

JOHANNESBURG METROPOLITAN MUNICIPALITY

ERITAGE ASSESSMENT SURVEYING FORM

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

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Cellphone: 082 325 5823

NAME OF PLACE: LAWSON MANSIONS



Top left: corner Bree and Loveday Streets. Top centre: from left to right in Bree Street – *Dorchester Mansions*, *Roehampton Court*, *Lawson Mansions*, and facing the latter on the southwestern corner of Loveday and Bree Streets, is *Persam House*. Bottom: detail of main entrance in Loveday Street, and stair.

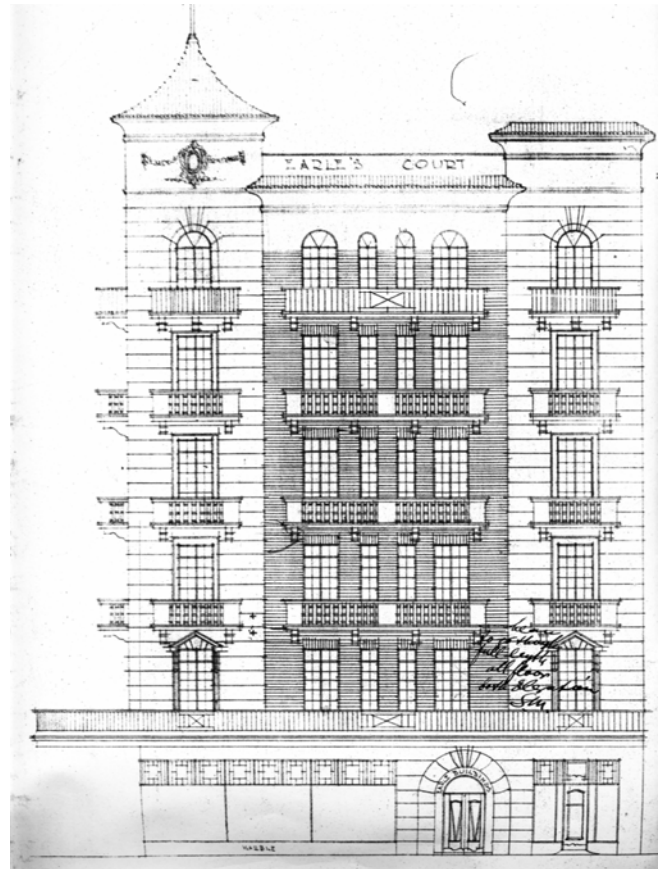
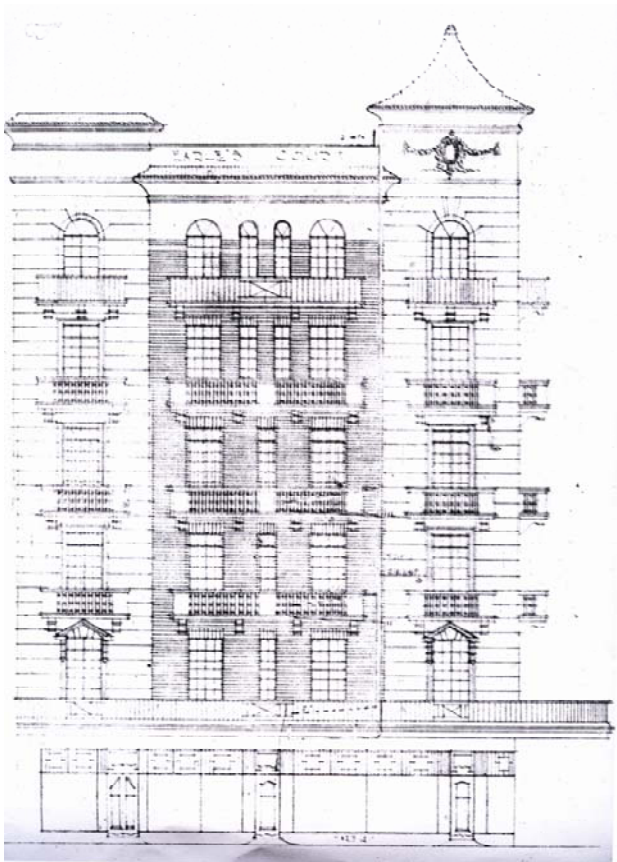
Previous/alternative name/s :

LOCATION: Street : Loveday
 Street number : 74
 : 228 Bree
 Stand Number : 1240
 Previous Stand Number: 1008
 Block number : AQ
 GIS reference :

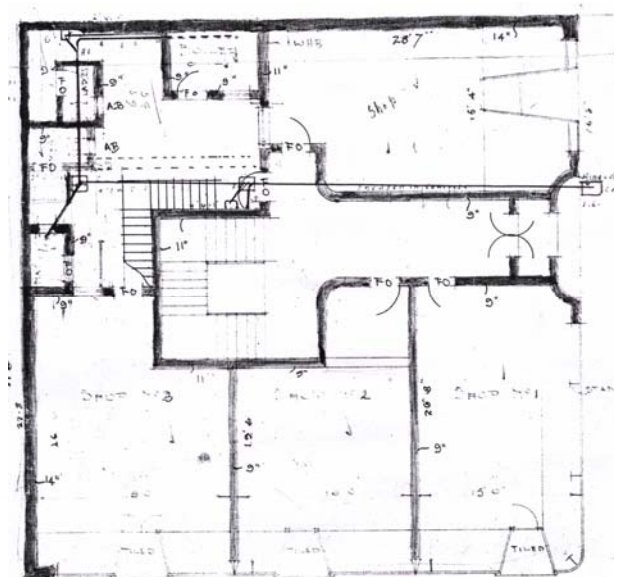
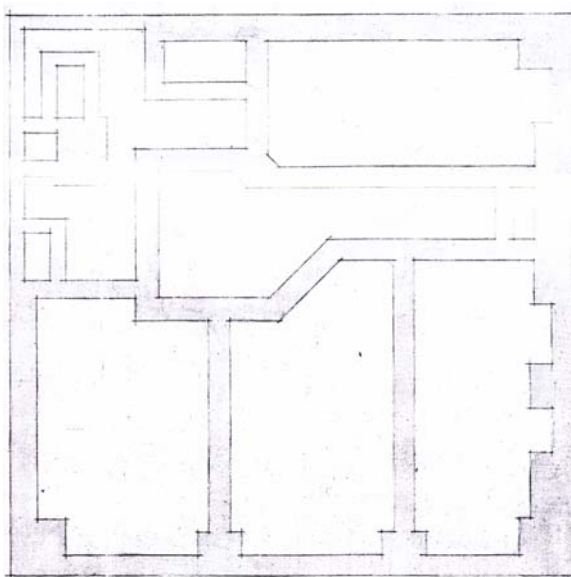
ZONING: Current use/s :
 Previous use/s :

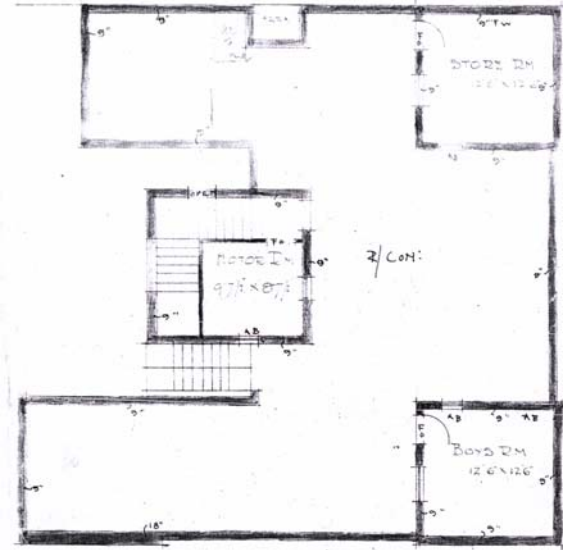
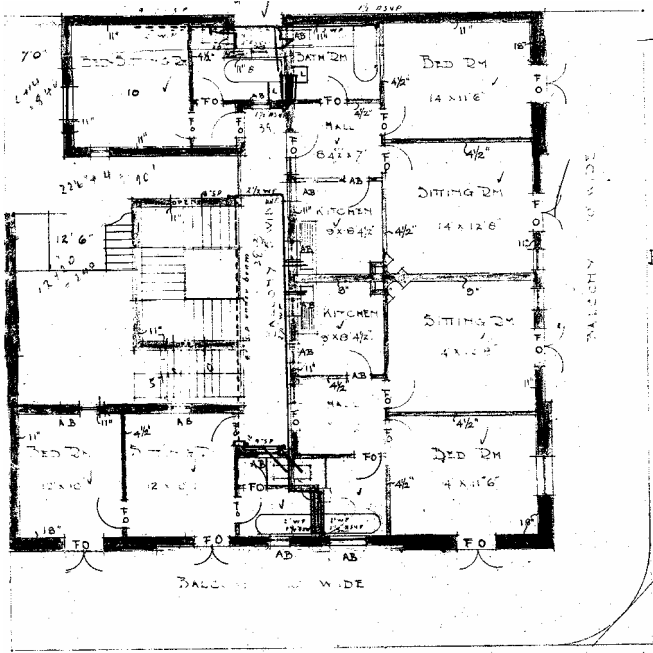
DESCRIPTION OF PLACE:

Height :
 Levels above street level : seven; including structures at roof level
 Levels below street level : none
 On-site parking : none

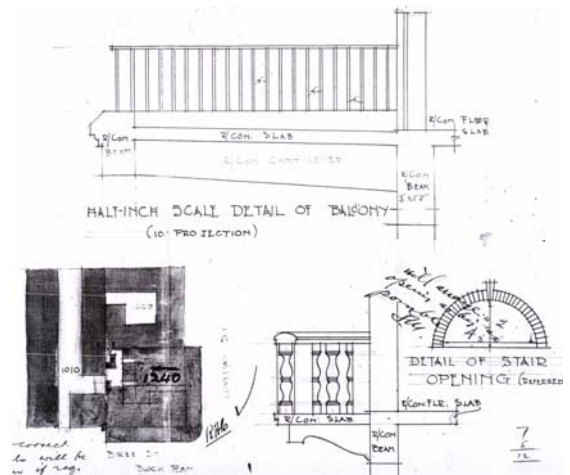
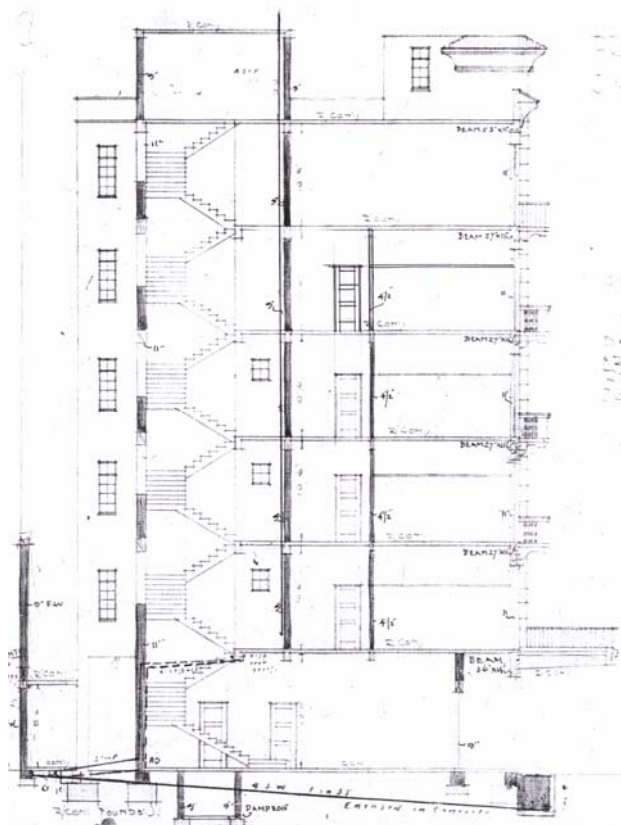


Extracts from original submission drawings dated 1928. Top left: Bree Street elevation. Right: Loveday Street elevation. Bottom left: foundations plan. Bottom right: ground floor plan.





Extracts from original submission drawings dated 1928. Top left: first floor plan. Top right: roof plan. Below: section and detail.



The owner at the time of the erection of the building was Fred Lawson Earle and the original plans clearly show that it was proposed to name the building 'Earl's Court'. This name was to be displayed in embossed plastered lettering on the parapet of both street elevations. It was also envisaged to display the name 'Earl Building's', at the main entrance in Loveday Street. None of this was ever implemented.

Manifested in the design of the building are numerous notable elements, some of which are as follows:

The recessed arched entrance with sizeable ornate keystone in Loveday Street is counter-balanced by a finely articulated small neo classical entrance portico. The portico, accentuated by the use of black and white marble floor tiles and brown glazed ceramic wall tiles. The building's name, now barely decipherable, engraved in the white marble floor section of the entrance doorway.

The double inward opening glazed hardwood entrance door with arched fanlight and delicate wood detail work provides access to a small entrance hall with black and white marble floor tiles and dark wooden wall panels to dado height.

The marbled steps of the winder staircase adjacent to the lift lobby show minor damage from service over a period of 76 years; the stair is, nonetheless, a worthy example of its type which is to become an even greater rarity in future, on account of the subsequent discontinuation of the use of this type of stair in buildings.

The fine balance between the detailed plasterwork and the brick bonding work to the exterior of the building emphasizes the steep pyramid roofed corner tower with flag post and the two flat roofed towers on the flanking perimeter walls.

The wide eaves defined by a sting course and the crested festoon to the centre tower, are some of the prominent features associated with the interesting roof design.

The contrasting effect between the wrought iron balustrade on the second and sixth level, and the patterned cement brick balustrade, contributes towards the well-proportioned design of the building.

Ground floor: four shops; entrance lobby to flats boiler room and toilets.

First to fourth floor: four residential units to each floor.

Fifth floor: studio, office, stockroom and toilets.

Roof: 'Boys' room, store room and motor room.

CONSTRUCTION MATERIALS:

Walls: reinforced concrete structure.

Roof: flat; reinforced concrete.

Windows: steel frame with fanlights.

Corner tower: tiled pyramid roof.

Floors: entrance lobby – black and white marble tiles.

SITE FEATURES:

ALTERATIONS:

The plans record of this building is incomplete.

Additional storeroom; approved 11 August 1929; estimated cost – building £200; architect Saul Margo.

Conversion of first floor to shops; see copy of letter below: approved - 25 May 1983; estimated cost – building R1 000; Author L.K. Jacobs & Co.

Alterations to drainage: approved 31 August 1984; estimated cost – drainage R20; Author A. Amoils (owner).

INTEGRITY:

The steel roller doors used to secure the shop fronts of this building is most unattractive. Their obtrusive effect does injustice to the qualitative design elements of a building such as *Lawson*

Mansions. Apart from this, and various minor internal alterations, the building has remained largely true to its original design.

INSCRIPTION:

ARCHITECT:

Margo, Saul.

BUILDER:

Structural Engineers: Reinforced Concrete Engineering Co.

CONSTRUCTION DATE:

Date on plans : May 1928
Approval of plans : 20 August 1928
Completion date : 25 February 1929

BUILDING STYLE:

Edwardian (1900 to 1914). (1920s)

The Edwardian facade of the building is somewhat misleading of *Lawson Mansions* being representative of a particular building style. Consider in this case, the beautifully recessed arched main entrance to the main body of the building in Loveday Street, the Art Deco Style treatment of the entrance lobby, as well as the heavy cantilevered pavement hood with rounded corner.

BUILDING TYPE:

Shops to street, light industrial and residential building.

ENVIRONMENT:

Compared to the domineering scale and substantial form of *Roehampton Court* (see AQ-4), the building's neighbour in Jeppe Street, *Lawson Mansions* appears slightly delicate. Being older than its immediate neighbours, it is obvious that the architects of *Roehampton Court* were considerate of the need to ensure at least some form of interconnectivity, which *inter alia*, found expression in the aspect of horizontal continuity between the balcony levels of *Roehampton Court* and the existing floor bands of *Lawson Mansions*. Regrettably, the architects of *Edward House* (see AQ-5), the neighbour of *Lawson Mansions* in Loveday Street, failed to establish a similar visual bond with *Lawson Mansions*.

CONDITION:

Certain external aspects of the building require urgent repairs, e.g. the tower roof and badly weathered stonework. Some plastered sections of the street elevations also require attention. The building is, otherwise, in a fair condition.

URGENT ACTION:

The roof of the corner tower should be repaired as soon as possible. The paint on the first floor ought to be removed and the owner of the building should be informed of the protection status and value of the building. (Ideally, the name of the building at the main entrance in Loveday Street needs be restored, albeit that this is not a suggested urgent action. This should be done with great care).

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

listed in provincial heritage resources register

Relevant Gazette Notice:

Gazette description:

FORMER PROTECTION STATUS: (under National Monuments Act, 1969)

NOTES:

DEEDS INFORMATION:

Original ownership: Fred Lawson Earle (address 76 Rissik Street, Johannesburg).
By 1983: M Amoils Amjof Properties (Pty) Ltd.

PRE-HISTORY OF SITE:

HISTORY:

"Apartment living reflected a specific attitude and a preference for a particular lifestyle. Blocks of flats were built to be let (there was as yet no question of the sectional titles of today), so that occupation was always temporary. In addition, apartment buildings met the accommodation requirements of the lower to middle-class sections of society only. The most affluent and poorest sections preferred detached houses. At the same time there was no concerted effort by friendly societies or any other agency to provide housing for the poorer sections of the community on the model of developments in Europe. By their location near the city centre, these buildings brought their middle-class occupants conveniently close to their places of work and relieved them of the bother of caring for either house or garden, so that they could devote their energies to earning a living. Since the apartment buildings were put up on or very near the street line and the busy streets afforded no place for children to amuse themselves, there was little opportunity to develop a healthy family life. Human interaction was also severely inhibited by the isolation of the flats as closed units next to or above one another, as well as the absence of communal social areas, such as recreation halls. Financial considerations were the only criteria applied in selecting tenants for the apartments. Thus personal income, not a propensity to fit in with a particular group, was the deciding factor. A prominent feature of apartment buildings was the general block form with a certain degree of mass articulation, mostly in the central sections, which suggested an illusion of depth. This treatment created an impression of friendly accessibility – probably a reference to domestic architectural styles, in which the function of the building was expressed in a traditional form. A second important common feature of these blocks was the use of balconies, by which these buildings came to be identified. Referring to the social aspect of flats, these balconies constituted a link between the interior and exterior and were reminiscent of the Edwardian verandahs. Built in the same materials as the face, the balconies were visually an integral element of the whole, but were at the same time more isolated in terms of function: only one balcony was allocated to each flat. This meant that the need for social space was gradually changed from the communal to the individualised. The balconies were not only inaccessible to neighbours but they could also be furnished to suit the taste of the individual tenant. It is interesting to note that the balcony appointment mostly contained arrangement of plants...in separate pots, which probably reflected a need to retain some kind of bond with the natural environment from which the tenants originated. The construction and provision of services in apartment buildings followed a course of development parallel to that of office and commercial buildings. After the late 1920s reinforced concrete frame constructions were used to an increasing extent, and in a few exceptional cases this permitted a free arrangement of interior walls. In most cases, however, one floor was usually an exact replica of the next, with rectangular rooms. Elevators were fairly common. They were linked to the lobby and the passages built on each floor on the longitudinal axis of the building. As was to be expected, property developers provided built-in cupboards and a bathroom for each flat only in the more luxurious blocks, which were also equipped with the most modern domestic appliances available at the time, including an electric stove and refrigerator...In some cases parking for tenants' cars was provided in the basement...However, the average block of flats supplied only the protection of a roof and walls and tenants had to make do with communal ablution and toilet facilities on each floor. Such asocial effects were common where the profit motive was the major determinant." (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

GENERAL NOTES:

Estimated cost of building : £15500
 Estimated cost of drainage : £80
 Accommodation approved : 40 'Europeans'
 Valuation at completion : £12000
 Occupied : yes

PREVIOUS TENANTS:

By 1954:
 Bree Street: 228 - Gewers Outfitters and Home Pride Furnishers; 228a - C.H. Ichilcik of Rand Tailors, Rand Steam Laundries (Pty) Ltd; 228b - Fram's Canvas Co (Pty) Ltd.
 Loveday Street - 74 Rand Jewellers.

CURRENT TENANT/S:

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.

Tel./Adres/Address: "BEWONING" GC 35
 Republiek van Suid-Afrika Republic of South Africa

Tel. No:
 Navrae/Enquiries:
 Mekef asb. in u antwoord: 26/11/2017/4457
 In reply please quote:

DEPARTEMENT VAN GEMEENSKAPSBOU
DEPARTMENT OF COMMUNITY DEVELOPMENT
 Kantoer van die Office of the
STREEKVERTEENWOORDIGER
REGIONAL REPRESENTATIVE

Privaatsak/Private Bag
DEPARTEMENT VAN GEMEENSKAPSBOU
 DIE BINNENKANTOR WoonDIEH
 PRIVAATSAK/PRIVATE BAG X18
 1983-6-15
 JOHANNESBURG 2000
 THE REGIONAL REPRESENTATIVE
DEPT. OF COMMUNITY DEVELOPMENT

M.J. Dyk Rent Cars
 Passus SS73
 Johannesburg
 2000

Meneer/Dame/Meneer, Sir/Madam/Gentlemen,

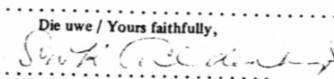
SLOPING/OMSKEPPING GOEDGEKEUR
DEMOLITION/CONVERSION APPROVED.

Woning geleë te - Dwelling situated at -
 4 woonstelle Loveday 74
 et 1240 ph

1. Kragtens die delegasie wat die Minister van Gemeenskapsbou ingevolge die bepaling van artikel 88(1)(a) van die Behuisingwet, 1966 (Wet No. 4 van 1966) aan my verleen het om ingevolge die bepaling van subartikel 85(1) en (2) van die gemelde Wet namens hom op te tree, verleen ek hierby toestemming dat :-
 1. By virtue of the delegation granted to me by the Minister of Community Development in terms of section 88(1)(a) of the Housing Act, 1966 (Act No. 4 of 1966) to act on his behalf in terms of subsections 85(1) and (2) of the said Act, I hereby grant permission that:-

*(a) Die woning gesloof word. *(a) The dwelling be demolished.
 *(b) Die woning vir ander doeleindes as woondoeleindes gebruik mag word. *(b) The dwelling be used for a purpose other than residential purposes.
 *(c) Die huurder(s), soos deur die Wet op Huurbeheer, 1976 (Wet No. 80 van 1976), voorgeskryf word, kennis gegee word om die woning te ontruim. *(c) The lessee(s) be given notice, as prescribed by the Rent Control Act, 1976 (Act No. 80 of 1976), to vacate the dwelling.

Hevde permit is valid in period of 12 Maande dis tot 16/6/1984 en Onderheup aan die Voorwadder soos per bylae

Die uwe / Yours faithfully,

MINISTER SE GEDELEGEERDE
MINISTER'S DELEGATE.

Kyk asseblief notas op keersy hiervan Please see notes on the reverse hereof.

* Skrap wat nie van toepassing is nie. * Delete whichever is not applicable.

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.



25 1 2004

17 8 2003



17 8 2003





17 8 2003



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KWIK NUMBER PLATES
KNP788888
THE #1 SHOP

KWIK NUMBER PLATES
NUMBER PLATES
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J.S. ELECTRONICS

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 **EEZY**
DRIVING SCHOOL
834-2441



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LITTON - ...

LAWSON

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EEZY DRIVING SCHOOL

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ARDENT DRIVING SCHOOL

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25 1 2004



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NO STOPPING



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100% SERVICE

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