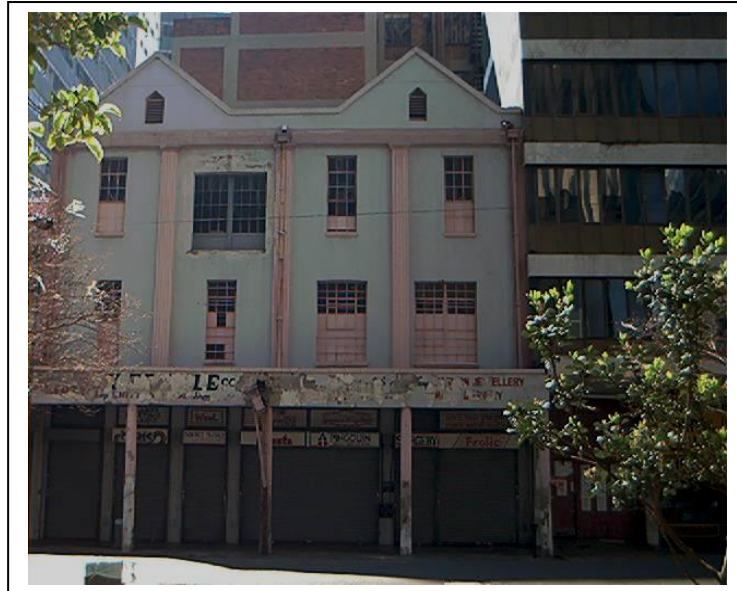


**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

**NAME OF PLACE:** Mistry Building



**Previous/alternative name/s :**

**LOCATION:** Street : Kort  
Street number : 4  
Stand number : 240  
Block number : B

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

### **DESCRIPTION OF PLACE:**

Three storeys and basement.

Mistreated by mankind, once picture book pretty, now all but forgotten. See INTEGRITY.

### **CONSTRUCTION MATERIALS:**

Walls : brick, plastered.

Roof : corrugated iron.

Windows : steel frame.

### **SITE FEATURES:**

#### **ALTERATIONS:**

Drainage plans.

Architect : John Adams

Plans passed : 31 December 1908

Replacement of loose-standing W.C. with a new ablution facility at rear of building.

Architect : D.M. Sinclair

Plans passed : 18 August 1942

Internal alterations: new kitchen and office on first floor which was being used as a 'social centre, non-political'.

Architect : B.G. Abrahams

Plans passed : 19 May 1949

Internal alterations at ground floor: new window at rear of building and partitions inside (the ground floor space was at this stage, divided into two factory spaces.

Architect : D.M. Sinclair & Partners

Plans passed : 8 October 1954

Conversion of top floor into living quarters for Dr Mistry (who signed the plans on behalf of 'Sanatan Syndicate'): this conversion *inter alia*, consisted of drastic changes to the pitched roof, which was cut away except at the gables in order to allow for the installation of a pergola over a new entrance and new balcony.

Architect : D.M. Sinclair & Partners

Plans passed : 6 December 1955

New steel staircase from ground floor to shop on first floor.

Architect : Naren Mistry

Plans passed : 12 August 1988

**INTEGRITY:**

It is evident from the original plans of the building that the latter must in its own right, have been a noteworthy building at completion. Sadly, what appears to have been a rather finely proportioned and rather quaint building, is no more. The distinctive gables, pilasters, box gutters and small gable windows are some of the few elements remaining from the original design. The removal of the entablature, cornices, the nicely proportioned original timber frame sash windows (replacement with steel frame windows of different sizes) and unsympathetic changes to the whole shop frontage, means that the building has lost much of its integrity. This however, does not mean that the unsympathetic changes over many years to the Kort Street elevation, cannot be reversed.

**INSCRIPTION:****ARCHITECT/BUILDER:**

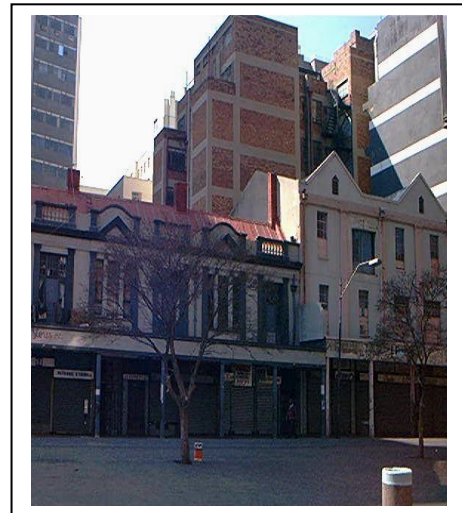
Not known.

**CONSTRUCTION DATE:**

Plans passed : 4 August 1904  
Completed : May 1905

**BUILDING STYLE:**

Edwardian (1900-1914).

**BUILDING TYPE:**

Shops and residential building.

**ENVIRONMENT:**

The building stands in perfect harmony with the Champion Building; interesting similarities include the use of pediments, pilasters and cornicing. The two buildings are essentially the last remaining structures of their kind (also from the same period) standing on the periphery of the former Diagonal Street retail and market precinct.

**CONDITION:**

This building is not in the best of conditions. Its structural condition appears to be sound but the problem *inter alia*, of peeling paint and damaged gutters should be attended to. The first and second floors appear vacant.

**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: S.S. Jacobs

By 1942: Sanatan Syndicate (Pty) Ltd

T6797/1980 Sanatan Syndicate Pty Ltd

**HISTORY:**

The original building plans are titled "Proposed Basement, Shops and Offices on Stand 240 for S.S. Jacobs".

**GENERAL NOTES:**

**SOURCES:**

City Engineering Department, Stand No. 240, Township Johannesburg (Planning Department), City of Johannesburg

Registrar of Deeds, Johannesburg

**RECORDED BY:**

Johann J and Catharina JM Bruwer.

Photographs by Chris JH Coxen (unless otherwise indicated).

**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