

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Solly Kramer's Building



Previous/alternative name/s : Old Birch Building
Sauer Building (by 1920)
Solly Kramer's Building (by 1976)
Wilson Liquor Merchant (according to a reference of 1995 to the building)

LOCATION: Street : Market
Street number : 92
Stand number : 193 (Previously 757)
Block number : F

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

DESCRIPTION OF PLACE:

Double storey; no basement level.

CONSTRUCTION MATERIALS:

Walls : steel frame and brick.

Roof : flat (originally gable/ saddle type).

Windows: steel frame, casement type.

SITE FEATURES:

ALTERATIONS:

Addition of new parapet wall to main façade (existing roof was altered to form lean-to against parapet wall); the existing balcony at first floor level over the pavement, was removed to allow for the installation of large fixed plate glass and adjustable glass louvre windows on the entire face of the right section of the main façade; these alterations included the addition of a kiosk (at ground level) to the new section of the façade; there were at this stage, offices and storerooms on the first floor and three separate shops at ground level, i.e. a butcher shop, a bottle store, as well as a fish shop.

Architect : N.I. Fink
Plans passed : 2 April 1954

Internal alterations and new cantilevered canopy over the old shop front section; this included changes to the old shop front section as well.

Architect : N.I. Fink
Plans passed : 25 April 1956

Alterations to first floor and conversion of the ground floor for use as a confectionery.

Architect : A. Zenon
Plans passed : 20 November 1958

External alterations to main façade: this *inter alia*, included the replacement of the remaining wooden frame windows with 'new' windows (first floor), the installation of aluminium sliding doors to the old shop front section and horizontal aluminium louvres, covering the right section of the top floor of the main façade.

Architect : A.O. Endres
Plans passed : 24 September 1970

INTEGRITY:

Has been drastically changed with the result that only the exterior walls and floors, and one console under the roof, have remained. (RAU Report, June 1976)

Notwithstanding the fact that the original plans of the building could not be found, it is clear that what remains of the existing structure, carries very little, if any, integrity. What appears

to have been a nicely proportioned double storey building with distinctively large arched windows at both ground and first floor, became the victim of blatantly unsympathetic changes during and after 1954. (jjb)

INSCRIPTION:

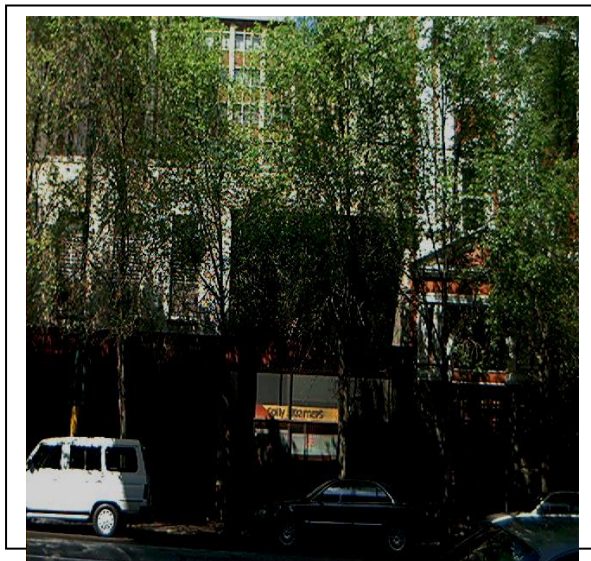
ARCHITECT/BUILDER:

M.B. Houge

CONSTRUCTION DATE:

Original plans not on record.
On plan : 1895
Completed :

BUILDING STYLE:



BUILDING TYPE:

Shops, storage office and office building.

ENVIRONMENT:

None, due to drastic and unsympathetic changes. (RAU Report, June 1976)

From the point of view of contextual conservation, the existing structure has no value.

The trees are a saving grace to this building, hiding all the damages inflicted on it.

CONDITION:

Abandoned and neglected. Further investigation was not possible.

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: T. Birch

By 1976: Solly Kramer Pty Ltd

T25659/1981 First National Bank of Southern Africa Ltd

T25659/1981 Firstrand Bank Ltd

PRE-HISTORY OF SITE:

By 1888 a low corrugated iron structure with gable and verandah stood on this site. T. Birch of *The West of England clothing Establishment*, and owner of the site, had the building, designed by M.B. Houge, built on this site in ca. 1895. It was a double storey brick building with dormer window and verandah with chequered stained glass strip.

HISTORY:

GENERAL NOTES:

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

Van Der Waal, G-M.: From Mining Camp to Metropolis, The buildings of Johannesburg 1886-1940, Chris Van Rensburg Publications, 1987

City Engineering Department, Stand No. 193, Township Johannesburg (Planning Department), City of Johannesburg

Registrar of Deeds, Johannesburg

RECORDED BY:

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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