

DESCRIPTION OF PLACE:

Height : 151' 8¼"
Levels above street level : 15 including tower section
Levels below street level :
On-site parking :
(CJMB)

CONSTRUCTION MATERIALS:

Walls: bricks with Terazzo cladding, pre-cast stone and cement plaster painted to match stone work

Roof: flat; reinforced concrete slabs

Windows:

See electronic version of Survey Report for copies of the original building plans including the following: West elevation to Simmonds Street; East elevation; North elevation to Main Street.
(CJMB)

SITE FEATURES:

Bollards to pavement as traffic calmer. (CJMB)

ALTERATIONS:

No record found. (CJMB)

INTEGRITY:**INSCRIPTION:****ARCHITECT:**

Rinaldi, McDonald and Partners
(Address: 607 Harcourt House, 80 Main Street, Marshallstown)

BUILDER:**CONSTRUCTION DATE:**

Date on plans : January 1966
Approval of plans : 16 November 1967
Completion date : drainage completed 1 August 1968
(CJMB)

BUILDING STYLE:

Johannesburg Modular Regionalism

Artwork of Merit: "The cast decorative panels are very creative."
(Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City).

BUILDING TYPE:

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

ENVIRONMENT:**CONDITION:**

As seen from the exterior the building appears to be in a fair condition. (CJMB)

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: The Alliance Investment Co. (Pty.) Ltd.
(CJMB)

PRE-HISTORY OF SITE:

BERESFORD HOUSE:

The *Beresford House* occupied the 86 Main Street portion of this site. By 1935, the architect Charles Small had his office in this building.
(Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.)
(CJMB)

PEARL ASSURANCE BUILDINGS:

By 1954 *Pearl Insurance Buildings* stood at 16 Simmonds Street.
(The Rand-Pretoria Directory 1954)
(CJMB)

HISTORY:

GENERAL NOTES:

Estimated cost of building	:	R1 235 000.00
Estimated cost of drainage	:	R65 000.00
Accommodation approved	:	five 'Non-Europeans'
Valuation at completion	:	
Occupied	:	

(CJMB)

PREVIOUS TENANT/S:

CURRENT TENANT/S:

Truworths
Read, Swatman & Voigt (Pty) Ltd. (Consulting Engineers & Project Managers)
Dentists – Dr Alfred Eastern and Dr A.R. Fok.

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.

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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Photographs (unless otherwise indicated) by Johann J Bruwer and Alezea Bruwer.