

**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

**NAME OF PLACE:** Champion Building



Jhb Metro - Cool Factory

**Previous/alternative name/s** : Champion Chambers (reference of 1920)

**LOCATION:** Street : Market  
Street number : 52  
Stand number : 247, 248  
Block number : B

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



## DESCRIPTION OF PLACE:

Double storey; one basement level.

The basement was used for manufacturing of soft goods until 1959. Ground floor has two general dealer shops and the first floor is the living quarters.

Ground floor with shops on street.

The colonnaded canopy with cornice and wide band with an unusual number of thin columns, is perhaps one the most interesting features of this building.

The first storey of this well-proportioned building is richly decorated with pilasters, pediments, gables, cornice and balustrades. Leading to the balcony, each flat has access to a very small area of the verandah, defined by cast iron railing. Each set of triple windows is accentuated with a pediment and a 'leg-o-mutton' gable rounded off with a pilaster, pedestal and ornament to each side. The corner has a bay window with concrete roof to each side; unlike the other gables these gables are more elaborate and each reflects the building's name and the date 1908. All the gables are decorated. The door openings are accentuated with concrete balustrades and pilasters.

The rounded corner of the building, canopy as well as the pavement are fully in harmony with each other.

## CONSTRUCTION MATERIALS:

Walls : brick, cladded with black glazed wall tiles at shopfront level.

Roof : iron; chimneys.

Windows: rectangular metal framed display windows on ground floor with leaded glass fanlights.

## SITE FEATURES:

## ALTERATIONS:

Not all documentation in respect of alterations/additions to this building, could be found.

New verandah and other alterations.

Architect : Kallenbach, Kennedy & Furner  
 Builder : R.C. Engineers: The Reinforcing Steel Co. Ltd.  
 Plans passed : 12 February 1941

Subdivision of existing shop (facing Kort Street).

Architect : Kennedy, Furner, Irvine-Smith Joubert  
 Plans passed : 3 May 1956

Conversion of existing rooms into flats.

Architect :

Plans passed : 25 July 1959

**INTEGRITY:**

The exterior walls along the entire shop frontage were cladded with glazed black wall tiles; this was replaced with blue and grey coloured mosaic tiles. Although the current colonnaded canopy was added in 1941, the integrity of the building remains beyond reproach.

**INSCRIPTION:**

**ARCHITECT/BUILDER:**

Original plans are not on record.

**CONSTRUCTION DATE:**

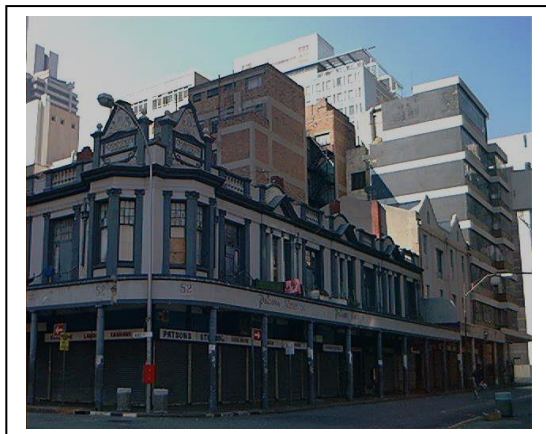
On plan :  
Completed : 1908 (refer date on gable)



**BUILDING STYLE:**

1988 - "...this is an extremely elegant building with some use of Art Nouveau decoration combined with a romantic interpretation of the antique style." (NMC)

Edwardian (1900-1914).



**BUILDING TYPE:**

Shops to street with living quarters above.

**ENVIRONMENT:**

The building is characteristic of the old buildings of the Diagonal Street Precinct and stands as an interesting physical reminder of Johannesburg's rich architectural heritage.

**CONDITION:**

The building requires minor attention, i.e. paint and replacement of damaged window panels.

**URGENT ACTION:**

**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:

By 1941: Messrs Taynoor Ltd

T9290/1989 Taynoor Prop CC

T63857/1995 Mayfair Land & Inv CC

**PRE-HISTORY OF SITE:**

**HISTORY:**

## GENERAL NOTES:

Up to 1959 the basement was used for manufacturing of clothes. The ground floor had two general dealer shops and the first floor was used as living quarters.

1988 – “Lovely decorative gables, very beautiful corner bay windows. Despite the loss of its original balcony this is an extremely elegant building with some use of Art Nouveau decoration combined with a romantic interpretation of the antique style.” (NMC)

1988 – “...Despite it’s present state of alteration, the building is appealing & interesting...” (NMC comment)

## SOURCES:

NMC File 3/1/3/Joh/111 : App. Diagonal Street Conservation Area Johannesburg (including colour photograph)

City Engineering Department, Stand Nos. 247 and 248, Township Johannesburg (Planning Dept., City of Johannesburg)

Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City - Metropolitan Planning, Johannesburg Metropolitan Council (Cool Factory)

Registrar of Deeds, Johannesburg

## 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:**

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Photographs by Chris JH Coxen (unless otherwise indicated).