
Thomas Gaggin House



Review of B Graded Buildings
in Kew, Camberwell &
Hawthorn

Location

25 Alma Road CAMBERWELL, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO366

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

The *Thomas Gaggin House* is of local historical and architectural significance a representative and externally generally intact example of a substantial late Victorian Italianate villa, at a size comparatively rare in Camberwell. The *Thomas Gaggin House* is a skilled example of design in a two-toned brick Italianate style, typifying contemporary work by the prominent Melbourne architects Oakden, Addison and Kemp. The house is relatively conservative for their period, but its encircling and pedimented verandah hints at Queensland houses and reflects

the growing emphasis on climatic suitability that accompanied the emergence of Federation architecture. The house has a rear vestibule resembling an enclosed kitchen court: this is quite rare in Camberwell (compare 28 Wandsworth Road, Surrey Hills). Though extensive alterations and additions have been made, other than for the modification of the front bay, these generally do not impact on the principal views to the house from the street.

Heritage Study/Consultant	Boroondara - Review of B Graded Buildings in Kew, Camberwell and Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;
Architect/Designer	Oakden, Addison & Kemp,
Other Names	Thomas Gaggin House,
Hermes Number	14686
Property Number	

Physical Description 1

As constructed, the *Thomas Gaggin House*, at 25 Alma Road Camberwell, is an asymmetrically-planned Italianate Victorian villa. Other than for the alteration of one bay, it is largely intact on the north side of the property and to the extent that it can be viewed from the north-west and north-east sides. Originally the house had its verandah on three sides, uninterrupted, with the original north and east bays kept hidden under the verandah roof.[i] The front northern bay has been altered with a later window detailed by the architect OH Jorgenson added in 1937; this replaced the original canted bay in this location and appears to have been altered again since that date.[ii] The hipped roof is in patterned slate with galvanized iron ridge capping with eave brackets to the front wing. It has tuckpointed dichrome umber and cream brick walling. The cream brick is patterned in two-course bands and in groups of stepped horizontal patterns approximating quoins. These appear around the doors, windows and chimney corners. The chimneys are corbelled with battered cement-rendering tops and dichrome brick in miniature quoin patterns and horizontal strapping. The door and window joinery all looks original, though screen doors have been added. The verandah, constructed round the house on its west, north and eastern sides, is separate from the main roof above it. Council's Building File lists a 'new verandah' in 1989, and on this basis, it would appear that the verandah was either reconstructed or substantially repaired at this date.[iii] The verandah posts are in turned wood, supporting rectangular timber frieze frames enclosing panels of metal lacework. The columns are evenly spaced with a pairing at the north east corner and two pairings either side of the front door steps. This entry is marked by a small pediment.

Numerous alterations and additions have been made to the house. In the late 1930s, Jorgenson completed drawings for an addition extending along the south fence from the original stables. This added a sitting room, two more bedrooms and a concrete floored verandah,[iv] and is next to the current swimming pool, added in 1967. A kitchen and laundry, were added in 1980.[v] More recently, a conservatory with canted bay was added, projecting south east from a refurbished and deepened family room. This is flanked on its south side by a recent courtyard paved in a set of concrete plates laid diagonally. This diagonal patterning is now repeated through all the garden paths to the north and east of the house. The south courtyard is flanked on its west and south sides by an extension in cement rendered brick, painted pale grey, which links the original house with the stables and extension group completed in Jorgenson's 1937 additions. The stable wing has now been altered to include a new garage, and a plant room for the swimming pool was added at the eastern end of this extension.

Apart from the garage none of this is clearly visible from the street, and from the east garden the extension, mostly separated from the original house by the courtyard and surfaced in painted cement rendering, reads as a separate building. The original house has always had a deep plan with a centrally placed lantern over its bathroom and a large vestibule to the rear, now a family room.[vi]

The swimming pool area has had some refurbishment since, particularly in its integration with the family room, the south extension and the courtyard, and with later glass fencing.[vii] This, and the main garden area, are hidden from the footpath gate by a recent concrete screen (c. 1989)[viii] juxtaposed with the cypress hedge opening. That screen also blocks views of the main garden space. Most planting in the east side garden is more recent, though well-established. A number of the trees appear quite old, and the agapanthus lining the drive could have been there for decades.

[i] Shown in existing conditions plan with planned additions by O M Jorgensen, architect, dated 31 August 1937, Details sourced from the City of Camberwell Building Index, #8616, dated 3 September 1937; #8666, dated 13 September 1937. 25 Alma Road Camberwell has no alterations or additions permits indexed earlier.

[ii] OH Jorgensen, working drawings for north side bay replacement, dated 31 August 1937, held in the Boroondara plan archives. City of Camberwell building index, dated 3 September 1937.

[iii] City of Camberwell Building File 40/408/0087, #BA 87954, 1989.

[iv] OH Jorgensen, working drawings, dated 10 September 1937, held in the Boroondara plan archives. Permit 8666, sourced from City of Camberwell Building Index, dated 13 September 1937.

[v] V Pyke drawing 1e, 28 11 1980, Details sourced from the City of Camberwell Building Index, #68033, dated 28 November 1980.

[vi] For this alteration see the City of Camberwell Building Index, #68033, dated 28 November 1980, and Pike's working drawing, 1e, dated 16 October 1980.

[vii] Details sourced from City of Camberwell Building Index, #41969, dated 1 November 1967.

[viii] The screen appears to have been part of the decking works. Details sourced from Camberwell Building Index #87955, dated 20 April 1969.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

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