

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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NAME OF PLACE: RECORD CORNER



Photograph: Catharina JM Bruwer.

Above: View of the *Record Corner* (the R in the name has been removed), enveloped by *The Inner Court* (AV-2). (CJMB)

Previous/alternative name/s : Polliack's Corner
: Polliacks Buildings
:

LOCATION: Street : corner Pritchard and Eloff
Street number : 86 Eloff
: (69 Pritchard; 86 Eloff)
Stand Number : 866
Previous Stand Number: 1574
Block number : AV
Suburb : Johannesburg
GIS reference :

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

DESCRIPTION OF PLACE:

Height :
Levels above street level : eleven
Levels below street level : one
On-site parking :
(CJMB)

This is a reinforced concrete frame structure. The design of the building has stood the test of time and despite being 72 years old, the building has managed to maintain a youthful appearance. (CJMB)

CONSTRUCTION MATERIALS:

Walls: brick with stucco work
Roof: flat, concrete
Windows: steel casements
Verandah: cantilevered
(CJMB)

SITE FEATURES:**ALTERATIONS:**

The shop fronts of the building have been altered. (CJMB)

INTEGRITY:

The Ground Floor has lost most of its original fabric as it was 'made over' to modernize the building. The balcony walls have been painted; this seems to be the start of further work to the building, and an urgent notice should be served upon the owners informing them of the requirement to obtain a permit from the responsible heritage resources authority, as this building is older than 60 years. (CJMB)

INSCRIPTION:**ARCHITECT:**

Kallenbach, Kennedy & Furner. A. R. I. B. A.
(Johannesburg, Durban, Pretoria & Cape Town)
(Address: 72 Sackes Building, Joubert Street, Johannesburg)

'...The partnership between H KALLENBACH, AM KENNEDY and AS FURNER in Johannesburg from 1928. Late in 1928 Furner resigned his post as lecturer at the School of Architecture at the University of the Witwatersrand and joined Kallenbach and Kennedy as a junior partner. The firm built up an extensive practice throughout South Africa. According to Herbert (1975:48), *'the predominant influence in ... the office was undoubtedly Teutonic'* which Herbert attributes to both Kallenbach's origins and Furner's admiration of German and Austrian architects. There were also two Austrian draughtsmen in the office, Fritz BERGE and Werner WAGNER, who assisted in the design of the Plaza Cinema and who surely added to this influence. According to Wagner (1990), Kallenbach was the head of the office and saw that work came in; Kennedy was the technical man and Furner the architect. The 1930s were a productive era for the partnership, the boom in the economy coinciding with Furner's arrival; Furner has been credited with the new and more modern image of the firm. In the Rand Daily Mail Exhibition (1934) the firm was responsible for transforming the Hall of Transport into an 'Ideal Village.'

Many South African architects worked at one time or other in the office of Kallenbach, Kennedy & Furner. Among these were TO DUNCAN (around 1934); CR FRIDJHON (in Durban from around 1931), BS COOKE (part-time from 1928 to 1931, W Wagner and Fritz Berge. In about 1929 RD MARTIENSSEN worked there briefly. The early records of the office of Kallenbach, Kennedy & Furner have not been kept...'

(Architects In South Africa 1780 - 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.)

BUILDER:

CONSTRUCTION DATE:

Date on plans : 22 October 1934
Approval of plans :
Completion date :

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BUILDING STYLE:

Art Deco - New York. 1930s.

BUILDING TYPE:

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

ENVIRONMENT:

"VERBAND MET OMGEWING Weinig invloed op omgewing mits hoogte nie oorskry word nie."
Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU, unpublished.

CONDITION:

The building needs more than the token paint work currently being undertaken. The paint work is in contravention of heritage legislation, as permission is required for any work done on a building older than 60 years, including cosmetic repairs. (CJMB)

URGENT ACTION:

The owners of the building appear to have painted the main façade of the building without the necessary authorisation from the responsible heritage resources authority. They should be requested to rectify this. See CONDITION. (CJMB)

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: Imperial Buildings Syndicate Ltd.

By 1976 Imperial Buildings (Pty.) Ltd.
P. a. Mr R Acutt, P. O. Box 7214, Johannesburg.

Ownership: Rapiprop 101 (Pty) Ltd.
Registration Date: 2004-05-27
Document: T30949/2004
Amount: R2500 000.00

Ownership: Ellenwood Prop Ltd
Document: T24146/1990
Amount:

PRE-HISTORY OF SITE:

HISTORY:

GENERAL NOTES:

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

PREVIOUS TENANT/S:

By 1954:

86 Eloff – Eddies Fruit Market

86 Eloff – Geneva Watch Co.

69 Prichard – Polliack’s Corner

(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:

Chicken Licken

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

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.

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.