

M002 Camis Eskan, Craigendoran

Introduction

The mansion of Camis Eskan was built in 1648, and remodelled in 1840 by David Hamilton. John Honeyman, and later John Honeyman & Keppie and Honeyman, Keppie & Mackintosh, were employed there on a number of occasions, but none of their drawings appears to survive, and it is not clear from the practice job books exactly what they did. A major remodelling by A. N. Paterson in 1915, followed by conversion to apartments in 1979, has further complicated the picture.

Authorship: Mackintosh took measurements of the house in 1894, in connection with alterations carried out in 1894–6, but it is not known if he contributed to the design of these alterations.

Alternative names: Colgrain House.

Cost from job book: Phase 1: £359 10s ½d; Phase 2: £10 14s 0d; Phase 3: £993 13s 2¾d

Status: Standing building

Current name: Camis Eskan House

Current use: Apartments (2014)

Listing category: B

Historic Scotland/HB Number: 1169

RCAHMS Site Number: NS38SW 9

Grid reference: NS 32085 81474

Chronology

1886

September: John Honeyman obtains tenders for work at Camis Eskan, including 'change of window in harness room'. ¹

1888

July: Honeyman obtains tender for unspecified addition. ²

1889

18 March: Contractor paid by John Honeyman & Keppie for unspecified addition. ³

1890

25 June: Expenses incurred by John Honeyman & Keppie, probably for site visit. ⁴

20 August: Expenses incurred, probably for site visit. ⁵

1891

11 May: Expenses incurred, probably for site visit. ⁶

13 May: Payment to Alexander Miller for alterations, including mantelpiece for Mrs Campbell. ⁷

1894

September: John Honeyman visits Camis Eskan to receive instructions about proposed alterations from William Middleton Campbell. ⁸

24 September: Mackintosh and Donald M. Stoddart visit the house to take measurements. ⁹

30 September–9 November: Various sketches are submitted to Campbell, including plans of the ground floor and the first-floor servants' accommodation, and

details of proposed panelling in the billiard room and cupboards in the dining room. ¹⁰

1896

30 September: Final payments for 'additions and alterations'. ¹¹

1914

6 January: Tenders obtained for 'new roof and lead work, etc.' ¹²

Description

The mansion of Camis Eskan was built in 1648, and remodelled in 1840 by David Hamilton for Colin Campbell of Breadalbane. ¹ John Honeyman, and later John Honeyman & Keppie and Honeyman, Keppie & Mackintosh, were employed there on a number of occasions, but none of their drawings appears to survive, and it is not clear from the practice job books exactly what they did. A major remodelling by A. N. Paterson in 1915, followed by conversion to apartments in 1979, has further complicated the picture. ²

Honeyman had already carried out work costing almost £300 for the owner, William Middleton Campbell, in 1886–8, including repairs to a staircase and alterations to a window in the harness room. ³ In March 1889, John Honeyman & Keppie completed further unspecified alterations, involving both mason work and slater work. ⁴ The following summer, and again in May 1891, they incurred minor expenses, probably for site visits. ⁵ The May 1891 visit seems to have been in connection with work carried out by the contractor Alexander Miller, for which he was paid £34 15s 9d that month (including £10 6s 0d for a mantelpiece for Mrs Campbell). ⁶

Honeyman visited again in September 1894, and received instructions from Campbell about further alterations, and later that month Mackintosh and Donald M. Stoddart went to the house to take measurements. ⁷ Sketches were submitted to the client, including plans of the ground floor and servants' accommodation on the first-floor, as well as details of proposed panelling in the billiard room and cupboards in the dining room, and in December tenders were received for mason, wright, slater, plaster and plumber work. ⁸ There is little detail in the job book about what work was done, and it is not clear if any building was actually carried out until 1896, when Miller received payments in September amounting to almost £1000. ⁹ In 2000, the interior was said to retain decoration from its 1840 and 1915 phases, but photographs show nothing that obviously dates from the 1890s. ¹⁰

In January 1914, the practice obtained tenders for re-roofing. ¹¹ Although the job book does not record any corresponding payments to contractors, the practice received fees of £35 in connection with Camis Eskan at the end of the month. ¹²

People

Clients:

- William Middleton Campbell

Contractors:

- George Candlish
- Danskin & Purdie
- Livingstone & Landels
- Alexander Miller
- James Spy

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 M002 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 M002 has been extracted from the job books:



Client: William Middleton Campbell

Measurer: Livingstone & Landels

Tenders:

Contractor	Type	Address	Date	Value	Accepted
William Bain	all works	Bainfield, Cardross	no data in job book	£356 18s 9d	no
James Spy	all works	Row	July 1888	£358 17s 0d ¹	yes
Alexander Henderson	all works	Helensburgh	no data in job book	£371 5s 3¼d	no
William Jack	all works	Helensburgh	no data in job book	£378 0s 0d	no

Payments (trades):

Name	Type	Payment out sum
James Spy	mason	Payment date: 18 March 1889 £154 18s 10½d ²
James Spy	wright	Payment date: 18 March 1889 £108 14s 5½d
James Spy	plaster	Payment date: 18 March 1889 £22 0s 11½d
James Spy	plumber	Payment date: 18 March 1889 £30 18s 4d ³
James Spy	slater	Payment date: 18 March 1889 £37 8s 11d ⁴

Payments (suppliers):

Name	Service

Measurer fee payment: £5 8s 6d ⁵ (no data in job book)

Phase 2: Additions and alterations, 1894–5



Client: William Middleton Campbell

Measurer: George Candlish

Tenders:

Contractor	Type	Address	Date	Value	Accepted
Alexander Miller	mason	Helensburgh	13 December 1894	£200 0s 0d	yes
John Jack	mason	Helensburgh	13 December 1894	£225 0s 0d	no
Hutcheson & Grant	mason	no data in job book	13 December 1894	£220 1s 3d	no
Thomas Brown	mason	no data in job book	13 December 1894	no data in job book	no
Alexander Miller	wright	Helensburgh	13 December 1894	£248 0s 0d	yes
John Jack	wright	Helensburgh	13 December 1894	£250 0s 0d	no
Hutcheson & Grant	wright	no data in job book	13 December 1894	£232 0s 0d	no

Thomas Brown	wright	no data in job book	13 December 1894	no data in job book	no
Alexander Miller	slater	Helensburgh	13 December 1894	£19 0s 0d	yes
John Jack	slater	Helensburgh	13 December 1894	£20 15s 1½d	no
Hutcheson & Grant	slater	no data in job book	13 December 1894	£24 5s 7d	no
Thomas Brown	slater	no data in job book	13 December 1894	no data in job book	no
Alexander Miller	plaster	Helensburgh	13 December 1894	£36 10s 6d	yes
John Jack	plaster	Helensburgh	13 December 1894	£35 19s 2d	no
Hutcheson & Grant	plaster	no data in job book	13 December 1894	£46 0s 6d	no
Thomas Brown	plaster	no data in job book	13 December 1894	no data in job book	no
Alexander Miller	plumber	Helensburgh	13 December 1894	£33 0s 0d	yes
John Jack	plumber	Helensburgh	13 December 1894	£43 0s 0d	no
Hutcheson & Grant	plumber	no data in job book	13 December 1894	£41 15s 0d	no
Thomas Brown	plumber	no data in job book	13 December 1894	no data in job book	no

Payments (trades):

Name	Type	Payment out sum
Alexander Miller	all trades	Payment date: 28 June 1895 £10 14s 0d ⁶

Phase 3: Additions and alterations, 1896



Job book: 53061
Page: 51

Client: William Middleton Campbell

Measurer: George Candlish

Tenders:

Contractor	Type	Address	Date	Value	Accepted
Alexander Miller ⁷	mason	Helensburgh	no data in job book	£337 10s 0d	yes
John Jack	mason	Helensburgh	no data in job book	£343 0s 0d	no
Hutcheson & Grant	mason	Pitt Street, Glasgow	no data in job book	£355 0s 0d	no
Thomas Brown	mason	Rottenrow, Glasgow	no data in job book	£350 0s 0d	no
Alexander Miller ⁸	wright	Helensburgh	no data in job book	£216 10s 11d	yes
John Jack	wright	Helensburgh	no data in job book	£255 0s 0d	no
Hutcheson & Grant	wright	Pitt Street, Glasgow	no data in job book	£237 9s 3d	no
Thomas Brown	wright	Rottenrow, Glasgow	no data in job book	£238 9s 5d	no
Alexander Miller ⁹	plumber	Helensburgh	no data in job book	£101 0s 0d	yes
John Jack	plumber	Helensburgh	no data in job book	£105 0s 0d	no
Hutcheson & Grant	plumber	Pitt Strteet, Glasgow	no data in job book	£117 8s 0d	no
Thomas Brown	plumber	Rottenrow, Glasgow	no data in job book	£109 3s 8d	no
Alexander Miller ¹⁰	slater	Helensburgh	no data in job book	£30 0s 0d	yes
John Jack	slater	Helensburgh	no data in job book	£44 13s 4d	no
Hutcheson & Grant	slater	Pitt Street, Glasgow	no data in job book	£40 0s 0d	no
Thomas Brown	slater	Rottenrow, Glasgow	no data in job book	£34 19s 9d	no

Alexander Miller ¹¹	plaster	Helensburgh	no data in job book	£101 2s 6d	yes
John Jack	plaster	Helensburgh	no data in job book	£111 4s 4d	no
Hutcheson & Grant	plaster	Pitt Street, Glasgow	no data in job book	£104 3s 2d	no
Thomas Brown	plaster	Rottenrow, Glasgow	no data in job book	£101 9s 9d	no
no data in job book	no data in job book	no data in job book	no data in job book	£153 0s 0d ¹²	yes (12 February 1896)

Payments (trades):

Name	Type	Payment out sum
Alexander Miller	mason	Payment date: 30 September 1896 £294 8s 8½d
Alexander Miller	wright	Payment date: 30 September 1896 £282 18s 5d
Alexander Miller	plumber	Payment date: 30 September 1896 £92 3s 11¼d
Alexander Miller	slater	Payment date: 30 September 1896 £28 0s 6d ¹³
Alexander Miller	plaster	Payment date: 30 September 1896 £124 15s 5d
Alexander Miller	painter	Payment date: 30 September 1896 £12 11s 2½d
Alexander Miller	no data in job book	Payment date: 30 September 1896 £158 15s 0½d ¹⁴

Phase 4: 'new roof and lead work, etc.', 1914



Job book: 53063
Page: 110

Client: William Middleton Campbell ¹⁵

Measurer: Danskin & Purdie

Tenders:

Contractor	Type	Address	Date	Value	Accepted
William Gilchrist	roofing	53 West Princes Street, Helensburgh	6 January 1914	£764 11s 9d	no data in job book
James Grant	roofing	128 Pitt Street, Glasgow	6 January 1914	£744 19s 10d	no data in job book
William Jack	roofing	9 King Street East, Helensburgh	6 January 1914	£741 12s 5d	no data in job book

Bibliography

Published

- Frank Arneil Walker and Fiona Sinclair, *Buildings of Scotland: Argyll and Bute*, London: Penguin, 2000, p. 195

Notes:

1: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 77.

2: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 91.

- 3: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 91.
- 4: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh / Keppie Henderson cash book, 1889–1917, GLAHA 53079, p. 7.
- 5: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh / Keppie Henderson cash book, 1889–1917, GLAHA 53079, p. 8.
- 6: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh / Keppie Henderson cash book, 1889–1917, GLAHA 53079, p. 11.
- 7: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 77. The record of this payment is appended to an earlier entry for Camis Eskan.
- 8: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 33.
- 9: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 33.
- 10: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 33.
- 11: The Hunterian, University of Glasgow: John Honeyman & Keppie/Honeyman, Keppie & Mackintosh job book, GLAHA 53061, p. 51.
- 12: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53063, p. 110.
- 13: Frank Arneil Walker and Fiona Sinclair, *Buildings of Scotland: Argyll and Bute*, London: Penguin, 2000, p. 195.
- 14: Frank Arneil Walker and Fiona Sinclair, *Buildings of Scotland: Argyll and Bute*, London: Penguin, 2000, p. 195.
- 15: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 77.
- 16: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 91.
- 17: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh / Keppie Henderson cash book, 1889–1917, GLAHA 53079, pp. 7, 8, 11.
- 18: The Hunterian, University of Glasgow: John Honeyman & Keppie job book, GLAHA 53059, p. 77. The record of this payment is appended to an earlier entry for Camis Eskan.
- 19: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 33.
- 20: The Hunterian, University of Glasgow: John Honeyman & Keppie visit book, GLAHA 53060, p. 33; The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh job book, GLAHA 53061, p. 11.
- 21: The Hunterian, University of Glasgow: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh job book, GLAHA 53061, p. 51.
- 22: Frank Arneil Walker and Fiona Sinclair, *Buildings of Scotland: Argyll and Bute*, London: Penguin, 2000, p. 195.
- 23: The Hunterian, University of Glasgow: Honeyman, Keppie & Mackintosh job book, GLAHA 53063, p. 110.
- 24: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh / Keppie Henderson cash book, 1889–1917, GLAHA 53079, p. 165.
- 25: Abstract of estimates: 'Digging Mason & Brick work: £163 18s 8d; Wright work: £106 2s 0d; Slater work: £33 18s 2d; Plumber work: £31 11s 1d; Plaster work: £20 18s 0d; Allowance: £2 10s 0d.
- 26: James Spy's total payment was reduced by 15s 0d on account of six cartloads of sand at 2s 6d per cart, presumably supplied by the client.
- 27: 'Includes laying on water extra £2.'
- 28: 'Includes felt extra £4.6.6.' £2 0s 0d deducted 'for welsh slates being used'.
- 29: Figures in left-hand margin appear to be measurer's fees.
- 30: For 'jobbing at staircase fire.'
- 31: Recorded as 'Wm. Miller', presumably a mistake for 'Alex Miller', to whom payment was made.
- 32: Recorded as 'Wm. Miller', presumably a mistake for 'Alex Miller', to whom payment was made.

33: Recorded as 'Wm. Miller', presumably a mistake for 'Alex Miller', to whom payment was made.

34: Recorded as 'Wm. Miller', presumably a mistake for 'Alex Miller', to whom payment was made.

35: Recorded as 'Wm. Miller', presumably a mistake for 'Alex Miller', to whom payment was made.

36: For 'Alterations on Porch.'

37: Includes 14s 3d for 'jobbing a/c as per slate.'

38: Includes £5 15s 0½d for 'jobbing a/c as per slate.'

39: 'per Alex Miller. 100. Princes St. East. Helensburgh.'

Mackintosh Architecture: Context, Making and Meaning

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