

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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Cellphone: 082 325 5823

NAME OF PLACE: NEW RAILWAY HOTEL

Left: Jeppe Street elevation. Top: left to right – Cuthberts Warehouse, New Railway Hotel, and the Second Standard House.

Previous/alternative name/s : 1954 - *Railway Hotel*

LOCATION: Street : Jeppe
 Street number : 125
 Stand Number : 5282
 Previous Stand Number: 1988 - 1106; 1/1200, RE/1200; 1998 - 5053, 1200
 Block number : AN
 GIS reference :

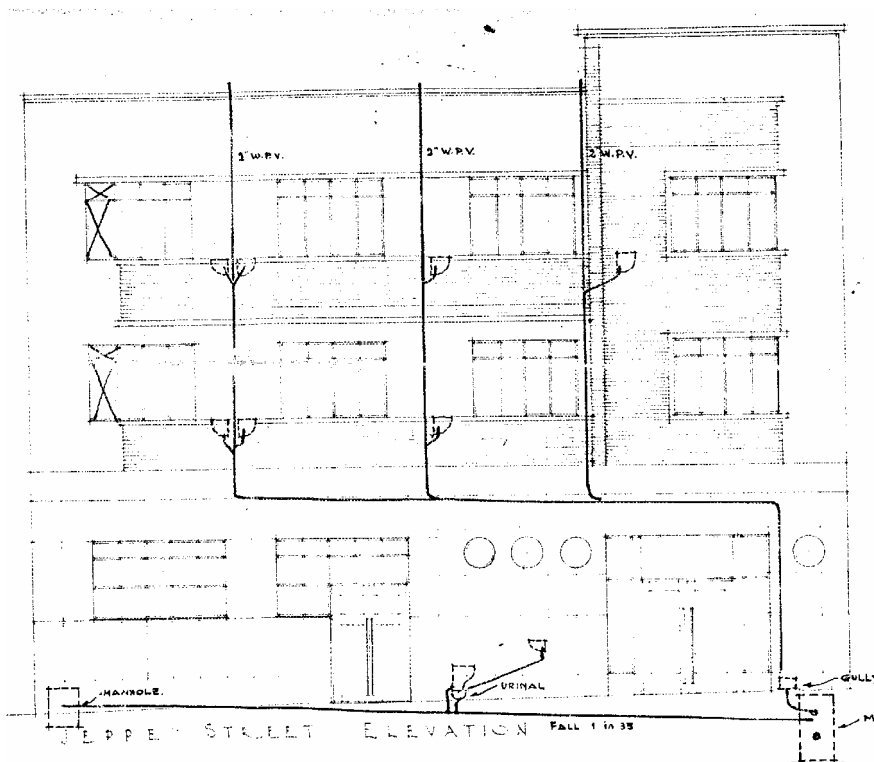
ZONING: Current use/s :
 Previous use/s :

DESCRIPTION OF PLACE:

Height :
 Levels above street level : three, including mezzanine level
 Levels below street level : none
 On-site parking : none

The choice of the site for the construction of this three-storey plastered brick building next to the factory building at 123 Jeppe Street is interesting, considering the proposed original use of the building as a hotel.

The building was accessed through a hall adjoining the main entrance (on the right facing the building), leading to the Lounge and to the Dining Room further in the rear of the building. Adjoining the Dining Room was the Service Wing, comprising a Kitchen, Scullery, Pantry and Servery, all with red granno floors. To the left of the Entrance Lobby and Hall was a Public Bar (with separate entrance off Jeppe Street), flanked in turn by a Private Bar and Public Men's Toilets.



The upper floors comprising Guest Rooms were accessed via a stair between the Hall and Public Bar. Interesting features of the original design include the prominent verandah hood extending the over full length of the main façade, the continuous verandahs with steel balustrades, and the steel frame window and door combinations fronting onto the verandahs.

Typical Art Deco detail in the original design includes the use of porthole windows.

Left: Jeppe Street elevation: extract from municipal submission drawings by Emley & Williamson dated 1938.

CONSTRUCTION MATERIALS:

- Walls: concrete frame; plastered burnt brick walls.
- Roof: flat, concrete.
- Windows: steel casements; porthole windows on ground floor.

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

INSCRIPTION:

ARCHITECT:

Emley & Williamson.

BUILDER:

CONSTRUCTION DATE:

- Date on plans : December 1938; January 1939
- Approval of plans : 18 March 1939
- Completion date : 18 September 1939

BUILDING STYLE:

Early Modernist.

BUILDING TYPE:

Hotel building.

ENVIRONMENT:

The small scale of the building is in stark contrast to the multi storey *second Standard House*. The neglected condition of the building displays it as a sore thumb in the environment.

CONDITION:

This building needs attention.

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: Ohlsson's Cape Breweries.

PRE-HISTORY OF SITE:

HISTORY:

GENERAL NOTES:

Estimated cost of building : £12 000
 Estimated cost of drainage : £300
 Accommodation approved :
 Valuation at completion : £10 000
 Occupied : first and second floors are vacant.

CURRENT TENANT/S:

City Smart.

SOURCES:

For additional illustrative information, see relevant supplementary photo album in electronic format.

See SOURCES DOCUMENT for information on sources consulted with reference to this document.

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 and Catharina JM Bruwer.
Unless otherwise indicated photographs by Catharina JM Bruwer.



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STORE
MARKET

Hardware
Plasticware
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Glassware
Pots & Pans

32⁰⁰ 14⁰⁰ 14⁰⁰ 3⁰⁰ 4⁰⁰ 9⁰⁰ 4⁰⁰ 11⁰⁰
32⁰⁰ 28⁰⁰ 21⁰⁰ 5⁰⁰ 4⁰⁰ 2⁰⁰ 6⁰⁰ 28⁰⁰ 83 25⁰⁰

HIS MAJESTY'S SCHOOL 1912-12

City Lady
Jardines
KINGSTON

CITY SMART

Amstel



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PANS

4⁰⁰ 11⁰⁰ 6⁰⁰
6⁰⁰ 2⁰⁰ 7⁰⁰ 2⁵⁰

RENTING

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