

# JOHANNESBURG METROPOLITAN MUNICIPALITY

## HERITAGE ASSESSMENT SURVEYING FORM

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

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**NAME OF PLACE: MATLOTLO HOUSE**

Photograph: Catharina JM Bruwer.

Above: *Matlotlo House*, as seen from the northwest corner of Harrison and Main Streets.

Previous/alternative name/s : Prudential Assurance Company Ltd. Building

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:

**LOCATION:** Street : corners Main, Harrison and Marshall  
 Street number :  
 :  
 Stand Number : 1175  
 Previous Stand Number:  
 Block number : BX  
 Suburb : Marshallstown  
 GIS reference :

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

**DESCRIPTION OF PLACE:**

Height :  
Levels above street level : eight:  
Levels below street level :  
On-site parking :

The building with cantilevered canopy and polished black granite Ground Floor cladding, was designed by the architectural firm of Cowin De Bruyn & Cook (in 1955) and constructed for The Prudential Assurance Company of South Africa Ltd. Faced uniformly in terrazzo with precast horizontal bands at sill and floor level, the design of the building carries an interesting expression of verticality.

**CONSTRUCTION MATERIALS:**

Walls: reinforced concrete frame construction, brick and precast facings  
Roof: flat, concrete  
Windows: steel casements

**SITE FEATURES:**

**ALTERATIONS:**

**INTEGRITY:**

**INSCRIPTION:**

**ARCHITECT:**

Cowin De Bruyn & Cook

**BUILDER:**

**CONSTRUCTION DATE:**

Date on plans :  
Approval of plans : 26 May 1955  
Completion date : 1955

The Application for Approval of Plans Form is all that could be found of the original plans record of the building.

**BUILDING STYLE:**

**BUILDING TYPE:**

Office building.

**ENVIRONMENT:**

**CONDITION:**

Fair.

**URGENT ACTION:**

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

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

General protection: Section 34(1) structure/s

Formal protection: provincial heritage site

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:

The Prudential Assurance Co. of South Africa Ltd., during the 1970s and 1980s.

**PRE-HISTORY OF SITE:**

By 1922, the *Reid Brothers Building* stood at 22 Harrison and 92 Main Streets. By 1954, the building was the premises of Corlet Drive Motor Services.

The *Silesia Building* (designed by the architect Philip Treeby in 1896), was situated at 94 Main Street.

By 1954, African Indent Merchants A.I.M. (Pty) Ltd traded at 20 Harrison Street, south of the *Reid Brothers Building*. )

**HISTORY:**

**GENERAL NOTES:**

Estimated cost of building : £250,000  
 Estimated cost of drainage : £1175  
 Accommodation approved :  
 Valuation at completion :  
 Occupied : yes

PREVIOUS TENANT/S:

CURRENT TENANT/S:

The building houses the offices of the Provincial Department of Finance & Economic Affairs. At the completion of the renovations to the old *Reserve Bank (Johannesburg Branch) Building*, at the corner of Simmonds and Fox Streets (already known as *Matlotlo House*), the Treasury Division of the Department would be relocated to the latter building.

**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.

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.

#### **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.