

Balmoral Avenue & Bell Street



Balmoral Ave (1).jpg



051 Balmoral Ave Pascoe
Vale South.JPG



Balmoral Avenue Precinct Map

Location

31-95 & 32-102 BALMORAL AVENUE, and 457-471 & 448-488 BELL STREET, PASCOE VALE SOUTH, MERRI-BEK CITY

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO13

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - November 10, 2011

What is significant?

The Balmoral Avenue Precinct, comprising buildings at 32-102 and 31-95 Balmoral Avenue, and 457-471 and 448-488 Bell Street.

How is it significant?

The Balmoral Avenue Precinct is of local architectural, historical and social significance to the City of Moreland.

Why is it significant?

Although the Balmoral Avenue Precinct has its origins in the land boom subdivisions of the late 1800s and was subdivided in the 1920s, the precinct is of local architectural significance as a predominantly residential precinct that contains a broad selection of substantially intact Inter-War and immediate Post-War houses. The significance of the precinct is enhanced by a high level of integrity and cohesion of scale, materials and setbacks, and an intactness of the private gardens. One of the more unusual buildings of the precinct is the two storey modernist brick house at number 52 Balmoral Avenue with its strongly expressed architectural elements.

The Balmoral Avenue Precinct is of local historical and social significance for its association with the occupation of the Unemployed Single Men's Group (USMG). The USMG was an important organisation, inspired by communist philosophies. It actively supported the rights of the unemployed, especially in matters regarding housing and eviction.

Non-Contributory properties include:

Balmoral Avenue: 46, 54, 83, 85, 93 and 95.

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review. Additional Precincts, Allen Lovell and Associates, 2001;
Hermes Number	56041
Property Number	

Physical Description 1

Address: 1-102 Balmoral Avenue
457-471, 448-496 Bell Street

The Balmoral Avenue Precinct is a predominantly residential Precinct, comprising single-storey, double-fronted brick and timber bungalows and villas dating from the late inter-War and immediate post-War period.

Most of the brick housing demonstrates variations on bichrome themes: combinations of red, clinker, red tapestry and cream tapestry brick are used variously for face brickwork, corbelled eaves, gable-ends and decorative string courses on facades and front fences. Glazed terracotta tiles are the most common roofing material, and there is a mixture of timber and steel-framed windows. Of architectural note is the Waratah, 79 Balmoral Avenue, a cream brick villa with a hipped tiled roof. On its original double block, Waratah retains its original Castlemaine slate and wrought iron fence, and an original, or traditionally planted, large garden.

The housing stock in Bell Street is similar, with notable examples No. 464, a waterfall front cream brick villa with curved bay windows, and No. 471, a double storey red brick house with a single-storey parapeted Moderne facade in cream and manganese brick, with a Corinthian porch.

The only non-residential building in the Precinct is the two-storey row of Moderne bichrome brick shops with residences above, at 490-496 Bell Street.

Most houses retain original or traditional front gardens; small, neatly trimmed exotic shrubs and hedge plants, often variegated, are common. Most houses retain original front fences, most commonly of red and cream brick, sometimes with wrought iron infill. Earlier examples are of timber and woven wire.

Street planting in the Precinct is restricted to *Prunus* and a number of small natives in Balmoral Avenue.

Footpaths, kerbs and in both streets are concrete.

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/>