

CITY OF PRAHRAN CONSERVATION STUDY
BUILDING IDENTIFICATION FORMBUILDING ADDRESS 392 - 400 TROZAK ROAD AND
43 TINTERRA AVENUE MAP REF. PRECINCT 10

BUILDING NAME STUDENT FLATS TYPE IF NOT RESIDENCE TITLE DETAILS VOL. FOL.

EXISTING DESIGNATION HBR No. AHC NTA

GRADING A1 ☒ A2 ☐ B ☐ C ☐ Nil ☐
SIGNIFICANCE Statewide Regional Local Amenity/
Streetscape Value only SURVEY DATE
NEG. FILESTREETSCAPE 1 ☐ 2 ☒ 3 ☐ CONSERVATION AREA Y ☒ N ☐

STYLE PERIOD

<input type="checkbox"/> Early Victorian	<input type="checkbox"/> 1850-75
<input type="checkbox"/> Victorian	<input type="checkbox"/> 1876-99
<input type="checkbox"/> Edwardian	<input type="checkbox"/> 1900-15
<input checked="" type="checkbox"/> Arts & Crafts	<input type="checkbox"/> 1916-25
<input type="checkbox"/> Inter War Neo Classical	<input type="checkbox"/> 1926-39
<input type="checkbox"/> Old English	<input type="checkbox"/> 1940 +
<input type="checkbox"/> International Style	
<input type="checkbox"/> Post War Modern	
<input type="checkbox"/> Other	

CONSTRUCTION DATE
(if known) 1926
SOURCE STATEMATERIALS
(where not apparent)

NOTABLE FEATURES/SIGNIFICANCE

verandah decoration <input type="checkbox"/>	significant fence <input type="checkbox"/>	verandah roof and structure <input type="checkbox"/>	fenestration intact <input type="checkbox"/>	unpainted brickwork <input type="checkbox"/>	garden <input type="checkbox"/>
unpainted cement render <input type="checkbox"/>	intact roofing material <input type="checkbox"/>	retains evidence of early colours or finishes <input type="checkbox"/>	intact shop front <input type="checkbox"/>	post supported shop verandah <input type="checkbox"/>	elaborate/high standard design of cement rendered surface <input type="checkbox"/>

OTHER COMMENTS ARCH WALL SYSTEM, OLD HOUSE & FLAT DEVELOPMENT.

INTEGRITY EXCELLENT ☐ GOOD ☐ FAIR ☐ POOR ☐

ALTERATIONS AND RECOMMENDATIONS

SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS



The Weekend Preview

A slice of Walter Butler's old masterpiece

By JOHN WESTWOOD

DAME Nellie Melba is among the past residents of a remarkable development of flats at Toorak, one of which has come onto the market, a rare event in itself.

Preview this week looks at 7A/41 Tintern Avenue, where Melbourne architect Walter R. Butler at the turn of the century built a fine home for himself and his wife, who was Millicent Howard, of the Howards who established a grazing property east of the city, named Studley Park.

Butler named his Toorak house Studley, but its character changed to a remarkable degree about 1918 when he had the idea of adding some flats to it. He built some on the tennis court, a few more on the main block near the house and also turned the house proper into a series of maisonettes.

This man however was no speculator. He was not in search of a fast buck, it seems; his aim was more in line with creating a garden setting where "respectable" people (vetted by Butler himself) could live in peace and tranquillity.

The idea took off, and Butler's flats were always in demand. He did not sell his flats, preferring to rent them to the right folk, among them in later years being Dame Nellie Melba.

Butler wrote to her in 1924 asking if she would care to become a tenant, and she wrote back from Coombe Cottage, Coldstream saying how delighted she was with his proposition. Soon after that, she did agree to rent a flat and her letter of acceptance was produced for our perusal by the present owner of 7A, who sent us a copy of it and a later note from her to Mr Butler inviting him to dinner and the opera, but also asking him to tell his gardener not to mix red and magnolia flowers in the grounds "quite so much".

Flat 7A/41 Tintern Avenue, Toorak is to be auctioned tomorrow at noon by Bennison Mackinnon Real Estate (20 8761) and it virtually is in the condition Butler would have wanted.

The gardens still are beautifully preserved and indeed the agents call the flat "an enchanting garden apartment". They must be right. The accommodation is generous,

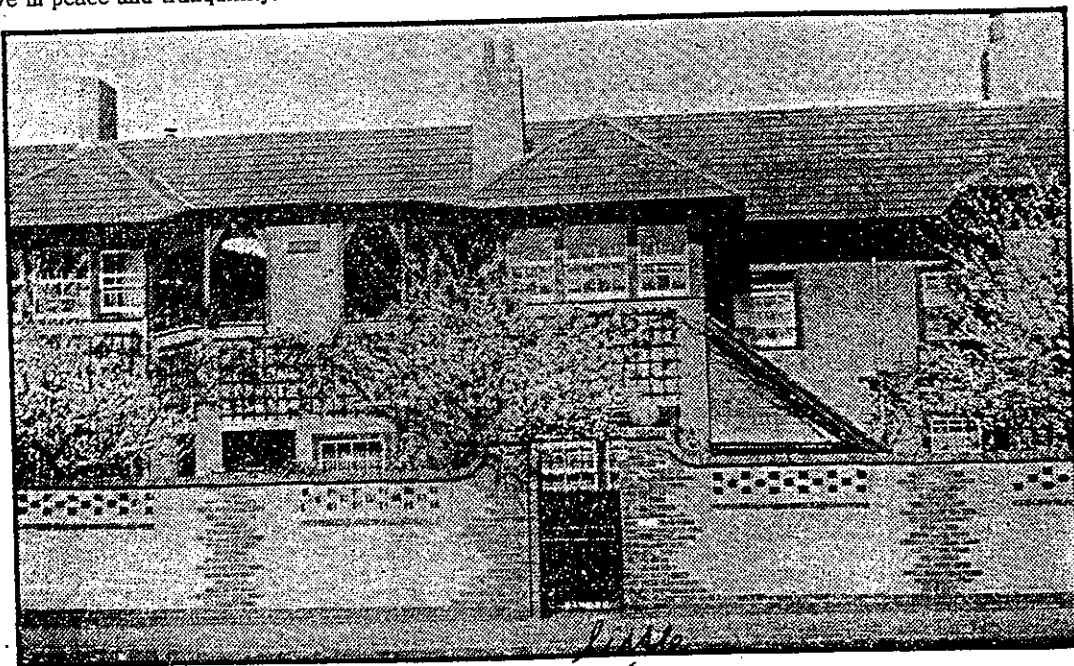
two bedrooms, study, kitchen, plus large livingroom flowing into a diningroom which looks out onto a slate-paved terrace and gardens.

The flat to be sold is ground floor, and includes spacious bathroom, laundry facilities, a box-room and car parking space.

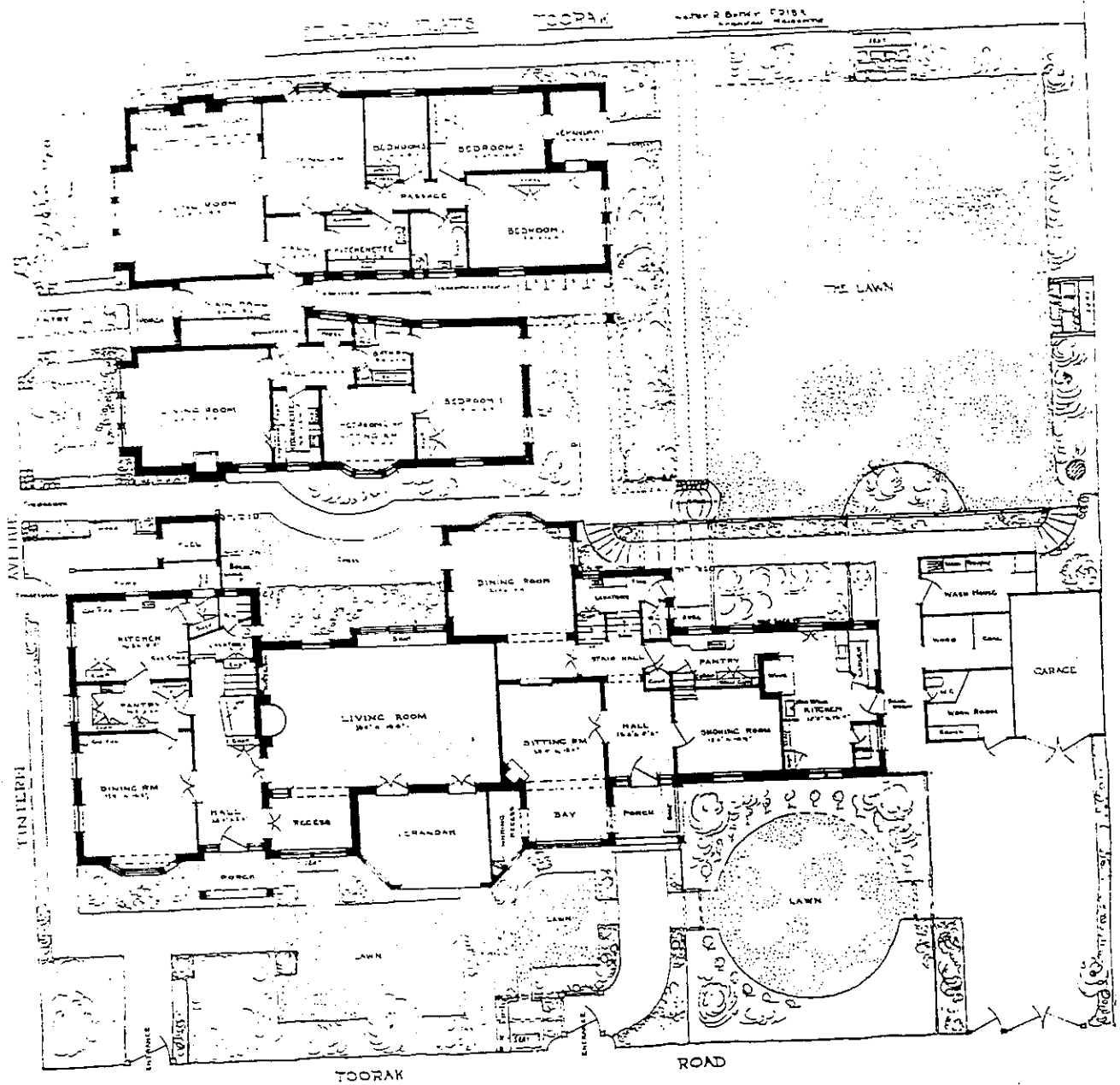
The owner tells us also that in Butler's day, the house was the scene of many gracious parties enjoyed by the social set of Toorak although life changed for the family when the Butlers' only son, Howard, was killed in a plane crash during World War I.

It was after that that Walter Butler conceived the idea of turning the house into flats and building further flats in the grounds. His work in design of the floor plans and the landscaping of the gardens still is a tribute to a brilliant man of vision.

Walter Butler died in 1949 and his wife in 1954 and gradually the family sold off flats to selected buyers. The flat being sold tomorrow finally severs the links, because it is the last one in the ownership of a relative of the family line — architect Mr David Alsop.



The Butler house in 1918 . . . little changed today.



Architect:
WALTER R. BUTLER, F.R.I.B.A.

Studley Flats, Toorak

STUDLEY Flats, situated at the corner of Toorak road and Tintern Avenue, Toorak, of which the above is a plan, consist partly of the residence of Mr Walter R. Butler, architect, converted into flats, used as the nucleus of the scheme, and a neat two-story building erected on the garden frontage of the property facing Tintern Avenue. The principal aspect is east and north, and the whole of the flats are bathed in sunshine. There is no restaurant, each flat being self-contained. Two of the flats are two-storied, the bedrooms and bathrooms being on the upper floor. These two have their own private garden and separate entrance from the street. The whole of the flats, six in number, with three

more to be added in the near future, are supplied with hot water from a central boiler, and a charming garden is provided in a sheltered position at the back for the use of all tenants.

The new two-story building is finished internally in hardwood, is provided with an unusually large number of cupboards, and is fitted with numerous handy devices for economy of space and convenience in administration. The kitchenettes have air cupboards for keeping meat, butter, milk, etc., with double-faced cupboards and silver drawers opening both to the diningroom and to the kitchenette. Telephone wires were put into the flats in tubes as the building was erected, so that a table set can be used either in the hall or in the prin-

cipal bedroom. The rubbish is removed from the outside of each kitchenette daily, the enamel buckets being cleaned and put back. Provision is made for the delivery of parcels when the occupants of the flats are out. The hall, staircase and garden are, of course, maintained by the management. The whole of the flats were let before completion.

The buildings were erected from the designs of Mr Walter R. Butler F.R.I.B.A., architect.

The additions and alterations to the existing building were carried out by Messrs G. and T. D. Reid, builders, and the new building by Mr Arthur Holmes, builder. The hardwood joinery has been well executed by Messrs Parker and Bird.

(24)

'Studley Flats', 392-400 Toorak Road, and 41 Tintern Avenue, Toorak

I believe this to be one of the most important complexes of early flats surviving in Melbourne, ~~and which comprises the earlier house of the architect Walter Butler as converted by him into two flats in 1918, together with a new detached block to Tintern Avenue of the same date, and extensions to the west and a detached flat ("The Cottage") apparently conceived at the time and executed soon afterwards, together with various ancillary spaces, stairs, cellars and the large courtyard garden with its terrace, fountain and decorative ceramic plaques.~~

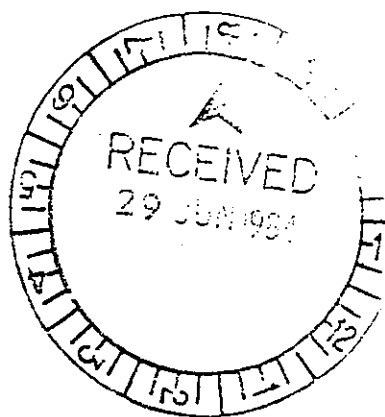
"A complex of early flats which particularly exemplifies changing attitudes and a semi-servantless lifestyle as developed by the end of the Great War, ~~and which comprises the earlier house of the architect Walter Butler as converted by him into two flats in 1918, together with a new detached block to Tintern Avenue of the same date, and extensions to the west and a detached flat ("The Cottage") apparently conceived at the time and executed soon afterwards, together with various ancillary spaces, stairs, cellars and the large courtyard garden with its terrace, fountain and decorative ceramic plaques.~~ The flats have suffered some re-subdivision and remodelling, but are still characterised internally by late Arts and Crafts detailing such as ledged and braced doors, beaten brasswork and stained timber. ~~The Tintern Avenue block especially is notable for forward-looking labour-saving gadgetry such as double-sided doors and hatches, rubbish bins located as to be removable from an exterior hatchway, and a remarkable set of milk delivery boxes with adjustable pointers to indicate the numbers of bottles required.~~"

Miles Lewis
28 June 1984

Agreed

28 June 1984.

G. Tiller



File please - agreed
19/7/84

NATIONAL TRUST OF AUSTRALIA (VICTORIA)

PROPERTY: "STUDLEY"

ADDRESS: 392-400 TOORAK ROAD, TOORAK

NATIONAL TRUST CITATION: A complex of early flats which particularly exemplifies changing attitudes and a semi-servantless lifestyle as developed by the end of the Great War. It comprises the earlier house of the architect Walter Butler as converted by him into flats in 1918, together with a new detached block to Tintern Avenue of the same date, and extensions to the west and a detached flat ("The Cottage") apparently conceived at the time and executed soon afterwards, together with various ancillary spaces, stairs, cellars and the large courtyard garden with its terrace, fountain and decorative ceramic plaques. The flats have suffered some re-subdivision and remodelling, but are still characterised internally by late Arts and Crafts detailing such as ledged and braced doors, beaten brass-work and stained timber. The Tintern Avenue block especially is notable for forward-looking labour-saving gadgetry such as double-sided doors and hatches, rubbish bins located so as to be removable from an exterior hatchway, and a remarkable set of milk delivery boxes with adjustable pointers to indicate the numbers of bottles required.