EAST VIEW

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h01033 1 east view heidleberg front elevation 01 nov2004 mz

h01033 east view heidleberg front elevation 02 nov2004 mz

h01033 east view heidleberg front elevation 03 nov2004 mz

h01033 east view heidleberg rear elevation nov2004 mz

h01033 east view heidleberg windows nov2004 mz

h01033 east view heidleberg living room 01 nov2004 mz

h01033 east view heidleberg living room 02 nov2004 mz

h01033 east view heidleberg living room 03 nov2004 mz

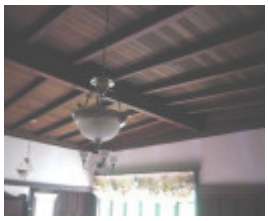
h01033 east view heidleberg screen nov2004 mz

h01033 east view heidleberg screen seat nov2004 mz

h01033 east view heidleberg stairs 01 nov2004 mz

h01033 east view heidleberg stairs 02 nov2004 mz

h01033 east view heidleberg tunnel nov2004 mz



h01033 east view heidleberg cieling 01 nov2004 mz

h01033 east view heidleberg ceiling vent nov2004 mz

h01033 east view heidleberg window detail nov2004 mz

h01033 east view heidleberg entry window seats 01 nov2004 mz

h01033 east view heidleberg entry window seats 02 nov2004 mz

h01033 east view plan dec2004 mz

Location

16 MARTIN STREET HEIDELBERG, BANYULE CITY

Municipality

BANYULE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1033

Heritage Overlay Numbers

HO43

VHR Registration

March 10, 2005

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - March 17, 2005

What is Significant?

East View, 16 Martin Street, Heidelberg is a medium sized residence built on two levels that utilise the fall of the land. East View is a particularly fine example of the early work of Harold Desbrowe Annear. Built in 1903, for local shire engineer Herbert Tisdale, who was a champion of the architect's work.

East View 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 moves away from the more traditional form of compartmentalised rooms off a linking hall way toward a more open plan. This is the most intact example of the architect's work.

Harold Desbrowe Annear was one of Australia's leading and most innovative Arts and Crafts architects in the first decade of the twentieth century. East View is highly representative of Annear's work during this period, possibly 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 best known of these are the three houses he built for his father-in-law James Chadwick in The Eyrie. While the Chadwick houses are a unique collection and fine examples of the architect's work as well as highly realised expression of the architect's ideas, they have been somewhat altered over time, and in comparison to these, East View offers an intact example.

How is it Significant?

East Viewis of architectural significance to the State of Victoria

Why is it Significant?

East View is of architectural significance as a highly intact and illustrative example of the Arts and Crafts work of Harold Desbrowe Annear.

East View is of architectural significance as an outstanding example of Annear's work showing the architect's developing ideas for an Australian expression of Arts & Crafts architecture.

East View 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 declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions: 5.**
Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. **Regular Site Maintenance :**
The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions

or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) 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. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

Weed and Vermin Control :

The following weed and vermin control activities are permit exempt under section 66 of the Heritage Act 1995, a) Weed and vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; Note: Particular care must be taken with weed and vermin control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values. **Landscape Maintenance :**

The following landscape maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) landscape maintenance works provided the activities do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) watering, mowing, top-dressing and fertilising necessary for the continued health of plants, without damage or major alterations to layout, contours, plant species or other significant landscape features; c) pruning to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material, not exceeding 20% of the crown of the tree within a period of two years; d) tree surgery by a qualified horticulturalist or tree surgeon necessary for the health of those plants. **Public Safety and Security :**

The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional. **Signage and Site Interpretation :**

The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation. **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.

Construction dates	1903,
Architect/Designer	Annear, Harold Desbrowe,

Heritage Act Categories	Registered place,
Other Names	EAST VIEW, DESBROWE ANNEAR HOUSE,
Hermes Number	12976
Property Number	

History

Harold Desbrowe Annear was one of Australia's leading and most innovative Arts and Crafts architects in the first decade of the twentieth century East View 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. As East View is virtually unaltered it offers a clear impression of the architects intentions. It shows influences from British Arts & Crafts, particularly Bailie Scott, evident in such features as the built in furniture, such as the window seats, the high vertical 'weavers' windows and the open planning of houses whose spaces are separated by sliding doors, which is an articulation of Baillie Scots notions of an integrated interior. The use of open planning and the expression of materials incorporation of design elements in the body of the house 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."

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 including the Heritage Register Number 1033 in the category described as a Heritage place:

Residence, 16 Martin Street, Heidelberg, Banyule City Council.

EXTENT:

1. All of the building known as East View and shown B1 on Diagram 1033 held by the Executive Director.

2. All of the land shown L1 on Diagram 1033 held by the Executive Director being all of the land described in Certificate of Title Volume 10717, Folio 844.

Dated 10 March 2005

RAY TONKIN
Executive Director

[*Victoria Government Gazette* G 10 10 March 2005 442]

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/