

# M181 Addition to 224 St Vincent Street

## Introduction

Built as a terraced house in the early 19th century, 224 St Vincent Street was already in commercial use by the 1880s. In 1900 John Honeyman & Keppie designed a rear addition containing suites of offices.

**Authorship:** Mackintosh was evidently involved in this project. The drawings submitted to the Glasgow Dean of Guild Court for approval have annotations in his handwriting, and one appears to have been drawn by him. The job-book entry is also partly written in his hand.

**Alternative addresses:** West George Lane

**Cost from job book:** £4417 19s 8d

**Status:** Addition demolished; original house rebuilt behind preserved facade

**Current use:** Commercial (2014)

**Listing category:** B

**Historic Scotland/HB Number:** 33163 (202–228 St Vincent Street)

**RCAHMS Site Number:** NS56NE 472

**Grid reference:** NS 58506 65563

## Chronology

### 1900

February–April: Plans for addition drawn by John Honeyman & Keppie. <sup>1</sup>

### 1901

25 April: Plans approved by Glasgow Dean of Guild Court. <sup>2</sup>

7 June: Work commenced on site. <sup>3</sup>

### 1902

15 January: Slating in progress. <sup>4</sup>

April–May: Finishing interior. <sup>5</sup>

### 1987

Demolished and rebuilt behind preserved facade, along with most of the surrounding terrace. <sup>6</sup>

## Description

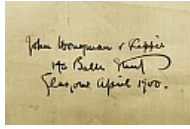
The terrace of houses at 202–228 St Vincent Street was built c. 1830–5. <sup>1</sup> It was part of the residential development of the Blythswood estate as a 'new town', W. of Glasgow's medieval and 18th-century centre. By the later 19th century, as affluent citizens moved further out to the developing West End and southern suburbs, the Blythswood houses started to be converted to commercial uses: Post Office directories show that 224 was already in business occupation by the 1880s.

In 1900 the successful provision merchant Alexander Massey employed John Honeyman & Keppie to design a rear extension containing further office suites, not for his own occupation but as a speculative development. The drawings are dated February and April 1900, but they were not approved by the Glasgow Dean of Guild Court until the following April. <sup>2</sup>

The extension was demolished c. 1987, and no photographic record has come to light, so the drawings are the only evidence of its appearance. It consisted of

three storeys above a basement, like the original house, and it stood on what had been the site of the stables. House and extension were separated by a small yard, but connected by a narrow link at one side, the entrance to the whole building being the original front door of the house. The extension had its own staircase leading to offices on each floor, with generous windows overlooking West George Lane. A single large office with an open timber roof filled most of the top floor. The basement was presumably used for storage: it had no windows, and was connected to the lane by a hoist for deliveries. Toilets were in the link.

Mackintosh evidently worked on this project: the job-book entry is written partly in his hand, he annotated some of the drawings approved by the Glasgow Dean of Guild Court, and the April 1900 drawing of the staircase appears to be by him. Moreover, the signature of John Honeyman & Keppie on this drawing is in Mackintosh's hand, even though he was not yet a partner in the firm. Nevertheless, the design shows little evidence of his creative input.



The drawings show a plain brick exterior – elaboration would not have been appropriate, since the extension was invisible from the street – and an equally simple interior. The stairs with their stone treads supported on cast-iron stringers are typical of John Honeyman & Keppie's larger buildings, such as Martyrs Public School and 137–143 Sauchiehall Street. The roof trusses, too, are of a type familiar from other projects by the practice, such as the exactly contemporary Dunottar at Kilmacolm. Only the top-floor fireplace is at all unusual: the drawing includes front and side elevations, which show an enclosed mantel shelf with a curving profile.



In 1987, 202–228 St Vincent Street were largely demolished and rebuilt behind their preserved early 19th-century facades by Keppie, Henderson & Partners of Glasgow. <sup>3</sup>

## People

### Clients:

- Alexander Massey

### Contractors:

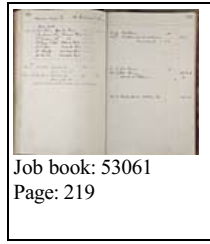
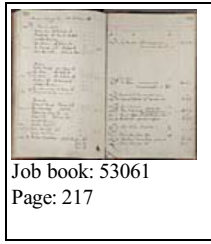
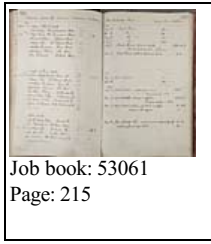
- Robert Aitken
- Hugh Baird
- John Bennie
- Buchans & MacIntyre
- Douglas, Hunter & Whitson
- William Forbes
- Claud Hamilton Ltd
- James Johnston & Son
- Kean & Wardrop
- A. & W. Liddell
- F. R. & C. H. Luke
- Daniel McCallum
- Moses McCulloch & Co.
- John McOwat & Son
- The Metallic Art Co.
- George. W. Sellars & Sons
- Rudolph A. Stoffert

## 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 M181 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 M181 has been extracted from the job books:



**Client:** Alexander Massey

**Measurer:** Douglas, Hunter & Whitson

**Tenders:**

Contractor	Type	Address	Date	Value	Accepted
J. & W. Aitken	mason and brick	255 Pollokshaws Road	3 April 1900	£1422 3s 0d	no
Hugh Baird	mason and brick	231 Commercial Road	3 April 1900	£1331 0s 0d	yes (7 May 1901)
Daniel McCallum	mason and brick	Bothwell Street	3 April 1900	no data in job book	no
Morgan & Sons	mason and brick	37 Elderslie Street	3 April 1900	£1508 0s 0d	no
Matthew Henderson	mason and brick	Grant Street	3 April 1900	£1490 0s 0d	no
Hutcheson & Grant	mason and brick	Pitt Street	3 April 1900	£1556 0s 0d	no
John Kirkwood	mason and brick	28 Hope Street	3 April 1900	£1510 0s 0d	no
A. & W. Liddell	wright and joiner	Thistle Street, South Side	3 April 1900	£614 19s 0d	yes (8 May 1901)
Morgan & Son	wright and joiner	37 Elderslie Street	3 April 1900	£668 0s 0d	no
Matthew Henderson	wright and joiner	Grant Street	3 April 1900	£780 0s 0d	no
Hutcheson & Grant	wright and joiner	Pitt Street	3 April 1900	£691 0s 0d	no
William Allan & Cowan	wright and joiner	27 Seamore Street	3 April 1900	£760 0s 0d	no
William McCall & Sons	wright and joiner	5 Balmano Street	3 April 1900	£695 0s 0d	no
William Cowan & Son	wright and joiner	42 Arlington Street	3 April 1900	£679 0s 0d	no
Archibald McFarlane	wright and joiner	81-83 Cathedral Street	3 April 1900	£649 0s 0d	no
George Laird	wright and joiner	no data in job book	3 April 1900	£624 0s 0d	no
A. & D. MacKay	slater	Oswald Street	3 April 1900	£35 0s 0d	no
James Mearchant	slater	138 Govan Road	3 April 1900	£33 1s 2d	no
John McOwat & Son	slater	98 London Street	3 April 1900	£28 8s 0d	yes (7 May 1901)
A. M. Ross & Son	slater	10 Ann Street	3 April 1900	£30 0s 0d	no
John Anderson	slater	362 Parliamentary Road	3 April 1900	£29 0s 0d	no
Matthew Henderson	slater	no data in job book	3 April 1900	£36 16s 10d	no
William Weir	plumber	69 Nicholas Street	3 April 1900	no data in job book	no

J. W. Black	plumber	214 Main Street, Gorbals	3 April 1900	£150 0s 0d	no
Matthew Henderson	plumber	no data in job book	3 April 1900	£148 13s 7d	no
Fyfe & Allan	plumber	St George's Road	3 April 1900	£154 0s 0d	no
James Johnston & Son	plumber	Renfield Street	3 April 1900	£132 12s 0d	yes (7 May 1901)
Moses Speirs & Son	plumber	Bothwell Street	3 April 1900	£149 16s 6d	no
A. & M. McGilvray	plaster	West Regent Street	3 April 1900	£167 0s 7d	no
John Forbes	plaster	158a Bath Street	3 April 1900	£185 10s 3½d	no
William Forbes	plaster	167 West Graham Street	3 April 1900	£129 6s 10d	yes (4 June 1901)
George Rome & Co.	plaster	136 Waterloo Street	3 April 1900	£180 12s 10d	no
Matthew Henderson	plaster	no data in job book	3 April 1900	£149 4s 11d	no
John Drummond	plaster	92 Sidney Street	3 April 1900	£132 8s 11d	no
The Metallic Art Co.	metalwork	no data in job book	3 April 1900	£11 15s 0d <sup>1</sup>	yes
Galbraith & Winton	tile work	St Vincent Street	3 April 1900	£98 12s 4d	no
Kean & Wardrop	tile work	Bath Street	3 April 1900	£97 1s 6d	yes (7 May 1901)
Staffordshire Tileries Co.	tile work	Bath Street	3 April 1900	no data in job book	no
Youden & Co.	tile work	Bothwell Street	3 April 1900	£108 0s 0d	no
Matthew Henderson	tile work	no data in job book	3 April 1900	£108 0s 0d	no
Claud Hamilton Ltd	electric lighting	no data in job book	1902	£137 5s 0d	yes (5 March 1902)
James Hutchison	electric lighting	no data in job book	1902	£138 0s 0d	no
Buchans & MacIntyre	grates	not recorded	1902	no data in job book <sup>2</sup>	yes (28 May 1902)
George. W. Sellars & Sons	painter	West George Street	no data in job book	£197 8s 8d	yes (17 April 1903)
Charles Carlton & Son	painter	St Vincent Street	no data in job book	£209 19s 3d	no
H. L. Anderson & Co.	painter	St Vincent Street	no data in job book	£209 17s 0d	no
J. C. Bowie & Fisher	painter	Bothwell Street	no data in job book	£219 12s 9d	no
H. & J. Scott	painter	Sauchiehall Street	no data in job book	£222 10 0d	no
William Douglas	painter	West George Street	no data in job book	£205 17s 2d	no
John Orr & Son	painter	Wellington Street	no data in job book	no data in job book	no
John L. Duncan	painter	101 Eglinton Street	no data in job book	£161 7s 5d	no
A. & P. Steven	lift	no data in job book	19 June 1903	£84 0s 0d <sup>3</sup>	no
John Bennie	lift	no data in job book	24 June 1903	£75 0s 0d <sup>4</sup>	yes

**Payments (trades):**

Name	Type	Payment out sum
Hugh Baird	mason and brick	<b>First installment:</b> 22 August 1901 <b>Final installment:</b> 17 December 1903 £1890 2s 9d

A. & W. Liddell	wright and joiner	<b>First installment:</b> 10 February 1902 <b>Final installment:</b> 17 December 1903 £1202 2s 3d <sup>5</sup>
John McOwat & Son	slater	<b>Payment date:</b> 25 May [1903] £60 15s 0d <sup>6</sup>
James Johnston & Son	plumber	<b>First installment:</b> 3 March 1902 <b>Final installment:</b> 8 May 1903 £128 18s 9d
William Forbes	plaster	<b>First installment:</b> 19 April [1902] <b>Final installment:</b> 8 May 1903 £285 6s 1d
Kean & Wardrop	tile work	<b>First installment:</b> 24 May 1902 <b>Final installment:</b> 5 May 1903 £139 7s 5d
Claud Hamilton Ltd	electric lighting	<b>First installment:</b> 7 October 1902 <b>Final installment:</b> 11 November 1903 £129 4s 0d
Buchans & MacIntyre	grates	<b>Payment date:</b> 13 November 1902 £57 0s 0d
George. W. Sellars & Sons	painter	<b>First installment:</b> 20 November 1902 <b>Final installment:</b> 5 May 1903 £243 16s 0d
John Bennie	lift	<b>First installment:</b> 19 November 1903 <b>Final installment:</b> 17 December 1903 £107 6s 2d

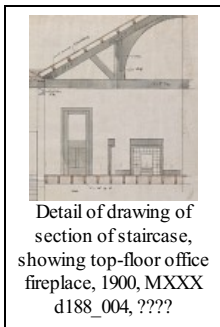
#### Payments (suppliers):

Name	Service	Payment date	Payment sum
Moses McCulloch & Co.	'safe doors etc.'	19 August 1902	£29 19s 6d
Rudolph A. Stoffert	'Fireproof flooring in vestibule.'	6 June 1903	£5 19s 0d
F. R. & C. H. Luke	Reflectors	30 August 1903	£23 9s 6d
Robert Aitken	Inspector	<b>First installment:</b> 19 December 1901 <b>Final installment:</b> 7 October 1901	£61 0s 0d
Daniel McCallum	no data in job book	17 December 1903	£4 0s 0d

**Measurer fee payment:** £49 13s 3d <sup>7</sup> (17 December 1903)

## Documents

## Images



## Bibliography

### Published

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

## Notes:

- 1: Glasgow City Archives Collection: Glasgow Dean of Guild plans, TD1309/A/510.
- 2: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 86, 122.
- 3: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 86, 122.
- 4: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 86, 122.
- 5: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, pp. 86, 122.
- 6: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 236.
- 7: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 236.
- 8: Glasgow City Archives Collection: Glasgow Dean of Guild plans, TD1309/A/510; Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/8, p. 86.
- 9: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 236.
- 10: For nameplates.
- 11: For 'Grates etc. front 55/6, Back 40/-, Fenders 4/6'.
- 12: For hydraulic lift, with piping at 1/10 per foot.
- 13: For hydraulic lift, with piping at 1/9 per foot. 'Piping estimated at £8 15 and this sum not to be exceeded.'
- 14: Includes 'fittings in offices', and 'fitting at basement office'.
- 15: Includes £20 for 'reslating front roof & felt'.
- 16: This is half the measurer's fee.

## Mackintosh Architecture: Context, Making and Meaning

Led by The Hunterian, University of Glasgow, funded by the Arts and Humanities Research Council; with additional support from The Monument Trust, The Pilgrim Trust, and the Paul Mellon Centre for Studies in British Art; and collaborative input from Historic Scotland and the Royal Commission on the Ancient and Historical Monuments of Scotland.



[© copyright 2014](#)

[Contact us](#)