

---

# Avenel, later Tower House



Review of C\* Grade Buildings  
in the Former City of  
Hawthorn

---

## Location

27 Anderson Road HAWTHORN EAST, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO430

## Heritage Listing

Boroondara City

---

## Statement of Significance

Last updated on -

*Avenel*, 27 Anderson Road, Hawthorn East, is of historical and architectural significance at a local level. It is a fine example of a 1880s Victorian villa, with a substantially intact original principal building component. The prominent tower, and elevated position within the streetscape, recall the period in the late nineteenth and early twentieth centuries, when the property had extensive views to the west and south. The c. 1987 addition, while of some scale, is secondary and sympathetic to the original building.

Heritage Study/Consultant	Boroondara - Review of C* Grade Buildings in the Former City of Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Hawthorn Heritage Study, Meredith Gould Conservation Architects, 1993;
Construction dates	1885,
Other Names	Tower House, Avenel,
Hermes Number	14532
Property Number	

## Physical Description 1

*Avenel*, 27 Anderson Road, Hawthorn East, is a single-storey double-fronted Victorian villa constructed of Hawthorn brick (with polychrome brickwork), on an asymmetrical plan. Its distinguishing feature is a tower which retains pressed cement balustrade and orbs. The roof is hipped and slate-clad, with polychrome brick chimneys with moulded caps, bracketed eaves and cast iron finial. A canted bay terminates a bullnose corrugated galvanized steel verandah with cast iron Corinthian columns, frieze and brackets. Non-original timber steps provide access to the main entrance which contains a half-glazed panelled timber door and glazed surrounds. The facade contains a tripartite window opening with timber-framed double-hung sashes and conventional double-hung sashes elsewhere.

Approvals were granted for additions and alterations in 1987, and the construction of a new garage and conversion of the existing into a pool house in 2003.[i] These works appear to have included the demolition of rear elements of the original house and the construction of a single-storey wing on the north side. This addition has limited visibility from the streetscape, as it has a generous setback from the principal facade of the house, and is largely concealed by the garage in the east garden setback. Approval for the present cast iron and bluestone fence dates from 2004.[ii] Most recently, a new concrete driveway has been laid, new landscaping has been carried out and the existing stone front steps have been replaced with timber. The house appears otherwise externally intact to the extent of the original principal component, including the tower.

[i] Building Permit #5201, dated 10 December 1987, and #BS1455/2003 0199/0, dated 9 October 2003, City of Boroondara Building File, 40/408/05106 Pt 1.

[ii] Building Permit #BS1590/2004 0307/0, dated 3 November 2004, City of Boroondara Building File, 40/408/05106 Pt 1.

*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/>*