

# JOHANNESBURG METROPOLITAN MUNICIPALITY

## HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: FLEETWAY HOUSE



Left: view of Bree Street elevation.

Top: the building as seen from a position in Bree Street, northeast of the neighbouring *second Standard House*.

Previous/alternative name/s :

**LOCATION:** Street : Bree  
Street number : 208  
Stand Number : 1206  
Previous Stand Number: 993  
Block number : AN  
GIS reference :

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

**DESCRIPTION OF PLACE:**

Height :  
Levels above street level : nine  
Levels below street level : one  
On-site parking :

**CONSTRUCTION MATERIALS:**

Walls: face brick.

Roof: flat, concrete.

Windows: steel side-hung casements.

Good example of Early Modernist building with strong horizontal lines, of interest is the two flagpoles positioned on the balcony.

**SITE FEATURES:**

**ALTERATIONS:**

**INTEGRITY:**

**INSCRIPTION:**

**ARCHITECT:**

Colly Segal.

**BUILDER:**

**CONSTRUCTION DATE:**

Date on plans :  
Approval of plans : 21 August 1951  
Completion date : 30 November 1954

**BUILDING STYLE:**

Early Modernist.

**BUILDING TYPE:**

**ENVIRONMENT:**

"...all buildings of this period were put up flush with the pavement and on a rectangular groundplan (sic). Moreover, the economic interests of the individual were more important than the overall aspect, as was shown by the differentials of height and façade articulations of the buildings. The highly individualistic treatment of buildings was particularly disturbing in the case of tall buildings erected in a low-rise environment. Such buildings had unfinished lateral sides in which the light-coloured grid pattern of the reinforced concrete frame was in sharp contrast [sic.] to the filled-in unplastered red brick panels. These buildings not only betrayed a marked insensitivity to the visual aspect of the environment, but also highlighted the unilateral optimism of the owners (that other buildings constructed next door would soon make good the impairment of the general aspect) as well as their contempt for the historical building corpus of the city." (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

**CONDITION:**

Good.

**URGENT ACTION:**

**SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:**

**PROTECTION STATUS:** (under National Heritage Resources Act, 1999)

General protection:	Section 34(1) structure/s	<input 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



Relevant Gazette Notice:

Gazette description:

**FORMER PROTECTION STATUS:** (under National Monuments Act, 1969)

**NOTES:**

**DEEDS INFORMATION:**

Original ownership: Arolin Investments (Pty) Ltd.  
1951/54: Arolin Investments (Pty) Ltd.

**PRE-HISTORY OF SITE:**

**HISTORY:**

**GENERAL NOTES:**

Estimated cost of building	:	£85 000
Estimated cost of drainage	:	£750
Accommodation approved	:	
Valuation at completion	:	£72 000
Occupied	:	

PREVIOUS / CURRENT TENANT/S:

By 1954: Triplejay Equipment (Pty) Ltd, 4th floor; Sales office of Transvaal Steel Pressing Syndicate Ltd, manufacturers of seamless dairy utensils, seamless and galvanized ware, enamel and aluminium ware.

CURRENT TENANT:

Buccaneer Guns.  
Meat Shop (shop on Ground Floor).

**SOURCES:**

*For additional illustrative information, see relevant supplementary photo album in electronic format.*

See SOURCES DOCUMENT for information on sources consulted with reference to this document.

**RECORDED BY:**

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Unless otherwise indicated photographs by Catharina JM Bruwer.

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iBUCCANEER GUNS

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