

Heritage Place	Benalla Residential East Precinct 2
Heritage Overlay	HOXXX
Significance	Local
Dates	C1880s – c1970s
Address	Barkly Street Gray Street Salisbury Street Smythe Street
Subsumed Heritage Overlays	None
Recommendations	Recommended for inclusion in the Heritage Overlay
Survey Date	March 2024



Benalla East 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

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 Benalla Residential East Precinct 2 is significant. The precinct lies in Benalla East and includes places in Barkly, Gray, Salisbury and Smythe Streets. It is representative of the outward push of residential development towards the fringes of Benalla's township boundary during the nineteenth century comprising a range of residential buildings that were constructed from the c1880s to the c1960s.

Places that contribute to the cultural heritage significance of the precinct include:

Barkly Street: 65,66,67,68,69,70,72,74,78,80,

Gray Street: 2,6,7,9,10,12,14,16,18,20,

Salisbury Street: 79,81,83, 85,93-95, 97

Smythe Street: 66, 68, 70, 72, 73, 75, 77 - 79

The following structures and features contribute to 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 East.
- The streetscape character of the area arising from the wide streets with gravel verges, brick gutters and large European trees.
- The diversity and mix of buildings that date from the 1880s to c1960s.
- The residential development with a free standing built form with largely unaltered facades and garden settings.
- 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 typical built forms with symmetrical or asymmetrical composition and pitched roofs, brick chimneys and verandahs
- The extent to which the fabric and architectural features that are representative for each key period of development is apparent. This includes: 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; 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 c1980 are not significant.

How is it Significant?

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

Why is it Significant?

The Benalla Residential East Precinct 2 is of historical significance as it provides evidence of the expansion of the initial Thomas Wedge 1848 surveyed town plan in response to the population pressures provided by the gold rushes. It reflects the 1855 new plan for the town as set out by the Surveyor E V Wilmot where he extended the suburban lands as set out by Wedge in 1848. These newly created allotments were positioned on the cardinal-point axis unlike the earlier subdivision that saw allotments that were orientated around the river and its banks. This placed Salisbury Street at an angle to Barkly, Smythe and Gray Streets and marks the original inner boundary between town and country. (Criterion A)

The Benalla Residential East Precinct 2 is of historical significance as it provides evidence of the impact of the establishment of a number government services during much of the early twentieth century. These agencies underpinned the economy and it was during this period that the precinct area grew in popularity and as development of areas to the north of Bridge Street East became acceptable. Gray Street was slower to develop but with the construction of a prestigious Arts and Crafts styled Bungalow at 80 Barkly Street further development in Gray Street followed. The precinct area continued to develop throughout the Great Depression with only minor interruptions. By the start of World War II Gray Street was a popular and desired street. (Criterion A)

The Benalla Residential East Precinct 2 is of representative significance for the commonality found in the scale of development, similar form, fabric and finishes. This includes a settlement pattern that supports a consistency of setbacks and garden settings and street trees located on the verges of the wide streets. (Criterion D)

The Benalla Residential East Precinct 2 is of aesthetic significance for its wide streets, consistency and integrity of streetscapes which comprise residential buildings of similar scale and form with pitched roofs, verandahs and similar materiality. There is a diversity of architectural styles which largely date from the early twentieth century and up to the mid twentieth century and these places demonstrate an architectural quality that defines the aesthetics of this precinct. (Criterion E)

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

13 Gray Street, Benalla is of aesthetic significance for its architecture as designed by local architect Harold Hanlon c1940. Significant features include its: Spanish mission-styling; stucco finish; symmetrical façade; front porch with three arches and the triple-arched windows on either side of the porch.

69 Barkly Street Benalla is of aesthetic significance for its mid-twentieth century International Functionalist inspired architecture. Significant features include: its two storey house form, redfacebrick; the spare modernist detailing; the projecting concrete slab for the balcony floor which is also a sun shade; horizontal bands of cream brick work and the horizontal proportions of the windows and balustrade.

'Fenton' at 70 Barkly Street Benalla built in 1938 is of aesthetic significance for its Interwar bungalow architecture. Significant features include: its facade featuring art deco accents and diaper patterned glass windows; its tiled roof and its construction from re-inforced concrete.

93 - 95 Salisbury Street, Benalla is of aesthetic significance for its substantial mid twentieth century architecture. Significant features include the: face red brick walling; multi-hipped terracotta tiled roof; substantial brick chimneys; a large open porch to the side; large steel framed windows, corner windows, and wrought iron balustrading.

Grading table for Benalla East Residential Precinct 2

Number	Street	Significance
Barkly Street		
65	Barkly Street	Contributory
66	Barkly Street	Contributory
67	Barkly Street	Contributory
68	Barkly Street	Contributory
69	Barkly Street	Individual
70	Barkly Street	Individual
72	Barkly Street	Contributory
74	Barkly Street	Contributory
1/76	Barkly Street	Non-contributory
2/76	Barkly Street	Non-contributory
78	Barkly Street	Contributory
80	Barkly Street	Contributory
Gray Street		
2	Gray Street	Contributory
6	Gray Street	Contributory
7	Gray Street	Contributory
8	Gray Street	Non-contributory
9	Gray Street	Contributory
10	Gray Street	Contributory
11	Gray Street	Non-contributory
12	Gray Street	Contributory
13	Gray Street	Individual

Benalla East Residential Precinct 2

Heritage Precinct Citation

May 2025

14	Gray Street	Contributory
16	Gray Street	Contributory
18	Gray Street	Contributory
20	Gray Street	Contributory
Salisbury Street		
79	Salisbury Street	Contributory
81	Salisbury Street	Contributory
83	Salisbury Street	Contributory
85	Salisbury Street	Contributory
87	Salisbury Street	Non-contributory
89	Salisbury Street	Non-contributory
91	Salisbury Street	Non-contributory
93 - 95	Salisbury Street	Individual
97	Salisbury Street	Contributory
Smythe Street		
66	Smythe Street	Contributory
68	Smythe Street	Contributory
70	Smythe Street	Contributory
72	Smythe Street	Contributory
73	Smythe Street	Contributory
75	Smythe Street	Contributory
77- 79	Smythe Street	Contributory

Additional Controls

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

Benalla East Residential Precinct 2 is distinctive in terms of its subdivision pattern. It is not original to Thomas Wedge's first survey of Benalla, undertaken in 1848.¹ Instead, it was created during the first expansion of the town, which was necessitated by the gold rush. 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' —

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.

a town block, bounded by Gray, Smythe and Barkly Streets. Wilmot conformed to Wedge's original plan. 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. This is the reason why Salisbury Street (originally called East Boundary Road) is a street that forms the inner outline of what were originally the suburban lands. These boundary roads outline the suburban lands around Benalla are 100 links wide which is two thirds of the width of the township street.

Benalla East Residential Precinct 2 demonstrates evolution of modernity in architecture with a loosening of the conventions associated with architecture from 19th century. This includes a number of examples that demonstrate last throes of late Victorian symmetrical styled housing; Federation period with its Queen Anne styling, The Interwar Bungalow and its iterations; Spanish Mission and similar Californian influences; Interwar modernity and the rise of post war modernism. This marked diversity architectural expression is found in representative examples that demonstrate typical architectural characteristics from their particular period as well as those demonstrate particular architectural qualities.

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

- The extent to which the development of what is largely twentieth century development is appreciable
- Interstice redevelopment from post war period
- Salisbury Street – federation era
- Development – earlier nineteenth century adjacent to the thoroughfare – Bridge Road East
- The degree of intactness and the low proportion of infill.
- Dwellings typically survive with their presentation to the street largely unaltered retaining facades, verandahs, decorative details, and their detached siting
- The largely consistent single-storey height and diversity 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 with 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 allotment patterns resulting from the 1838 Wedge town survey and later subdivisions
- The general absence of vehicle accommodation in front setbacks.

History

Overview

The Benalla Residential East Precinct 2 is an attractive area on Benalla's urban fringe, featuring mixed residential architecture styles. The houses are generally unified by their scale, setback, and by the level of financial and social investment in the properties themselves, frequently expressed in aspects such as front fences and gates designed to match the home, and to this day, the many lovely gardens. The neighbourhood is literally a tapestry which reflects its various stages of development, which was kick-started with subdivisions in the Federation era, peaking in growth by around 1928, but also seeing the later additions of notable homes in the 1940s and 1950s.

Wilmot's expanded survey of Benalla, 1855

The Gray Street precinct is not original to Thomas Wedge's first survey of Benalla, undertaken in 1848.² Instead, it was created during the first expansion of the town, which was necessitated by the gold rush: by 1854, Benalla's 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 Gray, Smythe and Barkly Streets.⁵ 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: Excerpt from 'Plan of the township of Benalla' by E. W. Wilmot, Assist Surveyor July 15th 1855; illustrating the 1855 extension of the original town grid with the addition of Section S.

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.

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.

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.

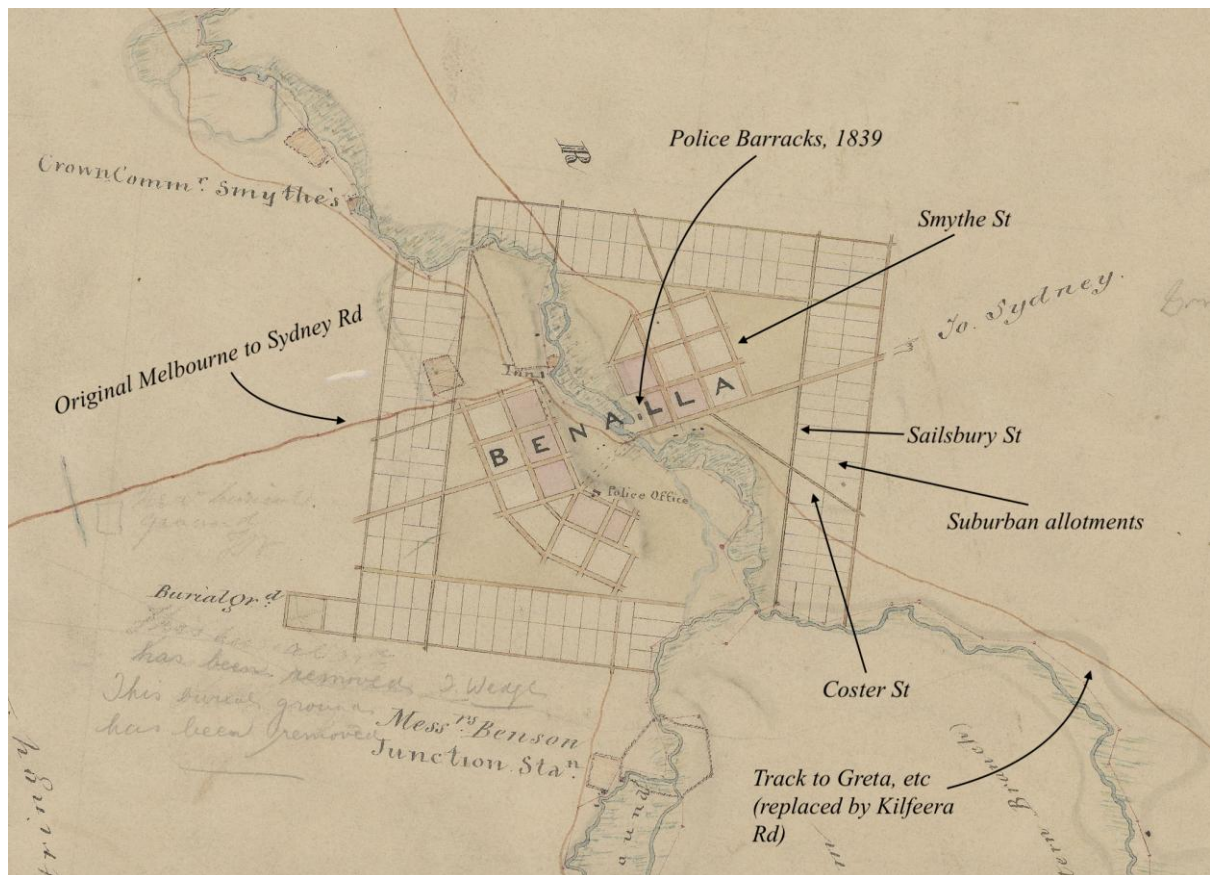


Figure 2: Excerpt from 'Survey of Broken River, Tributaries and Sydney Road,' 1848, surveyed by Thomas Wedge, illustrating the layout of Benalla with three town grids girded by a belt of suburban lands.

(The planning of Benalla shares many commonalities with Hoddle's plan of Melbourne, which also has an inner 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.)

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 Gray 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.

In this precinct (Precinct 6), the corners of Gray and Barkly streets meet, forming a township street corner; but where they meet also touches Salisbury Street at the angle brought on by the adherence of suburban lands to the cardinal axis. This area marks the original inner boundary between town and country, where

the influence of the Broken River effectively runs out, and the influence of the pastoral plains takes over. This transition is even more apparent on the outer boundary of the suburban lands, Samaria Road.

Finally, in this precinct, Coster Street (originally Little Street), is a street that does not confirm to either the township grid or the suburban lands grid. It was marked on Wedge's survey of 1848, with its continuation — Kilfeera Road — as running at an angle through suburban lands. This route was designed to replace the informal track running along the Broken River banks which went to what were Emu, Kilfe(e)ra and Fifteen Mile Creek Stations, as well as Greta West (via Kelly's Gap), and Greta South (via Molyullah).

Garden Allotments, 1858

The first flush of the gold rush of 1851-52 saw thousands of gold seekers making their way through Benalla en route from Melbourne to the 'Ovens diggings' (Beechworth); also passing through when travelling from the Ovens diggings to Melbourne and Bendigo. Benalla maybe have only had a population of 117 in the township at the beginning of the gold rush,⁷ but the population was growing, and demand for produce from passing traffic was likewise growing. To encourage the production of fresh local produce, in 1858, the government surveyed two sections of 'Garden Allotments' (one on each side of the River).⁸ Intended for use as small market gardens, and having ready access to water, these mainly 1-2 acre lots were sold in 1859,⁹ with the majority in Benalla East being bough by Willis Little.¹⁰

In this precinct, eight Garden Allotments ran on the River-side of Coster Street, from the corner of Gray Street to the corner of Salisbury Street. These Allotments were subsequently subdivided.

⁷ 'Benalla's History', *Benalla Standard*, Tuesday 12 March 1935 - Page 6.

⁸ 'Plan Of Garden Allotments In The Parish Of Benalla, Put-Away Plan B391, 1858.

⁹ 'Plan Of Garden Allotments In The Parish Of Benalla, Put-Away Plan B391, 1858; And 'Benalla Township Plan, Imperial Measure 5066', A Parish Plan From Vprs 16171, Dept Crown Lands And Survey, 1954, Public Records Office Victoria.

¹⁰ 'Benalla Township Plan, Imperial Measure 5066', A Parish Plan From Vprs 16171, Dept Crown Lands And Survey, 1954, Public Records Office Victoria.

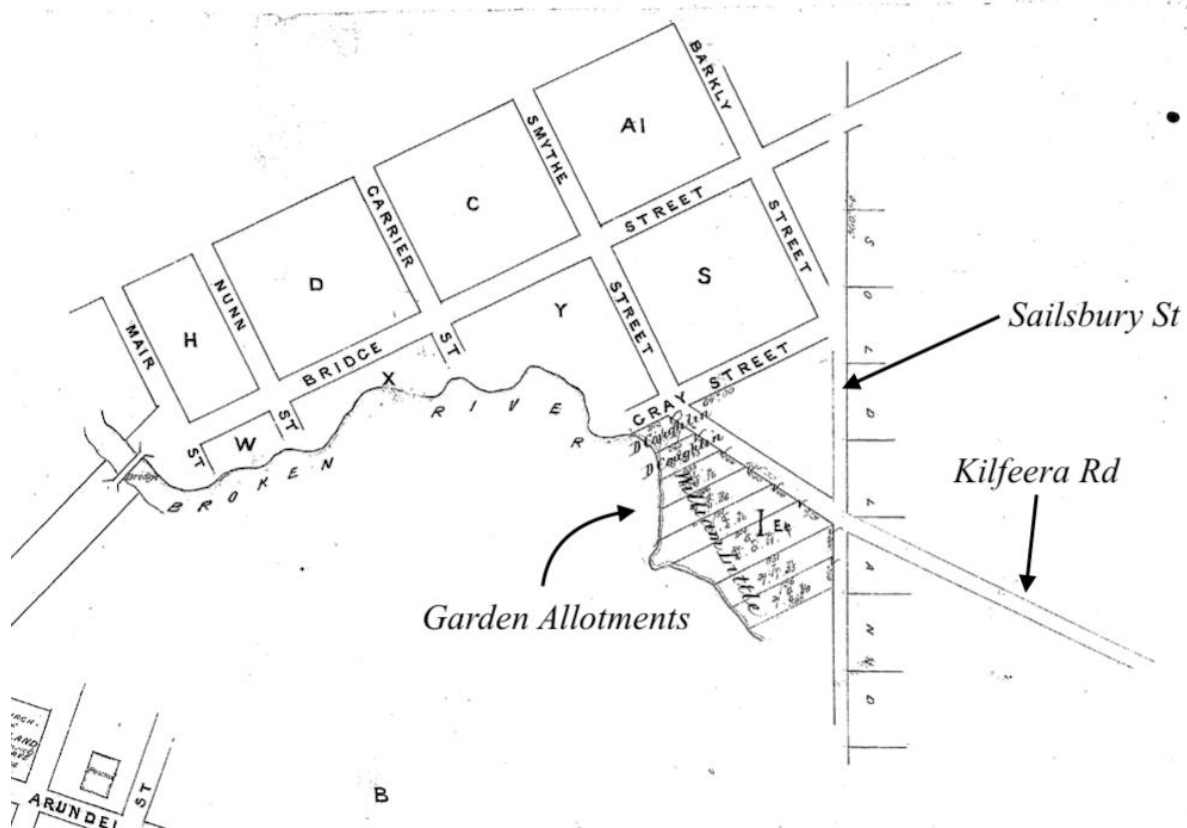


Figure 3: Excerpt from 'Plan of Garden Allotments in the Parish of Benalla', Put-away plan B391, 1858, illustrating the garden allotments on the south side of what became Coster Street.

The late 19th century

During the mid 1850s, Benalla's population hovered around 500 people,¹¹ mostly situated on the west side of the Broken River. In the last quarter of the century, following the construction of the North East Railway and the placement of the railway station in Benalla East, the commercial and residential focus of the town shifted to the East side. The population had grown to around 2000 people in the mid-1880s,¹² but most households were concentrated around the commercial precinct of Bridge, Nunn and Carrier Streets, spreading out to residential areas subdivided and sold in the 1870s, including Nixon and Byrne Streets. During this period, residents built some few houses south of Bridge Street, however, residential allotments in this location were limited basically to the additional town block, Section S, added by Wilmot; and of course to the five acre suburban allotments on the east side of East Boundary Road (Salisbury Street).

There are almost no surviving houses of this era in this precinct, although the house at **66 Barkly Street**, a humble gabled brick worker's cottage, almost certainly dates from this period.

The two other notable surviving Victorian-era houses in this precinct are in Smythe and Barkly Streets. **77-79 Smythe Street** is a house situated on what was, at the time of its construction, a half-acre allotment

¹¹ 'Benalla's History', *Benalla Standard*, Tuesday 12 March 1935 - Page 6.

¹² 'Picturesque Victoria. Around Benalla.' *Ovens And Murray Advertiser*, Thursday 24 July 1884 - Page 1.

purchased by E. McKee in 1888. The house, 'Monkton'¹³ was the primary residence of Emily Kurtzmann,¹⁴ and John Kurtzmann.¹⁵ Emily was a hotelier and owner of *The Australian Hotel* in the 1890s,¹⁶ and John was a local wine and spirits merchant,¹⁷ town Counsellor,¹⁸ and also a director of the Benalla Butter Factory.¹⁹ Emily died in 1908,²⁰ leaving a substantial estate to her husband, who died in 1928, after which time the house was sold.²¹ Their substantial late Victoria weatherboard house, which features ornate art nouveau lead-lighting around the front door, was befitting of their social status and wealth.

72 Barkly Street is another late Victorian weatherboard, built and lived in by the well-known builders Arthur and Albert Peters.²² It is proportionately smaller than the Kurtzmann's house (in its original form), with intact exterior timber detailing and iron lace that is representative of the period.

The Federation era

By 1903, the population of Benalla was 3000,²³ and in the largely undeveloped precinct around Gray, Smythe, Barkly and Salisbury Streets, this period was quite literally the era of the subdivision. Well-to-do landholders who had purchased land around town in the 1850s and 1860s, were beginning to 'cash in their chips' either by subdividing their holdings into house lots, or selling-out to those who would. A parcel of land comprising around 3 3/4 acres, 'with frontages Bridge and Smythe Streets and Lowry Place', was sold in 1905 by trade-unionist Hon. J. H. Graves to land developer James Tomkins,²⁴ who subdivided the land and immediately re-sold it as seven house lots.²⁵ By 1907, Tomkins had used some profits to have 'just completed the erection of a very handsome Queen Anne villa for himself in Smythe-street'²⁶ (at **41 Smythe Street**). Probably one of the first houses to be built in Tomkin's subdivision was at **66 Smythe Street**: it is an asymmetrical weatherboard home sporting the basic hallmarks of Federation style.

Two of Tomkin's blocks were purchased by baker James Callow,²⁷ who reportedly built a brick house on one of the allotments at **68 Smythe Street** in 1909.²⁸ This house retains a lot of Victoria era style, with a rendered facade which features twin sash-windows at either side of front door.

¹³ 'Advertising', *Benalla Standard*, Tuesday 16 January 1906 - Page 2. Emily Kurtzmann Advertises For A Maid At Her Smythe Street Home 'Monkton'.

¹⁴ 'Benalla Licensing Court. Thursday, December 13. Before Messrs Dobbin, Rowan And Smallman, L.Ms.' *The North Eastern Ensign*, Friday 14 December 1894 - Page 3.

¹⁵ 'Benalla East.' *Benalla Standard*, Friday 29 September 1916 - Page 3.

¹⁶ 'Benalla Licensing Court. Thursday, December 13.' Op Cit.

¹⁷ Electoral Roll, Division Of Moira, Polling Place Benalla, 1903.

¹⁸ 'An Extraordinary Charge.' *The Albury Banner And Wodonga Express*, Friday 20 February 1903 - Page 24.

¹⁹ 'Benalla Butter Factory Company.' *The North Eastern Ensign*, Friday 3 March 1893 - Page 3.

²⁰ 'Wills And Estates.' *The Argus*, Friday 17 July 1908 - Page 5. Emily Kurtzmann's Estate, Which Contained Land And Rental Properties, Is Also Detailed In Her Will, Held By The Public Records Office.

²¹ 'North-Eastern Property Sales. Total Of £106,258 For Six Months Ending 30th June.' *Benalla Standard*, Friday 24 August 1928 - Page 8.

²² Pers Comm. Chick Walker To Jacqui Durrant, 13 February 2024; Electoral Roll Of 1905 Places Both Brothers In Barkly Street.

²³ *Australian Handbook*, Gordon And Gotch, Sydney, 1903.

²⁴ *Benalla Standard*, Friday 27 October 1905 - Page 2.

²⁵ *Benalla Standard*, Tuesday 14 November 1905 - Page 2.

²⁶ 'District Biographies. Mr. James Tomkins. No. 1.' *Benalla Standard*, Tuesday 11 June 1907 - Page 3.

²⁷ *Benalla Standard*, Tuesday 14 November 1905 - Page 2.

²⁸ 'Benalla's Early History Twenty, Thirty, Forty Years Ago 1919,' *Benalla Standard*, Tuesday 13 June 1939 - Page 1.

At the turn of the century, there were only four half acre allotments on the north side of Gray Street, and two Allotments on the south.

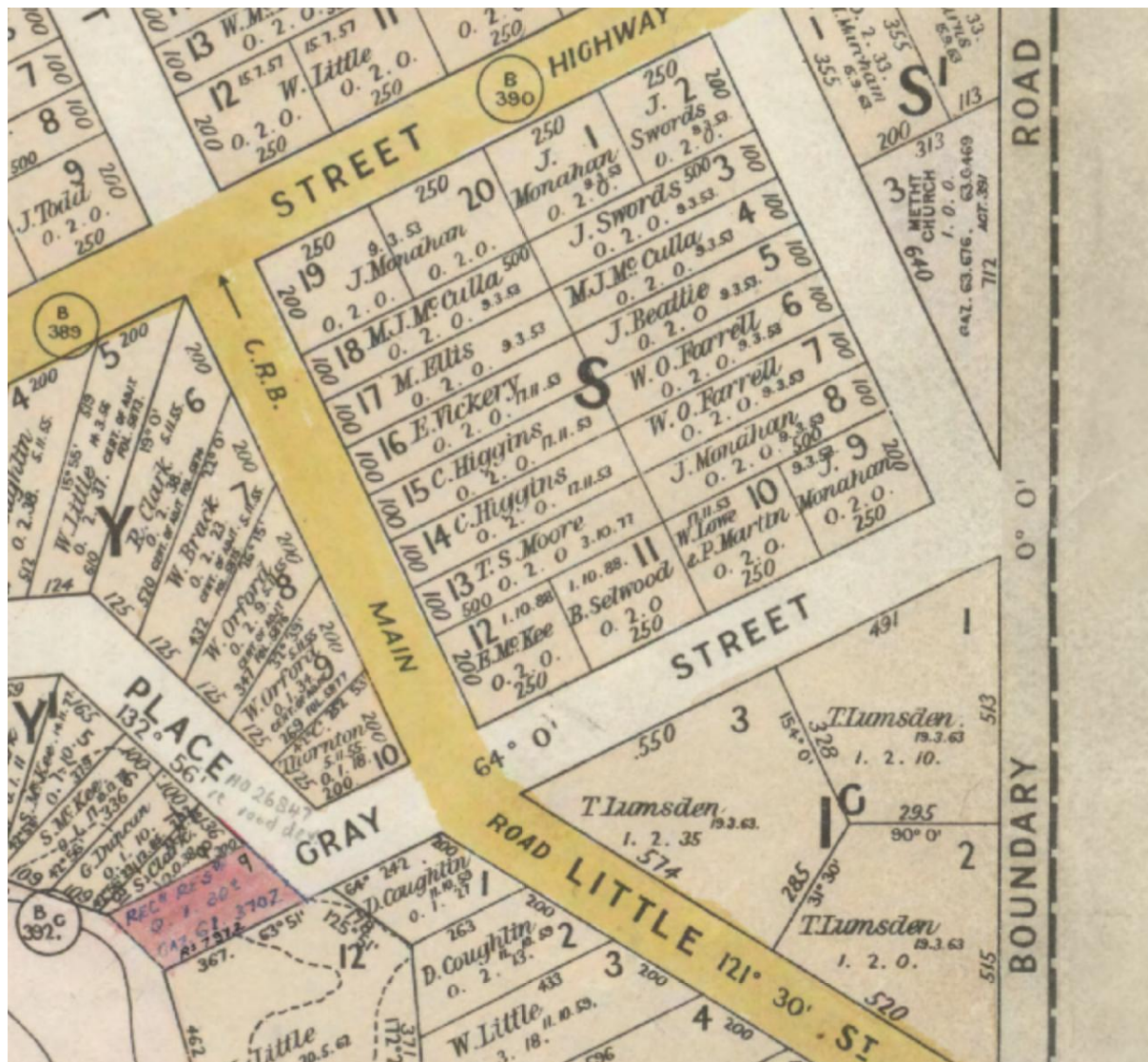


Figure 4: Excerpt from 'Benalla Township plan, Imperial measure 5066', A Parish plan from VPRS 16171, Dept Crown Lands and survey, 1954, illustrating the original allotments on either side of Gray Street, as well as Barkly and Smythe Streets.

In 1908, the electoral roll recorded only two residents in Gray street, both of working class professions,²⁹ and in 1913, the electoral roll recorded only one resident: Lance Charles Horley — a grazier.³⁰ (This might have been **9 Gray Street**, late Victorian asymmetrical weatherboard house with iron lace decorating the verandah.)

On the south side of Gray Street, three blocks in a triangular area formed by the township street grid meeting the tilted suburban lands, Section 1G, had been originally purchased by Dr Lumsden in 1863.³¹

²⁹ Electoral Roll, Division Of Indi, Subdivision Of Benalla, 1908.

³⁰ Electoral Roll, Division Of Indi, Subdivision Of Benalla, 1913.

³¹ 'Benalla Township Plan, Imperial Measure 5066', A Parish Plan From Vprs 16171, Dept Crown Lands And Survey, 1954, Public Records Office Victoria.

Lumsden was the town's chemist from an early stage,³² and he had also planted the Bellevue Vineyard nearby in Salisbury Street.³³ The land in Section 1G between between Gray Street and what was later created as 'Lumsden's Lane', was subdivided in 1912.³⁴



Figure 5: Excerpt from 'Benalla Township plan, Imperial measure 5066', A Parish plan from VPRS 16171, Dept Crown Lands and survey, 1954, with an overlay of houses as of 2024, illustrating the subdivision pattern on the south side of Gray Street in 1912.

Historian A. J. Dunlop suggests that during this period, 'many retired farmers and others desired to spend their declining years in familiar surrounds in the town.'³⁵ The rural origins of many of Benalla's residents — farmers and graziers coming to town — is expressed in the style of some of its houses at this time. Given

³² 'Early Benalla. Reminiscences Of Thirty Years Ago. An Old Identity.' Weekly Times, Saturday 16 March 1895 - Page 27.

³³ 'Early Benalla Doctors Of Bygone Days.' *Benalla Standard*, Tuesday 30 May 1933 - Page 4; 'Sale Of Land', *Benalla Standard*, Tuesday 7 April 1903 - Page 2.

³⁴ Examining Draftsman's Report, No. 957/194, 1912, Lassi-Spear Website, State Government Of Victoria.

³⁵ A. J. Dunlop, *Benalla Cavalcade, A History Of Benalla And District*, Mullaya Publications, Canterbury, Vic., 1973, P.151.

large allotments on which to build, residents of this era sometimes opted for the kind of town-house that expressed a relaxed rural version of the Federation form, with a gabled elevation (decorated with batons) that addresses the street, combined with breezy verandahs and high pitched hipped roofs vented at their peak by gablets — elements more attuned to a country homestead. Such was one of the houses that was built in the new Gray Street subdivision, at **18 Gray Street**. Yet another was built at **32 Barkly Street**, providing another ready illustration of a Federation-era ‘Benalla country house’ in this precinct.

The Bellevue vineyard comprised 15 acres, suggesting that it comprised three full adjoining suburban blocks along Salisbury Street. It had been sold to William A. Stewart³⁶ when then owner Mr Ridout died in 1903.³⁷ Stewart ran a livery stables³⁸ and had a lemon orchard on Salissbury Street (Melrose Street runs along the site of the orchard grove), situated on Allotment 5 of Section 6.³⁹

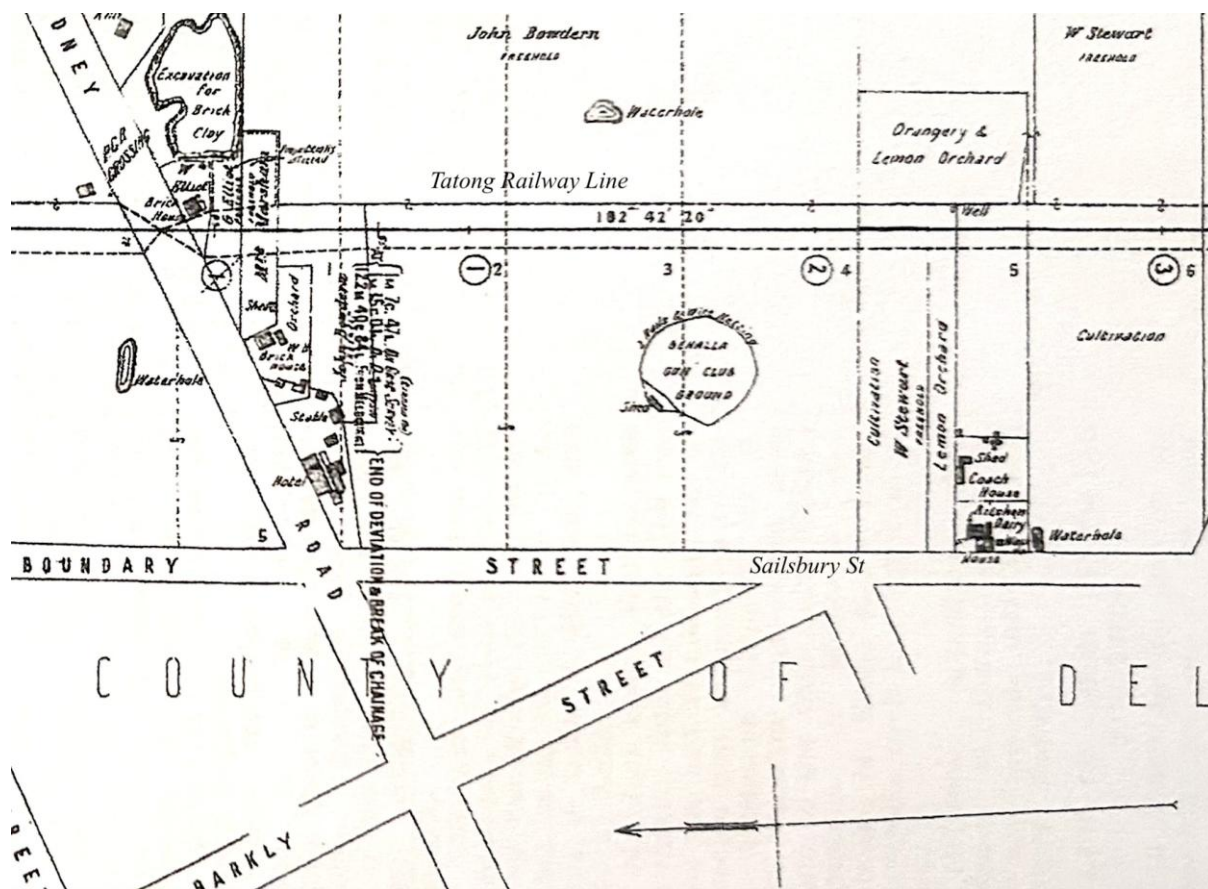


Figure 6: Excerpt from an undated map plotting the Tatong Railway line, which was constructed in 1914, illustrating the east side of Boundary Road (Salisbury Street) in the early Federation era, prior to impending subdivision.

³⁶ 'Commercial. Local Market. Stock. Detailed Lists, Results, Guides.' *Benalla Standard*, Tuesday 11 August 1903 - Page 3.

³⁷ 'Sale Of Land', *Benalla Standard*, Tuesday 7 April 1903 - Page 2.

³⁸ Electoral Role, Division Of Indi, Subdivision Of Benalla, 1914.

³⁹ This is Detailed On A Map Provided To Jacqui Durrant By John Hanlon (Per Comm 13 February 2024), Undated But Illustrating The Tatong Railway Line, Which Was Constructed In 1914.

Some Suburban Allotments (Allotments 1, 2 and 3, of Section 6) on the west side of Salisbury Street, including Crammond and Perth Streets, were subdivided in 1913-14.⁴⁰

(Later, a section of this parcel of land, in the estate of former crown lands bailiff Charles King Witt, on the corner of Bridge and Salisbury Street, was presented for sale as 12 building allotments called 'Glenara Estate' in 1920.⁴¹) A group of houses in Salisbury Street at **81, 83 and 85 Salisbury Street**, though architecturally indistinct, would seem to date from at least post-1914, and quite possibly the 1920s, despite some Victoria-era details.⁴²

At the turn of the century, the address of 'Boundary Road' was very much on Benalla's urban fringe. Benalla had Southern, Eastern and Northern Boundary Roads, but of these, it appears that Eastern Boundary Road had the most residential occupation of the four at the turn of the century. In 1908, there were 21 households along the whole length of Boundary Road, almost all of which were headed by tradespeople in professions such as brick-layer, plasterer, butter-maker and labourer; and as a further indication of the economic status of this part of town, over a quarter of the households were female-headed — some with the ambiguous profession of 'home duties'; others in professions including school teacher and dress-maker.⁴³ However, as subdivisions continued, the street became progressively less socially marginal. It was also renamed 'Salisbury Street', probably at the behest of Salisbury-born crown lands bailiff Charles King Witt, who owned a large parcel of land there.⁴⁴

The craze for Federation 'Queen Anne' styled houses that swept through Benalla after the turn of the century even reached Salisbury Street. In 1906, Trixie Gascoigne reported for *The Australasian*, Benalla '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.'⁴⁵ These included **79 Salisbury Street**, a modestly detailed asymmetrical Queen Anne weatherboard home with a bay window and roughcast detail on its front facade, but also with a roofline common to the 'Benalla country houses' such as that at **18 Gray Street**. A far more impressive Queen Anne-styled home, decorated with the addition of roughcast features, and a number of bay windows jutting out beneath a shady wrap-around verandah, was also built on what was originally a large triangular suburban allotment, at **29 Coster Street**. This home, called 'Monaro',⁴⁶ was originally owned by solicitor Eric Trenerry Brown (the son of local barrister Frederick Trenerry Brown),⁴⁷ and was surrounded by large garden and orchard.⁴⁸

The 1920s

⁴⁰ Examining Draftsman's Report, Lp6301, Lassi-Spear Website, Department Of Environment, Land, Water And Planning, State Government Of Victoria.

⁴¹ 'Obituary. Mr. C. K. Witt.' *Benalla Standard*, Friday 31 January 1908 - Page 2; Advertising, *Benalla Standard*, Friday 5 November 1920 - Page 2.

⁴² The Lack Of Houses In This Position Is Detailed On A Map Provided To Jacqui Durrant By John Hanlon (Per Comm 13 February 2024), Undated, But Illustrating The Tatong Railway Line, Which Was Constructed In 1914.

⁴³ Electoral Roll, Division Of Indi, Subdivision Of Benalla, 1908.

⁴⁴ Obituary. Mr. C. K. Witt. Op Cit.; Advertising, Friday 5 November 1920, Op Cit.

⁴⁵ 'Benalla.' *The Australasian*, Saturday 7 July 1906 - Page 53.

⁴⁶ As Listed In The Commonwealth - Indi, State - Benalla, Electoral Roll For 1931.

⁴⁷ 'Mrs Elizabeth Brown,' *Benalla Ensign*, Friday 1 June 1945 - Page 3.

⁴⁸ John Hanlon Recalls The Property Well, Having Been Caught Stealing Apples From The Orchard As A Boy, And Being Invited By Eric (A Slightly Gruff Man Who Usually Wore A White Suit And Pith Helmet) 'Next Time, Knock On The Door And Ask.' (Pers. Comm, John Hanlon To Jacqui Durrant, 13 February 2024).

By 1928, there were 4000 residents in the town of Benalla.⁴⁹ Whereas the early 1920s were a slow period for new home building in Benalla, owing to the high price of materials (new construction had been 'falling off' in 1919,⁵⁰ and only seven new houses were built in 1920,⁵¹); by the late 1920s Benalla was in the grip of yet another peak period for housing construction: in 1928, the *Weekly Times* reported that 'During the last 12 months 39 houses and 11 shops, aggregating £43,000, have been erected, and the previous year [1927] showed an addition of 53 houses, of the total value of £31,800.'⁵² For a town of its size, these were enormous figures.

The face of new construction was also visible in Benalla's main street: in 1928 owner Walter Noonan commenced 'modernising' the Commercial Hotel, and the *Weekly Times* reported that, 'All the street has been treated in like manner from the Commercial corner to the fire brigade station [to] Russell Martin's property, on which the State Electricity Commissioners propose to erect offices and showrooms...'⁵³

During the 1920s, Benalla 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.'⁵⁴ 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.'⁵⁵ The State Electricity Commission's offices and showrooms in Bridge Street East were completed in 1930.⁵⁶ Benalla had acquired its own telephone exchange in 1906,⁵⁷ 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.'⁵⁸ 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.⁵⁹ 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.

Over this period, the middling neighbourhood around the streets of Barkly south, Gray, Salisbury, and Smythe south, was steadily growing in both population and prosperity. By 1928, the postal had department started to deliver letters to Salisbury and Little (Coster) Streets — an action 'justified by the number of new residences which have recently been built in that locality.'⁶⁰ Land was selling and were people building in

⁴⁹ 'Victoria's Country Towns Their Rise And Development No. 13. -- History Of Benalla.' *Weekly Times*, Saturday 1 September 1928 - Page 5.

⁵⁰ 'Benalla Shire Council' *Benalla Standard*, Tuesday 2 March 1920 - Page 3.

⁵¹ 'Benalla Shire Council', *Benalla Standard*, Tuesday 22 February 1921 - Page 3.

⁵² 'Victoria's Country Towns Their Rise And Development No. 13.' Op Cit.

⁵³ Ibid. (This Is Different To Then Eventual Overhaul Of The Facade Of The Commercial Hotel Undertaken By Harold Hanlon In 1936.)

⁵⁴ A. J. Dunlop, *Benalla Cavalcade, A History Of Benalla And District*, Mullaya Publications, Canterbury, Vic., 1973, P.156.

⁵⁵ 'Victoria's Country Towns Their Rise And Development No. 13.' Op Cit.

⁵⁶ 'Electricity Commission. Ceremony At Benalla. Building Financed By Residents.' *The Argus*, Wednesday 5 February 1930 - Page 11.

⁵⁷ Dunlop, Op Cit. P.149.

⁵⁸ Ibid., P.156.

⁵⁹ Ibid.

⁶⁰ 'Benalla,' *Shepparton Advertiser*, Monday 2 July 1928 - Page 7.

recent subdivisions, such as the 1926 'Riverview Estate' subdivision, with 14 'superior home sites' along the west side of Riverview Road,⁶¹ which had around half a dozen households by 1927.⁶² New subdivisions and buildings also demanded services, so by July 1928, new water mains were being run along Coster and Salisbury Streets,⁶³ with the latter also being a popular address.⁶⁴

Amidst all this, Gray Street remained something of 'a hole in the doughnut'. In 1927, the electoral roll recorded only four residents in the street: Frank Carlile, a railway employee; John and Isabell Napier, retirees; Oliver and Agnes Reilly, from the family of millers; and labourer Lancelot Edward and his wife Eva Walker.⁶⁵ The existing houses at this time were most likely **16 Gray Street** — a bungalow with art nouveau detailing on the verandah (including the distinctive verandah bracket seen on the old west side of town on a house built in 1913), **18 Gray Street** — another Federation-era weatherboard house, and the late Victorian house at **9 Gray Street**.

However, in March 1929, a cultivated addition was made to the Gray Street streetscape when Mr. J. Doherty had built a large 'modern villa' on the corner of Gray and Barkly (**80 Barkly Street**), once again in an Arts and Crafts bungalow style, with soaring gables that address each street elevation. Interestingly, the house incorporated ornate window frames containing 'some fine old lead-lights', and other fine timber details, which were salvaged by Doherty from the demolition of a building formerly occupied by *The Argus* in Collins street.⁶⁶

Doherty's house was not the only large Arts and Crafts-styled bungalow in the neighbourhood. **1 Riverview Road**, with its peaked tiled roof and soaring brick chimneys, was an architect-designed home with mock-Tudor detailing, reputedly built for timber and hardware merchant W. H. Carter,⁶⁷ although not as a primary residence.⁶⁸

The Great Depression and the 1930s

The development of this neighbourhood was only slightly interrupted by the Great Depression, although quite a number of houses were built here during the window between the end of the Depression and the beginning of World War Two in 1939: in fact 60 houses were added to the town between 1933 and 1935 alone.⁶⁹

By this time it had been well over a decade years since end of The Great War, and as the town was emerging from the Great Depression, its citizens looked the unfinished business of honouring the fallen. In 1918, an

⁶¹ 'Advertising.' *Benalla Standard*, Friday 10 December 1926 - Page 2; 'North-Eastern Property Sales A Total Of £195,550 For Year 1927.' *Benalla Standard*, Friday 3 February 1928 - Page 2.

⁶² Electoral Roll, Division Of Indi, Sub-Division Of Benalla, 1927.

⁶³ 'Benalla Water Works Trust', *Benalla Standard*, Tuesday 17 July 1928, P.6.

⁶⁴ Electoral Roll, Division Of Indi, Subdivision Of Benalla, 1927.

⁶⁵ Ibid.

⁶⁶ 'Modern Villa Built Of Old Material.' *The Argus*, Saturday 2 March 1929 - Page 17.

⁶⁷ 'Prominent Personalities Of Benalla', *Sporting Globe*, Wednesday 8 July 1931 - Page 11; Per Comm. Marie Hanlon To Jacqui Durrant, 13 February 2024.

⁶⁸ Carter Continued To Live In Mitchell Street Until His Death ('Obituary Mr. W. H. Carter.' *The North Eastern Ensign*, Friday 19 February 1937 - Page 3), So Perhaps This House Was Built For A Family Member.

⁶⁹ 'Census Figures', *Benalla Standard*, Tuesday 26 March 1935, Page 6.

avenue of honour had been started in Barkly street.⁷⁰ In 1928, on the eve of the Great Depression, Benalla Progress Association reported that an inspection had been made of Barkly street; with a view to its beautification and renaming it Anzac Avenue.⁷¹ Finally, in 1934, the commemorative avenue of Silky Oaks (*Grevillea robusta*) was completed, running the length of the street to form an unbroken avenue that spanned Benalla East.⁷²

Benalla continued as a hub for government services in North East Victoria, and government businesses such as the State Electricity Commission, which had opened its new offices and showrooms in Bridge Street in 1930,⁷³ bolstered an expanding local economy, as did the establishment of J. A. Terrett & Co in 1932⁷⁴ — millers of building timbers and producers of fibrous plaster. Although the town had only added 500 more to its population between 1928 to 1935,⁷⁵ the ranks of the well-to-do had grown, and these people sought to express their social status in tasteful houses. Gray Street was an ideal locale for such aspirations: close to shopping in Bridge Street West, it is also a street of luxurious dimensions — being both as wide as any of Benalla's widest streets, but also being only one town block in length. At **7 Gray Street** a house was built with a symmetrical facade with triple diaper-pattern windows either side of an elongated front porch, and while it has architectural elements which are Georgian revival, the porch is supported with decorative Roman columns as a feature. The use of concrete verandah columns in various styles as a decorative motif is echoed across the street at numbers **14 Gray Street**, and at **12 Gray Street** — both handsomely proportioned residences with deep verandahs.

Another house, at **13 Gray Street**, designed by local architect Harold Hanlon for David Austin Brown and Edith Olive Brown (formerly of Marangan⁷⁶) around 1940,⁷⁷ is a well-formed stucco Spanish mission-styled house, which like number **7 Gray Street**, is highly symmetrical, following the 'rule of three' featuring a front porch of three arches which is matched with triple-arched windows on either side. By the outbreak of World War II, Gray Street was so popular that all but one future build would have to demolish an existing house to get the Gray Street address.⁷⁸ John Hanlon, who lived in **12 Gray Street** during the war, recalls that it was a great street for neighbourhood children (like himself) to play cricket and footy — being so wide and short.⁷⁹

Meanwhile, in Barkly Street, 'Fenton' at **70 Barkly Street** — a tiled roofed brick house with its facade featuring art deco accents and diaper patterned glass windows, was built in 1938. Its construction and design were novel for Benalla. Designed by its owner Mr Huf, Fenton was held up as:

⁷⁰ 'Benalla. Honor Avenue Planted.' *The Ballarat Courier*, Monday 5 August 1918 - Page 6.

⁷¹ 'Benalla Progress Association.' *Benalla Standard*, Friday 1 June 1928 - Page 2.

⁷² Avenue Of Honour Official Ceremony On Saturday. *The North Eastern Ensign*, Friday 28 September 1934 - Page 1.

⁷³ 'Electricity Commission. Ceremony At Benalla. Building Financed By Residents.' Op Cit.

⁷⁴ Dunlop P.155; 'A "Live" Industry Terrett & Co.'S Works.' *Benalla Standard*, Tuesday 31 October 1933 - Page 4.

⁷⁵ 'Census Figures', *Benalla Standard*, Friday 8 February 1929 - Page 5; 'Census Figures', *Benalla Standard*, Tuesday 26 March 1935, Page 6.

⁷⁶ Electoral Roll, Division Of Indi, Subdivision Of Benalla, 1937.

⁷⁷ Pers Comm. Marie And John Hanlon, To Jacqui Durrant, 13 February 2024.

⁷⁸ 'Violet_Town_800b2', Aerial Photo Map, 1941, Historical Photo-Maps Index, Department Of Energy, Environment And Climate Action.

⁷⁹ Pers Comm. John Hanlon To Jacqui Durrant, 13 February 2024.

‘an example of making the best use of the space available. The house extends nearly the full length of the block. Mr Huf designed the house, grouping the rooms together, forming a residence the acme of completeness. The building is constructed of expanded metal, which is new to Benalla, being more efficient and economical than brick, extremely rigid, being composed of steel and concrete. The hall and lounge can be combined which makes a normally small lounge a large one. The ceiling of the lounge is constructed of heavy beams that are shown giving a Tudor appearance with the white plaster striated across with Mountain Ash. The garage also has modern English features, there being access from it directly into the house, forming part of the main building. Mr Strachan was the builder, and Mr Huf is to be congratulated on a cosy modern house with more than the usual all modern conveniences.’⁸⁰

The home also originally had a tennis court to the rear.⁸¹

And while most of the houses in this precinct were of a substantial nature, a pair of 1930s asymmetrical weatherboard homes, which echo the modest ‘Benalla West bungalows’ which were being built by the dozens across the River, popped up at **65 & 67 Barkly Street**, probably built as speculative homes or perhaps as rental properties.

Post World War II

World War II was an important time for Benalla. The aerodrome had been converted into the RAAF training Number 11 Elementary Flying Training School, and after the war, in 1949, the associated group of P-type huts and facilities was converted into the Benalla Migrant Accommodation Centre. Historian Bruce Pennay details that the Migrant Camp was a modest-sized holding centre, accommodating 200 – 400 people. Open until 1967, it temporarily housed over 60,000 people, most of whom were supporting mothers with children, and who were mainly of Polish, Latvian, Lithuanian, German and Estonian origins, as well as other nationalities.⁸²

Historian A. J. Dunlop also states that ‘many of the new arrivals from Europe desired to live in Benalla, so that during the period of 1948-1953 two hundred homes were built by private persons, the Housing Commission erected one hundred, the Victorian Railways provided thirty staff homes and the Country Roads Board twelve.’⁸³ (One of the former Country Roads Board houses is situated at **78 Barkly Street** and was occupied by a company engineer.⁸⁴) In addition to Terrett & Co, the town also gained two new factories: Latoof and Callil clothing factory had opened during the war in 1943,⁸⁵ and continued to operate; and the Renold Chains factory opened in 1950.⁸⁶

The optimism in the community, as well as the capacity to invest in well-built, honest houses, was seen all over town, as a range of houses filled vacant blocks. In the late 1940s and 1950s, the neighbourhood of Gray, Barkly and Smythe Streets, received perhaps the biggest share of architectural variety in the town, ranging from the substantial weatherboard set in a large garden on a corner block at **2 Gray Street**, and the solid two storey home built with clean architectural lines in the international functionalist style at **69**

⁸⁰ ‘Attractive Home In Barkly Street.’ *Benalla Ensign*, Friday 18 February 1938 - Page 4.

⁸¹ Pers. Comm. John Hanlon To Jacqui Durrant, 13 February 2024.

⁸² Pennay, B. *Benalla Migrant Camp: A Difficult Heritage*, Benalla Migrant Camp Inc., Benalla, 2015.

⁸³ A. J. Dunlop, Op Cit., P.154

⁸⁴ Benalla Rates Books 1940-41, 1939, And 1938.

⁸⁵ ‘Clothing Factory Commences Operations,’ *Benalla Ensign*, Friday 1 October 1943 - Page 2.

⁸⁶ ‘Start Being Made On Factory,’ *Benalla Ensign*, Thursday 16 February 1950 - Page 7.

Barkly Street, to the unpretentious red brick home which nods towards the Tudor revival so popular during the inter-war period, at **6 Gray Street**.

By 1954, Benalla had matured into a town of just over 6000 people.⁸⁷ Two red brick homes were built in Salisbury Street: at **97 Salisbury Street**, Ray Bourke built 'Athlone' — a nicely proportioned, compact red brick tiled roofed home, for Jack and June Little to live in when they got married in 1951.⁸⁸ And next door, at **95 Salisbury Street**, he built a more sprawling red brick house with steel framed windows, with a matching red brick fence with mild iron details, for himself.⁸⁹ At **72 Smythe Street**, 'Kanaaba' — a substantial tile-roofed house, lavishly made of two-tone tapestry bricks, with a matching garage and brick fence with decorative mild steel details (name plate, verandah and fence details) — was built around 1950-51 for Herbert and Katherine Arnott of Arnotts Garage and Motor Car Dealers.⁹⁰

And the final notable mid-century addition to this cornucopia of residential architecture in the neighbourhood was the introduction of the ubiquitous house of the Victorian suburbs, the 'cream brick veneer'. These included **73 Smythe Street** and **10 Gray Street**: both built as double-fronted homes made of a soft blonde brick with contrasting decorative brick detailing. With satisfying proportions; these are charming homes, well-made to stand the test of time.

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

Benalla township residential areas provides a diversity of representative places that largely reflect a particular historic settlement pattern and this is reflected in the architectural and aesthetic character of the township. The extant settlement and built character of Benalla township however, has also largely been defined by its environment with the Broken River as a formative feature. This was captured in the 1848 Thomas Wedge survey. The river was critical to the early development of the township and this is clearly demonstrated by the spatial layout. The survey introduced one grid to the east side of the Broken River and two grids to the west. The streets were designed to be 150 links wide (30 metres) and each wedge originally contained 20 allotments of a half an acre each (metre). The township grids were bordered by a belt of suburban allotments of five acres each. This square was arranged on a magnetic north-south axis bordered by thorough fares which were 100 links (20 metres) wide. This impact of what appears to be a divergent street layout today can be found in The Benalla Residential East Precinct 2 with Salisbury Street running tangentially to the Barkly Gray and Smythe Streets.

⁸⁷ 'Recent Census.' *Rutherglen Sun And Chiltern Valley Advertiser*, Tuesday 5 October 1954 - Page 1.

⁸⁸ John Little And June Irwin, Marriage Certificate, #7504 / 1951, 1951, Births, Death And Marriages Victoria.

⁸⁹ Pers Comm. Chick Walker To Jacqui Durrant, 13 February 2024.

⁹⁰ Pers Comm. Chick Walker To Jacqui Durrant, 13 February 2024; Electoral Roll, Division Of Indi, Subdivision Of Benalla, 1954, Records Herbert And Katherine Living In Smythe Street.

The township developed within the Wedge Survey with initial residential development clustering around the government buildings to the west. (Benalla West Residential Precinct 1) However, the residential push to the east, fanned by the construction of the North East railway lines became the dominant settlement pattern and for much of the nineteenth and early twentieth century a development driver. The resultant settlement pattern is reflected in Precincts 1, 2, 3, 6. Precinct 5 to a degree being anomalous as its development was facilitated by the Catholic church and this created a distinct precinct area (Benalla West R) away from the prevailing concentration of development that largely occurred to the east during the c1880s- 1930s. The relatively scattered character of development in the east during the 19th and early 20th century is appreciable in Benalla East Residential Precinct 1 as settlement initially concentrated around the commercial centre and the railway which left the interstices largely undeveloped. Benalla East Residential Precinct 1 typifies the character of development of east Benalla. The cluster of substantial mid 1880s- 1900 residential building can be found in this precinct.

This character of settlement within the Benalla township area is clearly identifiable through an analysis of the built character of the residential areas with most of the built fabric representative of the architectural style and period. Development to the east of the river was promoted by the developer George Sharp and a number of his associates. They were influential in ensuring that the Benalla railway station would be to the east of the town. The arrival of the railway station saw a fairly rapid refocusing of the township. By the 1880s Bridge Street (East), Nunn and Carrier Streets become the primary commercial centres. (Benalla Central Precinct and Arundel & Bridge Street West Precinct). Development stalled in the early residential areas to the west while the government offices maintained their location and role. (Benalla West Residential Precinct 1). Nineteenth century residential development initially concentrated around the commercial area and the railway station. As the town grew the surveyed areas to the east were further subdivided and consolidated. This is evident in Benalla East Residential Precinct 1 with residential building from the c1880s and through to the turn of the century found at either end of Smythe, Byrne, Nixon Streets and at the railway end of Nunn Street and to a degree along Mackellar Street. As the township grew the 'middle' areas of this residential area were occupied with early twentieth century Federation houses, Interwar housing and a limited infill from the late 1940s and mid twentieth century.

This eastward push saw the west surveyed wedge languish for some years. It retained its administrative government offices and ecclesiastical functions (south-west) with a commercial presence (north-west) but residential growth was slow as the east gathered strength. (Benalla West Residential Precinct 1) The establishment of the police station to this area, the courthouse, telegraph station and the Anglican Church (the religion favoured by the establishment) saw this area solidify in terms of an area of authority. In terms of residential development Precinct 4 provides evidence of the early primacy of this area as a preferred residential area. The first land sales (1849) saw land along the south side of Cecil Street between Arundel and Thomas Streets sold. Included in this first land sale was what is now 7 Cecil Street this core of this house is likely the oldest remaining structure in Benalla and may even date from this period. 17 – 19 Cecil Street is the only property to retain a complete original half-acre allotment. By 1855 more land was released but by the late 1860s investment moved eastward and residential growth was minimal. During the 1880s with the land boom that particularly gripped Victoria and New South Wales saw development re-ignite along the south end of Arundel Street and the Cecil Streets which was close to the church and amenities and the Bridge Road end of Benson Street. Benalla West Residential Precinct 1 demonstrates this settlement pattern and its early primacy in association with the cachet of it being the focus of government functions and the Anglican church is evident. The later resurgence of interest and development in the late nineteenth and early twentieth century saw further substantial and stylish

residences being constructed. It was not until the post war period that a more modest expression is found at the edges of the precinct.

By the turn of the century Benalla was growing and the early surveyed areas to the east saw substantial development and infill consolidating the residential areas. Barkley, Smythe and Gray Streets (Benalla East Residential Precinct 2) were subdivided and the character of development within this precinct is representative of this period with Federation era residences and a number of fine Interwar buildings.

Arundel Street north was the original mercantile centre and it still retains some of this character and use as a major thoroughfare. However, it second historical phase and settlement pattern that has largely determined the historical and aesthetic character of this area and this is represented in Benalla West Residential Precinct 2. The remnant evidence is largely found at the intersection of Arundel Street and Bridge Road- two hotels, shop (Benalla West Residential Precinct 1). The second historical phase is associated primarily with the Catholic Church's substantial 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 appealing in character. Unlike the Benalla West Residential Precinct 1 as found in Cecil and Benson Streets to its south, architectural differentiation among neighbours was rarely a consideration for residents in the backstreets of this neighbourhood.

Benalla East Residential Precinct 2 has a particular settlement and development character when compared to the other Precincts (Benalla Central Precinct, Arundel & Bridge Street West Precinct, Benalla East Residential Precinct 1, Benalla West Residential Precinct 1, Benalla West Residential Precinct 2, Benalla East Residential Precinct 2 and Smythe Street Precinct). It is representative of the outward push of residential development towards the fringes of Benalla's township boundary during the nineteenth century and into the larger allotments described as 'suburban lands' in Thomas Wedge's survey of 1848. These larger 'suburban' allotments were surveyed to align with the cardinal point axis and this can be clearly appreciated from within the precinct. The majority of the precinct area is included in an original township grid (Gray, Smythe and Barkly Streets) with Salisbury Street providing a diagonal roadway along the edge of the precinct. This was an original boundary between the township and the 'suburban lands' and the outer pastoral settlement.

The precinct has an appreciable built character with typically good representative examples from the turn of the century, Federation period, Inter war and the mid twentieth century. The turn of the twentieth century and early Interwar period is formative in terms of providing a base aesthetic character. Houses such as those at 79, 81, 83, 85 Salisbury Street are substantial timber residences from the early twentieth century. They also provide evidence of the outward expansion of the township during this period. The architectural styling from the early twentieth century is diverse, you find late Victorian influences such as at 68 Smythe Street which was constructed in 1909, while 66 Smythe Street and 18 Gray Street demonstrate the hallmarks of the Federation styling and 80 Barkly Street a fine example of the Arts and Crafts Bungalow. Later developments such as those found at 7,12,13 and 14 Gray Street and 72 Barkly Street contribute to the Interwar character with 69 Barkly Street providing a mid-twentieth century infill example such as found throughout all of the precincts.

Aesthetically the tone of this precinct is early twentieth century and this is represented through the diversity of architectural styling. However, the houses are generally unified by their scale, setbacks,

materials: brick, weatherboard, rendered masonry, corrugated metal and terracotta tiled roofs and their garden settings. The precinct is characterised by good representative examples of the period with a number of architect designed houses from the Interwar period. Many of the houses from the c1930s have matching garages, fences and gates. All of the buildings are set within a garden setting and this contributes to the aesthetic character of the precinct. The consistency of built form and materials contributes to the integrity and intactness of this precinct.

Benalla East Residential Precinct 2 is representative of the maturation of the development of Benalla to the east. It provides evidence of the outward push into the 'suburban' extremities of the township during the turn of the century. It is largely a precinct of the early twentieth century as much of its development occurred during the Federation period and into the early twentieth century. The precinct demonstrates this confidence and growth and the maturation of Benalla as a thriving regional city.