

The site information given above has been determined from external street level inspection.

A black and white photograph of a traditional building, possibly a house or a small temple, partially obscured by a wooden picket fence and dense foliage. The building features a tiled roof and arched windows. The fence is made of vertical wooden slats. The foliage is dense and leafy, framing the building. The overall scene is captured in a high-contrast, black and white style.

22 ELM STREET

"RIVERTON"

History

Located within the Fairmont Park Estate subdivided 18801-81,¹ "Riverton" was described in 1888 as a six-roomed brick house, "unfinished", NAV 80 pounds.² It was owned by W.B. Hoffman,³ a Hawthorn builder. The following year it was owned and occupied by M. Hoffman, timber merchant.⁴ Marshall Hoffman was listed as occupier still in the 1890 Melbourne Directory.

Description

A Hawthorn and cream, bichrome brick villa with return verandah. The buildings is wider than the usual villa of this form. At the central door wide sidelights continue as sidelights to the fanlight. The opening is flanked by cream quoining in diamond pattern, and the arched head is alternatively stripped in cream and brown. Unusual use of the bichrome brickwork is also found on the flanking projecting bays where the piers are striped in every fourth course. A standard cream and brown eaves treatment occurs above.

The form of the building is one often used in Hawthorn. On each side of the central door is a bay projection with angled sides. This is reflected in the faceted hipped, roof treatment here and the matching configuration of the verandah.

Assessment

Two common single storey villa types occur in the peak of Hawthorn's Victorian garden suburb development during the 1880s and 1890s. One is forward facing with a double bay, central door and verandah reflecting the bay form e.g. 22 Elm Street. The second type is "L" shaped with a return verandah terminating at the projecting leg of the "L" - sometimes, as in 8 Elmie Street, a projection also terminated the far return end to the verandah. Bichrome brickwork or red brickwork render dressings is typical.

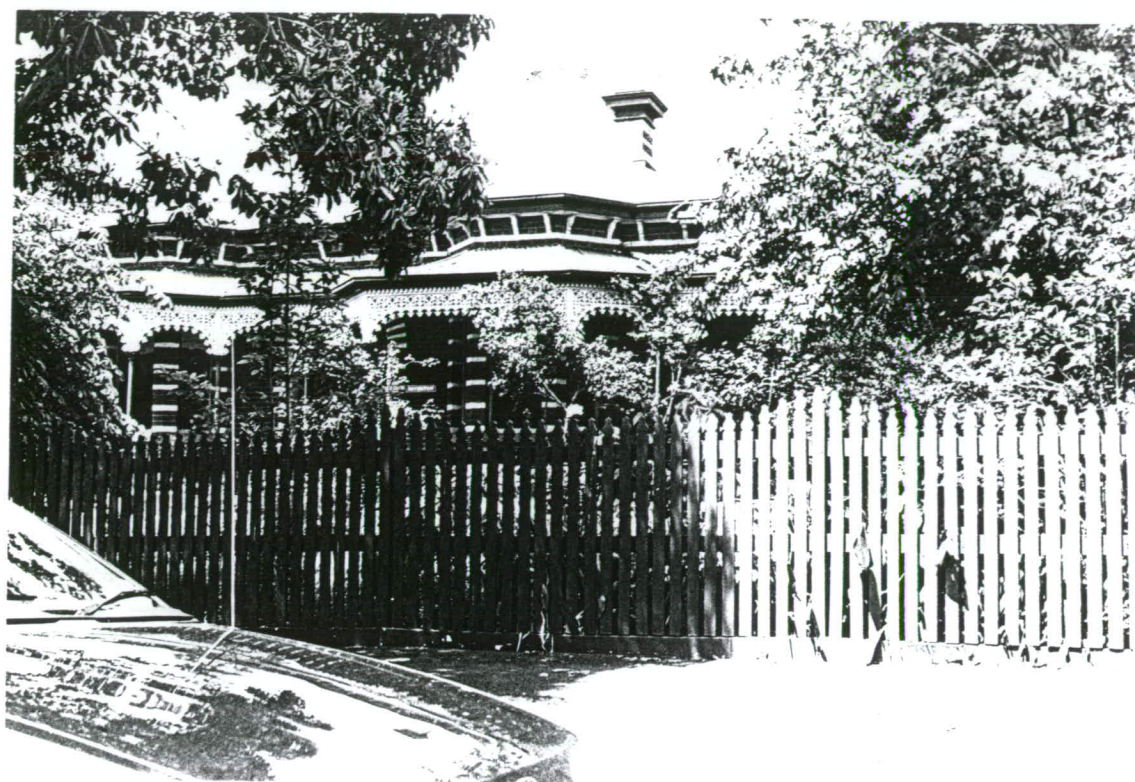
Amongst the best examples of this standard 1880s double bayed form, common in Hawthorn. The extra wide building and the detailing of this polychrome brick, particularly the bays, is unusual. Comparable examples include: 1 Bayview Avenue and Lisson Grove.

A landmark in the area and one of few buildings of metropolitan or State significance in this precinct.

Significance

Metropolitan

-
1. Gwen McWilliam, *Hawthorn Peppercorns*, p. 141.
 2. Hawthorn Valuation Book, 1888 No. 1188.
 3. Ibid.
 4. Hawthorn RB 1889-90 No. 1188 (NAV 80 pounds).



22 Elm Street