

1 NOLAN AVENUE, FORMERLY 'WAVERLEY'

Original Use: Residence
Date of Construction: 1870¹
Architect: Unknown

DESIGNATION A
CITATION NO.8



HISTORY AND DESCRIPTION

Between 1869 and 1870 Charles Griffiths, a merchant, erected a single-storey residence at Studley Park². The initial N.A.V. for the property was £250³ and Griffiths resided at 'Waverley' until 1872 when he sold to John Simpson, a squatter⁴. Following Simpson's acquisition, the house was extensively enlarged and altered and with the addition of a second storey and subsequent works, the N.A.V. increased to £400 in 1873 and then to £850 in 1885⁵.

In the years that followed, a number of distinguished owners spent large sums on further alterations and additions⁶. During the occupancy of Charles C. Staples, the notorious boom-time bank manager, the ballroom was added, the gardens re-laid and a croquet lawn established⁷. The Consul for Austria-Hungary, Carl Pinschof, became the owner and occupier of the house in 1899, by then known as 'Studley Hall', and the Rate Books suggest that a number of additions were carried out at that time⁸. In 1920 the property became a part of Xavier College and further alterations and additions were necessary before the building was opened as a Preparatory School⁹.

The house is a two storeyed Italianate mansion with a two storeyed loggia to the front facade that has rounded arches at ground floor level and stilted segmental arches to the first floor. The rise of the land is used to full effect in the design of the facade, with a pair of stairs symmetrically placed to rise to a central entrance porch. The additions made by the school have been unsympathetic.

SIGNIFICANCE

'Studley Hall' is of significance as a largely intact mansion commenced in the mid-Victorian period that was sympathetically added to during the nineteenth century and as such, is one of the key Victorian buildings to have been built in Kew. The historical associations with figures such as Charles C. Staples and Carl Pinschof enhance the significance, while the additions made to the house in recent years detract from it.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.2196

¹ National Trust of Aust.(Vic), 'Research into 'Burke Hall'...'29 July 1975

² *ibid.*

³ *ibid.*

⁴ *ibid.*

⁵ *ibid.*

⁶ *ibid.*

⁷ *ibid.*

⁸ *ibid.*

⁹ *ibid.*