

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: BYRON HOUSE



Photograph: Catharina JM Bruwer.

Above: View of Byron House, corner Main and Von Brandis Streets.

Previous/alternative name/s :
:
:

LOCATION: Street : corner Main and Von Brandis
Street number : 114 Main
: (114 Main; 25 Von Brandis)
Stand Number : 339
Previous Stand Number:
Block number : CB
Suburb : Marshallstown
GIS reference :

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

DESCRIPTION OF PLACE:

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

This small-scale apartment building was completed in 1931 for Mrs Malama Halamandaris. The Ground Floor of the building originally comprised a café (on the corner) and two separate shops in Main Street, with flats on the First, Second and Third Floors, and Servants' Quarters on the roof. The Second and Third Floor balconies are an interesting design elements. No information could be found on the origin of the name of the building, which appears in moulded plaster at the corner of the building on the vertical face of the rounded street canopy. Every effort should be made to prevent this lettering (an integral part of the heritage significance of the building) from being removed during future work to the building.

CONSTRUCTION MATERIALS:

External walls: blue stock bricks
Internal walls: blue stock bricks
Damp course: malthoid
Mortar: lime and sand
Foundation: reinforced concrete cement
Roof: concrete flat; concrete slabs
Windows: steel casements

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

The shop fronts of the building appears to have been changed quite dramatically. The remainder of the exterior, however, seems to have remained true to the original design of the building.

INSCRIPTION:**ARCHITECT:**

'Gibbs, Arthur Henry (1858 - 27 Dec 1938), Gibbs was born in Buckinghamshire, England, where he trained as an architect and as a quantity surveyor. It is not yet certain when he arrived in South Africa but by 1904 he was working in Durban. By 1913 he was working in Johannesburg, and by 1916 was a member of the Association of Transvaal Architects. He retired in Johannesburg in 1937 and died at his home at Surrey House, Berea, in Johannesburg. Two of his sons became architects. Currently no works by him in Durban have been recorded. ISAA 1927. (*Hillebrand 1975:173; ISAA mem list; SAB Jan 1933:46; UTD 1913, 15, 17; TAD MHG 83/89*)...'

BUILDER:**CONSTRUCTION DATE:**

Date on plans :
Approval of plans : 16 May 1930
Completion date : March 1931

BUILDING STYLE:

Art Deco - Exhibition Style. 1930s.

BUILDING TYPE:

Apartment building with shops to street.

ENVIRONMENT:

The building is successful in holding its own against other buildings of modern design within its surround (including its neighbour in Main Street, the multi-storey Gauteng School of Management) due to its valuable architectural qualities. The disused vacant stand next to the building in Von Brandis Street, however, negatively impacts on the aesthetic attributes of the building.

CONDITION:

The neglected condition of the shop fronts of the building, generally, does not compliment the authentic character of the building. The remainder of the exterior of the building appears to be in a fair condition.

URGENT ACTION:

Repairs – in some instances, more than cosmetic repairs – are required to the existing shop fronts and street canopy (water damage to the canopy).

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:

Ownership: Mrs. M. Hallamandaris
 Date: by 6 March 1930
 Address: 114 Main Street, Johannesburg

Ownership: Gavrielides Bros. (Pty), Ltd.
 Date: 1964

Ownership: Nell Gehle & Goosen Beleggings (Edms). Bpk.
 Registration Date: 1984

Ownership: Byron House Prop (Pty) Ltd,
 Registration Date: 1985-01-08
 Document: T371/1985
 Amount:

Ownership: Syfrets Mortgage Nominees Ltd.
 Document: B524/1984

Amount: R475 000.00

PRE-HISTORY OF SITE:

HISTORY:

GENERAL NOTES:

Estimated cost of building : £ 9000
Estimated cost of drainage : £ 250
Accommodation approved : 48 "Europeans"
: 4 "Natives"
Valuation at completion : £ 8750
Occupied :

PREVIOUS TENANT/S:

CURRENT TENANT/S:

SOURCES:

Unpublished Sources
Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.
Plans records of surveyed buildings, Marshallstown and City of Johannesburg: Archives, Building Control, Development Management, City of Johannesburg Metropolitan Municipality.
Rand Township Registry Johannesburg.

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.