

6.3.1. Clegg House.



Erf Number:	27
Name:	Clegg House.
Architect:	J. A Moffat & Harvey.
Previous Names:	1934 - Mercantile House; 1940 - Cluwer House; 1954 - New Clewer House.
Approved / Existing Plans:	None.
Date of Construction:	1934
Architectural Style / Aesthetics :	Art Deco - Stripped Down Neo Classical.
Historical Use:	Office.
Current Use:	Vacant.
Intended Use:	Office & possible ground floor parking.
Rarity or Technical interest:	Good example of Art Deco / Neo Classical within Johannesburg.

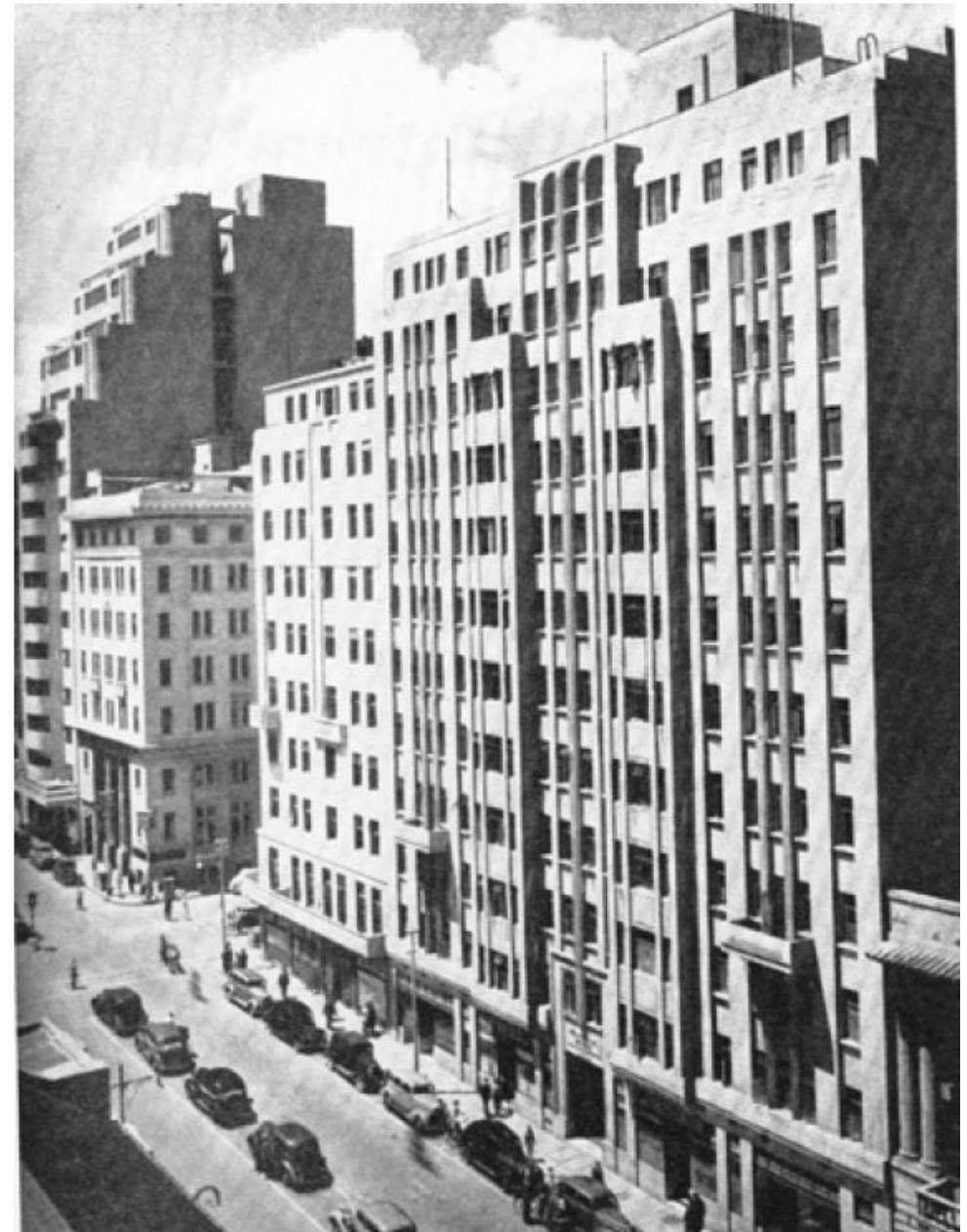
6.3.1. Clegg House.	
Relationship to setting and place:	Relationship to setting and place: Excellent relationship between Clegg House and neighbouring SARB building. Part of the "Commissioner Street Cavern" collection of similar height buildings along this artery. The building forms a pair with SARB House and a gateway site to the city at the West entry.
Relationship to historical aspects:	Forms a built document of the development of Johannesburg between the 1st and 2nd world wars.
Social Importance:	n/a.
Modifications:	The building exterior survives largely in-tact, save the ground floor which has been bricked up.
Integrity of current Structure:	Structure survives in relatively in-tact condition.
Known lost aspects or changes made:	None.
Scientific or Research Potential:	Limited/Good example of Art Deco - Neo Classical within Johannesburg.
Other:	"Architectural Merit: A very powerful building, more Neo Classical than Art Deco." (Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City). The fine Art Deco facades of the building form part of the historic fabric of Commissioner Street and should be retained and restored. The building is currently bricked up and not used, other than for ground floor parking.
Protection:	Yes - structure is more than 60 years old and protected in terms of the National Heritage Resources Act.
2002 - 2015 Historical information:	Demolition proposed for 2002 Kopnong project. Granted by SAHRA. Appealed by public in 2005. Appeal declined.
Significance:	Forms part of a cohesive collection of Art Deco buildings of a similar height, style and age along the Commissioner Street corridor. Holds the corner of the street well.
Section 3.3 of NHRA:	a; d; e; f; g & h.
Grading:	Culturally Significant - grade to be confirmed following full heritage study.
Current Condition - Exterior:	Fair.
Current Condition - Interior:	The interior is stripped, with no conservation worthy fabric remaining.
Recommendations - Exterior:	The fine Art Deco facades of the building form part of the historic fabric of Commissioner Street and should be retained and restored. The height and lines of the building contribute to the urban environment and street scape. The articulated roofline needs to be observed, should additional height be added this should be set back from the main facades of the building, not visible from the street. All steel windows should be retained and restored. No pop out or clip on elements are permissible on the facade. See marked up façade image.
Recommendations - Interior:	Interior does not warrant conservation.
NHRA Applications:	An application as per Section 34.1 of the NHRA is required.
Recommendations - Overall:	The exterior architecture and facades hold high heritage value and should be conserved and restored, the interiors are largely stripped and offer little in terms of cultural significance, conservation worthy fabric or provenance. Steel windows should be retained and no "pop outs" allowed. The roofline should be observed.

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Clegg House is an excellent example of mid-1930s Art Deco / Stripped Down Neo Classical architecture. Built in 1934 by the firm of J. A. Moffat and Harvey, the building facade survives in fairly original condition (save the shops at street level which were removed in order to create parking space). It forms part of the collection of Art Deco buildings found along Commissioner Street. Together with the neighbouring SARB building, Clegg house forms a gateway to the financial and mining district of downtown Johannesburg. The finely proportioned external form of the building, elegant steel windows and carefully articulated roof plane are all typical features of Art Deco architecture.

After the First World War, traditional steel frame building methods were rapidly replaced by reinforced concrete, which made the construction of taller buildings possible. While steel framed buildings were characterised by load bearing brick facades, concrete framed buildings could accommodate extensive windows allowing more sunlight to penetrate into the spacious interiors. *“These new building facades were characterised by large areas of glazing and an ahistorical architecture, almost entirely stripped of classical ornamentation.”*³⁹

Designed to stand on a prominent corner, Clegg House is a reinforced concrete frame structure with plastered brick infill panels and steel frame windows. The building comprises a Basement, Ground Floor Shops (now parking), and nine floors of office accommodation above, with a flat concrete roof and Servants’ Quarters. Notable features of the original design by Moffat and Harvey included projecting plastered brick balconies supported by ornate brackets to the Third and Fifth Floors.



39. Bruwer, J. J. (2009), Clegg House (BB-3).

Image of Clegg House, circa 1950s - Bruwer, J. J. (2009), Clegg House (BB-3).



Contemporary image of Clegg House.



Detail of Clegg House balconies.