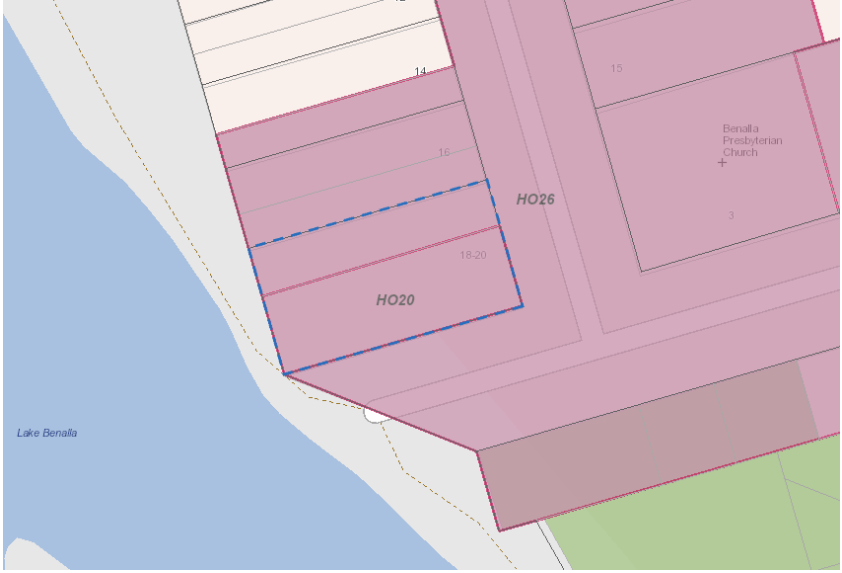


Place Citation HO20
18 Mitchell Street BENALLA

Address	18 Mitchell Street, BENALLA		
Heritage Overlay	HO20		
Heritage Overlay Map			
Designer/s	Harold Hanlon	Dates	Inter-war (1920-30)
Significance	Local	Builder/s	Unknown
Heritage Overlay Map	Extent of heritage overlay mapping to be reviewed.	Survey Date	March 2024



Source Joyce Evans (1994)

Statement of Significance 1992

Source: Trevor Budge and Associates, *City of Benalla Conservation Study*, 1992

The garden at Wooleen, developed by the Ledgers over fifty years to the original plan of 1938 by Edna Walling, is of National significance:

- *as an intact and outstanding early work by Edna Walling; major attributes include the sweeping lawns, mature trees, Ellis Stones rock works, and intact layout;*
- *for its collection of trees and other planting characteristic of the work of Walling;*
- *for its retention of garden elements including rock retaining walls, stone steps and paths, fences;*
- *for its links with the Ledger family, prominent in Benalla's society and cultural development;*
- *for the survival of the original water coloured plan and the oral history provided by the Ledger's which forms documentation for the garden and planting scheme;*
- *for its contribution to the streetscape of Mitchell and Church Streets, a precinct of Edwardian residences and religious buildings which form part of the Central Benalla Historic Area.*

The following Statement of Significance has been prepared in accordance with 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?

18- 20 Mitchell Street, Benalla is significant.

The context as provided by the expansive landscaped setting is significant.

Significant fabric includes, but is not confined to:

- the original form, fabric and scale of the residence;
- architectural features found at the residence but not confined to: masonry walling with painted and rough cast features; terracotta tiled roof; the finely detailed gable fronts which include: the timber shingle walling with decorative timber corbels; paired timber sash windows and bracketed sills and the porch to the north with half masonry columns a paired timber verandah posts and rendered masonry chimneys.
- **Landscape features as designed by Edna Walling**

The house is substantially intact and it has largely retained its integrity.

Alterations from the mid twentieth century and later are not significant.

How is it Significant?

18 Mitchell Street, Benalla is of local historical, aesthetic and representative cultural heritage significance to the Benalla Rural City.

Why is it Significant?

18 – 20 Mitchell Street, Benalla is of historical significance as it provides evidence of a key phase of development in Benalla during the Inter-war period. The inter-war was a period of consolidation for the township with a number of residential buildings were constructed during this period. (Criterion A)

The place is representative of the growth and built fabric of Benalla during the early twentieth century which has provided a marked aesthetic character which is appreciable both in the residential areas and the commercial areas of Benalla. (Criterion D)

18 – 20 Mitchell Street, Benalla is of aesthetic significance for its architecture from the Inter-war period. It is a particularly fine example of an Interwar Bungalow with a number of distinctive architectural features. Significant features include: the rendered masonry walling; the gable roof clad with terracotta tiles; the gable fronts with timber shingle walling and decorative timber corbels; paired timber sash windows; rough cast render; the porch with half masonry columns and paired timber verandah posts and the rendered and rough cast masonry chimneys. (Criterion E)

The remnant evidence of garden features and plantings as found at 18 – 20 Mitchell Street, Benalla and that can be contributed to the Edna Walling's design is of aesthetic significance. (Criterion E)

The garden and its features are significant for their association with landscape designer Edna Walling.(Criterion G) – to be confirmed

18 – 20 Mitchell Street Benalla is significant for its association with the distinguished early twentieth century architect Harold Hanlon. (Criterion G)

Additional Controls

External paint controls apply	Yes
Internal alteration controls apply	No
Tree controls apply confirm with site visit	Yes?
Outbuildings or fences not exempt under Clause 43.01-4 confirm with site visit	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

Description

18-20 Mitchell Street Benalla is located on the corner of Mitchell and Church Street Benalla. It is an Inter-war Bungalow single storey residence. Constructed from rendered masonry with a terracotta tiled roof. The primary façade has a gable frontage with smaller break front l= gable on the south side. The gable fronts have timber shingle walling with decorative timber corbels. Both gables include paired timber sash windows which project from the front and have bracketed sills. The walling includes a band of rough cast render. The porch to the north (which includes the entry) has half masonry columns with paired timber verandah posts. The rendered and rough cast masonry chimneys contribute to the picturesque character of this building.

A generous garden that was designed by Edna Walling surrounds the residence down to the west and the Broken River. The extent of the original Walling garden is unknown.

Located on the corner of Church Street and Mitchell Street. The gable roof is of corrugated iron and the slightly asymmetrical Bridge Street elevation features an entrance door flanked by windows. To either side are lattice enclosed verandahs.

The building has largely retained its intactness and integrity.

Place History

18 Mitchell Street, Benalla (Wooleen) was designed by Harold Lawrence Hanlon (1902-1947). It was built for a Mr W H Carter and his family in 1923. The house has also been called Reumuera.

Hanlon was North East Victoria's architect for much of the 1920s to the 1940s as he was the only architectural practitioner in the region during this period.

Born to a strongly Catholic family—his Irish ancestors had arrived at Port Phillip as unassisted migrants and settled at the Irish-dominated town of Kilmore before moving to Benalla in 1870. Hanlon set up practice in his hometown in 1922 after graduating in architecture from Melbourne University.¹ He received commissions — spanning a great range of ecclesiastical, public and residential buildings — from North East Victoria, the Goulburn Valley, southern NSW, and at least one from Bendigo.

The Benalla community was hugely supportive of Hanlon's work, so much so that some of his major commercial projects in Benalla were commissioned and completed in the midst of the Great Depression. Hanlon came from a family of builders, and in an era predating standard building regulations, he was known for supervising the construction of his designs with a high level of competency. His residential work not only included commissions for wealthy clients, but also the design of modest homes.²

Harold Hanlon's early residential work was in the interwar Californian and Craftsman's bungalow styles. However, in 1934, Hanlon took a holiday to New Zealand when recovering from a serious illness,³ where he visited Napier,⁴ which, having been levelled by an earthquake in 1931, was in the process of being rebuilt in the Art Deco style. Hanlon chose to adopt Art Deco, utilising clean architectural lines, and making decorative use of geometric patterns and arches in his designs, and using cantilevered elements. He also adapted his work to fashionable residential styles such as Tudor Revival and Spanish Mission.

In 1941, Hanlon, a CMF (Citizen's Military Forces) member, enlisted in the Army, with the rank of Major. He advertised the reopening of his office in mid-September 1945,⁵ but a seizure led to his unexpected death in September 1947 at the young age of 45.⁶

Hanlon's architecture captured national and international trends in a manner that was at once selective enough to satisfy the wealthy, and accessible enough that it could reach the average person. His architectural oeuvre in Benalla is historically significant for the way in which it expresses a particularly localised experience of the inter-war aesthetic, and the inter-war period in general, in which the town's

¹ Benalla Standard (Vic. : 1901 - 1940) Tuesday 7 February 1922 - Page 2

² Pers comm. John Hanlon to Jacqui Durrant, 13 February 2024.

³ 'The Social Circle', *Benalla Standard*, Friday 9 March 1934 - Page 6; Brief Notes And Comments. Upper Murray and Mitta Herald (Vic. : 1885 - 1955) Friday 5 January 1934 - Page 2

⁴ Per comm. John Hanlon to Jacqui Durrant, 13 February 2024.

⁵ 'Local And General' *Benalla Ensign*, Friday 14 September 1945 - Page 3.

⁶ Death of Prominent Citizen Sudden Passing of Mr. Harold Hanlon Article - *Benalla Ensign* (Vic. : 1938 - 1954), Friday 12 September 1947 - Page 5

economy was substantially supported by government services, underpinned by intergenerational wealth coming off the land, thus insulating the town against the worst of the Great Depression.