

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: BUDGET HOUSE



Top left: Loveday Street elevation. Top right: from left to right – *Budget House, East London Hotel and Juta's Corner Building*. Bottom right: north elevation of *Budget House* as seen from a distance.

Previous/alternative name/s : 1954 – Princess House

LOCATION: Street : cnr Loveday, Kerk
 Street number :
 : [56, 58 Loveday; 42 Kerk]
 Stand Number : 4820
 Previous Stand Number: 1446, 1447
 Block number : V
 GIS reference :

ZONING: Current use/s :
 Previous use/s :

DESCRIPTION OF PLACE:

Height :
 Levels above street level :
 Levels below street level :
 On-site parking :

CONSTRUCTION MATERIALS:

Walls:

Roof:

Windows:

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

INSCRIPTION:

ARCHITECT:

Wayburne & Wayburne.

BUILDER:

CONSTRUCTION DATE:

Date on plans :
Approval of plans :
Completion date :

BUILDING STYLE:

Johannesburg Modular Regionalism.

BUILDING TYPE:

Shops to street and office building.

ENVIRONMENT:

Van Der Waal: "...all buildings of this period were put up flush with the pavement and on a rectangular groundplan [sic]. Moreover, the economic interests of the individual were more important than the overall aspect, as was shown by the differentials of height and façade articulations of the buildings. The highly individualistic treatment of buildings was particularly disturbing in the case of tall buildings erected in a low-rise environment. Such buildings had unfinished lateral sides in which the light-coloured grid pattern of the reinforced concrete frame was in sharp contrast [sic.] to the filled-in unplastered red brick panels. These buildings not only betrayed a marked insensitivity to the visual aspect of the environment, but also highlighted the unilateral optimism of the owners (that other buildings constructed next door would soon make good the impairment of the general aspect) as well as their contempt for the historical building corpus of the city." (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

Budget House, East London Hotel and Juta's Corner Building represent an interesting group of buildings. Having been erected at different periods by different architects, each building has attained an own identity. Collectively, they stand in perfect harmony. Although *Budget House* is taller than the other two, this does not detract from the streetscape.

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
- Formal protection: provincial heritage site
- national heritage site
- provisional protection
- heritage area
- listed in provincial heritage resources register

Relevant Gazette Notice:

Gazette description:

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

NOTES:

DEEDS INFORMATION:

Original ownership:

PRE-HISTORY OF SITE:

HISTORY:

The name of the building is a story in itself. By 1954, the building was known as *Princess House* and today a huge signage advertises the building as *Budget House* - an example of 'Riches to Rags' that is name wise, as this is a well cared for building. A tenant at the time had a business named '1001 Jewels'. I wonder if the name of the business was changed with the new name of the building – perhaps it became the '1001 Bargains' and since the Princess departed what happened to the Cavaliers of 'Cavaliers' Men's Clothing'? and her perfect partner Mr Universe of 'Mr Universe Health Studios (Corrie Pretorius). (Catharina JM Bruwer).

GENERAL NOTES:

- Estimated cost of building :
- Estimated cost of drainage :
- Accommodation approved :
- Valuation at completion :
- Occupied : vacant (except Ground Floor).

PREVIOUS TENANTS:

By 1954: Blooms Cleaners & Dryers; Anchor Chemists (Pty) Ltd; 1001 Jewels and 'Cavaliers' Men's Clothing; 4th floor - Mr Universe Health Studios (Corrie Pretorius); see General Notes.

CURRENT TENANT/S:

Watchmaker Jewellery Repairs, Rainbow Loans, Roy Swaidin Arms & Ammunition.

SOURCES:

For additional illustrative information, see relevant supplementary photo album in electronic format.

See SOURCES DOCUMENT for information on sources consulted with reference to this document.

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

RECORDED BY:

Heritage Resources Management team Johann J and Catharina JM Bruwer.
Unless otherwise indicated photographs by Catharina JM Bruwer.



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BRIDGE

THORNTON

BRIDGE

ESTATE
CASH LOANS

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