

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/alternative name/s : Umoya House

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LOCATION: Street : New Street South, Rissik and Marshall
 Street number : 22 Rissik
 : (2, 4, 6 New Street South; 20, 22 Rissik;
 : 107, 109, 111 Marshall)
 Stand Number : 1262
 Previous Stand Number: 1115, 1183
 Block number : CA
 Suburb : Marshallstown
 GIS reference :

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 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).

Sandwich Baron
OPH
Anat
Butterfield Bread
Metro Bus Information Centre.

First Floor:

Anat
MTN Shop

Second to Seventh Floor:

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
- 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.