

Heritage Citation – Precinct

Heritage Place: Montalto Avenue Precinct

Address: 1-33 and 2-32 Montalto Avenue, 679-692 Orrong Road, 1A, 1B, 1 and 3 Stradbroke Avenue, and 6-8 Stonehaven Court, Toorak

Designer: N/A

Builder: N/A

HO Reference: HO143

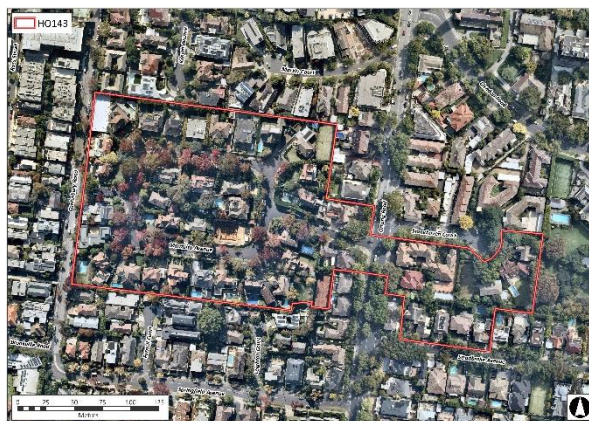
Citation status: Final

Date Updated: 23 March 2022

Year of Construction: 1920s-1930s



Photograph of view along 17-19 Montalto Avenue (source: Extent Heritage, 2021).



Location map and extent of HO143.

Heritage Group: Residential Buildings

Heritage Type: Residential Precinct

Key Theme: Building Suburbs

Key Sub-theme: Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion

Significance Level: Local

Recommendation: The existing (1993) precinct for HO143 is highly disjointed, with a series of building clusters that are not physically or aesthetically connected to one another. As a result, it is recommended to revise the curtilage of HO143 to align with the curtilage outlined in this precinct citation. The remainder of the precinct has been divided into new precincts and individual places, or recommended for removal from the Heritage Overlay; tree controls are recommended in relation to the sweetgum (*Liquidambar*) street trees on Montalto Avenue and Orrong Road, Edna Walling gardens at 23 Montalto Avenue and 6 Stonehaven Court, the Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue, as well as a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court.

Controls:	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input checked="" 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 Montalto Avenue Precinct, comprising properties on Montalto Avenue, Orrong Road, Stradbroke Avenue, and Stonehaven Court, Toorak, is locally significant. In addition, the sweetgum (*Liquidambar*) street trees on Montalto Avenue and Orrong Road, Edna Walling gardens at 23 Montalto Avenue and 6 Stonehaven Court, the Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue, as well as a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court are also locally significant.

Significant properties include:

- 16 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building)
- 18 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building)
- 19 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building with Tudor influences)
- 32 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building with Tudor influences)
- 681 Orrong Road, Toorak (highly intact and fine example of an Interwar Old English building)
- 1-8 Stonehaven Court 1-8 and 692 Orrong Road, Toorak (a substantial and intact example of an interwar Old English apartment building with Tudor Revival influences, designed by Robert Hamilton)
- Mullion at 6 Stonehaven Court, Toorak (Prairie style interwar era dwelling, designed by Walter Burley Griffin and Eric M. Nichols, original trees from the Egoleen Estate and Edna Walling designed gardens)

The remainder of the precinct is largely characterised by contributory buildings, with a small number of non-contributory infill developments. Refer to the gradings map for designations.

Character elements that contribute to the significance of the precinct include:

- The generous allotments, subdivision pattern and unique loop road formation established by the 1927 Montalto Estate, the last character of which creates a 'village' feel.
- The presence of a large group of individually significant dwellings of varying Interwar styles, including Old English, Georgian Revival, Tudor Revival and Prairie style, some associated with prominent architects.
- The high integrity of the contributory interwar buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining elements such as verandahs, porticos, roof forms, chimneys, window and door openings, brick detailing and timber joinery;
- The regularity and harmony of the double-storey, freestanding interwar era building stock;
- Consistency in front setbacks on each individual street;
- Buildings characterised by brick, timber wall panelling, render, tile and timber joinery, as well as hipped and gabled roofs;
- Building designs responding to the rise in popularity of the motor car;
- Original or period appropriate front fences; and

- A garden estate character established by well-maintained garden settings and street trees, particularly the sweetgum (*Liquidambar*) trees. Some gardens were designed by Edna Walling, including 23 Montalto Avenue and 6 Stonehaven Court.
- Remnant landscaping from the former estates, including a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court from the former Egoleen Estate, and the rare Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue from the original Montalto Estate.

Later alterations and additions to the properties are not significant.

How is it significant?

The Montalto Avenue Precinct is of local historical, representative and aesthetic significance to the City of Stonnington. The precinct also has associative significance as related to a number of notable architects and landscape designer.

Why is it significant?

The Montalto Avenue Precinct is historically significant as the 1927 subdivision of the Montalto Estate which saw the formation of a highly unusual loop road form in the suburb. Amongst this, the Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue is historically significant as a remnant planting from the original Montalto Estate. It is also historically significant as forming part of the 1927 Egoleen Estate subdivision; the former estate is still evident through a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court. The precinct forms a tangible link to the original estates and interwar subdivision story of Toorak. (Criterion A)

The Montalto Avenue Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Georgian Revival, Tudor Revival and Prairie style. (Criterion D)

The Montalto Avenue Precinct is aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the interwar eras, as well as an aesthetically pleasing apartment building from the same era. As a group they display cohesion through form, materials, setbacks and heights, as well as a strong garden estate character established by sweetgum (*Liquidambar*) trees, landscape architect designed gardens and remnant Victorian era estate trees, which combine to create a harmonious and attractive streetscape. The unique subdivision pattern formed by the Montalto Estate subdivision adds further aesthetic appeal, creating a village feel to the loop road. (Criterion E)

The Montalto Avenue Precinct has associative significance, featuring examples of the work of noted architects Walter Burley Griffin, Eric M. Nichols and Robert Hamilton as well as an Edna Walling designed garden. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Montalto Avenue Precinct is historically significant as the 1927 subdivision of the Montalto Estate which saw the formation of a highly unusual loop road form in the suburb. Amongst this, the Western Australian peppermint (<i>Agnus flexuosa</i>) tree at 7 Montalto Avenue is historically significant as a remnant planting from the original Montalto Estate. It is also historically significant as forming part of the 1927 Egoleen Estate subdivision; the former estate is still evident through a large eucalypt (<i>Eucalyptus</i>) tree and two mature cedar (<i>Cedrus</i>) trees at 6 Stonehaven Court. The precinct forms a tangible link to the original estates and interwar subdivision story of Toorak..
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	The Montalto Avenue Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Georgian Revival, Tudor Revival and Prairie style.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Montalto Avenue Precinct is aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the interwar eras, as well as an aesthetically pleasing apartment building. As a group they display cohesion through form, materials, setbacks and heights, as well as a strong garden estate character established by sweetgum (<i>liquidambar</i>) trees, landscape architect designed gardens and remnant Victorian era estate trees, which combine to create a harmonious and attractive streetscape. The unique subdivision pattern

		formed by the Montalto Estate subdivision adds further aesthetic appeal, creating a village feel to the loop road.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The place does not meet this criterion.
G	<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>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The Montalto Avenue Precinct has associative significance, featuring examples of the work of noted architects Walter Burley Griffin, Eric M. Nichols and Robert Hamilton as well as an Edna Walling designed garden.

Description

• Physical Analysis

The Montalto Avenue Precinct comprises all the properties fronting Montalto Avenue, the south side of Stonehaven Court, the properties between Montalto Avenue and Southaven Court on Orrong Road, and several properties on Stradbroke Avenue. Montalto Avenue is an internally focused residential precinct. Entry to the avenue is from Orrong Road to the east and Canterbury Road to the west. The main road is aligned in an unusual square formation with houses on the perimeter and the central, inner square. Each corner of the internal road is extended in a small cul-de-sac. Stonehaven Court is accessed from Orrong Road to its west and ends at the east in a cul-de-sac. Stradbroke Avenue is accessed from Orrong Road to the west and Clendon Road to the east. The precinct is bounded to its north and east by residential properties, Stradbroke Avenue to the south and Canterbury Road to the west. There are no laneways intersecting or bordering the precinct.

Montalto Avenue

Montalto Avenue is a narrow street with two-way traffic and parking on both sides of the street. The avenue is predominantly planted with sweet gum (*liquidambar*) trees. The mature trees form a dense canopy that shades the road and footpath. The trees are located within planting strips along the street side with a concrete footpath between the planting strips and the property boundaries. The streetscape consists of this layout with the exception of the north side of the outer side of the loop which lacks the concrete footpath. The southeast corner is unique with a centered tree planted in a circular garden bed in the middle of the cul-de-sac. The street lacks additional roadside landscaping except on the north side where the wider planting strip extends into the front yard of the bordering properties. Montalto Avenue is surfaced in bitumen with concrete curbs and crossovers.

The Montalto Avenue area is characterised by low-density residential properties. There are thirty-three properties fronting Montalto Avenue on allotments that are generally larger than the allotment sizes the immediate surrounding area. The properties have a consistent setback on the outer and inner rings of the avenue. Street front boundary fences in the avenue come in a wide variety of styles with no consistent style, form, height or colour. A notable front wall is 1 Montalto Avenue with a tall hedge wall over a tall brick wall. The wall is the tallest and most imposing within the avenue. Most houses have a single or return driveway with off street parking. The alignment of Montalto Avenue forming a closed centred loop with two end access points has contributed to the overall character of the street.

The setback of the properties allows for a sizeable front yard, often the same size as the backyards in some properties. In corner properties and in the inner ring, the front yards represent the majority of open space in the properties. Several houses have swimming pools and the largest corner cul-de-sac lots each include a tennis court. Most houses are surrounded by a leafy garden with smaller trees and shrubs predominating, although a few properties have larger specimen trees.

The architectural character of Montalto Avenue consists predominantly of two-storey detached Interwar era houses. The houses are reflected in two primary design styles, Old English (some with Tudor Revival influences) and Georgian Revival. Old English houses are generally characterised by clinker brick, steep pitched tiled roofs, render with brick detailing, wide chimneys, open gable facades and a tall, compact form. Of the Old English style, Tudor Revival examples in the avenue typically include steep pitched hipped and open gable roofs and the distinctive black half-timber façade details; 19 and 32 Montalto Avenue include prime examples of this design. Other variations of the style include the steep pitch roof and prominent bay windows with leadlight glass at 23 Montalto Avenue.

The Georgian Revival style represented in the avenue present more diversity in design influences including of the Spanish Mission and Arts and Crafts styles. Most of the houses are rendered with some presenting open face brick. The rendered houses present in a different range of colours which reduces the cohesiveness of the avenue. The restrained form of the style in addition to distinct details such as Tudor arches, porte cochre, quoining and timber louvred window shutters can be seen at . 3, 8, 9, 20, 29 and 30 Montalto Avenue. While most properties include some form of extension and addition, most are largely sympathetic to the original design intent. Only a handful of properties have been redeveloped and include. 5, 7, 14 and 5 Montalto Avenue, which have all been replaced with contemporary structures. It should be noted that while 14 Montalto Avenue has been designed by well-regarded architect Martin Sachs, its style does not align with the heritage values of the precinct as a 1990s structure.

A Western Australian peppermint (*Agnus flexuosa*) tree, located at 7 Montalto Avenue, is credited as a rare species and a surviving remnant planting attributed to the original Montalto Estate.

The overall character of the avenue is strongly influenced by its streetscape setting and unique subdivision. While the houses within the avenue do generally belong to one of two main architectural styles identified, the form, character and detailing of the structures are highly diverse within the area. The only true consistency in the built form of the avenue lies in the setback of the properties, otherwise is it tied together as an interwar era streetscape.

Orrong Road

Orrong Road is aligned on a north south axis. It is a wide major thoroughfare with two lanes and street side parking on each side of the road. The road is laid in bitumen and has concrete curbs, crossovers, a planting strip and concrete walkway within the precinct. Four properties on Orrong Road lie within the precinct. This includes 692 and 694 Orrong Road on the east side and 679 and 681 Orrong Road on the west side. The streetscape of Orrong Road is dominated by mature sweetgum (*liquidambar*) trees on both sides of the road. There is a tall mature evergreen tree in front of 692 Orrong Road which stands out during the winter months when the other trees are bare. The four properties have significant street frontage and are highly visible from the wider street level. The properties on the west side are fronted by tall masonry walls. The properties on the east are open to the street with low masonry walls and hedges demarcating the street boundary.

679 Orrong Road is a two-storey Georgian Revival residence presenting a restrained symmetrical form typical of the style. The house also presents a porte cochre with arched openings that a hallmark of the style. On the other hand, 681 Orrong Road is an Old English style house featuring distinct open half-timbered gable facades. Additional details include the brick nogging and Marseilles tiled roof that are cohesive with the style. The two houses which flank the entrance to Montalto Avenue aesthetically align within the broader Interwar style of the avenue beyond.

692 Orrong Road is a large raised two-storey Old English Tudor style apartment building. The structure commands an impressive and imposing façade overlooking the street. The street level provides access to a four car garage. The structure presents detailing typical of the style including the wide embellished chimneys, open gable bay with black half timbering, open face chequered and herringbone nogging and the Marseilles roof tile. The property includes a highly landscaped terraced front yard with boxwood (*buxus*) hedges and topiaries visible from the street. The street front main open gable façade includes large, stylised lettering reading 'STONEHAVEN' painted onto the open face brick. 694 Orrong Road is a two-storey apartment complex. The yellow bagged brick structure presents a simple form and evenly spaced fenestration. The Interwar structure presents few embellishments on the façade limited to the wrought iron window grills and dentilled cornice.

Stonehaven Court

Stonehaven Court is aligned on an east west axis. It is a narrow road with two lanes and street side parking on each side of the road. The road is laid in bitumen and has concrete curbs, crossovers, a planting strip and concrete walkway within the street. The street is accessed from its west off Orrong Road and ends to its east at a wide cul-de-sac. Only the south side of the street is included within the precinct, consisting of four properties fronting the cul-de-sac. The western most property is currently an empty lot. The south side of the street includes mature evergreen trees, birch trees and agapanthus underplanting within the planting strip. Three of the properties including the empty lot have coursed rubble front walls with the exception of a tall open face masonry wall at 7 Stonehaven Court.

The three structures along Stonehaven Court are two-storey residential structures. 6 Stonehaven Court, also known as Mullion, is a highly unusual design for the area, built in the Prairie style which drew on the Arts and Crafts movement. Designed by Walter Burley Griffin and Eric M. Nichols, the building emphasises nature and craftsmanship through the extensive use of stone, asymmetry and strong geometric massing. Mullion is also reported to have an Edna Walling garden design. Meanwhile, 7

Stonehaven Court is built with a general Old English style featuring wide chimneys, open gable facades, steep pitched hipped roofs and an overall tall, compact form. 8 Stonehaven Court has a symmetrical front façade and restrained form reminiscent of the Georgian Revival style. However typical details are absent, such as a porte cochre which appears infilled. The structure is rendered white.

The properties are set back evenly around the cul-de-sac with larger front yards. The cul-de-sac is largely shaded by mature trees with a height and canopy that exceeds that of a typical suburban streetscape. Mullion is of particular interest for its tall eucalypt tree and two big spreading cedar (*cedrus*) trees both on the property and on the nature strip; they likely relate to the former Egoleen Estate. Other mature trees include a jacaranda tree at 7 Stonehaven Court and tall oak (*quercus*) trees and dense planting at 8 Stonehaven Court

The streetscape quality is largely created by brush box (*lophostemon confertus*) plantings and the garden settings of the individual properties. The setback and overall consistent form of the structures, partially hidden by the mature dense tree planting lends to an overall sense of cohesiveness within the private cul-de-sac.

Stradbroke Avenue

Stradbroke Avenue is aligned on an east west axis. It is a narrow road with two lanes and street side parking on each side of the road. The road is laid in bitumen and has concrete curbs, crossovers, a planting strip and concrete walkway on both sides of the avenue. The avenue is accessed from its west off Orrong Road and terminates to the east on Clendon Road. Only four properties at 1A, 1B, 1 and 3 Stradbroke Avenue on the north side of the street lie within the precinct. The street is lined with mature oak (*quercus*) trees. The street front boundaries of the four properties are demarcated by a cohesive row of tall white rendered masonry walls and piers with a flat cap. The main car and entrance gates consist of black wrought iron, albeit with different styles and heights. The wall of 1A Stradbroke Avenue is unique for its open face clinker brick expressed base and top course, and terraced face brick pier caps.

1A Stradbroke Avenue is a two-storey house built with Old English influences. This can be seen in its prominent chimneys and open face gable façade. The property is unusual for its extremely long pitched roof extending from the apex of the main structure down to the street front side of the garage extension. 1B Stradbroke Avenue is a modern two-storey house built in a Neo-Georgian style. 1 Stradbroke Avenue is a two-storey Interwar mansion with some Georgian influences seen in its classical ordered portico. 3 Stradbroke Avenue is an imposing two-storey structure with a design reminiscent of the Scottish houses designed by Charles Rennie Mackintosh. This is seen in the grey roughcast render, imposing roof and façade, open gable front, wide chimney and recessed brick motifs. However, the design also presents influences of its local context including exposed rafter eaves, timber louvred shutters and cavetto curved walls not seen in Mackintosh's style.

The houses along Stradbroke Avenue are located within equally sized allotments with 1A Stradbroke Avenue on a slightly larger lot. However, the setbacks of the properties differ along the street. The streetscape is defined by its mature oak planting.

Montalto Avenue Precinct

The Montalto Avenue Precinct includes groups of houses along four different streets. Each section has a different streetscape informed by its alignment and tree planting. Considering the precinct covers four different streets, the house setbacks and front walls alter throughout the precinct. The four properties fronting Stradbroke Avenue feature the most cohesive front walls in the precinct. The precinct is largely entirely defined by two-storey Interwar houses. The most common styles seen throughout the precinct are that of the broader Old English and Georgian Revival styles. Houses may present detailing influenced by other styles including Arts and Crafts and the Tudor styles. This leads to a large range of styles, forms and detailing adding to a sense of cohesive diversity to the precinct. The most impressive houses in the precinct are along Orrong Road and Montalto Avenue. With the exception of five contemporary houses, the rest of the precinct is largely intact, and is considered to be of high integrity and good condition.

- [Alterations and Additions](#)

Montalto Avenue:

- Highly modified front fences throughout.
- Most Georgian Revival style properties have been rendered, some with unsympathetic colours such as grey at 25 Montalto Avenue.
- 5, 7, 14 and 15 Montalto Avenue: all original dwellings replaced with contemporary dwellings.

Orrong Road:

- 679 Orrong Road: dwelling and front wall have been rendered grey.
- 694 Orrong Road: front yard altered.

Stonehaven Court:

- 8 Stonehaven Court: addition of a two-storey extension.

Stradbroke Avenue:

- 1A Stradbroke Avenue: a street front garage with a roof line incorporated to the roof pitch of the main structure.
- 1B Stradbroke Avenue: contemporary dwelling added.

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**

The suburb of Toorak was the scene of intensive subdivision and development in the 1920s and 1930s. While the subdivision of large estates was also taking place before this period, rising labour costs following World War I made the cost of servants and other workers to maintain the estates prohibitive (Context Pty Ltd 2006). This resulted in the formation of several streets characterised by grand architect designed homes situated on generous allotments. The following section provides a brief history of the relevant streets within the precinct, as well as the subsequent housing developments that took place during the interwar period.

Montalto Avenue

In the 1850s, Montalto was one of the large estates located around the emerging Toorak Village. Other estates in the vicinity were Tintern, Springfield, Balmerino and Leura. An 1850s map of the area shows these properties on large portions of land. Over the next forty years, the precinct west of Canterbury Road was developed intensely. However, there was little development east of Canterbury Road. By 1899, both the Montalto and Laura Estates, then known as Montalta were still remaining in the large area bounded by Orrong Road, Toorak Road, Canterbury Road and roughly present day Selbourne Road (MMBW 1899).

In 1927, the Montalto Estate was surveyed by J. Gillespie and subsequently subdivided to form Montalto Avenue and 33 lots. The subdivision was distinct in its unusual geometric form and comprised an enclosed rectangular road with entrances to Canterbury Road to the west and Orrong Road to the east. Its design has been noted in previous studies for creating an unusual village-like street pattern that was ideal for the construction of distinguishable architecture and landscape design (John Curtis Pty Ltd 1991, 2-5). Throughout the late 1920s and 1930s, grand architect designed interwar homes were erected on the newly available generous allotments that had formerly comprised the Montalto Estate.

Stonehaven Court

As with Montalto Avenue, Stonehaven Court was developed following the subdivision of a grand Toorak estate known as Egoleen. Owned by notable pastoralist and politician Sir Francis Ormond, Egoleen was located at the corner of Clendon and Orrong Roads and neighbouring Coonac Estate. It was subsequently subdivided in 1927, similarly reflecting the rampant interwar period of subdivision and development in Toorak (The Argus 1926, 35; The Argus 1927, 13).

Notable properties erected in the area following subdivision include the distinct Prairie style dwelling Mullion at 6 Stonehaven Court (1927-28), which also comprises the original trees that were part of the Egoleen Estate, and the flats Stonehaven Court at the corner of Orrong Road. Designed by architects Walter Burley Griffin and Eric Nicholls, Mullion has also been noted for its Edna Walling designed gardens.

679, 681, 690 & 692 Orrong Road

This area of Orrong Road was developed in three stages. While 679 Orrong Road was erected following the initial 1927 subdivision of Montalto Estate, 681 was not constructed until Montalto's demolition in 1931. Thus, although the Estate's 1927 subdivision resulted in the formation of the majority of allotments at Montalto Avenue, the north east corner of the Estate was retained as present day 681-689 Orrong Road. It was only following the death of Montalto's owner Agnes Kelly whereby the mansion was demolished and further subdivided (Bryce Raworth Pty Ltd 2015). The English Domestic Revival dwelling at 681 Orrong Road was erected shortly after. Given the lack of archival material, the architect has yet to be determined. The Robert Hamilton designed interwar Old English flats 'Stonehaven Court' at 692 Orrong Road, is believed to have been erected following the 1927 subdivision of Egoleen Estate.

1A, 1B, 1 and 3 Stradbroke Avenue

According to existing research, the dwellings in this area of Stradbroke Avenue were developed at a later subdivision (Nigel Lewis 1992, 50). The exact date has yet to be determined, although the building typology indicates that it likely took place in the 1930s. The dwelling at 1B Stradbroke Avenue was constructed in 2000.

Comparative Analysis

The Montalto Avenue Precinct is characterised by predominantly two-storey interwar era houses. The most common styles seen throughout the precinct are that of the broader Old English and Georgian Revival styles, however many dwellings present detailing influenced by other styles including Arts and Crafts and the Tudor styles. There is also an unusual Prairie style dwelling.

Comparative precinct examples include:

- **Huntingfield Road Precinct (HO347).** The Huntingfield Road Precinct is an important and distinctive example of an interwar residential estate of Georgian Revival dwellings. The quality of its houses, the relative uniformity of their scale and architectural character, the extent to which the original interwar houses survive largely intact, the slight bend to the road and the maturity of its street trees all combine to encapsulate the essence of an affluent interwar suburb. The Montalto Precinct shares many qualities with Huntingfield Road, including the presence of Georgian Revival dwellings, intactness of dwellings to their original states, a dominant two-storey character, unique road formation and street trees, however it is also more diverse in its architectural character and has some infill development. Further, Montalto Precinct has a larger number of individually significant buildings.
- **St Georges Court Precinct (HO348).** St Georges Court Precinct is an interwar era precinct which is also characterised by two-storey Georgian Revival style residences. However, St Georges Court Precinct is also heavily influenced by Mediterranean architecture and consists of a number of masonettes as opposed to single, freestanding residences. The Montalto Precinct shares

many qualities with the St Georges Court Precinct, including the presence of Georgian Revival dwellings, intactness of dwellings to their original states, a dominant two-storey character, unique road form and street trees, however it is also more diverse in its architectural character and has some infill development. Further, Montalto Precinct has a larger number of individually significant buildings.

- Kooyong Precinct (HO181).** The Kooyong Precinct consists of a relatively intact and visually cohesive group of buildings consisting of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and interwar eras. The Kooyong Precinct shares similarities to the Montalto Precinct in terms of diversity in interwar architectural character, height, form and intactness, and both include a number of notable individually significant buildings.

As demonstrated by the above examples, the Montalto Avenue Precinct encompasses a high quality and intact collection of interwar era residences, a dominant two-storey character, a unique subdivision and looped road form, and strong landscape character through consistency in street trees. The range of interwar styles, forms and detailing add a sense of cohesive diversity. Further, the Montalto Precinct has a larger number of significant buildings than many other precincts in the City of Stonnington.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
MONTALTO AVENUE			
1 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
2 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
3 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
4 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
5 Montalto Avenue	House	Contemporary	NC
6 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
7 Montalto Avenue^	House	Contemporary	NC
8 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
9 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
10 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
11 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
12 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
14 Montalto Avenue	House	Late Twentieth Century (c.1960-c.2000)	NC
15 Montalto Avenue	House	Contemporary	NC
16 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
17 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
18 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
19 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
20 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
21 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
22 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
23 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
24 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
25 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
26 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
27 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
28 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
29 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
30 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
31 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
32 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
33 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
ORRONG ROAD			
679 Orrong Road	House	Interwar period (c.1910-c.1940)	C
681 Orrong Road	House	Interwar period (c.1910-c.1940)	S
690 Orrong Road	House	Interwar period (c.1910-c.1940)	C
1-8/692 Orrong Road	Flat	Interwar period (c.1910-c.1940)	S
STONEHAVEN COURT			
6 Stonehaven Court	House	Interwar period (c.1910-c.1940)	S
7 Stonehaven Court	House	Interwar period (c.1910-c.1940)	C
8 Stonehaven Court	House	Interwar period (c.1910-c.1940)	C
STRADBROKE AVENUE			
1A Stradbroke Avenue	House	Interwar period (c.1910-c.1940)	C
1B Stradbroke Avenue	House	Contemporary (built 2000)	NC
1 Stradbroke Avenue	House	Interwar period (c.1910-c.1940)	C
3 Stradbroke Avenue	House	Interwar period (c.1910-c.1940)	C

^ note: although the building is graded NC, the site is subject to tree controls. Refer to the statement of significance for details.

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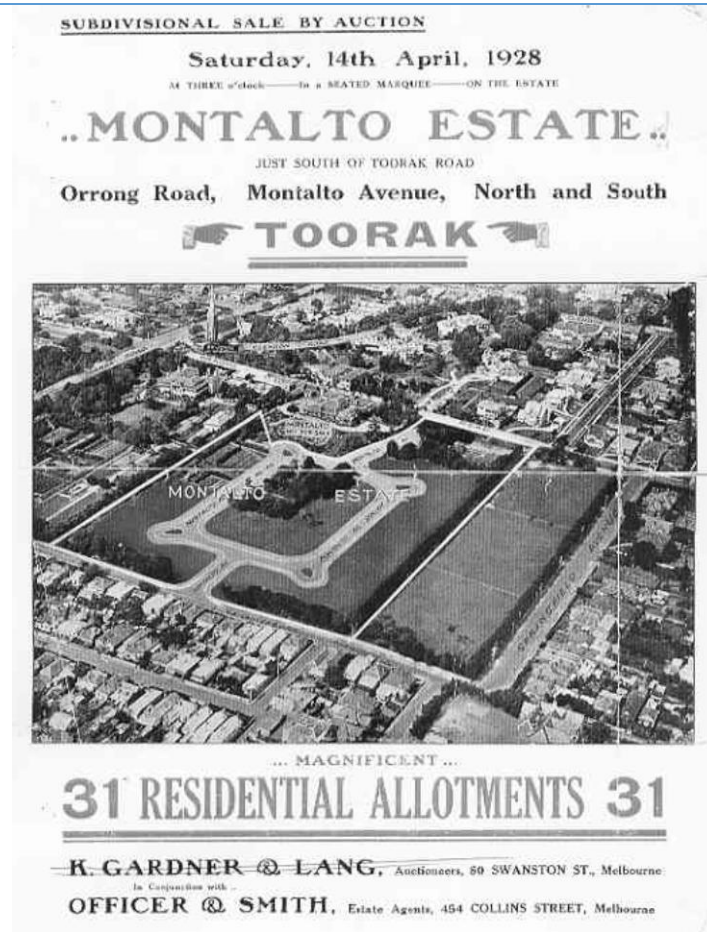
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Limitations

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



Subdivision sale poster from 1928 (source: City of Stonnington, 'Montalto estate – land subdivision', Reference number: PH1387.1).



10 Montalto Avenue, Armadale.
(source:www.realestate.com).



16 Montalto Avenue, Toorak (source: City of Stonnington, 2020)



18 Montalto Avenue, Toorak (source: City of Stonnington, 2020).



18 Montalto Avenue, Toorak (source: City of Stonnington, 2020).



32 Montalto Avenue, Toorak (source: City of Stonnington, 2020)



692 Orrong Road, Toorak (source: City of Stonnington, 2020).



6 Stonehaven Court, Toorak which contains early plantings (source: City of Stonnington, 2020).



Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue (source: Extent Heritage Pty Ltd, 2021).



View along 17-19 Montalto Avenue, Toorak
(source: Extent Heritage Pty Ltd, 2021).



View along 2-5 Montalto Avenue, showing the
street trees (source: Extent Heritage Pty Ltd,
2021).



View along 21-19 Montalto Avenue, Toorak
(source: Extent Heritage Pty Ltd, 2021).



View of 679 and 681 Orrong Road, Toorak and
entrance to Montalto Avenue (source: Extent
Heritage Pty Ltd, 2021).

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Former citation prepared by: Context Pty Ltd, 1993.

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