

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: DESROY MANSIONS



Photograph: Catharina JM Bruwer.

Above: The petite scale of *Desroy Mansions* is emphasized by *Astor Mansions* (AU-5) to the left and the *African City Buildings* (AU-1) to the right. (CJMB)

Previous/alternative name/s :
:
:

LOCATION: Street : Jeppe
Street number : 176
Stand Number : 1095
Previous Stand Number: 1258
Block number : AU
Suburb : Johannesburg
GIS reference :

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

DESCRIPTION OF PLACE:

Height :
Levels above street level : seven; double volume Ground Floor
Levels below street level :
On-site parking : none
(CJMB)

This is a richly decorated building with impressive wrought iron work to the balustrade. The windows to the first floor have magnificent fanlights with decorative keystones over. Although of much smaller scale than its immediate Art Deco neighbour, the building is of equal architectural importance to that of Astor Mansions (AU-5). (CJMB)

CONSTRUCTION MATERIALS:

Walls: brick with stucco work
Roof: flat, concrete
Windows: steel casement

This is a reinforced concrete frame structure.
(CJMB)

SITE FEATURES:

Vendor stalls. (CJMB)

ALTERATIONS:

New shop fronts. (CJMB)

INTEGRITY:**INSCRIPTION:****ARCHITECT:**

Mitchelson, Sydney Percival Hill
'... (1874 - 11 Dec 1958) was born in Bournemouth, England and was working in Johannesburg from about 1904 until about 1935 as Hill Mitchelson. He was listed in the United Transvaal Directory of 1915 as civil engineer, quantity surveyor and architect and was responsible for many sizeable buildings in Johannesburg, including a number of apartment buildings and houses. Mitchelson commented on the Baker Scholarship in 1913 warning those who entered competitions did so dependant on good luck rather than ability. He was the architect for a proposed hotel at Polana Beach in Lourenco Marques, 1919. He died in Johannesburg. His name is also found as Hill-Mitchelson. ISAA 1927...'.
(Architects In South Africa 1780 - 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.)

BUILDER:**CONSTRUCTION DATE:**

Date on plans : 25 February 1930
Approval of plans :
Completion date : -
(CJMB)

BUILDING STYLE:

Art Deco - Stripped Neo Classical. 1930s.

BUILDING TYPE:

This is a shop to street and residential building. (CJMB)

ENVIRONMENT:

The area surrounding the building is neglected and forgotten by the owners and the fathers of the city. This neglected building impacts negatively on the image of the City of Johannesburg, as it is in the vicinity of the *Johannesburg Supreme Court*, which receives regular media attention. (CJMB)

“Sluit aan by reliëfkarakter van Astor Mansions.”

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

CONDITION:

The building is in need of repairs; city grime should be cleaned and cracked plaster work repaired. (CJMB)

URGENT ACTION:

The owners should be requested to repair and maintain the building; but not to paint the balcony again. (CJMB)

The extent of water damage to the building due to leaking rainwater channels, is worrisome.

SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:

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

General protection:	Section 34(1) structure/s	<input checked="" 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:	G. Sable (Johannesburg)
By 1976:	Desroy Mansions (Pty) Ltd. P. O. Box 943, Johannesburg.
Ownership: Document: Amount:	Helia Prop Inv (Pty) Ltd. T1453/1935
Ownership: Document: Amount:	Pangbourne Prop Ltd. TT7133/1982
Ownership:	Syfrets Bank Ltd

Document: B43496/1992
Amount: R750 000.00

Ownership: Rishmoh Inv (Pty) Ltd.
Registration Date: 1992-08-13
Document: T37931/1992
Amount: R1200 000.00

PRE-HISTORY OF SITE:

HISTORY:

GENERAL NOTES:

Estimated cost of building :
Estimated cost of drainage :
Accommodation approved :
Valuation at completion :
Occupied :

"AANBEVEEL Behou weens bydrae tot karakter van straathoek. Ondersteun effect van Astor Mansions."
Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU, unpublished.

PREVIOUS TENANT/S:

By 1954:

176a Jeppe – Jean Perret & Cie, "manufacturing jewellers and fancy goods specialists".

176b Jeppe – Howie's Transvaal (Pty) Ltd, "Seedsmen (sic) and Nurserymen...tel. add. (telegraphic address) 'Dianthus,'..."

176c Jeppe – Italia Art, art dealers.

(The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.)

CURRENT TENANT/S:

SOURCES:

Published Sources

Chipkin, C.M.: Johannesburg Style; Architecture & Society 1880s – 1960s, David Philip Publishers, Cape Town, 1993.

The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.

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

Unpublished Sources

Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.

Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City - Metropolitan Planning, Johannesburg Metropolitan Council (Cool Factory).

Plans records of surveyed buildings, Marshallstown and City of Johannesburg: Archives, Building Control, Development Management, City of Johannesburg Metropolitan Municipality.

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

Van Der Waal, G-M.: Die Karakter Van Die Argitektuur In Die Binnestad Van Johannesburg Tot 1920, unpublished thesis, RAU, November 1972.

Van Der Waal, G-M.: Die Boukuns van Johannesburg, 1886 – 1940, unpublished doctoral thesis, RAU, November 1984.

Rand Township Registry Johannesburg.

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:



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Photographs (unless otherwise indicated) by Johann J Bruwer and Alezea Bruwer.