

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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Cellphone: 082 325 5823

NAME OF PLACE: ALLIED BUILDING

Main photo: corner Bree and Rissik Streets. Top, centre: from left to right – *Embassy Mansions*, *Allied Building*, and on the southwest corner of Bree and Rissik Streets, *Dorchester Mansions*. Top right: view of exposed lateral wall of the *Allied Building* as seen from Rissik Street. Bottom: this is the *Avril Malan Building* on the northwest corner of Commissioner and Sauer Streets; the similarities in appearance between the corner aspect of this building and that of the *Allied Building*, are striking.

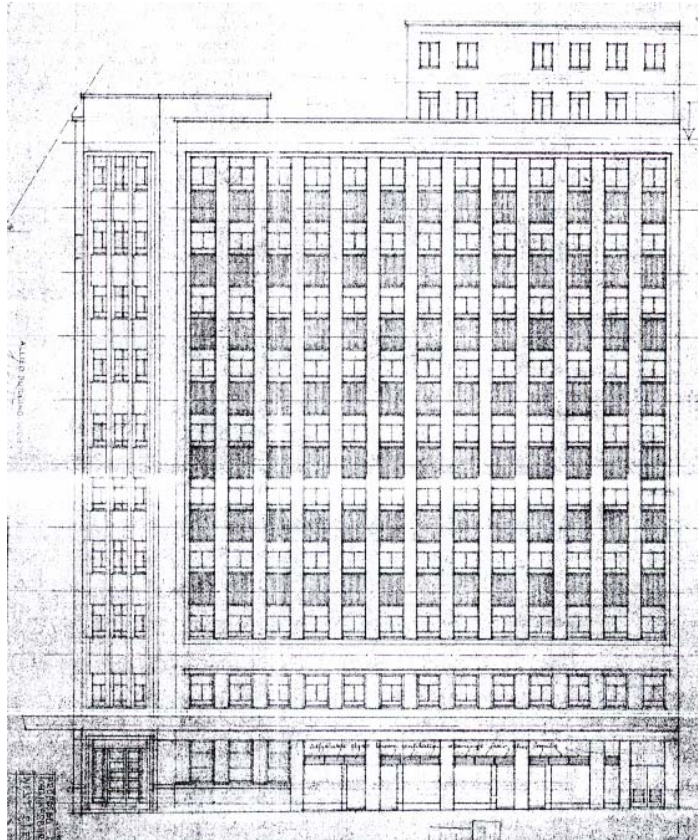
Previous/alternative name/s : *Allied Building Society Building*

LOCATION: Street : Rissik
 Street number : 70
 : [236, 238 Bree; 70, 72 Rissik]
 Stand Number : 4845
 Previous Stand Number: by 1925 – 1014, 1015, 1016;
 : by 1958 – 1253, 1253, 1254
 Block number : AR
 GIS reference :

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

DESCRIPTION OF PLACE:

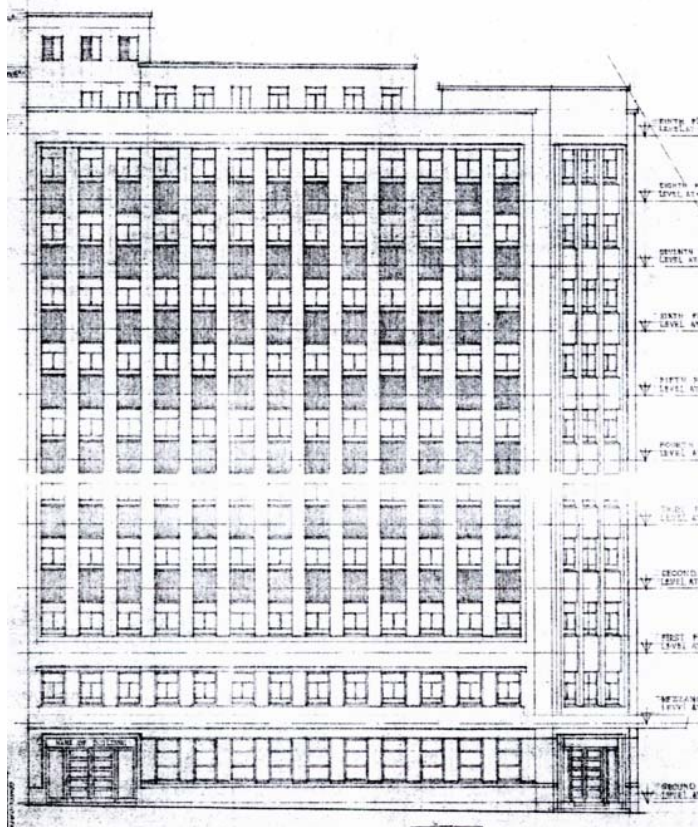
Height :
 Levels above street level : ten
 Levels below street level : one
 On-site parking :



A successfully designed corner building with a prominent tripartite corner plan. A notable feature of the street facades is the balanced accentuation of horizontal and vertical bands, resulting in a well-proportioned design. The external fire escape is a striking element. The only point of critique with regard to the overall design of the building is the unfinished lateral wall seen from Rissik Street.

The original design of the building, *inter alia*, comprised of a large Auditorium with dais and separate Anteroom at Basement level (see GENERAL NOTES); four Shops in Rissik Street with own Basement Storage Areas; a generous Public Hall and lantern light on Ground Floor; Main Entrance to upper floors in Bree Street and Entrance to flattened corner, allowing access to the Ground Floor; Service Entrance on Rissik Street with messengers' cycle racks to far rear of building. Located on the Mezzanine Floor were the Board Room to the flattened corner section, a telephone exchange (the operation of the telephone exchanges were one of the few positions reserved almost exclusively for blind people). The corner Chamber on First Floor was used as a Council Chamber, the Second Floor corner office as a Committee Room, and the Eight Floor corner office as the Director's Office. The Ninth Floor included a two bed roomed Caretakers Flat' and Staff Dormitory, Mess Room and Ablution Block separated by a large area; the allocation of black and white living quarters on the same floor were previously disallowed. The roof plan provided for a Lift Motor Room and Tank Room.

A reminder of the now antiquated trams, noted on one of the plans: "Eye-bolts will be provided, for overhead tramway wires, on Rissik & Bree Street elevations, as agreed with Transport Dept."



Extracts from submission drawings dated 1958. Above: Rissik Street elevation. Left: Bree Street elevation.

CONSTRUCTION MATERIALS:

Walls: reinforced concrete frame with plastered brick infill.

Roof: concrete, flat.

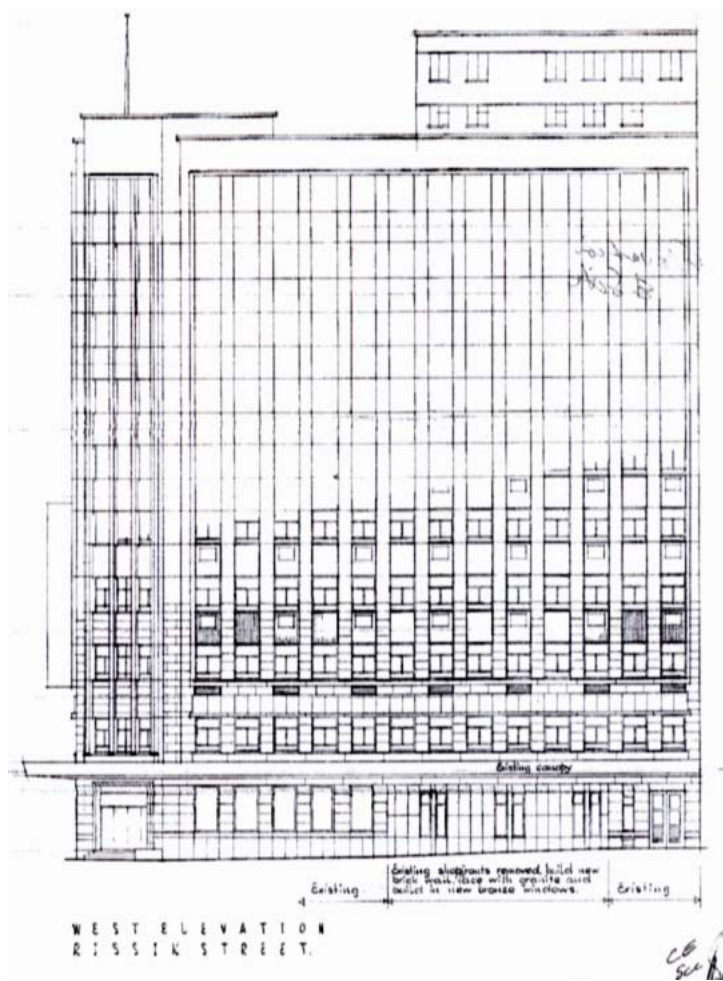
Windows: steel casements with fanlights over.

SITE FEATURES:

ALTERATIONS:

Minor alterations: approved - 20 September 1965; estimated cost – building R1 700; architects - Stucke, Harrison, Ritchie & Partners.

Major internal and external alterations (see INTEGRITY): approved – 25 February 1980; estimated cost – building R205 000; architects - Stucke, Harrison, Ritchie, FH Moerdyk & Partners.



Extract from submission drawings dated 1980 - left: Rissik Street elevation.

INTEGRITY:

The major alterations to the exterior of the building in 1980 included new shop fronts and entrance doors; air-conditioning units were installed to the exterior of the building. These changes were, however, clearly executed in a sympathetic manner – i.e. with due regard to the original design and materials used in the construction of the building. Generally, an appreciation of the original aesthetic qualities of the buildings is therefore still possible.

INSCRIPTION:

ARCHITECT:

Stucke, Harrison, Ritchie & Watson.

BUILDER:

CONSTRUCTION DATE:

Date on plans : 15 January 1958
Approval of plans : 17 March 1958
Completion date : 27 October 1960

BUILDING STYLE:

Johannesburg Modular Regionalism.

BUILDING TYPE:

Bank and office building.

ENVIRONMENT:

"...all buildings of this period were put up flush with the pavement and on a rectangular groundplan. Moreover, the economic interests of the individual were more important than the overall aspect, as was shown by the differentials of height and façade articulations of the buildings. The highly individualistic treatment of buildings was particularly disturbing in the case of tall buildings erected in a low-rise environment. Such buildings had unfinished lateral sides in which the light-coloured grid pattern of the reinforced concrete frame was in sharp contrast [sic.] to the filled-in unplastered red brick panels. These buildings not only betrayed a marked insensitivity to the visual aspect of the environment, but also highlighted the unilateral optimism of the owners (that other buildings constructed next door would soon make good the impairment of the general aspect) as well as their contempt for the historical building corpus of the city." (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

CONDITION:

Neglected.

URGENT ACTION:

SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:

PROTECTION STATUS: (under National Heritage Resources Act, 1999)

- General protection: Section 34(1) structure/s
- Formal protection: provincial heritage site
- national heritage site
- provisional protection
- heritage area
- listed in provincial heritage resources register

Relevant Gazette Notice:

Gazette description:

FORMER PROTECTION STATUS: (under National Monuments Act, 1969)

NOTES:

DEEDS INFORMATION:

Original ownership:

PRE-HISTORY OF SITE:

ASTON HOUSE:

Aston House occupied the 236 Bree and 72 Rissik Street portion of this site. This double storey building was completed before 1927 as J.C. Cook designed an additional (i.e. third) storey to the building during 1927.

HISTORY:

The Allied Building Society originated from an amalgamation of the Alliance Building Society and Rand Provident Building Society (see below).



**Very much part
of the
Johannesburg scene**

Reminders of Johannesburg's past are becoming fewer and fewer. Yet many of the organisations that started in the modest early buildings of the city are great national influences today—among them the Allied Building Society.

The two great building societies which recently amalgamated to form the Allied Building Society each have a record of over 60 years of service to the community.

As long ago as 1890, the Rand Provident Building Society opened its first small office at 97 Commissioner Street, and four years later the Alliance Building Society established itself in the old Palace Building at the corner of Pritchard and Rissik Streets.

As the country grew, so did the two Societies, until in 1955 came the amalgamation which extends friendly and efficient service to thousands and thousands of South Africans through a nation-wide network of 370 offices.

Today—part of a South Africa never envisaged 70 years ago—the Allied Building Society is itself the result of a continuous process of expansion. It has grown up in the service of South Africans and marches confidently with them to an ever brighter future.

ASSETS OVER
£50,000,000
RESERVES EXCEED £2,000,000

SAVINGS ACCOUNTS—Suitable for those who want their money readily available. No ledger fees or other charges. Interest calculated on the daily balance at current rates.

FIXED DEPOSITS—Suitable for those wishing to invest £25 or more for short periods.
4½% p.a. (12 to 17 months)
5% p.a. (18 months and over)

SUBSCRIPTION SHARES—Two types are available, each having a maturity value of £50. One can be purchased for 10/- monthly, the other for £1 monthly. Both earn an attractive income tax-free dividend of 5½% per annum.

PAID-UP PERMANENT SHARES of £25 each are for the long-term investor who seeks security combined with a good return. 5½% p.a.
(All shares issued in terms of the Building Societies Act)

LOANS TO BUY OR BUILD

**ALLIED
BUILDING SOCIETY**
being the amalgamation of the
ALLIANCE & RAND PROVIDENT BUILDING SOCIETIES
ABS/7

Above: advertisement of 1956 - Stark, F. [Ed.]: Seventy Golden Years...

GENERAL NOTES:

Estimated cost of building : R295 000
Estimated cost of drainage : R5 000
Accommodation approved : four 'Europeans' and five 'Natives'
Valuation at completion :
Occupied : partly occupied

CURRENT TENANT/S:

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

All communications
to be addressed to
the General Managers



ALLIED BUILDING SOCIETY

being the amalgamation of
ALLIANCE BUILDING SOCIETY
and
RAND PROVIDENT BUILDING SOCIETY

HEAD OFFICE: Cnr. RISSIK & FOX STREETS · P. O. BOX 8789 · TELEGRAMS: "ALLBANK" or "LOANS"
TELEPHONE 33-8761 · JOHANNESBURG

ALLIED BUILDING SOCIETY'S PROPOSED NEW BUILDING
AT CORNER RISSIK & BREE STREETS, JOHANNESBURG :
POSSIBLE USES TO WHICH AUDITORIUM WILL BE PUT.

The holding of :-

Conferences
Meetings
Lectures
Discussion Group
Staff Functions

In the main, it is anticipated that the auditorium
will be used by the Society itself and tenants of the building,
but it is conceivable that outside parties may use it.

It is not however the intention to use it as a place
of public entertainment.

D

THIS DECLARATION REQUIRED
BY TOWN PLANNING DEPT

Below: copy of letter dated 15 January 1958 submitted together with submission drawings of the proposed new building to Johannesburg City Council.

TELEPHONE 33-0981.

P. O. BOX 2271.

TELEGRAMS 'ARCH'



STUCKE, HARRISON, RITCHIE & WATSON.

ARCHITECTS.

PROVIDENT BUILDINGS, FOX STREET.

JOHANNESBURG

VLW/SF

PARTNERS:
G. M. HARRISON, M.I.A.
DUTHIE RITCHIE, A.R.I.B.A., M.I.A.
D. LYALL-WATSON, M.I.A.

ALSO AT:
BOSTON HOUSE, CAPE TOWN.
PERMANENT BUILDINGS, PRETORIA.
SHELTON HOUSE, DURBAN.
K. G. I. BUILDING, KROONSTAD.
PROVIDENT BUILDING, EAST LONDON.

BY HAND.

15th January, 1958.

The City Engineer,
City Hall,
JOHANNESBURG.

Dear Sir,

re : ^{ABAS}
PROPOSED OFFICE BUILDING AND SHOPS ON STANDS
~~1052, 1053 and 1054~~ (FORMERLY STANDS ~~1011,~~
1015 and 1016), CORNER RISSIK AND BREE STREETS
JOHANNESBURG FOR THE ALLIED BUILDING SOCIETY.

We are submitting to you under separate cover, for approval, one linen print of each of our drawings 1/J.3309, 10/J.3478, 11/J.3479, 16/J.3484 to 25/J.3493 inclusive being $\frac{1}{8}$ " scale working drawings and $\frac{1}{2}$ " scale canopy detail for the above, together with one paper print of each of our drawings 23/J.3491 to 25/J.3493 inclusive for the records of the Native Affairs Department. The above prints together with the coverage schedule, two forms of application for approval of plans, and one form of application for approval of projection over street, have been signed by our clients.

We wish to advise you that consolidation of the above stands is now proceeding and bulk coverages have been calculated on the basis of one stand.

In terms of the Rent Act, copies of the drawings for the above project, as approved by your department, must in due course be submitted to the Rent Board. This is a matter of urgency from our clients' point of view and we should be pleased, therefore, if you would assist by expediting the circulation of the documents through the various departments concerned, thus leading to approval of the plans at an early date.

We enclose the Allied Building Society's cheque to the City Treasurer in the amount of £592. 3.0d (Five hundred and ninety-two pounds, three shillings) to cover the following fees and deposit:-

Building fee £229.15.0d.
Drainage fee 57.10.0d.
Reinforced concrete fee 68.18.0d.
Footway deposit £236. 0.0d.

Yours faithfully
For: STUCKE, HARRISON, RITCHIE & WATSON

PARTNER.

RECORDED BY:

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



TO LET

InfraSource

space to let
LIBERTY INDUSTRIAL
408 5000

WASSCO BISHOP

Blue sign with white logo

FIRST CHOICE
137-8994

Dollar Centre

Dollar Centre

Dollar Centre

408

408

fontana

font

fonta

25 1 2004

17 8 2003



17 8 2003





←

IBIS

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no parking

P
60 MIN
10:00-18:00

INVESTED

ALTERNATIVE INVESTMENT

25 1 2004

25 1 2004



space
to let



LIBERTY

408 5000

erob

