

INDIVIDUAL HERITAGE PLACE – CITATION

HO266

NAME OF PLACE: House

OTHER NAMES OF PLACE: Burley, Salter house, former 16 Glyndebourne Avenue, Toorak

ADDRESS / LOCATION: 16, 16A Glyndebourne Avenue, Toorak

PROPERTY INFORMATION: Glyndebourne Estate, part Crown Portion 19

LEVEL OF SIGNIFICANCE: Local (potentially State/ National¹⁵)

ASSESSED BY: Graeme Butler. Francine Gilfedder.

ASSESSMENT DATE: April 2002

REVISED ASSESSMENT January 2004

STATEMENT OF SIGNIFICANCE (as visible from the street)

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 (Criterion A4, B2);
- 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 (Criterion F1);
- For its association with Griffin, known internationally for his designs and historically one of Australia's greatest architects (Criterion H1); and
- As one of the earliest examples of courtyard planning in 20th century house design (Criterion F1).

The tree:

- As a mature and large specimen of a lemon scented gum, a species closely associated with Walter Burley Griffin's landscape work and of outstanding size (Criterion B2).

The land:

- As a valuable landscape setting for the house, with three mature eucalypt specimens in the frontage (Criterion E1).

¹⁵ The Panel believed that insufficient justification was provided for State & national significance: Graeme Butler & Associates maintains that the place is of national significance.

PLAN

NAME: House

OTHER NAMES: Burley, Salter house

ADDRESS / LOCATION: 16, 16A Glyndebourne Avenue, Toorak
Not to Scale¹⁶

16 AND 16A GLYNDEBOURNE AVE, TOORAK

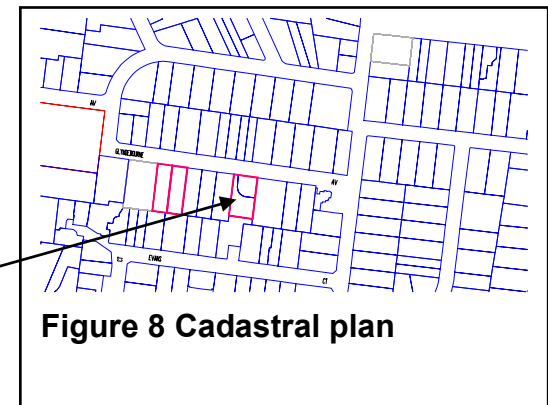
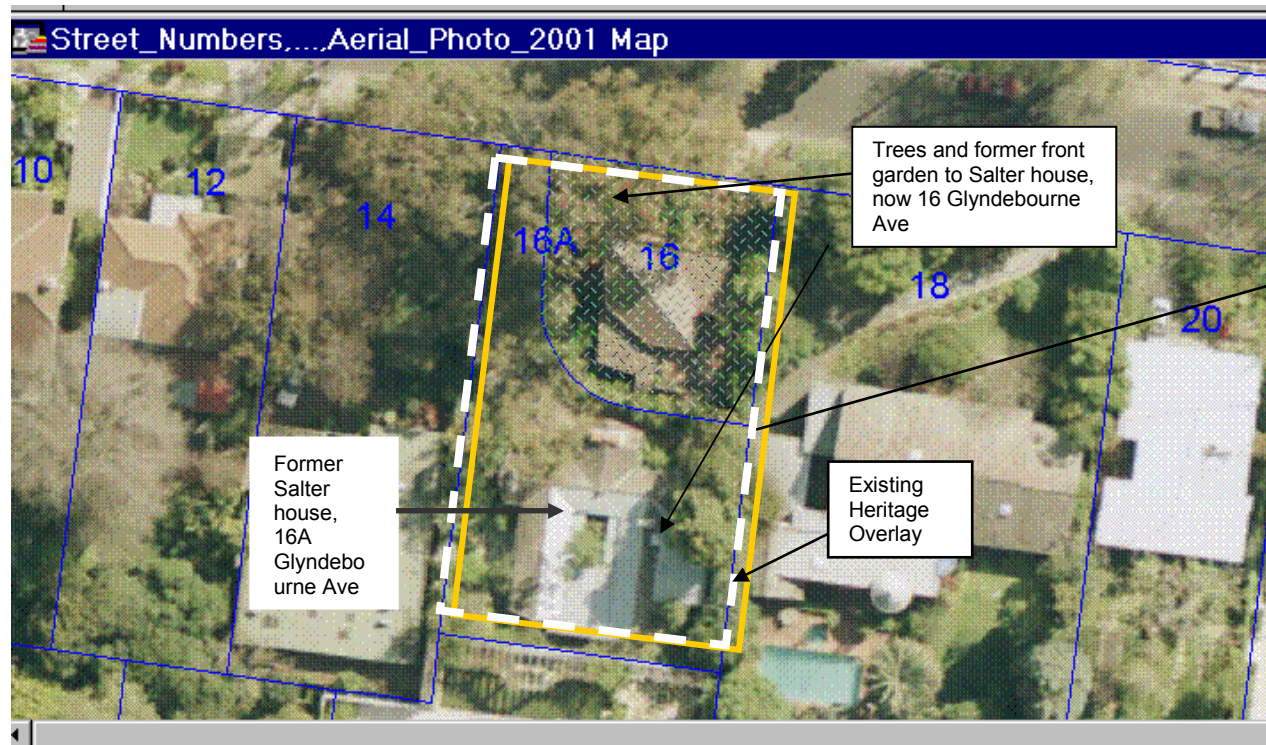
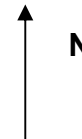


Figure 8 Cadastral plan

¹⁶ Aerial view supplied by the City of Stonnington

PHOTO:



Figure 1 (Source: Graeme Butler & Associates March 2002)

DESCRIPTION:

(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 demolition¹⁷. 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.

Interiors

Not inspected.

Condition & 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 have 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.

¹⁷ Mrs Barbara Hocking, verbal January 2004.

Context

Three mature gum trees provide a contributory setting for the house, including one large lemon scented gum (*Corymbia citriodora*, formerly *Eucalyptus citriodora*) located approximately 3.8m to the north of, and central to, the house at 16 Glyndebourne Avenue, about 9m from its western title boundary. The *Tree Record*, held by the City of Stonnington, assessed the lemon scented gum as having a 3.8m circumference, a height of 26.5m, and a canopy diameter of 18m¹⁸.

The nearby two Martin houses at 6 and 8 Glyndebourne Ave provide an interesting contemporary stylistic contrast to the Griffin design. There are also other inter-war houses in the street (see 15 Glyndebourne Avenue).

¹⁸ Tree Record provide by City of Stonnington

HISTORY

(From Malvern A Physical History
Georgina Whitehead in Appendix A, Malvern Urban Character Study)

1909-1914

It was not until the early 1900s that land prices had recovered sufficiently to encourage further subdivision. There was a great increase in building activity in Malvern during the five years prior to the First World War when over 2,000 new buildings were registered. New subdivisions were created as far east as Darling Road and further building consolidated older subdivisions. During this period Malvern's character was indirectly affected by the issue of slum abolition. Concern with overcrowding and the appalling conditions prevalent in parts of the old inner suburbs had resulted in the formation of the Minimum Allotment, Anti Slum and Housing Crusade. The efforts of this pressure group were directed towards municipal councils, as these bodies exercised the little control there was over local subdivision and housing construction. The group called for the electrification and extension of trams to the outer suburbs to encourage suburban development as a means of preventing overcrowding in the inner suburb; they also advocated that in all new subdivisions streets should be a minimum width of 66 feet and allotments should have a minimum area of 7,500 square feet (50 feet wide and 150 feet deep), with only one dwelling per allotment { Grubb: 24}.

1910

In 1910 electric tram services commenced operation in Malvern along High Street and Wattletree Road and along Glenferrie Road between Kooyong Station and Malvern Station to Dandenong Road. The Dandenong Road line was opened the following year and the system was further extended { Cooper: 204-19}.

The flexibility of the tram system with north south and east west interconnecting directions of travel, as well as numerous alighting points, gave the public greater ease of movement between and within various localities.

1912

The Mayor of Malvern attended the Minimum Allotment, Anti Slum and Housing Crusade conference in the Melbourne Town Hall.

1916

Allotment size in Malvern was fixed at a minimum area of 6,000 square feet with a minimum frontage of 50 feet { Strahan}. The Malvern Council's designation of certain streets as brick areas was another means by which some residents hoped to maintain 'standards'. In such streets timber dwellings were prohibited and only brick houses were allowed to be built. By the First World War the majority of Malvern's streets were nominated for brick construction { Strahan}.

1920s

A downturn in building activity accompanied the war years, but after the war finished there was another rush to build. During the 1920's many of the remaining orchards and market gardens east of Darling Road were subdivided and sold.

1930s

Development again stalled in the early 1930's with the depression. By then the only vacant land left in Malvern was in the most easterly section, and most of this was subdivided by the end of World War. Land in the vicinity of Batesford Road and Warrigal Road was the last to be developed in the 1950's.

Specific History

(see Foster 1999)

1857

Western District squatter and MLA, John Quarterman, purchased nine acres of land in Kooyong Road where he built a modest villa of five rooms with detached kitchen, stone cellar and stables.

1878

When Quarterman died in 1878, his widow Martha enlarged the house to twelve rooms and added a coach-house. The house was then leased to merchant, pastoralist and parliamentarian, Donald Wallace. During the 1880s land values rose rapidly

1889

Quarterman's property sold to Thomas Power's son, neighbour Robert Power. Robert Power had owned part of his father's land in Boundary Road since 1863, but this latest transaction ran into trouble when land values plummeted in the depression, and Equity Trustees then the National Bank acquired the property. The house had been named Glyndebourne prior to 1905.

1911

A new house in Kooyong Road at the corner of Glyndebourne Avenue, also named Glyndebourne, designed by architect William Blackett for Judge Gurner. From 1915, land surrounding Gurner's new house was subdivided and sold as the Glyndebourne Heights Estate. Glyndebourne, with two acres of land, was purchased by Harold Gordon Darling, flour miller. In the 1930s Glyndebourne was re-named Armagh and sold to industrialist Cecil McKay, Managing Director H.V. McKay, Massey Harris Pty. Ltd.

1922

In 1922 warehouseman Stanley R. Salter purchased lot 5 in Glyndebourne Avenue from C.A. Howell who owned a number of allotments in the street. A building permit was issued for a Knitlock villa in December. The design used a 3'6" module.

1923

MMBW property service plan for SR Salter of 26 Hawthorn Glen, Hawthorn, owner, architect WB Griffin of 395 Collins St, agent, dated June 1923: shows an MMBW drainage easement crossing the block diagonally. The location of the house at the rear of the block was influenced by this easement. The builder was Ernest Hamilton-Moore.

1927

Salter writes a letter for publication in the booklet 'Segmental Reinforced Concrete Construction' promoting Knitlock construction: tells of over 3 years residency in his Knitlock house (called Burley) and how well it had performed, noting it had cost only a little more than timber. The interior decoration by Griffin had proved to be 'beautiful' and durable- it had none of the dampness of brick in winter and cooled quickly during summer and the built-in storage had saved the cost of furniture. An image of the interior shows Griffin's characteristic prism-like pendant light fittings, with centre carpet squares and open planning.

c1947

16 Glyndebourne Avenue was purchased by Dr. Norman Dodd.

1962

Dodd sold the house to Dr William McCann, a surgeon, for £21,250- a time when the National Trust of Australia feared it would be replaced by flats.

1962

plans prepared for Dr McCann

1964

James Birrell writes in the seminal book 'Walter Burley Griffin' that this house "is more important to the development of Australian domestic architecture than any other house in the country."

1968

Plan by architect Leslie Seward for Dr Frederick Hocking: proposed rumpus room, i.e. conversion of existing garage.

1992

A town planning permit was issued under the *Malvern Planning Scheme* to allow a dual occupancy by the construction of a second single-storey dwelling on the land¹⁹.

¹⁹ town planning permit TP129/92 - extension of time granted for permit, with completion to be by 31 June 1997

1995

A building permit application lodged for a new house to be constructed to the north, in front of the Griffin house, at an estimated cost of \$295,000.

1996

Application for two lot subdivision of land lodged by KA Reed & Co.

2001

Classified by the National Trust of Australia at State level. Building application for repair and reroofing of house.

Salter

Peter Navaretti in *The Griffins in Australia and India* (1998), writes that the Salter and Ewins families of Ballarat were close relations who gave Griffin several commissions, although the Salter residence at Glyndebourne Avenue was the only one built. Stanley Salter lived in the house, which was numbered 16 Glyndebourne Avenue, until the 1940s.

Landscape

From Griffin's Leeton town plan submission in 1914, he publicly expressed his love of the Australian native landscape and its under-appreciation by the Australian people. He and his wife Marion saw it as an ideal setting for residential architecture. The title block on Walter's drawings termed him as 'Landscape Architect'.

He designed the 1915 Botanical Reserve for Canberra, a national arboretum, with native plants in an evolutionary placement and used Australian floral names for place names in Canberra. His design (1915-17) for Newman College included a landscape setting of Australian flora arranged in seasonal colour groupings. This was among Australia's first major native landscape designs: the lemon scented gums in the College Crescent median are thought to have been an extension of this design.

The creation of native settings for his work fitted his Arts & Crafts philosophies of suitability for place, using indigenous plant and building materials where possible²⁰. At Eaglemont he set aside reserves to conserve native gums. Marion used the *Angophora* sp. In her illustrations during the 1920s, in a twisting Chinese willow plate imagery but also being visually similar to the lemon scented gum.

²⁰ Watson (ed) 1998 *Beyond Architecture...* : 95-103

ANALYSIS

Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

PAHT	Subtheme	Category
Building settlements, towns and cities	Making suburbs	house, urban

Comparative analysis

Places designed by Griffin or his 'school' in the City include:

House, Iona Avenue 17-17A, Toorak 1925c
Langi Flats, Toorak Road 579 Toorak 1926
Clendon Lodge, Clendon Road 83, Toorak 1928
Paling house, 248 Kooyong Rd, Toorak (demolished 1969) c1924

Other works:

Newman College, Melbourne University 1916 Swanston Street Parkville
Pholiota 1922 Glenard Drive ,rear 23 Heidelberg (knitlock)
House, 1923 Warwick Avenue 7 Surrey Hills (knitlock)
Griffin House 1924 Darebin Street 52 Heidelberg (knitlock)
Capitol House & cinema 1924 Swanston Street 113 Melbourne
House, 1927-28 Nepean Highway Frankston (knitlock)
Skipper House 1928 Outlook Drive 45 Eaglemont (knitlock)
House, 1929 Dickens Street Woodend (knitlock)

Few Griffin houses with the knitlock wall construction are as orchestrated in plan form as the Salter house, with only the Woodend example being as large and using some courtyard exposure. The Surrey Hills example also has the Knitlock roof tile as well as the wall system, similar to the Salter house. This is rare combination.

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

Code	Summary	Assessment at local significance	Assessment at contributory significance
A.4	Association with important events or historical themes	Acknowledged by key architectural historians as a seminal example in the development of the Australian house	
B.2	Rarity or distinction among a comparable group	House - as 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 - one of the earliest examples of courtyard planning in 20th century house design. Tree- As a mature and large specimen of a lemon scented gum, a species closely associated with Walter Burley Griffin's landscape work and of outstanding size	
D.2	Good example of type		as an externally well preserved example of a Knitlock house designed by Walter Burley Griffin
E.1	Aesthetic importance to the community or a cultural group	Land- a valuable landscape setting for the house, with three mature eucalypt specimens in the frontage	House acknowledged by the architectural profession as of high significance
F.1	Design or technological achievement	Example of Knitlock system and planning innovation	
H.1	Association with important person or group	Associated with Griffin, a designer of national significance	

RECOMMENDATIONS:

The house and land at 16A Glyndebourne Avenue and the land at 16 Glyndebourne Avenue should remain a heritage overlay in the Stonnington Planning Scheme. The house at 16 Glyndebourne is not significant but the setting from prior to its construction is.

Proposed extent of heritage place in the heritage overlay

The house, tree and land with emphasis on external fabric from 1920s.

Planning Scheme Protection in a heritage overlay: Recommended

Other heritage registers

Heritage Victoria Register: Recommended (16A Glyndebourne Ave)

Register of the National Estate: Recommended (16A Glyndebourne Ave)

REFERENCES

Lewis & Aitken 1992 cite:

Malvern Rate Book 1923/24, North Ward No 145: First listing in rate book. Stanley R Salter, warehouseman. owner and occupier

National Trust File No 1386;

Birrell, James. 1964, 'Walter Burley Griffin'

Foster, 1999 cites:

'Australian Dictionary of Biography' vol. 8.

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City of Malvern rate books: 1922-3, north ward, no. 137; 1923-4, North ward, no. 145

City of Malvern sales register.

De Serville, 'Paul, Pounds & Pedigrees: The Upper Class in Victoria, 1850-1880', Oxford University Press, Melbourne, 1991.

Gardiner Road Board, rate books.

Garryowen, 'The Chronicles of Early Melbourne, 1835-1852'. Centennial Edition, vol.II, Melbourne, 1888.

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McLaren, Ian F., Malvern Crown Land Sales' 1840-1879, University of Melbourne 1987.

Schumer, Leslie A., 'Malvern Pioneers', 1. The first of a series of reports on the original Crown grants of land within the City of Malvern. Researched for the Malvern Historical Society, 1979.

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Thomson K. & Serle G., 'A Biographical Register of the Victorian Parliament 1859-1900'.

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Who's Who (in Australia?)' 1947.

Further references

Foster, Diane. 1999. Melbourne's most fashionable suburb, A history of Toorak, east of Kooyong Road 1840-1998, Master of Arts in Public History, Department of History, Monash University
`Australian Home Beautiful' 1.9.1927: 62 segmental architecture;
Birrell, James. `Walter Burley Griffin', 1964;
Johnson, Don. `The Architecture of Walter Burley Griffin' 1977: 60;
`Segmental Reinforced Concrete Construction' 1927 held by Peter Navaretti.
Town Planning Application TP129/92 issued under the *Malvern Planning Scheme* 31/12/1992;
City of Malvern building permit 95158 issued by Design Guide Consultants Pty Ltd 30 November 1995.

Appendix 1 Previous citation

Council has considered a series of amendments to the Schedule to the Heritage Overlay of the Stonnington Planning Scheme. During the exhibition period of former Amendments L47 and L61 objections to the inclusion of some properties in the Schedule to the Heritage Overlay were received. Therefore Council resolved to undertake further analysis of the heritage citations of affected properties prior to holding an independent panel hearing. The amendments are now known as C5 and C6(2) respectively.

The following citation was exhibited with the heritage planning scheme amendment L47.

Architect: Waiter Burley Griffin

1923: First listing in rate book. Stanley R Salter, warehouseman. owner and occupier (Malvern R.B. 1923/24, North Ward No 145)
(Further references in National Trust File No 1386)

This single storey house comprises a number of components that have the distinctive hallmark of Griffin. The low pitched roof has exaggerated overhangs with raked projecting gables and is clad with diamond patterned flat cement shingles. The walls are 'Knitlock' masonry, a construction system devised by Griffin. The casement windows with glazing bars combine to form a chevron pattern for each pair. These distinctive details clearly set this house apart. The plan form, with its central courtyard garden, the formality of the room layout and the focus of the lounge on the projecting fireplace are characteristic of much of Griffin's work. The house was formerly enhanced by its setting at the rear of a deep, wide block that straddled the former creek bed that runs across Glyndebourne Avenue from Moonga Road and Merriwee Crescent.

Since 1992, a separate allotment has been created at the front of the block and a new house partially obscures the eastern section of the Griffin house. This new single storey house is of a relatively compatible design to the original, and there are similarities with respect to roof form, massing, fenestration and eaves colour. The building materials and colours, however, are different. Several large trees survive, and the general low key landscaping character has been retained. There is a new driveway and landscape works for the Griffin house; this has further altered the original setting.

The Griffin house appears to have been refurbished and appears to be in good condition, retaining the distinctive external features.

With the demolition of the Paling House at the north end of Kooyong Road, the importance of this house is heightened. James Birrell in Walter Burley Griffin, 1964, has claimed that the Salter House is more important in the development of Australian domestic architecture than any other house in the country. While this may be an exaggerated claim, this building is of undoubted significance in a national context.

16 Glyndebourne Avenue is of national significance as one of the finest remaining examples of Waiter Burley Griffin's Knitlock houses. It is also significant for the distinctive architectural details including roof form and fenestration, as well as for the innovative open plan around a central courtyard.