

M171 Additions to 53 Muslin Street

Introduction

John Honeyman & Keppie made an addition at the rear of a tenement building to provide W.C.s at the ground and first floors of the stair tower. The addition was made in line with the 1892 Burgh Police (Scotland) Act which required that, where not already existing, an indoor water supply, indoor water closets and drainage should be introduced to every domestic building. ¹

Authorship: The style of the lettering and layout of the drawing submitted to the Glasgow Dean of Guild Court suggest the involvement of Mackintosh as draughtsman.

Cost from job book: £91 5s 5d

Status: Demolished

Grid reference: NS 6085 6374 (approximate)

Chronology

1899

15 June: Glasgow Dean of Guild Court approves W.C. additions ¹

8 August: 'Operations commenced' on site. ²

1900

4 January: Final visit from the Dean of Guild inspector. ³

c. 1962

Bridgeton and Dalmarnock declared a Comprehensive Development Area. Tenements demolished. ⁴

Description

The construction of additions to tenements for indoor W.C.s was one of the most common types of work carried out by John Honeyman & Keppie during the 1890s and was a response to the sanitary improvements required by the 1892 Burgh Police (Scotland) Act, which stipulated that, where not already existing, an indoor water supply, indoor water closets and drainage should be introduced to every domestic building. ¹ The firm carried out many such jobs, including 34 Carrick Street and 110–118 Holm Street.

The three-storey tenement in Muslin Street contained two two-roomed flats and two single apartments – known as 'single ends' – on each floor and was typical of tenements built in the E. end of Glasgow in the 1830s and 1840s to house industrial workers. These 12 dwellings, and perhaps others, would have shared a single outdoor privy in the back yard. ² In this district, Bridgeton, with its many brickworks, tenement buildings like this were frequently built in brick, at least at the rear. ³ John Honeyman and Keppie's small and simple addition was also constructed in brick. A note on the drawing dating three days prior to approval from Glasgow Dean of Guild Court states that the 'windows will be built of white enamel bricks.'

Life in Muslin Street was captured in 1896 in a painting by John Quinton Pringle, a good friend of Mackintosh at the Glasgow School of Art.



People

Clients:

- Trustees of the late Gavin Paterson

Contractors:

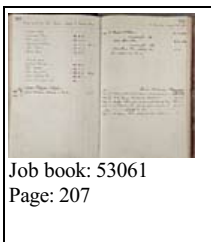
- Daniel McCallum
- Moses Speirs & Son

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 M171 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 M171 has been extracted from the job books:



Job book: 53061
Page: 207

Client: Trustees of the late Gavin Paterson

Measurer: M. Campbell Duff & Sons

Tenders:

Contractor	Type	Address	Date	Value	Accepted
Hutcheson & Grant	artificer	no data in job book	no data in job book	£68 8s 7d	no
E. C. Morgan & Son	artificer	no data in job book	no data in job book	£54 10s 11d	no
Daniel McCallum	artificer	no data in job book	no data in job book	£44 2s 11d	yes (no data in job book)
Thomas Brown	artificer	no data in job book	no data in job book	£56 8s 7d	no
Spittal Brothers	artificer	no data in job book	no data in job book	£50 4s 0d	no
Wallace & Connell	plumber	no data in job book	no data in job book	£28 13s 2d	no
Fyfe & Allan	plumber	no data in job book	no data in job book	£23 0s 0d	no
Moses Speirs & Son	plumber	no data in job book	no data in job book	£23 10s 0d ¹	yes (no data in job book)
James Ingleton & Co.	plumber	no data in job book	no data in job book	£23 15s 0d	no
James Johnstone & Son	plumber	no data in job book	no data in job book	£25 0s 0d	no

Payments (trades):

Name	Type	Payment out sum	Measurer fee payments
Daniel McCallum	artificer	Payment date: 16 August £51 10s 2½d	£1 10s 0d
Moses Speirs & Son	plumber	Payment date: 16 August £39 15s 2½d ²	£1 1s 0d

Documents

Images

Bibliography

Published

- Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 464
- Frank Worsdall, *The Tenement: A Way of Life*, Edinburgh: W. & R. Chambers, 1979

Unpublished

- Glasgow City Archives Collection: Dean of Guild Court, Register of Inspections, D-OPW 25/29, p. 41

Notes:

- 1: Para. 246, Ch. 55, Burgh Police (Scotland) Act 1892, *General Public Acts 55 & 56 Vict*, HMSO, 1892, p. 462.
- 2: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/29, p. 41.
- 3: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/29, p. 41.
- 4: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/29, p. 41.
- 5: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 464.
- 6: Paragraph 246, Ch. 55, Burgh Police (Scotland) Act 1892, *General Public Acts 55 & 56 Vict*, HMSO, 1892, p. 462.
- 7: Frank Worsdall, *The Tenement: A Way of Life*, Edinburgh: W. & R. Chambers, 1979, pp. 83–4.
- 8: Frank Worsdall, *The Tenement: A Way of Life*, Edinburgh: W. & R. Chambers, 1979, p. 33.
- 9: £24 0s 0d entered above.
- 10: Including £10 10s 0d 'jobbing a/c for adjoining houses'.

Mackintosh Architecture: Context, Making and Meaning

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