

Statement of Significance: Studley, 392-400 Toorak Road and 41 Tintern Avenue, Toorak (March 2022)

Heritage Place: Studley, Toorak	PS ref no: HO108
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(Source: Extent Heritage Pty Ltd, 2021)

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 and his family.

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, till his passing at 41 Tintern Avenue in 1949. Finally, the apartment block also has associative significance for the well-reputed occupants that lived in the flats, including Dame Nellie Melba. (Criterion H)

Primary source

Studley, 392-400 Toorak Road and 41 Tintern Avenue, Toorak, Citation Report, Extent Heritage Pty Ltd, November 2021.