
HOUSE



19 Balmoral Ave Brunswick East



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Location

19 BALMORAL AVENUE,, BRUNSWICK EAST VIC 3057 - Property No 18858

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO510

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house at 19 Balmoral Avenue, Brunswick East, constructed in 1926, is significant. The front fence is sympathetic but is not significant. Non-original alterations and additions are not significant.

How is it significant?

The house at 19 Balmoral Avenue, Brunswick East, is of local representative and aesthetic significance to the

City of Moreland.

Why is it significant?

It is significant as an intact and well-detailed example of a Californian Bungalow, with characteristic form including the dominant gable fronted roof with projecting minor gable and the flat-roofed verandah with arched opening, and detailing to the gable ends including timber shingles to the minor gable, while the lower part of the main gable is battened, with timber shingles inset with a decorative vent grill and resting upon modillions to the upper portion. Built by a bricklayer, it is notable for the quality of the brickwork detailing to the low-slung rendered arch and across the front facade, which includes the use of two colour face brickwork and soldier brick courses and rounded brick edging at the threshold to the tiled verandah. Other original details of note include the leadlight to the upper sashes of the windows. (Criteria D & E)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990;
Construction dates	1926,
Hermes Number	56173
Property Number	

Physical Description 1

This gable-fronted California Bungalow is located on the northern side of the street and is set back behind a front garden with a new but sympathetic timber and woven wire fence.

Typical of the style, the house has a dominant gable fronted roof, with a projecting gable to one side of the separate flat-roofed verandah. The minor gable is shingled, while the lower part of the main gable is battened, with timber shingles inset with a decorative vent grill and resting upon modillions to the upper portion. The verandah has a low broad rendered arch and is supported by a solid brick pillar on one end, which is connected by a balustrade to a half brick pillar with paired timber posts providing support at the middle of the arch.

The house has the features of a classic Californian Bungalow, with timber shingles to the front gable end and a dominant verandah with brick piers. The brickwork to the verandah is unusual.

Of note is the quality of the brick detailing, which is presumably the work of the original owner-builder William Alsford, a bricklayer. Two colours of brick have been used, with a mottled brown/red brick to the lower walls and red brick to the upper walls. A soldier course runs around the face at the point of transition between the two brick colours. Rounded brick edging is used at the threshold to the tiled verandah, and a soldier brick course defines the edge of the broad verandah arch.

The projecting bay has a triple timber sash window, with original leadlight (with a bluebird pattern) to the upper sashes. It is boxed with a rendered lintels and rests upon brick corbels. A second boxed timber sash window (also with leadlights to the upper sash) is located under the verandah and there are double entrance doors. It also has lead lighting to the upper sashes, but the pattern is not visible from the street.

Integrity

Corrugated iron roofing appears to be recent, but the house otherwise appears to be very intact. The woven wire front fence is sympathetic, but not original.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>