

**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

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**NAME OF PLACE: (Second) SOUTHERN LIFE ASSURANCE BUILDING**



Photograph: Catharina JM Bruwer.

Above: The building as seen from the northeast corner of Main and Harrison Streets.

Previous/alternative name/s :  
:  
:

**LOCATION:** Street : Main, Harrison and Marshall  
Street number : 87 Marshall  
: (88, 90 Main; 17, 19, 21, 23 Harrison; 87, 89 Marshall)  
Stand Number : 1146  
Previous Stand Number: 161, 162, 164, 166, 169, 170  
Block number : BW  
Suburb : Marshallstown  
GIS reference :

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

**DESCRIPTION OF PLACE:**

Height :  
Levels above street level : 11 plus roof and Lift Motor Room  
Levels below street level : none  
On-site parking : none  
(CJMB)

**CONSTRUCTION MATERIALS:**

Walls: pre-cast section cladding; exposed aggregate  
Roof: flat  
Windows: spandrel panels to windows with baked enamel finish; all windows centre pivot hung and reversible for emergency ventilation and facilitate cleaning

Cantilevered Verandah: pre-cast Terazzo

See electronic version of Survey Report for copies of the original building plans including the following: North elevation; East Elevation.  
(CJMB)

**SITE FEATURES:**

Bollards to pavement. (CJMB)

**ALTERATIONS:**

Alteration plans are available. (CJMB)

**INTEGRITY:****INSCRIPTION:****ARCHITECT:**

Stauch, Vorster & Partners  
(Address: 1101 Dorbyl House, Corner Biccard and Reserve Streets, Braamfontein)

**BUILDER:****CONSTRUCTION DATE:**

Date on plans :  
Approval of plans : 23 June 1977  
Approval Number : 345524  
Completion date :

The Application for Approval of Plans forms was received on the 12th of January 1975 and the plans were approved more than two years later.  
(CJMB)

**BUILDING STYLE:**

Johannesburg Late Modernist. 1970s.

Architectural Merit: "Although a very harsh building, the details of the concrete panel work is very impressive. These concrete cladding panels are a feature of late modern Jhb architecture."  
(Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

**BUILDING TYPE:**

This is a shop to street and office building. (CJMB)

**ENVIRONMENT:**

A prominent building for the sole reason that the unforgiving 'character' of the design is in contrast to any other building in the vicinity. (CJMB)

**CONDITION:**

The exterior the building appears to be in a good condition. (CJMB)

**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:**

By 1954: Southern Life Assurance (see PRE-HISTORY; First Southern Life Assurance Building)  
90 Main Street,  
Marshallstown,

Original ownership: The Southern Life Association  
Great Westerford,  
Main Road,  
Rondebosch.

(CJMB)

**PRE-HISTORY OF SITE:**S.A. FIRE HOUSE:

The *S.A. Fire House* occupied the 17 Harrison Street portion of this site.

Tenant/s by 1954:

R. H. Harriss (Pty.) Ltd. – Engineers and Steel Specialists.

FIRST SOUTHERN LIFE ASSURANCE BUILDING:

During 1931 the prominent architect Duncan McDonald Sinclair (18 Apr 1877 - 1964) designed the *First Southern Life Assurance Building* which was completed circa 1932. This building occupied the Harrison and Main Streets corner of this site.

(Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.)

(The Rand-Pretoria Directory 1954)

(CJMB)

BON ACCORD HOUSE:

The *Bon Accord House* occupied the 19 Harrison Street portion of the site. The Caledonian Society of Johannesburg had an office in Room 29 by 1954.  
(The Rand-Pretoria Directory 1954)  
(CJMB)

ARGO HOUSE:

By 1954 *Argo House* occupied the 87 Marshall Street portion of this site.  
(The Rand-Pretoria Directory 1954)  
(CJMB)

**HISTORY:**

**GENERAL NOTES:**

Estimated cost of building : R3 825 000.00  
Estimated cost of drainage : R12 000.00  
Accommodation approved : none  
Valuation at completion :  
Occupied : yes  
(CJMB)

PREVIOUS TENANT/S:

CURRENT TENANT/S:

Cock-A-Doodles (Restaurant, Take Away and Coffee Shop)  
Capitec  
Tri-Star  
Cash Loans  
Ombudsman  
Change Pharmacy  
ABSA Bank Branch

**SOURCES:**

Published Sources

The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.

Unpublished Sources

Plans records of surveyed buildings, Marshallstown and City of Johannesburg: Archives, Building Control, Development Management, City of Johannesburg Metropolitan Municipality.

Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.

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

**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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And Catharina JM Bruwer.

Photographs (unless otherwise indicated) by Johann J Bruwer and Alezea Bruwer.