Statement of Significance: Casa de Rio, 95 Alexandra Avenue, South Yarra (June 2026)

Heritage Place:	Casa de Rio 95 Alexandra Avenue, South Yarra	**PS ref no:**	HO300



Figure 1: *Street frontage of Casa de Rio, 95 Alexandra Avenue, South Yarra* (GJM Heritage, June 2024).

What is significant?

'Casa De Rio' at 95 Alexandra Avenue, South Yarra constructed in 1934-1935.

Elements that contribute to the significance of the place include:

- Two-storey house in the Spanish Mission style of the interwar period
- Brick construction with textured render finish
- Gabled roof forms clad with semi-circular tiles
- Broad timber lined eaves with exposed rafter ends and semicircular tiled edges to gable ends
- Asymmetrical form with recessed side wing with entry loggia to the west and elevated terrace above a pair of garages
- Timber-framed sash windows, some with timber shutters with diamond-shaped motifs
- Arched openings to front entrance
- Classical-inspired rendered balustrading with wrought iron detailing to stairs and screen doors
- Crazy pattern stone paving
- Single rendered chimney with tile-clad gabled capping
- Timber garage doors with glazed highlights

- High rendered brick boundary fence with brick piers with pitched tile-clad capping and wrought iron vehicular and pedestrian gates.

The later remote-controlled vehicle gates are not contributory to the significance of the place.

How is it significant?

'Casa De Rio' at 95 Alexandra Avenue, South Yarra is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

'Casa de Rio' at 95 Alexandra Avenue has strong associations with the development of the municipality in the interwar period following the subdivision of large Victorian-era mansion estates. This period of development transformed the built environment and social character of the area by replacing substantial mansion estates with modest suburban residences and higher density flat and apartment developments. This was largely a result of rising labour and materials costs following World War I, which made the cost of maintaining grand Victorian and Federation-era mansions difficult and led to a significant increase in the subdivision of large estates across the municipality. Constructed on land that previously formed part of the 'Tivoli Estate', 'Casa de Rio' clearly illustrates the important interwar phase of development in the City of Stonnington (Criterion A).

'Casa de Rio' at 95 Alexandra Avenue, South Yarra is a fine and highly intact representative example of an interwar house designed in the Spanish Mission style. The residence displays typical characteristics of the period including rendered masonry walls with a textured finish, chimneys with a matching rendered finish, gabled roofs clad with semi-circular 'Mediterranean' tiles, exposed timber rafter ends, timber window shutters, inset screens, use of arches to door and window apertures, and decorative metalwork (Criterion D).

'Casa de Rio' at 95 Alexandra Avenue, South Yarra is a carefully considered and finely executed interpretation of the Spanish Mission style of the interwar period. Designed by prominent journalist (and former apprentice architect) Montague Grover, 'Casa de Rio' at 95 Alexandra Avenue is a restrained expression of the Spanish Mission style applied to what were originally flats designed to appear as a substantial single dwelling. Set within a series of stone paved terraces enclosed by rendered masonry garden walls and balustrades which moderate the slope of the site, the building clearly illustrates the Spanish Mission aesthetic (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).