

Officer, Chadwick & Annear Houses

Address 32-38 The Eyrie, Eaglemont 3084

Practice Harold Desbrowe-Annear (1865-1933)

Designed 1902 Completed 1906

History & Description The site was originally shown as a single allotment 300ft x 160ft in a sales plan of Eaglemont and Mount Eagle, Heidelberg, of c 1900 for the agents McMeikan and Co. when H D Annear purchased it for 170 pounds. He subsequently designed and erected three houses on it, each have an allotment 100ft x 160ft. They are: 1) 36-38 The Eyrie, built c 1902 as Annear's own residence; 2) 55 Outlook Drive and built in 1903 for James Chadwick but later occupied by George Officer; and, 3) 32-34 The Eyrie constructed between 1903-06 also for James Chadwick. These residences are popularly known as: the Annear (36-38), the Chadwick (32-34), and the Officer (55) houses.

Annear carefully designed these houses as a group to fit into the landscape and maximise the views from within. Each one was carefully positioned down the hill, with increasing setbacks from the street, so as not to obstruct the views from each another. Clad with rough cast stucco, half-timbering to the upper walls and originally stained rusticated weatherboards to the lower walls, their style was freely derived from northern European fourteenth and fifteenth century domestic architecture. All but 36-38, The Eyrie, have Marseilles pattern terracotta tiles. 36-38 once had corrugated iron, painted to resemble tiles. The balconies are timber-framed.

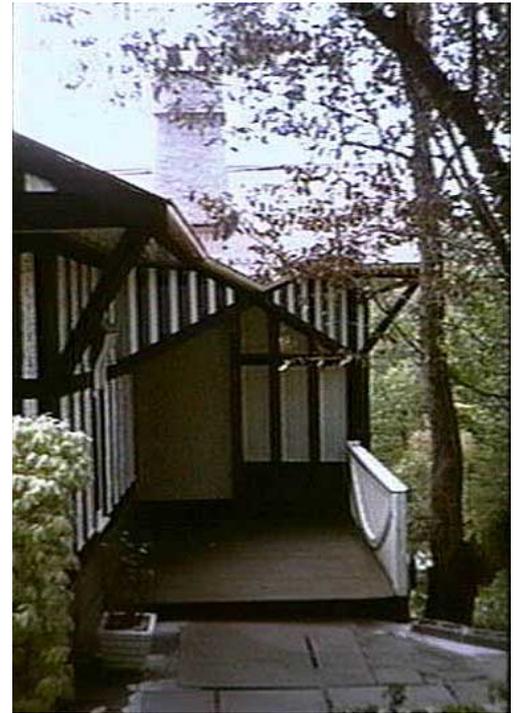
Internally the houses exhibit many technological ideas pioneered by Annear including: wall recessed sliding window sashes, modular wall-framing and convection heating vents to fireplaces.

Statement of Significance The three residences form an architecturally significant group. Their external organic form blends well with the informal landscape around them, while the careful placement of the houses demonstrate a Functionalist approach common to both Modern architecture and the Arts And Craft Movement. Internally, the houses demonstrate the open planning and dark polished timberwork, representing both Medieval inspiration and the influence of the emerging Arts and Craft Movement, which became an accepted part of modern domestic architecture.

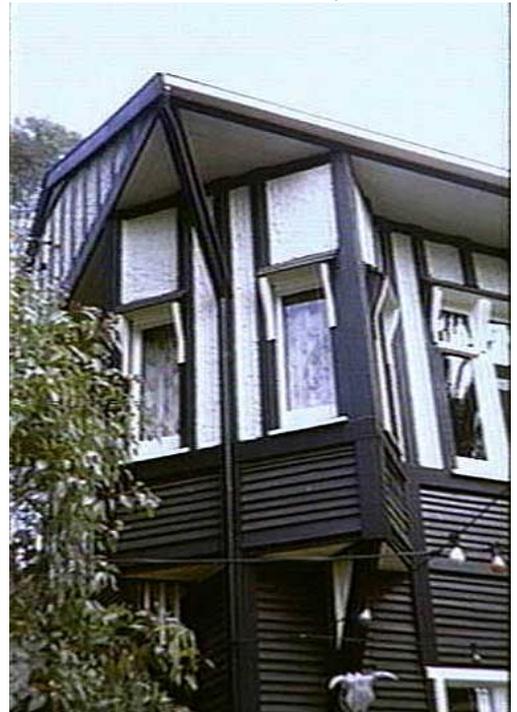
These residences are significant for their association with noted architect Harold Desbrowe Annear (1865-1933) and his advanced ideas on domestic planning and construction.

(extracts from AHD# 15710)

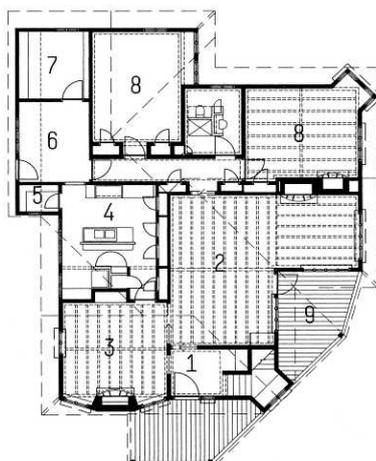
Criteria Applicable N3 - Significant heritage value in establishing a high degree of creative achievement.
N5 - Having a special association with the life or works of an architect of significant importance in our history.
N6 - Significant heritage value in demonstrating a high degree of technical achievement of a particular period.



Annear House entrance. Photo by Peter Willie, SLV



Corner detail, Annear House. Photo by Peter Willie, SLV



- 1 Entrance hall
- 2 Living room
- 3 Dining room
- 4 Kitchen
- 5 Pantry
- 6 Breakfast room
- 7 Study
- 8 Bedroom
- 9 Verandah
- 10 Studio
- 11 Store



Chadwick House, 2008. Photo by Patrick Bingham Hall