

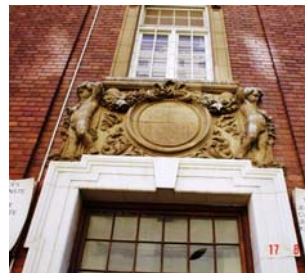
**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

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Cellphone: 082 325 5823

**NAME OF PLACE: SCHOOL CLINIC**



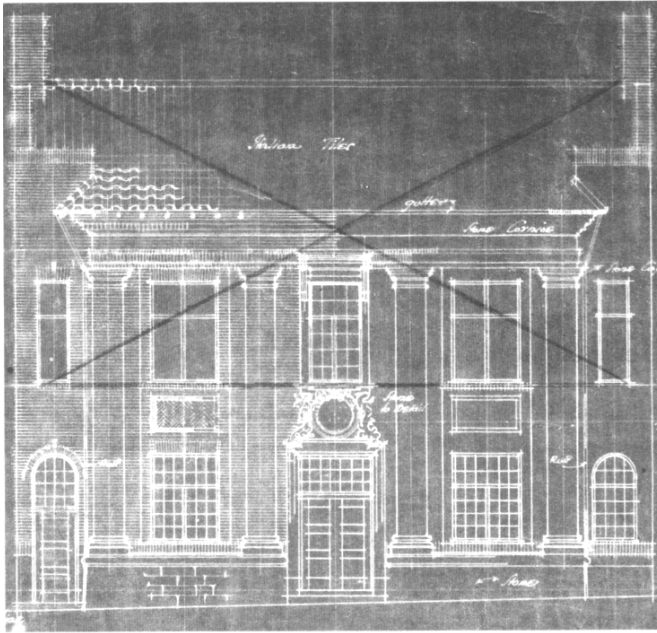
Previous/alternative name/s :

**LOCATION:** Street : Jeppe  
Street number : 159  
Stand Number : 1249  
Previous Stand Number: By 1925: 1131  
Block number : AR  
GIS reference :

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

**DESCRIPTION OF PLACE:**

Height :  
Levels above street level : two  
Levels below street level :  
On-site parking :



Photograph taken from Clive M. Chipkin's *Johannesburg Style architecture & Society 1880s – 1960s*.

Nowhere is a more appropriate description to be found of the building, than the description below, offered by Clive Chipkin. According to him, the "blueprint plans (of the building) were signed in January 1919 by J.S. Cleland (Acting Architect) on behalf of C. Murray, Secretary PWD, Union of South Africa. The elegance of the drawings and their easy familiarity with Renaissance norms are matched by the quality of the built forms. In its design this building represented an authentic two-storey English Palladian town house, its brick street elevation modelled with full-height Tuscan pilasters that serve as attached structural piers. At this scale the Queen Anne brick style with large whitesash windows represents a viable twentieth-century form of building construction, given added delicacy by the superb classical

medallion figures carved above the main entrance. (Described by Van Der Waal as "a rather attractive entrance section decorated in relievo."). A charming neo-Georgian pantile hipped roofscape with English chimneys – a contemporary of the quadrangle architecture at St. John's - was once visible from the back area but is now hemmed in by the coarse rear elevations of modern buildings of the later generation. How splendidly typical of Johannesburg's civic spirit that – just as Lutyen's great arc de triomphe is cut off like a captured predator from surrounding townscape by standard municipal railings – the original scalloped roofscape has been summarily ripped off and replaced with corrugated-iron roof sheeting. In this context and at this degree of pre-eminence, the degradation has managed to reduce a piece designed in an authentic Renaissance tradition to the level of temporary latrines on a building site." (Chipkin, C.M.: *Johannesburg Style; Architecture & Society...*)

#### **CONSTRUCTION MATERIALS:**

- Walls: sandstone plinth with face brick to the exterior.
- Roof: originally pan tiles; currently corrugated iron.
- Windows: ground floor: originally all windows were side-hung wooden framed cottage pane with leaded glass fanlights above; first floor were side-hung wooden framed cottage pane with fanlights over; window above main entrance, with cottage pane glazing and fanlight.
- Main entrance door: double inward opening wood panelled door with leaded glass fanlight.
- Façade detail: four pilasters executed in English bond with plinth and base (to the bottom) and capital to the top; cornice with dentil insets below the gutters; gauged brick lintel with tile keystone above all windows; two large herring-bone bond panels with brick on edge frame; brick bonding to the façade includes English bond, header and soldier course all with keyed joints; a most striking element of the building is the moulded plaster work of two figurines, inscribed medallion and garlands as well as leaf patterns surmounting the main entrance to the building.

#### **SITE FEATURES:**

#### **ALTERATIONS:**

No plans found.

Unsympathetic interventions to the building include the installation of burglar bars and the defacement of the finely detailed brick façade with signboards and posters, glued to the brickwork.

**INTEGRITY:**

From the views expressed by Clive Chipkin under DESCRIPTION OF PLACE and ENVIRONMENT, and the information furnished under ALTERATIONS, it is clear that the building has been subjected to alterations that, to a larger or smaller extent, have adversely effected not only the integrity and aesthetic values of the building, but the quality of some of its original design aspects. This solely refers to work carried out to the exterior of the building.

**INSCRIPTION:****ARCHITECT:**

Cleland, J.S. (Acting Architect)

**BUILDER:****CONSTRUCTION DATE:**

Date on plans : January 1919  
Approval of plans :  
Completion date :

**BUILDING STYLE:**

"Edwardian architecture sweeps on into the 1920s and does not reach its climax until the completion in 1930 of the Anglo-Indian capital at New Delhi. Johannesburg architecture in the 1920s generally looks in its values and ground-rules to the influence of Herbert Baker, who left South Africa in 1913. We can see the Baker influences in that secular, red-brick, Wren-like architecture with sandstone insets, generous white sash windows and eaves trim (together with handcraft details) which became the Public Service style, as demonstrated in pre-war schools...This secular urban style with its marked human scale and dignity produced four memorable Johannesburg town buildings of great distinction in the early twenties – Renaissance town houses in a very real and elegant sense in a city where decorum was a consideration of small importance. These were the Ritz Hotel (1923), Lincoln Mansions (1924...), the YWCA town hostel (1917) [179, 181 Jeppe Street] and the School Clinic (1919-1920). The Ritz and the YWCA were demolished a long time ago, and at Lincoln Mansions the white sash windows have been ripped out and replaced with gold anodised aluminium frames to give them a modern ritzy look. Similarly the School Clinic has been disgracefully dragged by careless alteration work." (Chipkin, C.M.: Johannesburg Style; Architecture & Society...)

Van Der Waal: "Domestic architecture also served as a model for medical institutions such as the *Queen Victoria Maternity Home* (1906-7, Sam Hancock Street, and the *School Clinic* (1919-20)...". (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

Edwardian (1900 to 1914).

**BUILDING TYPE:**

Clinic.

**ENVIRONMENT:**

In a letter dated 30th May 1995, the former NMC's Northern Interim Plans Committee made it clear that the *School Clinic* was considered an integral part of a valuable group of buildings: "The Committee is of the opinion that a number of buildings on...the city block in question were considered to be conservation worthy, ie. The Fontana building (see AR-2), the City Health building (*School Clinic*), the building directly to the north of Anstey's [i.e. *Steadman's Mansions*, see AR-4] and the Union Club (see AR-5). The Anstey's building (see AF-2) has recently been declared as a national monument and together with Manners Mansions (see AE-3) and the abovementioned buildings forms an important conservation area." (Authors' note: the area is not formally protected under the current heritage conservation legislation as a heritage area, previously called a conservation area).

The *School Clinic* "and the adjoining 2 buildings (ie. second *Universal House*, see AR-2 and *Steadman's Mansions*, see AR-4) are considerably older than other buildings in this area, & the first two are particularly unusual in that they are of such a small scale. The School Clinic is a well designed and well proportioned Edwardian building with a tin roof – unusual in public buildings..." (Completed

Survey Form, undated, sourced from SAHRA archive file; included in this form is a recommendation that the building should be declared as a National Monument).

**CONDITION:**

Fair. Certain aspects of the building (e.g. sandstone) require urgent repairs.

**URGENT ACTION:**

See CONDITION. It is recommended that the owners of the building should be informed to never paint the façade of the building. The removal of the pan tile roof was a harsh enough intervention, but the painting of the façade will ruin a very valuable building. Considering the irreparable damage caused by the painting of the rusticated ground floor of the *Union Club Building*, this recommendation cannot be emphasized too strongly.

**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:

**PRE-HISTORY OF SITE:**

SINGLE STOREY BRICK BUILDING:

A single storey brick building previously occupied this site. On a Block Plan dating 1897, this building is indicated as a private house. See below.

Right: "On the corner of Jeppe Street is the Pavilion Bar, subsequently the site of the Waldorf Café, with the Orpheum Theatre directly opposite. On the right corner is the Universal Lubricating Oil Co. owned by Patlansky Bros. Continuing on the right is Mappin & Web, silversmiths in Norfolk House.

At the bottom end of Joubert Street is the first Telephone (1894) and on its right the prominent dome of Park Synagogue (1892). To the left is the CSAR Building and beyond it the early railway station and in the distance the Wanderers Club. To the right is the large TUC College and across the corner is the gabled Victoria Mansions." (Norwich, O.I.: A Johannesburg Album; Historical Postcards, postcard 140).



## HISTORY:

The two descriptions below, both by Van Der Waal, have no specific reference to the *School Clinic*, but are of general interest on account of the general contextual information appearing in these descriptions.

"In view of the restructuring of local government in Johannesburg and the increased powers vested in the Town Council, it was appropriate for the authorities to assert their presence physically in the city. Johannesburg was Lord Milner's favourite child and an important outpost of the mighty British Empire. Therefore government buildings certainly had excellent propaganda value. All these buildings were treated in a businesslike and positive manner. As far as location, extent and form are concerned, they invite no dialogue. Instead they focus all attention on themselves...Official buildings became a far more important element in the cityscape than before. In fact, at this time the northern and western portions of the ring around the city centre were completely dominated by official structures. These government buildings were not only diffused more widely, but they also represented the new emphasis on community services such as schools, hospitals and housing projects. These buildings were not integrated with their environment, either visually or socially. This would seem to indicate that the overriding concern was with 'modern' facilities rather than with man and his relationship with his physical and social environment." (Van Der Waal, G-M.: From Mining Camp to Metropolis...). This point is well illustrated by the choice of the location of the *School Clinic*, i.e. outside walking distance of most schools of the time.

"As in most other Western countries, official buildings erected in Johannesburg in the period between the two wars were designed in the aftermath of the Beaux Arts mode, described by H R Hitchcock (1968: 392-41-) as the 'Traditional Style'. This style incorporated the rational geometric lay-out of the Beaux Arts mode in which the modern requirements of new functions were accommodated, as well as an academic treatment of the facades in three familiar layers (base, middle section and attic) and three or five sections (one main and two secondary sections joined to the main section by subordinate sections). The articulation of the wall plane by means of windows, as well as the classicist ornamentation were studiedly academic. Occasionally attempts at renewal were made within the confines of this style – by using modern construction methods such as reinforced concrete and by giving new proportions to the façade elements. In certain instances, architects were even allowed to incorporate elements of the latest building styles, such as the Ahistorical and Steamboat Styles...in official buildings. In any event, during this period officialdom expressed itself consistently in an anonymous and consolidated manner, with a vague and romantic reference to classicism. Even the most cursory glance at official buildings erected during this period reveals prolific production, ranging from large office buildings to housing schemes and bridges. Whereas officialdom previously largely confined itself to an expression of its elevated hierarchical position, it extended its interests in the period after 1920 by putting up practical constructions to facilitate the sound conduct of the community. However, the 'official' building style with its largely closed forms remained unchanged." (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

In 1989, the former NMC was requested by the owners to investigate the conservation value of the building. The findings of this investigation were duly communicated to the then Regional Representative, Department of Local Government Housing, in a NMC letter dated 7 June 1989:

### "SCHOOLS MEDICAL SERVICES BUILDING, JEPPE STREET, JOHANNESBURG.

On Thursday, 1st of June, Mr. Prins and I (i.e. Mrs Flo Bird) met Mr. Kaiser of your Department to assess the merits of this building in terms of the "historical sites" clause of the National Monuments Act.

1. The building has aesthetic merit, particularly the finely detailed brick façade. Under no circumstances should this be painted.
2. It has historical importance in terms of its continuous use as a community service and its association with Dr. Louis Leipoldt.
3. It relates to other important buildings in the area which the NMC (National Monuments Council) is currently investigating for possible proclamation as a conservation area.

Mr. Kaiser said your Department was not proposing to demolish the building but as it had no use for it, the building would be offered first to other Government Departments and, if no one needed it, it might be leased or sold.

We asked that the following be borne in mind:

1. The building is valuable historically and aesthetically and should be retained intact.
2. No alterations should be made without the consent of the National Monuments Council. This does not mean that the NMC does not accept the need to adapt buildings to new uses, only that alterations be respectful of the architectural character of the original

- building.
3. There are internal features which are attractive, such as the brick fireplaces and the court yard which should be retained.
  4. The plaques in the entrance hall to Dr. Anne Cleever and Sister Frances Hansall are part of the building's history and should not be removed without the consent of the NMC.
  5. Vacant buildings are readily vandalised. The NMC would prefer that a tenant/buyer be found as soon as possible.
- ...F. Bird (Mrs.) Chairman, Regional Plans Committee."

Biographical notes – Dr Leipoldt: "Leipoldt, Dr. Christian Frederick Louis. Afrikaans poet. Born in Worcester, Cape, 1880 the son of a German missionary. He grew up near Clanwilliam, was educated at the S.A. College, and passed his Civil Service examination, but in 1897 joined the staff of *Het Dagblad* in Cape Town, and then of the *South African New*. From boyhood he had shown an almost equal ability as a writer in English and Afrikaans. During the S.A. War [The South African Anglo-Boer War] he contributed to many overseas papers, but changed afterwards to shorthand reporting for the Cape Circuit Court. Going to Europe in 1902, after the *South African News* had been closed under Martial Law for its pro-Boer sentiments, Leipoldt decided to study medicine, but continued his travels, which took him over much of Europe, including Russia. He graduated at Guy's Hospital, London, 1907, became Assistant M.O.H. for Hampstead, began writing on medical themes and specialising in pediatrics [sic.] (children). For health reasons he went on a long trip to the East, returned to England, took a post as Medical Inspector of Schools in Hampstead, from which he was called in a similar capacity to the Transvaal in 1914, this being the first appointment of its kind in S.A. Meanwhile he had begun his career as a writer of Afrikaans books and in 1911 became a national figure with Oom Gert Vertel, a collection of poems...Becoming M.O.H. for Cape Schools in 1919, he spent a short while on the editorial staff of *Die Volkstem* in Pretoria, practised as a children's specialist in Cape Town, and from 1926 was editor of the *South African Medical Journal*. After his retirement in 1940 he devoted all his time to writing...Leipoldt's downright and unconventional views often brought him into the new, including his championing of wine as a remedy for certain childhood ailments. He died in 1947 and was buried on the Pakhuis Pass near Clanwilliam." (Rosenthal E.: Encyclopaedia of Southern Africa...).

#### GENERAL NOTES:

Estimated cost of building :  
 Estimated cost of drainage :  
 Accommodation approved :  
 Valuation at completion :  
 Occupied :

CURRENT TENANT:

#### 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 Bpuwer.  
Unless otherwise indicated photographs by Catharina JM Bpuwer.



MCMLXXV

SCHOOL  
CLINIC





T.P.A. HEALTH  
T.P.A. GESOND  
JEPPE STREET  
CLINIC  
JEPPE STRAAT  
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17 8 2003



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for more info please

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