

M298 Additions and alterations to 3 Windsor Circus

Introduction

Honeyman, Keppie & Mackintosh made internal alterations and added dormer windows to this 1870s cream sandstone house in two phases. There are no Glasgow Dean of Guild Court records for either phase, suggesting that the structural changes were too minor to require the Court's approval. A first-floor bolection moulded stone fireplace may belong to the first phase; the two flat-roofed, canted-bay dormers and joinery work of the first to second-floor stair seem to correspond to the second phase. Neither the fireplace nor the stairs are matched in neighbouring houses. ¹

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: 3 Kirklee Circus

Cost from job book: Phase 1: £34 2s 4d; Phase 2: £473 8s 4d

Status: Standing building

Current name: 3 Kirklee Circus

Current use: Residential (2014)

Grid reference: NS 5652 6769

Chronology

1909–10

Internal alterations are carried and fireplaces installed. ¹

1913–14

Dormer windows constructed and alterations to bathroom carried out. ²

Description

People

Clients:

- Henry A. Mavor

Contractors:

- J. B. Bennett & Son
- Robert Corbet & Son
- Dempster, Moore & Co.
- James Grant
- George Laird & Son
- Mavor & Coulson
- William McGeoch, Kemp & Co.
- Wallace & Connell

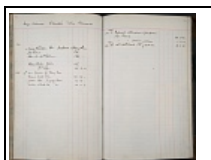
Job Book

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 M298 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 M298 has been extracted from the job books:



Job book: 53063
Page: 34

Client: Henry A. Mavor

Tenders:

Contractor	Type	Date	Value	Accepted
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Payments (trades):

Name	Type	Payment out sum
James Grant	no data in job book	Payment date: 6 December 1909 £21 16s 10d ¹

Payments (suppliers):

Name	Service	Payment date	Payment sum
William McGeoch, Kemp & Co.	Grates etc	10 December 1910	£12 5s 6d

Phase 2: Dormer windows and alterations at bathroom, 1913–14



Job book: 53063
Page: 101

Client: Henry A. Mavor

Tenders:

Contractor	Type	Address	Date	Value	Accepted
George Laird & Son	artificer	no data in job book	no data in job book	£124 13s 0d ²	yes (13 May 1913)
Wallace & Connell	plumber	no data in job book	no data in job book	£79 11s 6d ³	yes (13 May 1913)
J. B. Bennett & Son	painter	no data in job book	no data in job book	£68 0s 0d	yes (24 June 1913)
Dempster, Moore & Co.	wire at wall	49 Robertson Street	no data in job book	£6 7s 6d	yes (1 September 1913)

Payments (trades):

Name	Type	Payment out sum
George Laird & Son	artificer	First installment: 5 August 1913 Final installment: 14 January 1914 £228 0s 0d
Wallace & Connell	plumber	Payment date: 15 January 1914 £93 3s 1d ⁴
J. B. Bennett & Son	painter	Payment date: 15 January 1914 £84 11s 0d
Dempster, Moore & Co.	wire at wall	Payment date: no data in job book £6 7s 6d

Payments (suppliers):

Name	Service	Payment date	Payment sum
Mavor & Coulson	electric lighting	15 January 1914	£32 19s 9d
Robert Corbet & Son	alterations at drains	15 January 1914	£29 7s 0d

Documents

Images



Bibliography

<p>Notes:</p> <ol style="list-style-type: none"> 1: Information from owner, 25 October 2010. Elizabeth Williamson, Anne Riches and Malcolm Higgs, <i>Buildings of Scotland: Glasgow</i>, London: Penguin, 1990, pp. 322–3. 2: The Hunterian, University of Glasgow: Honeyman, Keppie & Mackintosh job book, GLAHA 53063, p. 34. 3: The Hunterian, University of Glasgow: Honeyman, Keppie & Mackintosh job book, GLAHA 53063, p. 100. 4: 'Internal alterations and fireplaces'. Includes 'plaster jobbing at £1 9s 4s'. 5: 'Artificer work exclusive of plumber'. 'Rooflights extra £21 8s 3d'. 6: 'The offer is £78.11.6 with bath 10 + WC 5.10. The bath selected is 8.0.0 and WC 8.0.0 [simplicitas] up as above repeated 79.11.6'. 7: Reduced from £137 3s 1d to take account of 'Mr Grays award for damages'.

Mackintosh Architecture: Context, Making and Meaning

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