

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: CENTRAL POLICE BARRACKS

Photograph: Catharina JM Bruwer.

Above: the Marshall Street façade of the buildings. (CJMB)

Previous/alternative name/s : C. P. B.
 : Marshall Police Barracks Offices
 : Marshall Street Barracks

LOCATION: Street : Marshall; Anderson
 Street number : 120 Marshall
 : (118, 120, 122 Marshall; 81, 83, 85 Anderson)
 Stand Number : 1107
 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 : three in Marshall Street; three / two in Anderson
Levels below street level : unknown
On-site parking : yes

An elegant Edwardian building designed to portray the image of the ruling Union Government of General Louis Botha by 1913. This building is reminiscent of the *Union Buildings* in Pretoria from the same period, although designed to a much smaller scale. (CJMB)

CONSTRUCTION MATERIALS:

Walls: brick and stucco work
Roof: corrugated iron roof
Windows: timber frame sash; steel casements to certain sections
(CJMB)

SITE FEATURES:

ALTERATIONS:

No extant record of alterations found. (CJMB)

INTEGRITY:

Although severely neglected, gutted by fire, and derelict, this building - especially the Marshall Street façade - could be rescued and restored to the graceful building it use to be. (CJMB)

INSCRIPTION:

C. P. B. 1913
(CJMB)

ARCHITECT:

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

BUILDER:

CONSTRUCTION DATE:

Date on plans :
Approval of plans :
Completion date : 1913
(CJMB)

BUILDING STYLE:

Edwardian (1900 to 1914). 1910s.

Architectural Merit: "This is a good example of a grand old government building."
(Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

BUILDING TYPE:

Police Station, Barracks and Gaol. (CJMB)

ENVIRONMENT:

This is a strange environment - some buildings within the area are meticulously cared for, while others, such as the *Central Police Barracks* are in a state of disrepair! (CJMB)

CONDITION:

This building stands derelict - with its west wing, and the section facing Anderson Street, having been gutted by fire - and some parts of the building, having also been vandalised. The fact that the building could quite easily be accessed, e.g. through damaged windows, is a serious concern.

URGENT ACTION:

It is believed that the building could still be restored and adaptively re-used, as much of its original fabric remains intact. It is therefore recommended that the building MUST BE PROPERLY SECURED WITHOUT DELAY - failing which, the building might be completely destroyed in the event of another fire! Securing the building now, would be of great benefit. This would ensure that the extant original fabric of the building would be retained and that any further deterioration in the condition of the building, would be arrested.

It is recommended that a detailed audit be undertaken by a conservation architect, of the extant original fabric of the building. This should include a comprehensive photographic survey. Every possible effort must be made to ensure that a meaningful record be developed of that which remains of the buildings, in order to facilitate future restoration work to the building.

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:

PRE-HISTORY OF SITE:

HISTORY:

On 22 October 2002, the west wing, and a section of the building in Anderson Street, were gutted by fire. The building was at that stage, illegally occupied by homeless people. The fire broke out in the west wing of the building. Only those sections which posed an immediate danger were subsequently demolished. The old Charge Office on the southern boundary of the site was undamaged by the fire.

The Marshall Street façade remained almost undamaged apart from the roof and some windows. The western side of the upper floors, however, was severely damaged by fire. Some of the original fabric of the building, such as windows, were later removed, although undamaged by the fire. This caused the Heritage Committee of the Gauteng Institute for Architecture to address a strongly-worded letter to the Executive Mayor of Johannesburg, Mr Amos Maseko.

Fire in historic building

Citizen 24/10/2002

By JOY RUSSELL

YET another important building in Johannesburg was severely damaged by fire this week bringing to at least four the number of historic buildings lost in recent times.

The latest incident involved the Marshall Street Barracks, at one time or another home to the South African Police, the Irish Regiment and the Light Horse Regiment. It was built in the 1890s. Lately it was home to hawkers who used the facility to store their goods.

Just before 10pm on Tuesday the alarm sounded that it was on fire. By 11pm fire fighters had extinguished the blaze but the building had already suffered extensive damage.

Police are investigating a case of arson.

According to Flo Bird, of the Parktown Westcliff Heritage Trust, the loss was "absolutely

dreadful. To lose a building because there is no proper control is outrageous."

She said a similar fate had befallen the Drill Hall, the Friedlander Mill (behind the Market Theatre) and the Mayfair Hotel.

She said the authorities were not doing enough to protect old buildings and that they had a policy of evicting occupants and pulling the structures down when, with proper management, they could in fact house the homeless and save the buildings.

The South African Heritage Resources Agency (Sahra) was unable to supply names of other buildings which may be at risk.

Jennifer Kitto said although they were funded by government they did not have a sufficient budget to compile a register.

Eric Itzen, Johannesburg's deputy director for immovable heritage for Johannesburg said responsibility for maintaining a

register of buildings lay with the provincial government.

However, he said his department was busy with a study of 80 buildings in the inner-city. "The problems vary from mild to serious. The overall impression is that most historic buildings are in good nick. Only a few are problematic."

He said Chancellor House was "very worrying" and that something needed to be done about the important Rissik Street Post Office which has been empty for years.

Martin New, Johannesburg's inner-city (Region 8) manager, said he was also concerned about a number of buildings in the city, but would not identify them as they were the subject of litigation.

Itzkin said thanks to the new register within two weeks they would be able to identify which buildings needed attention.

Above: Report published in the Citizen, 24 October 2002.

GENERAL NOTES:

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

PREVIOUS TENANT/S:

By 1954:

85 Anderson – Central Police Barracks Offices

118, 120, 122 Marshall – Central Police Barracks.

(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:

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.

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.

Office File: Marshall Street Barracks, Department of Arts, Culture and Heritage, City of Johannesburg (made available to the Heritage Resources Management team by Mr Eric Itzkin).

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.