

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Vacant Stands
(Parking)



LOCATION:

Previous/alternative name/s : SANLAM Building
Street : Commissioner
Street number : 61, 63, 65
Stand number : 4779 (previously 873; before that 223, 230 Ptn 1, 224-226)

Previous/alternative name/s : Ockerse (Building) House (reference of 1935)
SAS Bank Building (reference of 1976)
Score (reference of 1995)

Street : Market
Street number : 66
Stand number : 230 (previously 738)

Previous/alternative name/s : Messrs Goldberg Bros (reference of 1930)
Brooklyn House Furnishers (reference of 1960)
Bubulia (reference of 1995)

Street : Market
Street number : 64
Stand number : 231, 232 (previously 736, 737)
Block number : C

ZONING: Current use/s : Business one
Previous use/s :

DESCRIPTION OF PLACE:

CONSTRUCTION MATERIALS:

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

INSCRIPTION:

ARCHITECT/BUILDER:

CONSTRUCTION DATE:

BUILDING STYLE:

BUILDING TYPE:

ENVIRONMENT:

CONDITION:

URGENT ACTION:

SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:

Stand Nos. 230, 231, 232 and 4778:

MINUTES OF A MEETING OF THE TRANSVAAL PLANS COMMITTEE (of the former NMC) HELD ON 1991-08-19 AT 39 BARKLY ROAD, PARKTOWN WEST:

"4.2 Application for demolition. Cnr. Market, Sauer and Commissioner Streets, Johannesburg
The building [sic] had been inspected after the previous meeting. A demolition permit could be issued."

Letter to Boogertman, Krige en Blignaut (Pty) Ltd dd. 8 August 1991 confirming the issuing of a demolition permit.

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. 4779

I-3250/1977LG Heathgate Pty Ltd
T466434/1991 Rycklof-Beleggings Pty Ltd
T466433/1991
K1586/1992S
Va2193/1997
T50463/1997 Gold Fields Mining & Development Ltd
T21207/2000 Gauteng Provincial Government

Stand No. 230

Original ownership: R.G. Ockerse
By 1976: Spaar en Voorskotbank
By 1978: Kredietbank
By 1981: Santam Bank Ltd
By 1982: Rand Water Board
T46634/1991 Rycklof-Beleggings Pty Ltd
T50463/1991 Gold Fields Mining & Development Ltd
T21207/2000 Gauteng Provincial Government

Stand Nos. 231 and 132

By 1930: Messrs Goldberg Bros
By 1960: Brooklyn House Furnishers
By 1976: Rand Water Board
T46634/1991 Rycklof-Beleggings Pty Ltd
T50463/1991 Gold Fields Mining & Development Ltd
T21207/2000 Gauteng Provincial Government

PRE-HISTORY OF SITE:

Stand No. 4779

By 1890 the Standard Bank Building stood on a portion of this site.

In 1954, the Sanlam Building was constructed on this site. This was a reinforced concrete frame 12 storey building with two basement levels and a flat concrete roof. The architects for this building were Philip Nel & Partners [date on plan: 22 Sept 1954].

The following descriptions by Chipkin show that the Sanlam Building was regarded highly and that it was certainly a significant architectural piece. According to him, the "Sanlam Building, raised up on giant colonnade of cylindrical pilotis (faced in glinting, arctic-blue glazed tiles), reveals the full panoply of Pretoria forms: a blank west end-wall with sculptural relief by Willem de S. Hendrikz placed on the diagonal; adjustable vertical louvres to the wet-facing office accommodation; a free-form screen wall on the piano nobile; and a caretaker's penthouse flat, clearly derived from Oscar Niemeyer at Pampulha. The last was a characteristic tribute to Brazil. On the south elevation a white, precast, freestanding transom supported on an off-centre vertical post projection the classical ratios of the golden mean, and added vitality to the neutral expression of the structural grid. It was this type of detail that caused street comment amongst the *cognoscenti*." It is Chipkin's further view that "Nel designed two elegant buildings in Johannesburg: the Sanlam Building (1954) at the major intersection of Commissioner and Sauer streets, and the Saambou Building (1960) on the corner of Rissik and Plein streets. Both blocks were recognised at the time as Modern Movements buildings that carried the distinctive regional flavour of the Pretoria School."

Stand No. 230

Originally in 1889, two one storeyed (probably corrugated iron) structures were situated on this site. In 1892 a high one storey structure for Wolffeucht & Elias with verandah and balustrade was erected in their place. This building was in turn replaced in 1897 by a four storey plastered brick building (for offices and shops) by the architects Kallenbach & Phillips for Wolffeucht & Elias. The building had a basement, flat concrete roof and a Neo-Spanish Baroque façade with a wide central pediment, overlapped a bit lower by two segmental pediments, with a statue of Mercurius on the central pediment.

The Wolffeucht & Elias building was subsequently known as the Ockerse Building or House after its owner R.G. Ockerse. An additional floor was added to the building in 1936. Refer plans dated 29 July 1935 (passed by the City Council on 29 May 1936) by the architect W. von Berg. It is interesting to note however, that this building was not considered as conservation worthy in the RAU Report of 1976, and mention was made in the latter of the sea green colour of the building, being in conflict with the rest of the street façade (sic!).

Stand Nos. 231 and 232

On the corner of Market and Sauer Streets by 1889 was a corrugated iron house with verandah. This was replaced in 1892 with a corrugated iron store (for R. Heiman) which in turn, was replaced in 1917 with a low brick shop for Rabinowitz, built by Bertram Avery.

Situated on this corner site by 1930 was a double-storeyed plastered brick building with a pitched iron roof, an extended shop front verandah with columns facing Sauer Street and large shop front windows. The street elevations of this building were liberally decorated.

It was at that stage, the business premises of Messrs. 'Goldberg Bros.' In 1930, the architect Bertram R. Avery was commissioned to attend to alterations to the building. Cook & Cowan subsequently (in 1935, and again in 1947) also attended to various alterations to this building. In 1960, the corner elevation of the building (then 'Brooklyn House Furnishers') was altered. The architects for this were Salomon & Silverman.

By 1976, the site was still occupied by the above building of 'Brooklyn House Furnishers'. It was believed at the time of the RAU Survey that the building dated from approximately 1902. The building had a flat concrete roof but was however, not highly regarded in the RAU Report.

HISTORY:

GENERAL NOTES:

SOURCES:

City Engineering Department, Stand No. 4779, Township Johannesburg (Planning Department), City of Johannesburg

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU
Chipkin, C.M.: Johannesburg Style; Architecture & Society, 1880s – 1960s, David Philip, 1993

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

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

City Engineering Department, Stand No. 230, Township Johannesburg (Planning Dept., City of Johannesburg)

City Engineering Department, Stand Nos. 231 and 232, Township Johannesburg (Planning Department), City of Johannesburg

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