

**City of Whitehorse  
Individual Heritage Properties Review 2006**

Elmore Houses, Blackburn



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## **Introduction**

In 2002 and 2003 the Heritage Advisor investigated the potential of including Elmore houses in the Blackburn area as a precinct in the Heritage Overlay. Initial assessment and discussions with Geoff Austin at Heritage Victoria, resolved that it would be difficult to justify the inclusion of the houses as a precinct in the Heritage Overlay due to their sparse distribution in the proposed area and that individual listing would be a more appropriate method of protection.

As a result individual properties identified as contributing to this potential precinct were investigated for their potential individual significance. Initially, historical research was undertaken by historian Jenny Dalrymple to confirm that the identified properties were in fact designed/constructed by Algernon Elmore. If confirmed through this history work the properties were further assessed for their significance in relation to appearance and intactness.

Historical research did not confirm that the following properties were designed/constructed by Algernon Elmore. As a result no further assessment was undertaken.

39 Gardenia Street  
50 Gardenia Street  
17 Main Street

Historical research confirmed that the following properties were designed/constructed by Algernon Elmore and their assessments are included in this report:

106 Blackburn Rd  
187 – 189 Canterbury Rd  
1A Hill Street – Not recommended  
64 Laburnum St  
3 Laurel Grove  
22 Laurel Grove  
10 Linum St  
16 Main St  
18 Main St  
38 Myrtle Grove  
18 The Avenue  
27-29 The Avenue  
33 The Avenue

This report has been prepared by Samantha Westbrooke and Jenny Dalrymple.

<b>Building:</b>	Woodville		
<b>Address:</b>	106 Blackburn Road, Blackburn	<b>Melway Map Ref:</b>	47 K12
<b>Building Type:</b>	House	<b>Construction Date</b>	1923
<b>Architect:</b>		<b>Builder:</b>	Algernon Elmore



## History

Crown allotment 89 was one of several adjoining allotments granted to John Woods of Collingwood in 1856. Comprising of 69 acres it was bisected by creeks, was wooded and picturesque. Its southern boundary was Canterbury Road.

A Map in the *Municipal Directory* of 1892 indicated this area was in the hands of the Blackburn and Tunstall Property Coy<sup>1</sup> when the land boom collapsed. It had been formed to off load the investment venture in Blackburn of the Freehold Investment and Banking Company Limited, a land bank under the chairmanship of businessman Matthew Davies. Lemon in *Box Hill* indicates that Thomas Morton had his finger on the pulse locally as its financial advisor<sup>2</sup>.

The Estate created by the bank put Blackburn Road on the map, but by the 1920s the character of the area was still rural, even though subdivision for suburban housing was occurring. One such subdivision was Coleman's, centred round Walsham Road, which comprised 30 lots facing Walsham and Blackburn Roads<sup>3</sup>.

In 1920 Mrs. Emily Austin of the Post Office, Burnley owned lot 1 of Coleman's Subdivision<sup>4</sup>. Mrs. Clarry Naomi Bolton of Bakers Road bought it in 1922 and in the following year built the house at no.106. On completion the property was recorded as being owned and occupied by Augustus Jennings Bolton, a railway employee. It was described as having a wood house with

<sup>1</sup> Niall Brennan, *The History of Nunawading*, The Hawthorn Press, Melbourne, 1972, pp.62-3.

<sup>2</sup> Andrew Lemon, *Box Hill*, Lothian Publishing Co P/L and Box Hill City Council, Melbourne, 1978, p.93.

<sup>3</sup> PROV, Shire of Nunawading Rate Books, Blackburn Riding, 1920-21, p.141.

<sup>4</sup> Ibid.

five rooms, population 2 and NAV 45 pounds<sup>5</sup>. By 1930 the property was owned by the estate of Augustus Bolton with Clarry Bolton living there<sup>6</sup>. At the time the street number was 176.

While not confirmed conclusively by historical research, it is believed that this house was designed and built by Algernon Elmore. The brick pillars to the verandah appear to be a departure from his usual design palette, however the residence demonstrates other key attributes of his work. These attributes include dark weatherboard wall cladding, a gabled terracotta roof with a perpendicular gable covering the porch, shingled gable ends with ventilation high in the peak, and multi-paned upper windows.

Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 3 and 22 Laurel Grove, 18, 27-29, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

### **Description**

This is a California Bungalow style double fronted dwelling clad in weatherboards. It has a wide front verandah with a main gable roof with wide eaves running parallel to Blackburn Road. The verandah roof is also a gable but runs perpendicular to the main gable. The gable ends have shingle detailing with ventilation in the upper peak. The verandah is located to one side of the front elevation and has twin posts supported on brick pillars. The front door has wide sidelights and the windows either side are tripartite. The windows are timber framed and double hung, with the upper sashes divided into six panes. Most of the house footprint is contained within the single gable roof. The exterior weatherboards have a dark brown finish, which is possibly the original oil finish.

The house is situated on a corner site and has a timber picket fence with timber capping to the Blackburn Road frontage.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Street (HO144)  
51 Laburnum Street (HO145)  
64 Laburnum Street  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27 – 29 The Avenue

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<sup>5</sup> Ibid. 1922-23, p.57 and 1923-24, p.73.

<sup>6</sup> PROV, VPRS 8113/P1, Shire of Blackburn & Mitcham Rate Books, Blackburn Riding 1930-31, p.16.

33 The Avenue

**Significance**

The house at 106 Blackburn Road is of historical (Criterion A) and aesthetic (Criterion E) significance as an excellent intact example of a bungalow constructed during a major development phase in Blackburn. Although not confirmed conclusively by historical research, the house is believed to be the work of local builder Algernon Elmore. Elmore was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as part of a collection of bungalows designed and constructed by Algernon Elmore and located in the former "Paddock" area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the 'Fresh Air' movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore's style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, shingled gable ends with ventilation high in the peak, and multi-paned upper sashes to windows, wide verandah and the dark finish to exterior timbers.

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**Building:** Greywood

**Address:** 187-9 Canterbury Road,  
Blackburn

**Melway Map Ref:** 62 B1

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**Building Type:** House

**Construction Date** c1921

**Architect:**

**Builder:** Algernon Elmore

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## History

Crown allotment 90 was one of several adjoining allotments granted to John Woods of Collingwood in 1856. Comprising of 69 acres it was bisected by creeks, was wooded and picturesque. Its southern boundary was Canterbury Road.

A Map in the *Municipal Directory* of 1892 indicated this area was in the hands of the Blackburn and Tunstall Property Coy<sup>7</sup> when the land boom collapsed. It had been formed to off load the investment venture in Blackburn of the Freehold Investment and Banking Company Limited, a land bank under the chairmanship of businessman Matthew Davies. Lemon in *Box Hill* indicates that Thomas Morton had his finger on the pulse locally as its financial advisor<sup>8</sup>.

In spite of this activity the character of the area was still rural post World War 1. However subdivision for suburban housing was occurring, one such venture being Mason's Paddock which was auctioned on 29 November 1919. Centered round Masons Road it was described as *35 Large Blocks... hills, glades and glens forming a Charming Landscape of Australian Bush*. Lots of varying sizes but all with frontages of over 100 feet faced Masons, Canterbury and Blackburn Roads<sup>9</sup>.

David Richard Davies described variously as a clergyman and railway engineer<sup>10</sup>, bought lots 10 and 11 of Mason's Paddock and in 1920-21<sup>11</sup> built this house for his residence. Described as being wood with five rooms, population 2, NAV 40 pounds it was built by the local builder A. J. Elmore who it is understood was a good friend. Davies was still living there in 1935<sup>12</sup>. In its heyday the property had a clay tennis court, now no.185, and stable with toilet and washhouse since converted to a bungalow. Named "Greywood" it was set amongst a native garden<sup>13</sup>.

It is understood Davies was a marksman, winning the equivalent of a world championship prior to shooting becoming an Olympic event<sup>14</sup>. His wife was Esther Wicking the daughter of Walter and Constance Wicking of "The Hollies" a property of about 11 acres on the corner of Canterbury and Holland Roads<sup>15</sup>. The family was well known in South Blackburn.

Subsequent owners of "Greywood" include a Mr. Moore in the 1950s, Mrs. Clare Cadman in the 1970s and Daryl and Julie Hawkey 2002.

The house at 187-189 Canterbury Road was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 3 and 22 Laurel Grove, 18, 27-31, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

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<sup>7</sup> Niall Brennan, *The History of Nunawading*, The Hawthorn Press, Melbourne, 1972, pp.62-3.

<sup>8</sup> Andrew Lemon, *Box Hill*, Lothian Publishing Co P/L and Box Hill City Council, Melbourne, 1978, p.93.

<sup>9</sup> Whitehorse Historical Society (WHS), ND273, copy of "Mason's Paddock" dated 29 November 1919.

<sup>10</sup> PROV, Shire of Nunawading Rate Books, Blackburn Riding, 1921-22, p.56 and 1930-31, p.21.

<sup>11</sup> Ibid. 1920-21, p.143.

<sup>12</sup> Ibid. 1936, p.48.

<sup>13</sup> WHS, Daryl & Julie Hawkey, "Welcome to our Garden" pamphlet dated 5/10/2002.

<sup>14</sup> Personal communication with Michael Elmore June 2004.

<sup>15</sup> Diane Sydenham, *Windows on Nunawading*, Hargreen Publishing Co, North Melbourne, 1990, pp.180-81.



## **Description**

The original section of this residence is single storey with a single gable roof clad in terra cotta tiles. The building is clad in weatherboard and has a gabled entry porch located centrally at the front. There have been later side and rear additions to the dwelling but the original section of the house is still clearly distinguishable. The additions have also been clad in weatherboard so are sympathetic to the original dwelling. The main rooms of the interior of the residence have dark timber panelling and exposed timber beams to the ceilings. The main living room has a feature brick fireplace.

The site also contains a long narrow building thought to have originally served as stables for the property. These are substantially intact. The stable building has gable roof and is clad in weatherboard with a tile-clad roof.

The house is set behind a high rendered fence, which is not original and obscures the house from Canterbury Road.

## **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Street (HO144)  
51 Laburnum Street (HO145)  
64 Laburnum Street  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27-29 The Avenue  
33 The Avenue

## **Significance**

“Greywood” at 187 – 189 Canterbury Road is of aesthetic (Criterion E) and historical significance (Criterion A) as an excellent representative example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the Blackburn area. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the ‘Fresh Air’ movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore’s unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Although the residence has had a number of additions, the original form, detailing, materials and front appearance of the building is clearly distinguishable. The site also contains the former stables, also designed and built by Elmore.

They are of aesthetic and historic significance for their demonstration of an outbuilding designed by Elmore.

The interior of the building is of aesthetic significance for its demonstration of Elmore's joinery and interior design style also reflecting his Arts & Crafts ideologies. Of particular note are the two front rooms containing dark stained timber ceilings and a feature brick fireplace in the lounge room.

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**Building:**

**Address:** 1A Hill Street, Blackburn

**Melway Map Ref:** 47 K11

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**Building Type:** House

**Construction Date** 1932

**Architect:**

**Builder:** Algernon Elmore

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## History

Hill Street has more the appearance of a lane than a roadway where it meets Main Street. This recalls its origins as a right-of-way before being linked to its western end born out of the Jonquil Farm Estate. Initially granted to Francis Whitman as part of CA 88 in 1856 the land was undulating and timbered and supported small intensive farming well into the next century.

The block on which no.1A stands was part of a small holding rated to Main Street, owned in 1931 by Mrs. Elizabeth Ellen Burn of the Royal Artillery Hotel, Melbourne<sup>16</sup>. Retaining 3.25 acres, Burn sold the land now occupied by 1A Hill Street and 54 Main Street to Hilda Catherine Rice. It had a frontage of 85 feet and NAV of six pounds<sup>17</sup>.

The house that is now 1A was commenced in 1932, described in October of that year as being wood with four rooms with a NAV of 31 pounds<sup>18</sup>. Rice lived there and continued to do

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<sup>16</sup> PROV, Shire of Blackburn and Mitcham Rate Books, Blackburn Riding, 1931-32, p.98.

<sup>17</sup> *ibid.*

<sup>18</sup> *ibid.* 1932-33, p.100.

so until 1935 when she sold to Brian and Lillian Clay<sup>19</sup>. By then the NAV was 45 pounds and the house had the address 52 Main Street. A few years later it was depicted in situ on the MMBW plan 3853 showing it set on the high rear portion of the block with subdivisions to its north and rural views south<sup>20</sup>.

The house at no.1A Hill Street was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 1-3 and 22 Laurel Grove, 18, 27-31, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

### **Description**

The residence at 1A Hill Street has a central large gable roof clad in terracotta tiles, which encloses the main area of the dwelling. The front of the house faces Hill Street, with a gabled entry porch lower than the main gable. There have been skillion additions to the sides of the dwelling. The building has timber framed double hung windows and is clad in weatherboards. The house has wide eaves with timber shingles to the gable ends. Originally painted or stained a dark brown colour, the building has since been painted cream with blue trimmings.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
1 – 3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27-29 The Avenue  
33 The Avenue

### **Significance**

Not recommended. The significance of this property has been diminished by the loss of land around, and alterations to the residence, which make it difficult to distinguish as a building designed/constructed by Algernon Elmore. It is also a late example of his work.

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<sup>19</sup> *ibid.* 1936, p.243.

<sup>20</sup> PROV VPRS 8601/P2 Unit 9, MMBW plan no.3853 Blackburn & Mitcham dated 27.4.1938.

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**Building:**

**Address:** 64 Laburnum Street,  
Blackburn

**Melway Map Ref:** 47 J10

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**Building Type:** House

**Construction Date** 1924

**Architect:**

**Builder:** Algernon Elmore

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## History

In 1910 Laburnum Street appeared on a poster, which was released by T.R.B.Morton and Son, auctioneers of Melbourne and Box Hill. It advertised 124 lots on *lovely sylvan hills and slopes* in *Melbourne's Premier Rural Suburb*. These were the balance of villa sites offered in the Blackburn Township Estate being sections A, B, G, and H, which centred round Main Street<sup>21</sup>.

The Estate boundaries had their origins in the first survey of the Parish, this being Crown Allotment 83 bounded in the north by Whitehorse Road and later bisected by the railway line. Granted to William Trantor, it comprised of 86 acres and 1 rood<sup>22</sup>.

Laburnum Street was at the centre of Section B, which extended at the time to King's Paddock boundary, since defined by a laneway. Section B was otherwise bounded by South Parade, Main Street and The Avenue and encompassed 48 lots<sup>23</sup>.

In 1915 lot 39, on which no.64 stands, was one of four adjoining lots held by the executors of T.C.Hope<sup>24</sup>. W.C. and Bessie Clements of Box Hill bought lots 39 to 41 in 1921<sup>25</sup>

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<sup>21</sup> Whitehorse Historical Society (WHS), ND 277, copy of "Blackburn Township Estate", 1910.

<sup>22</sup> Parish of Nunawading, Office of Lands & Survey, Melbourne, 13 May 1864, endpapers in Niall Brennan, *The History of Nunawading*, The Hawthorn Press, Melbourne, 1972.

<sup>23</sup> "Blackburn Township Estate"

<sup>24</sup> Box Hill Historical Society Inc. (BHHS), Shire of Nunawading Rate Books, Blackburn Riding, 1915, p.77-8.

subsequently selling them to Charles Morgan Rosser of Brunswick. A pencilled notation in the Rate made in January 1924 indicates Rosser had taken up residence of a house there in that year. The NAV amendment from 22 to 62 pounds points to the built date being 1924<sup>26</sup>.

By 1927 Rosser had sold the house with lot 40 to joint owner/occupants, Jane, Jessie Isabella and Ada Turnbull Henderson. At that time the property was described as being wood with six rooms on lots 39 and 40, population 3 and NAV 58 pounds<sup>27</sup>. The Henderson women continued to live at no.64 and in 1935 they acquired lot 41 thereby giving them a frontage of 180 feet to Laburnum Street.<sup>28</sup>

In the 1980s present owner Angela Taylor brought attention to this and other similar houses in this part of Blackburn with a paper "Craftsman Bungalows in Blackburn" and an exhibition "The Elmore Bungalows at Blackburn"; this house at no.64 having been built by Elmore.

The house at 64 Laburnum Street was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32 and 51 Laburnum Street, 1-3 and 22 Laurel Grove, 18, 27-31, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

### **Description**

The house at 64 Laburnum Street has a large gable roof running perpendicular to Laburnum Street. This gable encloses most of the existing residence and probably encloses all of the original residence. The residence has a side porch and an enclosed verandah to the street frontage. The enclosure of this verandah is a later change and it is likely that this was originally a sleep-out area. The roof is clad in cement tiles and the gable end facing the street has timber shingle detailing. The building has timber framed double hung windows and is clad in weatherboards. The weatherboards have been painted a light colour but it is likely that all timber detailing and weatherboards were originally oiled. There is a two-storey addition to the rear, which is not visible from Laburnum Street.

The property has a tall front fence, which is not original and mostly obscures the house from the street.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Street (HO144)  
51 Laburnum Street (HO145)  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street

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<sup>25</sup> Ibid. 1921-22, p.38.

<sup>26</sup> Ibid. 1923-24, p.55.

<sup>27</sup> Ibid. Shire of Blackburn & Mitcham, 1926-7. p.71.

<sup>28</sup> Ibid. 1935-6, p.207.

16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27 – 29 The Avenue  
33 The Avenue

### **Significance**

The house at 64 Laburnum Street is of historical (Criterion A) and aesthetic (Criterion E) significance as an excellent representative example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former “Paddock” area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the ‘Fresh Air’ movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore’s unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, weatherboard wall cladding and shingles to the gable ends and a wide verandah (since enclosed) most likely previously used as a sleep-out.



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**Building:**

**Address:** 3 Laurel Grove, Blackburn

**Melway Map Ref:** 47 J10

**Building Type:** House

**Construction Date** 1920

**Architect:**

**Builder:** Algernon Elmore

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## History

Crown allotment 84 was granted to Charles Cook for one pound an acre in 1856<sup>29</sup>. Covering just over 78 acres on the south side of Whitehorse Road, it was subsequently subdivided in two and sold, the eastern portion being bought by George King in 1864. King partially cleared his land and grazed cattle there<sup>30</sup>. His other activities included election to the District Roads Board and Nunawading Shire Council, and becoming the first Postmaster of the Blackburn Creek Post Office, which operated from his home "Hindon" from 1876 to 1893.

The old Post Office was recorded in the Rate made in January 1913 as a wood house and 35 acres on Whitehorse Road owned and occupied by Mrs. Mary King. The notes *Subdivided see plan...30 acres at back sold to Hector Lithgow*<sup>31</sup> accompanied the entry. This was King's grandson and the subdivision created out of the 30 acres was named King's Paddock

Land north and south of the railway line was released for auction in three sections. This part of the Paddock sold as Section B, out of which Laurel Grove was created. It comprised 32 lots between South Parade and Fuchsia Street<sup>32</sup>.

In 1919 John Anderson of St. Kilda Road bought lots 29 to 31 from Herbert Ingamells<sup>33</sup>. Anderson, a retired grazier, built the house at no. 3 in 1920 for his residence. On completion it was described as being brick with eight rooms on lots 29-31, population 4, NAV 60 pounds<sup>34</sup>. The house faced Laburnum Street and bore the number 50.

Anderson continued in residence until his death in 1925 when Herbert Arthur Branchflower, a furniture manufacturer of Guilford Lane, Melbourne bought it<sup>35</sup>. The house is depicted in situ on the MMBW detail plan 3850 of August 1939 with timber outbuildings understood to be a garage and woodshed.

Subsequent owner/occupants include Ernest William Corder 1941-1951, Lyndhurst Thomas and Margaret Eileen Mullett 1951-1965 who subdivided the land and sold lot 4 of that subdivision, Ham Bakker 1965-1967 and Dirk and Joyce Bakker 1967-1968.<sup>36</sup>

The house at 3 Laurel Grove was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 22 Laurel Grove, 18, 27-29 and 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

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<sup>29</sup> Land Purchase dated 31 March 1856, copy in Anne Jones, "Kilbarron", Advanced Diploma Study, 1999.

<sup>30</sup> Anne Jones, "Kilbarron", p.6.

<sup>31</sup> Box Hill Historical Society Inc. (BHHS), Shire of Nunawading Rate Books, Blackburn Riding, 1913, p.66.

<sup>32</sup> Whitehorse Historical Society (WHS), copy of poster "King's Paddock Blackburn", 29 November 1913?

<sup>33</sup> Anne Jones, p.10.

<sup>34</sup> BHHS, Rate Books, 1920, p.99 and PROV, Shire of Nunawading Rate Books, Blackburn Riding, 1920-21, p.135.

<sup>35</sup> Anne Jones, pp.12-13.

<sup>36</sup> Ibid. pp.13-15.

### **Description**

Originally this would have been a large corner property with the front of the residence facing Laburnum Street with a large front setback. It is now accessed from Laurel Grove and the land in front of the house has been subdivided and now contains houses fronting Laburnum Street.

This residence is substantially contained under one large gable roof. There is a gable porch running perpendicular to the main roof centrally placed on the elevation facing Laburnum Street. This provides an entry porch and deep verandah. The roof is clad in terracotta tiles. The house is constructed of brick, which is unusual for an Elmore building. Elmore's preferred building material was timber, and apparently reluctantly constructed brick houses if requested by the client. The gable end detailing is similar to the timber houses constructed by Elmore with timber shingles, and ventilation at the top. The porch/verandah has a timber lattice balustrade, which appears to be original. The windows are timber framed and double hung.

The exterior of this residence is substantially intact with alterations undertaken to the elevation facing Laurel Grove including addition of a verandah and extension of the kitchen area.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Street (HO144)  
51 Laburnum Street (HO145)  
64 Laburnum Street  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27 –29 The Avenue  
33 The Avenue

### **Significance**

The house at 3 Laurel Grove is of historical (Criterion A) and aesthetic (Criterion E) significance as an unusual example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses. This house is unusual in that it is constructed substantially of brick rather than timber.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former "Paddock" area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the 'Fresh Air' movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas. The position and orientation of the house on the block indicates it was originally located on a much larger block.

The house demonstrates key characteristics of Elmore's unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, shingle gable detailing and wide verandah and lattice balustrade.



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**Building:**

**Address:** 22 Laurel Grove, Blackburn

**Melway Map Ref:** 47 J11

**Building Type:** House

**Construction Date** 1914

**Architect:**

**Builder:** Algernon Elmore

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## History

Crown allotment 84 was granted to Charles Cook for one pound an acre in 1856<sup>37</sup>. Covering just over 78 acres on the south side of Whitehorse Road, it was subsequently subdivided in two and sold, the eastern portion being bought by George King in 1864. King partially cleared his land and grazed cattle there<sup>38</sup>. His other activities included election to the District Roads Board and Nunawading Shire Council, and becoming the first Postmaster of the Blackburn Creek Post Office, which operated from his home "Hindon" from 1876 to 1893.

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<sup>37</sup> Land Purchase dated 31 March 1856, copy in Anne Jones, "Kilbarron", Advanced Diploma Study, 1999.

<sup>38</sup> Anne Jones, "Kilbarron", p.6.

The old Post Office was recorded in the Rate made in January 1913 as a wood house and 35 acres on Whitehorse Road owned and occupied by Mrs. Mary King. The notes: *Subdivided see plan...30 acres at back sold to Hector Lithgow*<sup>39</sup> accompanied the entry. This was King's grandson and the subdivision created out of the 30 acres was named King's Paddock

Land north and south of the railway line was released for auction in three sections. This part of the Paddock sold as Section C out of which Laurel Grove was created. It comprised 24 lots between Fuchsia Street and the south side of Linum Street<sup>40</sup>.

In November 1914 the neighbouring Francom Paddock was advertised for auction. A brochure produced for the auction identified this house at no.22 as *Villa in course of erection for Capt Parsons*<sup>41</sup>. A rate book note in 1915 stated *House being built on lots 3 to 8...Fuchsia Street and Laurel Grove*<sup>42</sup>. It was completed in that year and Charles Alfred Parsons took up residence. At the same time he bought the adjoining lot 9 which faced Linum Street.

By 1920 Parsons had moved and W. Schmidt had become owner/occupant. At the time the property was described as being wood with five rooms on lots 3 to 6, population two, NAV 50 pounds<sup>43</sup>. Mrs. Ruth Mary Schmidt owned the adjoining lots 7 to 11, and lots 1 and 2, giving the Schmidts a large slice of this block between Fuchsia and Linum Streets. By 1930 house and land had passed to Mrs. Schmidt<sup>44</sup>. Some land had been disposed of but the five blocks along Laurel Grove had been retained. The situation remained the same in 1935<sup>45</sup>.

The house at 22 Laurel Grove was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 3 and 22 Laurel Grove, 18, 27-29, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

## Description

The subdivision that has occurred around this property and the history of the site indicates that this house originally sat on a much larger site. This is also consistent with the block sizes that were originally available for sale in the early 1900s. As a result of its location on a larger block and later subdivision, the residence on the block is set well back from Laurel Grove and has a narrow entry, with houses either side in the front setback.

The residence is of timber construction with weatherboard cladding and timber-framed windows. This residence is substantially contained under one large gable roof clad in corrugated iron. There is a gable running perpendicular to the main roof centrally placed on the elevation facing Laurel Grove. There is a verandah either side of the front gable. This has been filled in but was most likely open originally or partially open with wire screens. The

<sup>39</sup> Box Hill Historical Society Inc. (BHHS), Shire of Nunawading Rate Books, Blackburn Riding, 1913, p.66.

<sup>40</sup> Whitehorse Historical Society (WHS), copy of poster "King's Paddock Blackburn", 29 November 1913?

<sup>41</sup> Whitehorse Historical Society (WHS), ND290, "Francom's Paddock – Blackburn", 7 November 1914.

<sup>42</sup> BHHS Rate Books 1915, p.83.

<sup>43</sup> Ibid. 1920, p.100.

<sup>44</sup> PROV, Shire of Blackburn and Mitcham Rate Books, Blackburn Riding, 1930-31, p.89.

<sup>45</sup> Ibid. 1936, p.222.

residence is painted white, but was probably originally finished with creosote to give the appearance of dark stained timber, which is characteristic of Elmore's houses.

The residence has been extended and altered at the rear of the property. The site is well treed at the front of the property facing Laurel Grove.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
3 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27 – 29 The Avenue  
33 The Avenue

### **Significance**

The house at 22 Laurel Grove is of historical (Criterion A) and aesthetic (Criterion E) significance as an early example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former "Paddock" area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the 'Fresh Air' movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore's unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, weatherboard and timber shingle wall cladding and wide eaves.



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**Building:**

**Address:** 10 Linum Street, Blackburn

**Melway Map Ref:** 47 J11

**Building Type:** House

**Construction Date** 1923

**Architect:**

**Builder:** Algernon Elmore

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### History

Crown allotment 84 was granted to Charles Cook for one pound an acre in 1856. Covering just over 78 acres on the south side of Whitehorse Road, it was subsequently subdivided in two and sold, the western 39 acres being bought by William Francom. His family's presence in the area is recalled by Francom Street.

The Rate made in January 1913<sup>46</sup> indicated that by then the property had passed to Daniel Framcombe. A pencilled note indicated 30 acres were subsequently subdivided, this being the estate advertised for auction on 7 November 1914 as "Francom's Paddock". The subdivision abutted the south side of the railway line and created Myrtle Grove. It comprised 80 suburban lots with the promised services ...*the Municipal Electric Light System just installed, the Water Supply from O'Shannasse River Main now being arranged, and Railway Electrification shortly to be provided.* The lots on the north side of Laburnum Street had frontages of 100 feet and extended to the railway line, the remainder were generally 66 by 170 feet<sup>47</sup>.

Photographs of the period indicate most of the Francom's Paddock was cleared, however the area down by the creek near Linum Street was still wooded. Named View Street, it

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<sup>46</sup> Box Hill Historical Society Inc. (BHHS), Shire of Nunawading Rate Books, Blackburn Riding, 1913, p.66.

<sup>47</sup> Whitehorse Historical Society (WHS), ND290, "Francom's Paddock – Blackburn", 7 November 1914.

terminated at Laurel Grove<sup>48</sup>. In 1920 lot 80 on which no.10 stands was owned by Clarence Edward Harvey of St.Kilda. At the same time he owned the adjoining lot 79 and purchased lot 78 from Hugh Brown<sup>49</sup>.

Harvey sold these blocks to Alfred Ernest Speed, an electrician of Nagambie. Speed almost immediately set about building no.10 for his residence. Completed in 1923 it was described as being wood with six rooms on lots 78 to 80, population 4 and NAV 60 pounds<sup>50</sup>. The property was still owned by the same family in 1935 when Eleanor Speed was the owner. A note in the Rate Book indicates Alfred relocated to Seymour<sup>51</sup>.

In the late 1990s the architect Graeme Law bought this property. He restored and extended the house, using materials and techniques of the original builder A. J. Elmore, and as such is considered a present authority on Elmore's work<sup>52</sup>.

The house at 10 Linum Street was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 1-3 and 22 Laurel Grove, 18, 27-31, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

### **Description**

This house has a pyramidal roof clad in ceramic tiles. This roof encompasses the main area of the house. At the front of the residence facing Linum Street is a deep verandah. The building is finished with a dark timber oil/stain. The windows are timber framed and double hung. The residence has been extended to the rear.

A shelter in front of the house with a tile roof is not original.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
3 Laurel Grove  
22 Laurel Grove  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)

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<sup>48</sup> Ibid.

<sup>49</sup> BHHS, Rate Books, 1920, p.101.

<sup>50</sup> Ibid. 1922-3, p.52.

<sup>51</sup> PROV, Shire Of Blackburn and Mitcham Rate Books, Blackburn Riding, 1936, p.390.

<sup>52</sup> Personal communication with Graeme Law July 2004.

18 The Avenue  
27 – 29 The Avenue  
33 The Avenue

### **Significance**

The house at 10 Linum Street is of historical (Criterion A) and aesthetic (Criterion E) significance as a good representative example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former “Paddock” area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the ‘Fresh Air’ movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore’s unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, weatherboard and timber shingle wall cladding, wide verandah and the dark finish to exterior timbers.

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**Building:**

**Address:** 16 Main Street, Blackburn

**Melway Map Ref:** 47 K10

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**Building Type:** House

**Construction Date** 1914

**Architect:**

**Builder:** Algernon Elmore

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## History

In 1910 Main Street appeared on a poster, which was released by T. R. B. Morton and Son, auctioneers of Melbourne and Box Hill. It advertised 124 lots on *lovely sylvan hills and slopes* in *Melbourne's Premier Rural Suburb*. These were the balance of villa sites offered in the Blackburn Township Estate sections A, B, G, and H<sup>53</sup>.

The Estate boundaries had their origins in the first survey of the Parish, this being Crown Allotment 83 bounded in the north by Whitehorse Road and granted to William Trantor of Hawthorn. It comprised 86 acres 1 rood<sup>54</sup> and was bisected by the railway line in 1882.

This part of Main Street, the north south axis of the Estate, was the east boundary of Section B. This extended from South Parade to The Avenue and across to King's Paddock the boundary of which is defined by a laneway. It comprised 48 lots<sup>55</sup>.

James Clezy MA Tutor<sup>56</sup> of Hawthorn owned lots 33 and 34 in 1913, on which he erected the house at no.16. A pencilled notation *House revalue* in the Rate made in January 1914 and

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<sup>53</sup> Whitehorse Historical Society (WHS), ND 277, copy of "Blackburn Township Estate", 1910.

<sup>54</sup> Parish of Nunawading, Office of Lands & Survey, Melbourne, 13 May 1864, endpapers in Niall Brennan, *The History of Nunawading*, The Hawthorn Press, Melbourne, 1972.

<sup>55</sup> "Blackburn Township Estate"

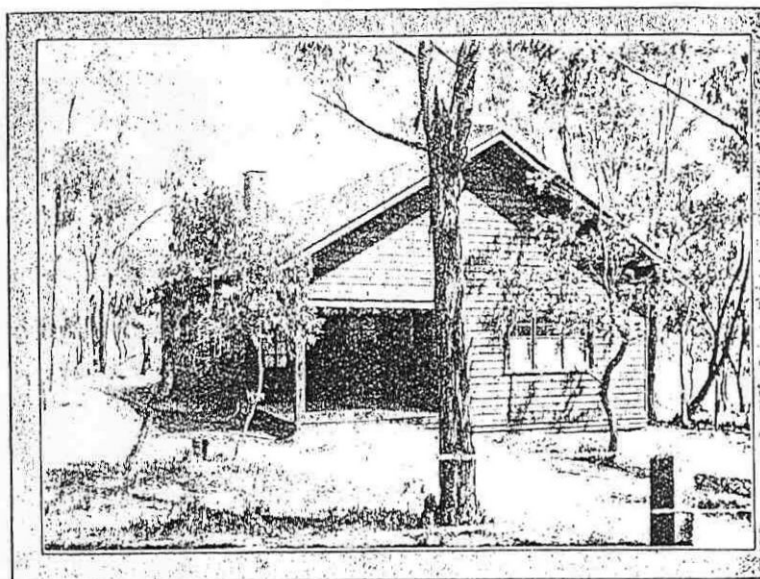
<sup>56</sup> Sands & McDougall Directory 1913, p.1460.



the NAV amendment from 3 to 30 pounds points to the built date being 1914<sup>57</sup>. On completion Clezy let the property to George Cummins, stationmaster. In the following year William James White, a draughtsman lived there, with the Clezys taking up residence themselves by 1920 when Mrs. Margaret McDonald Clezy was listed as occupant<sup>58</sup>.

By 1931 the property was in the hands of Mary McDonald Clezy. In the Rate made October 1932, a penned notation stated *new house lot 34*, this being the house at no.18 completed in 1933. Clezy retained both places in 1936, each described as being wood with five rooms with NAV 40 pounds<sup>59</sup>.

The house at no.16 was designed and built by A. J. Elmore and was depicted in *Home and Garden Beautiful* in 1914 with the caption *Another example of the Jarrah Bungalow. Residence of Mr. Cummins, Blackburn.*



Another example of the Jarrah Bungalow.  
Residence of Mr. Cummins, Blackburn.

**Source:** *Home and Garden Beautiful*, 1914

This is the only known residence to survive of those featured in the article.

The house at 16 Main Street was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 1-3 and 22 Laurel Grove, 18, 27-31, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

<sup>57</sup> Box Hill Historical Society Inc. (BHHS), Shire of Nunawading Rate Books, Blackburn Riding, 1914, p.73.

<sup>58</sup> Ibid. 1915, p.77-8; 1920, p.94.

<sup>59</sup> PROV, Shire of Blackburn and Mitcham Rate Books, Blackburn Riding, 1931-1936.

### **Description**

This residence has a main central gable roof, which encompasses most of the house. It is a timber-framed building clad in weatherboards, which have a dark brown finish. This appears to be paint, but originally would have been creosote. Originally the residence had a corner porch/verandah but this has been partially filled in and an additional porch added to the front. There is a lower gable wing to the south of the residence, which appears to be original. There have been additions and alterations to the rear of the residence and to the south east corner near the entry. A window has also been inserted in the upper section of the gable at the front. Shutters on the windows are not original. A shed contemporary with the house is located at the rear.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27 – 29 The Avenue  
33 The Avenue

### **Significance**

Not recommended for inclusion in the Heritage Overlay. The significance of this property has been diminished by the alterations to the residence, which make it difficult to distinguish as a building designed/constructed by Algernon Elmore. It is unlikely that this building could or would be returned to an earlier appearance.

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**Building:**

**Address:** 18 Main Street, Blackburn

**Melway Map Ref:** 47 K10

**Building Type:** House

**Construction Date** 1933

**Architect:**

**Builder:** Algernon Elmore

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## History

In 1910 Main Street appeared on a poster released by T. R. B. Morton and Son, auctioneers of Melbourne and Box Hill. It advertised 124 lots on *lovely sylvan hills and slopes* in *Melbourne's Premier Rural Suburb*. These were the balance of villa sites offered in the Blackburn Township Estate sections A, B, G, and H<sup>60</sup>.

The Estate boundaries had their origins in the first survey of the Parish, this being Crown Allotment 83 bounded in the north by Whitehorse Road and granted to William Trantor of Hawthorn. It comprised 86 acres 1 rood<sup>61</sup> and was bisected by the railway line in 1882.

This part of Main Street, the north south axis of the Estate, was the east boundary of Section B. This extended from South Parade to The Avenue and across to King's Paddock, the boundary of which is now defined by a laneway. It comprised 48 lots<sup>62</sup>.

James Clezy MA Tutor<sup>63</sup> of Hawthorn built a house on lots 33 and 34 in 1914. This was depicted in the *Home and Garden Beautiful* in the same year (refer to data sheet for 16 Main Street). On completion George Cummins, station master lived there, with the Clezys taking up residence themselves by 1920 when Mrs. Margaret McDonald Clezy was listed as occupant.

By 1931 the property was in the hands of Mary McDonald Clezy. In the Rate made October 1932 a penned notation stated *new house lot 34* this being the house at no.18 completed in 1933. Clezy still retained both places in 1936, when they were described as being wood with five rooms with NAV 40 pounds.

This house at no.18 Main Street was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 1-3 and 22 Laurel Grove, 18, 27-31, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

## Description

This is a simply designed house with a rectangular footprint covered by a single hip roof clad in corrugated iron. It is of timber construction with weatherboard cladding. The windows are timber-framed sliders. The windows are divided into a number of panes with smaller panes at the top. These indicate a Japanese influence. The upper member of the frame extends past the window width and has tapered ends. This is a characteristic of Elmore's work.

## Comparative Examples

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)

<sup>60</sup> Whitehorse Historical Society (WHS), ND 277, copy of "Blackburn Township Estate", 1910.

<sup>61</sup> Parish of Nunawading, Office of Lands & Survey, Melbourne, 13 May 1864, endpapers in Niall Brennan, *The History of Nunawading*, The Hawthorn Press, Melbourne, 1972.

<sup>62</sup> "Blackburn Township Estate"

<sup>63</sup> *Sands & McDougall Directory* 1913, p.1460.

6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27 – 29 The Avenue  
33 The Avenue

### **Significance**

The house at 18 Main Street is of historical (Criterion A) and aesthetic (Criterion E) significance as an excellent representative example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former “Paddock” area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the ‘Fresh Air’ movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore’s unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include the Bungalow style with a single encompassing roof and the window design and detailing.

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**Building:**

**Address:** 38 Myrtle Grove, Blackburn      **Melway Map Ref:** 47 K11

**Building Type:** House      **Construction Date** 1924

**Architect:**      **Builder:** Algernon Elmore

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**History**

Crown allotment 87 was granted to James Cook of Nunawading in 1855. Comprising of 69 acres on the north side of Canterbury Road, its northern slopes along Blackburn Creek stretched to CA 84 granted to Charles Cook on Whitehorse Road. These areas were farmed with orchard south of the Creek and grazing north with large portions being held by the Sheehan and Francom families respectively when Myrtle Grove was created in 1914. Street names in the area recall their presence.

Designed as the north south axis of Francom's Paddock subdivision<sup>64</sup> Myrtle Grove initially terminated at no.34 the Creek lands beyond being wooded. An extension to Acacia Street pre 1946 and a subsequent subdivision resulted in the Grove as it is today.

In 1923 Arthur Sheehan owned 16 acres on Canterbury Road where there was an orchard worked by George and Malcolm Sheehan<sup>65</sup>. Malcolm Sheehan at the same time owned lots 4 and 5 in Myrtle Grove with Miss Zeta Brown<sup>66</sup>. The combined frontage of these blocks was 147 feet and NAV nine pounds. A house was built there in 1924<sup>67</sup> which was described in 1930 as being brick with six rooms owned and occupied by Malcolm Sheehan, orchardist. At the time it had the street number 40<sup>68</sup>.

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<sup>64</sup> Whitehorse Historical Society (WHS), ND290, "Francom's Paddock – Blackburn", 7 November 1914.

<sup>65</sup> Box Hill Historical Society Inc. (BHHS), Shire of Nunawading Rate Books, Blackburn Riding, 1922-23, p.55.

<sup>66</sup> *ibid.*

<sup>67</sup> *ibid.* 1923-24, p.67.

<sup>68</sup> PROV, Shire of Blackburn and Mitcham Rate Books, Blackburn Riding, 1930-31, p.115.

Sheehan lived there a short time the property being acquired by Dalzel Hearn for his residence by 1934<sup>69</sup>. The house was depicted in situ on the MMBW plan no.3835 in 1946 showing it set back on the block in extensive grounds<sup>70</sup>.

It is understood no.38 Myrtle Grove was built by A. J. Elmore as one of a few brick places built by him in this area although research to date has not linked his name with the house. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 1-3 and 22 Laurel Grove, 18, 27-31, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

### **Description**

The residence has a large setback from Myrtle Grove and is on a wide block allowing a side driveway

The original section of this residence is substantially contained under one large gable roof. There is a smaller central perpendicular gable extending from the main roof at the front of the residence. This provides a deep and wide entry porch. The roof is clad in terracotta tiles. The house is constructed of brick, which is unusual for an Elmore building. Elmore's preferred building material was timber, and apparently reluctantly constructed brick houses if requested by the client. It has exposed brick to mid height (mid window height) and stucco on lath above. The gable end detailing is similar to the timber houses constructed by Elmore with timber shingles, and ventilation at the top. The windows are timber framed and double hung and use the characteristic tapered top member and single pane for the lower sash and six panes for the upper sash.

The exterior of this residence is substantially intact with alterations undertaken at the rear leaving the original house form and front detailing intact.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Street (HO144)  
51 Laburnum Street (HO145)  
64 Laburnum Street  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
1 The Avenue (HO81)  
18 The Avenue  
27–29 The Avenue  
33 The Avenue

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<sup>69</sup> *ibid.* 1934. p.280.

<sup>70</sup> PROV VPRS 8601/P2 Unit 9, MMBW plan no.3835 Municipality of Nunawading dated 11.12.1946.

### **Significance**

The house at 38 Myrtle Grove is of historical (Criterion A) and aesthetic (Criterion E) significance as an unusual example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses. This house is unusual in that it is constructed of brick and stucco on lath rather than timber.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former "Paddock" area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the 'Fresh Air' movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas. The position and orientation of the house on the block indicates it was originally located on a much larger block.

The house demonstrates key characteristics of Elmore's unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, wide verandah/porch, shingle gable detailing and characteristic window detailing.



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**Building:**

**Address:** 18 The Avenue, Blackburn

**Melway Map Ref:** J10

**Building Type:** House

**Construction Date** 1914

**Architect:**

**Builder:** Algernon Elmore

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## History

Crown allotment 84 was granted to Charles Cook for one pound an acre in 1856<sup>71</sup>. Covering just over 78 acres on the south side of Whitehorse Road, it was subsequently subdivided in two and sold, the eastern portion being bought by George King in 1864. King partially cleared his land and grazed cattle there<sup>72</sup>. His other activities included election to the District Roads Board and Nunawading Shire Council, and becoming the first Postmaster of the Blackburn Creek Post Office, which operated from his home "Hindon" from 1876 to 1893.

The old Post Office was recorded in the Rate made in January 1913 as a wood house and 35 acres on Whitehorse Road owned and occupied by Mrs. Mary King. The notes *Subdivided see plan...30 acres at back sold to Hector Lithgow*<sup>73</sup> accompanied the entry. This was King's grandson and the subdivision created out of the 30 acres was named King's Paddock

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<sup>71</sup> Land Purchase dated 31 March 1856, copy in Anne Jones, "Kilbarron", Advanced Diploma Study, 1999.

<sup>72</sup> Anne Jones, "Kilbarron", p.6.

<sup>73</sup> Box Hill Historical Society Inc. (BHHS), Shire of Nunawading Rate Books, Blackburn Riding, 1913, p.66.

King's Paddock sold in three sections, the first one north of the railway line and the others south. The land on which no.18 stands was sold as part of King's Paddock Section B, a subdivision of 32 lots between South Parade and Fuchsia Street<sup>74</sup>. Andrew Lyell, the manager of a photo engraving company in Melbourne and resident of Hawthorn<sup>75</sup> bought five lots from other purchasers. He bought three, lots 13, 14 and 15 facing The Avenue from Louisa Moss, Maude Mates and John Smith respectively, and lots 22 and 23 facing Laurel Grove from Algernon Elmore and Mary King/Alice Lithgow<sup>76</sup>.

Lyell immediately built this house for his residence having it completed and furnished by December 1914 when a description and photographs of it appeared in *Home and Garden Beautiful*<sup>77</sup>. Designed and built by A.J. Elmore it was similar to Elmore's home "Kyalite", since demolished, in Laburnum Street. Lyell continued to live at no.18 named "Gulpha", now "Tanglewood" in 1918 when the property was described as being wood with six rooms on lots 13-15 and 22-23, population 5, NAV 48 pounds<sup>78</sup>.

Lyell sold his property in 1919 to Mrs. Florence Cameron of Mont Albert, staying there till the following year when Cameron took up residency<sup>79</sup>. Cameron by then had also bought lot 21 in Laurel Grove. In the ensuing year additions to the house appear to have been made as the description thereafter was wood with nine rooms and NAV increased substantially. In that year also lot 13 was sold and owner/occupancy changed to Mrs.Florence Armstrong<sup>80</sup>.

Subsequent owner/occupants have included Frank Wesley Day who was there in 1931 and Robert Woodbine Whinfield in 1935<sup>81</sup>. By 1930 part lot 14 had been sold. Further subdivisions of the original grounds have given way to sites for six other houses.

The house at 18 The Avenue was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 3 and 22 Laurel Grove, 18, 27-29, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

## Description

This is a timber framed weatherboard residence with a main gable roof clad in corrugated iron. The hip roof covers the main area of the house with hipped additions to the rear and sides. The front of the residence is oriented perpendicular to The Avenue facing Laurel Grove indicating that the land adjacent facing Laurel Grove was most likely part of this property originally. This front of the house has a deep verandah with a timber lattice balustrade as seen on other Elmore designed houses.

## Comparative Examples

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

<sup>74</sup> Whitehorse Historical Society (WHS), copy of poster "King's Paddock Blackburn", 29 November 1913?

<sup>75</sup> Sands and McDougall Directory, 1915, p.1892.

<sup>76</sup> BHHS Rate Book, 1914, p.78.

<sup>77</sup> *Home and Garden Beautiful*, "Semi-Rural Suburban Homes", 1 December 1914, pp.828-833.

<sup>78</sup> BHHS, Rate Book 1918, p.95.

<sup>79</sup> *Ibid.* 1920, p.100.

<sup>80</sup> PROV, Shire of Nunawading Rate Books, Blackburn Riding, 1921-22, p.45.

<sup>81</sup> *Ibid.* 1930-31, p.155 and 1936, p.384.



106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
27– 29 The Avenue  
33 The Avenue

### **Significance**

The house at 18 The Avenue is of historical (Criterion A) and aesthetic (Criterion E) significance as an early example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former “Paddock” area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the ‘Fresh Air’ movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore’s unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, weatherboard and timber shingle wall cladding and wide verandah with timber lattice balustrade.

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**Building:**

**Address:** 27 – 29 The Avenue,  
Blackburn

**Melway Map Ref:** J10

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**Building Type:** House

**Construction Date** 1923

**Architect:**

**Builder:** Algernon Elmore

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## History

In 1910 The Avenue appeared on a poster released by T. R. B. Morton and Son, auctioneers of Melbourne and Box Hill. It advertised 124 lots on *lovely sylvan hills and slopes* in *Melbourne's Premier Rural Suburb*. These were the balance of villa sites offered in the Blackburn Township Estate sections A, B, G, and H<sup>82</sup>.

The Estate boundaries had their origins in the first survey of the Parish, this being Crown Allotment 83 bounded in the north by Whitehorse Road and granted to William Trantor of Hawthorn. It comprised 86 acres 1 rood<sup>83</sup> and was bisected by the railway line in 1882.

This part of The Avenue, the east west axis of the Estate, was the south boundary of Section B. This extended from South Parade and Main Street to King's Paddock, the boundary of which is defined by a laneway. It comprised 48 lots<sup>84</sup>.

At the beginning of 1923 Mrs. Edith Coleman owned lots 50 and 51 of Section B<sup>85</sup>. By the end of that year William James Baldwin, an orchardist owned them and the house at no. 27-

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<sup>82</sup> Whitehorse Historical Society (WHS), ND 277, copy of "Blackburn Township Estate", 1910.

<sup>83</sup> Parish of Nunawading, Office of Lands & Survey, Melbourne, 13 May 1864, endpapers in Niall Brennan, *The History of Nunawading*, The Hawthorn Press, Melbourne, 1972.

<sup>84</sup> "Blackburn Township Estate"

<sup>85</sup> PROV, VPRS 8113/P1, Shire of Blackburn & Mitcham Rate Books, Blackburn Riding, 1922-23, p.39.

29 had been completed<sup>86</sup>. The house was probably purpose built for Baldwin's retirement as he was subsequently described as *gentleman* and *retired*. He continued to live there. In 1935 the house was described as wood with five rooms on lots 50 and 51, NAV 54 pounds<sup>87</sup>.

The house at no.27-31 was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 3 and 22 Laurel Grove, 18, 33 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

### Description

This building is highly intact, with little exterior alterations undertaken since construction. The residence looks very similar in style to "Kyalite" and another house featured in the 1914 *Home and Garden Beautiful* article. This residence still sits on a large site with its shed adjacent. The shed is in a similar in age and style to the house. The front of the house does not face the Avenue but Main Street. It is unknown if the remaining land to Main Street was also originally part of this property.

The residence has a single all encompassing gable roof clad in cement tiles. There is a verandah facing Main Street. The building is clad in weatherboards with some shingle detailing to the gable ends. There is a single red brick tapered chimney. The garage/shed has a single gable roof with double doors facing The Avenue. The original residence and shed weatherboards have been painted. It is likely that the residence originally had a dark oiled finish to the weatherboards.

### Comparative Examples

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street  
38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
33 The Avenue

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<sup>86</sup> Ibid.1923-24, p.55.

<sup>87</sup> Ibid. 1936, p.381.

### **Significance**

The house at 27 – 29 The Avenue is of historical (Criterion A) and aesthetic (Criterion E) significance as an excellent intact example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former “Paddock” area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the ‘Fresh Air’ movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas. The residence and shed still sit on a large site giving an indication of the original setting for Elmore houses and the early character of Blackburn.

The house demonstrates key characteristics of Elmore’s unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, weatherboard wall cladding and timber shingles to gable ends and wide verandah.

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**Building:**

**Address:** 33 The Avenue,  
Blackburn

**Melway Map Ref:** J10

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**Building Type:** House

**Construction Date** 1927

**Architect:**

**Builder:** Algernon Elmore

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## History

In 1910 The Avenue appeared on a poster released by T.R.B. Morton and Son, auctioneers of Melbourne and Box Hill. It advertised 124 lots on *lovely sylvan hills and slopes* in *Melbourne's Premier Rural Suburb*. These were the balance of villa sites offered in the Blackburn Township Estate sections A, B, G, and H<sup>88</sup>.

The Estate boundaries had their origins in the first survey of the Parish, this being Crown Allotment 83 bounded in the north by Whitehorse Road and granted to William Trantor of Hawthorn. It comprised 86 acres 1 rood<sup>89</sup>, which were bisected by the railway line in 1882.

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<sup>88</sup> Whitehorse Historical Society (WHS), ND 277, copy of "Blackburn Township Estate", 1910.

<sup>89</sup> Parish of Nunawading, Office of Lands & Survey, Melbourne, 13 May 1864, endpapers in Niall Brennan, *The History of Nunawading*, The Hawthorn Press, Melbourne, 1972.



This part of The Avenue, the east west axis of the Estate, was the south boundary of Section B. This extended from South Parade and Main Street to King's Paddock, the boundary of which is defined by a laneway. It comprised 48 lots<sup>90</sup>.

In 1926 the local builder Algernon John Elmore owned lots 52 and 53 of Section B<sup>91</sup>. A notation in the Rate Book made in December of that year indicated a house had been built on lot 52 and that the owner/occupant was Thomas Barrett Goodall<sup>92</sup>. The increase in NAV from 15 to 50 pounds in the following year points to a built date of 1927<sup>93</sup>. Goodall, a senior civil servant with the PMG was also a good friend of Elmore. It is understood the panelling and joinery in this house would be the finest examples of Elmore's work<sup>94</sup>.

Goodall subsequently bought the adjoining lot 53. He continued to live at no.33. In 1935 the property was described as being wood with five rooms, frontage 120 feet, NAV 55 pounds<sup>95</sup>.

The house at no.33 was designed and built by A. J. Elmore. Algernon John Elmore (1882-1961), an exponent of the Arts and Crafts and Fresh Air movements in the Australian vernacular, built many houses in this area including 28, 32, 51 and 64 Laburnum Street, 3 and 22 Laurel Grove, 18, 27-29 The Avenue and 16 and 18 Main Street. His houses are distinctive for their siting, designs, materials, joinery and finishes, many of them obvious today, some of them less obvious beneath later works.

Elmore lived locally at "Kyalite" which he commenced in 1912 and which was situated east of Elmore Walk. His timber yard and workshops, all since demolished, were west of the Walk. His son Jack, also a builder worked with him from the 1930s until c.1950. Elmore was well known in Blackburn having been elected as an inaugural member of the Shire of Blackburn and Mitcham Council in 1925. He served until 1930 with a term as Mayor in 1928.

### **Description**

This residence has a single gable roof running parallel to The Avenue. The main gable roof encloses most of the floor plan of the house and is clad in tiles. There is a central gable entry porch at the front of the residence. This gable runs perpendicular to the main gable. There appear to have been alterations to the rear of the building but overall the building appears to be substantially intact. The building is clad in weatherboards with shingle details to the gable ends.

### **Comparative Examples**

All of the following houses were designed and built by Algernon Elmore and are located in Blackburn.

106 Blackburn Road  
187 – 189 Canterbury Road  
26 Fuchsia Street (HO38)  
6 Furness Street (HO39)  
1A Hill Street  
28 Laburnum Avenue (HO144)  
51 Laburnum Avenue (HO145)  
64 Laburnum Avenue  
3 Laurel Grove  
22 Laurel Grove  
10 Linum Street  
16 Main Street  
18 Main Street

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<sup>90</sup> "Blackburn Township Estate"

<sup>91</sup> PROV, VPRS 8113/P1, Shire of Blackburn & Mitcham Rate Books, Blackburn Riding, 1926-27, p.71.

<sup>92</sup> Ibid.

<sup>93</sup> Ibid. 1927-28, p.72.

<sup>94</sup> Personal communication with Michael Elmore, June 2004.

<sup>95</sup> Shire of Blackburn & Mitcham Rate Books, Blackburn Riding, 1936, p.381.

38 Myrtle Grove  
1 The Avenue (HO81)  
18 The Avenue  
27 – 29 The Avenue

### **Significance**

The house at 33 The Avenue is of historical (Criterion A) and aesthetic (Criterion E) significance as a good representative example of the work of local builder Algernon Elmore. He was an early pioneer in the use of Australian hardwood and demonstrated innovation and skilled craftsmanship in design and construction of his houses.

The house is important as one of a number of bungalows designed and constructed by Algernon Elmore and located in the former “Paddock” area of Blackburn. It is significant for its demonstration of the character and development of Blackburn during the 1900s. With its bush setting and expansive style house the property represents the early character of Blackburn. The siting and planning also demonstrate the ‘Fresh Air’ movement, which encouraged middle-class people to live in well-ventilated cottages in semi-rural or seaside areas.

The house demonstrates key characteristics of Elmore’s unique style, which indicate his belief in the Arts and Crafts Movement ideologies. Such characteristics include; the Bungalow style with an expansive roof, weatherboard and timber shingle wall cladding and wide verandah.

## Appendix 1 – Historic Plans



**Blackburn**

Melbourne's Premier Rural Suburb  
rivalled for its happy combination  
ness, and solid progress, so  
accessibility.

Its growth in recent years, stimulated  
attractiveness, has been very  
factory, but everything now  
more rapid advancement in the

**124 LOTS**

now offered (and colored red)  
balance of one of its best  
residential areas, and

**Most Desirable  
VILLAS**

on lovely sylvan hill tops and  
Hitherto isolated for want of  
they have now a first-class con  
metalled roadway, with the main

**TITLES CERTIFIC**

**TERMS: Very**

One-tenth Deposit, balance by  
ments over Five Years at Five p

Solicitors: Messrs. Baker & Riggall, William  
Surveyors: Messrs. Johnston & Tait, 80 Sw

**P. P. MORTON & SON 72 Swanton Street, and**

## Appendix 2 – National Register Criteria

### CRITERION A:

ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.
- A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.
- A.4 Importance for association with events, developments or cultural phases, which have had a significant role in the human occupation and evolution of the nation, State, region or community.

### CRITERION B:

ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.
- B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced, in danger of being lost, or of exceptional interest

### CRITERION C:

ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

### CRITERION D:

ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF:  
(I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS

- D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.
- D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).



**CRITERION E:**

**ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS  
VALUED BY A COMMUNITY OR CULTURAL GROUP**

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

**CRITERION F:**

**ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR  
TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD**

F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

**CRITERION G:**

**ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR  
CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS**

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

**CRITERION H:**

**ITS SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP  
OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL  
HISTORY**

H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.