JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: BURLINGTON HOUSE a. k. a. UMOYA HOUSE



Photograph: Catharina JM Bruwer.

Above: Burlington House, also known as Umoya House, as seen from the southwest corner of Rissik and Marshall Streets. (CJMB)

Previous/altern	ative name/s	::	Umoya House
LOCATION:	Street Street number Stand Number Previous Stand Number Block number Suburb GIS reference		New Street South, Rissik and Marshall 22 Rissik (2, 4, 6 New Street South; 20, 22 Rissik; 107, 109, 111 Marshall) 1262 1115, 1183 CA Marshallstown
ZONING:	Current use/s Previous use/s	:	

DESCRIPTION OF PLACE:

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

This is an exceedingly decorative building occupying an important corner position on Rissik and Marshall Streets and also a highly visible position on Gandhi Square. (CJMB)

CONSTRUCTION MATERIALS:

Walls:	terrazzo cladding; decorative panels with anodized trimmings

Roof: flat

Windows: anodized casement with fanlight over

Verandah: cantilevered verandah with terrazzo cladding (CJMB)

See article on the refurbishment of *Umoya House*. (Building Africa, Volume 6, No. 6, June 2006).

SITE FEATURES:

Stairs leading to first floor shops. (CJMB)

ALTERATIONS:

No extant record of original or alteration plans found. (CJMB)

See an article on the refurbishment of *Umoya House*. (Building Africa, Volume 6, No. 6, June 2006)

INTEGRITY:

The integrity of the exterior of the building seems intact especially from the Second Floor up. The interior of the building was plundered by squatters, this was subsequently refurbished. (CJMB)

INSCRIPTION:

ARCHITECT:

The architect/s of this building is unknown as no extant original building plans could be found. (CJMB)

BUILDER:

CONSTRUCTION DATE:

Date on plans	:
Approval of plans	:
Completion date	:

BUILDING STYLE:

Johannesburg Modular Regionalism.

Architectural Merit, Contributes to Area's Character: "Late modernist tending to early hillbrow (sic.) vernacular with bree soleil on west façade. A-symmetrical facades with symetrical (sic.) plan, use of breeze block indicates possibly a brazilian (sic.) influence in design. Use of terrazzo finnish (sic.) on exterrior (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:

Shops to street and First Floor; the remainder of the building is residential. (CJMB)

ENVIRONMENT:

CONDITION:

The exterior the building appears to be in good 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	
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:

HISTORY:

GENERAL NOTES:

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

PREVIOUS TENANT/S:

By 1954: 4 New Street South – Burchmore Ltd., J. C. 6 New Street South – Grossvenor Motors Ltd. 20 Rissik – Southern Bldg. Society Central News Agency. (The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.)

CURRENT TENANT/S:

Ground Floor: First National Bank Branch Sandwich Baron OPH Anat Butterfield Bread Metro Bus Information Centre.

<u>First Floor</u>: Anat MTN Shop

<u>Second to Seventh Floor</u>: Flats

SOURCES:

Published Sources

The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954. Building Africa, Volume 6, No. 6, June 2006.

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



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- 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.