

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: SPOTSWOOD'S BUILDINGS



Previous/alternative name/s : 1998: Zhong Tian Trading; New City Jewellers

LOCATION: Street : Bree
 Street number : 216
 Stand Number : 1218
 Previous Stand Number: 999
 Block number : AO
 GIS reference :

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

DESCRIPTION OF PLACE:

Located on this site are two buildings. The building facing Bree Street, essentially dates from 1916 and originally comprised a "Native Eating House" and separate shop. This building was enlarged in 1960 when a single storey shop was erected between the original building and its eastern neighbour, i.e. *Monis Mansions* (see AO-4). On the rear of the stand is a double storey building. The core of this building dates from 1918 when a single storey Warehouse was constructed on this section of the site.

Height :
 Levels above street level : one, two behind (building facing onto Bree Street); two (building on rear of stand)
 Levels below street level : none
 On-site parking : none

CONSTRUCTION MATERIALS:

Walls: plastered brick.

Roof: iron and flat concrete (building facing Bree Street); iron (building on rear of stand).

Windows: steel casements.

SITE FEATURES:

ALTERATIONS:

See HISTORY.

INTEGRITY:

INSCRIPTION:

ARCHITECT:

Building facing Bree Street:

Harold Porter (Address: 170 Exploration Buildings, Commissioner Street, Johannesburg).

Building on rear of stand:

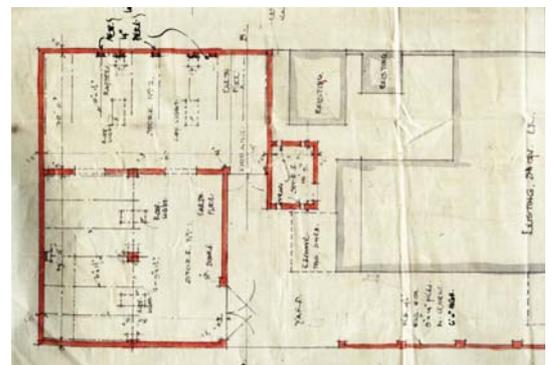
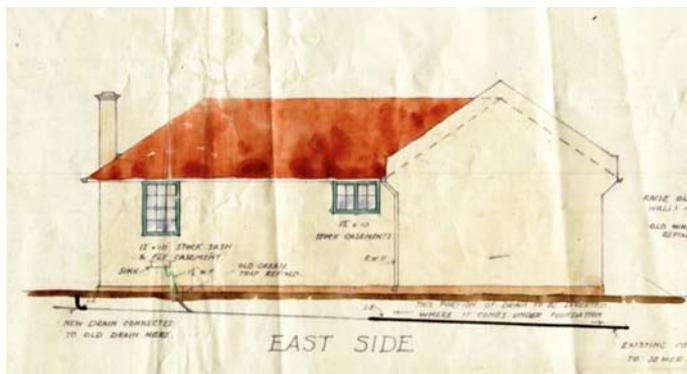
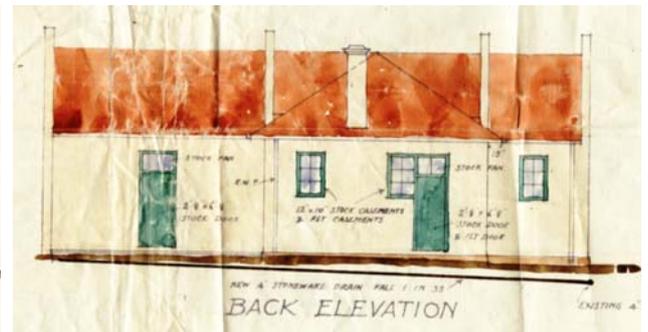
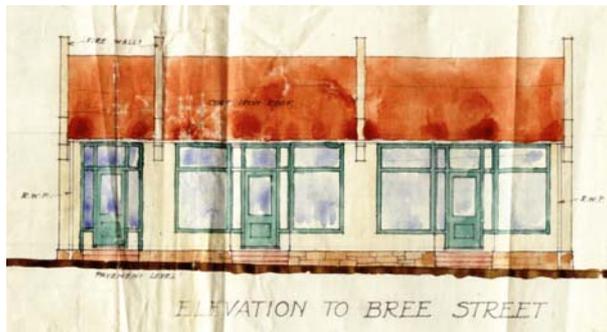
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BUILDER:

CONSTRUCTION DATE:

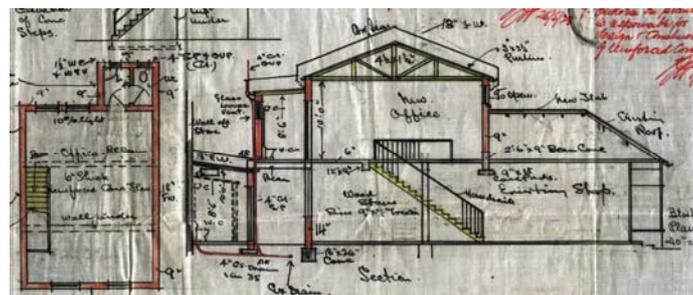
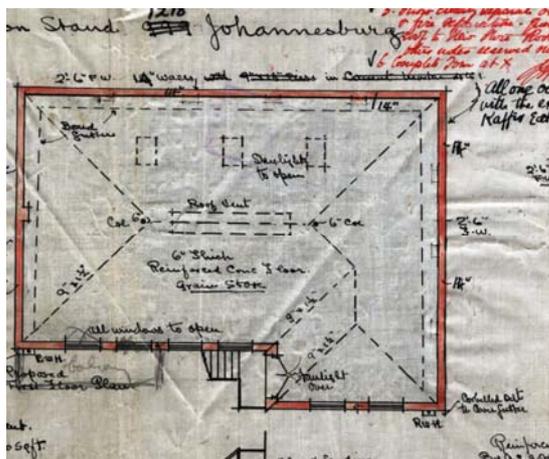
Building facing Bree Street:

Date on plans : 1915
Approval of plans : 10 December 1915
Completion date : ca. 1916



Extracts from submission drawings dated 1915 by Harold Porter. Top left: View of Bree Street elevation. Top right: View of South elevation. Bottom left: View of East elevation. Bottom right: extract from municipal submission drawings dated 1918, showing floor plan of proposed single storey Warehouse.

Building on rear of stand:
 Date on plans : 1918
 Approval of plans : 25 March 1918
 Completion date : 1919



Extracts from submission drawings dated 1928.
 Right: section showing proposed additional floor and floor plan of proposed additional floor to front building.
 Left: First Floor Plan showing proposed roof vent and skylights.

BUILDING STYLE:

Utilitarian.

BUILDING TYPE:

Shops to street and warehouse building.

ENVIRONMENT:

There is very little, if anything, to be said with regard to the aspect of interconnectedness between the buildings and their neighbours. The latter, i.e. *Monis Mansions* and *Cutler & Wilson Building* were designed with no regard to the scale or form of the *Spotswood's Buildings*.

CONDITION:

Slightly neglected.

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:

PRE-HISTORY OF SITE:

W.P. CURRIE BUILDINGS:

In 1909, a single storey building and three small free-standing outbuildings (on the rear of the stand) were constructed for W.P. Currie (address: P.O. Box 2010, Johannesburg). One of the outbuildings is shown as having been a wood and iron bath room. It is not known what the main building was used for. This building was demolished to make way for a new building in 1916.

HISTORY:

"NATIVE EATING HOUSE" (1916 BUILDING):

In 1916, the Currie Building was replaced with a new "Native Eating House" and shop building for E. Spotswood. This was a single storey brick building with hipped and saddle iron roof, prominent fire walls, two composite timber entrance doors flanked by relatively large timber shop front window sections, and a prominent plinth of coursed rubble at pavement level. Adjoining the "Native Eating House" section was a Kitchen and separate Pantry. One of the former outbuildings was retained and converted to a "Boys Room". The building was designed by the architect Harold Porter (address: 170 Exploration Buildings, Commissioner Street, Johannesburg) and was valued at £625 at completion.

Based on submission drawings prepared by the architects John Shaw & Philpot (date of approval: 23 August 1955) on behalf of Messrs Hayrick Investment (Pty) Ltd., and subsequent deviation plans by the same architects (date of approval: 10 December 1956), the section of the Ground Floor previously used as a "Native Eating House" was converted to accommodate a dentist surgery. The alterations were of a minor nature, except for the provision of a new door opening as well as various window openings in the western external wall and the installation of steel casements.

In 1959, the owners Messrs Hayrick Investment (Pty) Ltd. decided to add a single-storey shop to the building. The responsible architect was Leon J. Charney and the submission drawings prepared by him provided for the construction of an elongated brick structure with flat concrete roof and parapet wall, on the vacant section of the stand between the existing building and its eastern neighbour. It was proposed to use this new addition as a jeweller/music shop. Date of approval of plans of the new addition: 11 December 1959. The addition was completed in 1960. Valuation at completion: £1 500.

1918 WAREHOUSE:

In March 1918, plans were approved for the erection of a separate new single storey building with roof lights, comprising three store rooms, on the rear of the stand for E. Spotswood. The identity of the designer of this building is unknown.

In June 1928, plans (submitted by the owner J.E.C. Spotswood) were approved for the construction of an additional (reinforced concrete) floor to the warehouse and to a part the eastern section of the 1916 building. It was proposed to use the Warehouse as a grain store. The 1916 building still accommodated a "Native Eating House". The additions were effected at an estimated cost of £1000, including £50 for drainage.

Various minor internal alterations were effected to the double storey warehouse during 1947. This included a new workshop on Ground Floor for Messrs City Radio Company (owner shown as S.Reichman) and the conversion of the First Floor for use as a store and offices by Messrs Insect Control Services Inc (R.Schwab). This inter alia, entailed the removal of all roof lights.

Minor alterations to cloakroom/toilet of warehouse. Architects: John Shaw & Last Inc. Date of approval of plans: 26 September 1979.

GENERAL NOTES:

In 1953, the then owners of the property Messrs Hayrick Investment (Pty) Ltd., proposed to erect a new multi-storey shops and office building with basement at 216 Bree Street. The architects Harry Whiteson & Maurice P. Kaplan were commissioned to do the design and on 4 November 1953, plans were finally approved. The building was however, never constructed.

Building facing Bree Street:
Estimated cost of building : £550
Estimated cost of drainage : £30
Accommodation approved : None
Valuation at completion : £625
Occupied :

Building on rear of stand:
Estimated cost of building : £650
Estimated cost of drainage :
Accommodation approved : None
Valuation at completion : £375
Occupied :

PREVIOUS TENANTS:

By 1954: African Hotel La Bantu.

By 1998: Zhong Tian Trading; New City Jewellers and Dental Surgery.

CURRENT TENANTS:

New City Electronics.

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 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:

Heritage Resources Management team Johann J and Catharina JM Bpuwer.
Unless otherwise indicated photographs by Catharina JM Bpuwer.

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