

M180 Alterations for Queen Margaret College Settlement Association

Introduction

John Honeyman & Keppie made alterations to convert an existing Girls' Club hall and classrooms into residential premises, and renovated a second hall for the Settlement associated with Queen Margaret College. Later, as Honeyman, Keppie & Mackintosh, they carried out repairs to roofs and drains.

Authorship: John Keppie's name is recorded in the Settlement Association minutes and he appears to have been in charge of this project. However, when the practice returned to carry out work to the roofs and drains in 1902, Mackintosh was recorded in the minutes as recommending one of the contractor tenders over another.

Cost from job book: £447 6s 3d

Status: Demolished

Grid reference: NS 5751 6545

Chronology

1897

May: Queen Margaret College Settlement Association founded 'to promote the welfare of the poorer people, chiefly of the women and children, in the Anderston district of Glasgow'. ¹

1900

February: Mrs Eliza Lauder and Miss Jane Allan, sisters of Robert S. Allan, offer a lease on the property belonging to them at 75 Elliot Street, Anderston. The building, also entered via 66 Port Street, was constructed to house the Anderston Girls' Clubs. The offer was on the understanding that the Settlement Association would take over running the Clubs. ²

22 February: A special meeting of the Queen Margaret College Settlement Association committee is convened to consider the offer. By this date £320 has been raised towards building alterations. The committee is certain that a further £150–£200 could be raised for later work, furnishings etc. ³

6 March: Mrs Lauder expresses pleasure that the Settlement Association accepts the offer. The secretary is 'instructed to ask Mr Keppie to undertake the alterations, to draw up plans and arrange with contractors so that the work might begin at the end of May'. Miss Janet Galloway, executive council member, and the secretary to make arrangements with John Keppie. £349 11s 0d raised to date towards the alterations fund. ⁴

26 March: Plans for proposed alterations viewed and further suggestions made. ⁵

12 May: Miss Galloway reports that Keppie 'had embodied' the suggested alterations. The plans have been sent to Mrs Lauder for approval. ⁶

22 May: Memoranda restate the articles of the lease: the properties at 'Elliot Street and Port Street [are] let as whole'. 'Occupation and use for charitable and philanthropic purposes only and on the condition that the Girls' Club be continued on the same lines as heretofore'. 'Tenants may make structural alterations for their purposes at Elliot Street with consent of proprietors.' ⁷ Estimates from contractors discussed by the committee. Estimated total cost of alterations: £235 6s 10d. ⁸

29 June: Earliest contractor tenders accepted. ⁹

July: A warden is appointed for the Settlement house. Marion Rutherford has trained for a year at the Women's University Settlement in London. ¹⁰

12 September: Progress of alterations discussed and further suggestions made to forward to Keppie. ¹¹

6 October: Cost of additional joiner work: £8 13s 3d. The secretary 'instructed to inform Mr Keppie that the work might be proceeded with.' ¹²

6 December: Letter from Keppie detailing cost, £8 2s 0d, of cleaning and distemping the walls of the large hall. Work to proceed at once. ¹³

December: Warden assumes her post and resides in the Settlement house. ¹⁴

1901

January: Chief Settlement Association activities at this time are the Collecting Savings Bank, Invalid Children's Aid, Saturday playground games, children's play evening and the Girls' Clubs. ¹⁵

2 March: Official opening of Settlement house. ¹⁶

October: Lecture committee established. Invited speakers include Grace Paterson of Glasgow School Board and Miss Mary Ward of the Passmore Edwards Settlement, London. ¹⁷

1902

14 January: Since the previous committee meeting, Keppie has examined the Port Street roof of the Settlement house and commissioned Hutcheson & Grant to tender for the repair. Two estimates received from Hutcheson & Grant: £6 10s 0d and £11 0s 0d. 'Mr Mackintosh (of Honeyman, Keppie & Mackintosh) has recommended the former'. Mrs Lauder has agreed. The committee accepts the lower tender. ¹⁸

Spring: A leak on another section of roof is investigated by buildings inspector Robert Aitken. Immediate repair is not necessary: the committee will reconsider the matter in the summer. A leak from basement drains connected to lavatories is discovered. Keppie consulted and West of Scotland Sanitary Association informed. New field drains and asphaltting are required. ¹⁹

30 September: Accounts settled include Daniel McCallum for field drains, £12 0s 0d, and A. McKenzie Ross for the second roof repair, £6 10s 0d. Hutcheson & Grant's account of £6 10s 0d for the roof repair in February has been submitted. The treasurer is authorised to settle the account once approved by Keppie. ²⁰

15 December: Latest payment to contractor. ²¹

1904

Club Superintendent appointed and takes up residence in the Settlement house. ²²

1908

January: An appeal is launched to raise £2000 to buy a new property in Port Street. Later in 1908 Queen Margaret College Settlement moves to 77 Port Street. Anderston Girls' Club continues at 66 Port Street. ²³

1912

Hall and club rooms added at 77 Port Street by another architect. ²⁴

1935

Following the closure of Queen Margaret College, the Settlement is amalgamated with the men's Glasgow University Settlement and together they are reincorporated as Glasgow University Queen Margaret Settlement company. Settlement work continues in Port Street. ²⁵

1966

31 March: The Port Street Settlement closes and the buildings are handed over to the Corporation of Glasgow for demolition during the redevelopment of Anderston. It is likely that the earlier home of the Settlement in Elliot Street is also demolished around this time. By 1966, the work of the Settlement had been transferred to Drumchapel in N.W. Glasgow, where it continues until the 1990s. ²⁶

2011

The legacy of the University of Glasgow Settlement continues – administered by the Students' Representative Council – in the form of student volunteer placements with partner voluntary organisations, mature student bursaries and grants for psychology research projects making a positive social impact on the local community. ²⁷

Description

The Queen Margaret College Settlement Association was founded in May 1897, 'to promote the welfare of the poorer people, chiefly of the women and children, in the Anderston district of Glasgow.' ¹ In March 1900 it accepted an offer of premises at 75 Elliot Street and 66 Port Street, made by Mrs Eliza Lauder and Miss Jane Allan, sisters of Glasgow School Board chairman Robert S. Allan. ² These buildings had been designed for the Allan family by Robert Ewan in 1893, for the use of Anderston Girls' Clubs. There were two sets of large rooms. Each included an assembly hall with stage and glazed roof, two classrooms and a reading room. There were separate entrances on Elliot Street and Port Street, but the rooms were connected internally. Above, there was a three-floor tenement on Elliot Street and a two-storey lodging house on Port Street. ³

The lease permitted the Settlement Association to make structural alterations, and in March 1900 they approached John Keppie to draw up plans to convert the Elliot Street rooms into the Settlement residence and to 'make arrangements with contractors'. ⁴ It is not clear why the practice was chosen for this commission. By 1900, however, it had already designed the Queen Margaret College medical building, and it was probably also significant that in 1899–1900 Keppie's older sister Jane was a member of the Settlement Association committee. ⁵ According to the Association's minutes, Keppie's plans were viewed in March 1900 and after revision were sent to the owners for approval in May. The work was completed by December 1900 when the Settlement warden took up residence. ⁶

No drawings or photographs survive to show the nature of the work carried out, and there is no evidence that Mackintosh was involved. However, when the practice returned to carry out work to the roofs and drains in 1902, he is recorded in the Settlement Association minutes as recommending one of the tenders for roof repairs. ⁷

The Settlement Association remained at 75 Elliot Street until 1908. After fund raising, new premises were purchased a short distance away at 77 Port Street, where a hall and club rooms were added by another, unknown architect in 1912. The Anderston Girls' Clubs continued to operate at 66 Port Street until the 1960s. ⁸

People

Clients:

- Queen Margaret College Settlement Association

Contractors:

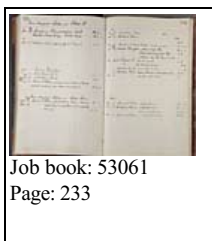
- Robert Aitken
- Anderson & Crawford
- Buchans & MacIntyre
- Hutcheson & Grant
- Daniel McCallum
- McCulloch & Co.
- The Metallic Art Co.
- A. McKenzie Ross

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 M180 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 M180 has been extracted from the job books:



Job book: 53061
Page: 233

Tenders:

Contractor	Type	Address	Date	Value	Accepted
Hutcheson & Grant	artificer	no data in job book	no data in job book	£235 3s 0d	yes (29 June 1900)
Buchans & MacIntyre	kitchen range	no data in job book	no data in job book	£13 0s 0d	yes (29 June 1900)
Hutcheson & Grant	roof repairs	no data in job book	30 December 1901	£6 10s 0d	yes (17 January 1902)
Daniel McCallum	field drains	no data in job book	no data in job book	£12 0s 0d ¹	yes (26 April 1902)
Daniel McCallum	asphalting & ventilating	no data in job book	no data in job book	£31 10s 0d ²	yes (19 September 1902)

Payments (trades):

Name	Type	Payment out sum
Hutcheson & Grant	artificer	First installment: 19 October 1900 Final installment: 2 October 1901 £319 10s 0d

Buchans & MacIntyre	kitchen range	Payment date: 27 December 1901 £13 0s 0d
Daniel McCallum	field drains	Payment date: 17 September 1902 £12 0s 0d
Daniel McCallum	roof repairs	Payment date: 1 October 1902 £11 10s 0d ³
Daniel McCallum	asphalting & ventilating	Payment date: 15 December 1902 £22 12s 0d

Payments (suppliers):

Name	Service	Payment date	Payment sum
Anderson & Crawford	'jobbing on roofs: Club. picking & plastering walls Club. jobbing on roofs Port Street. Miss Allan.'	29 July 1901	£25 15s 0d
McCulloch & Co.	painting	18 September 1901	£12 8s 6d
The Metallic Art Co.	'name plate at door'	18 September 1901	£1 1s 3d
Hutcheson & Grant	'slapping 2 windows in gable & fitting sa[...].'	18 September 1901	£13 10s 0d
Hutcheson & Grant	'plumber work extras'	2 October 1901	£16 0s 0d

Documents

Images

Bibliography

Published

- Robert Hamilton and Jean MacLeay, *Glasgow University Settlement: A Centennial History* Glasgow: University of Glasgow, 1998, p. 15

Unpublished

- University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1
- University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1
- University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/2
- University of Glasgow Archive Services: Queen Margaret College Settlement Association, memoranda regarding lease of Elliot Street house, GB0248 DC22/1/5/1

Notes:

1: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 1.

2: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 1; *Glasgow Post Office Directory*, 1899–1900, p. 746.

3: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 22 February 1900.

4: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 6 March 1900.

5: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 26 March 1900.

6: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 12 May 1900.

- 7: University of Glasgow Archive Services: Queen Margaret College Settlement Association, memoranda regarding lease of Elliot Street house, estimates for alterations, 22 May 1900, GB0248 DC22/1/5/1.
- 8: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 22 May 1900.
- 9: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh job book, GLAHA 53061, p. 233.
- 10: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 2.
- 11: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 12 September 1900.
- 12: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 6 October 1900.
- 13: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 6 December 1900.
- 14: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 2.
- 15: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 2.
- 16: *Scotsman*, 4 March 1901, p. 6.
- 17: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 2.
- 18: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/2, 14 January 1902.
- 19: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/2, 11 February, 8 April, 2 May and 20 May 1902.
- 20: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/2, 14 January 1902, 30 September 1902.
- 21: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh job book, GLAHA 53061, p. 233.
- 22: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 3.
- 23: Robert Hamilton and Jean MacLeay, *Glasgow University Settlement: A Centennial History* Glasgow: University of Glasgow, 1998, p. 15; *Glasgow Post Office Directory*, 1909–10, p. 963.
- 24: Robert Hamilton and Jean MacLeay, *Glasgow University Settlement: A Centennial History* Glasgow: University of Glasgow, 1998, p. 15.
- 25: Robert Hamilton and Jean MacLeay, *Glasgow University Settlement: A Centennial History* Glasgow: University of Glasgow, 1998, p. 25; *Scotsman*, 30 November 1935, p. 9.
- 26: Robert Hamilton and Jean MacLeay, *Glasgow University Settlement: A Centennial History* Glasgow: University of Glasgow, 1998, p. 35.
- 27: www.glasgowstudent.net/volunteer/settlement/ [accessed 14 March 2011].
- 28: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 1.
- 29: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 6 March 1900.
- 30: Glasgow City Archives Collection: Dean of Guild Court plans, B4/12/2473.
- 31: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, 6 March 1900; University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 1.
- 32: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/1, p. 85. Jane Keppie was a non-graduate student member of the committee (i.e. a former student of Queen Margaret College who had completed her studies before the Universities Act of 1889 permitted female students to graduate from higher education institutions).
- 33: University of Glasgow Archive Services: *Chronology of Events in the Growth of Queen Margaret College Settlement Glasgow*, Glasgow: Queen Margaret College Settlement, June 1907, GB0248 DC22/1/1/1, p. 2.

34: University of Glasgow Archive Services: Queen Margaret College Settlement Association minutes, GB0248 DC22/1/3/2, 14 January 1902.

35: Robert Hamilton and Jean MacLeay, *Glasgow University Settlement: A Centennial History* Glasgow: University of Glasgow, 1998, pp. 15, 35.

36: For 'field drain pipes in basement'.

37: For 'asphalting under floor and ventilating openings.'

38: For 'rooflights etc' and 'repairing roof per est[imate].'

Mackintosh Architecture: Context, Making and Meaning

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