

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: St. Andrews Building



Jhb Metro - Cool Factory

Previous/alternative name/s : UBS/ St. Andrews Branch
St Andrews Building Society Building

LOCATION: Street : Commissioner
Street number : 99
Stand number : 4773 (previously 173, 174)
Block number : G

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

DESCRIPTION OF PLACE:

Single basement; ground floor; lifts hall floor; nine storeys; roof with two storeys.

Basement and ground floor have shops to street. Roof with caretaker quarters on first level and servants quarters on second level. The escalator between lifts hall floor and first storey was for going down only. The second storey had an open well. At the time of construction the building had two lifts. The building is set back on the Rissik Street front.

CONSTRUCTION MATERIALS:

Exterior

Walls : reinforced concrete; light and dark marble panels; bronze fittings.

Roof : flat, concrete.

Windows: steel frame, casement.

Door : entrance door - eight feet high, bronze.

Entrance hall : bronze metal ceiling, 15 steps.

Interior

Walls : skirtings; dado and picture rails; teak panelling on first floor walls.

Doors : two-inch thick flush panel doors.

SITE FEATURES:

ALTERATIONS:

Major alterations to the interior and exterior of building. Existing stairs and the escalators were removed between the lift and stair halls and the basement, a new concrete roof in basement and lift and stair hall. Existing doors to new positions. On the first and second storeys new windows were added to the corner offices to match the existing. On the ground floor existing shop doors moved to new positions and corner display windows removed and bricked up. Existing shop front on Commissioner Street bricked up. All pipes and washbasins removed. New counters and cheque desk, new internal walls and partitions.

Architect : Reid, Martin, Murray & Telford

Plan date : 24 June 1952

Plans passed : 22 August 1952

First floor internal alterations: part of counter removed and remainder moved to new position. New five inch brick walls. Commissionaire's cubical removed, new partition and swing door. On the second floor, new ladies toilets, kitchen and sliding door in men's toilets.

Architect : Reid, Martin, Murray & Telford

Plan date : 12 November 1952

Plans passed : 4 December 1952

Third floor internal alterations: fitting-out new kitchen, new ladies toilets and hand washbasins. Demolished walls, removed doors, frames and partitioning. Built new walls, install new doors. Estimated cost £300.

Architect : Reid, Martin, Murray & Telford
Plan date : 17 February 1953
Plans passed : 24 February 1953

Deviation plans for caretaker's flat on roof and servants quarters: new roof over flat, new rooms, existing stairs replaced with new stairs. On the tenth floor, new toilets, removed internal walls and new windows to match existing.

Architect : S. Gelgor
Plan date : 20 May 1954
Plans passed : 3 May 1955

Three shop fronts removed on ground floor on Rissik/Commissioner Streets corner, steps removed and door bricked up. Book lift installed. Internal alterations: staircase removed and bricked up and new partitions added. Estimated cost £250.

Architect : Reid, Martin, Murray & Telford
Plan date : 21 July 1955
Plans passed : 3 October 1956

New toilets and new door opening to toilets on ninth floor. Estimated cost £100.

Architect : Reid, Martin, Murray & Telford
Plan date : 24 September 1957
Plans passed : 22 October 1957

Staircase in basement floored over and slab over opening, as well as new doors. New partitions, doors staircase floored over and slab over opening, existing wall, partitions and basins removed and new door added to ground floor. Three new lifts installed. Estimated cost £650.

Architect : Reid, Martin, Murray & Telford
Plan date : 6 January 1958
Plans passed : 1 February 1960

Second floor internal alterations: removed existing brickwork and build in new draught and smoke extractor.

Architect : Reid, Martin, Murray & Telford
Plan date : 2 May 1955
Plans passed : 25 October 1960

Partitions removed and new partitions with glass added to fifth floor.

Architect : Reid, Martin, Murray & Telford
Plan date : 15 December 1961
Plans passed : 6 April 1962

Existing partitions removed and new partitions and vents to fifth floor.

Architect : Reid, Martin, Murray & Telford
Plan date : 26 September 1963
Plans passed : 18 October 1963

New internal walls and partitions, skirting duct for telephones and new air conditioners as well as new windows on sixth floor.

Architect : Reid, Martin, Murray & Telford
Plan date : 4 March 1965
Plans passed : 30 April 1965

On the fourth and fifth floor: new partitions added and existing partitions moved to new positions.

Architect : Reid, Martin, Murray & Telford
Plan date : 12 March 1965
Plans passed : 18 June 1965

New cupboard and wall plugs, new fitted carpets, new door openings and doors. Removal of existing door and installation of air conditioners.

Architect : A. Rodger Martin
Plan date : 27 February 1969
Plans passed : 18 June 1965

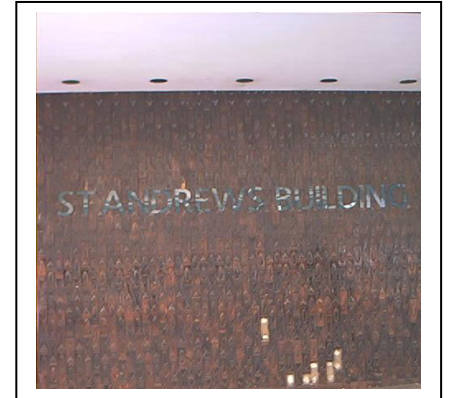
External alterations: (On the Rissik Street), existing windows and entrance bricked up; new panels on walls with ceramic tile cladding and windows installed; metal grilles on pillars; new entrance on corner; new ceiling to existing canopy.

Ground floor interior: new screens, counters, doors and drywalls; new recesses formed for new safe and air conditioning duct.

Architect : Rinaldi, MacDonald & Partners
Plan date : 23 October 1970
Plans passed : 16 March 1971

New ladies toilets and tea kitchen on the tenth floor.

On plan : 22 June 1972



Various alterations to the interior and exterior of the building, including alterations to the fire escape and new parapet brick wall on ground floor. New suspended acoustic tile ceilings were added to all the floors. Estimated cost R 20 000.

First floor : new exterior door; internal walls removed and new walls built, marble on floor removed; toilets demolished and converted to kitchen and new partitions fitted.

Second floor : all partitions and doors removed; stairs removed and floored over; new air conditioners and new 50mm thick hardwood fire door; toilets converted into kitchen and new partitions added.

Third floor : all partitions and doors removed; new air conditioners and new 50mm thick hardwood fire doors; new ladies and gents toilets and new tea kitchen on existing floor space.

Fourth floor : all partitions and doors removed; stairs demolished and floored over; new air conditioners and new 50mm thick hardwood fire doors; toilets demolished and converted to kitchen and new partitions added; new ladies and gents toilets and new tea kitchen on existing floor space.

Fifth floor : all partitions and doors removed; new air conditioners and new 50mm thick hardwood fire door.

Sixth floor : all partitions and doors removed; new air conditioners and new 50mm thick hardwood fire door.

Architect : Rhodes-Harrison, Fee & Bold
Plan date : 1974
Plans passed : 9 July 1975

On the roof new dormitory, ladies toilets and kitchen built; new walls and doors added.

Architect : Rinaldi, MacDonald & Partners
Plan date : June 1975
Plans passed : 7 November 1975

On the sixth floor new internal brick wall and drywall partitions; renovation of ladies and gents toilets; existing space converted to new tea kitchen.

Architect : Rhodes-Harrison, Fee & Bold
Plan date : 26 February 1975
Plans passed : 10 December 1975

New kitchen in existing position on ground floor and new drywall partitioning.

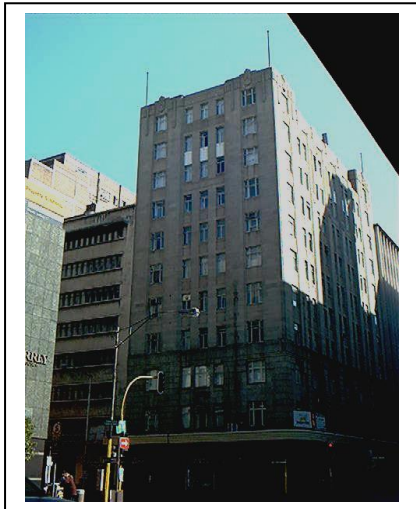
Architect : Rinaldi, MacDonald & Partners
Plan date : March 1978
Plans passed : 3 July 1979

Auto teller installed on ground floor, Commissioner Street.

Architect : Rinaldi, MacDonald & Partners
Plan date : July 1979
Plans passed : 21 December 1979

New drywall partitions and existing wall removed on the third floor.

Architect : Michael Lazenby
Plan date : 24 July 1979
Plans passed : 9 September 1980



INTEGRITY:

Building remained unaltered until 1952 when major internal alterations were undertaken which altered the ground and first floors drastically. Important alterations to the exterior of the building include the following: the entrance doors were moved to new positions, new windows were added to the corners of the first and second storeys, the corner display window was removed and bricked up and the existing shop fronts on Commissioner Street were also bricked up. This changed the Commissioner Street ground elevation completely.

In 1989, the NMC was approached by Old Mutual Properties regarding the buildings on this city block. The former's position was as follows: "...the facades of Union Castle, Security, Investments and St. Andrews should be retained, but that the interiors could be radically altered, and possibly gutted...When the survey commissioned by the Johannesburg City Council was made in 1975/76 the R.A.U. proposed the retention of the entire block as a group of fine Art Deco buildings...They (i.e. the buildings facing Commissioner Street) are good quality examples of that period of architecture and reflect the growth and development of the City as it emerged from the Depression. Unfortunately the shopfronts have already been altered so that at street level the conservation interest is greatly reduced." (NMC – Teak Investments [Pty] Ltd, 16 Aug '89)

This should be read together with the following, as stated in a NMC letter dd. 7 August 1989: "INQUIRY REGARDING CONSERVATION MERITS...SECURITY, ST. ANDREWS, INVESTMENT, UNION CASTLE. These few buildings were identified by the R.A.U. report as one half of a block of Art Deco buildings...Of the few, Union Castle Buildings is the best aesthetically...None of the buildings has external[sic.] features that are of exceptional value, and therefore considerable changes could be made to the interiors to improve their use for offices."

INSCRIPTION:

ARCHITECT/BUILDER:

J.A. Moffat & Harvey
Builder: Jhos(?) Douglas & Son Pty Ltd

CONSTRUCTION DATE:

Plans passed : 10 June 1935
Completed : 4 July 1936

BUILDING STYLE:

Art Deco – Stripped New Classical (Urban Features).

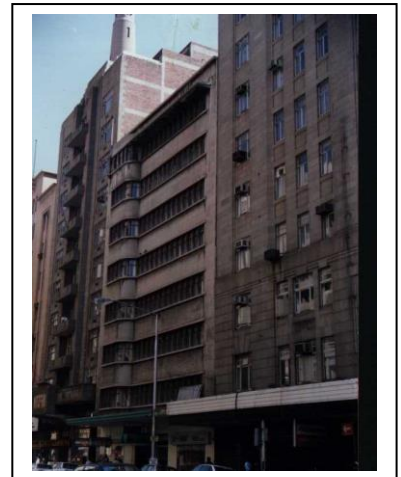
BUILDING TYPE:

Shops and office building.

ENVIRONMENT:

In the Commissioner Street façade of this block, it forms a balance with the Security Building. (RAU Report, June 1976)

In 1989, the NMC stated that it considered the building to be a “part of a group of 4 Art Deco buildings. The Plans Committee has suggested that the facades and roof line be retained.” See INTEGRITY



This should be read together with the following, as stated in a NMC letter dd. 7 August 1989: South of the four buildings concerned in Commissioner Street, are buildings such as the Surrey, Triangle, Provincial, A.C.A. and Aegis. Of these, Triangle and Provincial are considered the most valuable. They are both older and of a much smaller scale (indicative of an earlier stage of development) than the Union Castle Building, the Security Building, the Investment Building and St Andrews Building. Surrey House is seen as a good Art Deco building. It is however less significant in terms of rarity than Triangle or Provincial.

CONDITION:

Fair.

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: St Andrews Building Society

By 1976: United Building Society (St Andrews Branch)

T6429/1956 A B S A Bank Ltd

I-3250/1977LG Heathgate Pty Ltd

HISTORY:

GENERAL NOTES:

The original plans of the building showed a basement level, one lifts hall floor and nine storeys, the first being a double volume storey, and high ornamental corner parapets, all measuring 140 feet. As this exceeded the 100 feet building limit, a Public Notice was placed in *The Star* newspaper dated 21 November 1934, requesting interested parties to lodge objections. The outcome of this was that the proposed double volume first storey was changed to an ordinary storey and the ornamental corner parapets cut back.

The estimated cost of erecting the building was £70,000 and the drainage £3,897. On completion the building was valued at £65,000. Accommodation was approved for two 'European' and five 'Non-European' workers.

Part of the building was occupied by *The Urban Foundation* by 1980.

SOURCES:

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

Photograph (coloured) West/South elevations ca. 1988 : NMC File 3/1/3/Joh/124

NMC File 3/1/3/Joh/105: Union Castle, Security, Investment and St Andrews Building, Commissioner Street 93 – 99, Johannesburg

City Engineering Department, Stand No. 4773, Township Johannesburg (Planning Dept., City of Johannesburg)

Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City - Metropolitan Planning, Johannesburg Metropolitan Council (Cool Factory)

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