

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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Cellphone: 082 325 5823

NAME OF PLACE: LEWIS BUILDING



Bottom centre: from left to right – Jutas Corner Building, Lewis Building, and Geen & Richards House. Bottom right: seen in this photo is the damage caused to the façade of the Geen & Richards House due to a leaking rain collector.

Previous/alternative name/s : originally - *Excelsior Furnishers Building*

LOCATION: Street : Pritchard
 Street number : 45
 Stand Number : 830
 Previous Stand Number: by 1921 - 1556
 Block number : V
 GIS reference :

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

DESCRIPTION OF PLACE:

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

It was originally proposed to erect a four-storey building. During the construction of the building, the

decision was taken by the owners however, to apply for permission to add another storey. This was approved following the submission of the required deviation plans. See attached copy of letter from the responsible architect Philip Karp to the City Engineer, Johannesburg in this regard.

CONSTRUCTION MATERIALS:

Walls:

Roof : concrete, flat.

Windows: steel casements with fanlights over.

SITE FEATURES:

ALTERATIONS:

Below is a known record of the dates of alterations and additions effected to the building since its completion in 1956, and the names of the responsible architects:

- 1956 Philip Karp.
- 1957 Charney & Margoles.
- 1960 Marke Markovitz & Margoles.

INTEGRITY:

Special efforts should be made to retain the existing signage (branding) as it forms an integral part of the building's association with Lewis Furnishers.

INSCRIPTION:

ARCHITECT:

Karp, Philip (address: 416 Winchester House, Johannesburg).

BUILDER:

CONSTRUCTION DATE:

- Date on plans :
- Approval of plans : 24 November 1955
- Completion date : 1956

BUILDING STYLE:

Johannesburg Modular Regionalism.

"Architectural Merit: "A typically fifties building, complete with original (sic.) branding."
(Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

BUILDING TYPE:

Show room and warehouse building.

ENVIRONMENT:

Notwithstanding the differences in style, there is a noticeable interconnectivity between the *Lewis Building* and its neighbours. The *Lewis Building* was also clearly designed not to compete with any notable features of its neighbours.

CONDITION:

Neglected: exterior of building requires attention.

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:
Mann & Coy 1890s, Real Estate Corporation of South Africa.

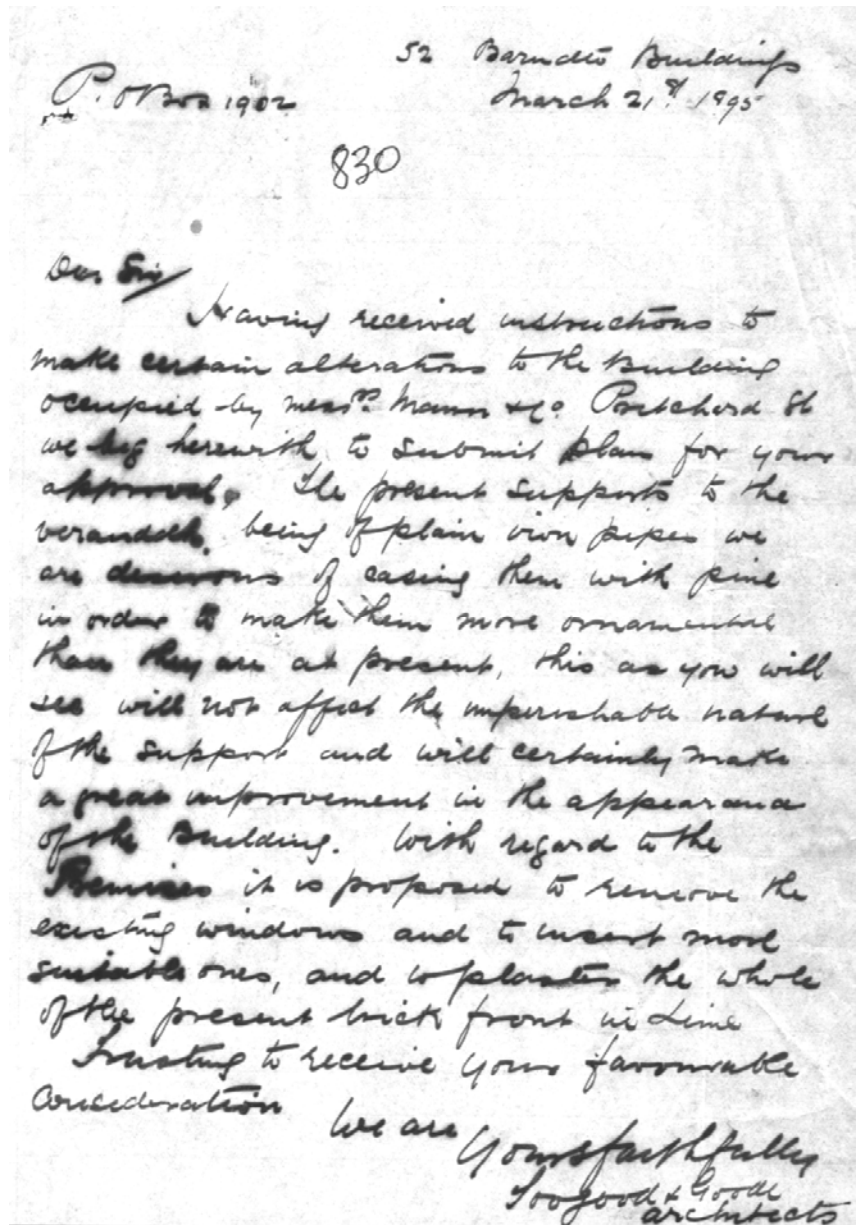
By 1955: Weba Investments Ltd

PRE-HISTORY OF SITE:

MANN & COY BUILDING:

Occupying the stand by 1892 was a brick building owned by Mann & Coy who at the time, submitted an application to the Sanitary Committee, Johannesburg for permission to effect an addition to the existing building located on this stand. The responsible architects were I. Toogood and Hallows. During the following year, the same architects submitted plans for an addition to an existing show room.

In 1895, the architects J. Toogood and Goode (address: 52 Barnato Buildings, Johannesburg) were responsible for further alterations to the building of Messrs Mann & Co. According to their plans application to the Sanitary Committee, Johannesburg (see copy of handwritten letter below), it was proposed to replace the existing iron supports of the verandah with ornamental timber posts. It was also planned to alter the existing



glazed shop fronts of the building and to plaster the façade facing Pritchard Street.

Acting on behalf of the then owners of the property in 1905, viz. the Real Estate Corporation of South Africa, the architect J.S. Donaldson submitted a plans application to the Town Engineer, Johannesburg Municipality concerning proposed alterations to the existing building. In 1913, the Real Estate Corporation of South Africa (address: Palace Buildings, corner of Pritchard and Rissik Streets) sought municipal approval for repairs to the balcony of their building. Alterations were again effected to the balcony of the building during 1921. Further alterations, the nature of which is unknown, followed in 1930. The responsible architect was Kennell R. Mackenzie (address: 46-47 Central House, Johannesburg).

HISTORY:

Below: extract of advertisement from Stark, F. [Ed.]: Seventy Golden Years.



GENERAL NOTES:

Estimated cost of building :
 Estimated cost of drainage :
 Accommodation approved :
 Valuation at completion : £45 000
 (11 September 1956)
 Occupied : yes (only
 Ground Floor)

PREVIOUS TENANT:

By 1954: Stilfords Furnishers.

CURRENT TENANT:

Lewis.

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.

PHILIP KARP
ARCHITECT.

PHILIP KARP, DIP. ARCH. M.I.A.
HIRSCH P. GALGUT, DIP. ARCH. M.I.A.
ASSISTED BY:
DONALD A. HACKETT, DIP. ARCH. M.I.A.

REF: **Mr. Galgut**

416/21. WINCHESTER HOUSE.
COR. MAIN & LOVEDAY STS.
JOHANNESBURG

PHONE 33-2605/6 P.O. Box 1688
TEL. ADD: "KEPER"

9th January, 1955.

City Engineer,
City Engineer's Department,
City Hall,
JOHANNESBURG.

Dear Sir,

re: ADDITIONAL 4TH FLOOR TO EXISTING BUILDING
ON STAND NO. 1558, JOHANNESBURG FOR WEBB
INVESTMENTS LIMITED.

My Clients, Messrs. Webb Investments Ltd., are at present erecting a building, consisting of basement, ground floor and three upper floors, on the above Stand.

They now wish to erect an additional floor and in terms of the bye-Laws are obliged to provide 2 lifts. With the exception of a portion of the ground floor, the entire building will be used by my clients as a furniture showroom and warehouse, and the goods passenger lift provided will be adequate for their purposes.

X As will be seen from the enclosed plans, provision for installation of two additional lifts has been made should the upper floors ever be sublet.

In view of foregoing, I wish to make application for permission to install one only goods passenger lift at present.

Trusting that this application will receive your favourable consideration,

Yours faithfully,

Philip Karp

Agreed
providing para 3
be implemented when
required in future
H. Müller 574/58

29 3 2004

LEWIS

Lewis

PHONES



5 4 2003





LEWIS

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