
Salter House



16 & 16A Glyndebourne Avenue, Toorka



16 & 16A Glyndebourne Avenue, Toorak



16 & 16A Glyndebourne Avenue

Location

16 and 16A Glyndebourne Avenue TOORAK, Stonnington City

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO266

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The former Salter house at 16A Glyndebourne Avenue, the lemon scented gum at 16 Glyndebourne Avenue and the title land at 16 and 16A Glyndebourne Avenue are of Local significance (potentially State/National).

The house:

- As a seminal example in the development of the Australian house, this is the most articulate and externally well preserved examples of the Knitlock houses designed by Walter Burley Griffin, with both the patent Knitlock roof and wall system;
- As an example of a distinctive construction and cladding form, Knitlock, which was promoted as the means for new mass-produced, low cost housing options after World War One but with infinite design opportunities;
- For its associations with Griffin, known internationally for his designs and historically one of Australia's greatest architects; and
- As one of the earliest examples of courtyard planning in 20th century house design

The Tree:

- As a mature and large specimen of lemon scented gum, a species closely associated with Walter Burley Griffin's landscape work and of outstanding size

The Land:

- As valuable landscape setting for the house, with three mature eucalypt specimens in the frontage

Heritage Study/Consultant	Stonnington - Heritage Overlay Review - Amendment C5, C6, Graeme Butler & Associates, 2003; Stonnington - City of Malvern Heritage Study, Nigel Lewis and Richard Aitken P/L, 1992;
Construction dates	1923,
Architect/Designer	Griffin, Walter Burley,
Other Names	16/16A Glyndebourne Avenue, Toorak,
Hermes Number	31159
Property Number	

Physical Description 1

(as assessed from the street)

This single storey house has:

- five distinctive intersecting room bays, four roofed with a low pitched gable form (Japanese inspiration) and the fifth as a shallow skillion at the rear;
- deep triangular shaped roof overhang at each gable end and deep eaves elsewhere
- plaster lined;
- roof cladding of diamond pattern, Knitlock cement roof tile;
- walls of Knitlock concrete masonry, a modular cladding and construction system devised by Griffin which provides for vertical ribs in the wall system at each module;
- timber framed casement window pairs set between the wall ribs, with glazing bars in a chevron pattern;
- an enclosed central courtyard, laid out within the 3 foot 6 inch (1.06 metre) module of the near symmetrical floor plan;

- a distinctive fireplace as the focus of the lounge and the associated chimney expressed as a major massing element on the front elevation (as at inspection 1980s);

- two other fireplaces (as at inspection 1980s).

A small bungalow was shown on early MMBW property service plans at the rear of the site. The present owners say that they repaired the bungalow with remnants from the Griffin-designed Paling House, formerly in Kooyong Road, after its demolition¹.

Subsequently the subdivision of the rear of the block meant the south boundary of 16A Glyndebourne Avenue was moved closer to the house, the bungalow was transferred to the adjoining title and subsequently demolished.

16 Glyndebourne Avenue At 16 Glyndebourne Avenue, Toorak there is a single storey masonry house with a shallow pitched roof, built c1992-7 in the front garden of the former Salter house.

Reference

1. Mrs Barbara Hocking, verbal January 2004

Integrity

(as assessed from the street)

Publicly visible external fabric near original, preserving the significant elements at the place. The subdivision of the block and the new house has changed the heritage value of the house, obscuring public views to the house. The new house at 16 Glyndebourne Avenue is in turn obscured by an evergreen landscape. There is a new driveway to 16A Glyndebourne Ave.

Local Historical Themes

8.4.2 Functional, eccentric and theatrical - experimentation and innovation in architecture 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century

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/>