

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: CUTHBERTS WAREHOUSE

Left: Jeppe Street elevation.

Top: from left to right – *Magua House, Cuthberts Warehouse, New Railway Hotel and the Second Standard House.*

Previous/alternative name/s :

LOCATION: Street : Jeppe
 Street number : 123
 Stand Number : 1199
 Previous Stand Number: 1105
 Block number : AN
 GIS reference :

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

DESCRIPTION OF PLACE:

Height :
 Levels above street level : three
 Levels below street level : none
 On-site parking : none

Originally a double storey building, this unpretentious three-storey plastered brick building is characteristic of the class of factory buildings erected in the City during the early 1930s. The large steel casements (Jeppe Street and West Elevations) ensured maximum natural lighting into the

interior of the building. Being a typical utilitarian structure, it also explains the practical choice of the positioning of the fire escape staircase and the original main entrance to the building.

CONSTRUCTION MATERIALS:

Walls: reinforced concrete frame structure, plastered brick.

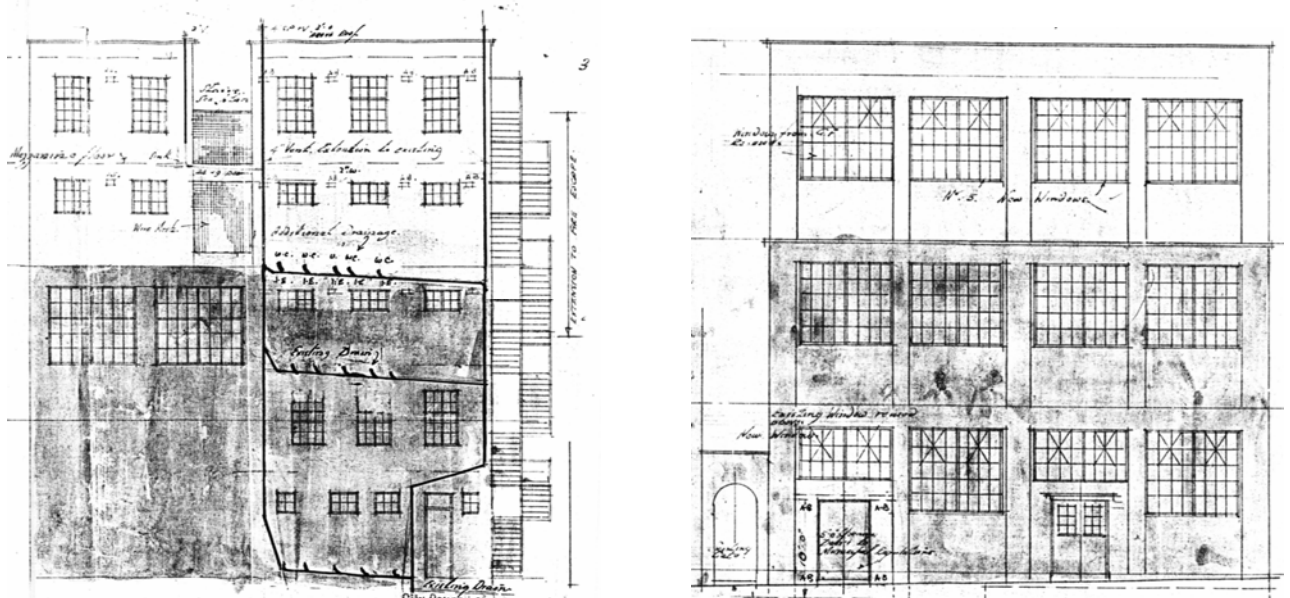
Roof: concrete, flat.

Windows: steel casement.

SITE FEATURES:

ALTERATIONS:

Three years after the completion of the double storey factory building, its owners Messrs W.M. Cuthberts Co. Ltd., applied to the Council for permission to add another floor to the building. The architect responsible for the design of the original building in 1932, viz. Allen Wilson, was commissioned to also attend to the design of the proposed new floor. The additional storey incorporated a Mezzanine Floor. The additions included the provision of an additional entrance to the building from Jeppe Street. These alterations appear to have been executed with great care, e.g. the use of identical steel casements to those of the existing building.



Top: Extracts from the municipal submission drawings dated 27 May 1935 by the architect Allen Wilson.
Left: Rear Elevation. Right: Jeppe Street Elevation.

A lift was installed in the building in 1965.

In 1972, the main façade of the building was covered with gold-coloured aluminium panels with vertical louvered sections at the window areas of the upper floors.

INTEGRITY:

The main façade with its detailing typical of utilitarian buildings of its time is largely hidden behind aluminium panels that are doing not only the building an injustice, but have the effect of curtailing its legibility as a valuable building in this area of Jeppe Street.

INSCRIPTION:

ARCHITECT:

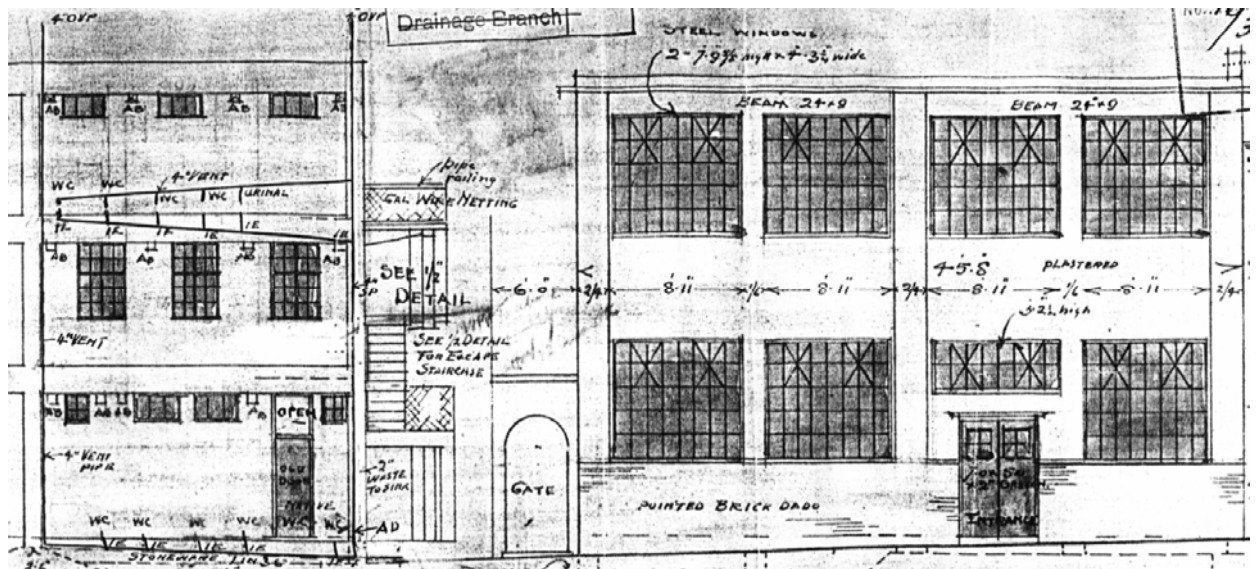
Wilson, Allen.

BUILDER:

CONSTRUCTION DATE:

Date on plans : 1932
Approval of plans : 2 August 1932
Completion date : 3 December 1932

Additional level:
Architect : Allen Wilson
Date on plans : 27 May 1935



Extracts from 1932 municipal submission drawings by the architect Allen Wilson, submitted on behalf of Messrs W.M Cuthberts & Co Ltd showing (on the left) a section of the Rear (i.e. north) Elevation of the building and proposed steel fire escape stair at the northern end of the narrow open passage between the building and its neighbour on the northeastern corner of Fraser and Jeppa Streets. The Jeppa Street Elevation is shown on the right. Note the large industrial steel casements, surmounting parapet wall, and the off-centre position of the main entrance to the building.

BUILDING STYLE:

Utilitarian.

BUILDING TYPE:

Factory and warehouse building.

ENVIRONMENT:

Aesthetically, the overpowering adverse effect of the aluminium panels affixed to the street façade of the building, on the character of the neighbouring buildings, cannot be defended.

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
- 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: W.M. Cuthberts Co. Ltd.

PRE-HISTORY OF SITE:

HISTORY:

GENERAL NOTES:

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

PREVIOUS TENANTS:

- 1953: Cine-Labs (Pty) Ltd.
- 1954: British Drug Houses (South Africa) (Pty) Ltd, Drugs, Chemicals and Pharmaceutical Preparations, PO Box 372, telegraphic address "Tetradome", telephone 011 23-9194 (By 1965, still a tenant.)
- 1955: Photo Agencies (Pty) Ltd.
- 1972: Tower Xmas Club.

CURRENT TENANT/S:

Top Store Supermarket.

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.

STORE
MARKET

Hardware
Plasticware
Appliances
Glassware
Pots & Pans

32⁰⁰ 14⁰⁰ 14⁰⁰ 3⁰⁰ 4⁰⁰ 9⁰⁰ 4⁰⁰ 11⁰⁰
32⁰⁰ 28⁰⁰ 21⁰⁰ 5⁰⁰ 4⁰⁰ 2⁰⁰ 6⁰⁰ 2⁰⁰ 2⁰⁰ 2⁰⁰

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APPLIANCES
GLASSWARE
POPS & PANS

TOP STORE SUPERMARKET

10⁰⁰ 20⁰⁰ 32⁰⁰ 44⁰⁰ 53⁰⁰ 9⁰⁰ 9⁰⁰ 4⁰⁰ 6⁰⁰ 2⁰⁰ 2⁰⁰ 2⁰⁰

