

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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Cellphone: +27 82 325 5823

NAME OF PLACE: HURWITZ BUILDING

Photograph: Catharina JM Bruwer.

Above: The *Hurwitz Building*, as seen from the southeast corner of Marshall and Eloff Streets.

Previous/alternative name/s : Friedmans Auctioneering Mart
:
:

LOCATION: Street : corner Marshall and Eloff
Street number :
: (127 Marshall; 42, 44 Eloff)
Stand Number : 342, 344
Previous Stand Number:
Block number : CB
Suburb : Marshallstown
GIS reference :

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

DESCRIPTION OF PLACE:

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

This building was constructed in phases for L.K. Hurwitz. The original construction comprises the section of the building situated on Stand 344, i.e. at the corner of Marshall and Eloff Street. The building was then extended by the construction of a three storey building on Stand 344, identical in design and materials, to the existing double storey corner building. An additional storey was added to the corner section of the building later in 1934.

See HISTORY below. See also electronic version of Survey Report for copies of original building plans.

CONSTRUCTION MATERIALS:

Walls: reinforced concrete frame / plastered brick
Roof: corrugated iron
Windows: steel casements

SITE FEATURES:**ALTERATIONS:**

Addition of second storey to corner building. Plans by architects Howden & Stewart. This addition was completed in February 1935.

INTEGRITY:

The integrity of the shop fronts of the building has been partially compromised over the years. The integrity of the street facades of the building appears otherwise, to have remained intact. The existing butchery signage above the street canopy in Eloff Street has an inhibiting effect on a meaningful visual appreciation of the building and its intrinsic aesthetic attributes.

INSCRIPTION:**ARCHITECT:**

J. C. Cook.

BUILDER:**CONSTRUCTION DATE:**

Original construction: Stand 344

Date on plans :
Approval of plans : 2 September 1922.
Completion date : 1923.

Building on Stand 342

Date on plans : December 1933.
Approval of plans : January 1934.
Completion date : December 1934.

BUILDING STYLE:

Edwardian (1900 to 1914), 1920s.

BUILDING TYPE:

Shops to street and workshop.

ENVIRONMENT:

CONDITION:

The exterior of the building requires cosmetic repairs.

URGENT ACTION:

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:

Both stands – originally L.K. Hurwitz.

Stand No. 342

Ownership: Eloff Marshall Corner (Pty) Ltd.
Document: T16352/1972
Amount:

Ownership: R D L Inv (Pty) Ltd.
Document: T57144/1993
Amount: R1287 500.00

Ownership: First Land Development Ltd.
Document: T74227/1998
Amount: R1150 000.00

Ownership: Ramos Family Prop CC.
Registration Date: 2003-01-31
Document: T5067/2003
Amount: R325 000.00

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PRE-HISTORY OF SITE:

HISTORY:

At completion in May 1923, the original building (concrete frame construction and plastered brick) comprised a Basement, Ground Floor shop, an office on the First Floor, and corrugated iron hipped gable roof. The decision by its owner, L.K. Hurwitz, ten years later, to extend the existing building onto the neighbouring stand, i.e. Stand 342, led to the appointment of the architectural practice of Howden & Stewart, and their design of a building to match the existing. (These architects were appointed not long afterwards to plan an addition of another floor to the original corner building). The Steel Reinforcing Company (Ltd.) was responsible for the steel reinforcement for the building. A Lift was installed in the new extension, while the roof of the existing corner building was fitted with Marseilles tiles, to match the roof of the new extension on Stand 342.

It appears that the building has had many different uses over the years. As an example, the First Floor of the original construction, was used as a workshop during the 1930s. In the 1950s, the First Floor housed a Boxing Club and Gymnasium, while it appears that a Diamond Cutting Works was accommodated on the Second Floor.

GENERAL NOTES:

Original construction: Stand 344

Estimated cost of building : £4,500
Estimated cost of drainage : £100
Accommodation approved :
Valuation at completion : £3,000

Building on Stand 342

Estimated cost of building : £5,500
Estimated cost of drainage : £100
Accommodation approved :
Valuation at completion : £5,500

Occupied :

PREVIOUS TENANT/S:

By 1954:
40 Eloff:
White City School of Boxing
Lucy's Motor car Sales Johannesburg Ltd.
Mike Friedman Gymnasium (first floor)
42 Eloff:
African Cycle & Tyre Co.
Jaarsveld, B. J.
Amsterdam Diamond Cutting Works
Messias, H.
Union Furnishers
Christy's Men's Outfitters
42a Eloff:

Ashleigh Furnishers

44 Eloff:

Shaffer, I.

Schaap, W. G.

(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:

Carlton Butchery

SOURCES:

Published Sources

Chipkin, C.M.: Johannesburg Style; Architecture & Society 1880s – 1960s, David Philip Publishers, Cape Town, 1993.

The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.

Van Der Waal, G-M.: From Mining Camp to Metropolis, The buildings of Johannesburg 1886-1940, Chris Van Rensburg Publications, Johannesburg, 1987.

Unpublished Sources

Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.

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.

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU, unpublished.

Van Der Waal, G-M.: Die Karakter Van Die Argitektuur In Die Binnestad Van Johannesburg Tot 1920, unpublished thesis, RAU, November 1972.

Van Der Waal, G-M.: Die Boukuns van Johannesburg, 1886 – 1940, unpublished doctoral thesis, RAU, November 1984.

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:



Heritage Resources Management team Johann J Bruwer and Alezea Bruwer.

And Catharina JM Bruwer.

Photographs (unless otherwise indicated) by Johann J Bruwer and Alezea Bruwer.