



M196 Addition and alterations to Aytoun House

Introduction

John Honeyman & Keppie added a tower-like four-storey, yellow sandstone building to an 1860s Italian Renaissance-style villa. The addition contained family accommodation, services and a billiard room.

Authorship: The untraced masters of the copy drawings submitted to Glasgow Dean of Guild Court were probably by Mackintosh, while the Dean of Guild copies are annotated by him. The massing of the addition, references to traditional Scottish architecture, and disposition of windows, point to Mackintosh as the designer.

Alternative names: Aytoun House; 3 Sydenham Road.

Cost from job book: £3728 0s 3d

Status: Standing building

Current use: Residential (2014)

Listing category: B: Listed as '3 Sydenham Road, including mews cottage'

Historic Scotland/HB Number: 33544

RCAHMS Site Number: NS56NE 2062

Grid reference: NS 56058 67429

Chronology

c. 1865

Date of original house, designed by Glasgow architects Boucher & Cousland. ¹

1901

May: Date of drawings submitted to Glasgow Dean of Guild Court. ²

6 June: Drawings approved by Glasgow Dean of Guild Court. ³

20 June: Earliest contractor tenders accepted. ⁴

30 July: Work on site begins. ⁵

1902

7 January: 'Proceeding with interior work'. ⁶

February: Earliest payments to contractors. ⁷

17 June: 'Finishing'. ⁸

12 August: Final inspection visit. ⁹

1903

April: Latest payments to contractors. ¹⁰

c. 1999–2002

Conversion of house into six flats. ¹¹

2001–2

Description

This large extension to a mid 19th-century villa in the affluent Dowanhill area of Glasgow was commissioned in 1901 by leather manufacturer James Tullis. The additional rooms would have provided accommodation for his large household: Tullis remarried in 1895, and the 1901 census records twelve family members and six staff at his then home, The Anchorage in Rutherglen to the S.E. of Glasgow. ¹

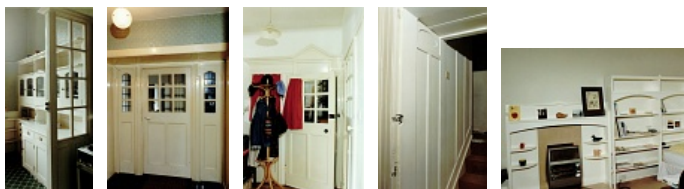
The original two-storey villa was built in the 1860s to an Italianate design by Boucher & Cousland. ² The four-storey extension was constructed between the main house and the single-storey stable blocks to the E. Viewed from the garden to the S., its tall elevations and expanses of blank wall evoke a 17th-century Scottish tower house or Edinburgh tenement. The vertical proportions contrast with those of the 1860s house and the compact form of the stable block. The plain sandstone elevations are ashlar to the N. and stugged to the S. and E., and are relieved by string-courses and pediments over some windows. The most striking feature are the pairs of high square windows on the N. and S. elevations corresponding to the first-floor billiard room inside. The elevation drawings show that three pairs of these windows were intended for the S. elevation; however the middle pair was replaced by a tall bipartite window with central stone mullion.



The basement houses a washhouse, larder and store accessed externally. The upper floors were reached from the stairs in the original house. The ground floor provided day and night nurseries and a bathroom for the younger Tullis children. The first floor was given over to a large billiard room and a W.C. The second floor, reached by a further short flight of stairs in the new building, had two bedrooms and a bathroom following the same plan as the ground floor. Another small addition, in the style of the original house, provided a ground-floor cloakroom adjacent to the main front door and extended the basement coal cellar below.



Photographs taken in 1991, when the house was first given statutory protection as a listed building, show interior woodwork presumably dating from 1901–2 which suggests the influence of Mackintosh. In particular fitted cupboards in the ground-floor pantry and service room of the original house recall similar furniture at The Moss. ³ Fireplaces, shelves, doors and wall panelling also seem to be of 1901–2, but are less sophisticated.



The proficient draughtsmanship and lettering of the drawings submitted to Glasgow Dean of Guild Court strongly suggest that they were drawn by Mackintosh. Annotations on the M196-004 are certainly in his hand. The scale on the drawing however appears to have been drawn and labelled by another draughtsman. The drawings are contemporary with and have the same style of lettering as those for Mackintosh's roughcast addition at 29 Hamilton Drive.

Between 1999 and 2002 the house was divided into six flats, and in 2001–2 a penthouse was added to the 1860s section of the house. John Honeyman & Keppie's addition was remodelled to form two two-floor properties with an internal staircase inserted into each. The original layout of each floor has been partially preserved.

People

Clients:

- James Tullis

Contractors:

- George Adam & Son
- Robert Aitken
- J. B. Bennett & Son
- John Bryden & Sons
- William Forbes

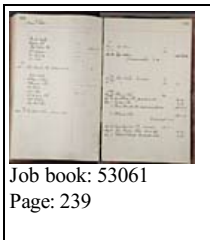
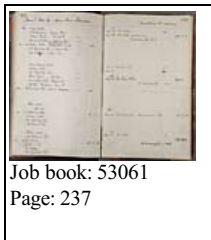
- Fyfe & Allan
- Galbraith & Winton
- Claud Hamilton Ltd
- Henry Herbertson & Co.
- George Laird & Son
- A. & D. MacKay
- McGeoch & Co.
- William Miller

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 M196 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 M196 has been extracted from the job books:



Client: James Tullis

Measurer: Henry Herbertson & Co.

Tenders:

Contractor	Type	Address	Date	Value	Accepted
P. & W. Anderson	mason	no data in job book	1901	no data in job book	no data in job book
William Taylor	mason	Possilpark	1901	£1290 0s 0d	no
Daniel McCallum	mason	Bothwell Street	1901	£1249 0s 0d	no
William Miller	mason	Horselethill Road, Kelvinside	1901	£1130 0s 0d	yes (20 June 1901)
William Lightbody & Son	mason	42 Sidney Road	1901	£1218 15s 0d	no
John Kirkwood	mason	33 Hope Street	1901	£1255 0s 0d	no
William Miller	joiner & wright	Horselethill Road, Kelvinside	1901	£475 0s 0d	no
William Lightbody & Son	joiner & wright	42 Sidney Road	1901	£453 0s 0d	no
James Grant	joiner & wright	Pitt Street	1901	£475 0s 0d	no
William McCall & Son	joiner & wright	Balmano Street	1901	£455 0s 0d	no
Matthew Henderson	joiner & wright	Grant Street	1901	£500 0s 0d	no
George Laird & Son	joiner & wright	10 Ann Street, Bridgeton	1901	£435 0s 0d	yes (20 June 1901)
Thomson	slater	no data in job book	1901	no data in job book	no data in job book
A. & D. MacKay	slater	no data in job book	1901	"20 19s 0d	yes (20 June 1901)

William Miller	slater	Horselethill Road, Kelvinside	1901	£20 12s 6d ¹	no
William Lightbody & Son	slater	42 Sidney Road	1901	£18 19s 3d	no
J. McOwat & Son	slater	no data in job book	1901	£20 0s 0d	no
McGilvray & Ferris	plasterer	no data in job book	1901	£96 6s 6d	no
William Forbes	plasterer	no data in job book	1901	£89 5s 4½d	yes (20 June 1901)
George Rome & Co.	plasterer	no data in job book	1901	£90 0s 0d	no
William Miller	plasterer	Horselethill Road, Kelvinside	1901	£94 11s 7d	no
William Lightbody & Son	plasterer	42 Sidney Street	1901	£90 12s 8d	no
Ingleton & Co.	plumber	no data in job book	1901	£229 0s 0d	no
Fyfe & Allan	plumber	no data in job book	1901	£223 0s 0d ²	yes (no data in job book)
William Anderson	plumber	no data in job book	1901	£225 0s 0d	no
William Lightbody & Son	plumber	42 Sidney Street	1901	£225 0s 0d	no
William Miller	plumber	Horselethill Road, Kelvinside	1901	£255 10s 0d	no
Claud Hamilton Ltd	electric wiring	no data in job book	1901	£93 0s 0d	yes (13 November 1901)
T. C. Bowie & Fisher	painter	no data in job book	1901	£427 10s 7d	no
J. B. Bennett & Son	painter	no data in job book	1901	£414 19s 0d	yes
E. W. Sellars	painter	no data in job book	1901	£420 0s 0d	no
A. & J. Scott	painter	no data in job book	1901	£398 19s 7d	no
H. L. Anderson	painter	no data in job book	1901	£419 0s 0d	no
J. & W. Guthrie	painter	no data in job book	1901	£427 15s 7d	no
John Orr & Son	painter		1901	£415 10s 6d	no
George Adam & Son	decorative iron work	no data in job book	no data in job book	£31 0s 0d	yes (19 April 1902)

Payments (trades):

Name	Type	Payment out sum	Measurer fee payments
William Miller	mason	First installment: 24 February 1902 Final installment: 29 October 1902 £1093 14s 7d ³	£17 10s 0d ⁴
George Laird & Son	joiner & wright	First installment: 10 February 1902 Final installment: 29 April 1903 £882 15s 7d	£14 10s 0d ⁵
A. & D. MacKay	slater	Payment date: 15 September 1902 £22 19s 2½d	8s 9d ⁶
William Forbes	plasterer	First installment: 18 April 1902 Final installment: no data in job book £219 18s 9d	£2 18s 9d ⁷
Fyfe & Allan	plumber	First installment: 5 February 1902 Final installment: 29 April 1903 £453 16s ½d	£7 15s 0d ⁸
J. B. Bennett & Son	painter	First installment: 27 September 1902 Final installment: 3 April 1903 £479 1s 9d	£9 10s 0d ⁹
George Adam & Son	decorative iron work	Payment date: 1 April 1903 £42 19s 0d	
















Claud Hamilton Ltd	electric wiring & fitting	Payment date: 3 April 1903 £263 13s 4d	
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Payments (suppliers):

Name	Service	Payment date	Payment sum
Robert Aitken	inspector	First installment: 19 December 1901 Final installment: 7 October 1902	£68 0s 0d
McGeoch & Co.	'grates, fenders, etc'	30 January 1903	£74 12s 0d
George Laird & Son	measurer	29 April 1903	£105 5s 0d
John Bryden & Sons	'dinner lift'	8 May 1903	£10 9s 0d
Galbraith & Winton	'tile & marble work'	9 July 1903	£10 16s 0d

Documents

Images

 W. elevation	 W. elevation	 N. elevation of Honeyman, Keppie & Mackintosh addition	 S. elevation	 S. elevation of Honeyman, Keppie & Mackintosh addition	 S. elevation of original house and Honeyman, Keppie & Mackintosh addition
 Cloakroom addition on N. elevation	 Moulding on N. elevation	 Ground-floor doorway, looking through to addition, 1991	 First-floor doorway, looking from addition to stairs, 1991	 Ground-floor pantry, 1991	 Panelling on second-floor stairs, 1991
 Fireplace and shelves in second-floor E. bedroom, 1991	 Fireplace in former billiard room	 Windows in former billiard room			

Bibliography

Published

Notes:

- 1: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 360.
- 2: Glasgow City Archives Collection: Glasgow Dean of Guild Court plans, B4/12/1/8405.

- 3: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Master of Works' list of cases, 6 June 1901, no. 9.
- 4: The Hunterian, University of Glasgow: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 237.
- 5: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/12, p. 115.
- 6: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/12, p. 115.
- 7: The Hunterian, University of Glasgow: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, pp. 238, 240.
- 8: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/12, p. 115.
- 9: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/12, p. 115.
- 10: The Hunterian, University of Glasgow: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, pp. 238, 240.
- 11: Information supplied by flat-owner on visit, 24 April 2012.
- 12: Information supplied by Page\Park.
- 13: *Glasgow Herald*, 13 June 1895, p. 1; census viewed at www.scotlandspeople.gov.uk, accessed 25 April 2012.
- 14: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 360.
- 15: Information on the location of the fitted cupboards supplied by flat-owner on visit, 24 April 2012.
- 16: 'late' entered adjacent to the sum.
- 17: Accepted tender amounted to £223 3s 6d.
- 18: Sum paid for 'measurement' determined by the measurer's calculations.
- 19: '½ measurer's fee'.
- 20: '½ measurer's fee'.
- 21: '½ measurer's fee'.
- 22: '½ measurer's fee'.
- 23: '½ measurer's fee'.
- 24: '½ measurer's fee'.

Mackintosh Architecture: Context, Making and Meaning

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