

CATALOGUE NO: T-2

DATE RECORDED: Aug/Sept 2002

HERITAGE ASSESSMENT SURVEYING FORM

Compiled by: Dr JJ Bruwer, 2002-07-29 JJ Bruwer ©

NAME OF PLACE: Masingita House

Previous/alternative name/s : Stuttaford

LOCATION: Street : Pritchard
Street number : 56, 58, 60
Stand number : 684, 485, 686, 687
(previously 1662–1665)
Block number : T

ZONING: Current use/s :
Previous use/s : Department store

DESCRIPTION OF PLACE:

Nine storeys; no basement (?)

Shops on ground floor.

CONSTRUCTION MATERIALS:

Walls : steel skeleton construction, brick and plasterwork.

Roof : flat, concrete.

Windows:

SITE FEATURES:

ALTERATIONS:

Mention is made in RAU Report, June 1976 of a radio mass that was fitted to the previous Stuttafords building, and that it was used for broadcasting purposes.

INTEGRITY:**INSCRIPTION:****ARCHITECT/BUILDER:**

Strat Wilson, Paton & Arthur Leitch

CONSTRUCTION DATE:

On plan : 26 October 1927
Completed : approximately 28 August 1928

BUILDING STYLE:**BUILDING TYPE:**

Shops and office building.

ENVIRONMENT:

"Gelyke hoogte met Gretermans, waarmee ook die kleur in 'n mate ooreenstem." (RAU Report, June 1976).

CONDITION:

Good.

URGENT ACTION:**SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:**

PROTECTION STATUS: (under National Heritage Resources Act, 1999)

General protection:	Section 34(1) structure/s	<input type="checkbox"/>
Formal protection:	provincial heritage site	<input type="checkbox"/>
	national heritage site	<input type="checkbox"/>
	provisional protection	<input type="checkbox"/>
	heritage area	<input type="checkbox"/>
	listed in provincial heritage resources register	<input type="checkbox"/>

Relevant Gazette Notice:

Gazette description:

FORMER PROTECTION STATUS: (under National Monuments Act, 1969)

NOTES:

DEEDS INFORMATION:

Original ownership: Stuttaford

T11395/1994 Secured Syndication Holdings
T36963/1995 Millennium Prop Pty Ltd
T37944/1990 Secured Syndication Holdings Share B 1
T23252/2000 Outward Inv Pty Ltd
B13664/2000
T64791/2000 High-Mast Prop 22 Pty Ltd

B41290/2001 Standard Bank of South Africa Ltd
B24734/2002 Standard Bank of South Africa Ltd

PRE-HISTORY OF SITE:

By 1890 the Apsey's Corner building was situated on the corner on this stand and the Payne Bros. Building (facing Rissik Street) next to it. In 1893 Apsey's Corner was replaced by the Thorne & Stuttaford Building, the latter standing on a double stand, facing Pritchard Street. The second Thorne & Stuttaford Building was erected in 1896/7 on the Rissik and Pritchard Streets corner. The architect for this building was Charles Freeman. The third Stuttafords Building is now known as Masingita House.

Van Der Waal mentions the building regulations which were promulgated by the Town Council in June 1903. According to these regulations, buildings in Johannesburg would be limited to a height of 140ft (44m), but they were nevertheless limited to a height equal to one and two-thirds the width of the street in which they were built. The interesting point here is that the third Corner House, the National Bank Building, as well as the third Thorne and Stuttafords Building were all built prior to the promulgation of these regulations and were all much taller

than the regulations would have allowed; the result of this being that these three exceptional buildings dominated downtown Johannesburg for long.

It is interesting to note that there were no historical models to follow in the design of the facades of the Corner House (or for that matter, the third Thorne and Stuttafords Building).

"The problem was simply solved by repeating the storeys. At the same time, in accordance with the classicist tradition, the façade was horizontally and vertically articulated in three planes." (Van Der Waal)

HISTORY:

In 1886, Joseph Thomas Apsey at the first public auction of stands in Johannesburg, "bought a 50 feet by 50 feet stand at the corner of Rissik and Pritchard Streets and opened a draper's shop in a single-storey shack. He prospered and put up a double-storey building in ca. 1890. This was the Apsey's Corner. (Next to it at 46 Rissik Street was the Payne Bros. Building.) Then years after he arrived he sold out to Stuttafords for £40,000 and returned to Cape Town where he died in 1937 at the age of 74.

"The first department stores made their appearance in Johannesburg after 1902 and after 1920 their continued development was manifested in ever larger buildings. Several of the pioneering firms extended their buildings...or by putting up a new building next to the old one, as in the case of the Stuttafords Building (1927-8)." (Van Der Waal)

"Of all the character changes which have left their mark on Johannesburg none has been more noticeable than the disappearance, in the 1970, of the graceful old department stores...John Orr's, the multi-storey upmarket store...retreated to the suburbs...Its contemporaries – Ansteys, Belfast, Ackermans...Stuttafords went too. So complete was the rout that Stuttafords's building in the city remained derelict for years...Historically, these stores all stood relatively close to each other, in the city's prime spots. Their siting was considered to be of huge significance in terms of fashion appeal...Stuttafords had also been a household name since early in the century."

GENERAL NOTES:

Erected in 1897 it was the first building to install sprinklers and drenchers to stop fires. Started by Richard Stuttaford & Thorne in 1890, expanding to the size of the present building. The first broadcasting station, known as JB, was erected on the roof in 1924 with a radius of 100 miles but in fact it could be heard all over South Africa.

"Like the National Bank in Market Street, the Stuttafords Building was also extended a few decades later (1927-8) in a manner that was markedly in sympathy with the 1903 building. While the central horizontal plane of the 1903 façade was treated in...(an) abstract manner, the connection with the Victorian second Stuttafords Building was effected through a cast-iron verandah, while the broad sculptured cornice was reminiscent of creative eclecticism." (Van Der Waal)

"A Johannesburg landmark, the eight-storey Stuttefords [sic] Building at the corner of Rissik and Pritchard Streets has been sold to a local business syndicate for R7,5 million, writes Frank Jeans. The new owners intend to retain the building as an income-producing investment. John Whiting, chairman of Pangbourne Properties, which handled the transaction, says: 'We refurbished the building by providing 36 on-site parking bays and an additional floor to meet the requirements of the long-lease tenant, OK Bazaars.' (The Star, ca. 1990)

SOURCES:

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU

NMC File 3/1/3/Joh/A : Johannesburg General. ["Graceful old stores have all gone" in The Star, 26 June 1989]

The Johannesburg Historical Foundation (Norwich, I ; Grant, B.L. ; Saul D) Some Historic Drives & Walks of Johannesburg Framic, no date

Neame, L.E.: City Built On Gold, Central News Agency Limited, no date

Van Der Waal, G-M.: From Mining Camp to Metropolis, The buildings of Johannesburg 1886-1940, Chris Van Rensburg Publications, 1987

South African Architectural Record, January 1948

Registrar of Deeds, Johannesburg

RECORDED BY:

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Photographs by Chris JH Coxen (unless otherwise indicated).

ASSESSMENT OF CULTURAL SIGNIFICANCE:

Historic Value:

- ☐ Associated with historic person, group or organisation
- ☐ Associated with historic event or activity

Architectural/Aesthetic value:

- ☐ Important example of building type
- ☐ Important example of a style or period
- ☐ Fine details, workmanship or aesthetics
- ☐ Work of a major architect or builder

Social/Spiritual/Linguistic value:

- ☐ Associated with social, spiritual, linguistic, economic or political activity
- ☐ Illustrates an historical period

Scientific/Technological value:

- ☐ Example of industrial, technical or engineering development/achievement
- ☐ New, rare or experimental building techniques