# JOHANNESBURG METROPOLITAN MUNICIPALITY

# HERITAGE ASSESSMENT SURVEYING FORM

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

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## NAME OF PLACE: JOHANNESBURG ROADS AGENCY BUILDING



Bottom left: the subject building in the middle-background, as viewed from a position southwest of the building, in Pritchard Street. Seen in the foreground on the right is the *Kerk Street Mosque* in Kerk Street.

Bottom Right: the building, next to the FNB Bank City Buildings Complex, as seen from the Mandela Bridge.

Previous/alterr	native name/s :	originally - Finansbank Building
LOCATION	Street number : Stand Number : Previous Stand Number:	Sauer 66 [5, 7 Kerk, 66, 68, 70, 72 Sauer; 114,116 Jeppe] 1176, 1177, 1178, 1182, 1183, 1184 1212, 1213, 1214, 1316, 1317, 1318 AK

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

#### DESCRIPTION OF PLACE:

Height	:	86.5m
Levels above street level	:	15
Levels below street level	:	two
On-site parking	:	yes

This is one of the most attractive Post Modern buildings in the City.

#### CONSTRUCTION MATERIALS:

Walls:

Roof:

Windows:

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

## INSCRIPTION:

ARCHITECT:

Moross & Partners.

#### BUILDER:

## CONSTRUCTION DATE:

Date on plans	:
Approval of plans	:
Completion date	:

#### BUILDING STYLE:

Post Modern Decorative.

"Architectural Merit: "Of the mirror façade buildings, this is the best example in the city, which through its facets, engages in the city." (Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

### BUILDING TYPE:

Office building.

ENVIRONMENT:

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: Anglo American Life.

## **PRE-HISTORY OF SITE:**

#### MYLUR HOUSE:

By 1954, the *Mylur House* occupied the 114, 116 Jeppe Street portion of this site.

#### **HISTORY**:

### **GENERAL NOTES:**

Estimated cost of building	:	R12 000 000
Estimated cost of drainage	:	R250 000
Accommodation approved	:	
Valuation at completion	:	
Occupied	:	

CURRENT TENANT:

Johannesburg Roads Agency.

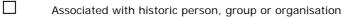
#### SOURCES:

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 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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