

## Heritage Citation – Individual Place

**Heritage Place:** Studley

**Address:** 392-400 Toorak Road and 41 Tintern Avenue, Toorak

**Designer:** Walter Richmond Butler

**Builder:** Unknown

**HO Reference:** HO108

**Citation status:** Final

**Date Updated:** 24 October 2023

**Year of Construction:** 1910 and 1918



Photograph of Studley (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO108.

**Heritage Group:** Residential buildings

**Heritage Type:** House

**Key Theme:** Buildings suburbs

**Key Sub-theme:** Developing higher density living – developing apartment living

**Significance Level:** Local

**Recommendation:** Retain as an individually significant place on the HO

<b>Controls:</b>	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

## Statement of Significance

### *What is significant?*

The property at 392-400 Toorak Road and 41 Tintern Avenue, Toorak (otherwise known as Studley) is significant. Specifically, the form, scale and detailing of the three sets of flats (1910-1918) are of local significance, along with the rendered brick wall and wrought iron gates along Toorak Road and the pebble dash fence and posts along Tintern Avenue. The garages fronting Toorak Road and the landscaping are not significant.

### *How is it significant?*

Studley is of local historical and aesthetic significance to the City of Stonnington, and is associated with the well-reputed Australian architect, Walter Richmond Butler.

### *Why is it significant?*

Studley is of historical importance in demonstrating the interwar development of affluent flats within the suburb of Toorak. The flats represent changing attitudes towards purpose-built flats in an area of Melbourne previously recognised for its affluent freestanding residences on large allotments. It is also of historical importance in demonstrating building design approaches in an era characterised by the combined pressures of probate, depression and profit. (Criterion A)

Studley is aesthetically significant as an intact and visually distinct example of interwar era flats with Arts and Crafts influences. Key characteristics that contribute towards its aesthetic value include the rectilinear forms with entrance treatments, low-pitched gable roofs with terracotta Marseilles tiles, deep eaves with exposed timber trusses, the use of render to walls and balconies, timber shingles, leaded windows and unadorned roughcast chimneys. (Criterion E)

Studley has associative significance as an original freestanding two-storey house, and later, flats designed by the well-reputed Australian architect Walter Richmond Butler. The flats also have associative significance as Butler's private home, until his passing at 41 Tintern Avenue in 1949. Walter Richmond Butler was a prominent late nineteenth and early twentieth century architect who was a leading proponent of the Arts and Crafts idiom in Australia. He was not only a longtime resident of Toorak, but was also responsible for a number of noted domestic designs in the municipality. (Criterion H)

## HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	Studley is of historical importance in demonstrating the interwar development of affluent flats within the suburb of Toorak. The flats represent changing attitudes towards purpose built flats in an area of Melbourne previously recognised for its affluent freestanding residences on large allotments. It is also of historical importance in demonstrating building design approaches in an era characterised by the combined pressures of probate, depression and profit.
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<i>B</i>	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.
<i>C</i>	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	This place does not meet this criterion.
<i>D</i>	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	This place does not meet this criterion.
<i>E</i>	<i>Importance in exhibiting particular aesthetic characteristics</i>	Studley is aesthetically significant as an intact and visually distinct example of interwar era flats with Arts and Crafts influences. Key characteristics that contribute towards its aesthetic value include the rectilinear forms with entrance treatments, low-pitched gable roofs with terracotta Marseilles tiles, deep eaves with exposed timber trusses, the use of render to walls and balconies, timber shingles, leaded windows and unadorned roughcast chimneys.
<i>F</i>	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.
<i>G</i>	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	This place does not meet this criterion.
<i>H</i>	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	Studley has associative significance as an original freestanding two-storey house, and later, flats designed by the well-reputed Australian architect Walter Richmond Butler. The flats also have associative significance as Butler's private home, until his passing at 41 Tintern Avenue in 1949. Walter Richmond Butler was a prominent late nineteenth and early twentieth century architect who was a leading proponent of the Arts and Crafts idiom in Australia. He was not only a longtime resident of Toorak, but was also responsible

		for a number of noted domestic designs in the municipality.
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## Description

### • Physical Analysis

Studley is a complex of early flats that comprises of several distinct structures built with an Arts and Crafts influence. This comprises of units at 41 Tintern Avenue (1918), a detached block of flats fronting Toorak Road (a 1910 two-storey house converted into flats in 1918) and a freestanding flat at the southwest corner of the property known as The Cottage (1918). The three structures, while separated, have a cohesive form, fenestration and finish including a distinct light pink roughcast stucco which highly unifies the apartment complex.

#### **Flats - 41 Tintern Avenue**

41 Tintern Avenue is located on the south east corner of the property. The units have a simple and well-grounded form with a hipped roof forming an internal courtyard within the building. The roof is clad in terracotta Marseilles tiles and has two tall and narrow pink roughcast chimneys on the north and south sides of the roof. The south chimney is capped with one tall terracotta pot.

The east facing main street front presents an asymmetrical façade. Consisting of four bays with the second and fourth bay projecting forward and above the eave line. The left most bay lacks fenestration and aside from some wall vents presents a simple frontage. The second and fourth bays present a similar façade with a bank of three single hung sash windows with a white timber frame on each level. The windows have a white sash box, expressed sill and lintel. The third bay includes the main entrance located within a recessed porch. The recessed porch continues upwards to form a deep verandah on the upper level. The main entrance door and internal porch fenestration are also finished with a white timber frame. The projecting bays terminate with a flat parapet. The hipped roof projects outwards to meet the flat parapets with an exposed rafter eave.

The northern and southern elevations include bay windows on the upper levels clad in white timber shingles. The rest of the elevations and internal courtyard fenestration consist of a similar form and finish as presented on the façade. The upper level of the southern elevation includes a section of flat roof clad in corrugate galvanised iron. The structure is set back from the street and the front area has been converted to an off-street parking space clad in concrete. The street front boundary lacks a front wall but retains two freestanding pebble dash clad piers in front of the main entrance framing the concrete clad entrance walkway.

The building retains high integrity overall.

#### **Flats - 392-400 Toorak Road**

392-400 Toorak Road comprises of a detached apartment block occupying the north section of the property. This structure was once a single residence that was heavily modified in 1918 to be converted into a number of flats. The two-storey structure has a long form parallel to Toorak Road. The structure includes an extension capping off the west side of the structure forming an overall 'T' shape. The structure including the extension is finished in the same distinct pink roughcast stucco. The structure has

a complex hipped roof with several hipped and lean-to projections on the east, west and south elevations. The roof is clad in terracotta Marseilles tiles. There are seven chimneys in a similar pink finish projecting from the roof structure. While most of the chimneys have a squat form, the chimney above the main entrance and at the west extension are tall and narrow. The roof projects with exposed rafter eaves.

The Toorak Road façade presents a stepped façade with a projecting bay and recessed main entrance. The overall façade is highly asymmetrical in its stepped form and fenestration placement. The main entrance is located roughly at the centre of the façade set within a recessed portion of the façade under a white timber flat awning. The fenestration includes single hung white timber sash windows in single, paired or banks of three groupings. There are a number of secondary French door entrances with top lights along the façade.

The east elevation includes a white weatherboard clad upper-level section the projecting front. The projecting front forms part of the east boundary. The structure is then set back, and the street front demarcated with a low pink roughcast masonry wall with tall piers and a horizontal timber panel fence. The masonry wall and piers are clad in large brown river stones, similar to the piers at 41 Tintern Avenue. The south elevation includes several distinct features including walls with recessed and interlocked brick detailing, secondary windows with an expressed bracketed sash box and a lean-to roof projection.

The apartment block is set back from the street. The street front area is laid in concrete and used as off-street parking. There are two additional covered garage extensions accessible from the street forming part of the front wall. The garage on the northeast corner of the site has a stepped parapet with an open face brick cap course on the Toorak Road front and a gable roof clad in Marseilles tiles on the Tintern Avenue front. The garage clad, finish and fenestration are sympathetic to the apartment blocks but are not original to the design. A second, contemporary garage is located a few metres away with a corrugated iron gable roof and white weatherboard clad above the garage door. The Toorak Avenue front is demarcated in a highly distinct front wall. The tall masonry open face brown brick wall is laid in a stretcher bond. Sections of the wall feature a recessed brick pattern and finished with roughcast pink stucco in a diaper detail contrasting the open face brown brick. The cavetto curved walls are flanked by tall brick piers with a flat cap and cast concrete ball finials.

The original 1920 residence retains low integrity overall, with much of the original fabric altered such as the removal of original chimneys, infilling of the main entrance and removal of skillion projections to the side. The 1918 flats retains moderate high integrity overall owing to the garage additions.

### **The Cottage – rear of site**

The Cottage is a three-storey detached flat located at the southwest corner of the property. The Cottage is accessible from a laneway which is accessible from Williams Road to the west. The structure has a hipped roof clad in Marseilles tiles. There is one wide roughcast chimney extending from the east side of the hipped roof. The Cottage as a long narrow form and is much smaller in size compared to the neighbouring apartment blocks. The structure has extruded flat parapets expressing the corner junctions of the structure. The fenestration and finish of The Cottage echoes that of the other larger apartment blocks. The third level of The Cottage facing the lane way includes a bay window clad in white timber shingles and supported with brackets. The structure extends south with a long narrow garage.

There is additional parking space at the ground level of The Cottage. The garage forms part of the boundary wall. The masonry wall remains open face at the bottom half. The upper half is rendered in pink roughcast and has an extruded interspaced header brick course detail under the flat parapet. The roof of the garage is clad in corrugated galvanised iron.

The building retains high integrity overall.

### **Setting of Studley**

Studley is bounded by Tintern Avenue to the east, Toorak Road to the north and a lane way at the south west corner of the property. The east and north setbacks are used as off-street parking. There is an internal courtyard on the southwest portion of the property between the apartment blocks. It is covered in lawn with border planting. There is a fountain with decorative ceramic plaques in the courtyard garden. There are several mature trees on the property including around the internal garden courtyard and along the north boundary. The interiors of the apartment blocks are characterised by late Arts and Crafts detailing such as edged and braced doors, beaten brass-work and stained timber. The apartment complex has been subdivided and highly remodelled over time. However, the external structures appear largely intact. The original grounds of the former residence have been largely reclaimed for the apartment blocks with the existing courtyard garden remaining. Studley is considered to be in fair condition and is of moderate integrity.

### **• Alterations and Additions**

#### **41 Tintern Avenue**

- Concrete clad off-street parking space on the east street front setback.
- Corrugated galvanised iron clad flat roof on the south façade.

#### **392-400 Toorak Avenue**

- Original 1910 dwelling enclosed within the 1918 flats, including but not limited to the removal of original chimneys, infilling of the main entrance and removal of skillion projections to the side.
- Sections of the main roof reclad in corrugated galvanised iron on the south elevation.
- Garage additions.
- Two flat dormer windows added to the south side of the roof.
- Two skylights added to the west extension roof.

#### **The Cottage**

- Flat roof above the garage clad in corrugated galvanised iron.

### **History**

#### **• Historical Context**

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay.

It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

Following the establishment of Melbourne in 1835, squatter John Gardiner and many others like him sought out land in what would become present day Toorak and surrounds on account of its densely timbered landscape, undulating terrain and proximity to water. By 1840, crown land sales marked the area's transition to pastoral settlement, and later in 1851, with the purchase of land in Hawthorn by Thomas Herbert Power, the surrounding environments gradually became a place where the early merchant and squatter elite of Melbourne built their homesteads. In Toorak, this is best represented by the purchase of lot 26 by James Jackson, associate in Jackson, Rae & Co. soap and candle merchants. Jackson was described by politician William Westgarth as 'Melbourne's greatest merchant of this early time' (Forster 1999, 10). It is only fitting that his house, called Toorak House, would be the namesake of what would become arguably the most affluent suburb in Melbourne. Following the discovery of gold in the 1850s and the wealth this produced for ancillary trades, the Toorak area drew in Melbourne's newly wealthy. Today, over a century later, Toorak still has connotations of wealth and prestige as best represented in its history and built environment (Forster 1999, 5–26).

- **Place History**

Simply known as Studley at the time of its erection in 1910, what we now know as the Studley Flats at 392-400 Toorak Road was originally a freestanding house designed by prominent Arts and Craft architect Walter R. Butler for himself and his wife Millicent Howard (Westwood 1985, 20). While Butler's works were diverse and ranged from shops, warehouses and ecclesiastical buildings to office buildings and banks, the majority of his designs were residential and established for a wealthy and influential clientele (Goad and Willis ed. 2012, 128). Notable works by Butler throughout his career include the Mission to Seamen building at 717 Flinders Street, Docklands (1916), ballroom and garden extensions at Edzell Mansion at 76 St Georges Road, Toorak (1917) and the dwelling Thanet (formerly known as Wyalla) at 13A Monaro Road, Kooyong (1907).

Originally a two-storey house, Studley comprised a simple form with a hipped roof with two projecting hips and side skillions (see historical image in Further Images). Initial landscape elements, also designed by Butler, included a large lawn edged by flower beds, shrubberies and strong axial paths. There was also a circular rosary to the west of the front porch and an octagonal pergola on the east side of the lawn (Timothy Hubbard Pty Ltd 1992). While Walter and Millicent Howard Butler occupied and owned the dwelling, records reveal that it was rented out to Jack Baillieu-Madden and his wife between 1912 and 1914 when the Butlers were overseas travelling (The Bulletin 1914, 20).

The character of Studley was altered significantly in 1918 when Butler converted the site into a series of flats. The house itself was transformed into apartments (present day 392-400 Toorak Road), including infilling the central entrance of the house and the addition of a wing on either side of the residence. This period of development also included the construction of a separate two-storey set of units fronting Tintern Avenue (present day 41 Tintern Avenue), as well as three-storey detached flat known as The Cottage at the south west corner of the property shortly after (Westwood 1985, 20). These transformations anticipated the widespread development of purpose built flats that began in the 1920s that was partly precipitated by the combined pressures of probate, depression and profit (Context 2009, 145). Architectural historian Miles Lewis similarly asserts that Studley, with its labour-saving features such as its double sided doors and hatches and removal rubbish bins located from an exterior hatchway,



exemplifies 'changing attitudes and a semi-servant less lifestyle as developed by the end of the Great War' (Lewis 1984). Indeed, rising labour costs following World War I not only led to the increasing subdivision of grand old estates, but also the gradual proliferation of higher density maisonettes and flats.

While the affordability of flats altered Toorak's social mixing by encouraging more single people to live in the area, Studley maintained an air of affluence and privilege. According to a 1985 newspaper article by John Westwood, Butler cultivated an atmosphere of exclusivity by carefully handpicking tenants (Westwood 1985, 20). Notable tenants at the flats thus included Dame Nellie Melba and Mrs. W. Winter-Irving and June Winter-Irving, presumably relatives of prominent Australian grazier, politician and magistrate William Irving Winter-Irving (The Herald 1935, 11).

Walter Butler himself continued to occupy the flats, until passing away at Studley in 1949 (The Argus 1949, 6). Ownership was subsequently left in the hands of Millicent Howard and his family, who gradually sold off the flats to selected buyers (Westwood 1985, 20). The last flat to be owned by a relative of the family, architect David Aslop, was Flat 7A/41 at Tintern Avenue. It was eventually auctioned off in 1985 (Westwood 1985, 20).

### Comparative Analysis

The flats known as Studley was designed by well-reputed Arts and Crafts architect Walter Richmond Butler. Butler's work is well represented across the City of Stonnington, however Studley is a distinctly unique example of his work. There are however comparable examples of his work that reflect the significance of the place. It is important to note that the original house is no longer clearly evident at 392-400 Toorak Road, owing to major alterations and additions by Butler in 1918. This assessment therefore focuses on the 1918 form of the buildings.

Comparable examples include:

- **12-14 Moorakyne Avenue, Malvern (HO182 Moorakyne/Stonington Precinct, individually significant within precinct).** Designed by Butler in 1933, house at 12-14 Moorakyne Avenue shares many stylistic characteristics comparable to Studley including the strong rectilinear form, two-storey height, roof pitch, and deep eaves with exposed timber beams.
- **Avalon (14 Power Street, Toorak) (HO332).** Avalon was constructed in 1914 to Butler's designs and is arguably the strongest comparable example to Studley. Aesthetically, both buildings observe strong rectilinear form, with low pitched hipped roof forms. Unadorned, tapering chimney designs are used at both buildings, and the use of deep slanted eaves with exposed trusses are a common design theme. The use of render, multi-paned window designs, and rendered brick balconies all shared features present at both sites. A clear similarity can also be noted in the boundary wall design at Studley and the balcony design at Avalon, whereby both sites use rendered brick with staggered courses to provided visibility through the wall.
- **1 Linlithgow Road, Toorak (HO507).** The house at 1 Linlithgow was constructed in 1919 to a design by Walter and Richard Butler. The house is comparable to Studley as an example of Butler's Arts and Crafts design, with Georgian Revival elements. The asymmetry and use of rectilinear form is comparable to Studley, as is the asymmetry projecting bay which can be likened to the projecting bays seen at Studley. The deep eaves, use of render, hipped roof pitch are also all comparable characteristics.



## References

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Stonnington City Council. 2021. Heritage Citation Report: 12-14 Hamilton Road, MALVERN, 12-14 Hamilton Road, MALVERN, Hermes ID 153587. Unpublished report. PDF file.

Stonnington City Council. 2021. Heritage Citation Report: Avalon Residence, 14 Power Avenue, TOORAK, Hermes ID 31445. Unpublished report. PDF file.

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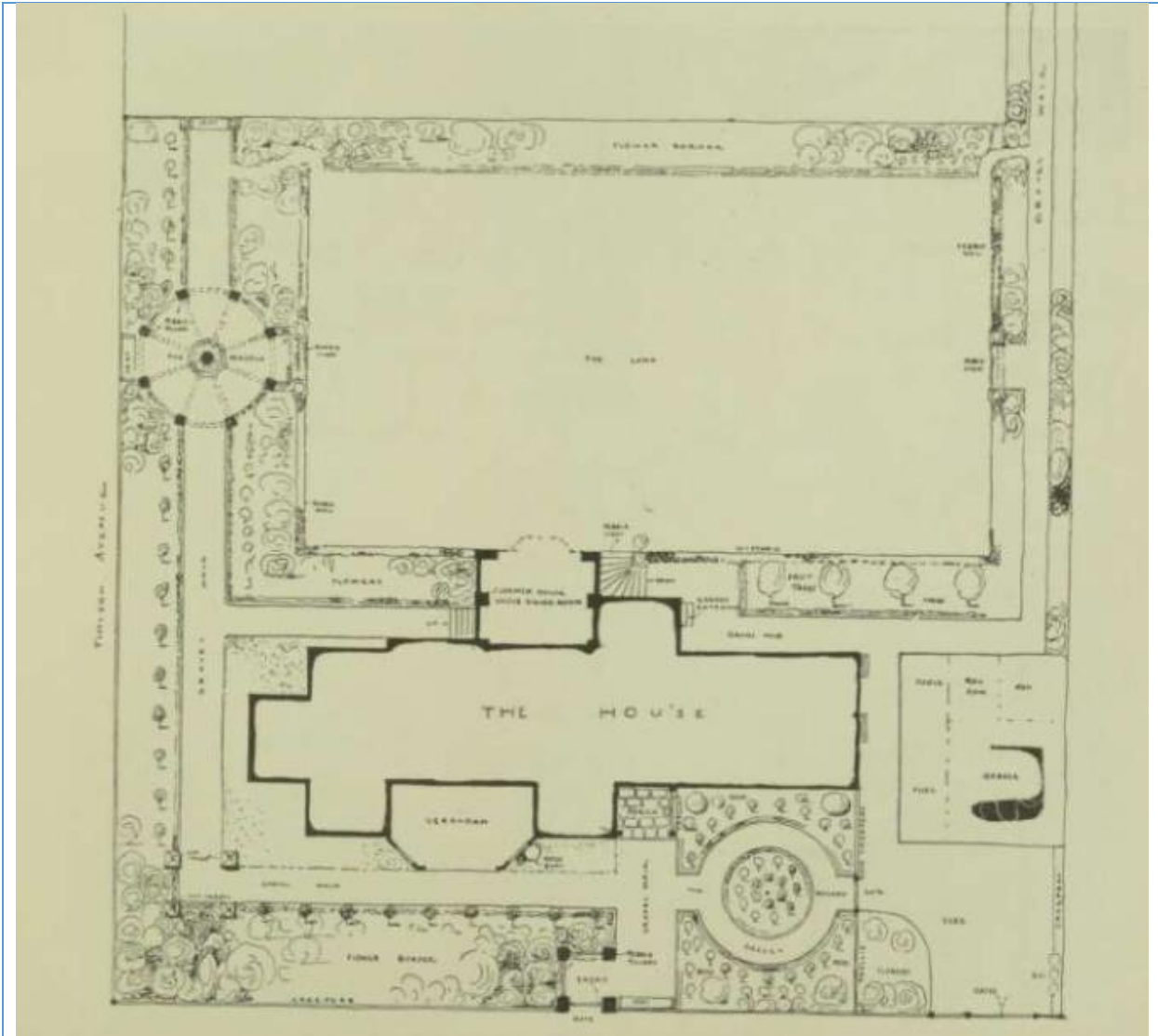
Westwood, J. 1985. 'The Weekend Preview: A slice of Walter Butler's old masterpiece'. *The Age*, 14 June 1985.

## Limitations

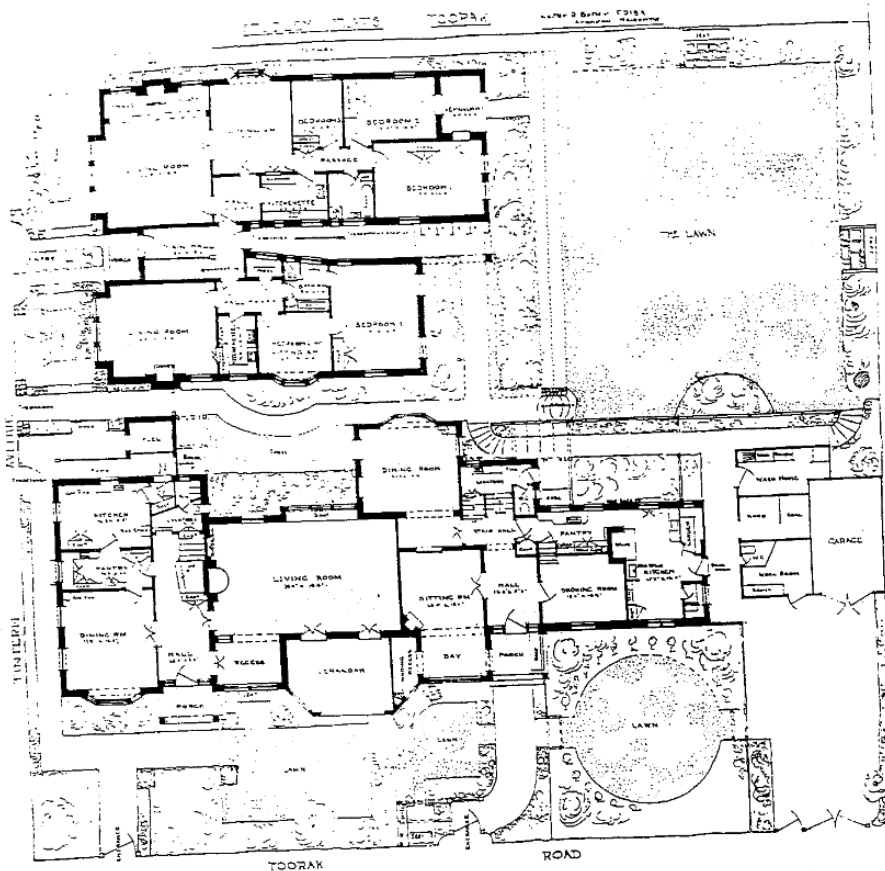
1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

### Further Images



Original 1910 plan of the Studley house for Walter R. Butler, prior to conversion to flats (source: Federated Builders' Association of Australia & Master Builders' Federation of Australia. (1907). *Building : the magazine for the architect, builder, property owner and merchant*. Retrieved July 30, 2021, from <http://nla.gov.au/nla.obj-347692770>).



1918 plan of the converted Studley residence, the new flats at 41 Tintern Avenue and freestanding flat now known as 'The Cottage' (source: City of Stonnington. Attachment added 2015. Heritage Citation Report: STUDLEY, 392-400 TOORAK ROAD and 41 TINTERN AVENUE, TOORAK, STONNINGTON CITY. Hermes ID 149958. Unpublished report. PDF file).



The original Studley house, prior to major additions and conversion to flats (source: Federated Builders' Association of Australia & Master Builders' Federation of Australia. (1907). *Building : the magazine for the architect, builder, property owner and merchant*. Retrieved July 30, 2021, from <http://nla.gov.au/nla.obj-347692770>).



The original Studley house, prior to major additions and conversion to flats (source: Federated Builders' Association of Australia & Master Builders' Federation of Australia. (1907). *Building : the magazine for the architect, builder, property owner and merchant*. Retrieved July 30, 2021, from <http://nla.gov.au/nla.obj-347692770>).





Façade of the units at 41 Tintern Avenue (source: Extent Heritage Pty Ltd, 2021).



Detail view of the units at 41 Tintern Avenue (source: Extent Heritage Pty Ltd, 2021).



Southern chimney on the units at 41 Tintern Avenue (source: Extent Heritage Pty Ltd, 2021).



Northern chimney on the units at 41 Tintern Avenue (source: Extent Heritage Pty Ltd, 2021).



Eastern elevation of the apartment block at 391-400 Toorak Road (source: Extent Heritage Pty Ltd, 2021).



Front façade of the apartment block at 391-400 Toorak Road., looking south west (source: Extent Heritage Pty Ltd, 2021).

Eastern elevation and façade of the apartment block at 391-400 Toorak Road (source: Extent Heritage Pty Ltd, 2021).



Front façade of the apartment block at 391-400 Toorak Road, looking south east (source: Extent Heritage Pty Ltd, 2021).



Boundary wall along Toorak Road (source: Extent Heritage Pty Ltd, 2021).



Boundary wall and garage along Toorak Road (source: Extent Heritage Pty Ltd, 2021).





Original wrought iron gate along Toorak Road  
(source: Extent Heritage Pty Ltd, 2021).



Original lot number detailing along Toorak Road  
(source: Extent Heritage Pty Ltd, 2021).



The Cottage at the rear, as viewed from the  
laneway (source: Google Streetview, 2019).

## Authors

**Former citation prepared by:** John Curtis Pty Ltd & Graeme Butler & Associates, 1991.

**Updated citation prepared by:** Extent Heritage Pty Ltd, 2022.