

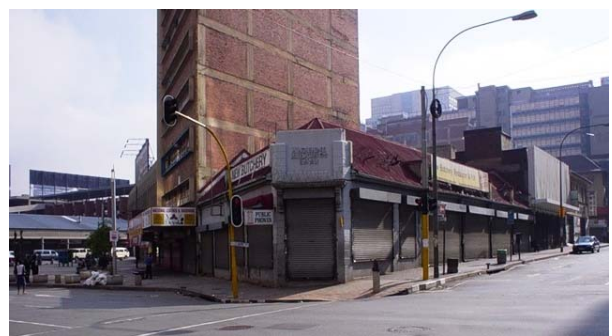
JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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Cellphone: 082 325 5823

NAME OF PLACE: OSKOP HOUSE



Left: view of the building taken from a position in Diagonal Street, northwest of the building; seen on the left are the *Triad Buildings*. Top: nearest to the camera on the corner of Jeppe and Diagonal Streets are the *Kazerne Buildings*.

Previous/alternative name/s :

LOCATION: Street : Diagonal
 Street number : 42
 Stand Number : 1190
 Previous Stand Number: 1098
 Block number : AM
 GIS reference :

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

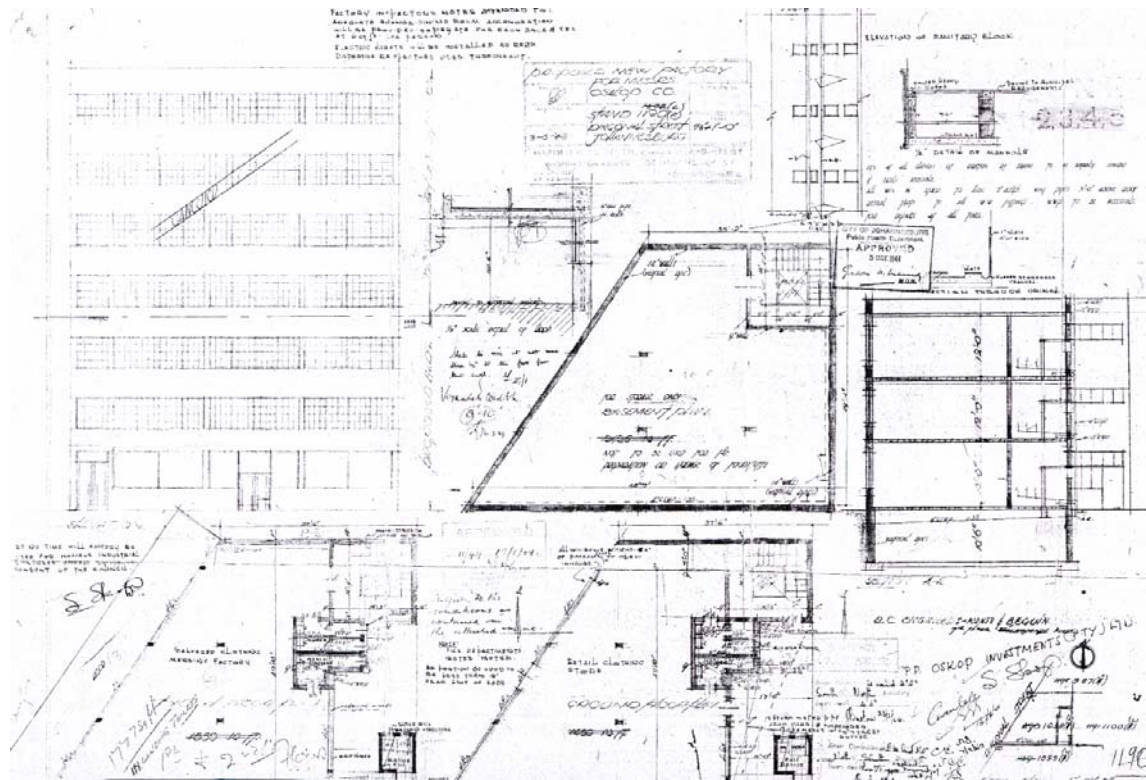
DESCRIPTION OF PLACE:

Height :
 Levels above street level : seven
 Levels below street level : one [10'0"]
 On-site parking : none

CONSTRUCTION MATERIALS:

Walls: reinforced concrete structure; internal and external burnt brick walls.
 Roof: reinforced concrete slab.

Windows: steel frame.



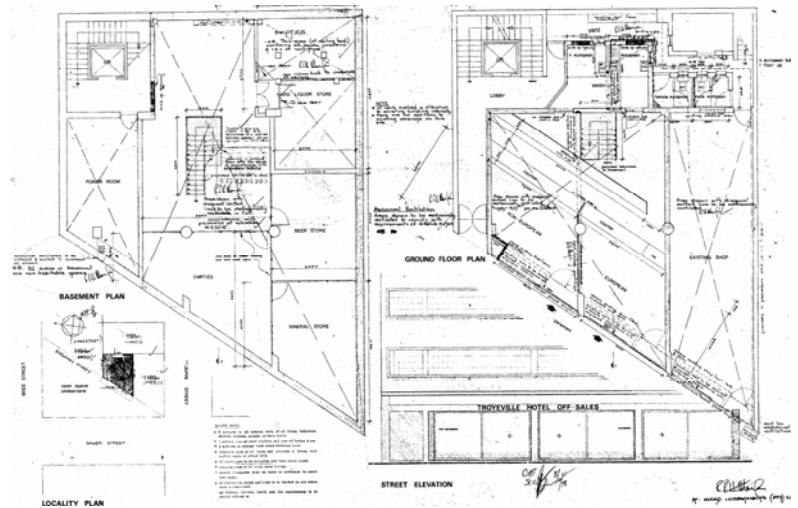
Top: copy of original submission drawings by the architect Harold H le Roith.

The building was originally designed as a seven storey building with a single basement level. As shown on the above drawings, only the basement and three levels up were originally constructed. Four levels were added to the building four years later.

SITE FEATURES:

ALTERATIONS:

Copy of original submission drawings by the architect R.P.H. Morgan.



Plans record incomplete.

Internal alterations: for 'Permanent removal of the Troyeville Hotel Off-Sales'; this entailed the removal of an internal wall separating the 'Non-European' and 'European' sections of the Troyeville Hotel Off-Sales on ground floor level; approved – 22 January 1979; estimated cost – building R5 000; drainage R50; architect RPH Morgan, 90 Sixth Avenue, Melville.

INTEGRITY:

INSCRIPTION:

ARCHITECT:

Original building and addition of four levels: HH Le Roith.

BUILDER:

CONSTRUCTION DATE:

Original building:
 Date on plans :
 Approval of plans : 2 September 1943
 Commenced : December 1943
 Drains finished : December 1944
 Completion date : 4 December 1944

Addition of four levels:
 Date on plans :
 Approval of plans : 24 September 1948
 Drains finished : January 1949
 Completion date : 24 January 1949

BUILDING STYLE:

Early Modernist.

BUILDING TYPE:

Warehouse.

ENVIRONMENT:

"...all buildings of this period were put up flush with the pavement and on a rectangular groundplan [sic]. Moreover, the economic interests of the individual were more important than the overall aspect, as was shown by the differentials of height and façade articulations of the buildings. The highly individualistic treatment of buildings was particularly disturbing in the case of tall buildings erected in a low-rise environment. Such buildings had unfinished lateral sides in which the light-coloured grid pattern of the reinforced concrete frame was in sharp contrast (sic.) to the filled-in unplastered red brick panels. These buildings not only betrayed a marked insensitivity to the visual aspect of the environment, but also highlighted the unilateral optimism of the owners (that other buildings constructed next door would soon make good the impairment of the general aspect) as well as their contempt for the historical building corpus of the city." (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

CONDITION:

Good.

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: Oskop Investments.

By 1979: Oskop Investments (Pty) Ltd.

PRE-HISTORY OF SITE:

BK HOUSE:

On the site plan dated 17 November 1927 of the neighbouring *Kazerne Buildings* [AM-1], a three-storey brick house is noted. This building was known as the *BK House* by 1932.

HISTORY:

GENERAL NOTES:

Original building:

Estimated cost of building : £5050

Estimated cost of drainage : £750

Accommodation approved : none

Valuation at completion : £5750

Occupied :

A rarity is the following section which had been completed on the form:

'European' males employed : 45

'Native and Coloured males employed : 12

Addition of four levels:

Estimated cost of building : £12397

Estimated cost of drainage : £500

Accommodation approved : four Blacks

Valuation at completion : £8000 - complete

PREVIOUS TENANTS:

By 1954: National Leather Grndy.; Roma Clothing Agency and Coronation Medicine Co.

Pre 1979: Troyeville Hotel Off-Sales.

CURRENT TENANT:

Superior Fresh Meat.

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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