

Montalto Avenue / Stradbroke Avenue / Clendon Road / Toorak Road Precinct

Location

1-33 & 2-32 MONTALTO AVENUE, TOORAK, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO143

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The Stonehaven Court area contributes to the significance of the whole Toorak/Clendon Road Urban Conservation Area which is documented in the *Prahran Character and Conservation Study* 1992, pages 49-51.

As an extension to the Toorak/Clendon Road Urban Conservation Area, the Stonehaven Court area will contribute to the 1920s-30s character of the whole area.

Specifically, the key characteristics of the Stonehaven Court area are:

the 1920s-30s buildings of architectural significance

the retention of trees from the earlier property

the garden settings of the properties within the court

the street forms and materials which are typical of the period of development.

Heritage Study/Consultant	Stonnington - Conservation Review City of Prahran Volume 3: Urban Conservation Areas, Context Pty Ltd, 1993; Stonnington - Prahran Conservation Study Identification of Buildings & Areas of Major Significance, Nigel Lewis & Associates, 1983;
Construction dates	1927,
Other Names	Montalto Avenue, Toorak,
Hermes Number	30767
Property Number	

Physical Description 1

The Montalto Avenue component of this Urban Conservation Area demonstrates an interesting approach to subdivision design which has created an internally focused residential precinct. The precinct is entered from the east or the west by short streets which end in a T intersection. The main road is then a square internally with houses on both sides, that is, around the perimeter as well as within the central square. At each corner of the rectangle, the road is extended in a small cul de sac. This design technique is seen in the much later Housing Commission development in areas such as Doveton and Sale; the effect is to display the architectural qualities of the corner grouping of houses.

The overall character of Montalto area is created by this particular urban form combined with the strong architectural character of two storey detached inter-war houses, each individually of some interest, and some of considerable design importance. Each house is set on a larger than average allotment and each is surrounded by a leafy garden with smaller trees and shrubs predominating, although a few properties have larger specimen trees. The overall effect is of a linking between the garden setting of each house and the landscape setting created by the estate design. Many houses combine a brick fence and hedge for their front boundary. The combinations include lower brick fences with privet hedges and also some cypress hedges. A few properties have higher brick fences, presumed to date from a more recent period, and several retain timber fences which are probably original.

The architectural qualities of the buildings are vitally important in understanding and appreciating the character of the estate. The diversity of styles is remarkable given that each fit within a similar sized allotment and presumably contained a similar range and number of rooms. Many of the houses reflect the interests in revival styles during this period and include Tudor Revival houses with dark painted half timbering, Georgian Revival with rendered facades, Spanish Mission influences, and Arts and Crafts characteristics. Many of the houses are rendered but a good proportion is also face brick using the clinker bricks of the period.

Generally, the estate is remarkably intact. There has been some redevelopment along the Canterbury Road side of the estate.

The street plantings are unusual using Liquidambar, a species uncommon in street plantings, to great effect.

Local Historical Themes

8.1.3 The end of an era - mansion estate subdivisions in the twentieth century 8.4.1 Houses as a symbol of wealth, status and fashion 8.3.2 Gardens 8.2.1 Mansion estates and the high ground

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>