



# M234 Addition and alterations to Westbourne House

## Introduction

Honeyman, Keppie & Mackintosh designed a single-storey addition on the E. side of this large villa of c. 1873, containing morning room, kitchen, scullery and larder. Their drawings also show minor internal changes to the service wing and the addition of a laundry to the stable block.

**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.

**Alternative addresses:** 11 Hyndland Road

**Cost from job book:** £3576 2s 4½d

**Status:** Standing building

**Current use:** Residential (2014)

**Listing category:** B

**Historic Scotland/HB Number:** 32516

**RCAHMS Site Number:** NS56NE 1068

**Grid reference:** NS 56013 67837

## Chronology

### 1903

27 August: Plans approved by Glasgow Dean of Guild Court. <sup>1</sup>

10 September: Foundations in progress. <sup>2</sup>

21 October: Roof of addition in progress. <sup>3</sup>

23 December: 'Work almost finished'. <sup>4</sup>

### 1904

10 March: Discharged by Glasgow Dean of Guild Court inspector. <sup>5</sup>

### 1949

22 April: Plans for subdivision of house into flats submitted to Glasgow Dean of Guild Court. <sup>6</sup>

## Description

Westbourne House is a large classical villa on a prominent site at the S.E. corner of Great Western Road and Hyndland Road. It was built c. 1873, possibly to a design by Robert Turnbull, partner of Alexander 'Greek' Thomson. <sup>1</sup>

John Finlay Maclaren is listed at this address for the first time in the 1903–4 *Glasgow Post Office Directory*, having previously been at 'Carraith' (or Corraith), Troon, Ayrshire. He immediately set about adapting the house to suit his family's needs, adding a morning room and a new kitchen, and making small improvements to the service accommodation. He also proposed having the stables altered to provide a laundry, though this work appears not to have been carried out. Honeyman, Keppie & Mackintosh would have been the obvious choice to carry out these works because they were already engaged on additions to the Eglinton Foundry, the family business in which Maclaren became, or already was, a partner. <sup>2</sup>

There is some stylistic evidence that Mackintosh had a hand in the foundry designs, but there is nothing about the style of the Westbourne House additions, or the drawings approved by the Glasgow Dean of Guild Court, to suggest his involvement. The drawings are signed by John Keppie. <sup>3</sup>

The morning room and kitchen are in a single-storey addition on the E. side of the original house, with minimal classical details. Inside, the morning room has a bolection-moulded marble chimneypiece and compartmented plaster ceiling. The kitchen has an unusually lofty open timber roof with simple arched trusses.



## People

### Clients:

- John Finlay Maclaren

### Contractors:

- Robert Aitken
- H. L. Anderson & Co.
- John Bryden & Sons
- John Findlay & Co.
- Galbraith & Winton
- James Grant
- James Ingleton & Co.
- E. C. Morgan & Son
- N. Ramsey & Sons
- A. McKenzie Ross
- Simpson & Farmer
- William Tonner & Son
- J. H. White [& Son]

## 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 M234 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 M234 has been extracted from the job books:



Job book: 53062  
Page: 29



Job book: 53062  
Page: 30

**Client:** John Finlay Maclaren

**Measurer:** N. Ramsey & Sons

### Tenders:

Contractor	Type	Address	Date	Value	Accepted
E. C. Morgan & Son	mason & brick work	no data in job book	29 July 1903	£560 0s 0d	no
Daniel MacCallan	mason & brick work	no data in job book	29 July 1903	£512 4s 0d	no
Alex Muir & Sons	mason & brick work	no data in job book	29 July 1903	£719 0s 0d	no

Robert Corbert & Sons	mason & brick work	no data in job book	29 July 1903	£629 0s 0d	no
John Kirkwood	mason & brick work	no data in job book	29 July 1903	£585 0s 0d	no
J. H. White [& Son]	mason & brick work	133 Albert Road, Pollokshields	29 July 1903	£492 16s 11d	yes (10 August 1903)
Mathew Henderson	wright work	no data in job book	29 July 1903	£585 14s 11d	no
James Grant	wright work	no data in job book	29 July 1903	£547 5s 10d	no
Hunter & Marshall	wright work	no data in job book	29 July 1903	no data in job book	no
Thomas Brown	wright work	no data in job book	29 July 1903	£566 0s 0d	no
E. C. Morgan & Son	wright work	no data in job book	29 July 1903	£533 14s 2d	yes (10 August 1903)
A. & D. Mackay	slater	no data in job book	29 July 1903	£38 10s 0d <sup>1</sup>	no
John Anderson	slater	no data in job book	29 July 1903	£41 1s 9d	no
A. McKenzie Ross	slater	no data in job book	29 July 1903	£37 0s 0d	yes (10 August 1903)
James Ingleton & Co.	plumber	no data in job book	29 July 1903	£449 11s 11d	yes (10 August 1903)
Fyfe & Allan Ltd	plumber	no data in job book	29 July 1903	£461 0s 0d	no
Smith & Gill	plumber	no data in job book	29 July 1903	£560 0s 0d	no
Robert Russell	plumber	no data in job book	29 July 1903	£510 0s 0d	no
William Forbes	plaster	no data in job book	no data in job book	£124 9s 6d	no
George Rome & Co.	plaster	no data in job book	no data in job book	£114 16s 5d	no
R. A. McGilvray & Ferris	plaster	no data in job book	no data in job book	£124 5s 0d	no
William Tonner & Son	plaster	no data in job book	no data in job book	£107 3s 11d	yes
John Forbes	plaster	no data in job book	no data in job book	£125 0s 8d	no
John Findlay & Co.	electric lighting and wiring	no data in job book	no data in job book	£118 0s 0d	yes (31 July [1903])
A. Maclellan & Co.	electric lighting and wiring	no data in job book	no data in job book	£154 0s 0d	no
Osborne & Hunter	electric lighting and wiring	no data in job book	no data in job book	£152 0s 0d	no
H. L. Anderson & Co.	silicating	no data in job book	no data in job book	£80 0s 0d <sup>2</sup>	yes (10 August [1903])
Simpson & Farmer	heating apparatus	no data in job book	no data in job book	£195 0s 0d	yes (18 August [1903])
John Bryden & Sons	lift	no data in job book	no data in job book	£11 0s 0d	yes (2 September [1903])
J. B. Bennett & Sons	painter	no data in job book	no data in job book	£694 18s 5d	no
William Douglas	painter	no data in job book	no data in job book	£500 19s 5d	no
C. J. Bowie Fisher & Co.	painter	no data in job book	no data in job book	£689 2s 6d	no
Charles Carlton	painter	no data in job book	no data in job book	£650 0s 0d	no

H. L. Anderson & Co.	painter	no data in job book	no data in job book	£500 0s 0d	yes (6 November 1903)
James Grant	joiner	no data in job book	no data in job book	£47 0s 0d <sup>3</sup>	yes (19 May 1904)

#### Payments (trades):

Name	Type	Payment out sum
J. H. White [& Son]	mason & brick work	<b>First installment:</b> 8 October 1903 <b>Final installment:</b> 6 September 1904 £660 2s 0d <sup>4</sup>
E. C. Morgan & Son	wright work	<b>First installment:</b> 30 November 1903 <b>Final installment:</b> 1 March 1904 £726 11s 10d <sup>5</sup>
A. McKenzie Ross	slater	<b>First installment:</b> 23 December 1903 <b>Final installment:</b> 31 October 1904 £66 14s 9d <sup>6</sup>
James Ingleton & Co.	plumber	<b>First installment:</b> 19 November 1903 <b>Final installment:</b> 4 October 1904 £612 16s 11½d
William Tonner & Son	plaster	<b>First installment:</b> 29 January 1904 <b>Final installment:</b> 4 June 1904 £174 11s 0d <sup>7</sup>
John Findlay & Co.	electric lighting and wiring	<b>Payment date:</b> no data in job book £334 15s 7d <sup>8</sup>
Simpson & Farmer	heating apparatus	<b>First installment:</b> 26 January 1904 <b>Final installment:</b> 29 November 1904 £195 0s 0d
E. C. Morgan & Son	wright work	<b>Payment date:</b> 1 March 1904 £10 0s 0d <sup>9</sup>
James Grant	joiner	<b>Payment date:</b> 5 November 1904 £80 6s 0d <sup>10</sup>
H. L. Anderson & Co.	painter	<b>First installment:</b> 5 November 1904 <b>Final installment:</b> 19 March 1906 £705 4s 3d <sup>11</sup>

#### Payments (suppliers):

Name	Service	Payment date	Payment sum
Galbraith & Winton	'tile & marble work.'	16 August 1904	£25 18s 0d
Robert Aitken	Inspector	9 April 1905	£43 10s 0d <sup>12</sup>

## Documents

## Images



Westbourne House from N.E., with 1903-4 addition on left



1903-4 addition from N.



1903-4 addition from S.



Morning room fireplace

# Bibliography

## Published

- Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 313

### Notes:

- 1: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/13, p. 24.
- 2: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/13, p. 24.
- 3: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/13, p. 24.
- 4: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/13, p. 24.
- 5: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/13, p. 24.
- 6: Glasgow City Archives Collection: Glasgow Dean of Guild plans, 1949/178.
- 7: Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 313.
- 8: *Edinburgh Gazette*, 19 September 1905, p. 913.
- 9: Glasgow City Archives Collection: Glasgow Dean of Guild plans, TD1309/A/99.
- 10: For 'west highland' slates.
- 11: For 'silicating outside of house'.
- 12: Comprises £17 for 'oak panelling in vestibule', and £30 for 'mahogany [panelling] in drawing Rm'
- 13: Includes £20 for 'boundary wall', and £98 2s 6d for 'jobbing a/c, heating etc.' Half measurer's fee: £14.
- 14: Includes £106 for 'jobbing a/c, new stair & alteration of roof.' Half measurer's fee: £15.
- 15: Includes £32 10s 0d for 'jobbing a/c'. Half measurer's fee: £1 10s 0d.
- 16: 'Including back court & jobbings.'
- 17: Comprises £39 7s 6d for 'kitchen range & copper boiler'; £14 10s 0d for 'brickets fireplace'; £118 for 'Electric Installation per estimate'; £17 5s 0d for 'Electric Bells'; £26 10s 0d for '[illegible] cables in steel tubes from main switch to Corporation fuses'; £73 5s 9d for 'electric light fittings'; £31 5s 1d for 'Fitting up wiring for extra lights'; £1 13s 0d for '[illegible] buckets'; £5 16s 6d for 'Silver lock plates, 2 sets Furniture at Dining Rm'; and £7 2s 9d for 'Electric lamps'.
- 18: For 'fire damage'.
- 19: Comprises £47 for 'panelling in Vest. & Drawing Rm'; £33 for 'alterations on Glass roof'; and 6s 0d for 'attending plumbers'.
- 20: Includes £80 for 'silicating ho.', £11 17s 9d for 'jobbing' and £41 0s 0d for 'Drawing Rm. ceiling'. Half measurer's fee: £15.
- 21: Period covered by payments: 12 August 1903 to 30 February [1905].

## Mackintosh Architecture: Context, Making and Meaning

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