

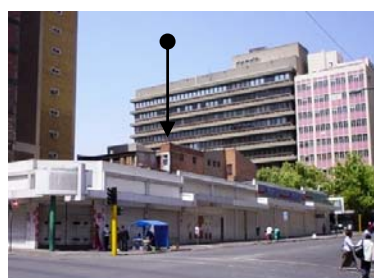
# JOHANNESBURG METROPOLITAN MUNICIPALITY

## HERITAGE ASSESSMENT SURVEYING FORM

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

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**NAME OF PLACE: STILLFORDS BUILDING**

Top left: view of main elevation of the building. Top right: the ornamental pavement canopy and surmounting balcony. Bottom right: view of a section of the rear aspect of the *Stillfords Building*, showing the difference in height between the building and the multi-storey buildings in its surround.

Previous/alternative name/s : originally - *Transvaal Confectionery*

**LOCATION:** Street : Kerk  
 Street number : 39  
 Stand Number : 1128  
 Previous Stand Number: 1342  
 Block number : AG  
 GIS reference :

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

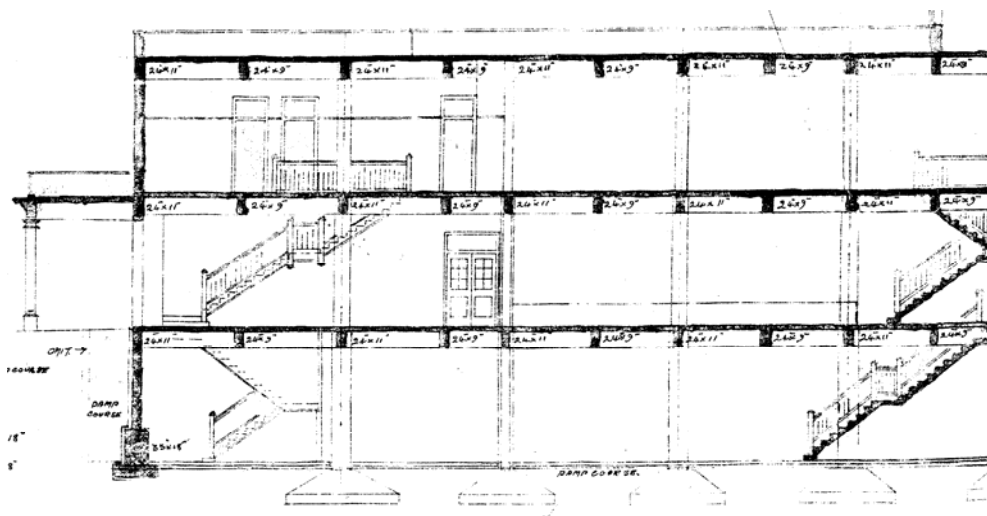
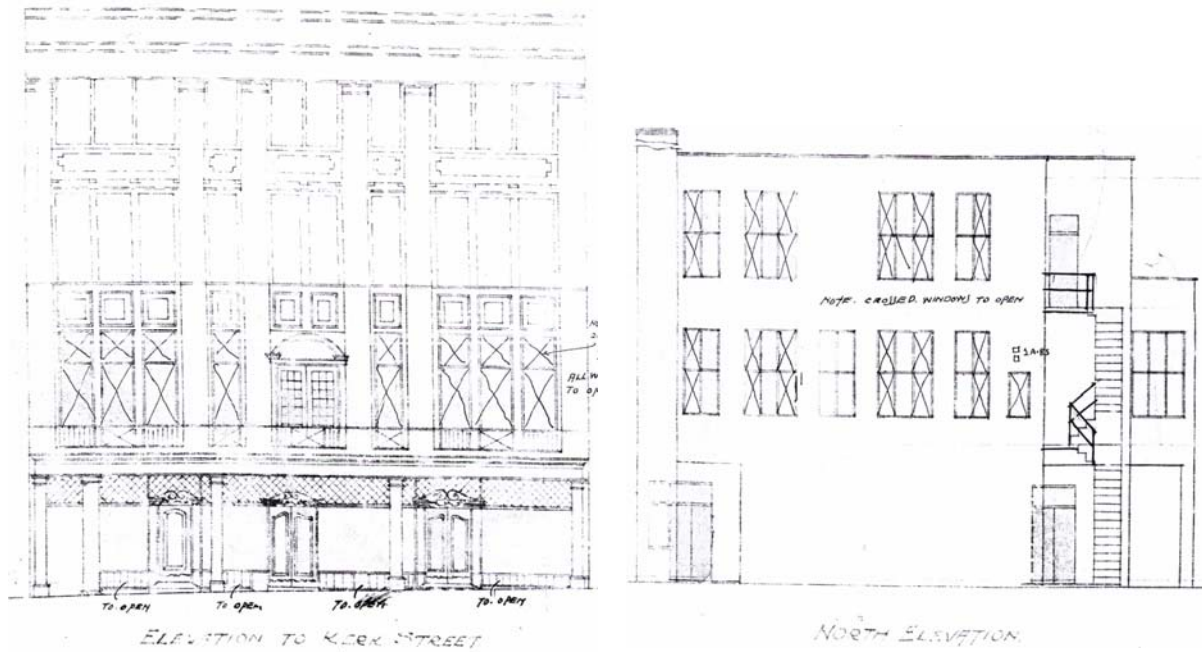
### DESCRIPTION OF PLACE:

Height :  
 Levels above street level : three  
 Levels below street level : one  
 On-site parking : none

The original shop front design included a separate single and two double glazed entrance doors, and large display windows with leaded glass fanlights. As the building was originally designed as a

confectionery and bakery, all windows, doors, fans and other openings, were to be fitted with fly screens.

A noteworthy element of the building is the Tuscan column supported pavement hood; no base and plinth was included, although the abacus was retained. The entablature includes (from bottom to top) the following design elements: a cornice to the architrave, a smooth frieze and a generous classical surmounting cornice. The simplistic balcony design with pilasters is in this sense, an interesting contrasting element.



Extracts from municipal submission drawings dated 1926. Top: Kerk Street (main) elevation. Top right: rear elevation. Bottom: part of longitudinal section.

- Basement: two large Store Rooms, each with separate stairs; a single lift.
- First floor: two shops, despatch room, lift, bake house with grano floor and a single W.C. (for male staff) in the rear of the building.
- First floor: two small and one large office, a single lift and sweet factory with grano floor; Change Room for White Males with a single W.C.; 'White Staff Lavatory Female' with hat pegs to the wall. A most exclusive amenity included in this design was a separate 'Ladies Lavatory' (on the first floor) for one of the shops on ground floor, with interconnecting stairs.

Roof: two inter connected 'Boys Rooms' with grano floors; and a single W.C. for 'Natives'.

**CONSTRUCTION MATERIALS:**

Walls: reinforced concrete frame structure; internal walls plastered and floated to a smooth hard finish; external walls plastered burnt brick.

Roof: flat; reinforced concrete.

Windows: steel frame with parliament hinges.

Floors: reinforced concrete.

**SITE FEATURES:**

**ALTERATIONS:**

The plans record of this building is incomplete.

**INTEGRITY:**

The shop fronts to the building have been changed.

**INSCRIPTION:**

**ARCHITECT:**

J.C. Cook.

**BUILDER:**

Reinforced concrete engineers: A.S. Joffe & Co.

**CONSTRUCTION DATE:**

Date on plans : 1926  
Approval of plans : 7 June 1926  
Completion date : 1 February 1927

**BUILDING STYLE:**

Utilitarian.

**BUILDING TYPE:**

Warehouse (multi storey light industrial).

**ENVIRONMENT:**

Two single storey buildings of a non-competitive scale flank the building. The combined dominating effect, however, of the multi-storey *third York House* and *Budget House* on these buildings and the intermediate area of the piazza, is clearly noticeable. The obtrusive visual effect of the trees (i.e. in summer) on the frontal area and main façade of the *Stillfords Building*, must also be mentioned.

**CONDITION:**

The building requires attention, particularly the verandah hood.

**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: Frank Wagner, Wagner Properties.

**PRE-HISTORY OF SITE:**

**HISTORY:**

This building, originally designed as a confectionery and bakery with the intent to serve a vibrant housing constituency in the Inner City. The *Arlington* and *Newlyn Mansions*, were the immediate neighbours of the building and some of the other residential buildings in close proximity of the bakery, were *Anchor Mansions* and the *Criterion Hotel*. These four buildings, were subsequently demolished. This directly impacted on the bakery, causing it to lose a substantial number of clients. During the 1990s, no consideration was given to the ripple effect caused by the loss of its immediate neighbours, i.e. two substantial apartment buildings. The demise of these buildings resulted in the eventual closing of the bakery and its relocation to a more profitable area. An excellent example of this effect is also found in Beit Street, Doornfontein, where all the bakery and confectionery buildings currently stand vacant or have been re-adapted, as the number of residents in their areas, has declined dramatically, leaving these businesses without an adequate clientele.

**GENERAL NOTES:**

Estimated cost of building	: £7500
Estimated cost of drainage	: £300
Accommodation approved	:
Valuation at completion	: £8200
Occupied	: yes

**PREVIOUS TENANT:**

By 1954: The Transvaal Confectionery (Pty) Ltd, Confectioners, Bakers and Sweet Manufacturers, Head Office and Main Depot.

**CURRENT TENANT:**

Lubners Furnishers.

**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 Bruwer.  
Unless otherwise indicated photographs by Catharina JM Bruwer.

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