

M135 Additions and alterations to Altskeith

Introduction

John Honeyman & Keppie added a large two-storey extension to this simple rural house, and carried out internal alterations and repairs.

Authorship: This is one of over 270 jobs carried out in the office of John Honeyman & Keppie (Honeyman, Keppie & Mackintosh from 1901) during Mackintosh's time there. Mackintosh undoubtedly worked on many of these, but there is no specific evidence for his involvement in this case.

Cost from job book: £1,835 12s 1½d

Status: Standing building

Current use: Self-catering holiday accommodation (2014)

Grid reference: NN 4692 0214

Chronology

1833

First visit to Loch Ard by Joynson family members. Altskeith was a lively inn at this date. ¹

c. 1896

Tenders submitted at an unknown date. No payments are recorded. ²

1896

23 December: Contractor tenders submitted. ³

1898

25 October: Earliest payment to contractor. ⁴

1899

30 June: Latest payment to contractor. ⁵

Description

Altskeith is one of two houses at Loch Ard altered by John Honeyman & Keppie during the 1890s for members of the Joynson family. The other is The Glassert. Prior to the additions and alterations made in 1896–9, Altskeith was a modest, symmetrical two-storey roughcast house, and sometime inn, with pitched slated roof, a canted-bay window to the front and attached single-storey outbuilding, probably built in the 18th century. Stone urns embellished the roofline and the porch.



The job-book entry shows that initially E. Walter Joynson, owner of The Glassert, commissioned work at Altskeith. Undated tenders for 'artificer work' were submitted but no payments were made; presumably no work was carried out. ¹ In December 1896, Hutcheson & Grant tenders were accepted for various types of work. By this time, the client recorded in the job book was R. A. Joynson, probably E. Walter's brother, Richard. ²

No drawings or records revealing the precise details of the building work or its schedule have been discovered. Honeyman & Keppie enlarged the house considerably. A two-bay, two-storey building was added at the W. end, replacing the earlier single-storey room. At the front (S.) the addition has an asymmetrical double gable set perpendicular to the earlier gable end of the house and supported on a sandstone Roman Doric column to create a recessed porch. At the W. there is a single gable with canted bay window on the ground floor. The walls are roughcast and limewashed rubble with ashlar sandstone margins and a moulded sandstone stringcourse. Matching ashlar sandstone window dressings appear to have been added to the old part of the house at the same time – at least they are not visible in the earlier photograph. Inside, the 1896 addition comprises a wide hall with stairs and two large rooms on the ground floor and bedrooms and a bathroom on the first floor.



A flat-roofed single-storey structure in matching materials was added at the rear at a later date. A conservatory was added to the W. elevation before 2002. Few original features survive inside following the conversion to a holiday home before 2002. ³



People

Clients:

- E. Walter Joynson
- R. A. Joynson

Contractors:

- John Bryden & Sons
- J. & W. Guthrie & Andrew Wells
- Hutcheson & Grant
- William Kemp & Co.
- Archibald Livingstone & Sons
- Livingston & Hill
- R. Murdoch

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 M135 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 M135 has been extracted from the job books:



Job book: 53061
Page: 61

Client: E. Walter Joynson

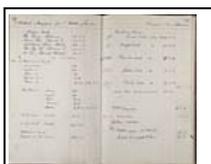
Measurer: Livingston & Hill

Tenders:

Contractor	Type	Address	Date	Value	Accepted
Thomas Brown	artificer	Rottenrow	no data in job book	£384 12s 3d	no data in job book
Morgan & Sons	artificer	Elderslie Street	no data in job book	£609 9s 5d	no data in job book
Hutcheson & Grant	artificer	Pitt Street	no data in job book	£563 0s 9d	no data in job book
Thomas Kay & Co.	artificer	Cathedral Street	no data in job book	£612 2s 4d	no data in job book

William Law	artificer	Burnside, Kilsyth	no data in job book	£763 3s 11d	no data in job book
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Phase 2: Additions and alterations, 1896–9



Job book: 53061
Page: 61

Client: R. A. Joynson

Tenders:

Contractor	Type	Address	Date	Value	Accepted
Hutcheson & Grant	mason	no data in job book	23 December 1896	£655 0s 0d	yes ()
Thomas Brown	mason		23 December 1896	£747 0s 0d	no
Hutcheson & Grant	wright	no data in job book	23 December 1896	£451 0s 0d	yes ()
Thomas Brown	wright	no data in job book	23 December 1896	£436	no
Hutcheson & Grant	slater	no data in job book	23 December 1896	£99 0s 0d	yes (no data in job book)
Thomas Brown	slater	no data in job book	23 December 1896	£97 12s 0d	no
Hutcheson & Grant	plumber	no data in job book	23 December 1896	£55 19s 0d	yes (no data in job book)
Thomas Brown	plumber	no data in job book	23 December 1896	£59 3s 0d	no
Hutcheson & Grant	plasterer	no data in job book	23 December 1896	£74 8s 8d	yes ()
Thomas Brown	plasterer	no data in job book	23 December 1896	£70 11s 4d	no
R. Murdoch	painter	no data in job book	23 December 1896	£37 14s 0d	yes ()
A. & J. Scott	painter	no data in job book	23 December 1896	£59 6s 6d	no
Hutcheson & Grant	repairs in old house	no data in job book	23 December 1896	£23 0s 0d	yes ()

Payments (trades):

Name	Type	Payment out sum	Measurer fee payments
Hutcheson & Grant	mason	Payment date: 10 January 1899 £644 18s 8½d	£13 0s 0d
Hutcheson & Grant	wright	Payment date: 10 January 1899 £454 16s 7½d	£9 0s 0d
Hutcheson & Grant	plumber	Payment date: 10 January 1899 £93 7s 2d	£1 17s 6d
Hutcheson & Grant	slater	Payment date: 10 January 1899 £95 13s 6d	£1 18s 0d
Hutcheson & Grant	plasterer	Payment date: 10 January 1899 £66 8s 1½d	£1 7s 6d
Hutcheson & Grant	alterations and repairs	Payment date: 10 January 1899 £236 12s 6d	
R. Murdoch	painter	Payment date: 30 June 1899 £70 7s 3d	

Payments (suppliers):

Name	Service	Payment date	Payment sum
William Kemp & Co.	no data in job book	no data in job book	£80 11s 4d
J. & W. Guthrie & Andrew Wells	no data in job book	no data in job book	no data in job book
John Bryden & Sons	no data in job book	25 October 1898	£19 1s 0d
Archibald Livingstone & Sons	no data in job book	no data in job book	£54 6s 0d

Documents

Images



Bibliography

Published

- P. W. Gaddum, *Henry Theodore Gaddum: His Forebears and His Family*, Manchester: privately printed, 1973
- Peter Joynson (compiled by) *Local Past*, privately printed, 1996, p. 198

Unpublished

- Stirling Council Archives: Perthshire Valuation Rolls, Western District, Aberfoyle Parish, 1896–7, PC2/1/42, pp. 453–4

Notes:

- 1: Peter Joynson, compiler, *Local Past*, Privately printed, 1996, p. 198.
- 2: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 61.
- 3: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 61.
- 4: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 62.
- 5: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 62.
- 6: The chronology of the job book suggests that these tenders date to 1896.
- 7: P. W. Gaddum, *Henry Theodore Gaddum: His Forebears and His Family*, Manchester: privately printed, 1973, p. 78; an abridged family tree of the Joynsons and interrelated families from Cheshire and Lancashire who lived and holidayed at Loch Ard is given.
- 8: Information supplied by current owners (since 2002), on visit on 18 May 2011.

Mackintosh Architecture: Context, Making and Meaning

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