

Place Citation HO9
48 – 52 Benson Street BENALLA

Address	48-52 Benson Street, BENALLA (Sunningdale)		
Heritage Overlay	HO9		
Heritage Overlay Map			
Designer/s	Unknown	Dates	1909
Significance	Local	Builder/s	Unknown
Heritage Overlay Map	Heritage Overlay to be reviewed after site visit to ensure significant features are included within the heritage overlay map.	Survey Date	March 2024



48-52 Benson Street, BENALLA (Sunningdale) 2024

Statement of Significance (2004)

Source: Hermes number: 44396 <https://hermesorion.heritage.vic.gov.au/places/44396>

"Sunningdale" is an usually distinctive villa in Benalla for its period and incorporates unusual verandah treatment to the projecting wing. Its connections with the former Tatong run are of interest whilst the remaining elements of Edna Walling's garden design add significance. The location of "Sunningdale" in that section of Benson Street having the City's most impressive plane tree avenue enhance the significance of both elements. [Source: Trevor Budge and Associates, City of Benalla Conservation Study, Vols 1 – 3, (1992)]

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

Assessment against criteria

The following analysis is based on Victorian Government Planning Practice Note 1: Applying the Heritage Overlay (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Statement of Significance

What is Significant?

48 – 52 Benson Street Benalla (Sunningdale) is significant.

The context as provided by the generous landscaped setting which includes a number of mature trees is significant. The significant trees include: **tbc with site visit**

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: tuck pointed face red brickwork; the prominent corrugated iron roof; the turned timber posted verandah to two elevations and terminated by projecting wings; the north side wing with a gable ended timber posted verandah with shingled and half-timbered infill and the fretted valance which includes Hindu motifs.
- **Landscape features include: tbc**

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?

48 – 52 Benson Street, Benalla (Sunningdale) is of local historical and aesthetic cultural heritage significance to the Benalla Rural City.

Why is it Significant?

48 – 52 Benson Street, Benalla (Sunningdale) is of historical significance as it provides evidence of the settlement pattern of Benalla during the early twentieth century. The intent of Thomas Wedge's survey of 1848 was that the entire west bank of the Broken River was intended to form the primary settled area of Benalla. While much of the development during the latter period of the nineteenth century and twentieth century focused on east Benalla, many large and substantive residences continued to be constructed in the west. The primacy of this area was largely influenced by the established civic and government character that west Benalla retained well into the twentieth century. The continued settlement of this area amongst the retired graziers and the wealthy during much of the nineteenth and early twentieth century, despite the east was becoming increasingly popular, is appreciable through the scale and fineness of the residences such as Sunningdale. (Criterion A)

48 – 52 Benson Street, Benalla (Sunningdale) is of aesthetic significance for its early twentieth century architecture. The scale and fineness of its architectural expression includes the asymmetrical aesthetic expression which is defined by the timber posted verandah with its fretted valance with Hindu motifs. Details such as the timber framed windows, doors and decorative timber detailing contribute to its significance. (Criterion E)

48 – 52 Benson Street, Benalla (Sunningdale) is of aesthetic significance for the remnant plantings that derive from Edna Walling's garden design. (Criterion E)

Additional Controls

External paint controls apply	Yes
Internal alteration controls apply	No
Tree controls apply The mature trees	Yes
Outbuildings or fences not exempt under Clause 43.01-4	No
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Solar energy system controls apply	Yes

Description and Integrity

A single storeyed tuckpointed red brick Edwardian villa with prominent corrugated iron clad roof, turned timber posted verandah to two elevations terminated by projecting wings, the northside wing consisting of a gable ended posted verandah with shingled and half timbered infill. The fretted valance includes Hindu motifs.

Place History

In 1884 Mary Carige owned a house on allotments one and two of Section 1D in Benson Street south side between Market and Garden Streets.

By 1909 J. Inglis, a grazier from Tatong Station had purchased the property, passing ownership to Violet Mary Inglis who had a new brick house built there in 1909 for her residence. The property covered four acres. Families associated with the property are those of L. Lithgow (solicitor) and Alexander Wann who commissioned Edna Walling to design the garden in 1936.

References:

Watts, Peter, *The Gardens of Edna Walling*, National Trust, Victoria, 1981, p.36.

Rate Books 1884, 1906, 1909, 1910.