

**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

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**NAME OF PLACE: ANDERSON 89**



Photograph: Catharina JM Bruwer.

Above: The building, as seen from the southeast corner of Eloff and Anderson Streets.

Previous/alternative name/s : Garage – Grosvenor Motors  
:  
:

**LOCATION:** Street : corners Marshall, Eloff and Anderson  
Street number : 89 Anderson  
: (126 Marshall; 39, 41 Eloff; 87, 89 Anderson)  
Stand Number : 307, 311  
Previous Stand Number:  
Block number : CD  
Suburb : Marshallstown  
GIS reference :

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

**DESCRIPTION OF PLACE:**

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

Seen from the outside, little if any evidence remains to show the age of this double storey building, which dates from 1919, when it was constructed as a Garage, Store, and Offices, for L.M. Millar. The architectural practice of Howden & Stewart was responsible for the plans of the building. The street facades of the original building comprised an ornamental cornice and parapet wall.

Extant plans of various alterations and additions to the building in 1927, confirm that the building, at that stage, was still used as a garage. The Ground Floor comprised of four shops, one of which was an engineering shop, and one of which was a workshop. Located on the First Floor was a Store Room and Workshop.

By 1947, the building was the premises of Messrs. Grosvenor Motors.

See electronic version of Survey Report for copies of original building plans.

**CONSTRUCTION MATERIALS:**

Walls: plastered brick

Roof: corrugated iron

Windows:

**SITE FEATURES:****ALTERATIONS:**

1927: "Proposed Alterations and Additions to Garage Building on Stands 307 & 311 Eloff St. Marshalls Johannesburg for L.M. Millar" (Architect not known).

1947: Alterations and additions to existing building for Messrs. Grosvenor Motors (Architect not known).

1986: Alterations and additions – architect Tickey Klawansky (no extant plans found).

See electronic version of Survey Report for copies of some extant plans of alterations and additions to the building..

**INTEGRITY:**

Unsympathetic changes to the original building during the 1980s, have resulted in the compromising of much of the original fabric, including the original design of the exterior of the building.

**INSCRIPTION:****ARCHITECT:**

Howden & Stewart.

**BUILDER:****CONSTRUCTION DATE:**

Date on plans :  
Approval of plans :  
Completion date : 1919

**BUILDING STYLE:**

**BUILDING TYPE:**

Garage and light industrial building.

**ENVIRONMENT:**

The effect of hostile interventions to the exterior of the building (drastic changes to the shop fronts of the building, and inappropriate cladding) during recent times, has been to downplay the aesthetic attributes and intrinsic value of the neighbouring *Thompson Building*.

**CONDITION:**

The condition of the building appears fair.

**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: L.M. Millar

**PRE-HISTORY OF SITE:**

The site of the existing building originally comprised two iron workshops and a single storey shop at the corner of Anderson and Eloff Streets. These structures were completed in 1906, when the two stands were still owned by M. Mitchell.

**HISTORY:**

**GENERAL NOTES:**

Estimated cost of building :  
 Estimated cost of drainage :  
 Accommodation approved :  
 Valuation at completion :  
 Occupied :

PREVIOUS TENANT/S:

#### CURRENT TENANT/S:

Public Phone Shop  
RDP Hawkers -Fruit & Veg  
Ramse's Hair Saloon

#### SOURCES:

##### Published Sources

Chipkin, C.M.: Johannesburg Style; Architecture & Society 1880s – 1960s, David Philip Publishers, Cape Town, 1993.

The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.

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

##### Unpublished Sources

Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.

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

Plans records of surveyed buildings, Marshallstown and City of Johannesburg: Archives, Building Control, Development Management, City of Johannesburg Metropolitan Municipality.

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

Van Der Waal, G-M.: Die Karakter Van Die Argitektuur In Die Binnestad Van Johannesburg Tot 1920, unpublished thesis, RAU, November 1972.

Van Der Waal, G-M.: Die Boukuns van Johannesburg, 1886 – 1940, unpublished doctoral thesis, RAU, November 1984.

#### 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:



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Photographs (unless otherwise indicated) by Johann J Bruwer and Alezea Bruwer.