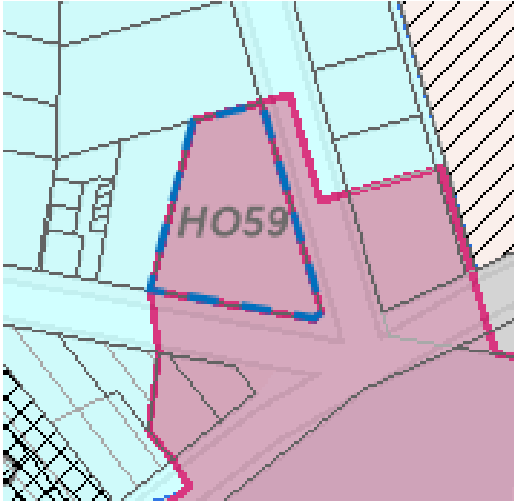


Place Citation HO59

1 – 7 Commercial Road BENALLA

Address	1 – 7 Commercial Road BENALLA (Farmer’s Arms)		
Heritage Overlay	HO59		
Heritage Overlay Map			
Designer/s	Unknown	Dates	c1869-70
Significance	Local	Builder/s	Unknown
Heritage Overlay Map	The application of the heritage overlay map to the full title area is supported.	Survey Date	March 2024



1 – 7 Commercial Road BENALLA

Place Citation H059

1 – 7 Commercial Road BENALLA

Statement of Significance 1992

Source: <https://hermesorion.heritage.vic.gov.au/places/44447>

The "Farmers Arms" hotel recalls the economic impact of the opening of the North Eastern railway as far as Benalla in 1873 and also recalls the agricultural base of the township in its name. It remains today as Benalla's most intact 19th century hotel, the two storeyed cast iron verandah and being the key building in the small group of public buildings facing the Commercial Road/Railway Place intersection.

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?

The Farmer's Arms at 1- 7 Commercial Road Benalla is significant.

Significant fabric includes, but is not confined to:

- the original form, fabric and scale of the Farmer's Arms at 1 – 7 Commercial Road, Benalla;
- architectural features but not confined to the: two storey form, with a hipped roof clad with corrugated galvanised metal; stuccoed walls; corner splay that is accentuated by the two storeyed verandah; cast iron verandah posts; French doors, timber sash windows and the continuous window head mould.

The Farmer's Arms at 1- 7 Commercial Road Benalla is substantially intact and has largely retained its integrity.

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

Place Citation H059

1 – 7 Commercial Road BENALLA

How is it Significant?

The Farmer's Arms at 1- 7 Commercial Road Benalla is of historical, representative and social cultural heritage significance to the Benalla Rural City.

Why is it Significant?

The Farmer's Arms at 1- 7 Commercial Road Benalla, built in 1876 is of historical significance as it provides evidence of the economic impact of the opening of the North Eastern railway as far as Benalla in 1873. It provides evidence of the link between the agricultural base of the township and the contributory role of railways which provided access to markets and produce. (Criterion A)

The Farmer's Arms at 1- 7 Commercial Road Benalla is of representative significance for its typical c1870s hotel architecture. Features of the hotel which express the typical characteristics of its class include the: two storey form, with a hipped roof clad with corrugated galvanised metal; stuccoed walls; corner splay that is accentuated by the two storeyed verandah; cast iron verandah posts; French doors, timber sash windows and the continuous window head mould. (Criterion D)

The Farmer's Arms at 1- 7 Commercial Road Benalla is of aesthetic significance as a key landmark building at the Commercial Road/Railway Place intersection. The prominent location in association with the scale and architecture of the hotel and its name 'Farmer's Arms' contributes to its presence within the railway environs and is a striking physical reminder of the role of the railway during the nineteenth century as a provider of goods and services for the farming sector. (Criterion E)

Physical description

A two storeyed stuccoed hotel with hipped roof on triangular site addressed with a corner splay and accentuated by the surviving two storeyed cast iron verandah. Ornamentation is minimal and consists of a continuous window head mould. The ironwork for the verandah was supplied by the Sun Foundry, Melbourne.

(Note: two storeyed cast iron decorative balustrading to the verandah has been demolished. The original ironwork for the verandah was supplied by the Sun Foundry, Melbourne).

History

In 1876 William Chadwick purchased Lot 6 Section 1 on the north-west corner of Commercial Road and Hannah street, opposite the railway station on which he built a brick two storeyed hotel with detached kitchen of wood. Chadwick's son, Edward was the first publican. The Chadwick family operated the hotel until 1901 when John Peacey became publican. Brick additions and alterations were made after a fire destroyed the kitchen and employees' quarters in 1928. During the 1928-29 period there were no less than four changes in licensee.

References:

Benalla Licensing Court Register of Application and Other Proceedings 1881-1952 VPRS 1907 PRO.

Court of Petty Sessions (List Books) 1857 - 1888, VPRS 1874, PRO

Bassett, J., and Dennis, J., Benalla Sketched, 2nd Ed., Neptune Press Pty Ltd, Newtown (Vic.) 1986 p.27-29.