

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

JJ Bruwer ©

Cellphone: 082 325 5823

NAME OF PLACE: BRAD'S FURNISHERS

Above: nearest to the camera is the Royal Meat Centre Building located at the northeastern corner of Jeppe and Simmonds Streets.

Previous/alternative name/s : by 1998: *Brad's Furnishers*

LOCATION: Street : Jeppe
 Street number : 131
 Stand Number : 1211
 Previous Stand Number: 1111
 Block number : AO
 GIS reference :

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

DESCRIPTION OF PLACE:

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

This double storey plastered brick building appears to have been constructed sometime prior to 1909 as a warehouse and shops. The gable of the building, dating from 1911, was designed by none other than the well known architect W.H. Stucke. Sadly, this gable is currently hidden behind a wall of rather unsightly cladding.

CONSTRUCTION MATERIALS:

Walls: brick, plastered.

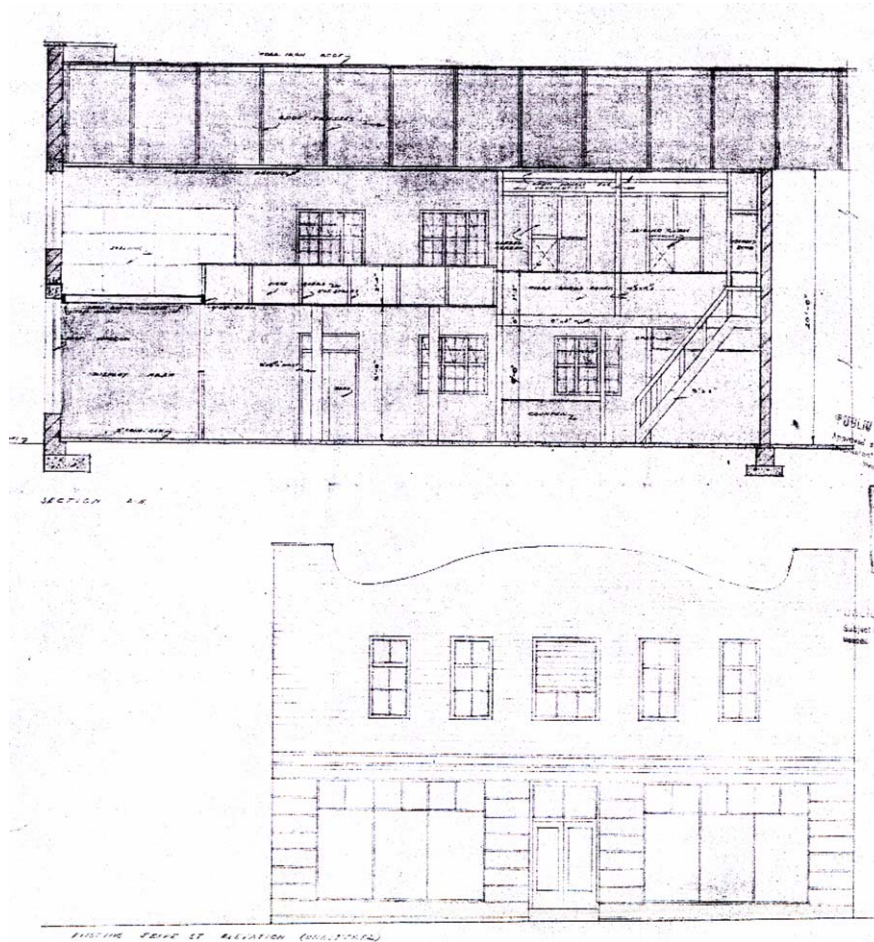
Roof:

Windows: steel casements and aluminium frame shop fronts.

SITE FEATURES:

ALTERATIONS:

New front to shops, i.e. a simplistically designed concave-convex 14" brick gable. Reference is also made to repairs to the existing roof. Approval of plans: 16 February 1911. Architect: W.H. Stucke. Estimated cost: £40.



External and internal alterations: construction of gallery (first floor mezzanine) for R. Jackson & Co. Note on plan: "The Proposed Gallery Is To Be Used For The Storage Of Small Goods And Plumbers Fittings. The Public Will Have No Access Whatsoever To The Gallery." Architects: Stechmann Orpen & Porter (address: Lewis & Marks Buildings, President Street, Johannesburg). Approval of plans: 18 October 1947. Estimated cost: £100.

Left: extracts from 1947 drawings.

Alterations: A double storey section was added to the building on the west between 1947 and 1977 but no plans for this could be found. This new addition was accessed via a separate entrance in Jeppe Street.

Alterations to shop fronts and internal alterations for Embeedee Holdings (Pty) Ltd. Installation of new aluminium facings, adjustable glass louvers, aluminium frame shop fronts and new doors. Approval of plans: 21 June 1977. Architects: E.I. Graff, Kruger Associates.

INTEGRITY:

As in the case of the neighbouring *Oxford Buildings* at 133 Jeppe Street, the most important visual aspect of the subject building, i.e. its gabled main façade, has been enclosed with cladding which is totally out of keeping with not only the character of the building itself, but that of the neighbouring *Royal Meat Centre Building*. Except for this reversible change to what otherwise appears to be a valuable old building of modest scale and design, the integrity of the external design elements of the building has remained relatively intact.

INSCRIPTION:

ARCHITECT:

W.H. Stucke.

BUILDER:

CONSTRUCTION DATE:

Date on plans : 1909 (Drainage Plan)
Approval of plans :
Completion date :

The earliest available record of this building is a Drainage Plan dated 1909. The owner of the property shown on this plan is Mrs M.A. Coldrey. See DEEDS INFORMATION. Reference is made on this plan to alterations to the existing shops, meaning that the building might have been erected prior to 1909.

BUILDING STYLE:

Utilitarian.

BUILDING TYPE:

Shops and warehouse building.

ENVIRONMENT:

The restoration of the main façade of the subject building and that of the neighbouring *Oxford Buildings*, as well as repairs (i.e. of mostly a cosmetic nature) to the *Royal Meat Centre Building* (see AO-1), would make these three buildings stand in closer unison than is presently the case and would have the all-round effect of enhancing the character and aesthetic qualities of the individual buildings.

CONDITION:

Neglected.

URGENT ACTION:

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:
By 1909 – Mrs M.A. Coldrey (22 Height Street, Old Doornfontein, Johannesburg)
By 1947 – R. Jackson & Co.
By 1977 – Embeedee Holdings (Pty) Ltd.

PRE-HISTORY OF SITE:

HISTORY:

Available information confirms that the building was occupied during the 1940s and 1950s by R. Jackson & Co. They were Stove, Hardware and Sanitary Merchants and were also the distributors for Durban Falkirk Iron Co. Ltd. They were the agents for Jewel, Dick King, Magic, Welcome Dover, and Union Stoves and Falco Boilers.

GENERAL NOTES:

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

PREVIOUS TENANT:

1954: R Jackson & Co. (Pty) Ltd.

CURRENT TENANT:

Brads Furnishers.

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.

BRAD'S FURNISHERS

ROYAL
MEAT CENTRE
TEL 01 434 4543

LAY BYES
ACCEPTED

EASY TERMS

10%
NO DEPOSIT

SALE



SALE



JVC TELEFUNKEN

28 9 2003

L GR 0-12

ROYAL Meat Centre
ROYAL Meat Centre
MEAT CENTRE

25 1 2004