

# JEFFERIES HOUSE



Front House



H0461 Jefferies House 18  
Dec 2009 005.jpg



H0461 Jefferies House 18  
Dec 2009 026.jpg



Front House June 2019

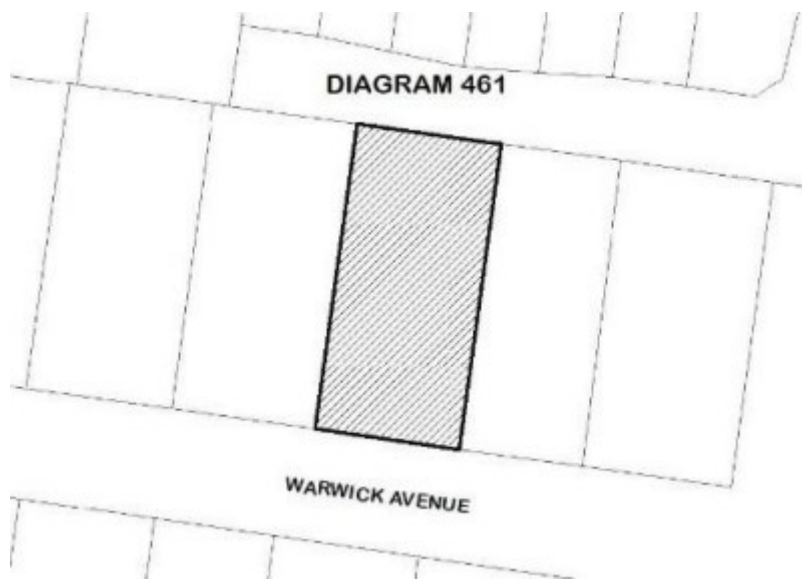


Diagram 461

## Location

7 WARWICK AVENUE SURREY HILLS, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## **Level of significance**

Registered

## **Victorian Heritage Register (VHR) Number**

H0461

## **Heritage Overlay Numbers**

HO136

## **VHR Registration**

March 5, 1980

## **Amendment to Registration**

October 17, 2019

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - April 7, 2021

What is significant?

The Julian St Jefferies House at Surrey Hills was designed for St Jefferies and his wife in 1924 by Walter Burley Griffin. The house utilises the 'knitlock' construction system patented by Griffin in 1917, a precast concrete block and roof-cast system.

How is it significant?

The Julian St Jefferies House is of historic, architectural and technological significance to the State of Victoria.

Why is it significant?

The Julian St Jefferies House is of historic importance to Victoria because of its association with Walter Burley Griffin and his attempts to introduce the innovative 'knitlock' prefabricated construction system to domestic housing construction in Australia. It is important because it demonstrates the technically innovative construction method introduced by Griffin in the early twentieth century. It is important as a place demonstrating Griffin's contribution to affordable, simply-designed domestic architecture. The house is also important in exhibiting the simple detailing employed by Griffin, particularly through the joinery, fitting and fixture details incorporated in the house.

## **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:**

Residence

General

Repairs and maintenance which replace like with like and do not involve substantial alterations or modifications.

Emergency building stabilisation (including propping) necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk.

Exteriors

Removal of extraneous items such as air conditioners, pipe work, wiring, antennae and aerials. . Painting of previously painted surfaces provided that preparation or painting does not remove all evidence of the original paint.

Interiors

Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of all original paint schemes (no stained timberwork is to be painted). . Installation, removal or replacement of non-original floor coverings. . Installation, removal or replacement of non-original curtains, blinds and other window furnishings. . Installation, removal or replacement of devices for hanging artworks and the like. . Maintenance, replacement or removal of plumbing and piping to the kitchen, bathroom and laundry provided that all new elements are fully concealed. . Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches or power outlets are retained in-situ.

Landscape elements

All garden works including:

The process of gardening, including mowing, disease and weed control, maintenance to care for existing plants and planting of new plants. . Subsurface works involving the installation, removal or replacement of watering and drainage systems or services. . Works associated with the management of possums and vermin. . Removal or lopping of trees. . Maintenance and repair of existing paving and other hard landscaping elements, like for like, provided works do not involve substantial alterations or modifications. . Maintenance and repair of existing fences and gates. . Maintenance and repair of brick paving and a fountain in the front garden

Demolition

Demolition of buildings of no cultural heritage significance:

Modern Dependant Person's Unit (DPU) at rear of property.

Construction dates 1924,  
Architect/Designer Griffin, Walter Burley,  
Heritage Act Categories Registered place,  
Other Names WALTER BURLEY GRIFFIN HOUSE, JEFFRIES HOUSE,  
Hermes Number 1140  
Property Number

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## Extent of Registration

Heritage Act 2017

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0461

Category: Registered Place

Place: Jeffries House

Location: 7 Warwick Avenue, Surrey Hills

Municipality: Boroondara City

All of the place shown hatched on Diagram 461 encompassing all of Lot 6 on Lodged Plan 2476

17 October 2019

STEVEN AVERY

Executive Director

*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/>*