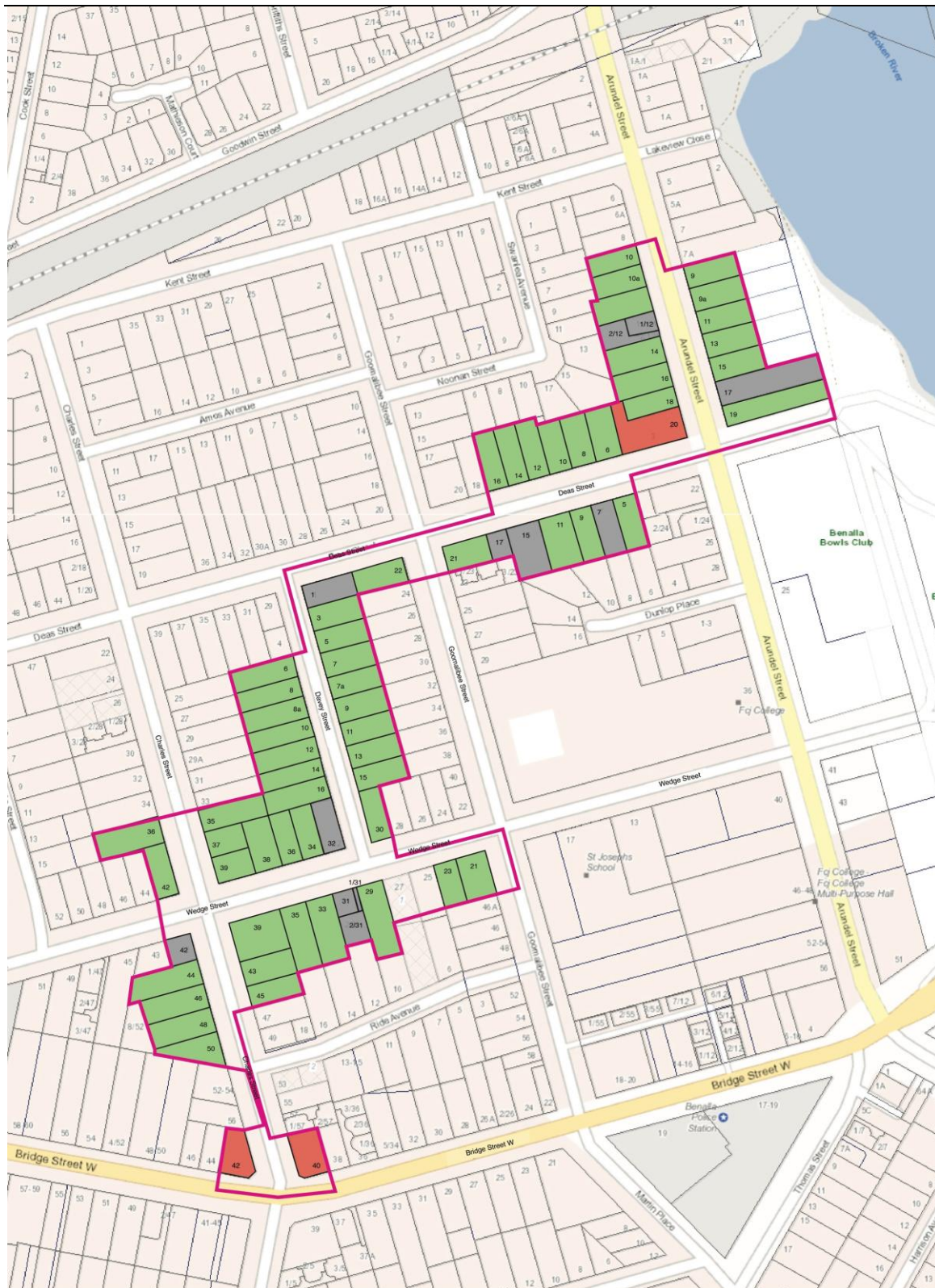

Heritage Place	Benalla West Residential Precinct 2
Heritage Overlay	HOXXX
Significance	Local
Dates	c1880s - c1960
Address	Arundel Street Bridge Street West Charles Street Davey Street Deas Street Goomalibee Street Wedge Street
Subsumed Heritage Overlays	None
Recommendations	Recommended for inclusion in the Heritage Overlay
Survey Date	March 2024



Benalla West Residential Precinct 2

	Individual
	Contributory
	Non-Contributory

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?

Benalla West Residential Precinct 2 is significant. The precinct lies in Benalla West and includes places in Arundel Street, Bridge Street West, Charles Street, Davey Street, Deas Street, Goomalibee Street and Wedge Street. The precinct is largely representative of early to mid-twentieth century development with most of the development expressing typical architectural characteristics from the period.

Places that contribute to the precinct include:

Arundel Street 9, 9A, 10, 10A, 11, 12, 13, 14, 15, 16, 18, 19, 20

Bridge Street West 40, 42

Charles Street 35, 36, 37, 39, 43, 44, 45, 46, 48, 50

Davey Street 1, 3, 5, 6, 7, 7A, 8, 8A, 9, 10, 11, 12, 13, 14, 15, 16

Deas Street 5, 6, 8, 9, 10, 11, 12, 14, 16

Goomalibee Street 21, 22

Wedge Street 21, 23, 29, 30, 32, 33, 34, 35, 36, 38, 39, 42

The following buildings and features contribute to the significance of the precinct:

- The layout of the precinct area and its allotment patterns resulting from the original 1848 town survey and later subdivisions in response to the intensification of settlement in Benalla.
- The diversity and mix of buildings that date from the c1880s to c1960s.

-
- The streetscape character of the area arising from the wide streets, brick gutters and large European trees.
 - The extent to which the key development periods are apparent.
 - The overall consistency of form and scale of the residential development which is largely single storey which includes symmetrical or asymmetrical composition and pitched roofs, brick chimneys and verandahs.
 - The general absence of vehicle accommodation in front setbacks.
 - The front fences to residential places, most of which are low and sympathetic to the historic character of the residential buildings.
 - The extent of original finishes found in the precinct that include: corrugated galvanised metal roofing, terracotta tiled roofing, slate roofing, face red brick, rendered dressings and finishes, timber detailing; brick chimneys and original finishes to the front and sides of buildings and this includes unpainted face brickwork; timber weatherboard cladding; timber detailing to windows and doorways and nineteenth and twentieth century decorative features.

The integrity and intactness of the precinct which is characterised by the low proportion of infill development contributes to the significance of the precinct.

Alterations and additions after c1970 are not significant.

How is it Significant?

Benalla West Residential Precinct 2 is of local historical, representative and aesthetic cultural heritage significance to the Benalla Rural City.

Why is it Significant?

Benalla West Residential Precinct 2 is of historical significance as it demonstrates early colonial survey practices, which include regular blocks and wide streets designed to the standards as set out by the colonial government. (Criterion A)

Benalla West Residential Precinct 2 is of historical significance as it demonstrates the impact that the construction of the railway, speculators and developers such as George Sharp had on the settlement and development pattern of Benalla. With the most of the development occurring to the east of the township during the latter half of the nineteenth century. Development in the west stalled and there was limited construction of housing in the precinct area. Exceptions to this include the housing found at 23, 29 and 36 Wedge Street. By 1891 less than a third of Benalla's residents lived in the west. Arundel Street saw one large and prestigious building constructed at 20 Arundel Street in the popular Federation Queen Anne style but it was not until land was released in 1919 with the sale of land at the northern end of Arundel Street which included 9, 9A, 11, 13 and 15 Arundel Street that this area to the west started to develop and settlement increased. (Criterion A)

Benalla West Residential Precinct 2 is of historical significance as it provides evidence of the Catholic Church acting as a land developer. The church sold land adjacent to the St Joseph's Catholic Church to attract working class families and encouraged settlement through providing liberal terms of sale. Building sites with frontages to Goomalibee, Wedge and Deas Street and Davy Street were offered for sale and fifty-two house lots were in 1929. (Criterion A)

Benalla West Residential Precinct 2 is of historical significance as it provides evidence of the impact that the growing Benalla government sector had on the economy. Despite the depression conditions of the 1930s sixty houses were added within this precinct between 1933 and 1935 alone. Two display homes were opened in Deas Street at 12 & 14 Deas Street to encourage purchasers of land. (Criterion A)

Benalla West Residential Precinct 2 is of representative significance as despite having new architectural styles such as promoted by local architect Harold Hanlon and builders G R McCartney the majority of home-owners and speculators in precinct area adopted the bungalow style loosely based on the variations of the American Bungalow. This style is the dominant aesthetic within the precinct and it is characterised by single storey, asymmetrical houses with gable and hipped roofs with recessed porches with masonry columns or paired timber posts. The styles owe much to the State Savings Bank house designs of the 1920s. The banks provided plans and specifications and there are clearly derivatives of this style within the precinct. Examples of this influence can be found at: 9A and 11 Arundel Street, 7 Davey Street. (Criterion D)

Benalla West Residential Precinct 2 is of aesthetic significance for the integrity and intactness of the streetscapes which are distinctive for their Interwar representative built form and architectural expression. The setbacks, consistent range of materials and finishes contribute to the aesthetic significance. (Criterion E)

Benalla West Residential Precinct 2 is of aesthetic significance for the following places of individual significance:

20 Arundel Street Benalla is of aesthetic significance for its turn of the twentieth century architecture. Significant features include the: form which includes a large encompassing tiled hip roof with gables and a protruding gable; the return verandah with decorative turned timber verandah posts, timber fret work frieze and brackets; timber sash windows, red brick chimneys, terracotta tiled roof and face red brick walling.

40 Bridge Street West, Benalla designed by Harold Hanlon is of aesthetic significance for its fine interwar bungalow architecture. Significant features include the: bungalow form which includes the multi gabled façade with opposing gable roof to the rear; recessed porch with half columns on masonry plinths and low brick porch wall; timber strapping to the gable; the tall and slender brick chimneys and the paired and triple sets of timber framed double hung sash windows; the terracotta tiled roof and rendered masonry walling. The garden setting contributes to its significance.

42 Bridge Street West Benalla designed by Harold Hanlon is of aesthetic significance for its fine interwar bungalow architecture. Significant features include the: bungalow form, jerkin head terracotta tiled roof; the paired and triple sets of timber framed double hung sash windows; the brick chimney and feature brick chimney breast; recessed porch entry and the timber strapping to the upper wall.

Grading table for Benalla West Residential Precinct 2

Number	Address	Significance
Arundel Street		
9	Arundel Street	Contributory
9A	Arundel Street	Contributory
10	Arundel Street	Contributory
10A	Arundel Street	Contributory
11	Arundel Street	Contributory
12	Arundel Street	Contributory
1/12A	Arundel Street	Non-contributory
2/12A	Arundel Street	Non-contributory
13	Arundel Street	Contributory
14	Arundel Street	Contributory
15	Arundel Street	Contributory
16	Arundel Street	Contributory
17	Arundel Street	Non-contributory
18	Arundel Street	Contributory
19	Arundel Street	Contributory
20	Arundel Street	Individual Significance
Bridge Street West		
40	Bridge Street West	Individual Significance
42	Bridge Street West	Individual Significance
Charles Street		
35	Charles Street	Contributory
36	Charles Street	Contributory
37	Charles Street	Contributory
39	Charles Street	Contributory
42	Charles Street	Non – Contributory
43	Charles Street	Contributory
44	Charles Street	Contributory
45	Charles Street	Contributory
46	Charles Street	Contributory
48	Charles Street	Contributory
50	Charles Street	Contributory
Davey Street		
1	Davey Street	Contributory
3	Davey Street	Contributory
5	Davey Street	Contributory
6	Davey Street	Contributory
7	Davey Street	Contributory
7A	Davey Street	Contributory
8	Davey Street	Contributory

8A	Davey Street	Contributory
9	Davey Street	Contributory
10	Davey Street	Contributory
11	Davey Street	Contributory
12	Davey Street	Contributory
13	Davey Street	Contributory
14	Davey Street	Contributory
15	Davey Street	Contributory
16	Davey Street	Contributory
Deas Street		
5	Deas Street	Contributory
6	Deas Street	Contributory
7	Deas Street	Non-contributory
8	Deas Street	Contributory
9	Deas Street	Contributory
10	Deas Street	Contributory
11	Deas Street	Contributory
12	Deas Street	Contributory
14	Deas Street	Contributory
15	Deas Street	Non-contributory
16	Deas Street	Contributory
17	Deas Street	Non-contributory
Goomalibee Street		
21	Goomalibee Street	Contributory
22	Goomalibee Street	Contributory
Wedge Street		
21	Wedge Street	Contributory
23	Wedge Street	Contributory
29	Wedge Street	Contributory
30	Wedge Street	Contributory
31	Wedge Street	Non-contributory
1/31	Wedge Street	Non-contributory
2/31	Wedge Street	Non-contributory
32	Wedge Street	Non-contributory
33	Wedge Street	Contributory
34	Wedge Street	Contributory
35	Wedge Street	Contributory
36	Wedge Street	Contributory
38	Wedge Street	Contributory
39	Wedge Street	Contributory
42	Wedge Street	Non-contributory

Additional Controls

External paint controls apply	Yes
Internal alteration controls apply	No
Tree controls apply Street trees – Ulmis sp (elm trees) & Quercus sp (oak trees)	Yes
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

Overview

Benalla West Residential Precinct 2 has a very distinct character which derives from the combination of two different historical phases. The first phase concerns Arundel Street North, which was the original mercantile centre of the town of Benalla, until businesses began moving to the East, particularly in the early 1870s. Despite this defection of business and investment to Benalla East, which meant that Benalla West would languish, Arundel Street still retains some of its character and use as a major thoroughfare. The second historical phase is associated primarily with the Catholic Church's lavish investment in a new Presbytery and Church in the early twentieth century, which was accompanied by a subdivision of adjoining Church-owned land in 1929. Housing construction in this subdivision was barely stymied by the Great Depression of the early 1930s, meaning that most of the housing in this precinct dates from the early to mid 1930s, and is modest yet endearing in character. Unlike the precinct around Cecil and Benson Streets to its south, architectural differentiation among neighbours was rarely a consideration for residents in the backstreets of this neighbourhood.

Description

Benalla West Residential Precinct 2 aesthetic and historic character is largely informed by the Interwar years.

The character of the precinct is supported by the following features:

- The extent to which the development of the two key periods is apparent.
- The degree of intactness and the low proportion of infill.
- Dwellings typically survive with their presentation to the street largely unaltered retaining facades, decorative details, and their detached siting
- The consistent single-storey height and consistency of scale of the residential built form.
- The consistent timber or brick materials and gabled or hipped roofscapes with chimneys and roofs clad with corrugated metal and some terracotta tiling.
- The landscape character of the area arising from street plantings in conjunction with garden settings provided by front and side setbacks to individual properties.
- Low front fences in most sections of the precinct.
- The general absence of vehicle accommodation in front setbacks.

The large proportion of the contributory places demonstrate various permutations of the Bungalow style some have a greater detail and attention to the stylistic characteristics associated with this style. While

others demonstrate a more fundamental expression. (**13 and 15 Arundel Street**) but still retain an integrity and are the bungalow aesthetic values are appreciable. But the residences largely share asymmetrical composition, porches with posts or columns on plinths, paired triple timber sash windows and a roof form that is usually a combination of a hip and gable or two hips. The materials vary between timber weatherboard cladding and brick walling. With corrugated metal or terracotta tiling for the more substantial bungalow. Interspersed within the precinct are turn of the twentieth century vernacular buildings with symmetrical facades and hipped roofs (**12 Arundel Street, 14 Arundel 7 Davey 36 Wedge Street**) and some variations on the interwar styling which include modern styling from USA at **16 Arundel Street, 46 Charles 13 Davey Street, 21 Deas** and this can be compared to the English influenced interwar housing found at 39 Wedge Street. The aesthetic strength of this precinct relies on the intactness and integrity of the contributory places as most have largely retained their original features and this includes the form, fabric and stylistic characteristics associated with this period of construction.

History

Early Benalla and Wedge's 1848 Survey

In 1848, Assistant Surveyor Thomas Wedge laid out the town of Benalla.¹ At that time (according to Wedge's surveys), the Sydney to Melbourne Road ran roughly along Bridge Street East, winding through the River at the site of current bridge, and swinging northerly along the River bank before turning roughly east down what is now Kent Street. There were only a handful of structures in town: on the east side, the old Police Barracks and three other buildings on the River's edge; and in the West, the town's first 'Inn' — The Black Swan, as well as perhaps six huts in the vicinity of what became Arundel Street.

¹ '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.

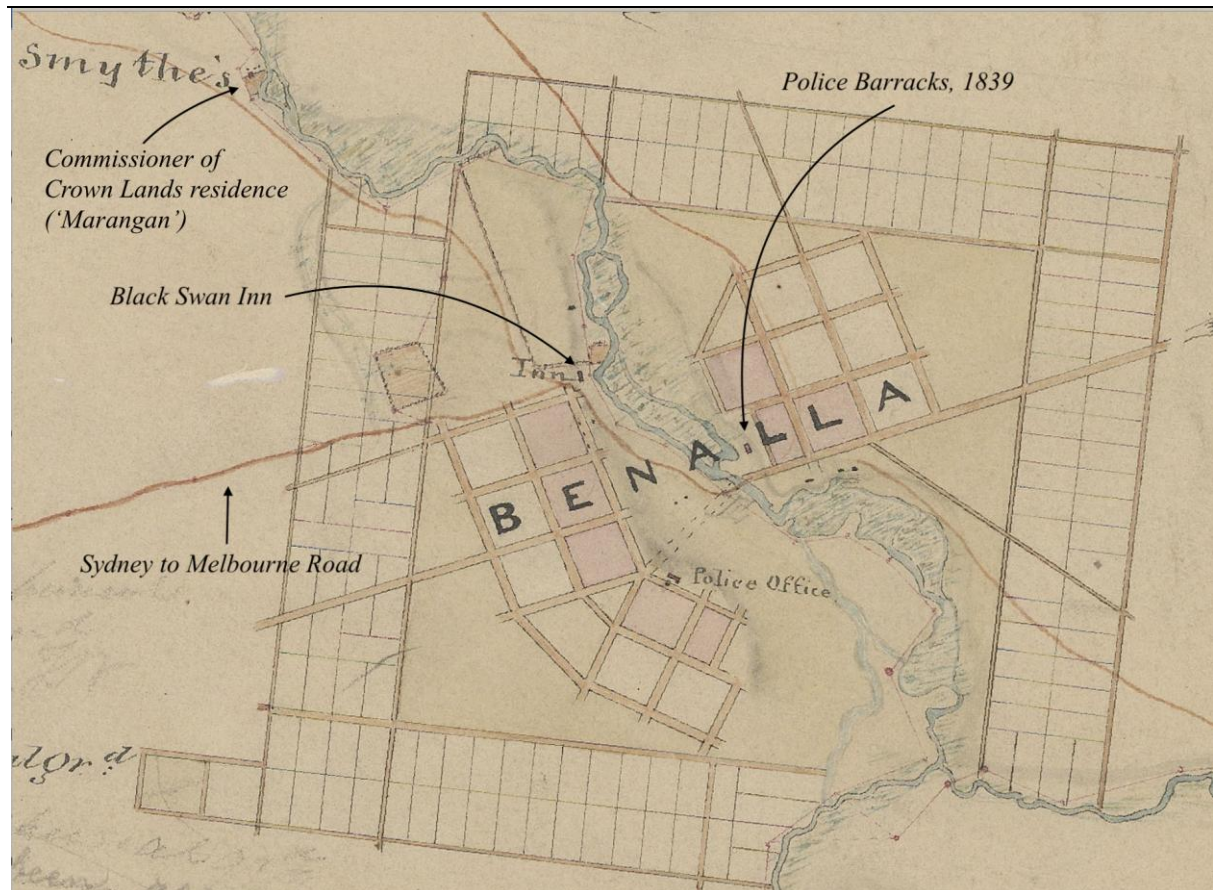


Figure 1: Excerpt from 'Survey of Broken River, Tributaries and Sydney Road,' 1848, surveyed by Thomas Wedge, illustrating the mercantile end of Arundel Street on the Sydney to Melbourne Road in the pre-gold rush period.

Situated on what would become the northern side of Lakeview Close, Richard Clark built The Black Swan Inn, definitely by 1844,² although possibly as early as 1840.³ Aside from the Sydney to Melbourne Road as marked by Wedge, there was also a ford 'near the railway bridge',⁴ hence the location of The Black Swan was often said to be 'at the crossing place'.⁵ Following the construction of the Inn there came a store and a blacksmith; 'and the nucleus of a settlement was formed'.⁶

In laying out Benalla's township allotments in 1848, Wedge created three grids: one grid on the east side of the Broken River, and two grids on the west. The two grids on the west side were aligned to wrap around the lower-lying banks of the River which were subject to inundation. These two grids do not share

² 'Ye Olde Black Swan' Historic Building To Be Modernised', *Benalla Standard*, Friday 10 February 1933 - Page 1.

Although Richard Clark Is Always Reported As Being The Originator Of The Black Swan In 1844, The Original License Was Granted To James Lawler In 1843 (See: 'Court Of General Petty Sessions.' *Port Phillip Gazette*, Wednesday 19 April 1843 - Page 2.)

³ A. J. Dunlop, *Benalla Cavalcade, A History Of Benalla And District*, Mullaya Publications, Canterbury, Vic., 1973, P.31, Gives The Date As 1840.

⁴ 'Ye Olde Black Swan' Historic Building To Be Modernised' Op Cit.,

⁵ 'Victoria's Country Towns Their Rise And Development No. 13. -- History Of Benalla,' *Weekly Times*, Saturday 1 September 1928 - Page 5.

⁶ 'Picturesque Victoria. Around Benalla. By "The Vagabond," In The "Argus." *Ovens And Murray Advertiser*, Thursday 24 July 1884 - Page 1.

the same axis, and so were linked by a triangular area. The streets within each grid were 150 links (30 metres) wide, and it was anticipated that each town block — ‘a Section’ — would contain 20 allotments of a generous half-acre each.

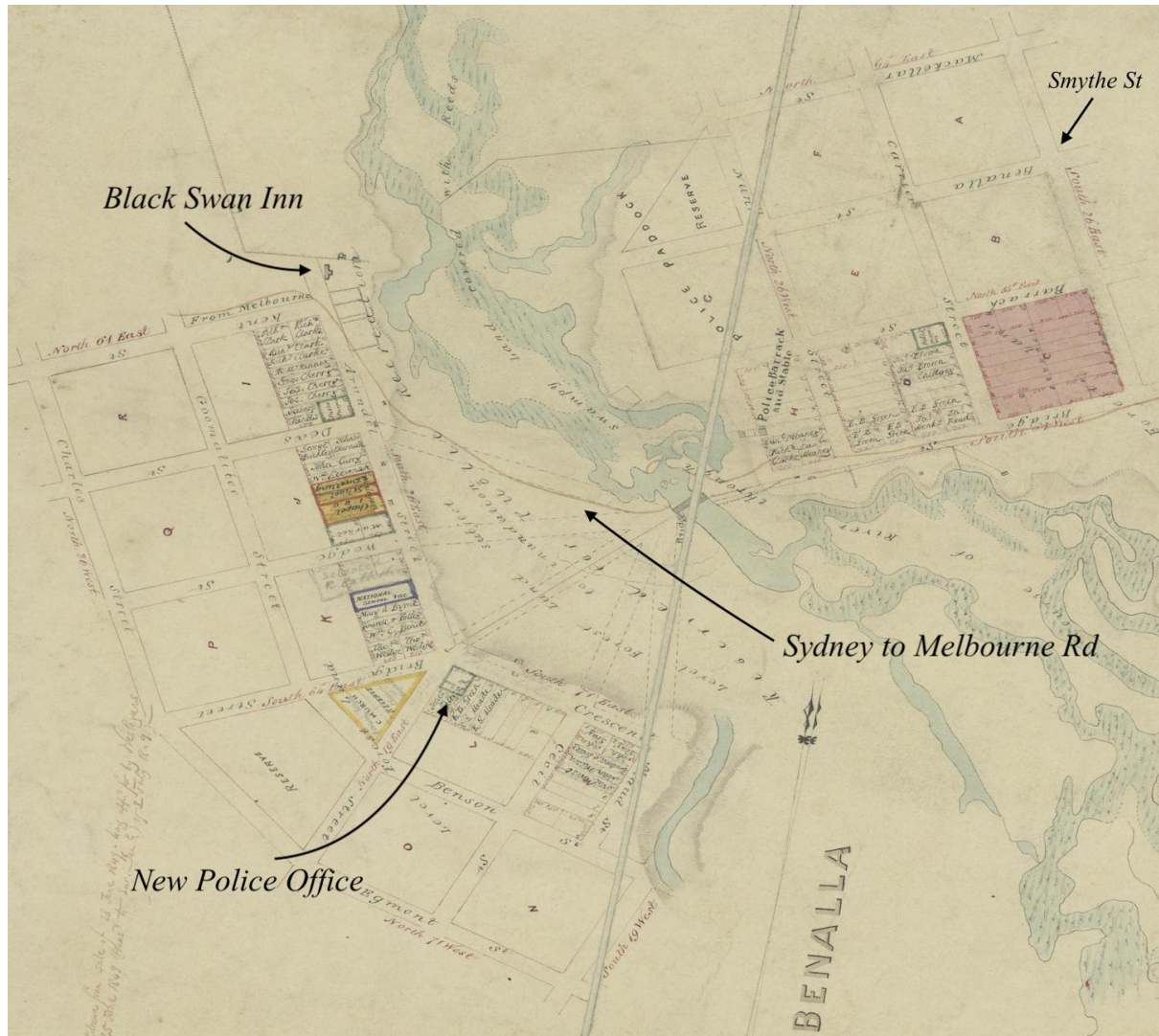


Figure 2: Excerpt from ‘Survey of the ground near the crossing place, Broken River, 1848’, surveyed by Thomas Wedge, illustrating the arrangement of town grids oriented to the Broken River.

Wedge named the major thoroughfare ‘Arundel Street’, after squatter William Francis Hunter Arundel, who, at the time of survey, was the holder of Barjarg Station on the Upper Broken River, and the heir to Barjarg Tower and Baronetcy in Scotland.⁷ In the same precinct he named Deas Street for the Colonial Secretary E. Deas Thomson, Charles Street for the Lt. Governor of the Port Phillip District, Charles Joseph La Trobe, and Wedge Street for himself.

At the time of survey, Crown Lands Commissioner, Henry Wilson Hutchinson Smythe (who had been appointed two years earlier,⁸ and lived on the west side of the river at the property that would become

⁷ His Pre-Emptive Right Is Marked On ‘Survey Of Broken River, Tributaries And Sydney Road,’ 1848, Surveyed By Thomas Wedge, Map Held In A Sub Collection Of Vprs 8168 Historic Plan Collection, Public Records Office Of Victoria.

⁸ *Victorian Government Gazette*, Gazette 47, Date: Thursday, November 26th 1846, P.301.

'Marangan' [Figure 1]), recommended the inclusion of series of reserves, which were adopted into Wedge's plan. These were that a police office be placed on the east side of the River (to be placed in Arundel Street south; existing in addition to the existing border police post from 1839⁹ on the east side); that an acre on the corner of Wedge and Arundel Streets be reserved for a market, and that a portion of the triangular allotment be reserved for church purposes (now containing the police station and court). Most importantly, Smythe recommended that all of the low-lying land along the river on the west bank be reserved for public purposes.¹⁰



Figure 3: Excerpt from 'Survey of the ground near the crossing place, Broken River, 1848', surveyed by Thomas Wedge, illustrating early reserved land relating to the mercantile end of Arundel Street.

⁹ The Border Police Of New South Wales Was A Frontier Policing Body Introduced By The New South Wales Colonial Government With The Passing Of The *Crown Lands Unauthorised Occupation Act 1839*. The Border Police Was Organised Into A Number Of Sections And These Were Deployed To The Various Districts Along The Frontier. Each Section Was Under The Authority Of The Commissioner Of Crown Lands For That Particular District And Each Commissioner Had About 10 Troopers.

¹⁰ These Recommendations Are Annotated On The Copy Of Thomas Wedge's Survey, 'Survey Of The Ground Near The Crossing Place, Broken River, 1848', Map Held In A Sub Collection Of Vprs 8168 Historic Plan Collection, Public Records Office Of Victoria.

The Black Swan and its situation at the ford (which, even after the construction of the Bridge, was still used to avoid paying tolls), already marked Wedge's north-west grid as the mercantile hub of the burgeoning township, of which Arundel Street North was to be its main street. In fact, the only town allotments surveyed in the vicinity of The Black Swan were on one side of the three 'Sections' (town blocks) running along the west side Arundel Street (between Bridge and Kent Streets). These blocks originally looked towards the River, with nothing but trees to interrupt them.

It pays to pause momentarily on the symbolism of Clark's choice of name for 'The Black Swan': for Europeans of the era, black swans were emblematic of Australia as a kind of mirror world; of a land in which European norms — such as the fact that all swans are white — were weirdly inverted. As Pre-Raphaelite artist Thomas Woolner, who passed through Benalla in November 1854, expressed it, 'nature and custom are topsy-turvy in this country, the reverse of England: day and spring time here while night and winter there: here the trees shed their bark instead of leaves, vegetation stops in mid summer and cherries grow their stones on the outside'.¹¹ The name 'The Black Swan' as it applied to a *drinking establishment*, therefore had a sub-text: *that the usual rules and expectations of European civilisation need not apply*.

Of course, the colonial government was keen to apply a 'course correction' to such unruly notions; and in 1855, Assistant surveyor E. W. Wilmot took it upon himself to make this course correction quite literally: Wilmot re-routed the Sydney to Melbourne Road down Bridge Street West, thus completely by-passing Clark's establishment.¹² In the 1920s, the *Weekly Times* reported that, 'There is more than one version of the reason for [The Black Swan] having been left high and dry by the diversion of the Sydney road, all centred on a disagreement, some say a rupture, between the Government Surveyor and the hotel keeper.'¹³ While this story may be apocryphal, particularly as Wilmot's choice of route was actually the driest,¹⁴ by re-routing the main road, an automatic change in character was effected as the town's thoroughfare passed the Police Office and Police Station, rather than the establishment at which 'all the fast young occupants of Crown lands met', where 'the liquors were of the vilest kind.'¹⁵

In 1855, Wilmot added a fourth town block on Arundel Street North (between Kent and Shadforth Streets) and pegged out town allotments to completely fill all four of these Sections.

¹¹ Amy Woolner, *Thomas Woolner, R.A., Sculptor And Poet: His Life In Letters*, Chapman And Hall, London, 1917, Page 19.

¹² A. J. Dunlop, Op, Cit., P.38.

¹³ 'Victoria's Country Towns Their Rise And Development No. 13. -- History Of Benalla,' *Weekly Times*, Saturday 1 September 1928 - Page 5.

¹⁴ Comparison With A Recent Map Of 'Lands Subject To Inundation' On The West Bank Of The Broken River Illustrates The Soundness Of Wilmot's Choice.

¹⁵ 'Picturesque Victoria. Around Benalla. By "The Vagabond," In The "Argus."' Ovens And Murray Advertiser, Thursday 24 July 1884 - Page 1.

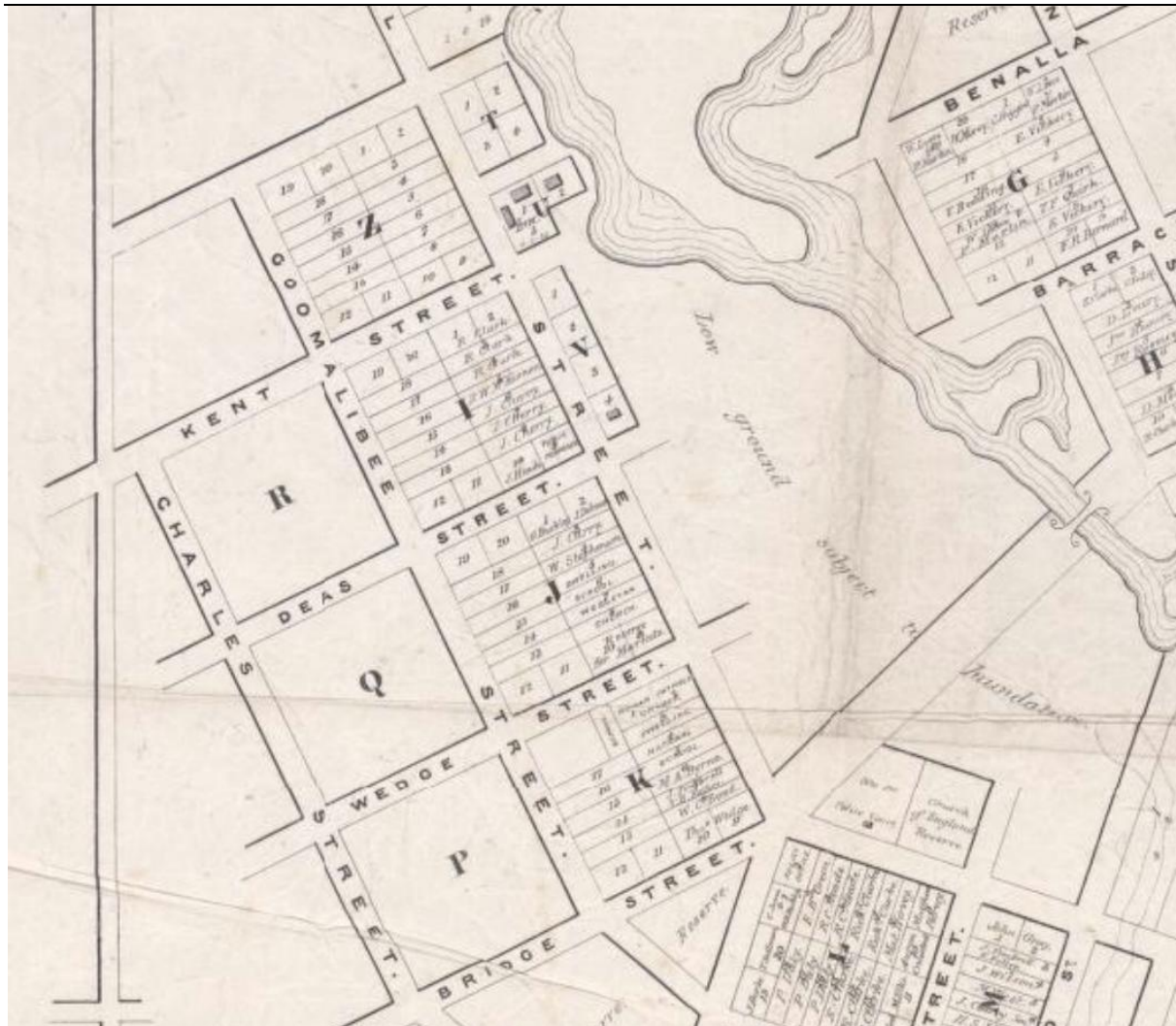


Figure 4 Figure 4: Excerpt from 'Plan of the township of Benalla' by E. W. Wilmot, Assist Surveyor July 15th 1855; illustrating the 1855 extension of the street grid north of Kent Street.

By the late 1850s, all of the Sections bounded by Kent, Charles, Bridge and Arundel Streets, as well as the River side of Arundel Street, also had been pegged out as (what was for Benalla) standard half-acre allotments, with the exception of one block — Section Q.



Figure 5: Excerpt from 'Township and suburban lands at Benalla on the Sydney Road', J. E. Wilmot, Assistant Surveyor; Crown Lands Office, Melbourne, Victoria; 1865, illustrating Section Q, which deviated from the standard layout of a town block.

Aside from allotments on the west side of Arundel Street reserved for a school, and as church and market reserves, all of the available land within these Sections was sold between 1855 and 1859.

The supremacy of Benalla West, 1850s-1860s

From the time of Wedge's survey, the entire west bank of the Broken River was intended to form the main part of Benalla. Wedge had practical reasons for doing so: the west bank was the higher of the two River banks, and aside from the low-lying area immediately adjacent to the River, the west was less subject to inundation.

By the 1850s, Benalla West was not only the side on which the Crown Lands Commissioner (William Piper) resided; it had the Public School, Court House, most of the Church Reserves, the Recreation

Reserve, and the Post Office. More particularly, the north-west grid also had a number of key businesses. Significantly, in 1856, Richard Clarke built a steam grist mill opposite his hotel,¹⁶ on the banks of the Broken River. The following year, Richard Hoskin, who had arrived in 1854 and opened a blacksmith's shop next door to The Black Swan (his business also did a trade in tooth extractions¹⁷), and who also carried on a butchering business in conjunction with his other relatives, built what is now known as the Royal Hotel, on a prominent location on the corner of Arundel and Bridge Street West. Originally, 'one portion of the premises was devoted to the butcher's shop, and another to a general store. Shortly afterwards some friends advised him that if he turned it into a public house he would do better, and he acted upon this, the hotel being opened by Mr. Edwin Brown.'¹⁸ In doing so, the Royal Hotel captured the traffic that was once the sole preserve of The Black Swan. Between them, these two establishments reinforced the character of Wedge's north-west street grid, Precinct 5, as predominantly mercantile (and with the new mill, even industrial); in contrast to the residential and increasingly government-services-oriented south-west grid, Precinct 4.

In 1857, the population of the township of Benalla was 502,¹⁹ with the majority on the west side of town; but all that was about to change when Irishman George Sharpe made began his bid to raise up Benalla East.

When the only remaining vacant Section in the original north-west grid, Section Q, bounded by Wedge, Deas, Charles and Goomalibee Streets, was surveyed, it was made into ten one acre allotments²⁰ instead of smaller house allotments. These allotments were made available for purchase in 1869, and six of them were purchased, between November 1869 and May 1870,²¹ by resident Richard Hoskin,²² creating a small estate that would become 'Garden View'. For Benalla West, that someone could now easily acquire a number of consecutive allotments in town, it was a sign of the times.

The battle between West and East 1870s-1880s

Although Benalla West was originally designated the official part of the town with the east side as its lesser side, eventually, Benalla East came to be considered the main part of the town. The origins of this switch in fortune began in 1857, when Irishman George Sharpe purchased a prominent block of land on the corner of Bridge and Mair Streets in a position diagonally across the Broken River from the Royal

¹⁶ 'Colonial News. Victoria.' *The Maitland Mercury And Hunter River General Advertiser*, Saturday 23 August 1856 - Page 6.

¹⁷ 'Early Benalla. Reminiscences Of Thirty Years Ago. An Old Identity.' *Weekly Times*, Saturday 16 March 1895 - Page 27.

¹⁸ 'Death Of Mr. R. Hoskin.' *Benalla Standard*, Tuesday 9 June 1903 - Page 3. The Article Puts The Date As 1856, But The Purchase Of The Land By Hoskin Took Place In 1857.

¹⁹ 'Benalla's History', *Benalla Standard*, Tuesday 12 March 1935 - Page 6.

²⁰ 'Township And Suburban Lands At Benalla On The Sydney Road', J. E. Wilmot, Assistant Surveyor; Crown Lands Office, Melbourne, Victoria; 1865, Public Records Office Victoria.

²¹ 'Plan Of The Township Of Benalla, For The Proclamation Of Streets,' Put-Away Plan B389, Undated, Available On The Landata Website (State Of Victoria); 'Land Sale At Benalla.' *The Benalla Ensign And Farmer's And Squatter's Journal*, Friday 3 December 1869 - Page 3.

²² 'Death Of Mr. R. Hoskin.' Op Cit.

Hotel,²³ where he built the Commercial Hotel.²⁴ Gradually, he acquired dozens of town Allotments on the East side of the town.

In October 1868, shortly before the retirement of Crown Lands Commissioner William Piper,²⁵ Sharpe was elected to the head of the Benalla District Roads Board (the forerunner to the Shire Council) by a good margin,²⁶ at which time he was described by *The Benalla Ensign* as 'a nocturnal incubus, a monster nightmare', and a would-be 'Coriolanus' whose 'overweening pride might one day drive him to seek the leader of the Volscian host at Mount Battery'. This was a complex classical metaphor alluding to the fact that Sharpe was a consummate politician, apparently intent on destroying Benalla West's cultural and political supremacy, which *The Ensign* described as 'the supremacy of Mr [Edwin] Brown's future metropolis, which must be preserved in its pristine pre-eminence.' No doubt Westerner Richard Hoskin, who had garnered almost as many votes as Sharpe in the local election,²⁷ would have been expected to stem the tide. However, as much as *The Ensign's* proprietor and editor John Liston was prepared to publish such commentary, the pre-eminence of the West was not to last. Even *The Benalla Ensign* office moved to the East in 1869.²⁸

By 1884, journalist Julian Thomas, a.k.a 'The Vagabond', was writing of Benalla West that 'it is not satisfied with the police station and the public reserves. It want[s] for the population. For years there was a bitter controversy and feud between East and West. A large proprietor [George Sharpe] was chief on the one side — a police magistrate [William Piper] on the other. They headed the two factions, and waged social war. The victory as yet has been with the East.'²⁹

In 1928, Councillor Guppy reflected that it was principally George Sharpe, along with 'other influential citizens' who at the time of the North Eastern Railway being surveyed, had exerted pressure 'to have the station located on the east side, where they owned property.'³⁰ In 1873, the Benalla Council had 'agreed' with the Commissioner of Railways that the Railway Station would be situated in Benalla East,³¹ and this had become 'the principal factor in relegating the west side to second place.'³²

²³ 'Benalla Township Plan, Imperial Measure 5066', A Parish Plan From Vprs 16171, Dept Crown Lands And Survey, 1954, Public Records Office Victoria.

²⁴ A. J. Dunlop, Op. Cit. P.38, Dates The Construction As 1856; Judith Bassett, *City Of Benalla Conservation Study Volume 2: Benalla 1836-1991, An Environmental History*, Trevor Budge And Associated, Bendigo, 1992; Dates The Building As 1860.

²⁵ 'Presentation Of A Testimonial.', *The Benalla Ensign And Farmer's And Squatter's Journal*, Friday 6 August 1869 - Page 2.

²⁶ 'Telegraphic Despatches. Victoria. Benalla, Monday. Road Board Election.' *Ovens And Murray Advertiser*, Tuesday 20 October 1868 - Page 2'

²⁷ 'Rhapsodies By Moonlight. Your Owl On The Stump.' *The Benalla Ensign And Farmer's And Squatter's Journal*, Friday 3 September 1869 - Page 3.

²⁸ 'Advertising,' *The Benalla Ensign And Farmer's And Squatter's Journal*, Friday 23 July 1869 - Page 1.

²⁹ Picturesque Victoria. Around Benalla. By "The Vagabond," In The "Argus."

Ovens And Murray Advertiser, Thursday 24 July 1884 - Page 1 (It Is Very Apparent That 'The Vagabond' Confused His East And West Sides Of Benalla, And I Have Reserved These In The Text For Clarity.)

³⁰ Ibid.

³¹ 'Benalla Railway Station.' *The North Eastern Ensign*, Friday 2 May 1873 - Page 2.

³² 'Victoria's Country Towns Their Rise And Development No. 13. -- History Of Benalla', Op Cit.

Although Crown lands Commissioner William Piper did not live to see it, even the Post Office was relocated from its position in Arundel Street, to a huge Victorian Italianate building opposite the Commercial Hotel in Benalla East in 1882.³³

Despite Benalla West's flagging fortunes, in 1884, by which time Benalla possessed a total population of about 1700,³⁴ Commissioner Blackburn of the recently formed Benalla Water Trust commented in a valuation of rateable property in the town, that he was 'surprised that Goomalibee, Wedge and Deas Streets had been left out of the return, and gave it as his opinion that if those streets, in which "there were a great number of houses, were left out, there would be no end to agitation by the residents".'³⁵

What constituted 'a great number of houses' in 1884 is difficult to say, but it is likely that the number and quality of those homes was not great, as only the merest handful of homes in this area of Benalla West have survived from the 19th century into the present: a couple of simple late Victorian 'double piles' at **29 and 36 Wedge Street**, and a weatherboard cottage at **23 Wedge Street**.

The Federation-era

After the turn of the century, a craze for the Federation 'Queen Anne' styled houses swept through Benalla. In 1906, Trixie Gascoigne reported for *The Australasian*, 'The town is about as large as most of the country towns, and is at present making headway. The buildings, both public, and private, are very nice, the newest private residences being mostly built in the Queen Anne style.'³⁶ Few houses built locally optimised this style better — at least in brick — than **20 Arundel Street**. Built by Messrs. Peters Bros. in 1909 for store-keeper A. H. Singleton (who died suddenly before its completion),³⁷ while under construction it was described as 'a fine eight roomed villa residence, after the Queen Anne style... There is to be a Marseilles tiled roof, which will be the first of the kind in Benalla. The rooms will be of a commodious character, and, we understand, will be splendidly finished off.'³⁸

By this time, a considerable portion of land in Benalla West had been monopolised into the hands of a few, which in turn limited its development. Richard Hoskin was not the only individual to have combined a number of allotments in the Benalla West to form a larger property. Another large parcel, comprising seven allotments in Section V on the east side of Arundel Street (between Deas and Kent Streets), which had been originally owned by the Clarks of 'Black Swan' fame, had become Dr Nicholson's 'Pig Paddock'. (Dr Nicholson was well-known for attending Ned Kelly's injuries after the siege of Glenrowan, and also for taking Kelly's now famous green sash.) Not until 1919, could agent Herbert Ledger announced the sale of 'the Pig Paddock': a part of Dr Nicholson's estate which had recently been subdivided into 11 'splendid home sites' (**including 9, 9A, 11, 13, & 15 Arundel Street**). At the sale, bidding went as high as £61 for a larger corner allotment, while some other allotments were passed in at £46 and £47 each. The property was said to have been 'sought after keenly for years. The situation is very convenient and pleasant, only a few minutes walk from the P.O. through the Benalla gardens and the railway station is within easy

³³ 'An Historical Picture--Official Opening Of Benalla Post Office', *Benalla Standard*, Friday 27 January 1939 - Page 5.

³⁴ 'Picturesque Victoria. Around Benalla.' *Ovens And Murray Advertiser*, Thursday 24 July 1884 - Page 1.

³⁵ 'Benalla Water Trust.' *The North Eastern Ensign*, Tuesday 5 February 1884 - Page 2.

³⁶ 'Benalla.' *The Australasian*, Saturday 7 July 1906 - Page 53.

³⁷ 'Obituary. Mr. A. H. Singleton.' *Benalla Standard*, Friday 26 November 1909 - Page 4.

³⁸ 'New Residences', *Benalla Standard*, Tuesday 8 June 1909 - Page 3.

distance, being served by the Bridge of Sighs.³⁹ This bridge was sited between the main bridge and the railway bridge, directly behind Dr Nicholson's 'Pig Paddock', and had 'been used by many to cross the river from Benalla East to Benalla West... In particular it was used by Roman Catholic folk who wished to take a short cut to church from Benalla East and return.' (The Bridge of Sighs was demolished in 1944, when the *Benalla Ensign* published a commemorative ballad about it.⁴⁰)

A Catholic Revival of Benalla West, 1907-1930s

Benalla West, and in particular, the north-west, had languished — but it still had the Catholic Church. Although no land had been granted for it in the original town survey, the Catholic Church was finally granted a permanent reserve in Arundel Street in 1863,⁴¹ and the first St Joseph's Catholic Church was built there in 1867.⁴²

By 1891, less than a third of Benalla's residents lived in the West: 1,795 persons were on the east side of the river and only 782 on the west.⁴³ However, the Catholic Church was committed to its Benalla West location, and as the century drew to a close, its trustees decided to invest with even greater vigour. In 1900, the old Presbytery, 'Vaucluse,' on the Sydney to Melbourne Road, was replaced with a new building adjacent to the existing St. Joseph's Church in Arundel Street. Then in 1907, Benalla's Venerable Archdeacon Owen Davy (known as 'Dean Davy') oversaw the commencement of the building of an imposing new church,⁴⁴ which — styled as a towering Romanesque basilica — would more than rival St Patrick's Church in Wangaratta for architectural splendour. Davy died in 1908 before new church was completed, and permission was sought to inter his remains under the floor of the church upon its completion.⁴⁵ The new St Joseph's was finally consecrated in 1912.⁴⁶

St Joseph's Church was an optimistic structure in that it was far larger than Benalla's congregation required. Although costing £10,000, the Church building was reportedly debt free upon completion.⁴⁷ Consequently, the only thing the Sandhurst Diocese could want for in Benalla was more congregants; and this may be the reason why the Diocese decided, in effect, to create a new suburb on its backdoor step.

In 1929, the Roman Catholic Trusts Corporation for the Diocese of Sandhurst undertook a subdivision of Church-owned land adjoining the Catholic Church presbytery and school grounds,⁴⁸ referred to as 'Garden View Estate'. In March, building sites with frontages to Goomalibee, Wedge and Deas Street, along with those on a newly-created street named for 'Dean Davy' (which divided the town block), were

³⁹ 'No Title,' *Benalla Standard*, Tuesday 25 November 1919 - Page 3; 'No Title,' *Benalla Standard*, Friday 14 November 1919 - Page 3.

⁴⁰ 'Vale: "The Bridge Of Sighs" (Contributed By "The Ballad-Ist").' *Benalla Ensign*, Friday 12 May 1944 - Page 4; And See Also Undated Map.

⁴¹ *Victorian Government Gazette*, Gazette 1, Date: Friday, January 02nd 1863, P.7.

⁴² 'Country News.' *The Age*, Saturday 14 December 1867 - Page 7.

⁴³ 'Census Returns.' *The Yarrowonga Mercury And Mulwala*, Thursday 30 April 1891 - Page 3

⁴⁴ 'St. Joseph's New Catholic Church. Laying The Foundation Stone. Address By Archbishop Carr. Generous Donations.' *The North Eastern Ensign*, Friday 26 July 1907 - Page 3.

⁴⁵ 'North-Eastern Ensign Published At Benalla. Friday, December 11, 1908. The Two Political Surprises Of The Hour.' *The North Eastern Ensign*, Friday 11 December 1908 - Page 2.

⁴⁶ 'Our Country Service. Consecration Ceremony. Benalla, 19th December.' *Bendigo Advertiser*, Friday 20 December 1912 - Page 3.

⁴⁷ Ibid.

⁴⁸ Notes Relating To The Plan Of Subdivision, Lp13505, Lassi-Spear Website (State Of Victoria).

offered for sale. These were advertised as the 'best opportunity ever placed before home-seekers, investors and speculators in the progressive town of Benalla.' Agents spruiked that, 'The natural progress of any large provincial town, and the policy of decentralisation are established facts, and as a result any purchase of property in a centre such as Benalla must increase in value.'⁴⁹

As vendors seeking to attract more working class families, the Catholic Church saw fit to make the terms of purchase for these blocks deliberately 'liberal,' to 'enable the man of small means and the wage earner an opportunity to invest'. Prospective owners could purchase a house lot with a deposit of £7 10/, and the agents advertised they would be selling every single lot in one day, on 12 April 1929.⁵⁰ In doing so, the Catholic Church effectively took what were originally ten one acre allotments (Section Q), and converted them into 52 house lots.

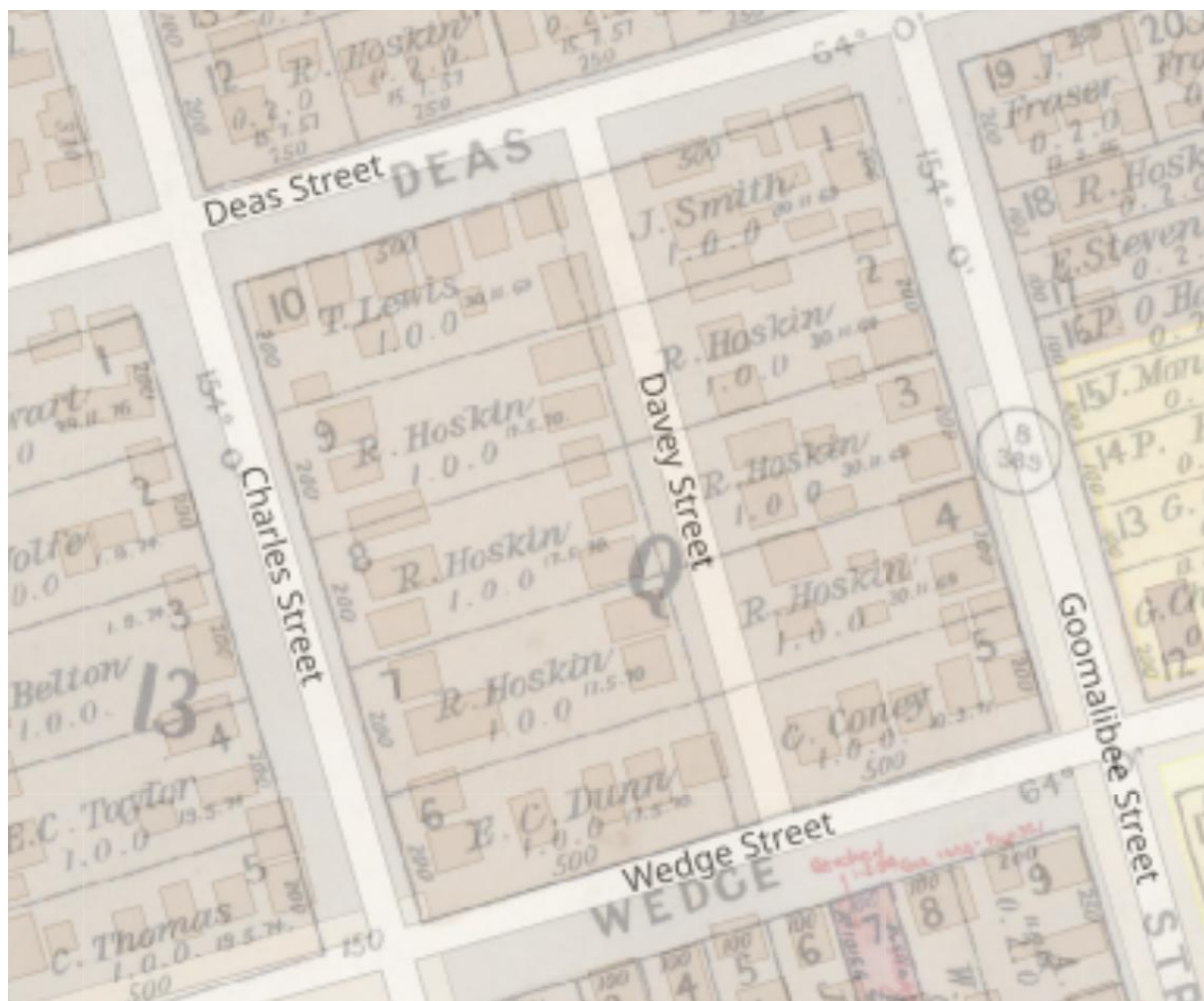


Figure 6: Excerpt from 'Benalla Township plan, Imperial measure 5066', A Parish plan from VPRS 16171, Dept Crown Lands and survey, 1954, with an over-lay of houses as of 2024, illustrating the way in which the ten allotments in Section Q were subdivided into house lots in 1928-1929.

⁴⁹ 'Important Sub-Division Of Township Property.' *Benalla Standard*, Tuesday 26 March 1929 - Page 1.

⁵⁰ 'Important Sub-Division Of Township Property.' Op Cit.

Aspects of the subdivision were still being finalised in 1931,⁵¹ by which time Benalla, like the rest of the country, should have been in the grips of the Great Depression. However, Benalla was able to weather Depression far better than most country towns. During the 1920s, Benalla had increased its strength as an administrative centre for government services. As historian A J. Dunlop would reflect in 1973, 'Benalla has always been an administrative centre. ... Most government departments are represented in the City.'⁵² In 1928, the *Weekly Times* pointed out that, 'The town is the headquarters for the North Eastern District of the State Electricity Commission, and the principal stopping place of the Melbourne and Sydney express.'⁵³ The State Electricity Commission's offices and showrooms in Bridge Street East were completed in 1930.⁵⁴ Benalla had acquired its own telephone exchange in 1906,⁵⁵ but more importantly, telecommunications formed a part of the Post Master General's Office, and the town was already the 'headquarters for the North-Eastern District of the Post Master Generals Department, housed in the Post Office.' With the expansion of the PMG's remit into telecommunications, Benalla also gained 'a new District Telephone Office in Arundel Street.'⁵⁶ In addition, the 'Country roads board also had its divisional office in Clark Street. The Forestry Department, Railway workshops and the State Rivers and Water Supply Commission also [had] offices in the city.' Even the Department of Education had an administrative centre in Benalla.⁵⁷ Such services were not only a source of prosperity underpinning other businesses in the town, but were also insulating in times of economic pain, such as the early years of the Great Depression.

Consequently, building activity in Benalla in these early years of the 1930s was far less subdued than might be expected: 60 houses were added to the town between 1933 and 1935 alone,⁵⁸ and 1934, the Benalla Waterworks Trust was making plans to extend mains water supply throughout the area around Charles and Deas Streets.⁵⁹ That same year, builder G. R. McCartney of Cecil Street opened two display homes in Deas Street, which were considered both spacious and modern, making novel use of tiled roofs, double front doors and interior decoration as yet unseen in Benalla.⁶⁰ (These were most likely **12 and 14 Deas Street.**)

By 1936, building in the town was 'proceeding steadily without any suggestion of a boom'. The *Benalla Standard* reported that 'As soon as residences have been completed they have been occupied, and the demand for additional accommodation persists. Quite a new appearance has been given to sections of both east and west by the erection of numerous modern-style dwellings, and at present at least eight are in course of construction...'⁶¹ In fact, since the census of 1933, it was estimated that by 1936 about 150

⁵¹ Notes Relating To The Plan Of Subdivision, Lp13505, Lassi-Spear Website (State Of Victoria).

⁵² A. J. Dunlop, *Benalla Cavalcade, A History Of Benalla And District*, Mullaya Publications, Canterbury, Vic., 1973, P.156.

⁵³ 'Victoria's Country Towns Their Rise And Development No. 13.' Op Cit.

⁵⁴ 'Electricity Commission. Ceremony At Benalla. Building Financed By Residents.' *The Argus*, Wednesday 5 February 1930 - Page 11.

⁵⁵ Dunlop, Op Cit. P.149.

⁵⁶ Ibid., P.156.

⁵⁷ Ibid.

⁵⁸ 'Census Figures', *Benalla Standard*, Tuesday 26 March 1935, Page 6.

⁵⁹ See For Example: 'Waterworks Trust New Mains In Benalla West,' *Benalla Standard*, Tuesday 22 May 1934 - Page 4.

⁶⁰ 'Inspection Of New Residences Modern Equipment Local Builder's Enterprise,' *Benalla Standard*, Friday 16 November 1934 - Page 4.

⁶¹ 'Building Activities High School To Be Remodelled New Shops To Be Erected,' *Benalla Standard*, Tuesday 9 June 1936 - Page 1.

new houses had been erected in the town,⁶² many of them in Benalla West. In early 1937, it was recognised that Benalla was in the middle of a 'great boom' for the building trades.⁶³

Despite the local interest in new architectural styles being promoted by local architect Harold Hanlon (who was responsible for a number of shops including Miller's Store in 1933⁶⁴), and by builders such as G. R. McCartney, the majority of home-owners and speculators in Benalla West opted for Australian bungalows which would come to characterise this neighbourhood: single story, double-fronted weatherboard houses modestly based on the Californian bungalow style; many with the same off-the-shelf decorative metal grill at the apex of the front roof gable to the ventilate the roof space.

In the main, the style of these homes was loosely derived from the 'bank houses' which had been presented in design books by architect G. Burridge Leith for the State Savings Bank of Victoria during the 1920s.⁶⁵ Despite being constructed in the early-to-mid-1930s, the actual designs were a throw-back to the houses of the late 1920s — the construction of which had been barely interrupted by the Great Depression.

The demand for more modest homes was such that Hanlon did undertake quite a number of smaller residential commissions, and although his record of architectural plans is no longer extant, even his smaller houses have tell-tale 'Hanlon' details such his use of the arch, or heavy verandah piers.⁶⁶ The home at **13 Davey Street** seems to carry the Hanlon touch.

In addition to the new building allotments in Benalla West which were created by the Catholic Church, more land was becoming available as old structures, especially from the 1850s, were being demolished to make way for 'modern buildings'. In 1935, one of the first homes in the town, belonging to J. R. Clark, built 80 years before, was demolished.⁶⁷ In 1937, William Ride's Cordial Factory fell to 'the march of progress',⁶⁸ and in 1938, 'several old landmarks [in Benalla West were] disappearing before the "wrecker"', including Samuel Baker's Charles Street house erected 70 years earlier.⁶⁹

These old houses were being replaced with the same type of house that was going up on the vacant Church blocks: modern light-weight timber structures in the bungalow style, easily replicated by local builders.

However, although most Benalla West houses of the 1930s were fairly modest in size and ornamentation, two homes at the intersection of Charles Street and Bridge Street (**40** and **42 Bridge Street**), both designed by Harold Hanlon, epitomised one of the main styles of the period, with its origins in the Californian bungalow: with tiled roofs, more gables, heavier verandah balustrades, taller chimneys, and

⁶² 'Population Of Country Towns Interesting Comparisons,' *Benalla Standard*, Friday 1 May 1936 - Page 1.

⁶³ 'Gleanings From Other Parts Benalla Building Boom', *Goulburn Valley Stock And Property Journal*, Wednesday 22 September 1937 - Page 6.

⁶⁴ 'Early Benalla. Reminiscences Of Thirty Years Ago. An Old Identity.' *Weekly Times*, Saturday 16 March 1895 - Page 27.

⁶⁵ Such As His 1927 Publication, 'Types Of Timber-Framed Dwelling Houses Available For Selection By Applicants Under Provisions Of Housing And Reclamation Act, 1920'.

⁶⁶ Pers Comm. John Hanlon To Jacqui Durrant, 13 February 2024.

⁶⁷ 'Around The Town (By "Quizz.")' *Benalla Standard*, Friday 6 December 1935 - Page 7.

⁶⁸ 'Local And General,' *Benalla Standard*, Friday 22 October 1937 - Page 5.

⁶⁹ 'Round Town', *Benalla Standard*, Tuesday 26 April 1938 - Page 5.

flourishes such as art deco 'jazz' lead light windows; these were impressive homes. However, a closer look at **40 and 42 Bridge Street** reveals that these are in fact scaled-up and more elaborately decorated versions of the typical weatherboard 'Benalla West bungalow'. The Catholic origins of the neighbourhood (and the architect) are also captured at **40 Bridge Street**, a home built for electrician Roy Irwin and his wife Helen in 1932,⁷⁰ which features a niche by the front porch for a small statue of Mary, mother of God.

By the late 1930s, this part of Benalla had been transformed. In 1937, a former resident, Bob Gardiner, returning after 22 years absence, stated, 'The development of Benalla West is most noticeable, and really I hardly knew that portion of the town as I drove into it on my arrival in Benalla. The number of new residences here is remarkable.'⁷¹

Remarkable as the development was, late as 1941, the only sections of this neighbourhood to be substantially 'built out' were the northern end of Arundel Street, including the 1919 subdivision of Dr Nicholson's pig paddock; the 1929 Catholic subdivision with Davey Street at its heart; and a section of Deas Street. The rest of Thomas Wedge's original north-west street grid remained scantily occupied. Nor would this neighbourhood see a great deal of real investment in new brick houses until after World War II.

Fortunately, the 1950s was a prosperous time for Benalla: J. A. Terrett & Co, founded in 1932⁷² — millers of building timbers and manufacturers of fibrous plaster — continued to trade well. The company had been floated in 1952,⁷³ and had made record profits in 1954.⁷⁴ In addition to Terrett & Co, Benalla had also gained two new factories: Latoof and Callil clothing factory opened during the war in 1943,⁷⁵ and continued to operate; and the Renold Chains factory opened in 1950.⁷⁶ The optimism in the community, as well as the capacity to invest in well-built, honest houses, was seen all over town, although in Benalla West, brick houses remained few. There were exceptions, however, such as the mock Tudor home at **39 Wedge Street** (c.1950).

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

2. Peopling Benalla Rural City's places and landscapes

2.2 Exploring, surveying and mapping

3. Connecting Benalla Rural City by transport and communications

3.2 Linking Benalla Rural City by rail

6. Building towns, cities and the garden state

6.1 Making regional centres

6.3 Making homes in Benalla Rural City

Comparative Analysis

⁷⁰ Per Comm. Marie And John Hanlon, To Jacqui Durrant, 13 February 2024; For Tender, See: 'Advertising' - *Benalla Standard*, Tuesday 25 October 1932 - Page 2.

⁷¹ "'Astounding Progress" Impression Of Benalla Former Resident's Visit After 22 Years', *Benalla Standard*, Tuesday 5 January 1937 - Page 6.

⁷² A. J. Dunlop, Op Cit. P.155; 'A "Live" Industry Terrett & Co.'S Works.' *Benalla Standard*, Tuesday 31 October 1933 - Page 4.

⁷³ 'Prospectus Issued J. A. Terrett & Co Ltd Float' *Benalla Ensign*, Thursday 22 May 1952 - Page 1.

⁷⁴ J. A. Terrett & Co. Report Record, *Benalla Ensign*, Thursday 4 November 1954 - Page 10.

⁷⁵ 'Clothing Factory Commences Operations,' *Benalla Ensign*, Friday 1 October 1943 - Page 2.

⁷⁶ 'Start Being Made On Factory,' *Benalla Ensign*, Thursday 16 February 1950 - Page 7.

Benalla West Residential Precinct 2 has a very distinct character which derives from the subdivision of adjoining Church-owned (Catholic Church) in 1929. Housing construction in this subdivision was barely stymied by the Great Depression of the early 1930s, meaning that most of the housing in this precinct dates from the early to mid 1930s, and is modest yet endearing in character. Unlike Benalla West Residential Precinct 1 with Cecil and Benson Streets to the south, architectural differentiation among neighbours was rarely a consideration for residents in the backstreets of this neighborhood. There is no other area that was developed within Benalla during this period as one stage and therefore creating the distinctive built character that can be found in the precinct area. The areas that were not part of the subdivision, such as Arundel Street were developed during a similar period and demonstrate the same built form.