

# JOHANNESBURG METROPOLITAN MUNICIPALITY

## HERITAGE ASSESSMENT SURVEYING FORM

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

**NAME OF PLACE:** 'Kapitan's Building'



Jhb Metro - Cool Factory



Previous/alternative name/s :

**LOCATION:** Street : Kort  
 Street number : 11  
 Stand number : 323  
 Block number : N

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

**DESCRIPTION OF PLACE:**

Double storey; no basement level.

Shops on ground floor; a small entrance hall (with a tiny 'shop', tightly squashed in, selling foodstuff) leads to a dog-leg stair with iron balustrade and handrail. Against the wall of the first landing is a huge mirror (a cigarette brand that is no longer sold is advertised on this mirror), giving the impression of an extra shop and reflecting borrowed light. This is quite a contrast to the "Kapitan's Oriental Restaurant" situated on the first floor. The pressed steel ceiling is covered with a fisherman's net and the whole shop is filled with all kinds of everything, brick-a-bracks, knick-knacks, all this competing with furniture for a bit of elbow room on a colourful vinyl covered floor. How a 150 people could ever fit in this space, unless it was standing room only, is a puzzle for this floor was originally designed as a hall to accommodate 150 persons. (cjmb)

**CONSTRUCTION MATERIALS:**

Walls : plastered brick.

Floors : wood floor on concrete on first storey.

Roof : pitched corrugated iron.

Doors : wooden shop doors.

Windows: large timber framed shop front display windows.

Ceilings: pressed steel in hall on first floor.

**SITE FEATURES:****ALTERATIONS:**

Alterations and additions to drainage, new internal walls, partitions added and new kitchen in existing space. Estimated cost £135.

Plans passed : 22 March 1949

New external toilets, constructed of brick with a corrugated iron roof. Estimated cost £60.

Draftsman : F.C. Meeser

Plans passed : 1 September 1950

Alterations to first floor, balcony roofed, new brick wall, door bricked up.

Draftsman : F.C. Meeser

Plans passed : 2 March 1951

Plans to legalise existing mezzanine floors on ground floor. Estimated cost £150.

Plans passed : 20 August 1956

No plans for alterations done (plan number 267776). Estimated cost R200.

Plans passed : 9 August 1963

New restaurant on first floor, windows brick up and new dry wall partitions. Estimated cost R13 000.

Plans passed : 20 February 1992

**INTEGRITY:**

Little remains of the original main façade of the building.

**INSCRIPTION:**

**ARCHITECT/BUILDER:**

A. Wayburne

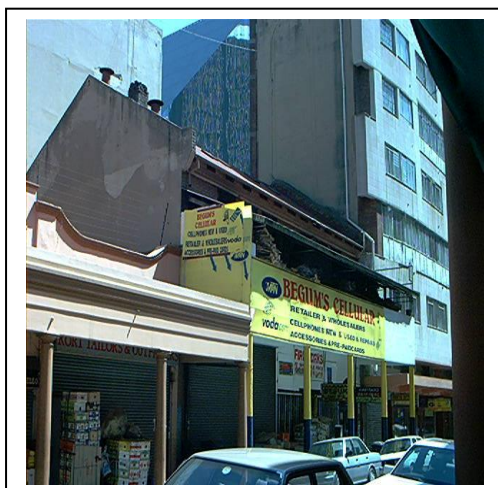
**CONSTRUCTION DATE:**

Plans passed : 24 January 1934

Completed :

**BUILDING STYLE:**

**BUILDING TYPE:**



**ENVIRONMENT:**

A thorough restoration (and a more suitable paint colour!) could do wonders to this building, making it once again take its full position in the Diagonal Street scene.

**CONDITION:**

The external appearance of the building speaks of neglect. Refer to the dilapidated condition of the chimney.

**URGENT ACTION:**

It is suggested that repairs should be carried out to the building rather sooner than later, and that this be done under the close supervision of a conservation specialist. It is critical that none of the buildings original fabric should be compromised.

## **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: Messrs Baroda Est. & Invest. Co

1988: Mr A.E. Akhalwanya

### **HISTORY:**

### **GENERAL NOTES:**

"With restoration would probably equal other better preserved bldgs in the area as it shares many of the characteristic features." (NMC statement, dated 1988)

The name of the building has been difficult to ascertain. The choice of the name 'Kapitan's Building' follows from the apparent use of the top floor as a restaurant for a considerable time. The restaurant is known as Kapitan's Oriental Restaurant.

Mr D. Natha, a shop owner in the neighbouring Patidar Mansion, attended school in the building as a primary school pupil. Unfortunately, he could not furnish the survey team with specific dates in this regard.

**SOURCES:**

NMC File 3/1/3/Joh/111 : App. Diagonal Street Conservation Area Johannesburg (including colour photograph)

City Engineering Department, Stand No. 323, Township Johannesburg (Planning Dept., City of Johannesburg)

Interview: Mr D. Natha (Shop owner at Patidar Mansion), September 2002

**RECORDED BY:**

Johann J and Catharina JM Bruwer.

Photographs by Chris JH Coxen (unless otherwise indicated).

**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