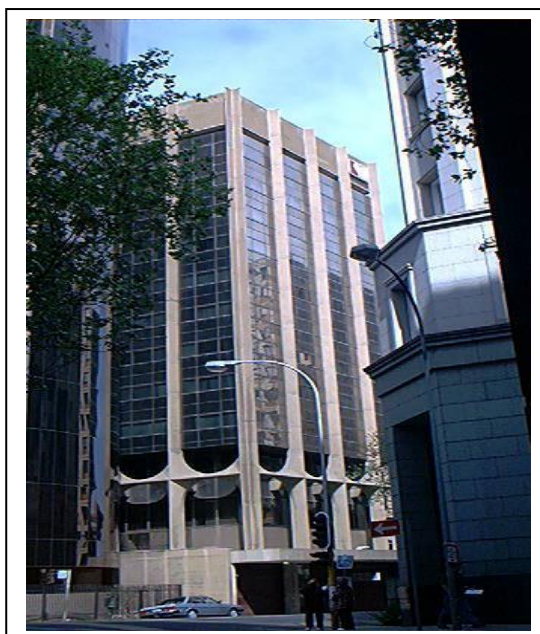
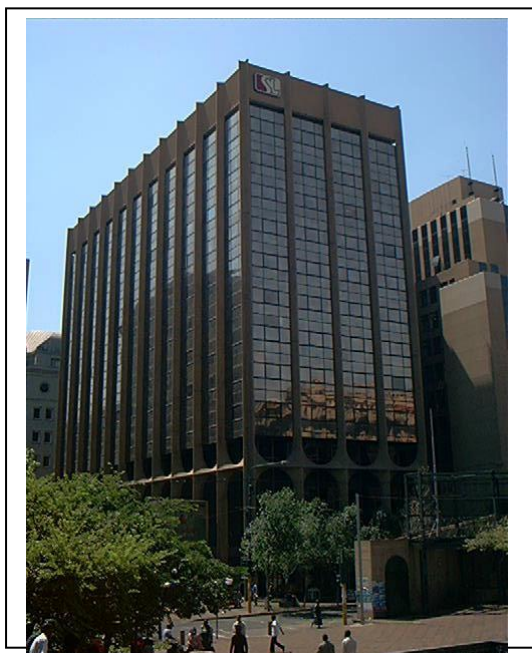


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Sage Centre



Previous/alternative name/s : Sage Building
1995 - Sage Centre

LOCATION: Street : Fraser
Street number : 10, 12, 14, 16
Street : President
Street number : 59, 61
Street : Pritchard
Street number : 24, 26
Stand number : 4636 (previously 495, 496, 497, 1838, 1639, 1640)
Block number : P

ZONING: Current use/s : Business one
Previous use/s :

DESCRIPTION OF PLACE:

The architectural firm E.I. Graff, Kruger & Associates is in my view, what some architects are good at. They realize people's dream buildings on paper and in reality. This is a 'fairy tale' building built in the clouds. The spidery thin columns encasing the glass building could almost make you believe the building is floating in the sky. The building forms a partnership with the Lewis & Marks Building (Stand No. 5180) and the glass cocoon building i.e. the Sage Life Towers (on the corner of Pritchard and Simmonds Streets), the latter being also a product of E.I. Graff, Kruger & Associates. (cjmb)

- Basement : level one has two sub-levels; parking (one and two) and mechanical structures;
level two has two sub-levels for parking (three and four);
level three has two sub-levels for parking (five and six).
- Ground floor : shops to street and piazza; cantilevered canopy with patterned precast terrazzo facing.
- First floor : double volume, banking hall; mezzanine.
- Second to 11th floor : offices.
- 12th floor : mechanical floor and caretakers quarters.

CONSTRUCTION MATERIALS:

- Walls : reinforced concrete construction; precast terrazzo facing; glazed ceramic facing; continuous vertical mullions; facebricks on ground floor; decorative glazing by specialists on first floor behind arches.
- Roof : pitched with Spanish clay tiles; hidden by precast terrazzo facing.
- Windows: fixed aluminium frame and vertical pivot hung opening windows, brown-tinted plate glass ("hinderlike effek as vensters oopgaan" RAU Report, June 1976).
- Columns and arches: precast terrazzo



SITE FEATURES:

The closure of Fraser Street in this area provides the setting for the piazza. The tar road has been substituted with two colours of paving brick, laid to form diamond patterns and borders. The President Street side has a fountain and pool. A double row of palm trees was planted on the Pritchard Street side. A row of low street lamps was placed slightly off centre. The piazza is flanked by the Sage Centre on the east side, and on the west side by the Sage Life Building and Standard Bank Building. All this forms a small oasis in a busy area of the city.

ALTERATIONS:

Alterations to drainage.

Passed : 27 January 1975

Architect : E.I. Graff, Kruger & Associates

Minor alterations to interior of building.

Passed : 26 August 1987

Architect : D. Britten

Alterations to drainage.

Passed : 13 March 1990

Architect : Design Concept

INTEGRITY:**INSCRIPTION:**

The Sage Centre Piazza
was officially opened by
the Honourable Tokya
Sexwale,
Premier of the Gauteng
Province
on 5 November 1996

ARCHITECT/BUILDER:

E.I. Graff, Kruger & Associates

CONSTRUCTION DATE:

On plan : April, May 1970

Passed : 20 November 1972

Completed : 1974

BUILDING STYLE:**BUILDING TYPE:**

Shops and office building.

ENVIRONMENT:

"Bots met die karakter van sy naaste omgewing, ofskoon die soort glas van die vensters ooreenstem met dié van Exchange Square. Vorm in die opsig 'n teëwig vir laasgenoemde en is daarom aanvaarbaar in die noorfasade van Markplein." (RAU Report, June 1976)

See DESCRIPTION OF PLACE



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 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: T13796/1970 Sage Centre Pty Ltd

T38617/2002 Sage Life Ltd

PRE-HISTORY OF SITE:

By 1889 a single storey structure with arched windows stood on the north-eastern corner of President and Fraser Streets. In 1894 the owner F. Townsend & Co had the shop front of this building renovated. The building now had two large display windows, separated by pilasters and a flattened corner. The building remained unaltered until 1914. On the stand next to it, by 1889, stood two small corrugated iron structures with narrow verandahs which by the 1890's, were replaced by a single storey brick building. In the 1910's a verandah was added to this building.

HISTORY:**GENERAL NOTES:**

The first Application for Approval of Plans dated 30 July 1968 was cancelled; the owner was Swawill Investment (Pty) Ltd. A temporary Builders Advertising Boarding was passed 5 April 1971.

Estimated cost of the building was R2 750 000.00 and the drainage R12 000.00.

This building forms part of a complex of four towers, the North and South towers are occupied by Gauteng Provincial Government, Department of Public Works. The East and West towers are occupied by Sage Life and a part by Telkom.

SOURCES:

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU

The Market Square Of Johannesburg: Catalogue of buildings on and around the square till about 1920 (Compiled by G.M. van der Waal), Public Library, Johannesburg, 1971

City Engineering Department, Stand No. 4636, Township Johannesburg (Planning Dept., City of Johannesburg)

Registrar of Deeds, Johannesburg

RECORDED BY:

Johann J and Catharina JM Bruwer.

Photographs by Chris JH Coxen (unless otherwise indicated).

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