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# OLINDA



CREMORNE BALMAIN  
STREET 75.jpg

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## Location

75 BALMAIN STREET,, CREMORNE VIC 3121 - Property No 162555

## Municipality

YARRA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO366

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on - January 1, 1900

What is significant?

'Olinda' at 75 Balmain Street, Cremorne is significant to the extent of the house and the garden layout, front fence and lych gate. The house is a double-fronted brick cottage (since overpainted) with a hipped roof, projecting bay and bull-nosed verandah. The garden layout is uncommon, as well as the central path of encaustic tiles and the arch over the pedestrian gate, which is shallow arched, with fretwork members on two Gothic posts. The fence-

posts are similar and the gate is metal ribbon and chain-link.

Non-original alterations and additions are not significant.

#### **How is it significant?**

'Olinda' at 75 Balmain Street, Cremorne is architecturally and aesthetically significant to Cremorne.

#### **Why is it significant?**

'Olinda' at 75 Balmain Street, Cremorne is architecturally and aesthetically significant (Criteria B, D & E):

. as a characteristic, unpretentious, early Edwardian, double-fronted, detached brick cottage, which is notable for the rare surviving early garden-layout, with its fence elements intact and a very rare Edwardian timber archway over the entrance gate.

Heritage Study/Consultant Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;

Construction dates 1900,

Other Names House, lych gate and front fence,

Hermes Number 173004

Property Number

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## **Physical Description 1**

An unpretentious, early Edwardian brick cottage, with a double-fronted hip-roof and some elements transitional from Italianate. The right bay is set forward, with a tripartite window, with fluted Tuscan mullions. There are two terra-cotta finials and fretwork cornice-brackets. The bullnosed verandah is in the angle, with flat cast-iron lace valence and brackets. There is a rare intact-garden layout. It has a diamond pattern on both sides of the central path of encaustic geometric tiles, with terra-cotta edging tiles. There is a very rare Edwardian timber archway over the pedestrian gate. It is shallow arched, with fretwork members on two Gothic posts. The fence-posts are similar and the gate is metal ribbon and chain-link. The chain-link is possibly later, but not necessarily. The house is characteristic, however, the fence archway is very rare. The garden layout is also uncommon.

The chimney and walls are painted. The adjoining garage and window-blind are not appropriate and the verandah-floor is concrete and ceramic tiled.

*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/>*