

M263 Tenement at 307–335 Hope Street

Introduction

This impressive four-storey tenement consisting of flats above ground-floor shops was built as part of a municipal street-widening scheme. It was among the half-dozen most costly projects undertaken during Mackintosh's time with John Honeyman & Keppie / Honeyman, Keppie & Mackintosh. Old property at the N. end of Hope Street was acquired by Glasgow Corporation, demolished, and replaced with a new tenement set back from the former building line. The lively parapet hides a flat roof used for drying laundry, with wash-houses concealed behind the pediments and in the corner turret. The rich architectural treatment of the front elevation contrasts with the rear, where access to the flats is by hygienic open-air balconies of the type associated with improved working-class tenements.

Authorship: 'Mr John Keppie, of Messrs Honeyman, Keppie & Mackintosh' was personally selected as architect by Glasgow Corporation's Subcommittee on the Improvement of Hope Street, and his appointment was confirmed by the Committee on Statute Labour. ¹ Illustrations and a description of the tenement were published under his name in 1907, and it is arguably one of his most successful buildings. ² Mackintosh's handwriting appears occasionally in the job-book entry, but there is no evidence that he contributed to the design.

Alternative names: McConnell's Building; McConnel's Building.

Alternative addresses: 91 Cowcaddens Road

Cost from job book: Phase 1: £21,029 18s 6½d; Phase 2: £356 11s 9d; Phase 3: £156 3s 10d; Phase 4: £42 0s 0d

Status: Standing building

Current use: Residential and retail (2014)

Listing category: B

Historic Scotland/HB Number: 33055

RCAHMS Site Number: NS56NE 679

Grid reference: NS 58868 66014

Chronology

1905
28 November: The Subcommittee on the Improvement of Hope Street (a subcommittee of Glasgow Corporation's Committee on Statute Labour) recommends John Keppie as architect for a proposed new building at the corner of Hope Street and Cowcaddens. ¹

18 December: Keppie's appointment is confirmed by the Committee on Statute Labour. ²

1906
17 May: Drawings approved by Glasgow Dean of Guild Court. ³

30 May: Work begins on site. ⁴

30 October: Fourth storey in progress. ⁵

1907
January: Second tower being roofed. ⁶

10 April: 'Plasterwork and finishing in progress'. ⁷

17 June: The building is now occupied, and the Committee on Statute Labour agrees to Keppie's request for payment. ⁸

1908

26 June: Final visit by Glasgow Dean of Guild Court inspector. ⁹

1910

April–August: Alterations, and completion of corner shop. ¹⁰

1912

August: Further works, including alterations to Co-operative Society shop. ¹¹

1913

June–September: Work carried out to staircase at 'McConnell's shop'. ¹²

People

Clients:

- Glasgow Corporation

Contractors:

- Robert Aitken
- John Anderson
- H. L. Anderson & Co.
- P. & R. Fleming
- Haddow, Forbes & Co.
- Hobbs & Samuels
- Holmes & Jackson
- Andrew Hutcheson
- James Hutcheson
- James Ingleton & Co.
- Hugh McTaggart
- J. Caird Parker
- Thaw & Campbell
- Wenyss & Livingstone
- Daniel Wilkie & Son

Job Book

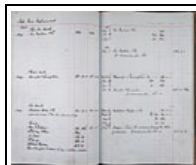
The job books of Honeyman & Keppie (later Honeyman, Keppie & Mackintosh) are now held by The Hunterian, University of Glasgow and include four volumes related to the Mackintosh period. The books were used by the firm to keep a project-by-project, day-by-day record of contractors, suppliers and expenditure. 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 M263 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 M263 has been extracted from the job books:



Job book: 53062
Page: 115



Job book: 53062
Page: 116



Job book: 53062
Page: 117



Job book: 53062
Page: 118

Client: Glasgow Corporation

Measurer: Daniel Wilkie & Son

Tenders:

Contractor	Type	Address	Date	Value	Accepted

Thaw & Campbell	mason & brickwork	no data in job book	1906	£14598 15s 4d	yes (May 1906)
Hugh McTaggart	wright	no data in job book	1906	£4484 11s 0d	yes (May 1906)
John Anderson	slater	no data in job book	1906	£66 16s 10d	yes (May 1906)
James Ingleton & Co.	plumber	no data in job book	1906	£2130 0s 0d	yes (May 1906)
Wemyss & Livingstone	plaster	no data in job book	1906	£591 15s 10d	yes (May 1906)
Haddow, Forbes & Co.	tile	no data in job book	1906	£301 12s 11d ¹	yes (May 1906)
Holmes & Jackson	carving	no data in job book	1906	£195 13s 6d ²	yes (no data in job book)
McGilvray & Ferris	carving	no data in job book	1906	£214 0s 0d ³	no
William Vicars [Vickers]	carving	no data in job book	1906	£199 15s 0d ⁴	no
J. C. Young	carving	no data in job book	1906	£234 10s 0d ⁵	no
Kellock Brown	carving	no data in job book	1906	£359 18s 0d ⁶	no
P. & R. Fleming	balcony railings	no data in job book	1907	no data in job book	yes
Hugh McTaggart	stair railings	no data in job book	1907	'4/6 per lin[ear] foot'	yes (1 March 1907)
James Hutcheson	electric wiring	no data in job book	1907	£352 0s 6d	yes
James Hutcheson	blinds	no data in job book	1907	£56 10s 0d ⁷	yes
P. & R. Fleming	grilles, railings, gates etc.	no data in job book	1907	£105 7s 0d ⁸	yes
George Adam & Son	grilles, railings, gates etc.	no data in job book	1907	£127 12s 0d	no
D. M. Tyre & Co.	grilles, railings, gates etc.	no data in job book	1907	£160 11s 6d	no
John Deas & Co.	grilles, railings, gates etc.	no data in job book	1907	£151 9s 6d	no
Hobbs & Samuels	painter	no data in job book	1907	£457 14s 11d	yes (12 January 1907)

Payments (trades):

Name	Type	Payment out sum
Thaw & Campbell	mason & brickwork	First installment: 12 September 1906 Final installment: 8 April 1908 £12794 11s 9d ⁹
Hugh McTaggart	wright	First installment: 15 January 1907 Final installment: 9 April 1908 £4009 19s 5½d ¹⁰
John Anderson	slater	First installment: 29 March 1907 Final installment: 12 December 1907 £57 15s 6½d ¹¹
James Ingleton & Co.	plumber	First installment: 7 February 1907 Final installment: 17 February 1908 £1792 14s 1d ¹²
Wemyss & Livingstone	plaster	First installment: 4 March 1907 Final installment: 20 December 1907 £557 5s 2½d ¹³
Haddow, Forbes & Co.	tile	First installment: 27 February 1907 Final installment: 8 January 1908 £419 5s 9d ¹⁴
James Hutcheson	electric wiring	First installment: 27 March 1907 Final installment: 31 January 1908 £324 1s 6d ¹⁵
James Hutcheson	window blinds	Payment date: 15 November [1908] £50 0s 0d ¹⁶

P. & R. Fleming	grilles, railings, gates, etc.	Payment date: 30 October [1908] £104 15s 6½d ¹⁷
Hobbs & Samuels	painter	First installment: 3 June 1907 Final installment: 31 January 1908 £263 11s 8½d ¹⁸

Payments (suppliers):

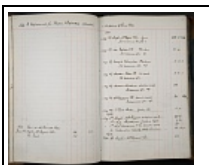
Name	Service	Payment date	Payment sum
Glasgow Corporation Tramways	'old rails for foundations'	18 July 1906	£9 0s 6d
Glasgow Corporation Police Department	'altering position of valve hydrant in Cowcaddens'	10 January 1907	£9 7s 11d
Glasgow Corporation Gas Department	'gaspipes holdfasts Rules etc.'	18 June 1907	£26 19s 4d
Glasgow Corporation Police Department	'11 ashbins'	18 October 1907	£3 14s 3d
Glasgow Corporation Electricity Department	'for superintending wiring'	12 December 1907	£21 0s 0d
Robert Aitken	inspector	29 June 1906–9 April 1908	£177 10s 0d

Measurer fee payment: £408 6s 0d (9 April 1908)

Phase 2: Alterations and completion of corner shop, 1910



Job book: 53062
Page: 119



Job book: 53063
Page: 41

Client: Glasgow Corporation

Tenders:

Contractor	Type	Address	Date	Value	Accepted
H. L. Anderson & Co.	painter	no data in job book	1910	£29 10s 0d	yes (April 1910)
Hobbs & Samuels	painter	no data in job book	1910	£30 3s 3d	no
A. & J. Scott	painter	no data in job book	1910	£38 17s 5d	no
Richard H. Arroll & Son	painter	no data in job book	1910	£48 5s 10d	no

Payments (trades):

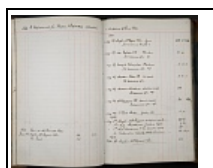
Name	Type	Payment out sum
H. L. Anderson & Co.	painter	Payment date: 27 August 1910 £30 0s 8½d ¹⁹

Payments (suppliers):

Name	Service	Payment date	Payment sum
Hugh McTaggart	joiner work	27 August 1910	£228 7s 4½d ²⁰
James Ingleton & Co.	plumber work	27 August 1910	£21 4s 0d ²¹
Wemyss & Livingstone	plaster work	27 August 1910	£13 17s 7d ²²
Haddow, Forbes & Co.	tile work	27 August 1910	£5 11s 1d
Andrew Hutcheson	electric wiring	27 August 1910	£44 0s 0d ²³

J. Caird Parker	grates, etc	27 August 1910	£13 11s 0d
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Phase 3: Works including alterations to Co-operative Society shop, 1912



Job book: 53063
Page: 41

Tenders:

Contractor	Type	Date	Value	Accepted
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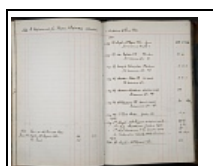
Payments (trades):

Name	Type	Payment out sum
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Payments (suppliers):

Name	Service	Payment date	Payment sum
Hugh McTaggart	artificer work	1 August 1912	£77 3s 0d
Andrew Hutcheson	electric light	1 August 1912	£9 2s 0d
H. L. Anderson & Co.	painter work	1 August 1912	£17 0s 0d
no data in job book	'Co-operative Society shop alterations'	14 August 1912	£52 18s 10d

Phase 4: 'Stair at McConnell's shop', 1913



Job book: 53063
Page: 41

Tenders:

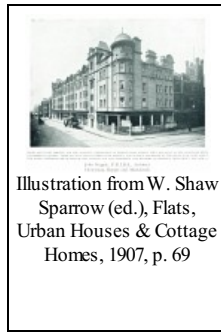
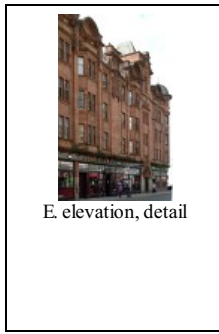
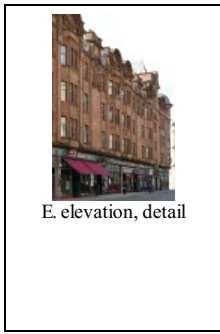
Contractor	Type	Address	Date	Value	Accepted
Hugh McTaggart	joiner	no data in job book	1913	£42 0s 0d	yes (26 June 1913)
James Grant	joiner	no data in job book	1913	£49 0s 0d	no

Payments (trades):

Name	Type	Payment out sum
Hugh McTaggart	joiner	Payment date: 23 September 1913 £42 0s 0d

Documents

Images



Bibliography

Published

- W. Shaw Sparrow, ed., *Flats, Urban Houses and Cottage Homes*, London: Hodder & Stoughton, 1907, pp. 69–70
- David Stark, *Charles Rennie Mackintosh and Co.*, Catrine, Ayrshire: Stenlake Publishing, 2004, p. 182
- Elizabeth Williamson, Anne Riches and Malcolm Higgs, *Buildings of Scotland: Glasgow*, London: Penguin, 1990, p. 229
- Frank Worsdall, *The Tenement: A Way of Life*, Edinburgh: W. & R. Chambers, 1979, p. 36

Unpublished

- Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 121

Notes:

- 1: Printed minutes of the Corporation of Glasgow, November 1905–April 1906, pp. 431–2, 437.
- 2: W. Shaw Sparrow, ed., *Flats, Urban Houses and Cottage Homes*, London: Hodder & Stoughton, 1907, pp. 69, 70.
- 3: Printed minutes of the Corporation of Glasgow, November 1905–April 1906, pp. 431–2.
- 4: Printed Minutes of the Corporation of Glasgow, November 1905–April 1906, p. 437.
- 5: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 121.
- 6: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 121.
- 7: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 121.
- 8: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 121.
- 9: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 121.
- 10: Printed minutes of the Corporation of Glasgow, April 1907–November 1907, p. 1838.
- 11: Glasgow City Archives Collection: Glasgow Dean of Guild Court, Register of Inspections, D-OPW 25/64, p. 121.
- 12: The Hunterian, University of Glasgow: Honeyman, Keppie & Mackintosh job book, GLAHA 53062, p. 119; Honeyman, Keppie & Mackintosh job book, GLAHA 53063, p. 41.
- 13: The Hunterian, University of Glasgow: Honeyman, Keppie & Mackintosh job book, GLAHA 53063, p. 41.
- 14: The Hunterian, University of Glasgow: Honeyman, Keppie & Mackintosh job book, GLAHA 53063, p. 41.
- 15: 'white tiles to cost 3d less than schedule per yd.'
- 16: 'Thaw & Campbell to receive 16 com. on above added.'
- 17: 'Thaw & Campbell to receive 16 com. on above added.'
- 18: 'Thaw & Campbell to receive 16 com. on above added.'
- 19: 'Thaw & Campbell to receive 16 com. on above added.'
- 20: 'Thaw & Campbell to receive 16 com. on above added.'

- 21:** Comprises £30 for 'window Blinds' and £26 10s 0d for 'Blinds in Shops'.
- 22:** 'of 9³/₄'.
- 23:** Includes extra payment of £10, 'recommended on account of mistake in pricing'. Half measurer's fee: £130.
- 24:** Half measurer's fee: £40.
- 25:** Half measurer's fee: 11s 6d.
- 26:** Half measurer's fee: £18.
- 27:** Half measurer's fee: £5 10s 0d.
- 28:** Includes 'tiling of the whole of staircases.' Half measurer's fee: £4 4s 0d.
- 29:** Half measurer's fee: £3 5s 0d
- 30:** 'no blinds in unlet shop, 6. 10 deducted.'
- 31:** £5 11s 2d deducted 'for delays'.
- 32:** Half measurer's fee: £2 12s 6d
- 33:** Half measurer's fee: 10s 0d.
- 34:** Half measurer's fee: £2 5s 0d.
- 35:** Half measurer's fee: £5s 0d.
- 36:** Half measurer's fee: 5s 0d.
- 37:** Half measurer's fee: 10s 0d.

Mackintosh Architecture: Context, Making and Meaning

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