



M157 Alterations at 12 Clairmont Gardens

Introduction

John Honeyman & Keppie designed a two-storey rear addition to this large 1850s terraced house. It had a billiard room on the upper floor, with laundry accommodation and a coal store below.

Authorship: There is good evidence that Mackintosh was closely involved in this project: the drawings approved by the Glasgow Dean of Guild Court have his distinctive lettering, and there are further drawings, definitely by him, for the passage linking the addition with the original house, and for the billiard room panelling.

Alternative addresses: 12 Claremont Gardens 24 Somerset Place Mews

Cost from job book: £984 16s 6d

Status: Standing building

Current name: 24 Somerset Place Mews

Current use: Residential (2014)

Listing category: B

Historic Scotland/HB Number: 33009 (2–13 Clairmont Gardens, excluding 4)

RCAHMS Site Number: NS56NE 1096

Grid reference: NS 57512 66068

Chronology

1898

June–July: Drawings made by John Honeyman & Keppie for submission to Glasgow Dean of Guild Court. ¹

14 July: Drawings approved by Glasgow Dean of Guild Court. ²

2 September: Work begins on site. ³

November: Roof in progress. ⁴

1899

23 March: Finished, except for washing-house. ⁵

15 June: Discharged by Glasgow Dean of Guild Court inspector. ⁶

1998

Converted to separate dwelling. ⁷

Description

Context and commission

Clairmont Gardens is a terrace of 12 large houses dating from 1857–8. ¹ Facing N. across private pleasure grounds to the even larger terraces of Woodlands Hill, it forms part of Glasgow's grandest area of 19th-century residential planning and architecture. In 1898, the dentist Oswald Fergus employed John Honeyman & Keppie to add a two-storey rear extension to number 12, at the W. end of the terrace. It is not known why he chose the firm, but three months earlier they had designed a comparable rear extension for the artist Archibald Kay, a short distance away at 11 Berkeley Terrace, which Fergus may have

seen under construction. He may also have known John Keppie through the Glasgow Art Club. ²

Two sets of drawings were submitted for approval by the Glasgow Dean of Guild Court. The earlier, dated June 1898, shows a laundry and coal store on the ground floor, with a billiard room and a surgery for Fergus's dental practice above. On the later set, dated July, there are some minor differences: what was the surgery is described simply as a 'room', and the position of its fireplace has been changed.

Exterior

Only the S. elevation facing the back lane rises above the utilitarian. It has two curved gables of different widths, reflecting the different sizes of the two principal rooms. The curves, however, mask the triangular pitched roofs behind, an example of the kind of 'deception' that Mackintosh had held up for criticism in his lecture on 'Architecture' of c. 1892. ³ The most striking detail is the cornice, which snakes up and down over both gables in one continuous length.



The ground floor was for the use of servants. It was entered either from the back lane or from the yard (or 'green') separating it from the basement of the original house, where the kitchen and other service accommodation were located. The first-floor, including the billiard room, was quite separate. It was entered from the elevated ground floor of the house via an L-shaped corridor, supported on exposed steel or iron beams and cast-iron columns.



The walls of the extension are brick with stone dressings, all now (2014) painted and partly roughcast. The floors are concrete, the roofs slated. Next to the entrance to the corridor is a small addition for a pantry, little more than a projecting window. This alone is in sandstone to match the original house.



Interior

Because of the difference in floor level between the original house and the extension, the corridor includes a short flight of steps. Windows along the side overlooking the yard are largely filled with obscure glass, admitting daylight while hiding the unattractive outlook and preserving the privacy of those within. The pattern of the leading, with a curvilinear motif set against a grid of quarries, has parallels in Mackintosh's earlier furniture for Gladsmuir. ⁴ John Honeyman & Keppie's job-book entry does not record who supplied the glass.



The corridor and the two principal first-floor rooms have open timber roofs. A drawing by Mackintosh for the corridor survives, along with another for the billiard room panelling (the panelling is no longer visible, having been removed or covered over c. 1998). ⁵ The style of the panelling has been likened to that of 1897 at Craigie Hall, and the roof trusses to those designed for 233 St Vincent Street in 1898–9. ⁶ The billiard room chimneypiece is still in position, flanked by tapering square columns with broad, flat capitals; the windows in both principal rooms have comparable surrounds. All the interior woodwork is now painted white, but the original dark grey-green finish is visible in places.



Later changes

In 1998 the extension was converted into a self-contained dwelling, entered from Somerset Place Mews. A staircase was inserted within the former laundry.

People

Clients:

- Oswald Fergus

Contractors:

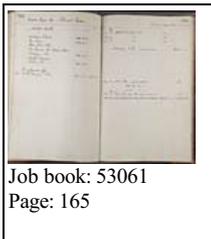
- M. Campbell Duff & Sons
- Claud Hamilton Ltd
- E. C. Morgan & Son
- A. & J. Scott

Job Book

The job books of Honeyman & Keppie (later Honeyman, Keppie & Mackintosh) are now held by The Hunterian, University of Glasgow and include four volumes related to the Mackintosh period. The books were used by the firm to keep a project-by-project, day-by-day record of contractors, suppliers and expenditure. The name of a project and/or client is usually at the top of the left-hand page, followed by information about tradesmen who tendered. The name of the measurer (quantity surveyor) is usually at the top of the right-hand page, followed by information about payments to contractors and suppliers. All of the data for M157 is entered in the tables below.

Page numbering is not consistent in the job books. Sometimes a single number refers to a double-page spread and sometimes each page is individually numbered. Here, each image of a double-page spread is identified by the number given at the top of the left-hand page. (Images of all of the pages from the four job books can be found at [Browse Job Books](#), [Visit Book and Cash Book](#).)

The following information about M157 has been extracted from the job books:



Client: Oswald Fergus

Measurer: M. Campbell Duff & Sons

Tenders:

Contractor	Type	Address	Date	Value	Accepted
Hutcheson & Grant	artificer work	no data in job book	no data in job book	£1066 18s 7d	no
Thomas Brown	artificer work	no data in job book	no data in job book	£1024 13s 11d	no
Robert Corbet & Sons	artificer work	no data in job book	no data in job book	no data in job book	no
George Ferguson	artificer work	144 Gardner Street	no data in job book	no data in job book	no
E. C. Morgan & Sons	artificer work	no data in job book	no data in job book	£948 8s 1d	no
Matthew Henderson	artificer work	no data in job book	no data in job book	no data in job book	no
Guthrie & Co.	artificer work	no data in job book	no data in job book	£961 18s 6d	no
E. C. Morgan & Son	artificer work	no data in job book	30 August 1898	£791 12s 11d ¹	yes

Payments (trades):

Name	Type	Payment out sum
E. C. Morgan & Son	artificer work	First installment: 14 October 1898 Final installment: 20 June 1899 £901 0s 0d

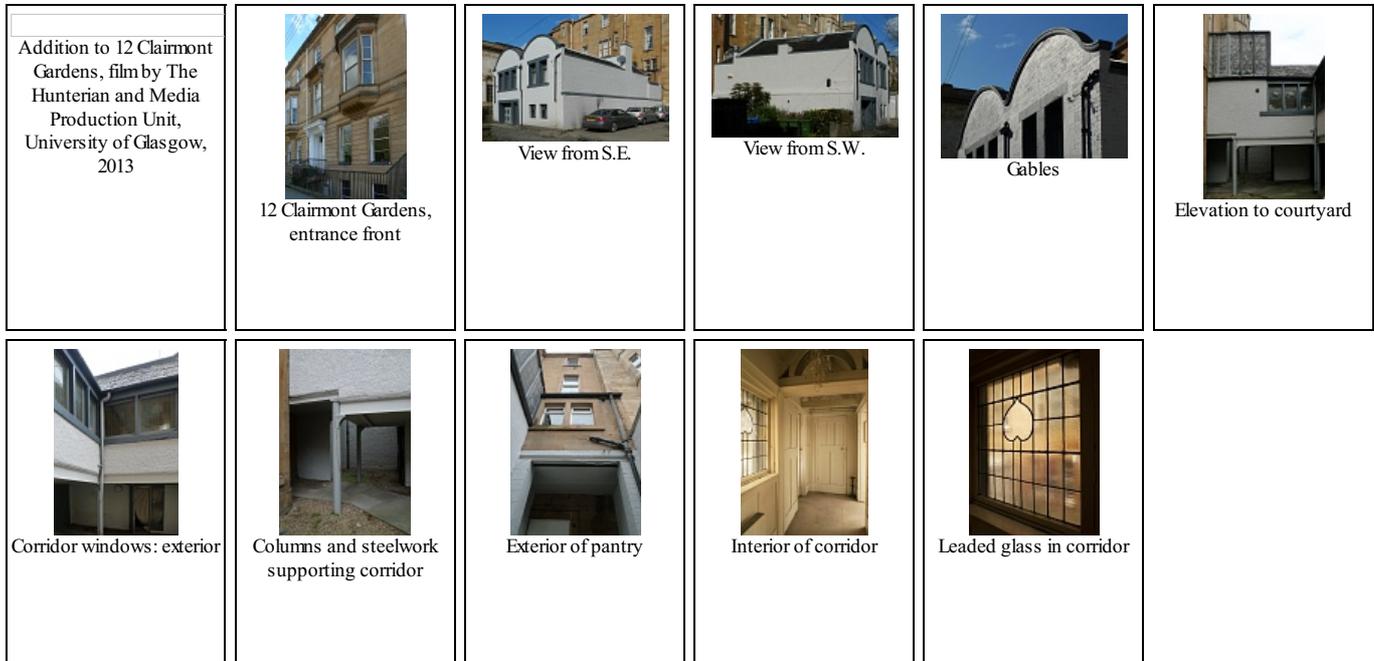
Payments (suppliers):

Name	Service	Payment date	Payment sum
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A. & J. Scott	'painter work'	14 August 1899	£47 0s 0d
Claud Hamilton Ltd	'electric lighting'	7 November 1900	£36 16s 6d

Documents

Images



Bibliography

Published

- Roger Billcliffe, *Charles Rennie Mackintosh: The Complete Furniture, Furniture Drawings and Interior Designs*, Moffat, Dumfriesshire: Cameron & Hollis, 4th edn, 2009, pp. 67–8

Notes:

- 1: Glasgow City Archives Collection: Glasgow Dean of Guild plans, TD1309/A/117.
- 2: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 7, 19.
- 3: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 7, 19.
- 4: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 7, 19.
- 5: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 7, 19.
- 6: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 7, 19.
- 7: Information from owner (2012).
- 8: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 284.
- 9: Both were present at the Club's annual dinner in November 1895: *Glasgow Herald*, 23 November 1895, p. 6.
- 10: Charles Rennie Mackintosh, 'Untitled Paper on Architecture', in Pamela Robertson, ed., *Charles Rennie Mackintosh: The Architectural Papers*, Wendlebury, Oxon: White Cockade in association with the Hunterian Art Gallery, 1990, p. 194.
- 11: Roger Billcliffe, *Charles Rennie Mackintosh: The Complete Furniture, Furniture Drawings and Interior Designs*, Moffat, Dumfriesshire: Cameron & Hollis, 4th edn, 2009, pp. 30–1, 43.

12: Information from current owner (2012).

13: Roger Billcliffe, *Charles Rennie Mackintosh: The Complete Furniture, Furniture Drawings and Interior Designs*, Moffat, Dumfriesshire: Cameron & Hollis, 4th edn, 2009, pp. 67–8.

14: 'Amended offer.'

Mackintosh Architecture: Context, Making and Meaning

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