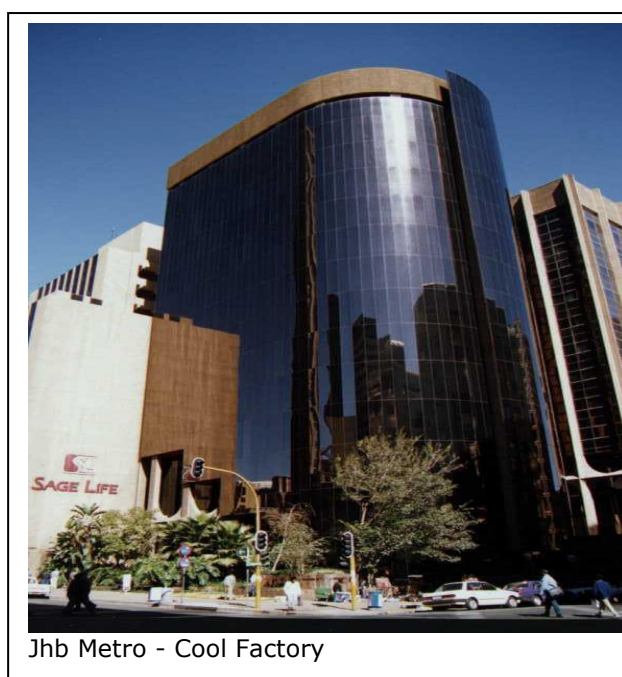


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Sage Life Towers



Previous/alternative name/s :

LOCATION: Street : Pritchard
Street number : 28, 30
Street : Simmonds
Street number : 45, 47
Stand number : 5180 (previously 730, 731, 732; before that 1641, 1642, 1643)
Block number : P

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

DESCRIPTION OF PLACE:

The mysterious glass cocoon gives the building an almost fragile look.

The building consists of a ground floor, 13 storeys and a top floor (15 levels up). The three basement levels are sub-divided into four parking levels. Top floor with caretaker and servants quarters; chiller room, cooling tower and terrace. The building was designed as an office block and no provision was made for shops as in the case of the 1910 Saskes Buildings. An interesting aspect of this building is a fireman stretcher lift besides the two small and one large lift and two dog-leg stairs per floor.

CONSTRUCTION MATERIALS:Entrance foyer

The building is linked to the Lewis and Marks Building via a sliding door in the entrance foyer.

Floor : travertine marble slabs.

Doors : aluminium, sliding.

Exterior

Walls : half oval curtain wall; the top, flat side and bottom with ribbed off shutter and off shutter concrete.

Roof : flat.

SITE FEATURES:

Garden on the corner of Pritchard and Simmonds Streets.

ALTERATIONS:

No documentation in respect of alterations/additions to this building, could be found.

INTEGRITY:**INSCRIPTION:****ARCHITECT/BUILDER:**

E.I. Graff, Kruger Associates Incorporated.

CONSTRUCTION DATE:

On plan : 25 June 1985
Passed : 23 July 1986
Completed :

BUILDING STYLE:**BUILDING TYPE:**

Office building.

**ENVIRONMENT:**

This building is designed to form part of The Sage Towers complex. This beautiful glass cocoon (although the glass is of a different colour) finds companionship in the Sage Centre. The building materials used, are basically the same as for the Lewis and Marks Building and The Sage Centre.

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: T31072/1984 Estromin Properties & Investments Pty Ltd

BC20864/1985C Bornman Jan Carel Pieter Landman

B32843/2002 Standard Bank of South Africa Ltd

B38640/2002 Sage Life Ltd

T53580/2002 Apexhi Prop Ltd

PRE-HISTORY OF SITE:

By 1910 the owner of part of this stand (Stand Nos. 1641 and 1643) was a H. Saske; these stands were occupied by a single storeyed office building with gables and pilasters (no shops); this was known as the Sakes Buildings. On 4 February 1937 plans were passed for a three storey building (shops on ground floor and offices on the first and second floors) with a basement for parking, designed by Kallenbach, Kennedy & Furner and built by F. Moller; the owner unknown. The estimated cost of the building was £26,000 and the drainage £1,100. On completion the building was valued at £23,000. Plans were passed on 20 December 1949 for an additional storey (no architect). By 24 May 1972 the building was known as the Estromin House and the owner was C.G. May Esq. The architect C.R. Kallenbach had an office in this building.

HISTORY:

The estimated cost of the new building was R6 360 000.00 and the drainage R125 000.00. On the original plans for the new building the building was named the Estromin Building.

GENERAL NOTES:

The address on the building is 41 Simmonds Street, that of the Lewis and Marks Building.

The following is quoted from a letter dd. 31 October 1983 from E I Graff Kruger Associates Inc Architects to the Town Planning Department, City Council in connection with parking requirements. It clearly shows the original intention to demolish the Lewis and Marks Building and how it eventually happened that its conversion was integrally handled within the overall planning pertaining to the new Estromin Building (now the Sage Life Towers).

"RE: OFFICES AND CAR PARKING AS FOLLOWS:

ESTROMIN ON STAND NO'S 730/731/732 JOHANNESBURG
LEWIS AND MARKS ON STAND NO'S 724/725/726 JOHANNESBURG
SAGE CENTRE ON STAND NO'S CONSOLIDATED LOT 4636 JOHANNESBURG

With the exception of Sage Centre the above properties are wholly owned by Sage Properties Limited. Sage Properties Limited have a majority share in Sage Centre.

Sage Properties Limited have instructed us to prepare drawings of a new office building for Estromin and to submit them to your council for approval. It will be observed from the drawings that a parking garage in terms of clause 50 of the Johannesburg Planning Scheme (1979) has been incorporated and in terms of clause 50 (3) (a) and (b) Attorneys have been instructed to prepare the documentation for a servitude over the car parking basement in Sage Centre in favour of Estromin for access to their car parking basement.

Our clients have further instructed us to remove the accommodation currently situated in the basement of Lewis and Marks and rearrange the accommodation to allow for car parking accessible [sic.] off the car parking basement in Sage Centre. Accordingly Attorneys have been instructed to prepare the documentation for the registration of a servitude over the car parking basement in Sage Centre in favour of Lewis and Marks to permit access to their parking garage.

It is our client's intention to eventually demolish Lewis and Marks Building and consolidate the site with the Estromin Building site and build a new office building and parking garage linked with the new Estromin Building. When this building programme has been completed the servitudes over Sage Centre in favour of Estromin and Lewis and Marks will be cancelled and access to the combined Estromin and Lewis and Marks car parking basement will be by way of the ramp off Pritchard Street currently shown on the drawings on the Estromin site.

This letter has therefore been written to explain why an additional ramp over and above the one giving access to the car parking garage in Sage Centre and the building on the balance of the block will be owned separately [sic.] at some time in the future and they must therefore be able to function completely independantly [sic.] of one another..."

SOURCES:

City Engineering Department, Stand No. 5180, 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