

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: New Library Hotel

Previous/alternative name/s :

LOCATION: Street : Commissioner
Street number : 67
Stand number : 221 (previously 876)
Block number : C

ZONING: Current use/s : Business one
Previous use/s : Hotel (1984 - NMC File 3/1/3/Joh/124)

DESCRIPTION OF PLACE:

Eight storeys; one basement level; bay window balcony.

CONSTRUCTION MATERIALS:

Walls : reinforced concrete frame construction, partially cladded with brickwork.

Roof : flat, concrete.

Windows: steel frame.

SITE FEATURES:

ALTERATIONS:

Approval on 26 September 1964 of plans by Abramovitch, David Pinshow & Schneider on behalf of Messrs. 'New Library Hotel' for proposed alterations (conversion of the building, e.g. installation of new shop front doors and louvres, removal of internal walls etc.) to the building.

During December 1970, plans were submitted by Abramovitch, Schneider & Sack with respect to proposed internal alterations to the first floor (including the closing of the existing canopy with steel frame windows & corrugated iron roof).

During 1979, various internal alterations were effected to the building, e.g. the basement (new ladies bar) and to the existing kitchen on the second floor.

INTEGRITY:

The varied changes to this building during 1964 and the 1970s have resulted in the external appearance of the building, not having remained completely true to the original design. This does not mean that the external alterations in question cannot be reversed.

INSCRIPTION:**ARCHITECT/BUILDER:**

Louw & Louw
Engineers: Reinforcing Steel Co. Ltd., Johannesburg

CONSTRUCTION DATE:

On Plan : 7 December 1936
Completed : 1938

BUILDING STYLE:

Early Modernist (Urban Features).

BUILDING TYPE:

Hotel.

ENVIRONMENT:

The building contributes very little to its environment, besides the fact that its height matches that of the adjacent Rand Water Board Building. The enclosed verandah is a disrupting element in the Market Streetscape. (RAU Report, June 1976)

CONDITION:

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: African Home Trust and Insurance Co

G137/1964 Schatz & Schmidt Properties (Pty) Ltd
B25045/1990
B30572/1991
B10029/1994 Nedcor Bank Ltd
B27332/2001 B Kaplan Estates Pty Ltd

HISTORY:

From the Minutes of a meeting of the Town Planning Committee held during February 1936, it appears that the owners were originally determined to erect a 12 storeyed block of shops and offices. It was decided at the above meeting to remind the owners however, of the height restriction of eight storeys.

GENERAL NOTES:

Note that Louw & Louw were also the architects for the Volkskas Building within walking distance from this building, in Market Street.

The building originally comprised a basement (restaurant, boiler room, transformer chamber, ventilation room etc.), a ground floor (vestibule and shops) including a bay window balcony, seven office storeys, a centrally-placed set of lifts, as well as living quarters on the flat concrete roof where "Six 'natives'...(were) to be housed."

SOURCES:

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU

NMC File 3/1/3/Joh/124

Shorten, J.R.: The Johannesburg Saga, John R. Shorten, Second impression, 1966

City Engineering Department, Stand No. 221, Township Johannesburg (Planning Department), City of Johannesburg

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

Registrar of Deeds, Johannesburg

RECORDED BY:

Johann J and Catharina JM Bruwer.

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