



# M113 Additions to 25 Balmano Street and 8–12 Tarbet Street

## Introduction

John Honeyman & Keppie made additions and alterations to three tenement stair wells to provide W.C.s on the ground, first, second and third floors. Two of the additions were at the rear of the buildings; the third was interior alteration. The additions were made in line with the 1892 Burgh Police (Scotland) Act which required that, where not already existing, an indoor water supply, water closets and drainage should be introduced to every domestic building. <sup>1</sup>

**Authorship:** Although not yet a practice partner, Mackintosh signed one of the three drawings submitted to the Glasgow Dean of Guild Court; the others are signed by John Keppie. Mackintosh does not appear to have been the draughtsman of these drawings.

**Cost from job book:** £196 8s ½d

**Status:** Demolished

**Grid reference:** NS 5979 6542

## Chronology

### 1895

September: Earliest date of drawing submitted to the Glasgow Dean of Guild Court. <sup>1</sup>

21 November: Plans approved by the Glasgow Dean of Guild Court. <sup>2</sup>

### 1896

16 March: Contractor paid. <sup>3</sup>

## Description

## People

### Clients:

- James McMichael & Son

### Contractors:

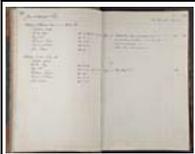
- George Candlish
- Spittal Brothers

## 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 M113 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 M113 has been extracted from the job books:



Job book: 53061  
Page: 49

**Client:** James McMichael & Son

**Measurer:** George Candlish

**Tenders:**

Contractor	Type	Address	Date	Value	Accepted
Spittal Brothers	artificer	no data in job book	no data in job book	£181 10s 5½d	yes (no data in job book)
Kay & Co.	artificer	no data in job book	no data in job book	£180 6s 11d	no
Hutcheson & Grant	artificer	no data in job book	no data in job book	£175 2s 7d	no
Daniel McCallum	artificer	no data in job book	no data in job book	£175 16s 10d	no
John Baxter	artificer	no data in job book	no data in job book	£198 15s 0d	no

**Payments (trades):**

Name	Type	Payment out sum
Spittal Brothers	artificer	<b>Payment date:</b> 16 March 1896 £196 8s ½d <sup>1</sup>

## Documents

## Images

## Bibliography

### Notes:

- 1: Para. 246, Ch. 55 Burgh Police (Scotland) Act 1892 in *General Public Acts 55 & 56 Vict*, HMSO, p. 462.
- 2: Glasgow City Archives Collection: Glasgow Dean of Guild Court plans, B4/12/1/4222.
- 3: See inscription on block plan. Glasgow City Archives Collection: Glasgow Dean of Guild Court plans, B4/12/1/4222.
- 4: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 50.
- 5: 'framed instead of batten doors. 2.00, iron services pipe instead of lead. 4.10.10 upper walls cemented instead of plaster. 2.15'; including £5 6s 9d for 'general jobbings'.

## Mackintosh Architecture: Context, Making and Meaning

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