

Recommendation of the Executive Director and assessment of cultural heritage significance under Part 3 of the *Heritage Act 2017*



Name	Jefferies House
Location	7 Warwick Avenue, Surrey Hills, Boroondara City
Date Registered	5 March 1980
VHR Number	VHR H0461
VHR Category	Registered Place
Hermes Number	1140



Jefferies House (June 2019)

EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

To amend the existing registration for VHR H0461 in accordance with s.62 of the *Heritage Act 2017* by:

- adding land
- adding permit exemptions
- changing the name of the place.

The existing registration documentation is provided at Attachment 1 of this report.

A handwritten signature in black ink, appearing to read 'Steven Avery'.

STEVEN AVERY

Executive Director

Recommendation Date: 15 July 2019

Advertising Period: 19 July 2019 to 16 September 2019

This recommendation report has been issued by the Executive Director, Heritage Victoria under s.37 of the *Heritage Act 2017*.

Name: Jefferies House
VHR number: VHR H0461
Hermes number: 1140

REASONS FOR REGISTRATION (1980)

The State level historic, architectural and technological cultural heritage significance of the Jefferies House was recognised in 1980 by its inclusion in the Register of Historic Buildings (VHR H0461). Built in 1924, it has an association with Walter Burley Griffin and demonstrates a technically innovative construction technique, known as the 'knitlock system', a precast concrete block and roof-cast building method, patented by Griffin in 1917.

APPLICATION TO ADD LAND (2019)

An application to amend this registration was accepted by the Executive Director on 19 June 2019. This is an early registration and includes only the Jefferies House building, not the land on which it is located, or appropriate land to provide protection or a setting. Places more recently registered include both buildings and land, and early registrations are being updated to reflect this change. Under s.49(1)(d) of the *Heritage Act 2017* the Heritage Council may include additional land to registered places. It should be noted that the barn referred to in the original extent is no longer extant.

AMENDMENT RECOMMENDATION REASONS

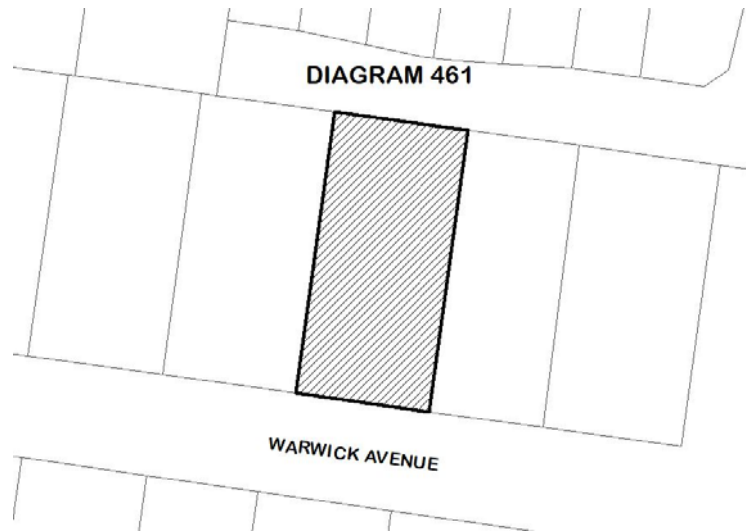
REASONS FOR RECOMMENDING THE INCLUSION OF ADDITIONAL LAND IN THE VICTORIAN HERITAGE REGISTER

The Executive Director recommends that the Heritage Council amend this registration in accordance with s.62 of the *Heritage Act 2017* because under s.32(1) of the Act he considers that—

- a) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the proposed land for inclusion in the Register was developed; and
- b) the proposed land for inclusion in the Register is important to the protection or conservation of the place or contributes to the understanding of the place.

RECOMMENDED EXTENT OF REGISTRATION

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



The extent of registration of the Jefferies House in the Victorian Heritage Register affects the whole place shown on Diagram 461 including the land, all buildings (including the exteriors and interiors), driveway, trees, landscape elements and other features.

The recommended extent is the same as the nominated extent.

AERIAL PHOTO SHOWING RECOMMENDED EXTENT



Name: Jefferies House
VHR number: VHR H0461
Hermes number: 1140

PROPOSED PERMIT 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.

PROPOSED CHANGE OF NAME

In 1980 this place was gazetted as the 'Julian St. Jeffries House'. Burley Griffin's original architectural drawings refers to the 'Jefferies House' (with an extra 'e'). An MMBW plan from 1928 also shows the owner as Julian S. Jefferies not Julian St. Jefferies. It is proposed that the standard naming convention for architecturally designed residences is followed: that they are named after the surname of the first owner. In light of this, it is proposed that this place is known as the 'Jefferies House' because that is the name that is on Burley Griffin's original architectural drawings. This can be easily changed at a later date by the Executive Director and does not require the Heritage Council to make a determination as the name of Registered Place in the Heritage Register is not a statutory requirement under the Act.

ADDITIONAL PHOTO



Northern elevation of the Jefferies House (front)
showing the modern Dependent's Person Unit (DPU) (Rear).
The 'barn' mentioned in the original extent is no longer extant.

A 1928 MMBW plan shows a possible 'barn' structure with no water or drainage connected to it.

ATTACHMENT 1

EXISTING REGISTRATION DETAILS

EXISTING CATEGORY OF REGISTRATION

Heritage place

EXISTING EXTENT OF REGISTRATION

Historic Building No. 461 - Julian St. Jeffries House, 7 Warwick Avenue, Surrey Hills (excluding the barn at the rear). [*Victoria Government Gazette* No.86 21 August 1985 p.3222]

No extent diagram accompanies this registration.

Existing Statement of Significance

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 'knightlock' 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 'knightlock' 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.

Existing Permit Exemptions

None.