C  D  E

RECOMMENDED FOR HBR  AHC  SIGNIFICANT TREE REG.  PSP   
CULTURAL LANDSCAPE  URBAN CONSERVATION AREA

SURVEY DATE 12.12.91  
NEG FILE EA 3/23,22  
Title  
Vol.  
Fol.

THEME

PHOTO - see attached

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

DETAILS

Date 1851, 1872, 1930s, 1937-8.  
Designer  
Layout/Structures

See attached.

NOTABLE FEATURES/SIGNIFICANCE

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.

INTEGRITY Good   
Fair   
Poor

CONDITION Good   
Fair   
Poor

ALTERATIONS

CROSS REFERENCED INFORMATION

Associated Structures

As the gardens were only surveyed from the front footpath, all assessments are incomplete and hence provisional. The scope of the study did not permit garden access which would be a pre-requisite for a more complete assessment.

## "Invergowrie "

## LAYOUT / STRUCTURES

1901 MMBW Plan no. 1090 shows an extensive property with entrance at north west boundary on Coppin Grove. A gravel return driveway sweeps round to front door with island bed - lawn. Layout is unchanged. Garden overgrown. Huge Cupressus macrocarpa at front gate with large Pinus canariensis in south-west corner. Also another huge cypress and large Grevillea robusta. Planting along front fence includes pittosporums, olives, figs, privet. Ancient old trunk of River Red Gum, scarred by Aborigines, in front lawn. Also statue of "St. George killing the dragon", base of urn on fountain, sundial.





LHPH & Heather City Library

Inverurie

1862-1873  
from Studio data's



Patterson photo.

8 Brounke St., E. Melbourne,