

## RIO VISTA



RIO VISTA SOHE 2008



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h00729 1 rio vista currton  
avenue mildura front she  
project 2003



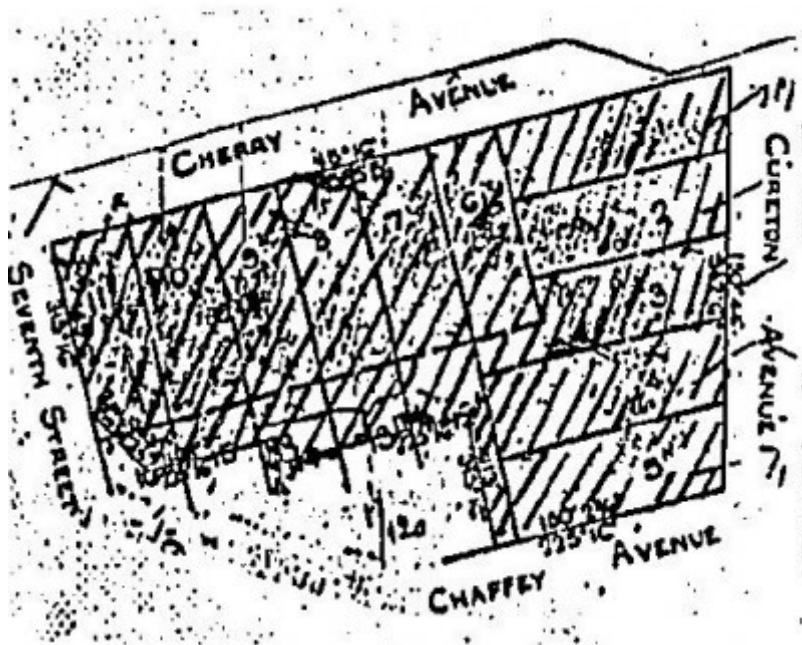
h00729 rio vista currton  
avenue mildura back corner  
she project 2003



h00729 rio vista currton  
avenue mildura verandah she  
project 2003



h00729 rio vista currton  
avenue mildura miner's  
cottage she project 2003



H0729 rio vista extent

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### Location

199-205 CURETON AVENUE MILDURA, MILDURA RURAL CITY

### Municipality

MILDURA RURAL CITY

### Level of significance

Registered

### Victorian Heritage Register (VHR) Number

H0729

### Heritage Overlay Numbers

HO6

### VHR Registration

May 3, 1989

### Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - June 28, 1999

Rio Vista and the former gardener's cottage at the rear at 199-205 Cureton Avenue, Mildura, have historical and architectural significance for the following reasons:

- (1) The significance of Rio Vista and the gardener's cottage at the rear can be assessed in terms of their architectural, historical and social importance at the regional, state and national levels.
- (2) The complex is of architectural importance as a very early example of the Queen Anne domestic style in Australia. It is preceded in Victoria by Woodlands, North Essendon, of 1888, to the design of Oakden, Addison and Kemp, but precedes the well documented work of Ussher and Kemp, William Beebe, Walter Butler, Christopher Cowper and others who practised in the Queen Anne manner during the post-1890's depression years. In this respect the architecture of Rio Vista was innovative in its day at the state and national levels, and remains distinctive for its use of decorative timberwork which relates directly to contemporary American practice. Rio Vista is symbolic of the link with American architectural practice brought about by William Benjamin Chaffey's briefing of Mildura architect EC Sharland and by his importation of a Canadian joiner, W Kells. Although Canadian born, Chaffey had lived in California prior to his arrival in Australia and had first hand experience of English Queen Anne domestic architecture as it had been interpreted for over a decade in America.
- (3) The design of the interior finishes is important at the state level for its use of local and imported timbers, stained and acid-etched glasswork of the Victorian period, and embossed wallpapers. The wallpapers are particularly intact, while the timber mouldings are noteworthy as sophisticated examples of Queen Anne mouldings and may be unique on account of their early date.
- (4) As the home of William Chaffey, Rio Vista attains historic significance for its links with the pioneering work of Chaffey Brothers Limited in establishing Australia's earliest irrigation colony on the Murray River.
- (5) The fabric of the building is important as a reflection of the constructional expertise available within the irrigation colony only two years after its founding in 1887. The joinery, being of local manufacture, is expressive also of the restrictions on importing mouldings from Adelaide and elsewhere, owing to the high cost of duties payable at colonial borders prior to federation.
- (6) The former gardener's cottage at the rear, which was probably built in 1889-90, is a two storied structure, strongly influenced by contemporary American Picturesque domestic architecture.
- (7) The landscaped grounds of Rio Vista are important as an example of the work of the prestigious local firm of Hugan and Glasson, trading as the Ontario Nursery.

[Source: Report to the Minister]

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a

determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1889,
Architect/Designer	Sharland, EC,
Heritage Act Categories	Registered place,
Hermes Number	843
Property Number	

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## History

Associated People:

## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 729 -

Rio Vista, 199-205 Cureton Avenue, Mildura to the extent of the whole of the Rio Vista building and the whole of the former gardener's cottage at the rear, as shown cross-hatched in the plan (Appendix A) held by the Ministry for Planning and Environment in Certificate of Title Volume 8039 Folio 678.

[Victoria Government Gazette G17 3 May 1989 p.1040]

*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/>*