Statement of Significance: House, 19 Balmoral Avenue, Brunswick East

Heritage Place: ‘House’, 19 Balmoral Avenue, Brunswick East
PS ref no: HO510

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 batten, with timber shingles inset with a decorative vent grill and resting upon modillons 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 façade, which includes the use of two colour face bricks.

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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)

**Primary source**

*Moreland Heritage Gap Study 2019, Vol 2B: Residential Place Citations (Brunswick East, Brunswick West, Coburg, Fitzroy North)*