

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: MANIFEST HOUSE

Photograph: Catharina JM Bruwer.

Above: the Marshall (right) and Simmonds (left) Streets façades of *Manifest House*. (CJMB)

Previous/alternative name/s :
:
:

LOCATION: Street : corner Simmonds and Marshall
 Street number : 14
 : (83, 85 Marshall; 14 Simmonds)
 Stand Number : 1172
 Previous Stand Number: 167, 168
 Block number : BW
 Suburb : Marshallstown
 GIS reference :

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

DESCRIPTION OF PLACE:

Height :
Levels above street level : three
Levels below street level : none
On-site parking : yes - on original plan

This building was designed as a two level building; an extra level was added with the conversion of the attic.

An interesting façade design with outstanding features, e.g. heavy stringcourses between the floors; fluted panels and columns to the Second Floor.

The First Floor is double volume.

The Second Floor is set back with an attractive roof line.

The building was designed with a large storage area on the First and Second Floors; a ramp leading to the First Floor was used to transport goods.

The Main Entrance to the building is situated on Simmonds Street with stairs leading to the First and Second Floors.
(CJMB)

CONSTRUCTION MATERIALS:

Walls: brick; plaster

Roof:

Windows: timber casements
(CJMB)

SITE FEATURES:

None.

ALTERATIONS:

See electronic version of Survey Report for copies of the building plans including the following:

Addition to roof section: 'Natives Room' with new chimney. Author – H Simonsen; date on plan – June 1941 (this is the oldest plan on file).

Internal and minor external alterations by Kennedy, Furner & Irvine-Smith.
Date on plans : July 1946
Plan: Layout of First and Second Floors by July 1946.

1948: internal alterations to the ground floor of building; author unknown.
Plan: Proposed alterations of Ground Floor
(CJMB)

INTEGRITY:

The roofline was altered during 1946 and the Marshall Street façade altered during 1948 to enlarge a store. (CJMB)

INSCRIPTION:**ARCHITECT:**

The author/s of the original building is unknown as no original plan/s is/are on file. (CJMB)

BUILDER:

CONSTRUCTION DATE:

Date on plans :
Approval of plans :
Completion date : pre October 1941
(CJMB)

BUILDING STYLE:

Art Deco - Stripped Neo Classical.

BUILDING TYPE:

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

ENVIRONMENT:

CONDITION:

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	<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: Manifest House (Pty.) Ltd.

By 1941: Delmon Properties (Pty.) Ltd.

By 1948: Gundelfinger (Pty.) Ltd.
(CJMB)

PRE-HISTORY OF SITE:

STAND 167:

A Plan for a petrol pump tank was approved on 18 March 1935; the estimated cost was £100.
(CJMB)

HISTORY:

GENERAL NOTES:

Estimated cost of building :
Estimated cost of drainage :
Accommodation approved :
Valuation at completion :
Occupied : yes
(CJMB)

PREVIOUS TENANT/S:

By 1954:
W. H. Davis Ltd.

CURRENT TENANT/S:

Da Vinci – Trattoria & Caffé Bar.
Candy Shop.

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.

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.