Place Citation HO14
11 Church Street BENALLA

Address	11 Church Street, BENALLA		
Heritage Overlay	HO14		
Heritage Overlay Map			
Designer/s	Harold Hanlon Edna Walling	**Dates**	Early twentieth century
Significance	Local	**Builder/s**	Unknown
Heritage Overlay Map	The application of the heritage overlay map to the full title area is supported.	**Survey Date**	March 2024





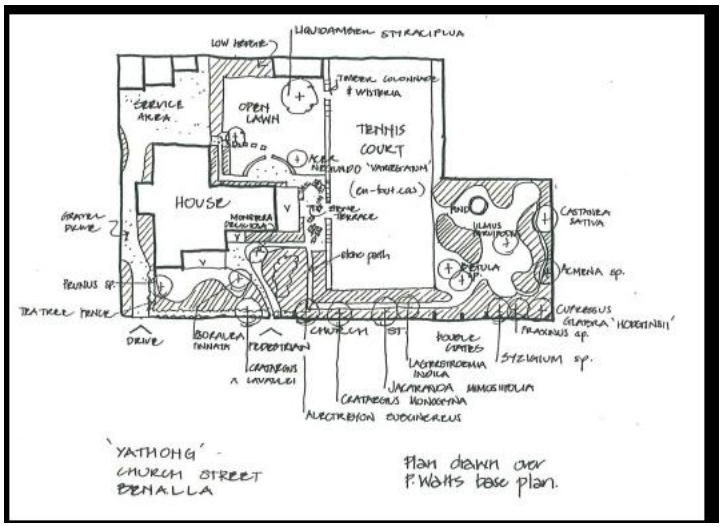
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Portico to the rear overlooking the garden

Source: realestate.com



Source: https://hermesorion.heritage.vic.gov.au/places/44481

Statement of Significance 1992

Source: Hermes number 44481 https://hermesorion.heritage.vic.gov.au/places/44481/citation

The garden at Yathong, developed initially by the Ledgers and to the original plan of 1928 by Edna Walling, is of State significance:

- *as an intact and representative example of the early work by Edna Walling; major attributes include the mature trees and garden elements, including the stone terracing, timber colonnade and largely intact layout;*
- *for its links with the Ledger family, prominent in Benalla's society and cultural development;*
- *for its contribution to the streetscape of Church Street, a precinct of Edwardian residences and religious buildings which form an essential part of the Central Benalla Historic Area.*

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The following Statement of Significance has been prepared in accordance with the Planning Practice Note 01: Applying the Heritage Overlay, (2018)

Assessment against criteria

The following analysis is based on Victorian Government Planning Practice Note 01: 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?

11 Church Street Benalla is significant.

The surviving features from the Edna Walling garden of 1928 and these include the stone walling and the pergola.

The context as provided by the garden setting which includes side and rear setbacks.

Significant fabric includes, but is not confined to:

- the original form, fabric and scale of the residence;
- architectural features found at the residence but not confined to: the timber architectural features such as the window and door joinery, the sash windows, the terra cotta hipped roofing and the brick chimneys; the portico including but not limited to columns and timber lining board ceiling.

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

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

How is it Significant?

11 Church Street, Benalla is of local historical, representative, aesthetic and associative cultural heritage significance to the Benalla Rural City.

Why is it Significant?

11 Church Street, Benalla is of historical significance as it provides evidence of the interwar period, a key phase of development in Benalla. It contributes to a number of fine residential and commercial developments from this period, all of which contribute to a particular historical character within the residential and commercial areas. (Criterion A)

The surviving features associated with the original garden as designed by Edna Walling are of historic significance as they provide evidence of this period of garden design and its specific characteristics. (Criterion A)

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

11 Church Street, Benalla is of aesthetic significance for its architectural expression as designed by the noted Benalla architect Harold Hanlon and for the surviving features of the Edna Walling garden, the notable landscape designer from the interwar period. Significant features associated with the Harold Hanlon design of the house include the: the portico as through its scale and architectural expression it is the defining feature of this place; rendered masonry walling; timber sash windows and the asymmetrical layout of the building. The house design is significant as it integrates with works of Edna Walling who designed the garden to complement the house and its layout. (Criterion E)

11 Church Street, Benalla is of associative significance with Edna Walling an early and significant Australian landscape designer. (Criterion H)

11 Church Street, Benalla is of associative significance to the Ledger family who were a prominent family who supported many of the cultural events in Benalla and provided supportive funding for the development of the Benalla Art Gallery. (Criterion H)

Additional Controls

External paint controls apply	Yes
Internal alteration controls apply To the interior of the portico which includes: columns, timber flooring and timber ceiling and the exposed timber rafters.	Yes
Tree controls site visit required	Yes

Outbuildings or fences not exempt under Clause 43.01-4 The two low stone walls to the east.	Yes
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Solar energy system controls apply	Yes

Description and Integrity

The residence is of an inter-war expression. The residence has a hipped roof clad in terracotta tiles and walls constructed in brickwork. It is a single storey dwelling with a T- shaped floor plan.
The primary entrance is found on Church Street. There is a portico on the east with round columns with Doric capitals with protruding eaves and expressed rafters beneath the roof lining boards. The portico floor is timber boards.

The garden was design by landscape designer Edna Walling. The garden originally contained a number of large trees and other planting typical of that used in other Walling designs, in particular at Wooleen (18 – 20 Mitchell Street Benalla). These include: *Cotoneaster sp., Kolkwitzia amabilis, Ulmus parvifolia, Crataegus? lavallei, Jacaranda mimosiifolia, Alectreyon subcinereus* [a native of NSW and unusual in a private garden], *Syzigium* ? *sp.(australe* or *paniculutam) and Spiraea cantoniensis..* A mature specimen of *Cupressus glabra* 'Hodginsii' is another not widely cultivated plant growing at Yathong. The garden was a very early Walling design; in fact one of her earliest known gardens. The garden has been substantially altered and this occurred when the block was subdivided. While the original layout of the garden is compromised the semi-circular stone walls, pergola are extant.

Place History

The house was designed by Harold Hanlon during the early twentieth century.

In 1928, Mr and Mrs Herbert Ledger commissioned Edna Walling to develop a plan for their garden at Yathong. The property was later purchased by Mrs A Balfour and sold in the mid to late 1970s to Dr Kirkwood.

References:

Dixon, P, and Churchill, J, *Gardens in time; in the footsteps of Edna Walling,* Australia, 1991

Watts, *The gardens of Edna Walling,* Women's Committee of the National Trust of Australia (Victoria), Melbourne, 1981.

Watts, Peter, 'Historic gardens study, volume 1 - general and volume 2 - inventories', Garden State Committee and National Trust of Australia (Victoria), 1980.