

**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

**NAME OF PLACE:** NBS Building Society



1hh Metro - Cool Factory

**Previous/alternative name/s** : Edgars Building

**LOCATION:** Street : Market  
Street number : 104, 106, 108, 110, 112 (previously 171, 172, 166, 167)  
Stand number : 4708  
Block number : H

**ZONING:** Current use/s : Business one  
Previous use/s : Speciality department store

**DESCRIPTION OF PLACE:**

Six storeys (February 1976).

Ground floor with bank and shops.

**CONSTRUCTION MATERIALS:**

Walls : reinforced concrete, cladding with gravel textured panelling.

Roof : flat, concrete.

Windows: aluminium frame.

**SITE FEATURES:****ALTERATIONS:****INTEGRITY:****INSCRIPTION:****ARCHITECT/BUILDER:**

Abramowitch, Schneider, Sacks & Associates

**CONSTRUCTION DATE:**

Plans passed : 30 September 1976

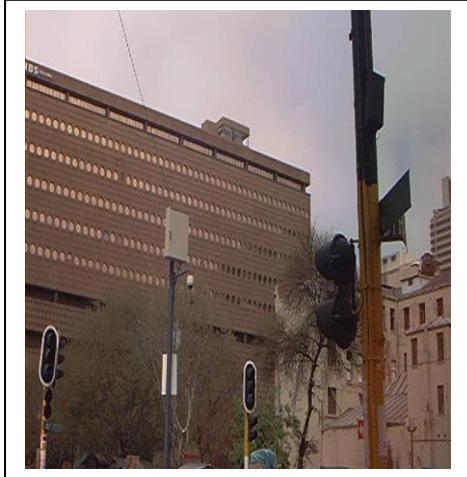
Completed :

**BUILDING STYLE:**

Johannesburg Late Modernist (Urban Features).

**BUILDING TYPE:**

Bank, shops and 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: T9919/1974 Belmark Prop Pty Ltd  
(c/o J.H. Isaacs & Co Ltd)

- T35409/1980 Belmark Prop Pty Ltd
- T35409/1980 Shell Southern Africa Pension Fund
- T35409/1980 B P Southern Africa Pension Fund
- T35409/1980 SPREF Pension Fund

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

On the Market and Rissik Street corner of the site, (by 1889) stood a single storey brick structure with a flattened corner, eaves and verandah. In the 1890s, this was replaced with the Garlick & Holdcroft Building, a double storey building with balcony, verandah and a hipped roof. The Market and Joubert Streets corner site was occupied, by 1900, by the Old England Building. By 1920 the Belfast Building (facing Market Street) stood on a portion of this stand.

## **HISTORY:**

## **GENERAL NOTES:**

Because large department stores occupying four to five floors, presented management difficulties, speciality department stores emerged – and grew quickly, e.g. Hepworths, Edworks...speciality store was Edgars, which started in 1939 as a tiny business specialising in giving instalment credit to typists and shop assistants when John Orr's was serving the upper end of the market. Since then, Edgars has established the largest and most successful speciality department store in Market Street (where the Belfast used to be) while also spreading its claim into shopping centres and other areas nationwide.

The estimated cost of the building at approval of plans was R4 200 000.00 and the drainage R8 000.00.

The building is presently occupied by a branch of the National Building Society (NBS), Russels as well Pep Stores (all on ground floor).

## **SOURCES:**

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU

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

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

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

Registrar of Deeds, Johannesburg

## **RECORDED BY:**

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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