

M200 Workmen's housing at Tulloch

Introduction

Honeyman, Keppie & Mackintosh built a row of eight single-storey, semi-detached roughcast cottages for workers at J. Pullar & Sons' dye works at Tulloch, Perth, and two two-storey blocks containing a total of ten flats.

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: £5322 17s 1¼d

Cost from other sources: £6124: 8 cottages at £403 each; 10 flats at £290 each. ¹

Status: 8 cottages remain standing; 10 flats demolished.

Current name: 61–75 Tulloch Terrace

Current use: Residential (2014)

RCAHMS Site Number: NO02NE 157

Grid reference: NO 0966 2506 to NO 0975 2510; originally to NO 0990 2515

Chronology

1882

Land at Tulloch purchased by J. Pullar & Sons from Hector Sandeman to build a new dyeworks and bleach fields. ¹

1882–97

Five two-storey blocks of workers' housing are built on the N. side of Tulloch Terrace. The architect(s) are not known. ²

1901

17 August: Contractor tenders submitted for cottages at Tulloch Terrace. ³

24 October: Earliest payment to contractor. ⁴

1902

4 September: Eight cottages on Tulloch Terrace are occupied. ⁵

Two two-storey blocks at E. end of Tulloch Terrace, known as Tulloch Place, are completed. Together they contain ten dwellings. ⁶

December: Final payments made to contractors. ⁷

Description

In 1882, J. Pullar & Sons acquired land at Tulloch, N.W. of Perth, to extend the premises of their town-centre dye works which had been established in 1824. Like many philanthropically-minded industrial employers before them, Pullar's plans included housing for employees and a school. ¹

Between 1882 and 1897 50 dwellings, a mix of houses and flats, were built at Tulloch and nearby Hillylands. ² In 1902 a further eighteen residences were added by Honeyman, Keppie & Mackintosh at Tulloch Terrace and thirteen by Perth architect Andrew Heiton at Hillylands, Perth. ³ Honeyman, Keppie & Mackintosh designed a row of eight single-storey, semi-detached cottages on the S. side of Tulloch Terrace and, to their E., two two-storey blocks, together containing ten flats, known as Tulloch Place. The cottages remain standing while the flats were demolished. It is not known if the two-storey blocks were built in the same style as the cottages.

How Honeyman, Keppie & Mackintosh were awarded the commission at Perth, and that for additions and alterations at Pullar's branch in Bath Street,

Glasgow in 1902–3, is unclear. David Stark has suggested a connection in Bridge of Allan where John Honeyman and Laurence Pullar, who ran the company dye works there, were near neighbours. ⁴

No drawings or documents for the cottages have been traced. It is therefore unclear whether Mackintosh made any contribution to the design of the cottages. The cottages are untypical of the work of the practice, though similar half-timbered gables can be found on near contemporary work at 29 Hamilton Drive, Glasgow, a Mackintosh project, and at The Mary Acre, Brechin, apparently supervised by John Keppie. The roughcast exterior of the cottages and the slightly battered form and the cant of the one surviving original chimney may suggest Mackintosh's involvement or influence.

People

Clients:

- J. Pullar & Sons

Contractors:

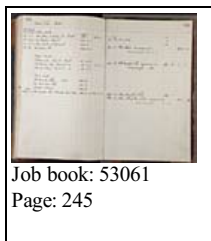
- A. Buist
- A. & J. Davidson
- Alex. Douglas & Son
- G. R. Douglas & Son
- T. P. Jamieson
- John MacKay & Son
- William McQuibban
- Peter Reid

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 M200 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 M200 has been extracted from the job books:



Client: J. Pullar & Sons

Measurer: William Campbell

Measurer address: Perth

Tenders:

| Contractor | Type | Address | Date | Value | Accepted |
|-------------------------|---------------|---------------------------|----------------|--------------|----------|
| Luke L[?] | mason & brick | Weston Street, St Andrews | 17 August 1901 | £2433 16s 5d | no () |
| J. K. Paton | mason & brick | Cherrybank, Perth | 17 August 1901 | £2576 0s 0d | no () |
| John Paterson & Son Ltd | mason & brick | Glasgow | 17 August 1901 | £2599 18s 8d | no () |
| James Goldie & Son | mason & brick | Glasgow | 17 August 1901 | £3257 14s 4d | no () |

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|-----------------------|-----------------|---------------------------|---------------------|---------------------------|------------------------------|
| T. P. Jamieson | mason & brick | Bailieston, Lanarkshire | 17 August 1901 | £2369 11s 0d | yes (no data in job book) |
| E. McKearnie | mason & brick | 21 Melville Street, Perth | 17 August 1901 | £2621 15s 7d | no () |
| David Johnstone | wright & joiner | Leonard Street, Perth | 17 August 1901 | £1916 5s 0d ¹ | no () |
| John A. Langlands | wright & joiner | 3 Thistle Lane, Perth | 17 August 1901 | £1837 15s 3d ² | no () |
| William McQuibban | wright & joiner | Bridgend, Perth | 17 August 1901 | £1713 0s 0d ³ | yes (no data in job book) |
| Stewart & McFarlane | wright & joiner | Mill Street, Perth | 17 August 1901 | £1729 0s 0d ⁴ | no () |
| C. Brown & Co. | lathsplitter | Saw Mills, Arbroath | 17 August 1901 | £113 0s 0d | no () |
| A. Sturrock | lathsplitter | 77 Scott Street, Perth | 17 August 1901 | £119 14s 4½d | no () |
| A. Buist | lathsplitter | Soap Work Lane, Dundee | 17 August 1901 | £113 0s 0d | yes (no data in job book) |
| James Weir | lathsplitter | 2 Low Street, Perth | 17 August 1901 | £113 16 1½d | no () |
| A. & J. Davidson | plumber | 7 Newrow, Perth | 17 August 1901 | £483 19s 0d ⁵ | yes (no data in job book) |
| Frew, Watson & Co. | plumber | Mill Street, Perth | 17 August 1901 | £501 0s 0d ⁶ | no () |
| James MacKish | plumber | no data in job book | 17 August 1901 | £497 14s 0d ⁷ | no () |
| John MacKay & Son | plasterer | Mill Street, Perth | 17 August 1901 | £597 5s 6d | yes (no data in job book) |
| A. McRitchie | plasterer | 29 Temple Lane, Dundee | 17 August 1901 | £5599 5s 0d | no () |
| James Larburn | plasterer | 32 Mill Street, Dundee | 17 August 1901 | £668 7s 0d | no () |
| Peter Reid | slater | 5 Milne Street, Perth | no data in job book | £397 0s 0d ⁸ | yes (no data in job book) |
| James Buchan | slater | King Street, Perth | no data in job book | £401 4s 11d ⁹ | no () |
| Thomas Taylor | slater | 74 Victoria Street, Perth | no data in job book | £453 10s 0d ¹⁰ | no () |
| James Laburn & Son | slater | no data in job book | no data in job book | £409 8s 9d ¹¹ | no () |
| C. Alexander | glazier | High Street, Perth | no data in job book | £31 14s 6d | no () |
| G. R. Douglas & Son | glazier | Princes Street, Perth | no data in job book | £28 9s 7d | yes (no data in job book) |
| Stalker & Boyd | glazier | South Street, Perth | no data in job book | £33 17s 6d | no () |
| G. R. Douglas & Son | painter | Princes Street, Perth | no data in job book | £256 14s 0d | no () |
| George Muirhead & Son | painter | Perth | no data in job book | £191 7s 0d | no () |

| | | | | | |
|---------------------|---------|---------------------------|---------------------|-------------|----------------------|
| Stalker & Boyd | painter | South Street, Perth | no data in job book | £204 17s 0d | no () |
| Alex. Douglas & Son | painter | 8 Charlotte Street, Perth | no data in job book | £162 18s 3d | yes (15 May 1902) |

Payments (trades):

| Name | Type | Payment out sum | Measurer fee payments |
|---------------------|-----------------|--|-----------------------|
| T. P. Jamieson | mason & brick | First installment: 24 October 1901 Final installment: 3 July 1902 £2089 3s 11d ¹² | £29 5s 6d |
| William McQuibban | wright & joiner | First installment: 19 December 1901 Final installment: 27 August 1902 £1507 16s ¼d | £21 2s 10¼d |
| A. Buist | lathsplitter | First installment: 19 December 1901 Final installment: 27 August 1902 £100 15s 2½d | £1 8s 0d |
| A. & J. Davidson | plumber | First installment: 19 December 1901 Final installment: 27 August 1902 £543 10s 4d | £5 19s 5d |
| John MacKay & Son | plasterer | First installment: 24 May 1902 Final installment: 15 December 1902 £551 17s 3d | £7 17s 6d |
| Peter Reid | slater | First installment: 24 January 1902 Final installment: 7 June 1902 £347 6s 11d | £4 6s 6d |
| G. R. Douglas & Son | glazier | Payment date: 27 August 1902 £27 1s 6d | 5s 10d |
| Alex. Douglas & Son | painter | First installment: 17 September 1902 Final installment: 15 December 1902 £155 11s ½d | £2 0s 2d |

Documents

Images



Bibliography

Published

- David Stark, *Charles Rennie Mackintosh and Co.*, Catrine, Ayrshire: Stenlake Publishing, 2004, p. 127; p. 229

Unpublished

- Perth, Perth & Kinross Council Archive: Valuation Roll, County of Perth, Perth Parish landward, 1882–3, CCI 8/1/25, p. 69; 1883–4, CCI 8/1/26, p. 70
- Perth, Perth & Kinross Council Archive: Valuation Roll, County of Perth, Perth Burgh, 1902–3, CCI 8/1/46, pp. 131–2
- Perth, Perth & Kinross Council Archive: Inventory of Buildings and Plant, MS51/1/234
- Perth, Perth & Kinross Council Archive: Record book of work at workers' housing, 1902, unpaginated, MS51/1/239

Notes:

- 1: Perth & Kinross Council Archive: Record book of work at workers' housing, 1902, unpaginated, MS51/1/239.
- 2: Perth, Perth & Kinross Council Archive: Valuation Roll, County of Perth, Perth Parish landward, 1882–3, CCI 8/1/25, p. 69; 1883–4, CCI 8/1/26, p. 70.
- 3: Perth, Perth & Kinross Council Archive: Valuation Roll, County of Perth, Perth Parish landward, 1883–4, CCI 8/1/26, p. 70; Perth & Kinross Council Archive: Record of work at workers' housing, 1902, unpaginated, MS51/1/239.
- 4: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 243; p. 245.
- 5: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 244.
- 6: Perth, Perth & Kinross Council Archive: Record of work at workers' housing, 1902, unpaginated, MS51/1/239, first page.
- 7: Perth, Perth & Kinross Council Archive: Inventory of Buildings and Plant, 1902, MS51/1/234, no. III.
- 8: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman Keppie & Mackintosh job book, GLAHA 53061, p. 244; p. 246.
- 9: The school was open for only 16 years, 1895–1911. The building then became the Tulloch Institute which was used for educational and sporting activities for Pullar's employees. Perth & Kinross Council Archive: Sir John Foster-Fraser, *Pullars of Perth 1824–1924*, MS51/5/5.18(1), pp. 24–5.
- 10: Perth, Perth & Kinross Council Archive: Valuation Roll, County of Perth, Perth Burgh, 1882–3, CCI 8/1/25, p. 69; 1883–4, CCI 8/1/26, p. 70; Perth, Perth & Kinross Council Archive: Record of work at workers' housing, 1902, unpaginated, MS51/1/239. This document also gives details of the number and types rooms in the cottages and flats designed by Honeyman, Keppie & Mackintosh.
- 11: Heiton's terrace of nine houses fell inside the Burgh of Perth and so drawings were submitted to Perth Dean of Guild Court. Perth, Perth & Kinross Council Archive: Perth Dean of Guild Court plans, MS51/4a–h, stamped 12 May 1902. Tulloch Terrace was located in Tibbermore Parish, outside the Burgh, where, apparently, no permission to build was required in 1902.
- 12: David Stark, *Charles Rennie Mackintosh and Co.*, Catrine, Ayrshire: Stenlake Publishing, 2004, p. 127; p. 229.
- 13: Additional sum of £6 19s 0d for 'Ridge Rolls'.
- 14: Additional sum of £3 7s 6d for 'Ridge Rolls'.
- 15: Additional sum of £3 7s 6d for 'Ridge Rolls'.
- 16: Additional sum of £3 7s 6d for 'Ridge Rolls'.
- 17: Additional sum of £31 8s 4d for 'lead ridges'.
- 18: Additional sum of £29 0s 0d for 'lead ridges'.
- 19: Additional sum of £27 15s 0d for 'lead ridges'.
- 20: Alternative tender of £350 3s 0d recorded, which was accepted. 'Deduction for cement ledges' of £22 0s 0d.
- 21: 'Deduction for cement ledges' of £37 14s 0d.
- 22: 'Deduction for cement ledges' of £10 0s 0d.
- 23: 'Deduction for cement ledges' of £33 12s 0d.
- 24: The work amounted to: '4 block S. side of Tulloch Terrace'; 'Two storied block at corner of E. end of Tulloch Terrace'; 'Two storied block at E. end of Tulloch Terrace'; 'Wash houses & coal houses'; 'Jobbing a/c'.

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.



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