

# JOHANNESBURG METROPOLITAN MUNICIPALITY

## HERITAGE ASSESSMENT SURVEYING FORM

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

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**NAME OF PLACE: DYNAMO HOUSE**

Photograph: Catharina JM Bruwer.

Above: View of *Dynamo House*, corner Fox and Von Brandis Streets. (CJMB)

Previous/alternative name/s : Fox Street Chambers  
:  
:

**LOCATION:** Street : corners Commissioner, Von Brandis and Fox  
Street number : 130 Commissioner  
: (130, 132 Commissioner; 35, 37 Von Brandis, 129, 131 Fox  
Stand Number : 1189  
Previous Stand Number: 318  
Block number : BH  
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 :

**CONSTRUCTION MATERIALS:**

Walls:

Roof:

Windows:

**SITE FEATURES:**

**ALTERATIONS:**

Jan Bosch Erni & Favre. 1960.

**INTEGRITY:**

**INSCRIPTION:**

**ARCHITECT:**

J. C. Cook & Cowen. 1960.

**BUILDER:**

**CONSTRUCTION DATE:**

Date on plans :  
Approval of plans :  
Completion date :

**BUILDING STYLE:**

Johannesburg Modular Regionalism. 1960s.

**BUILDING TYPE:**

This is a shop to street and office building. (CJMB)

**ENVIRONMENT:**

**CONDITION:**

As seen from the exterior, the building appears to be in a fair 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:**

Ownership: Saambou Eiendomme Ltd.  
Document: T44600/1990  
Amount:

Ownership: Saambou Bank Ltd.  
Document: T29973/1993  
Amount:

Ownership: Esic prop (Pty) Ltd.  
Document: T8288/1994  
Amount: R6800 000.00

Ownership: Fedbond Participation Bond Managers (Pty) Ltd.  
Registration Date: 2004-11-26  
Document: T77428/2004  
Amount: R2000 000.00

**PRE-HISTORY OF SITE:**

**HISTORY:**

**GENERAL NOTES:**

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

Dynamo House  
Location Johannesburg  
Type Offices  
Lettable Area 5,964.00 m2  
Financial Details  
Dynamo House Johannesburg, JOHANNESBURG, Gauteng  
To Let  
Grade C+  
R 20.00 /m2 pm  
Listed by Fedprop (Pty) Ltd  
(<http://www.fedprop.co.za/Default.aspx?tabid=55>)

Property  
Key : 3,807  
Name : Dynamo House Johannesburg  
Major Type : Offices  
Sub Type : Office  
Grade : C+  
Mandate : To Let  
Street Address : 130 Commissioner Street  
Suburb : JOHANNESBURG

Suburb Profile : JOHANNESBURG (Subscribers Only)

Province : Gauteng  
Total Gross Lettable Area : 5,964 m2  
Total Available Gross Lettable Area : 1,123.11 m2  
Parking Details : 43 basement bays  
Parking Rental Basement :R 350 per bay per month  
Date Updated : 23 Feb 2006  
Building Views : 1,123 views

Unit  
Unit / Space Key : 23,998  
Unit Name : 2nd Floor 1  
Rentable Area : 570 m2  
Asking Gross Rental :R 20 / m2 per month  
Sub Type : Office  
Mandate Type : To Let  
Vacant : True  
Unit Views : 544  
Date Updated : 23 Feb 2006

Units  
Space SubType  
Rentable Area Asking Gross Rental

2nd Floor 1  
Office 570.00m/2 R20.00 m/2

3rd Floor 2  
Office 33.00m/2 R20.00 m/2

4th Floor 1  
Office 32.99m/2 R20.00 m/2

4th Floor 1  
Office 487.12m/2 R20.00 m/2  
(<http://www.eprop.co.za/property/propertydetails.aspx?idBuilding=3807>)

#### PREVIOUS TENANT/S:

By 1954:

129 Fox – The Goldin Furnishing Co.  
129b Fox – “Millers’  
131 Fox – Radiolek (Pty)., Ltd.  
37 Von Brandis – Herman & Traub Tvl. (Pty.), Ltd.  
130 Commissioner – Johannesburg Lock Engineering Co.  
130 Commissioner – Perks Bros.  
130 Commissioner – Myers & Co., Ltd., M. J.  
132 Commissioner – Victor A.  
132 Commissioner – Nankins Gent’s Outfitters  
(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:

Bradlows  
Century 22

#### 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

Plans records of surveyed buildings, Marshallstown and City of Johannesburg: Archives, Building Control, Development Management, City of Johannesburg Metropolitan Municipality. Rand Township Registry Johannesburg.

Internet sources

<http://www.eprop.co.za/property/propertydetails.aspx?idBuilding=3807>

<http://www.fedprop.co.za/Default.aspx?tabid=55>

#### **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.