

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: PRICE 'N PRIDE BUILDING

Previous/alternative name/s : by 1998 - Score

LOCATION: Street : cnr Pritchard, Rissik
 Street number :
 : [49 Pritchard; 53, 55 Rissik]
 Stand Number : 832, 833
 Previous Stand Number: 1558, 1559
 Block number : V
 GIS reference :

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

DESCRIPTION OF PLACE:

Height :
 Levels above street level : two (also two mezzanine levels)
 Levels below street level : one
 On-site parking : none

This building with concrete pavement canopy, prominent rounded corner, and flat concrete roof, is of very little if any cultural significance. The less said about this building, the better.

CONSTRUCTION MATERIALS:

Walls: concrete frame construction, plastered brick.

Roof: concrete, flat.

Windows: steel casements, glazed aluminium frame shop fronts.

SITE FEATURES:

ALTERATIONS:

Internal alterations in 1956 to Shop No.2 - "Radio & Record Centre" on Ground Floor. Mezzanine Floor over stairs between Ground Floor and section of shop in Basement. Also located on Ground Floor was a Sweet Shop, as well as a Toy Shop. Approval of plans: 14 August 1956.

Minor internal alterations (dry wall partitions) to corner retail shop, and shop space above on First Floor. Tenant: Topic Stores. Approval of plans: 30 October 1958.

Minor internal alterations to retail shop. Approval of plans: 25 June 1963.

Erection of an under canopy glazed protection screen in Pritchard Street. Architects: Stucke, Harrison, Ritchie & Partners (address: Suite 606, 64 Eloff Street, Johannesburg). Approval of plans: 7 May 1971.

Internal alterations for Topic Stores, i.e. the tenant (a subsidiary of Truworths Ltd.). Approval of plans: 18 July 1973. Owner of building: Babalu Investments (Pty) Ltd.

INTEGRITY:

INSCRIPTION:

ARCHITECT:

Stucke, Harrison, Ritchie & Watson (address Provident Buildings, Fox Street, Johannesburg).

BUILDER:

CONSTRUCTION DATE:

Date on plans : 21 May 1954
Approval of plans : 23 June 1954; 4 November 1955
Completion date : 16 November 1956

BUILDING STYLE:

Johannesburg Late Modernist.

BUILDING TYPE:

Shops to street, office and warehouse building.

ENVIRONMENT:

The building does not contribute to the quality of the environment and lacks any interconnectedness with the buildings in its surround.

CONDITION:

Fair.

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	<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:

- By 1954: Trocadero Buildings (Pty) Ltd.
- By 1955-56 : Anglo-African Buildings (Pty) Ltd.
- By 1973: Babalu Investments (Pty) Ltd.

PRE-HISTORY OF SITE:

PRESIDENT HOUSE:

According to Van Der Waal, the three-storey corner building known as *President House*, was one of the most important buildings in Johannesburg during the 1890s. It stood at 49 Pritchard Street and 53 Rissik Streets. It was a plastered brick building, with flattened corner, adorned with cast-iron balustrade on the verandah; it is not clear whether one or both storeys had a verandah. This building was completed in circa 1894.

Trocadero Restaurant:

By circa 1900, according to Leyds, the Trocadero Restaurant was situated at the corner of Rissik and Pritchard Streets. This "was *the* place for parties in the days when the officers of the British Garrison spent their money lavishly." This restaurant must have been in the *President House*. (Leyds, G.A.: A History of Johannesburg).

In 1928, the architect Robert Howden (address: SA Mutual Buildings, Harrison Street, Johannesburg) was commissioned by the owners, i.e. Mackay Bros. Ltd. to attend to the installation of a new service lift and fire escape stair in the building. Howden also executed plans for the conversion of a section of the existing Saloon on Ground Floor to a shop in 1933. The owners at the time were still Mackay Bros. Ltd.

In 1934, the new owner of the building, i.e. G. Whatley, commissioned the architect J.C. Humphreys (address: 605 Stuttafords Chambers, Johannesburg) to prepare plans for various internal alterations to the building, including to the Restaurant on the First Floor. These plans were approved.

From alterations effected to the Trocadero Restaurant in 1938 (plans executed by the architects W.R. & Angus Stewart), it is clear that the three storey building had not only a Mezzanine but a Basement. The Ground Floor comprised four separate shops, and a Bar, which was accessed via the main corner entrance of the building. Located on the First Floor inter alia, were the Lounge, Dining Room, a Service Bar, and Sitting Room. The Second Floor comprised bedrooms with timber floors and communal bath and toilet facilities.

HISTORY:

GENERAL NOTES:

- Estimated cost of building : £25 000
- Estimated cost of drainage : £700
- Accommodation approved : See below (copy of letter dd. 15 August 1955 from 'Non-European' Affairs Department, City of Johannesburg)

Valuation at completion : £24 000
Occupied : yes

T.M. A5365/1/54 1326/2945

Form SI/1/55

**City of
Johannesburg**



**Stad
Johannesburg**

**NON-EUROPEAN AFFAIRS DEPARTMENT
AFDELING NIE-BLANKE-SAKE**

Telephone } ~~XXXXXXXXXX~~ 23-7381/8.
Telefoon } ~~XXXXXXXXXX~~

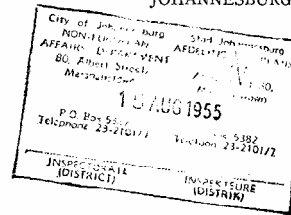
Kindly Address all
communications to the Manager
Adresseer asb. alle mededelings
aan die Bestuurder

Ref. No. } S.I. 1/55.
Verwys Nr. }

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~~XXXXXXXXXX~~

P.O. Box } 5382
Postbus }

JOHANNESBURG.



The CITY ENGINEER,
MUNICIPAL OFFICES.

833/4
STAND ~~1550/9~~ : RISSIK STREET :
JOHANNESBURG.

I return herewith plans showing the proposed erection of Native quarters on the above stand/s, which are in order in so far as this Department is concerned.

The applicant has been advised that no Natives may be housed on these premises when completed until such time as an application for a licence to accommodate Natives has been considered and approved by this Department.

This matter will be reported to the next meeting of my Committee.

Yours faithfully,

J. P. CARR,
Manager.

/MC.
15.8.

Copy of letter dd. 15 August 1955 from Manager: 'Non-European' Affairs Department, City of Johannesburg, to City Engineer

PREVIOUS TENANT:

By 1954: 55a Rissik - Transvaal Music Supply Co.
49 Pritchard Street - Udwyn Forsyth (Pty) Ltd; Venetian Blinds Dist. & Manufactures (Pty) Ltd; "Lloyds"
Outfitters (Pty) Ltd.
By 1958: Topics.
By 1998: Score.

CURRENT TENANT:

Price 'n Pride.

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.

RECORDED BY:

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

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SHOWROOMS: 49 Pritchard Street (off Rissik Street) Telephones 33-4954 and 33-3546, Johannesburg.
245 Edward Street, Telephone 2-2500, Pretoria. 78 Third Street, Telephone 54-4280, Springs.
NEW FACTORY & OFFICE: Lower Main Reef Rd., opp. George Goch Station, Phone 24-8531, Johannesburg.

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RECORDED BY:

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



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