

Heritage Citation



Casa del Rio

Key details

Addresses	At 40 Moray Street, New Farm, Queensland 4005
Type of place	Flat building
Period	Interwar 1919-1939
Style	Composite
Lot plan	L1_BUP9872; L2_BUP9872; L3_BUP9872; L4_BUP9872; L5_BUP9872; L6_BUP9872

Key dates Local Heritage Place Since — 30 October 2000
Date of Citation — September 2010

Construction Roof: Tile;
Walls: Face brick

Criterion for listing (A) Historical; (B) Rarity; (D) Representative

'Casa del Rio' was built in 1933 and is on the Register of the National Estate. The block of flats was financed by property developer, Harry Crouch and located on the site of the 'Ravenswood' estate, a large property, extending from Moray Street to Bowen Terrace. The new flats were built during the interwar building boom to cater to the growing demand in New Farm for rental accommodation that included a range of modern conveniences, close to public transport and the city as tenants embraced the concept of modernity. Many blocks of flats were built on residential estates that had been subdivided because of rising living costs. The complex was one of three 1930s blocks of flats that were constructed on the 'Ravenswood' estate which also included 'Casa del Mar' and 'Ravenswood'.

Description

This striking three-storey, brick building features curved balconies with wrought iron balustrades, tiled window hoods over stained-glass windows, brick banding and brick quoins at the lower level with the upper part of the building in roughcast render. Along with the adjacent Casa del Mar, it makes a valuable contribution to the visual appeal of Moray Street.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as New Farm underwent a dramatic transformation in the interwar period, which saw a large number of flats being constructed on subdivided residential estates.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as one of a surviving number of interwar flats that make a valuable contribution to New Farm's built character, which is undergoing rapid change with increasing high-density development.

Representative

CRITERION D

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places

as a good example of interwar flats as a distinctive block of flats featuring a composite of Mediterranean and Old English styles, stylistic elements of middle-class housing of the period.

References

1. Brisbane City Council Properties on the Web
2. Brisbane City Council, 1946 aerial photographs.
3. Brisbane City Council, Sewerage Maps, Detail Plan No 161, 5 Aug 1937 [updated plan did not include blocks of flats at 32, 40, 44 Moray Street and 313 Bowen Terrace built in the early 1930s]
4. Brisbane City Council, Surveyor's Notebook, Moray St, 21 Nov 1924
5. Brisbane City Council, *New Farm and Teneriffe Hill Heritage and Character Study*, Oct 1995.
6. *Certificates of Title*, Department of Environment and Resource Management
7. Department of Environment and Resource Management, 'Julius Street Flats', Queensland Heritage Register entry
8. 'Casa del Rio', Australian Heritage Places Inventory, Register of the National Estate.
9. *Queensland Post Office Directory*, 1936; 1938; 1939; 1940
10. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010 pg 151-175
11. Gardner, F, Field Survey Notes, 2002
12. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q

Press, 1984)

13. *ABJQ*, 10 March 1930, pg 38
14. *Courier Mail*, 28 July 1933, pg 3
15. *Brisbane Courier*, 14 Oct 1930, pg 3
16. *Courier Mail*, 14 July 1934, pg 4
17. Apperly, Richard, Robert Irving and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*. North Ryde: Angus & Robertson, 1989
18. Kennedy, Michael Owen. 'Domestic Architecture in Queensland Between the Wars', Master of the Built Environment (Building Conservation) thesis, University of New South Wales, 1989

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Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

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