

## DESBROWE ANNEAR HOUSE



DESBROWE ANNEAR  
HOUSE SOHE 2008



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h01009 1 desbrowe annear  
house 38 the eyrie eaglemont  
001 feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
entry eaves feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
piazza feb mz



Aerial Photo 2016 Extent of  
Former Lalor House.jpg



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
piazza detail feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
bay window feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
bay bracket feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
entry hall feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
entry feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
entry detail feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
entry door detail feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
living room feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
lining room ceiling air vent feb  
mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
living room mantle feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
living room mantle detail feb  
mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
lintel detail feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
dining room dresser feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
window 01 feb mz



h01009 desbrowe annear  
house 38 the eyrie eaglemont  
window 02 feb mz

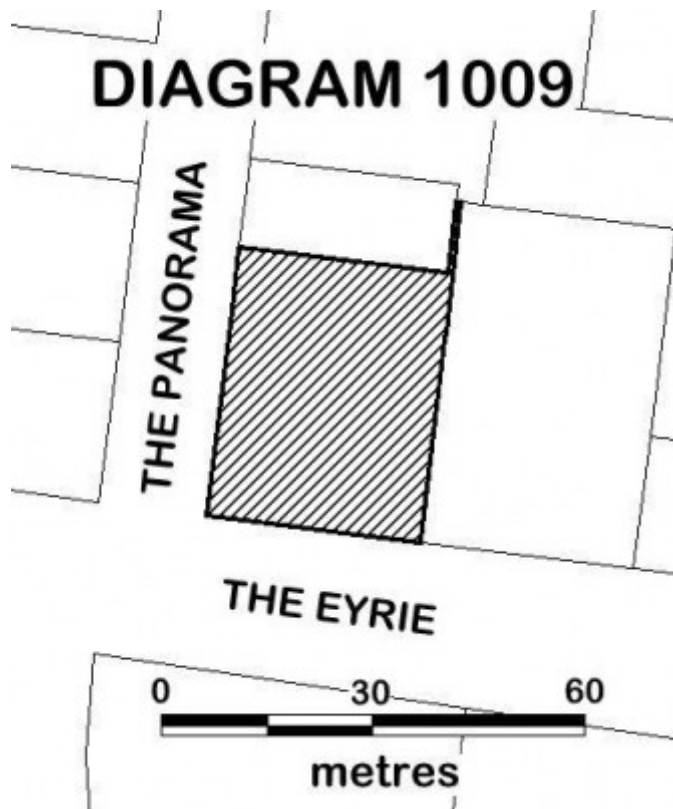


Diagram 1009.JPG

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**Location**

38 THE EYRIE EAGLEMONT, BANYULE CITY

**Municipality**

BANYULE CITY

**Level of significance**

Registered

**Victorian Heritage Register (VHR) Number**

H1009

**Heritage Overlay Numbers**

HO67

**VHR Registration**

July 21, 2005

**Amendment to Registration**

October 13, 2016

## Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - July 29, 2005

#### What is Significant?

Harold Desbrowe Annear was one of Australia's leading and most innovative Arts and Crafts architects of the early twentieth century. The house at 38 The Eyrie, Eaglemont, designed for himself and his wife Florence, is highly representative of the architect's work during this period, and is possibly his most inventive. 38 The Eyrie is part of an important group of three houses at this location, all designed by Annear. Of the three houses, this one demonstrates the greatest attention to detail and contains a space in the downstairs area that was used as Annear's studio.

Annear moved to Eaglemont in 1901 where he was able to develop his Arts and Crafts principles through a number of commissions. The most well known of these are the three houses he built for his father-in-law James Chadwick in The Eyrie of which this is one. The Chadwick houses or Eyrie houses as they are known form a unique collection and are fine examples of the architect's work as well as highly realised expression of the architect's ideas. In these three related houses he was able to explore variations in concepts and detailing. These houses are considered to be the best and clearest expression of Annear's Arts and Crafts designs.

38 The Eyrie is a medium sized residence built on two levels utilising the fall of the land. Built in 1903, The Annear house was built using a timber balloon frame and incorporates a number of elements for which Annear is recognized. These include characteristic window designs, built in furniture, a square corner bay window, a verandah space cum outdoor living area that Annear called a *piazza*, the simple use of materials, the expression of structure and a planning layout that is a clear departure from the traditional layout of compartmentalised rooms off a linking hall way toward an open plan.

38 The Eyrie contains a higher degree of attention to detail than is usually found in his houses of this period. This is demonstrated by overlaid elements of the red pine fretwork as lintel ornamentation in the internal openings and in the work of the various brass door, overmantles and sideboard fittings.

The house exhibits an irregular though carefully realised external articulation which is the result of a design approach where the building's exterior was derived from its plan form.

#### How is it Significant?

38 The Eyrie is of architectural and historical significance to the State of Victoria

#### Why is it Significant?

38 The Eyrie is of architectural significance as a highly intact and illustrative example of the Arts and Crafts work of Harold Desbrowe Annear.

38 The Eyrie is of architectural significance as an outstanding example of Desbrowe Annear's work showing the architects developing ideas for an Australian expression of Arts & Crafts architecture. The Annear house is of architectural significance for being part of the development of three houses in the Eyrie which are considered to be the height of this expression. 38 The Eyrie is of architectural significance as a particularly good example of a work displaying the early expressions of modern architecture in Australia.

38 The Eyrie is of historical significance as the self designed home of the architect Harold Desbrowe Annear.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

#### General Conditions:

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. **General Conditions: 2.**

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component. **General Conditions: 3.**

If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. **General Conditions: 4.**

Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions: 5.**

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

#### Minor Works :

Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

#### Landscape:

Landscape Maintenance : The process of gardening and maintenance, mowing, hedge clipping, bedding

displays, removal of dead plants, disease and weed control, emergency and safety works to care for existing plants.

Construction dates	1904,
Heritage Act Categories	Registered place,
Hermes Number	2081
Property Number	

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## History

The house was built by James Chadwick in conjunction with the other two house in The Eyrie in 1903. Desbrowe-Annear was married to Chadwick's daughter Florence. When Chadwick died in 1913 his three children George, Annie & Florence each inherited one of The Eyrie houses, Florence received the one She and Harold occupied. Some months after Chadwick's death Florence mortgaged the house and she and Harold moved to *Riverside* on Punt Hill South Yarra. Florence eventually sold the house in 1916 around the time she and Desbrowe-Annear separated.

Harold Desbrowe Annear was one of Australia's leading and most innovative Arts and Crafts architects in the first decade of the twentieth century. 38 The Eyrie is highly representative of Annear's work during this period, possibly his most inventive. While drawing on ideas from Britain and America, Annear was searching for an Australian expression in his work that was informed by the principles of the Gothic Revival and the Arts and Crafts movement. The place shows influences from British Arts & Crafts, particularly Baillie Scott, evident in such features as the built in furniture, the high vertical 'weavers' windows and the open planning of the house whose main living spaces are separated by sliding doors. The latter is an articulation of Baillie Scott's notions of an integrated interior. Desbrowe-Annear's use of open planning and the expression of materials is also a result of Annear's familiarity with Frank Lloyd Wright's Prairie houses.

Annear allied himself to the ideas of both the Gothic and the Arts and Crafts movement, when he stated that "decorate your construction; do not construct your decoration". This reflects Pugin's axiom "1st, that there should be no features about a building which are not necessary for convenience, construction or propriety. 2nd, that all ornament should consist of enrichment of the essential construction of the building."

## Plaque Citation

Built in 1903 and designed by architect Harold Desbrowe Annear for himself and his wife Florence, this is an outstanding example of the architect's developing ideas for an Australian expression of Arts and Crafts architecture.

## Extent of Registration

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by modifying the following places in the Heritage Register:

Number: H1009  
Category: Heritage Place  
Place: Desbrowe Annear House  
Location: 38 The Eyrie Eaglemont  
Banyule City

All of the place shown hatched on Diagram 1009 encompassing all of Lot 1 on Plan of Subdivision 611703.

Dated 13 October 2016  
TIM SMITH  
Executive Director

[Victoria Government Gazette G 41 13 October 2016 p2571]

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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/>*