

Statement of Significance: Salter House, 16 and 16A Glyndebourne Avenue, Toorak, October 2023

Heritage Place: Salter House, Toorak	PS ref no: HO266
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(Source: www.realestate.com.au, 2021)(Source: realestate.com.au, 2021)

What is it significant?

The property at 16 and 16A Glyndebourne Avenue, Toorak, (otherwise known as Salter House), is significant. Specifically, the form, siting, fenestration, materials and detailing of the Knitlock constructed interwar era residence is of state heritage significance. The three mature eucalyptus (*eucalyptus*) trees at the adjacent 16 Glyndebourne Avenue, Toorak, including a large lemon scented gum (*Corymbia citriodora*), comprise the former landscaped front garden and are contributory elements. The single storey house at 16 Glyndebourne Avenue, Toorak, along with the landscaping and later alterations and additions to 16A Glyndebourne Avenue, Toorak, are not significant.

How is it significant?

Salter House is of historical, representative and technical, and associative significance to the City of Stonnington

Why is it significant?

Salter House is of historical significance as an experimental residential design constructed during the interwar period. The dwelling was not only built using Griffin's signature Knitlock construction technique but is also one of earliest examples of courtyard planning in domestic architecture. Regarded by experts as a seminal example of the development of the Australian house, the residence forms a tangible link to 20th century design innovation and experimentation in Victorian architectural history. (Criterion A)

Salter House is of representative significance as a highly intact and outstanding example of both Griffin's patented Knitlock construction system and domestic oeuvre, and remains one of the most resolved examples of his domestic work. The building is distinguished by key attributes found in other Griffin designed Knitlock structures, including its near symmetrical floor plan, combination of low-pitched gable and shallow skillion roof forms, overhanging eaves, Knitlock concrete masonry, distinctive casement windows, clean lines and finely balanced proportions. Salter House also provides insight into Griffin's work as a skilled landscape practitioner and signature incorporation of Australian plantings, having retained its deep sitting and three mature gum trees that were part of the original landscape design. (Criterion D)

Salter House is of technical significance as the most intact and distinguished example of Griffin's patented Knitlock technique. Comprising an interlocking modular construction system based on prefabricated reinforced concrete, brick or roof cladding materials that were fitted on site. This method not only allowed for flexible construction but provided a means to erect affordable and high quality houses. Salter House is a highly intact exemplar of this technique, incorporating both the Knitlock roof and 3'6" (three foot six inch) wall system. Salter House is also distinguished from Griffin's other Knitlock designs in its sophisticated incorporation of a central internal courtyard, which also made it one of the earliest examples of courtyard planning in domestic design in Australia. (Criterion F)

Salter House has associative significance as a notable and experimental residential design by the highly influential and internationally renowned architect and town planner Walter Burley Griffin, and prominent artist and one of the first licensed female architects, Marion Mahony Griffin. The Griffins designed a number of residences in the City of Stonnington, and their creative and technical contributions to residential design in the municipality reflects the strong culture of patronage and architectural innovation (Criterion H)

Primary source

Salter House, 16 and 16 A Glynderbourne Avenue, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.