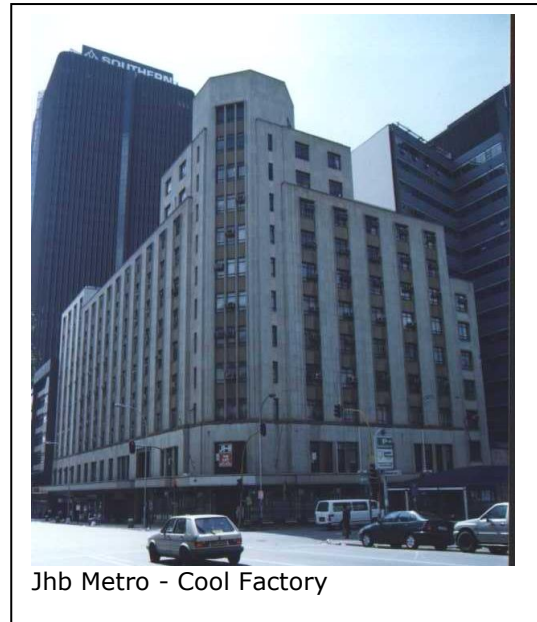
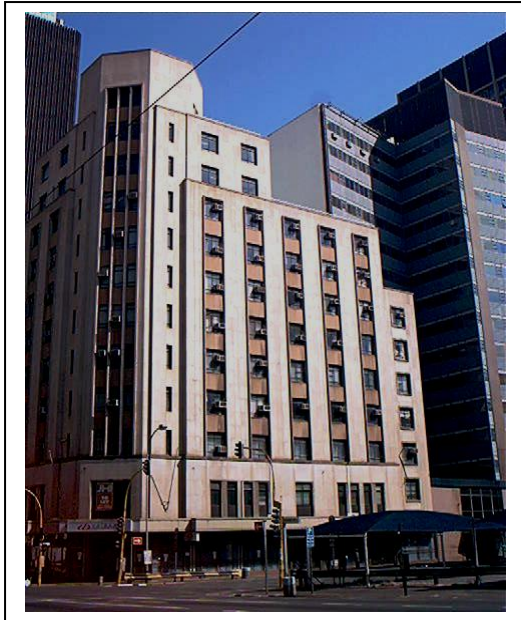


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

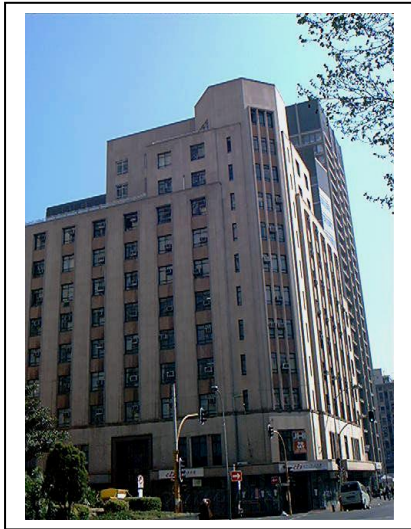
NAME OF PLACE: Avril Malan Building



Previous/alternative name/s : S.A.R.C. Building
Volkskas Reinsurance Building
Unibank

LOCATION: Street : Commissioner
Street number : 59
Stand number : 4533 (previously 237 and 4486)
Block number : B

ZONING: Current use/s :
Previous use/s : offices, bank and shops



DESCRIPTION OF PLACE:

This building is comprised of two parts, i.e. the original 11 storeyed corner building of 1954-55 and the 10 storeyed addition of 1956-57, facing Commissioner Street. Noteworthy aspects of external appearance include the polished red granite shop front facings and the granite architrave to the main entrance; the flattened corner and adjustable glass jalousies.

The original building as well as the 1956-57 addition were designed to accommodate shops at ground level. Of particular interest in regard to the original building, is its spaciouly designed circular entrance and foyer, the upper part of the latter extending to the first floor. The mosaic risers from the entrance foyer into the stair and lift hall are also of

interest.

The original as well as the later addition each have one basement level.

This beautiful building immediately draws the eye to its centre tower, it compels you to look towards the roof line looking for more, finding stepped ups and downs, forward and slightly back. The softness of the building is enhanced by its vertical lines and the different shapes and sizes of the windows, almost hypnotizing you, not wanting to stop looking. (cjmb)

CONSTRUCTION MATERIALS:

Walls : concrete; pre-cast terrazzo facings and coping.

Roof : concrete, flat.

Windows: steel frame, bronze coloured.

(see also DESCRIPTION OF PLACE)

SITE FEATURES:

ALTERATIONS:

Minor internal alterations to 1956-57 addition.

Architect : De Bruyn
Plans passed : June 1960

Internal alterations (new partitions) in west wing of building.

Architect : J. Kruger
Plans passed : November 1963

Internal alterations to original building: new change rooms for restaurant and conversion of ground floor into a banking hall.

Architect : Kock & Orsmond
Plans passed : September 1965

Minor internal alterations to the *Volkscas Reinsurance Building* on behalf of *The African City Properties Trust (1952) Ltd.*

Architect : Kock & Orsmond
Plans passed : July 1966

Internal alterations to the *Avril Malan Building*: Ninth floor as well as the ground floor and the basement

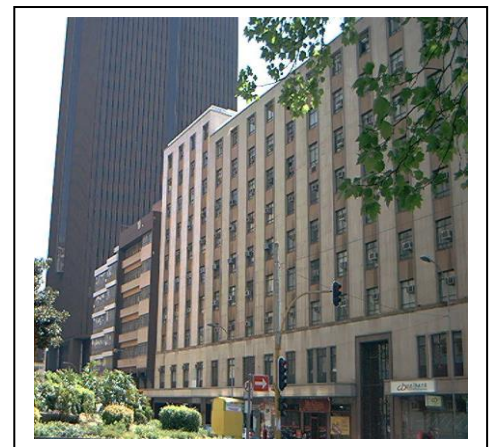
Architect : Kock & Dittrich
Plans passed : April 1973

Internal refurbishment – ground floor: conversion for new branch of the *Community Bank* in the *Avril Malan Building*

Architect : Architectural Space Management
Plans passed : September 1994

INTEGRITY:

The building remains intact as none of the changes to this building affected its integrity. The 1956-57 addition was carried out quite successfully, in that it was effected in harmony with the existing building whilst retaining an individuality of character.



INSCRIPTION:

ARCHITECT/BUILDER:

Cowin & Ellis (original building)
Cowin, De Bruyn & Cook (subsequent addition)

CONSTRUCTION DATE:

Plans passed : 1954
Completed : 1955

Plans passed : 1956
Completed : 1957

BUILDING STYLE:

BUILDING TYPE:

Shops, bank and office building.

ENVIRONMENT:

The corner position of the building strengthens its contextual integrity.

CONDITION:

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: The African City Properties Trust (1952) Ltd

(Refer to Consolidation Title 7214/65 : Stand Nos. 237 & 4486 were consolidated into Consolidated Stand No. 4533 – Certificate of Consolidated Title No. 508/1966. Refer also to previous Transfer Title No. 34033/1964)

T508/1966 A B S A Bank Ltd

PRE-HISTORY OF SITE:

On the corner of this site in 1890 stood the Donovan building. Next to it, by 1900, was the Rosenberg Arcade, i.e. between Commissioner and Market Streets.

HISTORY:**GENERAL NOTES:****SOURCES:**

Van Der Waal, G-M.: From Mining Camp to Metropolis, The buildings of Johannesburg 1886-1940, Chris Van Rensburg Publications, 1987

City Engineering Department, Stand No. 4533, 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