

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

JJ Bruwer ©

Cellphone: +27 82 325 5823

NAME OF PLACE: ANNUITY HOUSE

Photograph: Catharina JM Bruwer.

Above: the Rissik (to the left) and Anderson (to the right)
Streets façades of *Annuity House*. (CJMB)

Previous/alternative name/s :
:
:

LOCATION: Street : corners Marshall, Rissik and Anderson
Street number : 18 Rissik
: (110, 112, 114 Marshall; 16, 18 Rissik;
: 73, 75, 77 Anderson)
Stand Number : 1183
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 : eight
Levels below street level :
On-site parking :
(CJMB)

CONSTRUCTION MATERIALS:

Walls: breeze blocks; terrazzo cladding

Roof: concrete; flat

Windows: steel casement

Verandah: cantilevered

No original building plans on file.
(CJMB)

SITE FEATURES:

ALTERATIONS:

Various alteration plans are available. (CJMB)

INTEGRITY:

INSCRIPTION:

ARCHITECT:

Nurcombe, Summerley, Ringrose and Todd

“Nurcombe, Summerley, Ringrose and Todd was a technically innovative firm, but in the early post-war years the great days of Nurcombe & Summerley at Chrysler House were a thing of the past. In the 1950’s they were designing cautious buildings from Cavendish Chambers (1950) to Annuity House (1961)”
(Chipkin, C.M.: Johannesburg Style; Architecture & Society...).

BUILDER:

CONSTRUCTION DATE:

Date on plans :
Approval of plans :
Completion date :

No extant record of original building plans found. (CJMB)

BUILDING STYLE:

Johannesburg Modular Regionalism. 1950s.

Architectural Merit, Contributes to Area’s Character: “Late modernist tending to early Hillbrow vernacular with breez soleil on west façade. A-symmetrical facades with symmetrical (sic.) plan, use of breeze block indicates possibly a brazilian (sic.) influence in design. Use of terrazzo finish (sic.) on exterior (sic.) combined with planar quality of roof and awning over street give that 1950’s modernist Johannesburg feel that was part of the Rissik Street experience and street scape.”
(Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

BUILDING TYPE:

This is a shop to street and office building. (CJMB)

ENVIRONMENT:

CONDITION:

The exterior the building appears to be in a fair condition. (CJMB)

URGENT ACTION:

SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:

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:

Original ownership:

PRE-HISTORY OF SITE:

HISTORY:

GENERAL NOTES:

Estimated cost of building :
Estimated cost of drainage :
Accommodation approved :
Valuation at completion :
Occupied : yes
(CJMB)

No original building plans or Application for Approval of Plans are available. (CJMB)

PREVIOUS TENANT/S:

CURRENT TENANT/S:

Department of Labour
Ami's Fast Food & Take-Away
Dakar Fashions

SOURCES:

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

Unpublished Sources

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.

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 Bruwer and Alezea Bruwer.

And Catharina JM Bruwer.

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