

M150 Redlands, Bridge of Weir

Introduction

John Honeyman & Keppie designed this four-bedroom detached, red sandstone house in the affluent commuter village of Bridge of Weir, Renfrewshire.

Authorship: Some interior joinery work and metalwork suggest the contribution, or at least influence, of Mackintosh.

Alternative names: Beauly ¹.

Cost from job book: £3067 3s 1d

Status: Standing building

Current name: Beauly

Current use: Residential (2014)

Listing category: B: Listed as 'Beauly'

Historic Scotland/HB Number: 12772

RCAHMS Site Number: NS36SE 75

Grid reference: NS 38814 64956

Chronology

1898

8 July: Earliest fully dated payment to a contractor. ¹

1900

January: Perspective and ground-floor plan of the house published in *Academy Architecture* as part of a feature on a Royal Scottish Academy exhibition; the perspective signed by A. McGibbon, draughtsman at John Honeyman & Keppie. ²

20 March: Latest fully dated payment to a contractor. ³

Since 1982

Internal alterations to kitchen and service wing. ⁴

Description

Exterior

This two-storey red ashlar sandstone house is the largest of several similar contemporary John Honeyman & Keppie commissions, such as for Dunottar, Kilmacolm and for Ferndean, Barrhead. The design has a number of historicist details such as the octagonal gate piers in the E. boundary wall, which are capped with pyramids set on spheres with strapwork decoration. ¹ The most distinctive feature of the house is the elegant cylindrical tower which may show the involvement of Mackintosh. A one-storey wing to the E. and service range to the N. complete the configuration.



The stonework is largely snecked rubble except on the bays at S. and E. and is stugged except for smooth dressings. Decoration is minimal: a moulded string-course extends across the S. elevation while the arched doorway and adjacent window are enclosed by Gibbs-type surrounds with voussoirs. Gables rise from

skewputts and terminate in parapets. The doorway keystone incorporates a large, flat plaque, apparently intended to be carved.² The windows are largely multi-paned sashes, with those adjacent to the doorway mullioned and transomed.

Interior

The front door leads via an internal porch to a large, panelled hall with exposed beams. It has a deep square alcove tucked in beside the porch, echoing the plan of Dunottar. Stairs in the cylindrical tower open directly off the hall, as do a parlour in the S.-facing canted bay and a dining room in the single-storey wing to the E. and a cloakroom. A ground-floor bedroom, a servant's bedroom and the kitchen and service wing are reached via internal lobbies.

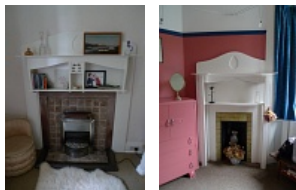
Up the open-well stair, the unusually large first-floor landing leads via double doors to a spacious room – possibly a reception room – in the canted bay. Three modest bedrooms, a bathroom and a W.C. are reached through internal lobbies.



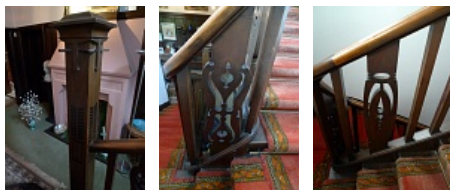
Here, as at Ferdean, Barrhead, the interior joinery work demonstrates a diversity of styles, suggesting the involvement of several designers, including Mackintosh. The open-timber roof in the dining room is almost identical to that at the Doulton house and altogether different from Mackintosh's highly distinctive contemporary roof trusses at Martyrs School, Queen's Cross Church and the Glasgow School of Art.



Chimneypieces in the ground-floor bedroom and three first-floor bedrooms are of interest and may suggest the work of Mackintosh. In the ground-floor and N.W. first-floor bedroom, the chimneypieces have a two-level, projecting mantelpiece with pierced tear-drop shapes at its centre below symmetrical, shallow S-curves joining in a cupid's bow. Above the upper mantel shelf, a large tear-drop shape is recessed centrally. Two further bedrooms have pared down versions of the chimneypiece design. These two appear to have retained their original tiles.



The newel post at the ground floor has an inlaid symmetrical pattern in black. Diagonal projections below its cap recall the boiler chimney at Martyrs School. The balusters are pierced with a variety of curvilinear shapes and are identical to those at Ferdean.



There are several stone fireplaces very similar to those at Ferdean, and two wooden chimneypieces in the parlour and large first-floor room. The stonework of the dining-room fireplace recalls the Gibbs-type surround at the front door. Above it, within a stained-wood frame, is a beaten brass triptych overmantel of curvilinear shapes, which are echoed in the finger plates of various designs in the ground-floor bedroom and parlour, and at Dunottar in the copper insert and fender of the hall fireplace. The leaded windows in the stair tower and large first-floor landing incorporate colourful stained glass with heart and curvilinear shapes similar to those of the beaten metalwork.



Other

Redlands remains largely unaltered: the only remodelling of note is the extension of the kitchen into the service wing carried out since 1982. The ground-floor plan published in *Academy Architecture* in January 1900 shows a conservatory at the W.; however it appears never to have been built. Besides minor changes in the location of cupboard doors, the ground floor is laid out as it appears in the published drawing.³



Mackintosh does not seem to have claimed Redlands as his own work. A comment made in a letter to Muthesius in May 1903 appears to attribute the work to John Honeyman. A Countess Schwerin in Prussian Silesia had, Mackintosh reported, 'written to Honeyman saying how much she admired a house of his she saw in *Academy Architecture 1900* and asking him to send the plans'. In contrast, in 1898, Mackintosh had regretfully commented to Muthesius that he could not yet publicly claim the work at the Glasgow Herald building as his own as he was still merely an assistant. ⁴

People

Clients:

- James Raeburn Mann

Contractors:

- H. L. Anderson & Co.
- Bryden & Middleton
- George Candlish
- William Forbes
- Galbraith & Winton
- J. & W. Guthrie & Andrew Wells
- Hutcheson & Grant
- James Hutcheson
- Robert Houston
- James Johnston & Son
- A. & D. MacKay

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 M150 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 M150 has been extracted from the job books:



Job book: 53061
Page: 91



Job book: 53061
Page: 93

Client: James Raeburn Mann

Measurer: George Candlish

Tenders:

Contractor	Type	Address	Date	Value	Accepted
P. & W. Anderson	mason	no data in job book	no data in job book	£1415 8s 7d	no
Moses Barlas	mason	no data in job book	no data in job book	£1538 7s 6d	no
Morgan & Son	mason	no data in job book	no data in job book	no data in job book	no
Alexander Muir & Son	mason	no recorded	no data in job book	no data in job book	no
William Taylor	mason	no data in job book	no data in job book	£1300	no

William Allan & Cowan	mason	no data in job book	no data in job book	no data in job book	no
John Gordon	mason	no data in job book	no data in job book	£1641 16s 5d	no
Guthrie & Co.	mason	no data in job book	no data in job book	£1469 16s 4½d	no
Oswald	mason	no data in job book	no data in job book	£1551	no
Robert Houston	mason	Bridge of Weir	no data in job book	£1136 12s 5d ¹	yes
John Keanie	mason	Lochwinnoch	no data in job book	no data in job book	no
M. & W. Alexander	mason	Bridge of Weir	no data in job book	no data in job book	no
William Cowan & Son ²	joiner	no data in job book	no data in job book	no data in job book	no
Thomas Brown	joiner	no data in job book	no data in job book	no data in job book	no
William Allan & Cowan	joiner	no data in job book	no data in job book	£1117 9s 11d	no
T. & R. Duncanson	joiner	no data in job book	no data in job book	£1032 7s 7d	no
Matthew Henderson	joiner	no data in job book	no data in job book	no data in job book	no
Hutcheson & Grant	joiner	no data in job book	no data in job book	£761 6s 2d ³	yes
James Herbertson & Sons	joiner	no data in job book	no data in job book	no data in job book	no
George Laird & Son	joiner	no data in job book	no data in job book	no data in job book	no
William McCall & Son	joiner	no data in job book	no data in job book	no data in job book	no
Morgan & Son	joiner	no data in job book	no data in job book	no data in job book	no
Guthrie & Co.	joiner	no data in job book	no data in job book	£1217 8s 3d	no
Andrew Nelson	joiner	Kilbarchan	no data in job book	no data in job book	no
M. & W. Alexander	joiner	no data in job book	no data in job book	£1134 0s 0d	no
A. & D. MacKay	slater	no data in job book	no data in job book	£140 0s 4d ⁴	yes
D. & A. Clark	slater	no data in job book	no data in job book	£114 1s 5d	no
A. M. Ross & Son	slater	no data in job book	no data in job book	£127 6s 6d	no
John Anderson	slater	no data in job book	no data in job book	£122 4s 6d	no
William McOwat & Sons	slater	no data in job book	no data in job book	£119 0s 0d	no
James Gardner	slater	Kilbarchan	no data in job book	£141 18s 11d	no
R. A. McGilvray	plaster	no data in job book	no data in job book	£108 12s 10d	no
William Forbes	plaster	no data in job book	no data in job book	£106 14s 7d ⁵	yes
John Forbes	plaster	no data in job book	no data in job book	£120 10s 9d	no
George Rome & Co.	plaster	no data in job book	no data in job book	£108 7s 9d	no
George Nicol	plaster	no data in job book	no data in job book	£111 14s 1½d	no
Fyfe & Allan	plumber	no data in job book	no data in job book	£168 0s 0d	no
William Anderson	plumber	no data in job book	no data in job book	£164 0s 0d	no
James Johnston & Son	plumber	no data in job book	no data in job book.	£150 0s 0d ⁶	yes
Brown & Young	plumber	no data in job book	no data in job book	£169 18s 3d	no
Moses Speirs & Sons	plumber	no data in job book	no data in job book	£154 0s 0d	no
A. Watson & Co.	plumber	no data in job book	no data in job book	£175 0s 0d	no
James Ingleton & Co.	plumber	no data in job book	no data in job book	£157 0s 0d	no
H. G. Crawford	plumber	Bridge of Weir	no data in job book	£158 17s 5d	no
James Hutcheson	gasfitting & bellhanging	no data in job book	no data in job book	£38 13s 1d	yes
John Bryden	gasfitting & bellhanging	no data in job book	no data in job book	£45 3s 3d	no
William Bryden	gasfitting & bellhanging	no data in job book	no data in job book	£50 7s 3d	no
Fyfe & Allan	gasfitting & bellhanging	no data in job book	no data in job book	£37 19s 0d	no
H. G. Crawford	gasfitting & bellhanging	no data in job book	no data in job book	£36 7s 9d	no
Brown & Young	gasfitting & bellhanging	no data in job book	no data in job book	no data in job book	no

Payments (trades):

Name	Type	Payment out sum
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Robert Houston	mason	Payment date: 20 September £1411 12s 11d ⁷
Hutcheson & Grant	joiner	Payment date: no data in job book £850 14s 6d
A. & D. MacKay	slater	Payment date: 8 July 1898 £132 16s 3d
William Forbes	plaster	Payment date: 18 January 1899 £131 12s 3d
James Johnston & Son	plumber	Payment date: 11 April 1899 £202 3s 6d ⁸
James Hutcheson	gasfitting & bellhanging	Payment date: 11 November 1898 £74 7 10½d ⁹
J. & W. Guthrie & Andrew Wells	painter	Payment date: no data in job book £109 14 2½d ¹⁰
Galbraith & Winton	tiler	Payment date: 7 December 1898 £7 8s 0d ¹¹
Bryden & Middleton	iron work	Payment date: 7 December 1898 £29 10s 0d ¹²

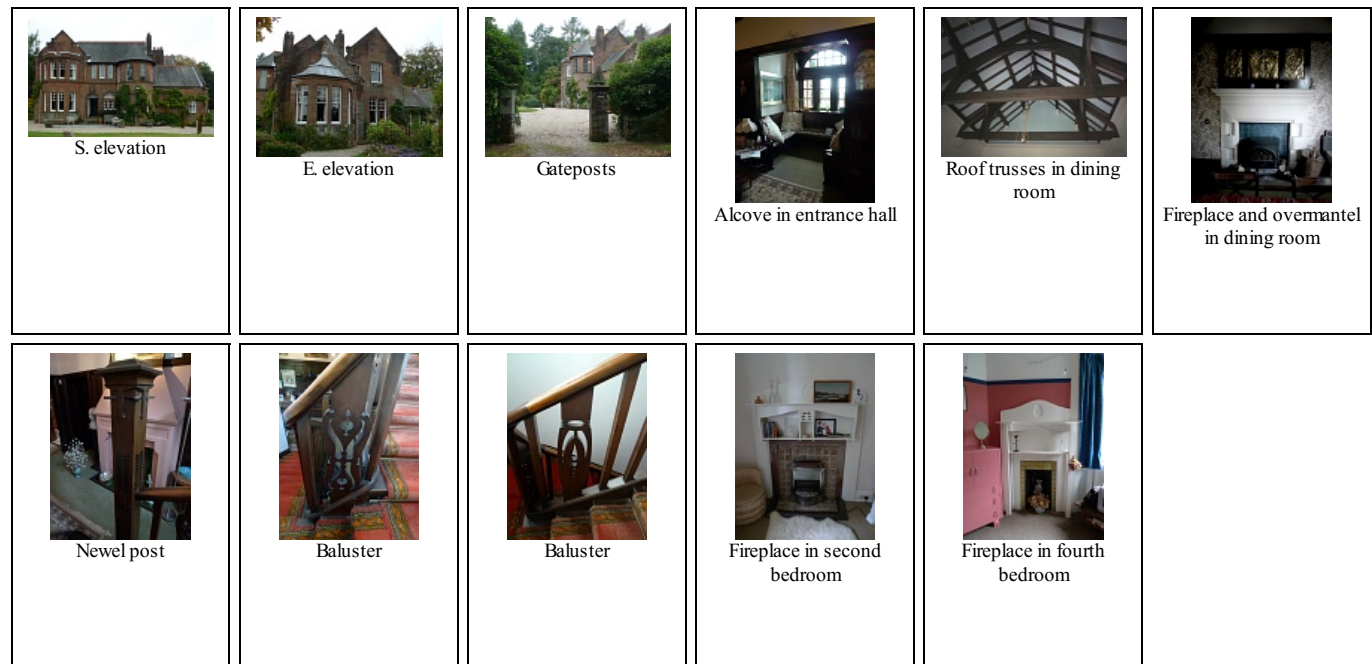
Payments (suppliers):

Name	Service	Payment date	Payment sum
no data in job book	'Fnal account for Inspector'	8 September 1898	£15 6s 0d
H. L. Anderson & Co.	'silicating outside of house'	20 March 1900	£27 0s 0d

Measurer fee payment: £74 19s 0d (15 June 1899)

Documents

Images



Bibliography

Published

- Thomas Howarth, *Charles Rennie Mackintosh and the Modern Movement*, London: Routledge & Kegan Paul, 2nd edn, 1977, p. 97
- Frank Arneil Walker, *The South Clyde Estuary. An Illustrated Guide to Inverclyde and Renfrew*, Edinburgh: Scottish Academic Press, 1986, p. 84

- Frank Arneil Walker, 'Two Houses at Bridge of Weir', *Charles Rennie Mackintosh Society Newsletter*, 44, Autumn 1986, pp. 10–11
- *Academy Architecture*, 17, no. 1, January 1900, pp. 92–3

Notes:

- 1: The original owner, James Raeburn Mann, named the house Redlands and his daughters took the name with them when they moved from the house in the 1960s. Apparently, the owners during the late 1960s and early 1970s renamed the house after their home town in the north of Scotland. Information supplied by current owners, 8 October 2010.
- 2: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh job book, GLAHA 53061, p. 92.
- 3: *Academy Architecture*, January 1900, pp. 92–3.
- 4: The Hunterian, University of Glasgow: John Honeyman & Keppie / Honeyman, Keppie & Mackintosh job book, GLAHA 53061, p. 94.
- 5: Information supplied by current owners, 8 October 2010.
- 6: This type of gate pier was described by Mackintosh in his 1892 lecture on architecture, reproduced in Pamela Robertson, ed., *Charles Rennie Mackintosh: The Architectural Papers*, Wendlebury, Oxon: White Cockade in association with the Hunterian Art Gallery, 1990, p. 196, and can be seen at the entrance to Anderson's College Medical School.
- 7: A perspective drawing by Alexander McGibbon, published in *Academy Architecture* in January 1900, shows a decorative projection at the keystone: *Academy Architecture*, January 1900, pp. 92–3.
- 8: *Academy Architecture*, 17, no. 1, January 1900, pp. 92–3.
- 9: Berlin, Werkbundarchiv, Museum der Dinge: Hermann Muthesius Estate, letter from Mackintosh to Hermann Muthesius, 11 May 1898, 12 May 1903.
- 10: Value of original tender £1186 10s 7d.
- 11: 'Allan' crossed out.
- 12: Value of original tender £995 15s 8d.
- 13: Value of original tender £120.
- 14: Value of original tender £102 7s 9d.
- 15: Value of original tender £146.
- 16: Works includes house drains, gate pillars and walls, rock cutting, alterations on level of buildings.
- 17: Work includes altering bath and towel rail.
- 18: Work includes gas fires and blinds.
- 19: Work includes leaded glass.
- 20: Work includes vestibule floor and drawing room jambs.
- 21: Work includes iron gate and railings.

Mackintosh Architecture: Context, Making and Meaning

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