Meredith Gould, Conservation Architects. 1992.

# PLACE IDENTIFICATION FORM

ADDRESS

4 Foraholm Street

TITLE

"Toxtem"

TYPE

[X] Single Residence
[ ] Shop
[ ] Office
[ ] Landscape feature
[ ] View
[ ] Multiple Unit Res.
[ ] Outbuildings
[ ] Industrial Building
[ ] Public building
[ ] Other

EXISTING DESIGNATION HBR [ ] GBR [ ] AHC [ ] NT [ ] VAS [ ]

STREETSCAPE LEVEL 1 [ ] 2 [ ] 3 [X]
SIGNIFICANT STREET TREES [ ] SIGNIFICANT KERB & GUTTERS [ ]

GRADING A [ ] B [X] C [ ] D [ ] E [ ]
KEYNOTE BUILDING [ ]

RECOMMENDED FOR HBR/GBR [ ] AHC [X] URBAN CONSERVATION AREA [ ]
VAS [ ] PLANNING SCHEME PROTECTION [X]
CULTURAL LANDSCAPE [ ] OTHER [ ]

SURVEY DATE Nov. 91.
NEG FILE 57.09,10.
Title
Vol.
Fol.

THEME

[ ] Early Settlement
[X] Mansions
[ ] Victorian Garden Suburb
[ ] Municipal dev.
[ ] 1870s growth
[ ] Garden villas
[ ] Working enclaves
[ ] Commercial Centres
[ ] Edwardian Prosperity
[X] Interwar Housing
[ ] Flats and Offices

CONSTRUCTION DETAILS
Date 1927
Architect
Builder
Elements
House, fence, hedge, garden and garage.

[X] Contributing garden hedge
[ ] Landmark tree
[ ] Original or early hard landscape layout
[X] Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X] Fair [ ] Poor [ ]

CONDITION Good [X] Fair [ ] Poor [ ]

CROSS REFERENCED INFORMATION
Associated significant garden [ ]

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

4 FORDHOLM STREET

"TOXTERN"

History and Description

"Toxtern" was built in 1927 for G.A. Pickering of Pitt Street, Flemington.[7]

In the twentieth century a period of conservative attitudes and sustained growth in the economy were the dominant characteristics of the theme period in Hawthorn called "Edwardian Prosperity". The garden suburb ideal continued to develop, particularly in Grace Park and further subdivision throughout the Municipality led to new middle class garden villas. A few areas continued to foster large homes, continuing the mansion house suburb tradition first established at St. James Park in the 1870s. In the Edwardian Period the Oakland Estate was one of the most desirable new subdivisions. The allotments were large. Lanes were often not provided at the rear and a new design type developed incorporating a sweeping drive through a substantial front garden. This period began to see the car and house considered together in design, although it would be twenty years more before the two physically were attached in house and garage.

In this example the garage is a prominent component of the design.

The house is set back a comfortable distance from the road, but is concealed by a high hedge and the original masonry fence. Sections which are visible show a severe facade, with central arched entry, a side porch for access to the extension from living rooms, and a low pitched bungalow type roof. The detailing to the side and rear are not visible. Given the intactness of the visible portions and the incorporation of the garage, on-site inspection is likely to reveal further design features of interest.

Assessment

In the 1920s economic conditions were good. The car was gaining popularity and the concept of the garage and car as visible symbols of wealth were making their way into architectural form. Several articles on integrated house and garage design were published in building magazines and mansion houses were beginning to integrate the two. At 63 Clowes Street of 192 , the garage was integrated into the facade as the lowest storey. At 61 Clendon Road, Toorak of 192 a similar placement to this example gave the garage prominence as part of the landscape treatment integrated with the house design. This example is amongst the early house/garage integrated designs in the Metropolitan area.

Significance Metropolitan

1. Architecturally significant for the intactness of the 1920s high quality house, and for the integrated house/garage design of early date.

Inspection recommended.

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7. MMBW House Service Cover No. 160766 (1927-63).

Mrs J. Kent Cockle

J / 31 4 Fordholm St.

# Melbourne and Metropolitan Board of Works.

Litho No. 1480

Detail Plan No. 1480 Drainage Plan No. 160766

## PLAN OF DRAINAGE

FOR

Mr. G. A. Pickering Pitt St. Flemington (Owner)

MUNICIPALITY: HAWTHORN

REFERENCE:

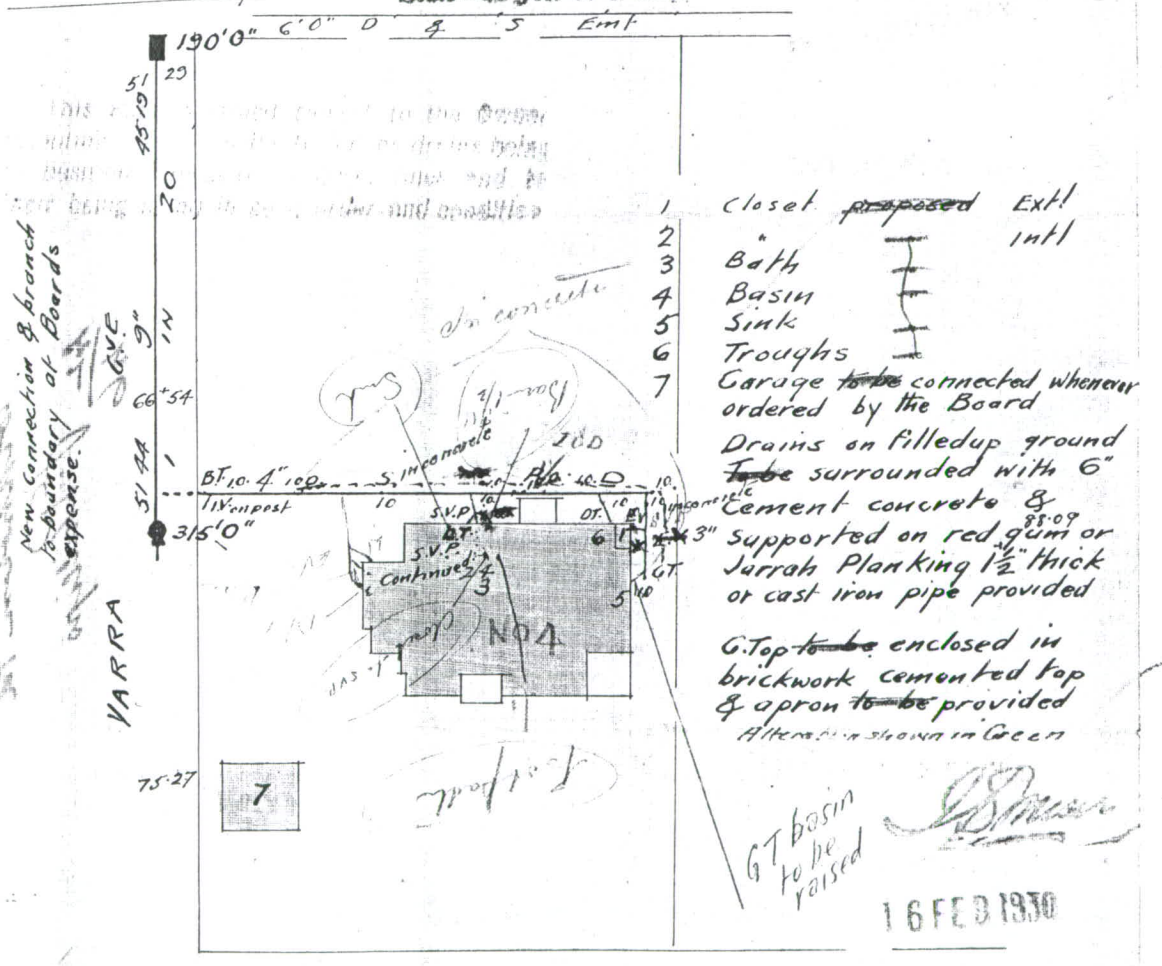
B.T. Boundary Trap
D.T. Disconnector Trap
G.T. Gully Trap
G.D.T. Gully Disconnector Trap
G.I.T Grease Interceptor Trap
G.S.T. Gully Silt Trap
S.V. Stop Valve

R.T. Reflux Trap
S.T. Silt Trap
C.I.P. Cast Iron Pipe
G.W.I.P. Galv. Wrought Iron Pipe
S.P.D. Stoneware Pipe Drain
I.C. Inspection Chamber
I.O. Inspection Opening

E.V. Educt Vent
I.V. Induct Vent
S.I.V.P. Soil Induct Vent Pipe
S.V.P. Soil Vent Pipe
V.P. Ventilating Pipe
M.F. Mica Flap
T.I.T. Triple Interceptor Trap

(See By-Law No. 19)

Scale—40 feet to 1 inch.




1 Closet ~~proposed~~ Ext/ Int/
2 "
3 Bath
4 Basin
5 Sink
6 Troughs
7 Garage ~~to be~~ connected whenever ordered by the Board

Drains on filled up ground ~~to be~~ surrounded with 6" Cement concrete & supported on red gum or Jarrah Planking 1½" thick or cast iron pipe provided

G. Top ~~to be~~ enclosed in brickwork cemented top & apron ~~to be~~ provided

Alterations shown in Green

G.T. basin to be raised

16 FEB 1930

CHW 17/3/27

Examined, [signature]

Melbourne, 18/3/1927

Engineer.

MAR 8 1927

1959-63 owner/o = V.E. Geddes


4 Foraholm Street