

**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: MAGUA HOUSE**



Top right: section of Fraser Street elevation. Bottom left: Fraser streetscape. Bottom right: Bree Street elevation.

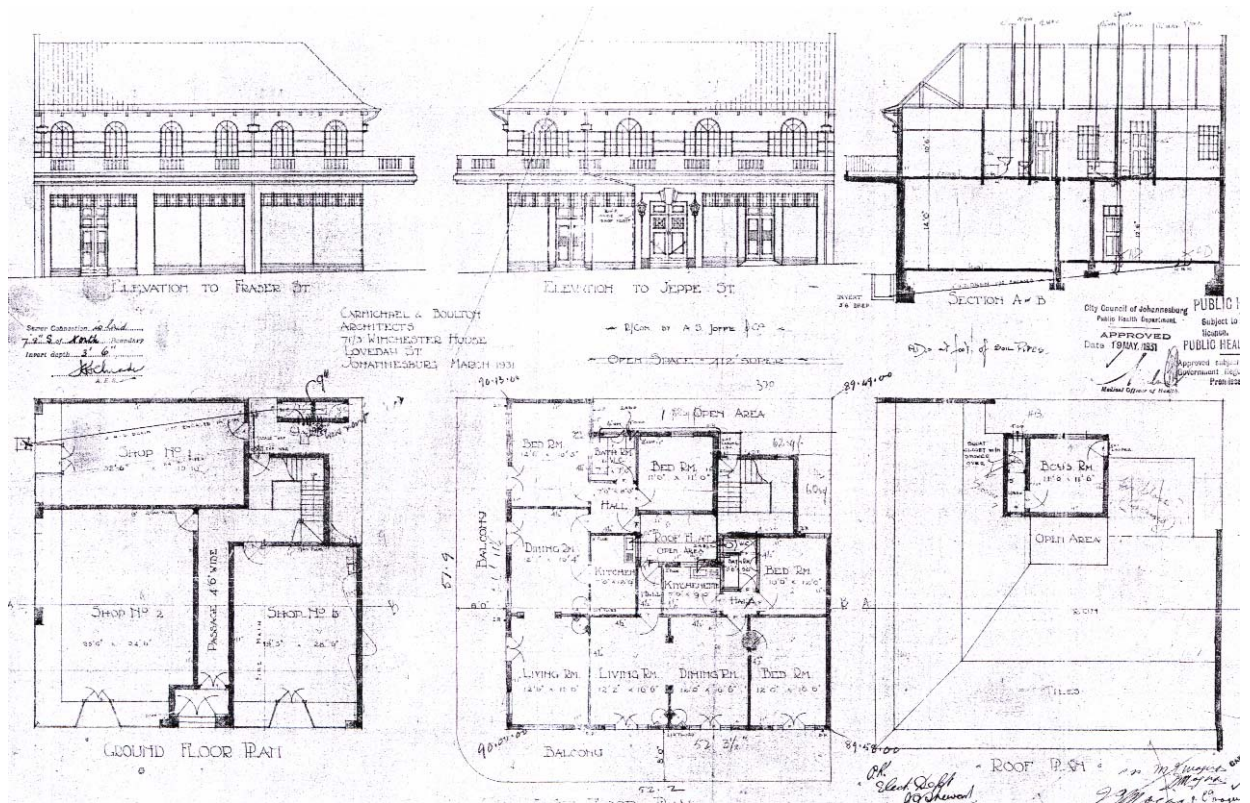
Previous/alternative name/s :

**LOCATION:** Street : cnr Jeppe, Fraser  
Street number : 121 Jeppe; 34 Fraser  
Stand Number : 1197  
Previous Stand Number: 1104  
Block number : AN  
GIS reference :

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

**DESCRIPTION OF PLACE:**

The original building erected for Elias Magua & Co. Wholesale Merchants (Adams Arcade, 40 Market Street) was a double storey plastered brick building with three separate shops on Ground Floor and two residential units on First Floor, each comprising two bedrooms, a dining room, living room, kitchen and bathroom. Located in the roof was a "Boy's Room". Access to the First Floor was via an entrance (still extant) in Jeppe Street and a passage leading to a stair in the rear section of the building.



A third storey was added to the building in 1935. See ALTERATIONS.

Noteworthy extant elements of the original design of the buildings is its cantilevered concrete canopy, pitched tile roof with projecting eaves, the keystone at the entrance doorway in Jeppe Street, the concrete foundations and floors (covered with timber floors boards on the First and Second Floor) and the large steel frame arched windows on the First Floor.

The municipal submission drawings approved in 1935 provided for a cantilevered verandah on the Second Floor extending over the whole length of the street elevations of the building but this was never implemented. In its place, a small well-proportioned balcony supported by a pair of moderately ornamented columns and surmounting the main entrance in Jeppe Street was added instead.

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

**CONSTRUCTION MATERIALS:**

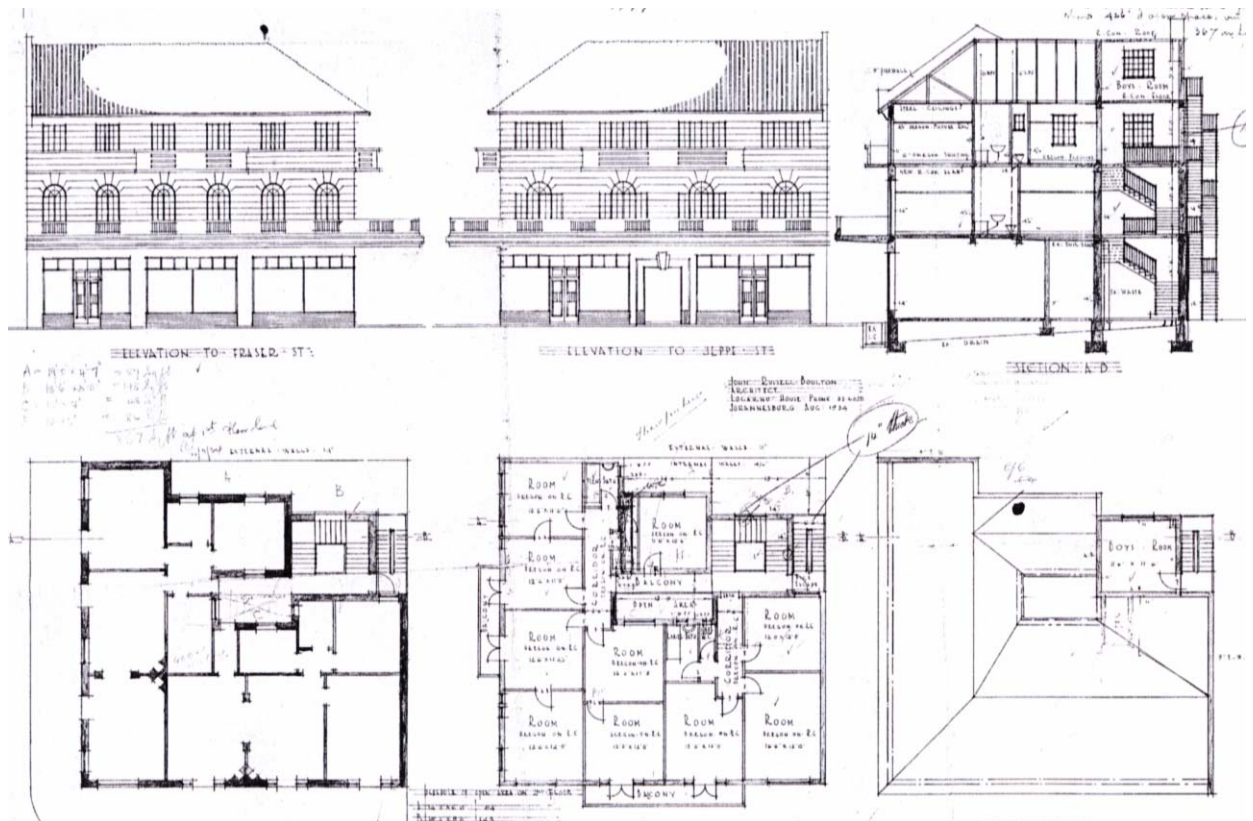
- Walls: reinforced concrete frame structure, plastered brick.
- Roof: timber trusses; iron and tiles.
- Windows: steel casements.

## SITE FEATURES:

## ALTERATIONS:

In 1934, the architect John Russel-Boulton (address: Locarno House, Johannesburg) submitted a plans application and necessary municipal submission drawings (on behalf of E. Magua & Co.) for permission to add another floor to the building at an estimated cost of £1 600. It was indicated in the application that it was proposed to provide additional accommodation for 20 and four "Europeans" and "Natives", respectively.

The new (i.e. second floor) comprised, *inter alia*, 10 separate rooms with communal bathrooms and a new "Boy's Room".



Subsequent alterations to the building were as follows:

Internal alterations to corner shop (partitioning of shop into a kitchen, storeroom and Milk Bar). Architects: R. Sumerville & Toulson (Address: 33 Asher Buildings, Fox Street, Johannesburg). Plans approved: 1949. Owner: D. Epstein.

In 1963, work was carried out to the drainage of the building. The corner shop was at that stage used as a Tea Room and one of the remaining shops, as a hairdressing saloon (Jumas Hairdressing Saloon).

Internal alterations to corner shop in 1964. Tenant: Roma Fish & Chips.

In 1965, internal alterations (new brick partitions) were effected to the corner shop and the adjoining shop facing Fraser Street, then being used as a "Non European Restaurant". The First Floor (then used as offices) was occupied by Rodeon Investments (Prop) Ltd.

In 1970, new shop front doors were fitted.

Internal alterations in 1984 to shops on Ground Floor, shown on plans as furniture retail shops.

During 1992, further alterations were carried out to the Ground Floor, First Floor and Second Floor of the building. Architect: Selwyn S. Sundelowitz.

**INTEGRITY:**

Alterations to the building since the addition of an extra floor in 1935 have largely been to the interior of the building. Much of original fabric remains, e.g. the arched steel frame windows (First Floor), the rain collectors and down pipes. Alterations effected to the shop fronts and the enclosure of the pavement hood is reversible and although not in keeping with the original design, is of limited concern in an overall assessment of the integrity of the building.

**INSCRIPTION:**

**ARCHITECT:**

Carmichael & Boulton Architects (Address: 71-73 Winchester House, Loveday Street, Johannesburg).

**BUILDER:**

A.S. Joffe & Co.

**CONSTRUCTION DATE:**

Date on plans : March 1931  
Approval of plans : 6 July 1931  
Completion date : 4 September 1931

Second storey:  
Architect : John Russell-Boulton  
Date on plans : August 1934  
Approval of plans :  
Completion date :

**BUILDING STYLE:**

Edwardian (1900 to 1914).

**BUILDING TYPE:**

Shops to street and apartment building.

**ENVIRONMENT:**

**CONDITION:**

Good.

**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: E. Magua.  
1963: Rodeon Investments (Proprietary) Ltd.

**PRE-HISTORY OF SITE:**

**HISTORY:**

According to a letter dated 27 June 1933, specialities offered by Elias Magua & Co. Wholesale Merchants included Bazaar Goods, Cutlery, Imitation Jewellery, American-Hoop Earrings, Enamelware, Crockery, Face Powder, Perfumery, Leather ware, Pipes, Stationery, and Fancy Goods.

**GENERAL NOTES:**

Estimated cost of building : £3 600  
Estimated cost of drainage : £75  
Accommodation approved :  
Valuation at completion : £3 500  
Occupied :

**PREVIOUS TENANTS:**

By 1949: Milk Bar  
By 1954: 121a Jeppe - Roma Milk Bar; 121b - W Barnett.  
By 1963: Jumas Hairdressing Saloon  
By 1964: Roma Fish & Chips.  
By 1965: "Non European Restaurant"; First Floor - Rodeon Investments (Prop) Ltd.

**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.

**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.



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People walking on the sidewalk

Person with a cart on the sidewalk



M  
E

GOODS  
COTS  
SHIRTS  
APPAREL  
APPLIANCES

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SHEPHERDSON AVENUE

BRIDGE  
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