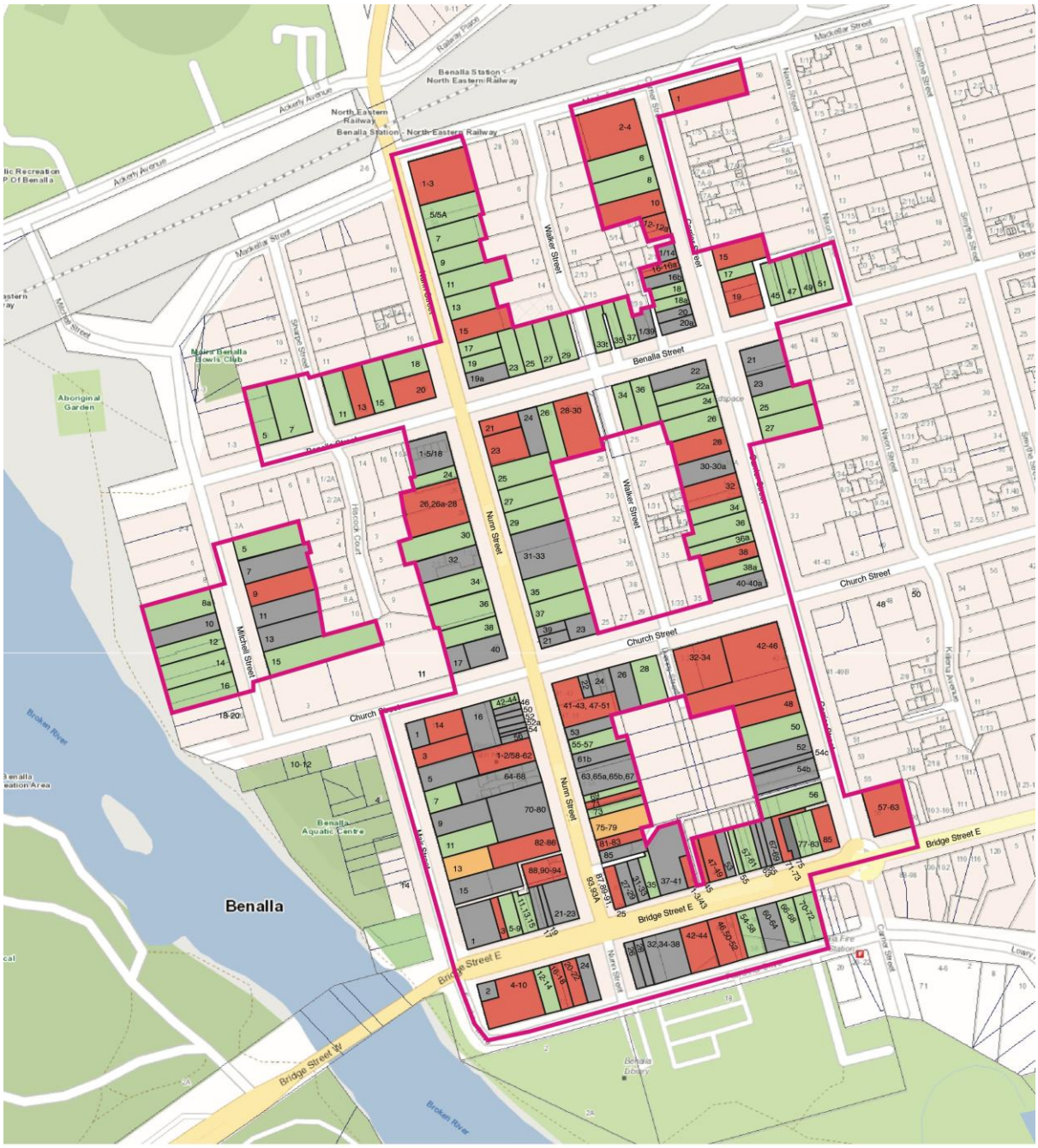
Heritage Place	Benalla Central Precinct
Heritage Overlay	HOXX
Significance	Local
Dates	c1850s – c1970s
Address	Benalla Street Bridge Street East Carrier Street Church Street Mair Street Mitchell Street Nunn Street
Subsumed Heritage Overlays	**Following Individual Heritage Overlay places to be subsumed into the precinct**: HO18 3 Mair Street Benalla HO19 9 Mitchell Street Benalla HO21 Former Reilly's Flour Mill 41 Nunn Street Benalla HO26 Benalla Central Urban Conservation Area Benalla HO51 Doherty's Row of Shops 46 – 52 Bridge Street Benalla HO52 Commercial Hotel 4 – 10 Bridge Street Benalla HO56 Shop and residence 12 Carrier Street Benalla HO57 Victoria Hotel and Stables (demolished) 2- 4 Carrier Street Benalla HO58 Reilly House (now Benalla Church Street Clinic) 34 Church Street Benalla
Victorian Heritage Registered places included in the precinct	VHR H2189 13 Mair Street Benalla (Council Offices) VHR H1056 75- 79 Nunn Street Benalla (National Bank)
Recommendations	Recommended for inclusion in the Heritage Overlay
Survey Date	March 2024



Benalla Central Precinct

	Individual
	Contributory
	Non- Contributory
	Victorian Heritage Register

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?

The Benalla Central Precinct is significant. The precinct area is bounded by Bridge Street East, Mackellar, Mair, Mitchell, Nunn and Carrier Streets. The northern boundary is defined by the rail yards and their associated hotels; to the south are the commercial areas of Bridge Street East; to the west, the area is bounded by Mair Street with a mix of civic and residential development and to the east Carrier Street with mixed commercial, ecclesiastic and residential development. The character of the precinct is informed by a predominant single storey character which is interspersed with a mix of double storey and single storey commercial development.

The following features contribute to the significance of the precinct:

- The overall layout of the precinct area as evidence of the 1848 town survey and the later subdivision patterns in response to the intensification of settlement in Benalla East.
- The extent to which the key development periods are apparent.
- The diversity and mix of buildings that date from the 1870s to c1960s.
- The integrity and intactness of the precinct which is characterised by the low proportion of infill development.
- The relatively unaltered built fabric of significant places.
- The overall consistency of form and scale of the residential development which is largely single storey, with 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 brickwork; 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 embellishments.
- The original parapet detailing found on the commercial buildings.
- The extent of c1920/30s commercial buildings, their original decorative features which often include cantilevered canopies and pressed metal ceilings.
- The shop fronts from the key significant periods which have largely retained their integrity and intactness. This includes: shop fronts constructed from timber, masonry; shop front windows with timber and/or metal frames; recessed entries, tiled surrounds and original entrance doors.
- The laneways that exist within the commercial and residential areas.
- The street trees which include all Ulmus sp (elm trees), Grevillea robusta (silky oak) and Platinus sp (plane trees) and brick lined gutters.

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.

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

Benalla Street
5, 7, 11, 13, 15, 1/18, 2/18, 3/18, 4/18, ,5/18, 23, 25, 26, 27, 28 – 30, 29, 33, 34, 35, 36, 37, 45, 47, 49, 51
Bridge Street East
3, 4 – 10, 5-9, 11 & 13 & 15, 12-14, 16 & 18, 20-22, 25, 35, 44, 1/43 & 2/43, & 43, 45, 46 & 50 & 52, 54- 58, 55, 57 & 59 & 61, 66 – 68, 70 & 72 & 74 – 76 & 76A, 71 – 73, 77 – 83, 85, 87 & 91 & 95 & 97
Carrier Street
1, 2- 4, 6, 8, 10, 12-12A, 14 (laneway), 15, 16 – 16A, 17, 18, 18A, 19, 22A, 24, 25, 26, 27, 28, 32, 34, 36, 36A, 38, 38A, 42 – 46, 48, 50, 56, 57 & 59 & 61 & 2-3/ 63
Church Street
14, 28, 32 & 34
Mair Street
3, 7, 11
Mitchell Street
5, 8A, 9, 11, 12, 14, 15, 16
Nunn Street
1-3, 5 & 5A, 7, 9, 11,13, 15, 17, 18, 19, 20, 21, 23, 24, 25, 26, & 26A – 28, 27, 29, 30, 34, 35, 36, 37, 38, 41-43 & 47-51, 42- 44, 47 – 51, 55 – 57, 1/58-62 & 2/58-62 , 69, 71, 73, 75A, 81-83, 87 & 89 – 91 & 93 & 93A, 88 & 90 – 94

How is it Significant?
The Benalla Central precinct is of historical, representative and aesthetic cultural heritage significance to the Benalla Rural City.

Why is it Significant?
The Benalla Central Precinct is of historical significance as it provides evidence of Thomas Wedge's 1848 survey. The 1848 survey plan for the township of Benalla, is one of the finer examples of colonial government town planning principals from this period. The broadness of the streets and the simplicity of the street grid is an appreciable feature in Benalla East. (Criterion A)

The Benalla Central Precinct is of historical significance as it provides evidence of the eastward development of Benalla from the late 1860s. The west of the Broken River was initially settled during the late 1840s and 1850s as the place for settlement. However, by the late 1860s there was a general push to the east with development initially in Bridge Street East between the river and Carrier Street. Evidence of this early eastward development is found in a number of surviving buildings and this includes the: Commercial Hotel (1860) 4 – 10 Bridge Street and altered in 1928 and 1933; Doherty Building (c1860s) 46A, 50, 52 & 54 – 58 Bridge Street East; Mechanic's Institute (1869-70) 16 Mair Street; first Presbyterian Church (c1860s) 3 Church St; Victoria Hotel, (c1880s) 2- 4 Carrier Street; former ground floor section of William Blackburne's Coffee Palace (c1870s) 23 Nunn Street and houses at 3 Mair Street (c1870s) and 9 Mitchell Street (c1870s). (Criterion A)

The Benalla Central Precinct is of historical significance as it provides evidence of the changes to settlement and development pattern of Benalla. The construction of the railway provided a link between Benalla and Melbourne and the Riverina areas of New South Wales. The resultant increase in prosperity is demonstrated by an increase in nineteenth century commercial and residential development. The development was fragmented as the railway station is located to the north of the main commercial centre in Bridge Street East. Evidence is found in the number of hotels constructed in the immediate environs of the railway station; the development of Carrier Street with both commercial and residential buildings and the consolidation of the commercial areas of Bridge Street East (Criterion A)

The Benalla Central Precinct is of historical significance as it provides evidence of the economic impact of the state government agencies and the extensive railway workshops that were established in Benalla during the early twentieth century and in particular the interwar years. The extent, scale and quality of commercial and residential places constructed in the precinct during this period has informed the historic character of the precinct. (Criterion A)

The Benalla Central Precinct is of historical significance as it provides evidence of the establishment of local government and civic development in Benalla. This includes the construction of the Benalla Shire Hall (82 – 86 Nunn Street) and the RSL Building (70 – 80 Nunn Street); the European, North American and Indigenous tree lined streets; brick lined gutters all demonstrate the civic developments from the nineteenth and early twentieth century. Evidence that this continued into the mid twentieth century can be found with the construction of the Benalla Shire Offices in 1958 and the construction of the ceramic mural on the bank of the Broken River at the end of the twentieth century.(Criterion A)

The Benalla Central Precinct is of representative significance for commercial and residential places from each key period. These places demonstrate the primary architectural values associated with their period

of construction and these values are found in the style, form, materials and finishes. The consistency of built character for each key period contributes to a strong sense of place. This includes residential development as found at: 45, 47, 49 and 51 Benalla Street (turn of the twentieth century); 26, 28, 32 and 34 Church Street (early twentieth century) and 5, 7, 11, 13, 15 Benalla Street (Interwar bungalows); 12 – 14 Bridge Street East and 54 – 58 Bridge Street East (Interwar commercial development). (Criterion D)

The Benalla Central Precinct is of aesthetic significance for its residential streetscapes that are unified by a similarity of scale which is largely single storey, with pitched roofs (hipped and gable); uniformity of materials; typical built form from each key period; generous setbacks and garden settings and the lack of car accommodation to the front. This is complemented by the large street trees and in many areas early brick gutters. (Criterion E)

The Benalla Central Precinct is of aesthetic significance for commercial and residential architecture as designed by Harold Hanlon. The residential development ranges from his first major commission at 18 – 20 Mitchell Street to later Interwar housing which includes a number of different representative stylistic examples from that period. Examples of Spanish Mission, Interwar Bungalow and English Tudor styles can be found within the precinct. Hanlon's commercial work is distinctive and demonstrates a facility for promoting the eclecticism of this period in a remarkable and individualistic manner. The sophistication expressed in his landmark commercial buildings in Bridge Street East and Nunn Street define the commercial areas and are unprecedented in terms of architectural expression in the north-east region of Victoria. (Criterion E)

The Benalla Central Precinct is of aesthetic significance for the following places of individual significance:

13 Benalla Street Benalla designed by Harold Hanlon is of aesthetic significance for its Interwar bungalow expression. Significant features include the: rendered masonry walling with decorative brick features, substantive tiled hip roof with a Jerkin head attic; porch with masonry columns and timber framed windows.

28 – 30 Benalla Street Benalla, the Marangan Masonic Lodge was constructed in 1904 with the main temple constructed in 1932. It is of aesthetic significance for its modernist functionalist architecture. Significant features include the: symmetrical façade with its spare decorative detailing and central projecting entrance and its large open forecourt.

3 Bridge Street East Benalla constructed in 1893 is of aesthetic significance for its fine late Victorian shop front architecture. Significant features include the: red face brick walling to the parapet; faceted engaged columns with rendered capping; string coursing at either end of the parapet; free gable feature; recessed entry and the original timber framed shop windows. It is a rare relatively intact late Victorian shop front in the commercial areas of Benalla. The later canopy is not significant and does not contribute to its significance.

4 – 10 Bridge Street East Benalla (the Commercial Hotel) is a substantial two storeyed Victorian hotel constructed c1860 and modified in the early twentieth century (between 1928 -33). It is of aesthetic significance for its original Victorian fabric and the later Interwar additions and alterations in the Spanish Mission style. Significant features include the: two storeyed front verandah which overhangs the footpath;

central gabled section in cast cement; bracketed barge overhang; wrought iron balustrade and round wrought iron balustrade and round arched openings surmounting flat arched openings with detail characteristic of the style; flanking pavilions similar to the verandah roof carried on barley sugar columns; intact glazed ceramic wall tiles and the rough cast cement surfaces all contribute to its significance. The significant Victorian features include the: gable roof, part concealed by a later parapet; evidence of stuccoed ashlar at the rear; chimneys and the two storeyed additions at the rear with hipped roof and red brick walling.

16 – 18 Bridge Street East Benalla is of aesthetic significance for its two distinct period shop fronts, one from the Federation period and one from the mid twentieth century. The Federation era shop front with its rendered banding to the base; face brickwork to the upper wall; double doors flanked by a band of three timber framed windows; cantilevered porch roof with over-scaled rendered is of significance.
The modern twentieth century glazed shop front with canted rendered surrounds which include a faux rendered half round timbers is of significance. This is an unusual and rare expression to have survived and is a significant twentieth century shopfront.

20 – 22 Bridge Street East Benalla is of aesthetic significance for its two storey commercial architecture with stripped Classical Revival features. The upper floor is symmetrical with a large centralised band of multi paned windows with a pronounced rendered frame. The cornice has a subtle scale but provides a strong shadow line. The ground floor shop front is contemporary and not significant.

25 Bridge Street East & 87, 89 - 91, 93 & 93A Nunn Street Benalla designed by Harold Hanlon in 1935 is of aesthetic significance for its architectural expression. The building is a striking corner element through its scale and distinctive architectural expression. Significant features that contribute to the significance of this building include: the splay front with engaged piers; the decorative glazed brickwork; the rendered relief panels; the rendered pediment that returns to both sides; the two storey wings constructed from face brickwork with rendered panels to the upper walling and timber sash windows with multi-paned windows to the upper sashes only; the side walls with large decorative panels with paired french doors opening onto a balcony and wrought iron work that mimics the strong diagonals as found in the pointed gable pediment and rendered parapet.

The cantilevered canopy is significant as it reinforces the dominance of the diagonal line on the splayed corner with its pointed gable accent and horizontal cornice features and it retains its original pressed metal cladding to the underside. The entrance doors contribute to the significance of the place through the contrast of the regular square glazing bars and pointed glazing bars to the doors are reflective of the overall aesthetic intent of this building.

44 Bridge Street East Benalla designed by Harold Hanlon is a large single storey commercial building that through the spare and utilitarian detailing of the façade and parapet features demonstrates an unusual commercial aesthetic for its period of construction. The aesthetic is defined by the fineness of the brickwork. Significant features include: the cream/white face brickwork with contrasting glazed brick capping; the stepped parapeted gable and the centralised vertical glazed brick pier. The ground floor shop front is contemporary and is not significant.

1/43, 2/43 & 43 Bridge Street East Benalla is a two storey commercial building. It is of aesthetic significance for its Victorian architecture that has recently been obscured by non-significant metal cladding. The original windows can be appreciated albeit they have undergone some modifications. The ground floor has a contemporary shop front and is not significant

45 Bridge Street East Benalla is a two storey nineteenth century rendered masonry commercial building and is of aesthetic significance. Significant features include: the rendered finish, timber sash windows and the parapet with a curved central pediment. The canopy and ground floor shop front are contemporary and not significant.

46, 50 & 52 Bridge Street East (the Doherty Buildings) Benalla is a substantial two storeyed row of brick shops with dwellings to the first floor. Significant features include the: steeply pitched gabled roof; chimney stacks and the brick parapeted ends. The windows to the first floor are later and not significant. The ground floor shop fronts are contemporary and not significant.

71 – 73 Bridge Street East Benalla a two storey rendered masonry building with shop front at the ground floor and residence to the first floor is of aesthetic significance. Significant features include the: upper floor with its two timber sash windows (symmetrically located) with label mould and string coursing, the parapet with its pronounced cornice, engaged balusters and a gable pediment and acroteria. The ground floor shop front is contemporary and is not significant.

85 Bridge Street East (Miller's Building) Benalla is a single storey building and is of aesthetic significance. It is a landmark building through its design and corner location. Significant features include: the double height rendered masonry rectangular capped corner pavilion with narrow recessed panels and rendered vertical columns with deep stylised ashlar ruling; the rendered parapet with inset contrasting panels punctuated by three dimensional pointed piers; the original cantilevered canopy to both street frontages. The ground floor shopfront has retained its original steel windows and tiled base walls and contributes to the significance of this place.

1 Carrier Street Benalla is of aesthetic significance for its distinctive architecture as designed by Harold Hanlon . Its architectural styling and use of materials is significant as its mix of styles and can be considered a transitional work that links Hanlon's bungalow styling (as found at 16 – 18 Mitchell Street and 13 Benalla Street) with later work in the Spanish Mission style. This is found in the typical Interwar bungalow expression when viewed from the front but the return and rear arcaded areas are more typical of the Spanish Mission style. Significant features include the: rendered masonry walling; gable and hipped tiled roof; large entrance porch with archway and low wall punctuated with rectangular openings; paired timber sash windows with stained glass to the upper sashes and clear glazing to the lower sashes and bracketed cantilevered window hoods and the return arcaded verandahs.

2- 4 Carrier Street Benalla the former Victoria Hotel is of aesthetic significance for its substantial two storeyed nineteenth century form and the later c1930s renovations undertaken by Harold Hanlon. Significant features include the: hipped roof clad with galvanised corrugated metal cladding; timber sash windows; doors and the later addition of a two storey arcaded façade with stuccoed finishes and the lack of ornamentation.

10 Carrier Street (Waratah) Benalla is of aesthetic significance as a fine example of an Italianate villa. Significant features include the: symmetrical façade; face red brick walling; timber posted bullnosed verandah; the central pedimented section with a protruding cast iron tympanum; bracketed eaves, corrugated galvanised iron clad hipped roof and symmetrical brick chimneys. The pedimented verandah with its protruding cast iron tympanum is considered a characteristic feature of the grander housing in Benalla during the late nineteenth and turn of the twentieth century.

12 – 12A (shops) Carrier Street Benalla are of aesthetic significance as a pair of face brick shops with a central residential section and entry. Significant features include the: brickwork (overpainted), the stucco door heads, timber beams to the original shop windows and a simple brick cornice line with pediments.

15 Carrier Street Benalla is of aesthetic significance as an Interwar shop designed by Harold Hanlon. Significant features include the: decorative face red brick parapet with engaged brick piers defined by deeply recessed joints and stylised terracotta acroteria and the rendered panels; low scale pediment with its stepped brickwork. The shop front with its recessed entry and large glazed areas with tiled brickwork contributes to the significance of this unusual Interwar shop.

16 Carrier Street Benalla is of aesthetic significance as an early twentieth century shop. Significant features include the: parapet with its half circle pediment and finials. The shop front has been altered but retains many of its original features such as the timber shop front which contributes to the significance of the place.

19 Carrier Street Benalla is of aesthetic significance as a distinctive nineteenth century two storey commercial building with overpainted brickwork. Significant features include: the timber framed timber sash windows and timber doors, cornice, stringcourse and the corrugated galvanised roofing and contribute to the significance

28 Carrier Street Benalla is of aesthetic significance for its unusual Spanish Mission style shop front design. Significant features include the: rendered parapet with its relief pediment and piers which rise up to frame the Cordova capping tiles. The cantilevered canopy and shop front which includes the recessed entries and stallboards contribute to the significance of this building.

32 Carrier Street Benalla designed by Harold Hanlon is of aesthetic significance for its early twentieth century shop design. Significant features include the: red face brick parapet with shallow pediment and rendered signage panel; flanking piers which are distinguished by the vertical rendered detailing. The cantilevered canopy and shop front contribute to the significance of the building.

38 Carrier Street Benalla designed by Harold Hanlon is of aesthetic significance for its unusual shop design which is defined by its austerity which speaks of modernism. Significant features include the: large red/orange face brick parapet with its stepped gable pediment; engaged piers and fine brickwork . The shop front with its cantilevered canopy and glazed shop front windows and doors contribute to its significance.

42 – 46 Carrier Street Benalla, the Uniting Church complex is of aesthetic significance for its early twentieth century Gothic Revival architecture and mid twentieth century architecture. The location of this substantial religious complex on the corner contributes to its landmark qualities. Buildings include: a

church, hall, residence; Church hall (rear), Mission Hall (rear) and some later twentieth century additions to the primary buildings.

Significant features as found on the church include: steeply pitched gable fronts, pointed windows (triplet lancet windows) and round headed windows; red face brickwork, rendered cement dressings, stained glass windows, terracotta tiled roof and pointed timber doors and the large rectangular bell tower with parapet. These significant features have a modernist overtone.

The adjoining hall designed by Harold Hanlon in 1929 is of aesthetic significance for its Gothic Revival architecture. Significant features include: the steeply pitched gable front with triplet lancet windows; rendered façade at ground level; fine red face brick work, stained glass windows with a modernist geometric styling, rendered label moulds and corrugated galvanised iron roof.

The former residence is of aesthetic significance for its asymmetrical form, gable and hipped roof, bullnosed verandah, timber framed sash windows and polychromatic brickwork.

The church hall to the rear is of aesthetic significance for its mid twentieth century architecture. Significant features include: the glazed walling with timber framed multi-panes, the rectangular form, gable roof and face red brickwork.

The Mission Hall to the rear an early twentieth century hall is of aesthetic significance. Significant features include: the steeply pitched gable roof clad with corrugated metal roofing, the roof ventilators, fine timber barge boards with decorative features; timber framed double hung sash windows and the timber weatherboard cladding and the porch to the front entrance.

48 Carrier Street (Lyndhurst) Benalla is off aesthetic significance for its imposing symmetrical early twentieth century architecture. Significant features include the: symmetrical façade with concave eaves; the return bullnosed verandah with a cast-iron frieze and cast iron brackets and barley sugar columns; the symmetrically placed breakfront dormers with half timbering with and paired blind round arched motifs in stucco all contribute to this particularly fine residence.

57, 59, 61, 2-3/63 Carrier Street (Centenary building) Benalla was designed by Harold Hanlong in 1934. Its corner location and its distinctive Interwar Spanish Mission styling contributes to its status as a landmark building in the precinct. Significant features include: the textured render, glazed bricks; Cordova tiles, and metal framed shop front windows and the double height roof tower and the pyramidal terracotta tiled roof with projecting eaves and glazed brickwork. The detailing of the face of the tower with the recessed rendered panels framed with glazed bricks laid in a distinctive pattern with half bricks and full bricks is continued with a similar expression found on both street frontages. The metal framed glazed window shop windows and the cantilevered canopy are in original condition and contribute to the significance of the building.

14 Church Street Benalla was designed by Harold Hanlon and is of aesthetic significance for its 'Stockbroker Tudor' architectural expression. Significant features include: the steep gabled roof; tall chimneys; clinker bricks used for the corbelled brickwork; asymmetrical face brick chimney, face brick

plinth; timber framed sash windows and the face brick entrance porch with basket weave brick pattern and decorative soldier course with header bricks.

32 & 34 Church Street Benalla is of aesthetic significance as it is an imposing Italianate villa. Significant features include: the tuck pointed brick work, bracketed eaves, symmetrical chimneys and timber posted verandah with cast iron enrichment to front and part side elevations and the protruding central front section with cast iron lace tympanum and enriched fretted barges. The protruding central front section is considered a characteristic feature of the grander housing in Benalla during the late nineteenth and turn of the twentieth century.

3 Mair Street Benalla is of aesthetic significance for its early fabric, Victorian form and finely detailed decorative features. Significant features include: the predominantly gabled roof form ; timber posted verandah to the front gable roofed section; the verandah valence and barges which are elaborately fretted and contribute to the house's distinctive early character; tuck pointed brickwork and the decorative chimneys with a row of bevelled white bricks.

9 Mitchell Street Benalla is of aesthetic significance for its early Victorian architecture. It is a small rendered stone cottage with a steeply pitched gable roof with a vernacular style that is typical of its relatively early construction date c1860s. Significant features include its: symmetrical front elevation with a concave timber posted verandah with a cast iron frieze and brackets; ashlar lined rendered walls and French doors which flank the main door and the decorative timber barge boards contribute to its significance.

1-3 Nunn Street Benalla a prominent rough cast single storeyed corner hotel is of aesthetic signifiance. Significant features include: the tiled front and rendered upper walls; timber sash windows; the Arts and Crafts parapet with a curvilinear corner splay section and "1905 North Eastern Hotel" in cast cement; cast cement lettering on the rendered panels; over painted pilasters surmounted by cast cement orbs and a timber posted verandah.

15 Nunn St Benalla (Creesill) Benalla is of aesthetic significance for its unusual stuccoed Italianate villa expression. Significant features include the: parapeted front elevation with porch; flanking convex verandah terminated by extended end walls; balustraded parapet with a prominent semi-circular pediment with "Creesill" in low relief and other ornamentation; a portico with round-arched openings and symmetrical flat arched paired windows and door openings.

20 Nunn Street Benalla designed by Harold Hanlon c1930s is of aesthetic significance for its Interwar architecture. Significant features include the: asymmetrical expression; rendered masonry, terracotta tiled roof, timber framed windows and decorative porch.

21 Nunn Street Benalla, the former Coffee Palace is of aesthetic significance for its Victorian architecture. Significant features include the: rendered front elevations to Nunn and Benalla streets; double hung sash windows; the corner splay and the recessed panel at the upper level.

23 Nunn Street Benalla is of aesthetic significance for its Victorian double storey built form and the single storey shop front. Significant features include the rendered masonry walls, the hipped roofs clad with

corrugated galvanised iron; the pedimented parapets; timber posted verandahs, timber framed sash windows, original timber doors and the original timber framed shop fronts.

26, 26A & 28 Nunn Street Benalla is of aesthetic significance for its Victorian shop and residence architecture. Significant features for the shop include: the straight profile verandah awning, the timber stall board with timber panelling, the splayed central door; the large glazed shop front and the parapet. Significant features for residence include: the symmetrical façade, verandah with cast iron frieze and capitals, the hipped roof clad with corrugated galvanised iron and brick chimneys.

41- 43, 47 - 51 Nunn Street & 22- 24 Church Street (the former Reilly's mill) Benalla is of aesthetic significance for its Victorian industrial architecture. It is a prominent three storeyed former flour mill. Significant features include: the face red brickwork (overpainted); parapeted gable roof; multi-paned double hung sashes; parapet line which is accentuated with clinker bricks and corbelled treatment defining the tympanum that overlooks Nunn Street Benalla.

1/58 – 62 & 2/58-62 Nunn Street (Returned Soldiers League of Australia RSL) Benalla, a two storey rendered masonry building designed in the Spanish Mission style is of aesthetic significance. Significant features include its asymmetrical façade and dominant gable front; decorative rendered parapet with scalloped detailing ; flat arched windows with multi paned windows to the ground floor, double hung windows with twelve pane sash windows to the first floor and the terracotta tiled hipped roof.

71 Nunn Street Benalla a two storey shop with two storey verandah is of aesthetic significance. Significant features include: the double storey verandah with decorative cast iron balustrading, pedimented parapet and timber framed windows. The ground floor shop front is not original and is not significant.

81 – 83 Nunn Street Benalla is of aesthetic significance for its substantive commercial Federation era architecture. Significant features include: the asymmetrical composition consisting of two bays: single and double storey, with a central section which includes an entrance door; the red face brickwork with decorative rendered banding and rough cast rendered sections; engaged pilasters with rendered cappings and cornices; string coursing and timber sash windows.

88 & 90 - 94 Nunn Street (Centreway Building) Benalla designed by Harold Hanlon in 1927 is of aesthetic significance. Significant features include: the cantilevered canopy (the first to be constructed in Benalla); the parapet with its large central bay with a flat arch pediment with a large rendered panel with the words 'The Centreway' in cast cement letters, the face brick piers with rendered capping and which rise up above the pediment and the flanking parapet bays with face brick piers rendered capping. The contemporary glazed shop front is not significant. Criterion E

Grading table for the Benalla Central Precinct

Number	Address	Significance
Benalla Street		
5	Benalla Street	Contributory
7	Benalla Street	Contributory
11	Benalla Street	Contributory
13	Benalla Street	Individual
15	Benalla Street	Contributory
1/18, 2/18,3/18,4/18 & 5/18	Benalla Street	Non-contributory
23	Benalla Street	Contributory
24	Benalla Street	Non- contributory
25	Benalla Street	Contributory
26	Benalla Street	Contributory
27	Benalla Street	Contributory
28-30	Benalla Street	Individual Significance
29	Benalla Street	Contributory
33	Benalla Street	Contributory
34	Benalla Street	Contributory
35	Benalla Street	Contributory
36	Benalla Street	Contributory
37	Benalla Street	Contributory
1/39	Benalla Street	Non-contributory
45	Benalla Street	Contributory
47	Benalla Street	Contributory
49	Benalla Street	Contributory
51	Benalla Street	Contributory
Bridge Street East		
1	Bridge Street East	Non-contributory
2	Bridge Street East	Non-contributory
3	Bridge Street East	Individual Significance
4 – 10 (HO52) DTP says 4A?	Bridge Street East	Individual Significance
5 – 9	Bridge Street East	Contributory
11,13, 15 (maybe separate shops but same parapet and canopy so may be the same building)	Bridge Street East	Contributory
12 – 14	Bridge Street East	Contributory
16 & 18 to confirm address as per DTP	Bridge Street East	Individual Significance
17	Bridge Street East	Non-contributory
19	Bridge Street East	Non-contributory
20 – 22 revise map from 20- 24 to 20 -22	Bridge Street East	Individual Significance

21- 23	Bridge Street East	Non-contributory
24	Bridge Street East	Non-contributory
25 (and Nunn Street 89-91, 93 & 93A Nunn Street	Bridge Street East	Individual Significance
26	Bridge Street East	Non-contributory
27 – 29	Bridge Street East	Non-contributory
28	Bridge Street East	Non-contributory
31-33 (Olivers)	Bridge Street East	Non-contributory
32, 34 – 38	Bridge Street East	Non-contributory
35 (Chemart)	Bridge Street East	Contributory
37 - 41	Bridge Street East	Non-contributory
44	Bridge Street East	Individual Significance (Hanlon)
1/43 2/43 & 43 (HO26)	Bridge Street East	Individual Significance
45	Bridge Street East	Individual Significance
46, 50 & 52 (HO51)	Bridge Street East	Individual Significance
53 (check address)	Bridge Street East	Non-contributory
54 – 58 (HO51)	Bridge Street East	Contributory
55 (Jenny Milner Pharmacy)	Bridge Street East	Contributory
57, 59 & 61 (Lionheart plus green painted parapet))	Bridge Street East	Contributory
60 – 64	Bridge Street East	Non- Contributory
63	Bridge Street East	Non- Contributory
65 (Whole foods)	Bridge Street East	Non-contributory
66 – 68	Bridge Street East	Contributory
67-69	Bridge Street East	Non-contributory
70, 72, 74-76, 76A	Bridge Street East	Contributory
71 – 73	Bridge Street East	Individual Significance
75	Bridge Street East	Non- Contributory
77 – 83 (shop next to Millers) check address	Bridge Street East	Contributory
85 (Millers)	Bridge Street East	Individual Significance
87, 91, 95, 97 (addresses in Carrier St also)		
Carrier Street		
1	Carrier Street	Individual Significance
2- 4 (HO57)	Carrier Street	Individual Significance
6	Carrier Street	Contributory
8	Carrier Street	Contributory
10	Carrier Street	Individual Significance
12 – 12A (HO56)	Carrier Street	Individual Significance
1/14	Carrier Street	Non-contributory
14	Carrier Street	Laneway

15	Carrier Street	Individual Significance (Hanlon Shop front and residence),
16 – 16A (Arts and Crafts shop only)	Carrier Street	Individual Significance
16B	Carrier Street	Non-contributory
17	Carrier Street	Contributory
18	Carrier Street	Contributory
18A	Carrier Street	Contributory
19	Carrier Street	Individual Significance
20	Carrier Street	Non-contributory
20A	Carrier Street	Non- contributory
21	Carrier Street	Non- Contributory
22	Carrier Street	Non-contributory Significance
22A	Carrier Street	Contributory Significance
23	Carrier Street	Non-contributory
24	Carrier Street	Contributory
25	Carrier Street	Contributory
26	Carrier Street	Contributory
27	Carrier Street	Contributory
28	Carrier Street	Individual Significance (Hanlon)
30- 30 A	Carrier Street	Non-contributory
32	Carrier Street	Individual Significance
34	Carrier Street	Contributory
36	Carrier Street	Contributory
36A	Carrier Street	Contributory
38	Carrier Street	Individual Significance
38A	Carrier Street	Contributory
40-40A	Carrier Street	Non-contributory
42-46	Carrier Street	Individual Significance
48	Carrier Street	Individual Significance
50	Carrier Street	Contributory
52	Carrier Street	Non-contributory Significance
54B	Carrier Street	Non-contributory Significance
54C	Carrier Street	Non-contributory Significance
56	Carrier Street	Contributory
57, 59, 61, 2-3/ 63	Carrier Street	Individual Significance (Hanlon)
Church Street		
14	Church Street	Individual Significance
16	Church Street	Non- contributory
22	Church Street	Non- contributory
17	Church Street	Non-contributory
21 (corner shop)	Church Street	Non-contributory

22	Church Street	Non-contributory
24	Church Street	Non-contributory
23 (corner shop)	Church Street	Non-contributory
24	Church Street	Non-contributory
26	Church Street	Non-contributory
28	Church Street	Contributory
32 & 34 (HO48)	Church Street	Individual Significance
Mair Street		
1	Mair Street	Non-contributory
3 (HO18)	Mair Street	Individual Significance
5	Mair Street	Non-contributory
7	Mair Street	Contributory
9	Mair Street	Non-contributory
11	Mair Street	Contributory
15	Mair Street	Non-contributory
Mitchell Street		
5	Mitchell Street	Contributory
7	Mitchell Street	Non-contributory
8A	Mitchell Street	Contributory
9 (HO19)	Mitchell Street	Individual Significance
10	Mitchell Street	Non-contributory
11	Mitchell Street	Non-contributory
12	Mitchell Street	Contributory
13	Mitchell Street	Non-contributory
14	Mitchell Street	Contributory
15	Mitchell Street	Contributory
16	Mitchell Street	Contributory
Nunn Street		
1- 3 (HO62)	Nunn Street	Individual Significance
5 & 5A	Nunn Street	Contributory
7	Nunn Street	Contributory
9	Nunn Street	Contributory
11	Nunn Street	Contributory
13	Nunn Street	Contributory
15	Nunn Street	Individual Significance
17	Nunn Street	Contributory
18	Nunn Street	Contributory
19	Nunn Street	Contributory
19A	Nunn Street	Non-contributory
20	Nunn Street	Individual Significance
21	Nunn Street	Individual Significance

23	Nunn Street	Individual Significance
24	Nunn Street	Contributory
25	Nunn Street	Contributory
26 & 26A– 28	Nunn Street	Individual Significance
27	Nunn Street	Contributory
29	Nunn Street	Contributory
30	Nunn Street	Contributory
31- 33	Nunn Street	Non-contributory
32	Nunn Street	Non-contributory (reproduction)
34	Nunn Street	Contributory
35	Nunn Street	Contributory
36	Nunn Street	Contributory
37	Nunn Street	Contributory
38	Nunn Street	Contributory
39	Nunn Street	Non-contributory
40	Nunn Street	Non-contributory
41-43 & 47 - 51	Nunn Street	Individual Significance
42 – 44	Nunn Street	Contributory
46	Nunn Street	Non-contributory
50	Nunn Street	Non-contributory
52	Nunn Street	Non-contributory
52A	Nunn Street	Non-contributory
53 (Husqvana)	Nunn Street	Non-contributory
54	Nunn Street	Non-contributory
55 – 57 shop and house	Nunn Street	Contributory
56	Nunn Street	Non-contributory
1/58-62 & 2/58-62 (RSL)	Nunn Street	Individual Significance
61B	Nunn Street	Non-contributory
2/64,3/66,4/66,5/66,6/66,7/66,8/66, 9/66, 10/66, 66 & 1/68 Nunn Street	Nunn Street	Non-contributory (Strata Subd)
63, 65A, 65B, 67	Nunn Street	Non-contributory
69	Nunn Street	Contributory
70 – 80	Nunn Street	Non-contributory
71	Nunn Street	Individual Significance
73	Nunn Street	Contributory
75A	Nunn Street	Contributory
81- 83	Nunn Street	Individual Significance
85	Nunn Street	Non-contributory
87, 89-91, 93 & 93A	Nunn Street	Individual Significance
88 & 90 - 94 (Centreway)	Nunn Street	Individual Significance

Additional Controls

External paint controls apply	Yes
Internal alteration controls apply	No
Tree controls apply: to the following species of trees found within the precinct. Ulmis sp (elm trees) Quercus sp (oak trees) Grevillea robusta	No
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 Analysis

There are Aboriginal cultural heritage values within this precinct. This includes burial grounds and potential places that were/ are ceremonial and have cultural heritage values. These values are acknowledged and further consulation with the Yorta Yorta is recommended.

Introduction

The Broken River is a defining feature within the township and it has informed the character of development of the town and Benalla Central Precinct. During the 1840s the land to the west of the Broken River was first settled by Europeans, but within twenty years the focus had shifted to the east of the river. This pattern of settlement was strengthened during the 1870s with construction of the railway line and railway station at Mackellar Street in 1873. Today the river and the surrounding open public spaces, including the Botanical Gardens, still provide a demarcation between the east and the west of the township. The c1910 concrete bridge with its concrete balustrading and light fixtures is a significant landmark feature and it is appropriate that this early twentieth century engineered bridge commemorates the location of an important nineteenth century crossing place on the Broken River (VHR H1043). The toll gate located on the west bank provides an important historical *mémoire* that further emphasises the importance of this crossing point.[1]

Boundaries

The Benalla Central Precinct provides evidence of the original layout and subdivision patterns of the Thomas Wedge Survey Plan (1848)[2]. The impact of further subdivision as part of the eastward expansion and development of Benalla during the latter parts nineteenth century and the early to mid twentieth century is also appreciable. The precinct area is bounded by Bridge Street East, Mackellar, Mair, Mitchell,

1 This early transport feature is thought to be the only surviving toll gate in Victoria.

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.

Nunn and Carrier Streets. The northern boundary is defined by the rail yards and their associated hotels; to the south are the commercial areas of Bridge Street East; to the west, the area is bounded by Mair Street and the mixed commercial and residential in Carrier Street to the east.

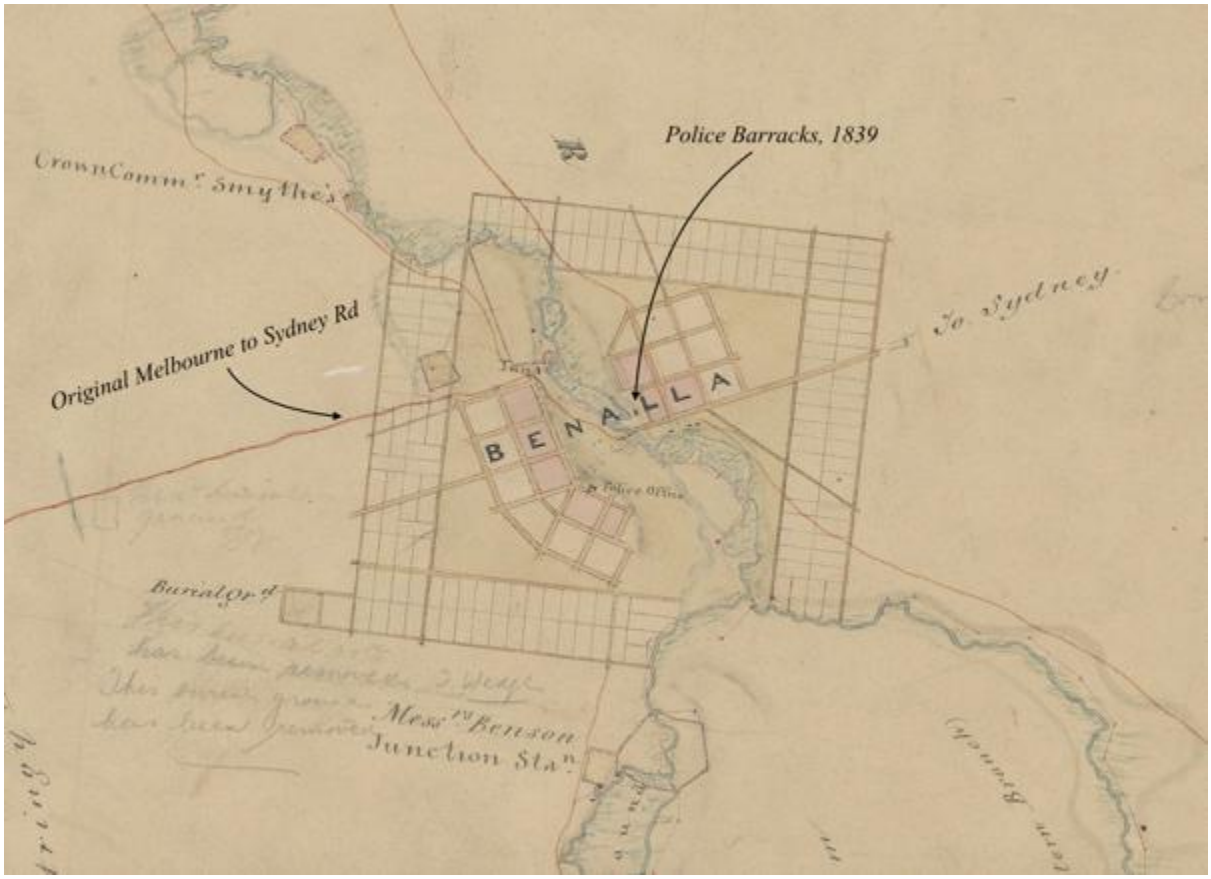


Figure 1 'Township and Suburban Lands at Benalla on the Sydney Road,' catalogued as 'SALE616 D BENALLA', A sub collection from VPRS 8168 Historic Plan Collection, Public Records Office Victoria.

Early development

The earliest identified surviving commercial buildings in the precinct area are found in Bridge Street East and include the Commercial Hotel (1860) altered in 1928 and 1933, and the Doherty Building (46A, 50 52 54 – 58 Bridge Street East) constructed c1860s**.** These buildings are representative of the early nineteenth century commercial development in the east. The first Shire rate book (10.2.1869)3 shows that by 1870 this area included the Commercial Hotel (built by George Sharpe), John Byrne's hotel, the Colonial Bank of Australasia and a number of shops and stores. Of these only the Commercial Hotel survives.

The area defined by the intersections of Mitchell, Church and Mair Streets retains early residential, ecclesiastic buildings and the former Mechanics Institute. Buildings such as 9 Church Street (c1860 Presbyterian Church), 9 Mitchell Street (c1860 house) and 3 Mair Street (c1860 house) are evidence of the early development of the township to the east. Both 9 Mitchell Street and 3 Mair Street are highly significant and distinctive buildings constructed in the gothic picturesque style. The construction of two

[3] Trevor Budge And Associates, *City of Benalla Conservation Study*, Vol 3 p 22

large and significant gothic revival churches within this area contributes to its distinctive character and reinforces an early township settlement pattern found in many areas where prestigious housing is constructed close to churches.

Mair Street Benalla as a whole, although much altered still contributes to an understanding of the nineteenth century civic character of Benalla as this area originally included the post office, (relocated from the Arundel Street to Mair Street during the nineteenth century); the former Mechanics Institute and the public landscaped areas. This character was reinforced in the twentieth century with the construction of the mid twentieth century Council Offices c1958 (VHR H2189) and municipal developments such as the mural sculpture which is a late twentieth century community project.

Commercial Development in the precinct

The commercial area of the Benalla Central precinct includes a number of significant nineteenth and early twentieth century two storey buildings but the majority of commercial development is single storey. Commercial development is largely found on Bridge Street East, Nunn Street (between the blocks bounded by Bridge Street East and Benalla Street) and Carrier Street. Carrier Street has a disparate character with commercial development to be found scattered along the full extent of Carrier Street.

Bridge Street East

Bridge Street East Benalla has a mixed character with only a few commercial buildings from the nineteenth century and these include: 3, 43, 45, the Doherty Building (46A, 50, 52, 54 – 58); 47 – 49 and 71 – 73 Bridge Street East. There are potentially other nineteenth century buildings with parapets obscured by metal parapets as per evidence provided by the roof form and early corrugated roofing. 18 and 20 – 24 Bridge Street East are distinctive early twentieth century buildings that contribute to the diversity of commercial architecture from the turn of the century twentieth century.

A distinctive feature of the Bridge Street East streetscape are the substantive and architecturally significant buildings constructed during the Interwar period. Of these, there are three corner buildings, that are defining landmarks within Bridge Street East and include : 57 – 63 Carrier Street (the primary façade contributes to the Bridge Street East streetscape); 85 Bridge Street East (Millers building) and 25 Bridge Street East. This particular character is reflected in other commercial buildings found within the Benalla Central Precinct. They are of a lesser scale and stature but they provide an Interwar character and include: 11 – 15, 42-44, 70 – 72 Bridge Street East. The Interwar built character is a formative element within the whole of the Benalla Central Precinct and this includes commercial and residential character. The architecture is of a high and distinctive standard and this is supported by the quality of the building finishes and materials.

Nunn Street Benalla

Nunn Street Benalla is significant for its relatively intact nineteenth and early twentieth century commercial streetscapes. It provides the most substantive evidence of the early commercial growth of Benalla post during the late nineteenth and early twentieth century. These include: 41 – 45 (former Reilly's Flour mill); 42 – 44 (two storey building); 71 (two storey shop and residence with a now rare two storey verandah with cast iron balustrade); 75A Nunn Street (a nineteenth century bank building with a residence on the first floor, VHRH1056), 81 – 83 (an unusual Federation era single and double storey commercial

premise); 82 – 86 (former Benalla Shire Town Hall); 58 – 62 (RSL building); 88 – 94 (Centreway building) and 88 – 94 Nunn Street. The nineteenth century Coffee Palace (21 Nunn Street); the adjacent commercial buildings at 23 Nunn Street contribute to the commercial character of Nunn Street.

The residential area of Nunn Street includes a number of significant and representative houses: 15 Nunn Street (Victorian house); 19 (representative Victorian period); 26 – 28 (turn of the century and house and adjoining shop); 30 (Federation era house); 35 (Interwar timber bungalow); 36 (Federation era house); 37 (Interwar house designed by Harold Hanlon); 38 (Interwar Bungalow). The pair of small cottages adjacent to the North -Eastern hotel 5 & 7) are rare surviving examples in terms of their period, scale, and for their vernacular styling within this precinct and they appear to have been worker's cottages.

The impact of the railway on the development of Benalla East is evident in the pattern of growth and the character of the commercial areas and residential areas. Hotels were the common building type constructed within the immediate environs of the railway station. Most have survived and provide an aesthetic contribution to the station area as their architecture is distinctive and with the exception of the North -Eastern hotel they are two storey buildings. The Victoria (2 – 4 Carrier Street) was a Victorian hotel remodelled c1920s and its simple arcaded façade is a sophisticated response to the architecture associated with the Interwar Mediterranean style. The Farmer's Arms (1 – 7 Commercial Road) is fine example of a late Victorian period hotel and it provides the only example of a two-storey cast iron two storey verandah in Benalla. The Newmarket Hotel (2 – 6 Commercial Road) has been altered but its scale and form contribute to the precinct These hotels provide evidence of the importance of the railway station during the nineteenth century and well into the twentieth century.

Carrier Street demonstrates a particular settlement pattern and this is demonstrated by the surviving nineteenth and early twentieth century commercial buildings interspersed with housing from the same periods. Carrier Street was known for its more rudimentary commercial buildings and once included: livery stables, blacksmith shops, produce stores and a coffee palace. A number commercial buildings have survived and include: 19 Carrier Street (a two storey commercial building), the shops at 12, 16, 17, 20, 22A – 24 Carrier Street. Later early twentieth century and interwar commercial enterprises can be found at 15, 28, 32 and 38 Carrier Street. Residential development occurred at similar periods to the commercial development and includes: the late Victorian houses (18 – 18A and 38A Carrier Street) and turn of the twentieth century residences at 8, 10 Carrier Street with Lyndhurst at 48 Carrier Street providing a fine example of a turn of the twentieth century residence. The Federation period is represented at 26 and 27 Carrier Street.

The Uniting Church complex is a landmark feature in Carrier Street. It is a largely intact complex that is architecturally significant. This includes the church hall designed by Harold Hanlon. This group of ecclesiastic buildings contributes to diversity of the precinct. Its architectural character includes many fine representative examples and a number of architecturally significant Interwar shop fronts.

Railway

The railway yards and station buildings are a substantial feature within the precinct. Today the railway area is much diminished when compared to its peak operational periods. There has been a loss of structures including the distinctive roundhouse; the partial demolition of sections of the station building and the demolition of a number of other sheds. The Benalla Railway Station provided a number of

engineering services for the repair and maintenance of locomotives and was a significant employer well into the twentieth century. As an employer alone, and as one of the many government services that had offices in Benalla it contributed to an underpinning of Benalla's economy and supported the growth of the township. The surviving buildings are important landmarks, with surviving station building one of Benalla's finest surviving nineteenth century buildings. The use of polychromatic brickwork is notable.

The residential and commercial development provides evidence of an intensification of settlement during periods of prosperity. There are examples of housing from the Victorian period, Federation and Interwar periods. Through the intactness, integrity and quality of architecture, it is of aesthetic and representative significance. The precinct is unified by its built character and this is defined by: free standing single storey houses; with symmetrical and asymmetrical form; pitched roofs; materials which include masonry; timber; corrugated metal roofs; tiled roofs and generous garden settings. Of note are the surviving small shops with attached residences, such as those found at 26 – 28 Nunn Street and 18 Carrier Street. The wide streets, many which have mature European trees and brick gutters, contribute to the streetscape values.

The residential development while diverse, has areas that were clearly developed during a similar time frame and their regularity is significant. This includes: 26, 28, 32 and 34 Church Street (early twentieth century); 5, 7, 11, 13, 15 Benalla Street (Interwar bungalows) and 45, 47, 49 and 51 Benalla Street (turn of the twentieth century). These places are representative of the diversity of architectural expression.

The No.26 Marangan Temple at 28 – 30 Benalla Street is unusual feature within the residential area. It is atypical both for its architectural styling which is found in its spare façade with a strident symmetry reinforced by the decorative details. The large open forecourt is in strong contrast to the residential character found within the precinct which is characterised by picturesque housing with garden settings.

Summary

Benalla Central Precinct includes a number of fine nineteenth century buildings but it is the early twentieth century architectural legacy that is pronounced and unusual for a regional centre in the north-east of Victoria. Development from the early twentieth century and up to c1940 has provided a number of aesthetically significant places. The 1930s was a particularly significant period that was supported by economic growth through the establishment of government services and this includes the workforce associated with the railway station. The quality and relative quantity of places from this period is of note and this particularly applies to a number of landmark commercial buildings.

Comparative within Benalla

The Benalla Central Precinct can be compared to the Arundel and Bridge Street West Precinct which is largely representative of the early settlement of Benalla. The Arundel and Bridge Street West Precinct includes a similar mix of commercial and residential with the addition of early government and ecclesiastical buildings. It includes the earliest surviving: hotels (the Royal and the Star); shop at 64A Bridge Street West and school (the former National School). Benalla Central Precint largely demonstrates the impact of the economic changes of the twentieth century. This was facilitated by the eastward push of the town through early land speculation and the accelerated changes that occurred in response to the construction of the railway in 1873 and later early twentieth century development as a consequence of establishment of a number of state government departments and the railway workshops.

Harold Hanlon Buildings

Many of the buildings from the Interwar period were designed by a local architect Harold Hanlon. Two of Hanlon's houses (18 – 20 Mitchell Street and 11 Church Street) also had gardens designed by Edna Walling which is a rare distinction for a regional centre. 11 Church Street retains limited evidence of the garden layout with the retention of walling and the design of the house which addressed the garden through a large portico which opened out from the main sitting room. There is a similar limited evidence of the Walling garden at 18 – 20 Mitchell Street.

Those buildings designed by Harold Hanlon can be followed for an understanding of the stylistic changes that were occurring during this elective period. Hanlon sometimes idiosyncratic expression provides an interesting counterbalance to those buildings that are fine representative expressions. From his earliest and more typical buildings to the later large commercial enterprises he demonstrates a deft understanding of the stylistic discourse that was occurring in Australia during this period. Perhaps his finest contributions are those buildings that have become landmark features within Bridge Street East – 25 and 57 – 63 Carrier Street and Miller's Building 85 Bridge Street East. Other commercial buildings which reflect his exploration with contemporary styles include: 36A Carrier Street a plain face brick parapet with brick piers. The austerity of this façade demonstrates an engagement with the modern utilitarianism that was being explored by a some architects during this period. The influence of the Spanish Mission is evident but none of his experimentations with this style are pedestrian. They demonstrate a flair and surety of expression that has provided Benalla with some fine buildings. In addition, Hanlon also introduced the cantilevered canopy to the streetscapes of Benalla. This to a degree has provided some aesthetic compensation in the commercial areas as the design of the Interwar canopies demonstrate an integrated aesthetic value between canopy and the design of the façade. This architectural relationship was lost when the nearly all of the original verandahs from nineteenth and early twentieth century buildings were removed during the post war period.

HISTORY

The route between Sydney and Port Philip during the 1830s was marked with informal small settlements that grew around river crossing points. Benalla by the late 1830s was a small settlement and there was a police post and barracks on the east bank of the Broken River. A surveyed plan for a township was prepared in 1848 by Assistant Surveyor Thomas Wedge[4]

In laying out Benalla's township allotments, Wedge created three grids: one grid on the east side of the Broken River, and two grids on the west, which were intended as the main part of the town, being situated on higher ground. The streets within each grid were 150 links (30 metres) wide, and each town block originally designed to contain 20 allotments of a half acre each (.2ha).

[4] '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 '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.

The township grids were in turn bordered by a belt of suburban allotments of five acres (2ha) each. This was designed to create a transition between the town allotments and pastoral lands. The suburban allotment belt was laid out to form a complete square containing the township grids. This square was arranged on a magnetic north-south axis, and bordered on each side by thoroughfares which were 100 links (20 metres) wide. **[Figure 2]** (In Benalla East, the inner thoroughfares comprise Salisbury Street to the east, and, to the north, the section of McKellar Street that was originally continuous with Hannah Street, prior to its interruption by the North East Railway in 1873).



Figure 2 Figure 2 'Township and Suburban Lands at Benalla on the Sydney Road,' catalogued as 'SALE616 D BENALLA', A sub collection from VPRS 8168 Historic Plan Collection, Public Records Office Victoria.

Wedge's survey was derived from a series of directives to designing towns which were initiated 1829, when Governor Darling decided that it was necessary to formulate instructions on the layout of towns, resulting in a Government and General Order, issued on 27 May, 1829. This directive initiated the right-angled grid system with standard blocks of 20 half acre (.2ha) allotments, with streets general around 125 links (25 metres) wide. Surveyors were, however, given some liberty to adjust their plans according to topography. In addition, the creation of small farms, or 'suburban allotments', on the edge of towns, was a concept advocated by both Governors Bourke and Gipps, and were incorporated into town plans in New South Wales from the 1830s.[5] The introduction of streets of 150 links (30 metres) in width — wider than the 1829 directive, was introduced by surveyor Robert Hoddle, when he laid-out Melbourne in 1837.[6] Wedge's survey combined all of these elements, and remains one of the finer examples of these design principals and characteristics of the period. The broadness of the streets and the simplicity of the street grid is no more apparent than in Benalla East.

[5] Helen Proudfoot, *Town Plans and their Impact on the Settlement Process in Australia, 1788-1849, Volume 1*, doctoral thesis, Macquarie University, Sydney, 1995.
[6] Andrew Brown-May, *Melbourne Street Life*, Australian Scholarly Publishing, 1998.

Wedge named many of the early streets.[7] In Benalla East, Smythe Street was named for the first resident Commissioner of Crown Land, Henry Wilson Hutchinson Smythe; and Nunn Street after Major Nunn, who led one of the police investigations of the Faithfull Massacre of 1838.[8] McKellar Street was named for squatter William McKellar, who held Lima Station.[9]

Just prior to the Victoria gold rush in 1851, Benalla population was just over 100 people.[10] By 1854, the population had trebled to 300 permanent residents,[11] and by 1855, all of the property on the north side of the main Sydney to Melbourne Road (Bridge Street) had been purchased.[12] Land in close proximity to what would become the main business area meant that it would always be sought after, and generally attract higher levels of investment.

In 1857,[13] Assistant surveyor J. E. Wilmot surveyed new allotments in the town block (Section A1) bounded by Bridge, Smythe and Barkly Streets — Barkly Street named after Henry Barkly, who had been appointed the Governor of Victoria in 1856. These allotments conformed to the standard two roods (half an acre/.2ha).

However, Wilmot recognised that, in terms of planning, Benalla suffered the same problem as inner Melbourne: that the town blocks, comprising 20 half acre allotments per block, was an overly large scale. Consequently, Wilmot decided to run a narrow street (100 links, or 2/3 of a regular street) through the centre of some of the existing town blocks, which would create 20 blocks, but with two street frontages, with allotments being of a third of an acre (.13ha) each (1 rood, 32 perches) each. With the double street frontages, these could be easily subdivided to make 40 allotments.

In 1864, Wilmot took this approach with Section B, and Sections 11 and 12, creating the southern end of what would become Nixon Street and northern end of Byrne Street respectively.[14] **[Figure 3]** However, Wilmot's plan did not match the immediate demand for land: the allotments had been drawn onto a plan for the future, but they were not actually made available for purchase.

[7] Judith Bassett suggested that Thomas Townsend's 1839 survey, which has an early pencil sketch of two street grids with some names, was done by Townsend. I think it is also possible that Wedge used Townsend's map to make a preliminary sketch, and that the pencilled parts are a later annotation.
[8] John Conner, *The Australian frontier wars, 1788-1838*, University of New South Wales Press, Sydney, 2002 p.119.
[9] ibid, p.88.
[10] 'Benalla's History', *Benalla Standard*, Tuesday 12 March 1935 - Page 6.
[11] ibid.
[12] '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; 'Benalla Township plan, Imperial measure 5066', A Parish plan from VPRS 16171, Dept Crown Lands and survey, 1954, Public Records Office Victoria.
[13] 'Township and suburban lands at Benalla on the Sydney Road' by J. E. Wilmot, Asst. Surveyor, Crown Lands Office Melbourne, 1857, Public Records Office Victoria.
[14] ibid.



Figure 3 'Township and suburban lands at Benalla on the Sydney Road' by J. E. Wilmot, Asst. Surveyor, Crown Lands Office Melbourne, 1857, Public Records Office Victoria.

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 Hotel,[15] where he built the Commercial Hotel.[16] Gradually, Sharpe acquired dozens of town Allotments on the East side of the town.

Between 1843 – 1860 whole of Sections E & F extending to Mackellar Street were sold and in Section G. Later subdivisions occurred during the 1860s and 1870s with the last of Section 16 facing the Railway Place

[15] 'Benalla Township plan, Imperial measure 5066', A Parish plan from VPRS 16171, Dept Crown Lands and survey, 1954, Public Records Office Victoria.
[16] A. J. Dunlop, *Benalla Cavalcade, a history of Benalla and district*, Mullaya Publications, Canterbury, Vic., 1973, 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.

sold in 1880. By the time of the first Shire rate book (10.2.1869)[17] the development within the commercial area of Bridge Street East and Nunn Street (to the extent of Benalla Street) included Sharpe's Commercial Hotel, John Byrne's hotel, the Colonial Bank of Australasia and a number of shops and stores.

The Benalla Central Precinct includes a number of early buildings from this mid-Victorian period. Important non-residential buildings include the: Mechanic's Institute (14 Mair Street); first Presbyterian Church (7- 9 Church St), the modified Commercial Hotel, (4 – 10 Bridge Street), the Doherty buildings (46 – 52 Bridge Street), Mechanic's Institute, modified Victoria Hotel (2- 4 Carrier Street), former ground floor section of William Blackburne's Coffee Palace (23 Nunn Street). 1860 Presbyterian Church (7- 9 Church Street), and houses at 3 Mair Street and 9 Mitchell Street.

Another early structure from the mid Victorian period is the toll gate located on the west bank of the Broken River and adjacent to the bridge. The toll gate is a rudimentary timber gate with what appear to be early if not the original gate posts. The gate appears to be reconstructed and the hardware may be original.

The construction of the North Eastern rail line in 1873 consolidated Benalla East as the primary commercial area. 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.'[18] In 1873, the Benalla Council had 'agreed' (presumably after considerable lobbying) with the Commissioner of Railways that the Railway Station would be situated in Benalla East,[19] and this had become 'the principal factor in relegating the west side to second place.'[20] The arrival of the North East Railway saw increased demand for land in Benalla East and allotments put up for sale at this time sold almost immediately.

The railway area was substantial and is an important feature within central Benalla. It was also a significant employer as it was a railway workshop and employed a number of people. Originally it included the railway station water tower; signal boxes (A &B) coaling depot; engine depot; turntable, workshops; marshalling yards; goods sheds and gate houses. Later works included additions to the station building and offices.

The impact of the railway was important for the immediate development of the town as it employed a number of people. It also provided services and was an important transport vehicle for agricultural produce and equipment. The construction of the railway largely coincided with land selection in the north east of Victoria and the most successful of the Land Acts - the Grant Land Act of 1869. This act opened up all of the Victorian colony, with the exception of a few reserves, to free selection before survey; this had been a demand of land reformers since in the early 1850s. Under the 1869 Act a selector could rent while making the requisite improvements and the now, rents paid were credited to the selector as part payment for the holding. Its success was pronounced in the north east which saw swathes of land selected. The economic impact from this period through the growth of a local agricultural industry provided an economic stimulus that saw the township expand. Agricultural produce included beef, mutton, butter, cheese and timber for fuel for Melbourne.

[17]Trevor Budge And Associates, *City of Benalla Conservation Study*, Vol 3 p 22
[18] ibid.
[19] 'Benalla Railway Station.' *The North Eastern Ensign*, Friday 2 May 1873 - Page 2.
[20] 'Victoria's Country Towns. Their Rise and Development No. 13. -- History of Benalla.' op cit.

The 1880s was a significant period for Benalla as not only did the railway arrive in town, Australia was also in the grip of a land boom, in which property prices skyrocketed and banking credit was easily won.[21] In Benalla, the population had grown to around 2000 people by the mid-1880s.[22] A substantial new post office had opened in 1882;[23] the goods yard at the railway station was expanded to handle extra traffic from the new Oaklands branch line in 1885, and the Railway Station was extended with the addition of dining and refreshment room facilities and administrative offices in 1888.[24] Aside from commercial and government investment, there was also renewed interest in residential property. In January 1882, the *Ovens and Murray Advertiser's* Benalla correspondent wrote that, '… we do not recollect a year that has seen Benalla in a more prosperous state.'[25] By the end of that same year, *The North East Ensign was* reporting that 'New residences have sprung up in all parts of the town, these of that well-to-do class points to prosperity.'[26]

By the 1880s Bridge Street East and the southern end of Nunn Street were well established as the main commercial streets with a number of commercial premises. There was a range of service industrial establishments including: hotels, dining rooms, coach builder, *Ensign* office, banks, livery stables, blacksmith shops, Reillys' flour mill (extant) on the corner of Nunn Street and Church Streets, grain and chaff stores. The Benalla Butter Factory had premises at the west end of Church Street. Moodie and Son's timber yard and machine works, sale yards and a bazaar run by Robert Headland were in Carrier Street. This also included three Coffee Palaces located in Nunn Street, Carrier Street and Bridge Street (the Federal). [27]

Further municipal improvements during this period include:

- 1881 Benalla Water Trust was founded by 1883 reticulated water was available in many parts of Benalla.
- 1882 Recreation Reserve – with cricket and football grounds.
- 1887 Alfred Sangwell prepared a design for the Botanical Gardens
- 1886 a coal gas works was established for lighting town

Carrier Street had been largely undeveloped but the arrival of the railway saw it develop in response to the increase in traffic and commerce between Mackellar Street and Bridge Street East. Its development had a particular character with commercial development interspersed between residential development. A number of circa nineteenth century buildings remain today in Carrier Street including: a butcher's shop, baker, shops (12 12A), shop (14) and housing (8, 10, 18, 18A)

[21] Bryan Fitz-Gibbon and Marianne Gizycki, *A History of Last-Resort Lending And Other Support For Troubled Financial Institutions In Australia*, Research Discussion Paper 2001-07, 2001, System Stability Department, Reserve Bank of Australia, Canberra, 2001, p.21.
[22] 'Picturesque Victoria. Around Benalla.' *Ovens and Murray Advertiser*, Thursday 24 July 1884 - Page 1.
[23] 'An Historical Picture--Official Opening of Benalla Post Office', *Benalla Standard*, Friday 27 January 1939 - Page 5.
[24] Keith Turton, Keith, *Six and a Half Inches From Destiny*, Australian Railway Historical Society, 1973.
[25] 'Benalla.' *Ovens and Murray Advertiser*, Saturday 7 January 1882 - Page 8.
[26] 'THE North-Eastern Ensign. Published on Tuesdays and Fridays. Friday, December 22, 1882.' *The North Eastern Ensign*, Friday 22 December 1882 - Page 2.
[27] Trevor Budge And Associates, *City of Benalla Conservation Study*, Vol 3 p 22

Mackellar and Commercial Road had significant development c 1870s as a result of railway. Hotels such as the former Carrier Arms now the North Eastern Hotel (1-3 Nunn and corner of Mackellar); the Victoria Hotel (2- 4 Carrier Street) and the Shamrock (1 Carrier Street) (demolished) largely serviced travellers. The Commercial Road hotels - Farmer's Arms, Wheatsheaf (demolished) and the Newmarket) were located on the north side of the railway where the stock yards and other agricultural industries were found and generally serviced the rural community.

The east had triumphed in terms of economic importance but at a social cost. By 1884, journalist Julian Thomas, a.k.a 'The Vagabond', wrote of Benalla, '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.'[28] The animosity between the two sides even spread throughout the general populace: 'The west side was known colloquially Derby Town, and the lads maintained a permanent state of warfare with the lads on the eastern side of the river, who were contemptuously referred to as 'Yorkies'.[29]

The 1890s Depression halted development in Benalla as building ceased and unemployment grew and many insolvencies were declared. The depression lasted until the turn of the twentieth century but by 1903, the population of Benalla was 3000,[30] and across Benalla East, the town was entering a new era of subdivision.

For the first half of the twentieth century new developments were contained mostly within the area of the centre as it had been defined by the late Victorian boom period. Bridge Street underwent a gradual transformation commencing with the Broken River bridge in 1909- 1910. This bridge was designed under the direction of Monash of the Reinforced concrete and Monier and Pipe Construction Company and is recognised for its technical innovation.

The 1930s was a significant period and development from this period has substantially informed the aesthetic character of both the commercial and residential areas in the Benalla Central Precinct. By 1934, it had been well over a decade years since the end of The Great War; and the town was emerging from the Great Depression. Building in Benalla had continued through the early 1930s despite the on-set of the Great Depression; and it began to substantially pick up pace by the mid-1930s. The town had a comparatively swift recovery from the Depression, having had enough government employees at one end of the spectrum (there were, for example, over 100 railway employees on the electoral roll in 1931[31]), and a substantial number of wealthy individuals at the other end, to see it through.

In 1936, the *Benalla Standard* noted once again that building in Benalla was steadily progressing, 'due partly to the coming to the town of postal officials and others engaged in semi-Governmental activities.'[32] In June of that year it wrote, 'As soon as residences have been completed they have been occupied, and

[28] '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 revised these in the text for clarity.)
[29] 'Victoria's Country Towns. Their Rise and Development No. 13. -- History of Benalla', *Weekly Times*, Saturday 1 September 1928 - Page 5.
[30] *Australian Handbook*, Gordon and Gotch, Sydney, 1903.
[31] Electoral roll, Division of Indi, Subdivision of Benalla, 1931.
[32] ibid.

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…'[33]

In 1932, the *Benalla Standard* wrote that 'Several additional new houses [were] are being erected [and the] remodelling of several shops is also proceeding,'[34] and in 1933 it reported, 'It is satisfactory to note that new houses are being built at both extremities of the town.'[35] Architect Harold Hanlon had more than enough commercial work in town to keep him going, including a new department store for Miller & Co (1933-34),[36] and commercial premises at 25 Bridge Street East and 57 – 63 Carrier Street. Hanlon during this period has created a substantial legacy with both his commercial and residential buildings. However, it is the commercial legacy that is particularly striking – largely through their diversity and quality of design, prominence and scale. There are a number of commercial buildings in Bridge Street East, Nunn and Carrier Street none of which are similar. The diversity and innovation found within the commercial streetscapes is notable. Hanlon introduced the cantilevered canopy and this technical achievement has meant that these buildings survived intact and retain their original form – unlike posted verandahs from the nineteenth century. That most of Hanlon's buildings have survived has provided Benalla with a remarkable legacy. His buildings provide an aesthetic definition within the streetscapes that is uncommon in most commercial centres. The substantial interwar commercial construction on the three of the most prominent corner properties in Bridge Street East has provided landmark buildings that also offer a diversity of architectural expression and quality of design that is largely unprecedented in other comparable townships in the region.

Following World War II most of the posted verandahs were removed with the exception of the two storey cast iron verandah of the Farmer's Arms and 71 Nunn Street. The verandahs were replaced by cantilevered structures. During this period further intensification occurred with the creation of Hiscock Court, Walker Street and Killena Avenue were built to service new residential subdivisions and the car park off Denny Street was created for the Nunn, Bridge and Carrier Street shoppers.

For the first half of the twentieth century new developments were contained mostly within the area of the centre as it had been defined by the late Victorian boom period. Bridge Street underwent a gradual transformation commencing with the Broken River bridge. The later twentieth century saw the commercial heart of the city further transformed by the replacement of early buildings in Bridge Street and the by the removal of shops in Mair Street.

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

5. Building Benalla Rural City's industries and workforce

[33] 'Building Activities. High School to be Remodelled. New Shops to be Erected,' *Benalla Standard*, Tuesday 9 June 1936 - Page 1.

[34] 'Around The Town', *Benalla Standard*, Tuesday 8 November 1932 - Page 3.

[35] 'Around The Town', *Benalla Standard*, Friday 17 February 1933 - Page 6.

[36] 'Property and Architecture. Benalla Buildings on Corner Sites', *The Herald*, Wednesday 11 July 1934 - Page 18.

5.1 Processing raw materials
5.3 Marketing and retailing
6. Building towns, cities and the garden state
6.1 Making regional centres
6.3 Making homes in Benalla Rural City
7. Governing Benalla Rural City
7.1 Developing institutions of self-government and democracy
8. Building community life
8.1 Maintaining spiritual life

Appendix A
Harold Hanlon Architect

Harold Lawrence Hanlon (1902-1947) was an architect who practiced in the North East of Victoria. He practiced between the decades of the 1920s to the 1940s. He appears to be the only architectural practitioner who lived and worked in the region during this period.

Hanlon was born to a strong Catholic family—his Irish ancestors had arrived at Port Phillip as unassisted migrants and settled at the Irish-dominated town of Kilmore before moving to Benalla in 1870.

Hanlon set up practice in his hometown in 1922 after graduating in architecture from the University Melbourne University.[37] He received commissions — spanning a great range of ecclesiastical, public and residential buildings — from North East Victoria, the Goulburn Valley, southern NSW, and at least one from Bendigo.

The Benalla community was hugely supportive of Hanlon's work, so much so that some of his major commercial projects in Benalla were commissioned and completed in the midst of the Great Depression. Hanlon came from a family of builders, and in an era predating standard building regulations, he was known for supervising the construction of his designs with a high level of competency. His residential work not only included commissions for wealthy clients, but also the design of modest homes.[38]

Harold Hanlon's early residential work was in the interwar Californian and Craftsman's bungalow styles. However, in 1934, Hanlon took a holiday to New Zealand when recovering from a serious illness,[39] where he visited Napier,[40] which, having been levelled by an earthquake in 1931, was in the process of being rebuilt in the Art Deco style. Hanlon chose to adopt Art Deco, utilising clean architectural lines, and making decorative use of geometric patterns and arches in his designs, and using cantilevered elements. He also adapted his work to fashionable residential styles such as Tudor Revival and Spanish Mission.

[37] *Benalla Standard* (Vic. : 1901 - 1940)Tuesday 7 February 1922, p2
[38] Pers comm. Harold Hanlon to Jacqui Durrant, 13 February 2024.
[39] 'The Social Circle', *Benalla Standard*, Friday 9 March 1934 p6; Brief Notes and Comments. *Upper Murray And Mitta Herald* (Vic. : 1885 - 1955)Friday 5 January 1934, p2
[40] Per comm. Harold Hanlon to Jacqui Durrant, 13 February 2024.

In 1941, Hanlon, a CMF (Citizen's Military Forces) member, enlisted in the Army, with the rank of Major. He advertised the reopening of his office in mid-September 1945,[41] but a seizure led to his unexpected death in September 1947 at the young age of 45.[42]

Hanlon's architecture captured national and international trends in a manner that was at once selective enough to satisfy the wealthy, and accessible enough that it could reach the average person. His architectural oeuvre in Benalla is historically significant for the way in which it expresses a particularly localised experience of the inter-war aesthetic, and the inter-war period in general, in which the town's economy was substantially supported by government services, underpinned by intergenerational wealth coming off the land, thus insulating the town against the worst of the Great Depression.

Unfortunately, his architectural plans and business records were destroyed after his death.

[41] 'Local and General' *Benalla Ensign*, Friday 14 September 1945, p 3.

[42] Death of Prominent Citizen. Sudden Passing Of Mr. Harold Hanlon Article - *Benalla Ensign* (Vic. : 1938 - 1954)Friday 12 September 1947, p 5