

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: MARITIME HOUSE



Photograph: Catharina JM Bruwer.

Previous/alternative name/s : by 1954 – Maritime House
: Commercial Union Building
: CCMA Building

LOCATION: Street : corner Loveday and Main
Street number : 26 Loveday
: (24, 26, 28 Loveday; 95, 97, 99 Main)
Stand Number : 241, 243, 244, 245, 236, 239
Previous Stand Number:
Block number : BL
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 :

According to Van der Waal, "in most of the office buildings the windows were grouped in the traditional tripartite fashion with a wider middle section and narrower corner sections. Examples were the following: the *North British & Mercantile Building* (1926-7) 84 Commissioner Street; *Union House* (1928-9), 80 Main Street; *Hollard Place* (Anglo Vaal Building) (1935-6), 71/3 Fox Street; *Maritime Building* 95/7/9 Main Street; *Union Building* (1937-9), 93 Commissioner Street; and *Old Mutual Building* (1938-9), 81/3 Commissioner Street. In later years architects would gradually abandon this tripartite grouping. A significant feature of office buildings in the financial district was a particularly large entrance section in the base storeys. Even in some buildings constructed later, such as the *Maritime* and *Southern Life Building* (1939-41), 88,90 Main Street, the broad entrance section extended over three storeys. This kind of emphasis was probably derived from the early more classicist office buildings."
(Van Der Waal, G-M.: From Mining Camp to Metropolis)

"...the long-established practice of Stucke, Harrison & Smail, a household name in the 1930s and post-war years. The firm was heir to the work of W.H. Stucke, whose design skills we have admired previously at the Standard Bank, various Cuthberts buildings and in the modernising classicism of Nunnerley's Building. It had grown out of Edwardian classicism and Art Nouveau into the modernised post-classicism of the 1930s. The sheer professionalism of this solid, conservative practice is demonstrated by Maritime House, a 1936-7 building on that portion of Loveday Street where shipping, indent and travel agents congregated. Maritime House occupies half a city block – a sheer cliff of a building of classical provenance, remarkable for its dense site occupation, inherent symmetry and splendid massing, its counterparts to classical string courses and surface relief. There is a submerged Art Deco sub-culture relief details of chevron and counter-chevron patterns, like a Frank Lloyd Wright frieze. And this the continued in the original bronze gates and brass enrichment of the entrance. During post-modern 1980s the sub-theme was taken up, emphasised and augmented during a massive retrofit – to use the current term – with the result that the persona of the building was altered and the original qualities of the architecture were diminished. Duthie Ritchie, who joined the Stucke practice as an assistant in 1932, was responsible for the design perspective of Maritime House, perhaps the highwater mark of 1930s office architecture in Johannesburg. Ritchie's first attempt at resolving problems posed by the brief resulted in a compromised design and a fussy, broken-up façade. The rethinking process that then occurred within the practice led to Ritchie's second perspective for what is called the 'simplified design'.

CONSTRUCTION MATERIALS:

Walls:

Roof:

Windows:

SITE FEATURES:

ALTERATIONS:

Kemp, Brooksbank. 1987.

INTEGRITY:

"A major art deco building suffering under the indignity of a bright paint renovation."
(Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

INSCRIPTION:

ARCHITECT:

'Stucke, Harrison & Smail, ...the partnership between JE HARRISON and DIH SMAIL from 1937. The firm was styled thus even though WH STUCKE had died in 1931. Smail was employed in Stucke & Harrison's office since 1934 and left the partnership in 1952. (SAAR Jan 1934:23; SAB Feb 1937:47; SAB May 1937:50; SAB Oct 1937:58 SAB May 1938:61; SAB Sep 1938:63; SAB Jan 1939:70; SAB Mar 1939:63; SAB Jul 1939:33, 62, 76; SAB Dec 1939:29-35)...'
(Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.)

BUILDER:

CONSTRUCTION DATE:

Date on plans :
Approval of plans : 1936
Completion date : 1937

BUILDING STYLE:

Art Deco – Monolithic. 1930s.

Architectural Merit: "A major art deco building..."
(Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

BUILDING TYPE:

This is an office block. (CJMB)

ENVIRONMENT:

CONDITION:

The exterior of the building is in good 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:

Stand No. 241

Ownership: Commercial Union Assurance Co.
Document: T7804/1981
Amount:

Ownership: Commercial Union Life Assurance Co of South Africa Ltd.
Document: T30826/1984
Amount:

Ownership: O Prop Holdings (Pty) Ltd.
Registration Date: 2001-07-31
Document: T45101/2001
Amount: R1500 000.00

Stand No. 243

Ownership: Commercial Union Assurance Co.
Document: T7804/1981
Amount:

Ownership: Commercial Union Life Assurance Co of South Africa Ltd.
Document: T30826/1984
Amount:

Ownership: O Prop Holdings (Pty) Ltd.
Registration Date: 2001-07-31
Document: T45101/2001
Amount: R1500 000.00

Stand No. 244

Ownership: Commercial Union Assurance Co.
Registration Date: 2001-01-01
Document: T7804/1981
Amount:

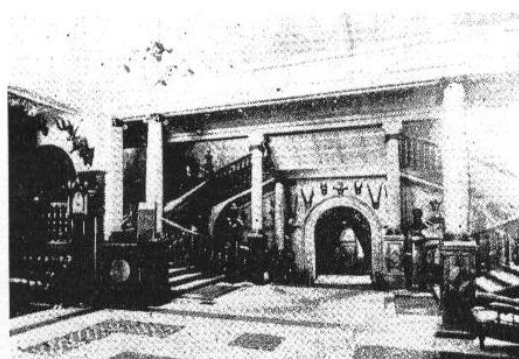
Ownership: Commercial Union Life Assurance Co of South Africa Ltd.
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Registration Date: 2001-07-31
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PRE-HISTORY OF SITE:

NEW CLUB

"As was to be expected, a large number of clubs, societies, associations (professional, scientific, sport, cultural and social) and welfare organisations were founded during 1890s, as was revealed by Government Almanacs issued in the period. □ Fierce competition and profit motive dominated the residents' working lives and there was a deeply felt need to associate in more relaxed and less competitive circumstances at other levels. A society in which men constituted the vast majority would perhaps also have been conducive to such a development. However during this period no buildings of note were added to the facilities erected previously for clubs and societies. The *Rand Club*,



NEW CLUB: Interior
24/6/8 Loveday Street
W Leck
1897

completed in 1890, remained the most important club. The first significant competitor was the *New Club* (1897), 24/6/8 Loveday Street, just across the street from the *Rand Club*. True to the tradition of the time, the interior was richly decorated with paintings and hunting trophies, but the two-storeys gabled façade never played and important role in the appearance of the street." (Van Der Waal, G-M.: From Mining Camp to Metropolis...)

HISTORY:

GENERAL NOTES:

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

PREVIOUS TENANT/S:

By 1954:

Suttie & Gibson & Co. (Pty.) Ltd.

Maritime Pharmacy

Read & Co.. W.

Eshen & Reid

B.O.A.C

South African Airways

Conway & Co. (Pty.), Ltd.

African Care Hire (Pty.) Ltd.

Scandinavian Air Line System

"Lowry's"

"Tellus" Suction Cleaners

Lawson & Kirk

Van der Geest & Son

(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:

Amarals Fast Food.

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.

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:



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And Catharina JM Bruwer.

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