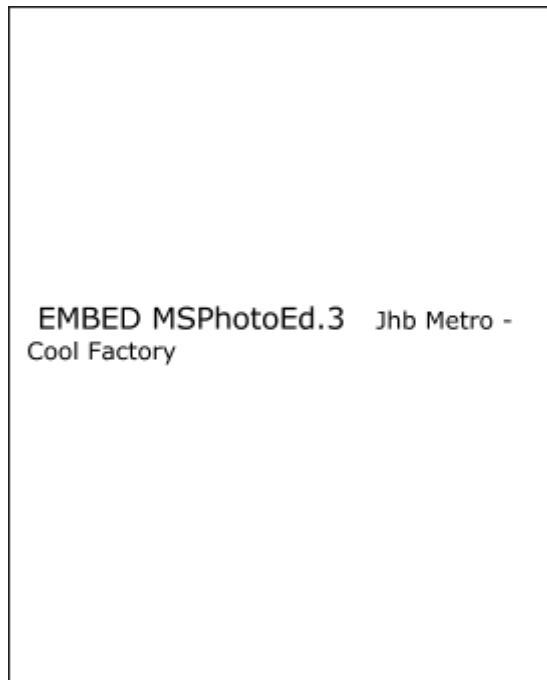


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: **Steytler's Building**



Previous/alternative name/s : 1995 – Boland Bank Building

LOCATION: Street : Loveday
Street number: 40, 42
Stand number : 4420 (previously 4420F)
Block number : G

ZONING: Current use/s : Business one
Previous use/s:

DESCRIPTION OF PLACE:

Eight and a half storeys; one basement level (storage and parking); ground floor with shops.

Noteworthy aspects of external appearance are: the contiguous pre-cast terrazzo facing on the Loveday Street elevation; the cantilevered canopy with adjustable metal louvres below, extending along the whole shop frontage.

CONSTRUCTION MATERIALS:

Walls : reinforced concrete with pre-cast terrazzo panels and projecting pre-cast terrazzo piers; open grille below roof canopy.

Roof : flat, concrete.

Windows: steel frame.

SITE FEATURES:

ALTERATIONS:

Internal alterations and additions to the seventh floor.

Architect : Morgenstern & Morgenstern

Plans passed : June 1967

Internal alterations to shops at ground floor.

Architect : J.A. Roff

Plans passed : November 1967

Internal alterations to ground floor (*'Monty's Restaurant'*).

Architect : A. Zenon

Plans passed : 1970

Internal alterations / general renovations and repairs. This comprised the conversion of the ground floor into a banking hall and offices and the installation of new partitions on the remaining floors.

Architect : Du Toit & De Villiers (on behalf of *Boland Bank Ltd*)

Plans passed : October 1984

INTEGRITY:

In 1989, the NMC stated that it would be preferable to retain all the existing buildings on this city block. "Unfortunately the buildings facing Market Street have already been altered/demolished so the value of the group on the southern half of the block is increased" (NMC letter, 16 August 1989).

The above-mentioned statement might be contestable in parts, in view of the fact that the Steytler's Buildings hasn't been altered externally since its construction.

INSCRIPTION:

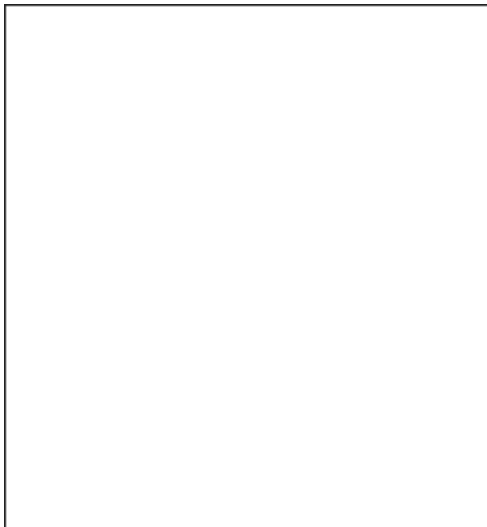
ARCHITECT/BUILDER:

Morgenstern & Morgenstern

CONSTRUCTION DATE:

Plans passed : Final approval of plans – February 1964
Completed :

BUILDING STYLE:



BUILDING TYPE:

Shops and office building.

ENVIRONMENT:

Despite a height difference, the design of the building joins quite well with the adjacent facades in Market Street. (RAU Report, June 1976) See INTEGRITY

Unfortunately the trees will obstruct the view to the building in years to come as in the case of the Natal Bank building (Stand No. 194).

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

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: Steytlers Building Pty Ltd

The consolidation of Stand Nos. 760 and 761 occurred in 1963

T19632/1983 New Silverton Estates Pty Ltd
B3165/2001 B O E Bank Ltd
T5149/2001 Kesmarc I CC

PRE-HISTORY OF SITE:

By 1889 the first M.M. Steytler Building was a low corrugated iron structure with hipped roof and verandah on its western elevation. This structure was replaced by a single storey brick building with a verandah and two gables, and it was known as the Steytler & Lipinski Building. The architect W.H. Stucke designed this building for *M.M. Steytler & Co* in 1896. It was a richly decorated four storey building. Its façade carried neo-Queen Anne and neo-Gothic ornamentation and a pointed gable and corner turret.

HISTORY:

GENERAL NOTES:

SOURCES:

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU
Photograph (distant – West elevation of building) ca. 1988 : NMC File 3/1/3/Joh/127

NMC File 3/1/3/Joh/A : Johannesburg : General, III

The Market Square Of Johannesburg: Catalogue of buildings on and around the square till about 1920 (Compiled by G.M. van der Waal), Public Library, Johannesburg, 1971

City Engineering Department, Consolidated Stand No. 4420, 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