

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: MONIS MANSIONS



Top: view of Harrison Street (main) elevation. Top right: building as seen from a position in Jeppe Street, southeast of the building.

Previous/alternative name/s :

LOCATION: Street : Jeppe
 Street number : 135
 : [135 Jeppe; 69, 71, 73, 75 Harrison; 218 Bree]
 Stand Number : 1213, 1214, 1219, 1220
 Previous Stand Number:
 Block number : AO
 GIS reference :

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

DESCRIPTION OF PLACE:

Height :
 Levels above street level :

Levels below street level : one (entrance off Bree Street).
On-site parking :

The *Monis Mansions* was clearly designed to take full command of its immediate surround. It is commendable that its design did not allow for exposed lateral walls but rather for all-round refined elevations. Most notable in the design is the interplay between diagonally-positioned windows and projecting vertical walls.

CONSTRUCTION MATERIALS:

Walls:

Roof:

Windows:

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

INSCRIPTION:

ARCHITECT:

BUILDER:

CONSTRUCTION DATE:

Date on plans :
Approval of plans :
Completion date :

BUILDING STYLE:

Johannesburg Late Modernist (1970s).

BUILDING TYPE:

ENVIRONMENT:

CONDITION:

Fair. Refer to broken windowpanes on First Floor.

URGENT ACTION:

SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:

PROTECTION STATUS: (under National Heritage Resources Act, 1999)

General protection:	Section 34(1) structure/s	<input 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:

PRE-HISTORY OF SITE:

HOTEL BRISTOL:

By 1920, the eastern section of the *Bristol Hotel stood at 135 Jeppe Street and 69 Harrison Streets.*

Van Der Waal: "Less important hotels were also located on the edge of the business district. This was in line with the tendency for residential buildings to be gradually crowded out of the city centre – a trend that was to be continued in later years. Indeed, this marked the beginning of the slow death of the city core, which would eventually contain only commercial buildings and lack all vestiges of night life."

MONIS BOTTLE STORE:

By 1954, the Monis Bottle Store was located at 73a Harrison Street.

HISTORY:

Moni's Milestones

From a modest single-storey grocery store in 1906 to the 13 floor structure now in the course of construction, on the corner of Jeppe and Loveday Streets. The story of the House of Moni is one of constant progress and growth. To-day in amalgamation with the famous firm of Fattis this organization is one of the largest suppliers of food and drink to the public of South Africa. These pictures show a few milestones in that development.

1906 The original grocers and general merchandise business began in this small, iron-roofed building. It was run by Peter, Giacomo and Robert Moni.

1918 Business was prospering and a bigger building was needed. The firm now had a licence to sell liquor and Monis Macaroni factory was already in operation.

1924 The Moni Wineries had now been established in the Cape by Robert Moni. And this year a liquor warehouse was built.



1939

This fine new building and warehouse was put up in 1939 to cope with the still-increasing volume of business.



Monis and Fattis Industries Limited were formed in 1950 and control of the two firms was centred in this fine block on the corner of Loveday and Jeppe Streets.

1952



This is an artists impression of the new building now under construction and adjoining the present Building. When completed it will occupy the whole block from Loveday and Harrison Streets along Jeppe Streets.

1956



MONI BROTHERS (PTY.) LTD.

8

GENERAL NOTES:

Estimated cost of building	:	
Estimated cost of drainage	:	
Accommodation approved	:	
Valuation at completion	:	
Occupied	:	yes (First Floor shops not).

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.

RECORDED BY:

Heritage Resources Management team Johann J and Catharina JM Bruwer.
Unless otherwise indicated photographs by Catharina JM Bruwer.

135
MONIS MANSIONS

PROPERTY OF
THE
STATE
OF
NEW YORK

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TEL: 838-5
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NEW CITY ELECTRONICS
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ROYAL Meat Centre

ROYAL Meat Centre

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