

# JOHANNESBURG METROPOLITAN MUNICIPALITY

## HERITAGE ASSESSMENT SURVEYING FORM

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

JJ Bruwer ©

Cellphone: 082 325 5823

**NAME OF PLACE: ROYAL MEAT CENTRE BUILDING**

Previous/alternative name/s :

**LOCATION:** Street : cnr Jeppe, Simmonds  
 Street number :  
 : [129 Jeppe; 66, 68 Simmonds]  
 Stand Number : 1209, 1210  
 Previous Stand Number: 1110, 1109  
 Block number : AO  
 GIS reference :

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

**DESCRIPTION OF PLACE:**

Height : 20'8"  
 Levels above street level : two  
 Levels below street level : one  
 On-site parking :

Basement, ground, first floor; shop three with mezzanine.

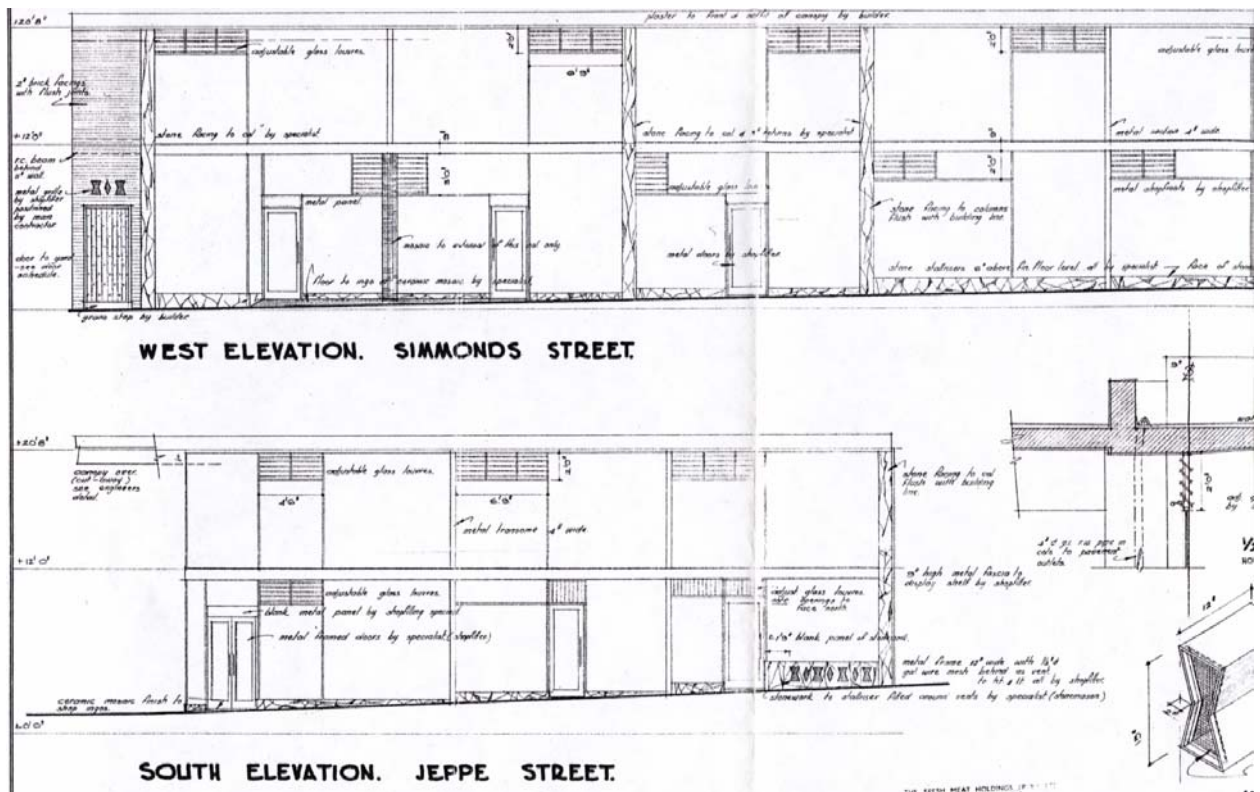
**CONSTRUCTION MATERIALS:**

Walls: reinforced concrete; 2" face bricks with flush joints to the exterior; ceramic mosaic tiles to recessed entrances.

Roof:

Windows: glazed shop fronts with adjustable glass louvers.

Plinth: stone work to plinth and pilasters.



Top: extract from original drawings of building dated 1959.

#### SITE FEATURES:

#### ALTERATIONS:

1960: Wayburne & Israel Architects for dry cleaners.

Feb 1962: interior ground and mezzanine. Wayburne, Israel & Nathan Architects; 404 Castle Mansions, Eloff Street.

#### INTEGRITY:

#### INSCRIPTION:

#### ARCHITECT:

Wayburne & Israel (address: 801 Marlborough House, Eloff Street).

#### BUILDER:

#### CONSTRUCTION DATE:

Date on plans : 27.07.1959  
Approval of plans : 28 August 1959  
Completion date : 11 January 1961

#### BUILDING STYLE:

Late Modernist.

**BUILDING TYPE:**

Shops to street and light industrial building.

**ENVIRONMENT:**

**CONDITION:**

This building has not weathered well and neither has it been properly maintained.

**URGENT ACTION:**

**SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:**

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

- General protection: Section 34(1) structure/s
- Formal protection: provincial heritage site
- national heritage site
- provisional protection
- 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: Messrs Fresh Meat Holdings (Pty) Ltd.

**PRE-HISTORY OF SITE:**

**HISTORY:**

**GENERAL NOTES:**

- Estimated cost of building : £25000
- Estimated cost of drainage : £450
- Accommodation approved : none
- Valuation at completion :
- Occupied : yes

**CURRENT TENANT:**

The Royal Fresh Meat Butchery.

**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.

L GR 0-12

ROYAL Meat Centre

ROYAL MEAT CENTRE

ROYAL FERRIS

25 1 2004