

**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

**NAME OF PLACE: Parkade**



**LOCATION:**

Stand number : 5298 (previously 332, 338, 339, 340)  
Block number : M

**Previous/alternative name/s** : Wevell Bros. Building

Street : Market  
Street number : 51  
Stand number : 332 (previously 627)

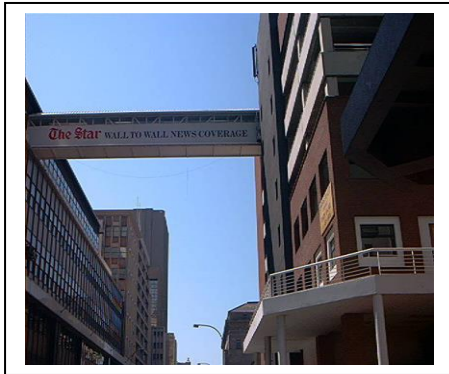
**Previous/alternative name/s** : Plantation Building

Street : Kort  
Street number : 14, 16  
Stand number : 338, 339 (previously 525, 524)

**Previous/alternative name/s** : Starlite Cinema

Street : President  
 Street number : 44  
 Stand number : 340 (previously 526)

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



**DESCRIPTION OF PLACE:**

This parking garage is L-shaped on plan. It comprises a double volume ground floor with shops to street at the corner of President and Kort Streets, the site of the demolished Plantation building (Stand Nos. 338 and 339). The structure has a colonnaded canopy with balustrade along the pavement. It consists of six parking levels and is connected to the top storey of The Star Building by a skywalk. Interesting array of windows on first and second levels; third to sixth levels with panels and balustrade on the corner of President and Kort Streets. The entrance on

Market Street occupies the site of the previous Wevell Bros. Building (Stand No. 332). The third demolished building was the Starlite Cinema (Stand No. 340); this site is occupied by shops on ground and parking above.

**CONSTRUCTION MATERIALS:**

Walls : reinforced concrete, face brick and plastered brickwork, plastered finish to colonnaded canopy along entire length of shop frontage.

Roof : flat, concrete.

Windows: aluminium frame.

**SITE FEATURES:**

**ALTERATIONS:**

**INTEGRITY:**

**INSCRIPTION:**

**ARCHITECT/BUILDER:**

Kruger Williamson Ramonyai

**CONSTRUCTION DATE:**

On plan : 1996  
Completed : 1996

**BUILDING STYLE:**

Johannesburg Late Modernist (Urban Features).



**BUILDING TYPE:**

Shops and parking garage.

**ENVIRONMENT:**

The scale of the new structure is domineering and there is no synergy in height between it and the old three-storey corner building on Stand Nos. 330 and 331. There is nonetheless an interesting 'association' between it and the older corner building as it provides a 'back-drop' of sorts to the latter building. The accentuation of strong horizontal lines is perhaps the most noteworthy characteristic of this 'association'. Refer to the alignment of the new colonnaded canopy with that of the old shops and apartment building as well as the interesting matching of colours.

**CONDITION:**

Good.

**URGENT ACTION:**

**SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:**

The NMC was approached in January 1996 by Kruger Williamson Ramonyai Architects (acting on behalf of Gauteng Newspapers) for permission to demolish the Plantation Building (Stand Nos. 338 and 339), the Starlite Cinema (Stand No. 340), as well as the four-storey building on Stand No. 332. The demolition of the above-mentioned buildings was authorised at the end of February 1996 on condition that *inter alia*, the building frontage of the new building (at ground floor) would respect the existing situation, i.e. that it should be built right up to the street

boundary lines; that the new building be provided with a colonnaded canopy along the street facades and that a residential component would be provided at first floor level.

**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:**

Stand No. 332

T15847/1949 Mohamed Hoosen Jajbhay Pty Ltd  
T38674/1996 Betchworth Inv Pty Ltd  
T3369/1999 Clidet No 129 Pty Ltd  
T3369/1999 A P F Parkade Pty Ltd  
VA1913/2002 A P F Parkade Pty Ltd  
VA1914/2002 Standard Bank of South Africa Ltd  
20.09.2002 Unknown, no owner

Stand Nos. 338 and 339

Original ownership: P. Arnold

By 1976: Mr P Arnold

T4592/1978 Wolfgang Arnold Trust  
T45547/1996 Wolf Bernard Friedrich 1/6  
T45547/1996 Wolf Lorenz Hinrich 1/6  
T45547/1996 Wolf Rudiger Nicolaus 1/6  
T45547/1996 Wollnik Leon Adrian 1/6  
T45547/1996 Wollnik Frans Georg 1/6

T45547/1996 Wollnik Martin Alexander 1/6  
T45548/1996 Betchworth Inv Pty Ltd  
T3369/1999 Clidet No 129 Pty Ltd  
T3369/1999 A P F Parkade Pty Ltd  
VA1913/2002 A P F Parkade Pty Ltd  
VA1914/2002 Standard Bank of South Africa Ltd  
20.09.2002 Unknown, no owner

Stand No. 340

Original Ownership: Messrs John Bell & Co Ltd ('Starlite Cinema [Pty] Ltd')

By 1976: Mr L.G. Thomas

T3282/1968 Starlite Cinemas  
T56481/1991 Starlite Cinemas  
T40846/1996 Betchworth Inv Pty Ltd  
T3369/1999 Clidet No 129 Pty Ltd  
T3369/1999 A P F Parkade Pty Ltd  
VA1913/2002 A P F Parkade Pty Ltd  
VA1914/2002 Standard Bank of South Africa Ltd  
20.09.2002 Unknown, no owner



**HISTORY:**

Stand Nos. 338 and 339

Saul Margo designed a new building for P. Arnold in August 1920. This building (known as the Plantation Building) was a double storey brick building with flattened corner and gable. On the ground floor were shops and on the first storey sample rooms. The plans were approved on 17 August 1920 and the building was completed on the 22 November 1921. At the time of its completion, the building was valued at £2 700. A

licence for a 'Non-European Eating House' was approved on the same date. A red-inked note on plan stated that no woman would be employed.

It is interesting that the building was found not to have any relation with its surroundings and was found to be in a poor condition by 1976. (RAU Report, June 1976) In 1988, the NMC however, considered the building to be "typical of the area with a canopied shopping front at street level & flats above. If restored, the building would add appreciably to the general 'atmosphere' of this area."

Stand No. 340

The earliest record of this site dates from 1944 when plans were submitted by the architect T.N. Duncan (refer Union Castle Building) on behalf of Messrs John Bell & Co. Ltd., with respect to proposed alterations to the *Starlite Cinema*, a 'black' bioscope at 44 President Street. During 1950, this building had to be renovated after it was damaged by fire. The responsible architect was Gordon Tucker.

In 1957, the architect C.A.J. Ensor was charged with effecting drastic internal as well as external changes to the old cinema building. Its prominent gabled façade was regrettably replaced with a rather uninspiring modern façade. The purpose of this work was clearly to convert the building into a modern bioscope facility. Various minor alterations to the building followed in 1960 and 1967.

Sally Dewar in The Sunday Star – Timeout of 10 April 1988, in a report on a visit of hers to the Diagonal Street precinct, stated as follows: “Turning east into President Street, a stone’s throw from the mining and finance houses on Sauer Street, I pass one of the last bastions of independent entertainment – the Star Lite [sic.] cinema. Here Asian films take turns with American fare. Here it is still possible to pay R1 to see a morning or afternoon show. Upstairs costs R2.”

### Stand No. 332

The Wewell Bros. Building stood on this site by 1900.

A Burrow & Treeby designed a new building for Wewell Bros. in December 1929. This building was designed as a warehouse only, with no sanitation drainage. The sanitary was removed by pails. The building consisted of a basement, ground floor and two storeys with glass bricks on the front pavement and the back on ground level. The roof was pitched and the walls built with burnt brick. A lift was installed to service the basement, ground, first and the second floors. The building plans were passed on 1 February 1904. The estimated cost was £6,000. At the time of its demolition, the ground floor was used for retail purposes whilst the floors above had assumed a residential use.

### **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. 332, Township Johannesburg (Planning Dept., City of Johannesburg)

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

City Engineering Department, Stand No. 340, Township Johannesburg (Planning Department), City of Johannesburg

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

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

NMC File 9/2/228/001: Johannesburg – General

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