

## M226 137–143 Sauchiehall Street, Glasgow

### Introduction

This five-storey commercial building was erected speculatively, with lettable office accommodation on the upper floors above ground-floor shops. A tea room occupied the basement and part of the ground and first floors. The facade is in a rich Edwardian baroque style.

**Authorship:** The design is likely to be by John Keppie, and can be compared with his slightly later classical designs for the Hope Street tenement and Parkhead Savings Bank. A sectional drawing for the staircase, known from a tracing made in the 1930s by Ronald Harrison, shows an elaborate wrought-iron lift enclosure in the style of Mackintosh (a similar lift enclosure is also shown on one of Honeyman, Keppie & Mackintosh's drawings for 309–313 Sauchiehall Street, nearby). It was not carried out, however, and a much simpler enclosure was made instead. Harrison was an early student of Mackintosh's architecture who had access to the records of the practice, and he may have believed that he was tracing a drawing by Mackintosh.

**Alternative names:** Wellesley Tea Rooms.

**Alternative addresses:** Sauchiehall Lane

**Cost from job book:** £14,391 4s 9d

**Status:** Standing building

**Current use:** Retail and offices

**Listing category:** B

**Historic Scotland/HB Number:** 33171

**RCAHMS Site Number:** NS56NE 757

**Grid reference:** NS 58782 65788

### Chronology

#### 1903

May: Date inscribed on a lost drawing of the facade and lift enclosure, known from a later tracing by Ronald Harrison. The original drawing may have been by Mackintosh. <sup>1</sup>

#### 1904

14 April: Plans by Honeyman, Keppie & Mackintosh approved by Glasgow Dean of Guild Court. <sup>2</sup>

2 June: Trustees of Dr David Walker authorised to borrow £18,000 on security of the property at 137–145 Sauchiehall Street. <sup>3</sup> This was presumably to pay for the redevelopment of the site.

9 June: Workman killed during demolition of old building on site. <sup>4</sup>

19 July: 'Foundations & basement walls in progress'. <sup>5</sup>

October: Drawing of 'strengthening steelwork for old gables'. <sup>6</sup>

#### 1905

24 January: 'Putting on roof in progress'. <sup>7</sup>

10 July: 'Work nearly completed.' <sup>8</sup>

### Description

Commissioned by the trustees of Dr David Walker (c. 1808–c.1887), a Glasgow surgeon, this was a speculative development of shops, tea rooms and offices in the then flourishing commercial thoroughfare of Sauchiehall Street. Little is known of the trustees, but they included a 'Wm. Paris Junr.', possibly the William Paris Junior listed in the 1887 *Glasgow Post Office Directory* as assistant manager of the Glasgow Iron Works.<sup>1</sup> The Wellesley Tea Rooms Ltd, incorporated on 10 June 1905, took a ten-year lease on part of the building, but in October 1906 this short-lived enterprise was sold to Messrs Cranston's Tea Rooms Ltd.<sup>2</sup>

## Exterior

The imposing red sandstone facade is baroque in style, five bays wide and five storeys high to the main cornice, with an attic above. A door on the left gives access to the offices; another on the right originally led to the tea rooms. The outer bays break forward slightly, emphasised by canted bay windows running from first to third floor. Above the cornice, they are crowned by big dormers with curved pediments and blocked columns: they read almost as short towers because the middle three attic bays are lower and entirely glazed. The third-floor windows have banded architraves and big keystones supporting a fourth-floor balcony with wrought-iron balustrade. Carved decoration by William Kellock Brown includes heraldic shields above the first-floor windows and panels with fleshy cartouches in the spandrels of the bays.



## Interior

Plans for the tea rooms dated March 1905 show them spread over three floors.<sup>3</sup> At basement and ground-floor level they occupy the right-hand third of the front of the building, widening out to two thirds at the back; on the first floor, they fill the whole of the rear. The basement is given over to toilets and a 'ladies' room'; the ground floor to the main tea room itself, plus a lounge; while the first floor is occupied by a smoking room, which communicates with the main stairs serving the offices above. The drawings are not in Mackintosh's hand, and they show none of the spatial inventiveness of his recently completed Willow Tea Rooms, a short distance away on the same side of Sauchiehall Street.

The left-hand door from the street leads to a staircase on the E. side of the building, with a lift rising through the stair well. A drawing dated May 1903, known through a copy made in the 1930s by Ronald Harrison, shows the lift shaft surrounded by a wrought-iron enclosure in the style of Mackintosh. On each floor the design incorporates a different motif of organic or botanical derivation. Notes indicate a different combination of colours at each level – green and purple, mauve and lemon green, green and gold, gold and purple – but it is not clear if the ironwork was simply to be painted in these colours, or if another medium – possibly stained glass – was to be introduced. On the three lower floors, the drawing shows panels of curvilinear ornament in the doors leading from the landings to the offices and tea rooms, possibly also to be executed in stained glass.

Why the design was abandoned is not clear: Dr Walker's trustees may have decided that in a speculative office building such costly elaboration could not be justified on commercial grounds. Instead, a simpler and much less unusual lift enclosure was made by George Adam & Son, and the staircase walls were given a plain white tiled dado with a black border.



The attic floor at the back is occupied by a single large room, lit from above by skylights in the open timber roof. It was used as an exhibition space by the photographer Saul Langfier, listed as one of the first occupants of the new building in the 1906 *Glasgow Post Office Directory*.



The trusses are of a type found widely in the practice's buildings, and show no evidence of Mackintosh's individuality. The fireplaces have minimal classical details.



In the front room on the same floor, which may have been Langfier's studio, the N.-facing slope of the roof is completely glazed and curves downwards to fill the vertical space between the flanking dormers.



As well as having windows to Sauchiehall Street and Sauchiehall Lane, the offices look onto a central light well faced with reflective white-glazed brick. Each floor is provided with toilets on the staircase landings. Their ceiling height is lower than the rest of the floor, so they appear as enclosed bridges spanning the E. side of the light well. The arrangement recalls the toilets adjoining the main stairs at the Glasgow Herald Building.



On 16 April 1904 Alexander McGibbon was paid nine guineas by Honeyman Keppie & Mackintosh for a perspective drawing of 137–143 Sauchiehall Street. <sup>4</sup> This may have been the drawing of 'Business premises, Sauchiehall Street' shown at the Royal Scottish Academy in 1905 (410). An elevation of 137–143 Sauchiehall Street was shown at the Royal Scottish Academy in 1906 (334), and again at the Glasgow Institute of the Fine Arts in 1907 (802) <sup>5</sup>

## People

### Clients:

- Trustees of the late Dr Walker

### Contractors:

- George Adam & Son
- Robert Aitken
- John Anderson
- William Anderson
- H. L. Anderson & Co.
- Thomas Brown
- William Kellock Brown
- John Bryden & Sons
- Charles Carlton & Son
- Alexander Cousland & Son
- The Decorative Tile & Fireplace Co.
- Douglas, Hunter & Whitson
- Galbraith & Winton

## 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 M226 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 M226 has been extracted from the job books:



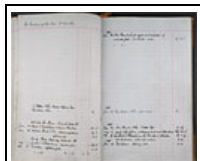
Job book: 53062  
Page: 55



Job book: 53062  
Page: 56



Job book: 53062  
Page: 57



Job book: 53062  
Page: 58

**Client:** Trustees of the late Dr Walker

**Measurer:** Douglas, Hunter & Whitson

**Tenders:**

Contractor	Type	Address	Date	Value	Accepted
P. & W. Anderson	mason	Douglas Street	1904	£7576 8s 10d	no
Thaw & Campbell	mason	Haghill Depot	1904	£7580 14s 6d	no
Alex Muir & Sons	mason	134 Nithsdale Drive, Pollokshields	1904	£7579 0s 0d	yes (3 May 1904)
Robert Murdoch & Son	mason	91 Maxwell Road	1904	£7567 0s 0d	no
J. H. White & Son	mason	133 Albert Road	1904	no data in job book	no
Morrison & Mason	mason	Polmadie	1904	£7753 6s 6d	no
Thomas Brown	joiner	93 Rottenrow	1904	£3187 19s 3d	yes (3 May 1904)
James Herbertson & Son	joiner	85 Bedford Street	1904	£3088 13s 7d	no
M. Henderson	joiner	4–10 Grant Street	1904	£3134 10s 4d	no
Hugh McTaggart	joiner	60 Mill Street, Bridgeton	1904	£3120 16s 11d	no
Thomas Whyte Ltd	joiner	no data in job book	1904	£3230 0s 0d	no
John Anderson	slater	382 Parliamentary Road	1904	£70 0s 0d	yes (3 May 1904)
P. White & Co.	slater	22–24 Paul Street	1904	£80 11s 11d	no
J. McOwat & Son	slater	98 London Street	1904	£81 17s 8d	no
A. & D. Mackay	slater	35 Oswald Street	1904	no data in job book	no
A. Mackenzie Ross	slater	12 Ann Street	1904	£101 17s 0d	no
William Anderson	plumber	133 Wellington Street	1904	£369 10s 0d	yes (3 May 1904)
M. Speirs & Son	plumber	17 Bothwell Street	1904	£355 0s 0d	no
James Ingleton & Co.	plumber	166 George Street	1904	£360 0s 0d	no
James M. Symington	plumber	571 Cathcart Road	1904	£379 17s 0d	no
Wallace & Connell	plumber	44 St Enoch's Square	1904	£366 2s 5d	no
Duncan Stewart	plumber	74 Main Street, Bridgeton	1904	£387 10s 0d	no
William Tonner & Son	plaster	85 Douglas Street	1904	£405 6s 9d	yes (3 May 1904)
George Rome & Co.	plaster	136 Waterloo Street	1904	£475 0s 0d	no
William Forbes	plaster	167 West Graham Street	1904	£459 9s 3d	no
John McKenzie	plaster	51 Jane Street	1904	£387 1s 1d	no
H. S. Bathgate	plaster	340 Duke Street	1904	£467 11s 9d	no
Joseph Graydon	plaster	29 Craignestock Street	1904	£459 17s 3d	no
Galbraith & Winton	tile work	129 St Vincent Street	1904	£518 13s 4d	yes (3 May 1904)
Kean & Wardrope	tile work	167 Bath Street	1904	£519 16s 2d	no
Haddow Forbes & Co.	tile work	247 West George Street	1904	£444 16s 1d	no
Galbraith & Winton	marble tiling	no data in job book	1904	£72 3s 0d	yes (25 November 1904)
The Jasper Co.	stone	36 Southampton Street, Strand	1904	£143 4s 0d	yes (12 October 1904)
William Kellock Brown	carving	no data in job book	1904	£154 5s 0d	yes (19 October 1904)
Bremner & Aitken	electrical wiring	595 Dumbarton Road	1904	£428 0s 0d	no
J. B. Meiklejohn	electrical wiring	21 Waterloo Street	1904	£387 11s 0d	no
Osbourne & Hunter	electrical wiring	108 West Regent Street	1904	£444 0s 0d	no

Claude Hamilton Ltd	electrical wiring	247 St Vincent Street	1904	£375 15s 0d	no
Raeburn & Duncan	electrical wiring	Moncrief Lane	1904	£413 0s 0d	no
William Anderson	electrical wiring	212 Bath Street	1904	£329 0s 0d	yes (30 November 1904)
J. E. Spagnoletti & Co.	electric lift	'per W. Potier'	1904	£416 0s 0d	yes (21 December 1904)
Potier, Stewart & Hardie	lift gates	93 Hope Street	1905	£22 0s 0d <sup>1</sup>	yes
George Adam & Son	metalwork	no data in job book	1905	£197 10s 0d <sup>2</sup>	yes
R. F. Allan & Sons	metalwork	no data in job book	no data in job book	no data in job book	no
John Bryden & Sons	lifts	no data in job book	1905	£8 15s 0d <sup>3</sup>	yes (4 May 1905)
Alexander Cousland & Son	wire work	no data in job book	1905	£25 16s 0d <sup>4</sup>	yes
William Kemp & Co.	grates	no data in job book	1905	£132 8s 6d <sup>5</sup>	yes
Wylie & Lochhead	furniture	no data in job book	[1905]	£251 10s 0d	yes (10 June [1905])
James Keith & Blackman Co. Ltd	electric fan	no data in job book	1905	£29 10s 0d	yes (12 August 1905)

#### Payments (trades):

Name	Type	Payment out sum
Alex Muir & Sons	mason	<b>First installment:</b> 24 September 1904 <b>Final installment:</b> 23 October 1905 £6766 16s 10d
Thomas Brown	joiner	<b>First installment:</b> 28 September 1904 <b>Final installment:</b> September 1905 £3624 12s 8d <sup>6</sup>
John Anderson	slater	<b>Payment date:</b> 22 September 1905 £49 2s 9d
William Anderson	plumber	<b>First installment:</b> 23 March 1905 <b>Final installment:</b> 27 September 1906 £758 10s 3d <sup>7</sup>
William Tonner & Son	plaster	<b>First installment:</b> 13 March 1905 <b>Final installment:</b> 24 August 1906 £545 1s 1d
Galbraith & Winton	tile work	<b>First installment:</b> 13 June 1905 <b>Final installment:</b> 19 April 1906 £541 7s 10d
William Kellock Brown	carving	<b>First installment:</b> 19 January 1905 <b>Final installment:</b> 31 March 1905 £154 5s 0d
J. E. Spagnoletti & Co.	electric lift	<b>First installment:</b> 31 May 1905 <b>Final installment:</b> 25 July 1905 £416 0s 0d
William Anderson	electric wiring	<b>First installment:</b> 1 June 1905 <b>Final installment:</b> 26 October 1905 £207 10s 0d
George Adam & Son	metalwork	<b>First installment:</b> 9 June 1905 <b>Final installment:</b> 12 January 1906 £215 12s 0d
William Kemp & Co.	grates	<b>Payment date:</b> 11 October 1906 £56 0s 6d
Potier, Stewart & Hardie	lift gates	<b>Payment date:</b> 4 October [1905] £35 8s 8d

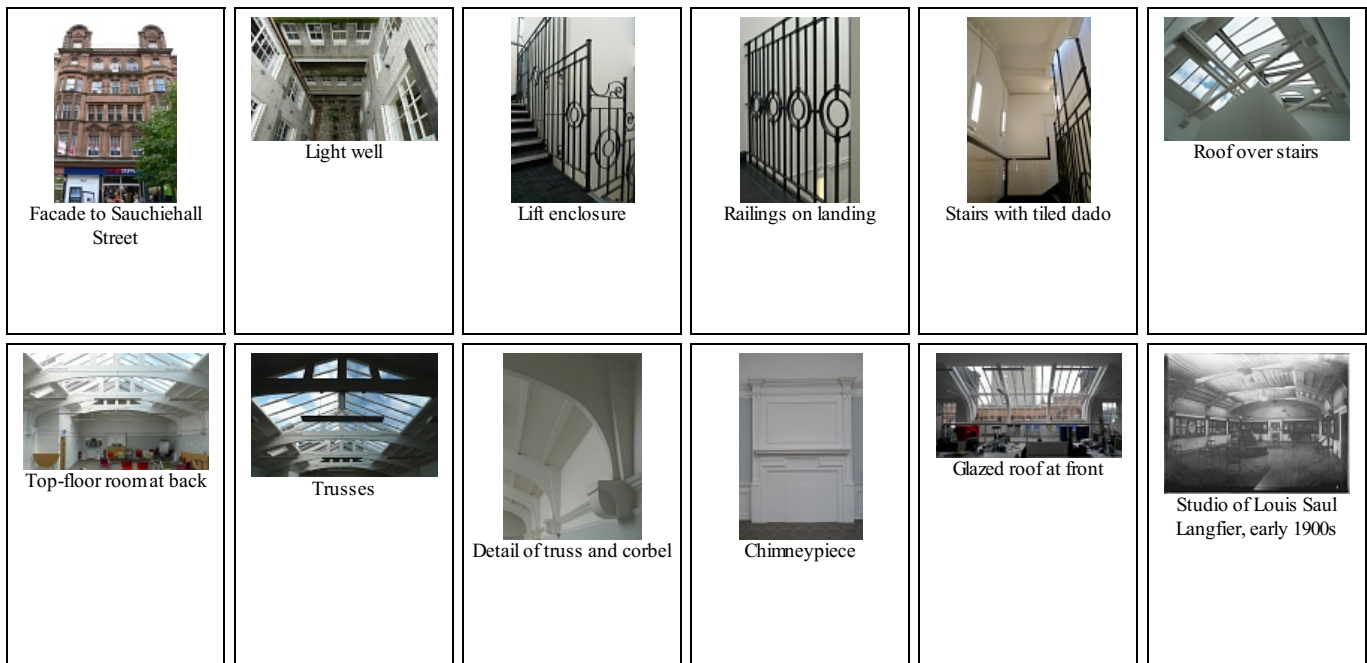
Alexander Cousland & Son	wire work	<b>Payment date:</b> 4 October [1905] £26 1s 0d
John Bryden & Sons	lifts	<b>Payment date:</b> 28 July 1905 £8 15s 0d
Wylie & Lochhead	furniture	<b>Payment date:</b> 4 August 1905 £266 14s 6d <sup>8</sup>
James Keith & Blackman Co. Ltd	electric fan	<b>Payment date:</b> 26 October 1905 £30 8s 6d <sup>9</sup>

#### Payments (suppliers):

Name	Service	Payment date	Payment sum
J. B. Meiklejohn	'Work at Forgie's shop.'	28 December 1904	£9 8s 6d
Glasgow Corporation	'Branch electric main.'	11 February 1905	£6 5s 0d
H. L. Anderson & Co.	'Painting [and] supplying notice board.'	31 March 1905	£5 10s 0d
Archibald Hamilton	Name plate	26 October 1905	17s 0d
Robert Aitken	Inspector	<b>First installment:</b> 1 December 1904 <b>Final installment:</b> no data in job book	£172 0s 0d <sup>10</sup>
Charles Carlton & Son	no data in job book	<b>First installment:</b> 21 June 1905 <b>Final installment:</b> 5 January 1906	£431 5s 0d
The Decorative Tile & Fireplace Co.	Grates with tiles and kerbs	22 September 1906	£56 10s 0d
John Burnet	Report and inspection of gable	29 November 1905	£7 2s 8d

## Documents

## Images



## Bibliography

### Published

- Perilla Kinchin, *Tea and Taste: The Glasgow Tearooms 1875–1975*, Wendlebury, Oxon: White Cockade, 1991, p. 64, p. 186
- David Walker, 'The Glasgow Years', in Wendy Kaplan, *Charles Rennie Mackintosh*, New York and London: Abbeville Press, 1996, p. 143

- Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 240

## Unpublished

- Glasgow City Archives Collection: Minutes of the Wellesley Tea Rooms Ltd, T-AF 287

### Notes:

- 1: The Hunterian, University of Glasgow: GLAHA 52331 (M226-001).
- 2: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 108.
- 3: Glasgow City Archives Collection: Register of Sasines (Barony and Regality of Glasgow), 1904.
- 4: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 108.
- 5: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 108.
- 6: Glasgow City Archives Collection: Glasgow Dean of Guild plans, B4/12/1/9955.
- 7: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 108.
- 8: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 108.
- 9: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, pp. 108, 113.
- 10: Glasgow City Archives Collection: Minutes of the Wellesley Tea Rooms Ltd, T-AF 287, 12 June 1905, 14 November 1906.
- 11: Glasgow City Archives Collection: Glasgow Dean of Guild plans, B4/12/1/9955.
- 12: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh / Keppie Henderson cash book, 1889–1917, GLAHA 53079, p. 83.
- 13: *Academy Architecture*, 30, July 1906, p. 67; *Academy Architecture*, 31, January 1907, p. 54.
- 14: Includes separate tenders for '7 Bostwick gates 6.6.3.0.' (10 April, £17 0s 0d) and 'electric bell at lift' (19 July, £5 0s 0d).
- 15: Includes separate tenders for 'lift enclosure' (10 April, £150), 'railing at front' (10 April, £18), 'iron grilles at back windows' (19 July, £17); 'bracket & lifting gate' (date not included in job book, £8); and 'lifting gate' (19 September 1905, £4 10s 0d).
- 16: For 'chop lifts for restaurant'.
- 17: Includes separate tenders for 'wire work at cupolas' (9 May, £6 6s 0d), 'wirework at hoist enclosure' (19 July, £13 7s 6d) and 'wire work round weight of hoist' (13 September, £6 2s 6d).
- 18: Comprises £54 11s 6d tendered on 21 June 1905 for 'grates fenders etc. in tea Rms', and £77 17s 0d tendered on 29 June 1905 for 'electric fittings' and 'fitting up' in the Wellesley Tea Rooms.
- 19: Includes 'Wellesley Tea Rooms & shop fittings'.
- 20: Includes 'work at tea Room, etc.'
- 21: Includes 'extra seats & coat stands'.
- 22: For 'fan in kitchen'.
- 23: This sum comprises payments for 25 weeks from 3 June to 25 November at £3 per week; for 16 weeks from 25 November to 17 March at £3 per week; for 13 weeks from 17 March to 16 June at £3 per week; for 4 weeks from 16 June to 14 July at 30s per week; and a final payment for the period 25 July to 15 August.

## Mackintosh Architecture: Context, Making and Meaning

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