

M063 Additions and alterations to 220 St Vincent Street

Introduction

John Honeyman & Keppie converted this former private house into business premises for Alexander Miller, Brother & Co., Africa merchants. ¹ Drawings submitted to the Glasgow Dean of Guild Court show a new single-storey building with partially glazed pitched roof at the N. added between the existing house and outbuildings in which there was a counting house. The addition was connected to the house via a short glazed corridor. Minor alterations were also made to the internal layout of the house, and W.C.s and safes were installed. The building was altered in 1932 by James Miller. By 1987, the interior had been comprehensively remodelled by Keppie, Henderson & Partners; the stone facade to St Vincent Street was retained. ²

John Honeyman & Keppie carried out alterations at Lyndhurst, the house of company partner George Miller, in 1895–6. ³

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: £904 1s 3½d

Status: Standing building; interior remodelled

Current name: 220 St Vincent Street

Current use: Commercial (2014)

Listing category: B: Listed as '202–28 (even nos) St Vincent Street'

Historic Scotland/HB Number: 33163

RCAHMS Site Number: NS56NE 470

Grid reference: NS 58521 65558

Chronology

1891

15 December: 'Got instructions from Mr Miller as to above property'. ¹

19 December: 'Took plans to Mr Miller of house & discussed proposed alterations'. ²

1892

18 January: Plans approved by Glasgow Dean of Guild Court. ³

21 January: Contractor tenders submitted. ⁴

5 July: Earliest payment to contractor. ⁵

3 November: Latest payment to contractor. ⁶

1893

12 January: 'Sent drawing of stable at back & proposed alteration on [it]'. ⁷

Description

People

Clients:

- Alexander Miller

Contractors:

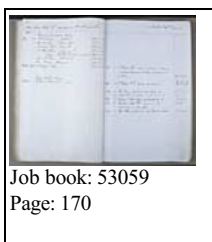
- C. T. Bowie, Fisher & Co.
- Buchans & MacIntyre
- M. Campbell Duff & Sons
- Fyfe & Allan
- Thomas Main
- E. C. Morgan & Son
- J. Scott & Co.

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 M063 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 M063 has been extracted from the job books:



Job book: 53059
Page: 170

Client: Alexander Miller

Measurer: M. Campbell Duff & Sons

Tenders:

Contractor	Type	Date	Value	Accepted
P & W Anderson	artificer	21 January 1892	£768 1s 1½d	no
Alex Eadie & Sons	artificer	21 January 1892	£676 0s 0d	no
Hutcheson & Grant	artificer	21 January 1892	£699 3s 6d	no
William Allan & Cowan	artificer	21 January 1892	£788 6s 4d	no
Baxter	artificer	21 January 1892	£732 8s 10d	
Daniel McCallum	artificer	21 January 1892	£715 14s 7d	no
Thomas Brown	artificer	21 January 1892	£692 19s 3d	no
E. C. Morgan & Son	artificer	21 January 1892	£656 15s 5d	yes (30 January 1892)
C. T. Bowie, Fisher & Co.	painter	no data in job book	'rates'	yes (13 April 1892)

Payments (trades):

Name	Type	Payment out sum
E. C. Morgan & Son	artificer	Payment date: 11 October 1892 £767 19s 10d ¹
C. T. Bowie, Fisher & Co.	painter	Payment date: 1 November 1892 £65 2s 11½s

Payments (suppliers):

Name	Service	Payment date	Payment sum
Thomas Main	'fireplaces and tile hearths etc'	5 July 1892	£21 7s 6d
J. Scott & Co.	'gas lights as per estimate'	27 July 1892	£16 0s 0d
Fyfe & Allan	'fitting up new wash out closet'	4 August 1892	£5 10s 6d
Buchans & MacIntyre	'gas brackets etc. as per estimate'	9 October 1892	

Measurer fee payment: £25 2s 0d (3 November 1892 ²)

Documents

Images

Bibliography

Published

- Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, pp. 236–7

Notes:

1: In 1890–1, a Mrs William Connal was living at this address. *Glasgow Post Office Directory*, 1891–2, p. 846. By 1892–3 the building was occupied by Alexander Miller, Brother & Co.: *Glasgow Post Office Directory*, 1892–3, p. 872.

2: Historic Scotland, listed building report 33163; Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 236.

3: In 1892–3 George Miller is described as being 'of Alex. Miller, Brother & Co.', suggesting he held a senior position: *Glasgow Post Office Directory*, 1892–3, p. 443.

4: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 18.

5: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 18.

6: See inscription in top left of the block plan. Glasgow City Archives Collection: Dean of Guild Court plans, B4/12/1/1689.

7: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 170.

8: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 170.

9: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 170.

10: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 18.

11: 'including alterations on basement and jobbing throughout the house & asphaltting etc. in stable.'

12: 'measurers a/c for alterations on top flat'.

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