

RESIDENCE



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eaglemont mz june2005 001



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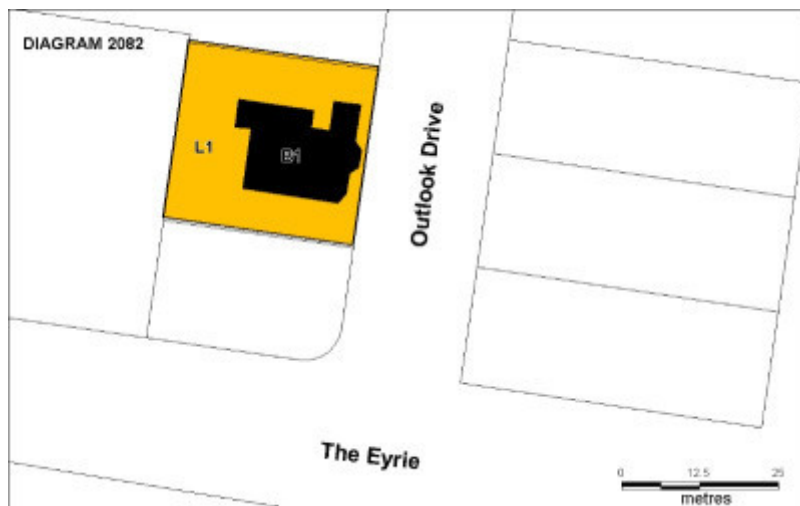
h02082 officer house
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h02082 officer house
eaglemont mz june2005 05



Officer House Eaglemont Plan Ammended February 2006

Location

55 OUTLOOK DRIVE EAGLEMONT, BANYULE CITY

Municipality

BANYULE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2082

Heritage Overlay Numbers

HO48

VHR Registration

September 14, 2006

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - September 19, 2006

What is Significant?

Built in 1903, 55 Outlook Drive, Eaglemont, often referred to as the Officer House, is a residence designed by Harold Desbrowe Annear. Annear was one of Australia's leading and most innovative Arts and Crafts architects the early twentieth century. The house is highly representative of the architect's work during this period which was arguably his most inventive.

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. These houses are considered to be the best and clearest expression of Annear's Arts and Crafts designs. The house is referred to as the Officer House after a George Officer who rented the place from James Chadwick after it was built.

55 Outlook Drive is a medium sized residence built on two levels utilising the fall of the land. The 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* and the simple use of materials, albeit in a highly decorative manner externally. The house exhibits a somewhat 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.

In these Annear was able to explore variations in concepts and detailing in a related collection of buildings. 55 Outlook Drive differs from the other two houses in this set with an approach to detailing and decoration that shows Art Nouveau influences and highly decorative pressed tin ceiling as opposed to exposed timber. The external surfaces of the house also display a greater level of decorative treatment than is apparent in the other two houses of the set. This includes a 'bottled' finish to smooth render as opposed to roughcast, timber strapwork that is purely decorative in nature rather than purely highlighting the underlying structure and the decorative friezes that are thought to give the building a 'Swiss Chalet' aesthetic. Where the other two houses in this set use a planning layout that is a clear departure from the traditional layout of compartmentalised rooms off a linking hall

way toward an open plan, this house conforms to a more conventional planning layout.

How is it Significant?

55 Outlook Drive is of architectural significance to the State of Victoria

Why is it Significant?

55 Outlook Drive is of architectural significance as a highly intact and illustrative example of the Arts and Crafts work of Harold Desbrowe Annear.

55 Outlook Drive 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 house is also 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.

55 Outlook Drive is of architectural significance as a particularly good example of a work displaying the early expressions of modern architecture in Australia.

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.

Regular Site Maintenance :

Maintenance work that does not require any construction work or the replacement of any existing fabric is permit exempt. Maintenance work that does require construction work or the replacement of any existing fabric is possible but will require either the written approval of the Executive Director or a permit.

The replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric will not require a permit.

Note: Any new materials used for repair should not exacerbate the decay of existing fabric due to chemical incompatibility. Consideration should be given when undertaking repairs to retain and maximise protection to existing fabric and the conservation of existing details or elements.

Minor Works :

Minor works that do not require any building work, will not have any impact on any structural element of the place or which do not entail the replacement of any existing fabric are permit exempt. Other 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. Other works that will require building work, will have an impact on any structural element of the place or which entails the replacement of any existing fabric may be possible but may require a permit. It is recommended that Heritage Victoria be contacted to discuss the proposed works and to ascertain whether a heritage permit is required.

If the proposed works may have an effect on any significant fabric or structural element of the place it is possible that a permit will be required.

Landscape:

All gardening and minor landscape works are permit exempt except where they involve any major excavation, construction of new landscape elements or the removal of any established trees.

Painting:

Painting will not require permit approval if the painting:

- a) does not involve the disturbance or removal of earlier paint layers other than that which has failed by chalking, flaking, peeling or blistering;
- b) involves over-coating with an appropriate surface as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting;
- c) employs the same colour scheme and paint type as an earlier scheme if they are appropriate to the substrate and do not endanger the survival of earlier paint layers.

Other painting work is possible but would require either the written approval of the Executive Director or a permit.

If the painting employs a different colour scheme and paint type from an earlier scheme a permit will not be required if the Executive Director is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item or place.

Construction dates	1903,
Architect/Designer	Annear, Harold Desbrowe,
Heritage Act Categories	Registered place,
Other Names	Officer House,

Hermes Number 2041

Property Number

Plaque Citation

Designed by architect Harold Desbrowe Annear, the Officer house was built in 1903 as one of a set of three houses which are considered to be the best and clearest expression of Annear's Arts and Crafts designs.

Extent of Registration

1. All of the building known as 55 Outlook Drive, Eaglemont and shown as B1 on Diagram 2082 held by the Executive Director
2. All of the land shown L1 on Diagram2082 held by the Executive Director being all of the land described in Certificate of Title Volume 08091 Folio 727

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/>