

Address	1 River Road BENALLA		
Heritage Overlay	Proposed for Inclusion in the Benalla Schedule to the Heritage Overlay		
Heritage Overlay Map (proposed)			
Designer/s	Unknown	Dates	Early twentieth century
Significance	Local	Builder/s	Unknown
Heritage Overlay	The title area is proposed for the heritage overlay map.	Survey Date	March 2024



1 Riverview Road Benalla

The following Statement of Significance has been prepared according to the provisions of the Planning Practice Note 01: Applying the Heritage Overlay, (2018)

Assessment against criteria

The following analysis is based on Victorian Government Planning Practice Note 1: Applying the Heritage Overlay (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: 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 their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of Significance

What is Significant?

1 Riverview Road Benalla is significant.

The context as found in the front setback is significant.

Significant fabric includes, but is not confined to the: asymmetrical massing; deep entrance porch with timber posts and timber brackets, centralised entrance with a stylized diamond shaped timber framed inset window flanking the vertical timber door and the miniature glazed diamond shaped inset window; flanking rectangular bay windows with triple bands of timber framed sash windows; the walling with imitation half timbering to the upper portion and timber weatherboards to the base; the distinctive face red brick chimney with clinker brick insets and corbelled chimney top and the large hipped roof clad with terracotta tiles.

1 Riverview Road Benalla, is largely intact and has retained its integrity.

Alterations and additions from the c1980s and later are not significant.

How is it Significant?

1 Riverview Road Benalla is of local historical, rarity and aesthetic significance to the Benalla Rural City.

Why is it Significant?

1 Riverview Road Benalla is of historical significance as it provides evidence of the changes to the early twentieth century settlement pattern of Benalla that occurred as part of the outward push beyond the township boundary road, formerly 'East Boundary Road', which is now Salisbury Road and that occurred during the early twentieth century. (Criterion A)

1 Riverview Road Benalla is a rare and interesting expression of a regional Arts and Crafts styled residence. (Criterion B)

1 Riverview Road Benalla is of aesthetic significance for its Arts and Crafts styling. Features which contribute to its significance include the: asymmetrical massing; deep entrance porch with timber posts and timber brackets, centralised entrance with a stylized diamond shaped timber framed inset window flanking the vertical timber door and the miniature glazed diamond shaped inset window; flanking rectangular bay windows with triple bands of timber framed sash windows; the walling with imitation half timbering to the upper portion and timber weatherboards to the base; the distinctive face red brick chimney with clinker brick insets and corbelled chimney top and the large hipped roof clad with terracotta tiles. (Criterion E)

Additional Controls

External paint controls apply	Yes
Internal alteration controls apply	No
Tree controls apply	No

Outbuildings or fences not exempt under Clause 43.01-4	No
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Solar energy system controls apply	Yes

Physical Description

1 Riverview Road Benalla expresses many architectural features associated with the early twentieth century Arts and Crafts movement. Significant features include the: asymmetrical massing; deep entrance porch with timber posts and timber brackets, centralised entrance with a stylized diamond shaped timber framed inset window flanking the vertical timber door and the miniature glazed diamond shaped inset window; flanking rectangular bay windows with triple bands of timber framed sash windows; the walling with imitation half timbering to the upper portion and timber weatherboards to the base; the distinctive face red brick chimney with clinker brick insets and corbelled chimney top and the large hipped roof clad with terracotta tiles. It is an unusual and interesting expression of this style in Benalla and region.

Comparative Analysis

The quality of its Arts and Crafts architectural expression is unusual for Benalla. Comparative examples can be found at 17 – 19 Cecil Street Benalla and 80 Barkly Street Benalla. 17 – 19 Benalla Street is a substantive brick residence with steeply pitched hipped roof with multi gable fronts. Its styling is more generic than that found at 1 Riverview Drive and lacks the typical timber detailing associated with Arts and Crafts such as the : timber porch, timber posts and timber brackets, timber and timber strapping to the walls. However, 17 – 19 Cecil Street through its porch detailing (paired timber verandah posts); timber framed multi paned windows and slender brick chimneys is reflective of a character associated with the Arts and Crafts. 80 Barkly Street has been designed with a concession to the Arts and Crafts form with its steeply pitched gables with stained glass windows and timber detailing. Noting that the stained glass and some of the timber decorative details are noted as sourced from the demolition of a building formerly occupied by *The Argus* in Collins street.¹

History

The following history was produced by historian Dr Jacqueline Durrant.

Wilmot's expanded survey of Benalla, 1855

Thomas Wedge's first survey of Benalla was undertaken in 1848.² Wedge set out a boundary for the township. The first expansion of his survey was necessitated by the gold rush. By 1854, Benalla's

¹ 'Modern Villa Built Of Old Material.' *The Argus*, Saturday 2 March 1929 - Page 17.

² 'Survey Of The Ground Near The Crossing Place, Broken River, 1848', Surveyed By Thomas Wedge, Map Held In A Sub Collection Of Vprs 8168 Historic Plan Collection, Public Records Office Of Victoria.

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population had trebled from its pre-gold rush level in 1851,³ to 300 permanent residents;⁴ but more importantly, the gold rush meant that the local and wider economy had money to invest in property. In 1855, surveyor E. V. Wilmot drew up a new plan of the town, illustrating some minor extensions to Wedge's grids, one of which was 'Section S' — a town block, bounded by Grey, Smythe and Barkly Streets.⁵ **[Figure 1]** Wilmot conformed to Wedge's original planning scheme, creating 20 half-acre allotments inside Section S. The majority of these were purchased in 1853.⁶

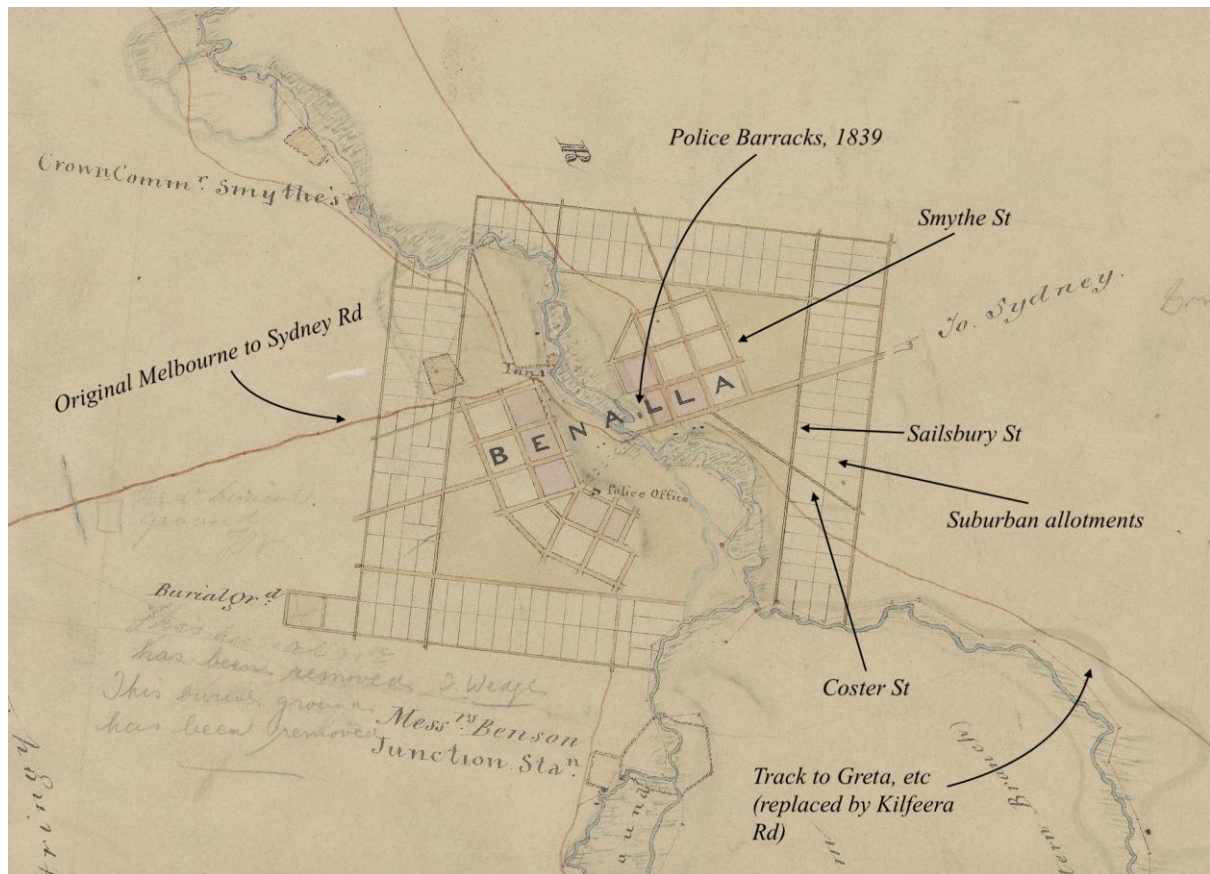


Figure 1 'Plan of the township of Benalla' by E. W. Wilmot, Assist Surveyor July 15th 1855; lithographed by E. Gilks, Victoria. Surveyor General's Office, Aug. 6th 1855 (National Library of Australia, MAP NK 2456/264).

This shows Willmot's changes which include Coster Street Benalla

This expansion stretched the township allotments to connect with its 'suburban lands'. At the time of the first town survey in 1848, Thomas Wedge had put a square border of 'suburban lands' around the town, which was divided into five acre allotments. This square was not oriented around the River and its banks, as were the three township street grids; but instead was positioned on a cardinal-point axis. **[Figure 2]** (The planning of Benalla shares many commonalities with Hoddle's plan of Melbourne, which also has an inner

³ 'Benalla's History', *Benalla Standard*, Tuesday 12 March 1935 - Page 6.

⁴ Ibid.

⁵ 'Plan Of The Township Of Benalla' By E. W. Wilmot, Assist Surveyor July 15th 1855; Lithographed By E. Gilks, Victoria. Surveyor General's Office, Aug. 6th 1855 (National Library Of Australia, Map Nk 2456/264).

⁶ 'Benalla Township Plan, Imperial Measure 5066', A Parish Plan From Vprs 16171, Dept Crown Lands And Survey, 1954, Public Records Office Victoria.

street grid that is angled to address the Yarra River, which in turn is surrounded by a square of 'suburbs' arranged on a cardinal axis.)



Figure 2 'Survey of the ground near the crossing place, Broken River, 1848', surveyed by Thomas Wedge, map held in a sub collection of VPRS 8168 Historic Plan Collection, Public Records Office of Victoria.

The arrangement of suburban lands on a cardinal-point axis inevitably meant that as the three township street grids were extended to their logical boundaries, they met the differently-angled suburban lands. While Barkly, Smythe and Grey Streets are continuations of the inner township grid originally instituted by Thomas Wedge; Salisbury Street (formerly 'East Boundary Road', or just 'Boundary Road') is a street that forms the inner outline of what were originally the 'suburban lands'. These 'boundary roads' outlining suburban lands around Benalla, are 100 links wide, which is two-thirds of the width of township street.

Place History

1 Riverview Road Benalla is thought to be an architect-designed residence reputedly built for timber and hardware merchant W. H. Carter,⁷ although not as a primary residence.⁸ It may have been built for a family member.

⁷ 'Prominent Personalities Of Benalla', *Sporting Globe*, Wednesday 8 July 1931 - Page 11; Per Comm. Marie Hanlon To Jacqui Durrant, 13 February 2024.

⁸ Carter Continued To Live In Mitchell Street Until His Death ('Obituary Mr. W. H. Carter.'

Place Citation HOXX

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**Relevant Historic Themes as identified in the *Benalla Rural City Gaps Heritage Study: Thematic History*
Prepared by Dr Robyn Ballinger**

6. Building towns, cities and the garden state

6.3 Making homes in Benalla Rural City