

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

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Cellphone: 082 325 5823

NAME OF PLACE: TEN SIXTY SIX BUILDING



Previous/alternative name/s :

LOCATION: Street : [Bounded: Loveday, Pritchard, Harrison and Kerk]
Street number :
Stand Number : 5209
Previous Stand Number: by 1988 - 4716, 817, 816
Block number : W
GIS reference :

ZONING: Current use/s :
Previous use/s :

DESCRIPTION OF PLACE:

Height :
Levels above street level :
Levels below street level :
On-site parking :

CONSTRUCTION MATERIALS:

Walls:

Roof:

Windows:

SITE FEATURES:

The well-maintained landscaping of open areas surrounding the building, constitutes a unique site feature. Sadly, there are more such features in the Inner City.

ALTERATIONS:

INTEGRITY:

INSCRIPTION:

ARCHITECT:

Moross & Partners.

BUILDER:

CONSTRUCTION DATE:

Date on plans :
Approval of plans :
Completion date :

BUILDING STYLE:

Post Modern Decorative.

BUILDING TYPE:

Office building.

ENVIRONMENT:

The *Ten Sixty Six Building* is two years older than the *Mutual & Federal Building* and although its design was intended to compliment the *Mutual & Federal Building*, the architects (this undoubtedly also applies to the *Mutual & Federal Building*) failed to consider the character of existing historic building stock, including the *City Hall*, within the immediate surrounds of these buildings. The scale of these two buildings and that of the *Exchange Square* has come to monopolise the skyline. (Catharina JM Bruwer).

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:

PRE-HISTORY OF SITE:

A. FALCONER, BAKER & CONFECTIONER, KIMBERLEY BAKERY TEA ROOM:

This advertisement was printed on "Part Plan of Johannesburg. Shewing the principal business centre. – 1897. – *The reference system adopted is so simple that explanation is unnecessary*" A. FALCONER, BAKER & CONFECTIONER, KIMBERLEY BAKERY. FACTORY 105, PRITCHARD STREET. – TEA ROOMS 37, PRITCHARD STREET. Unuqualified for Quality. Cash Deliveries Daily. – Speciality : Brown Bread A Preventative and Cure for Indigestion Wholesome and Nourishing. – LUNCHOENS, DINNERS AND SUPPERS Estimated and Catered for. – NOTE ADDRESS: KIMBERLEY BAKERY, P.O. BOX 2502. 105, Pritchard Street. (Between Troye and Polly Streets)."
(Note: all spelling 'mistakes' included – authors).

AUSTRALIA HOTEL:

The double-storey *Australia Hotel*, with verandah, was completed during 1906 and was located at 34 Kerk Street and 56, 58 Harrison Street.

"An interesting view of a corner of Harrison and Kerk streets, looking west. On each corner is a hotel, the one on the right is the Tivoli (see Pre-History: X-1), advertising the well-known Thoma Lager Beer; and on the left is the two-storey Australia Hotel...Both hotels can be identified in early directories as the Tivoli, 32 Kerk Street, of 1906, and the Australia Hotel, 24 (sic. should read as 58) Harrison Street, also of 1906." (Norwich, O.I.: A Johannesburg Album; Historical Postcards, postcard 27).



By 1954, the building was known as the *Balmoral Hotel Buildings*. Tenants during the same period were Balmoral Tobacconist & Fancy Goods and Liebs Cheap Store.

"Less important hotels were also located on the edge of the business district. This was in line with the tendency for residential buildings to be gradually crowded out of the city centre – a trend that was to be continued in later years. Indeed, this marked the beginning of the slow death of the city core, which would eventually contain only commercial buildings and lack all vestiges of night life." (Van Der Waal, G-M.: From Mining Camp to Metropolis...).

FIRST OPEN AIR CINEMA IN JOHANNESBURG:

Leyds records the following interesting historic association of the site of the subject building: "Memories of Loveday Street. In one respect Loveday Street is unique amongst all streets in the here in January or February 1901, that the first public open air showing of a bioscope film, projected on a screen took place, with the screen on the roof of a verandah and the public standing in the street and looking up. The Boer War was dragging to its close. The curfew required all to be indoors by 8 p.m. except on passes issued by the British military authorities. Most shops were closed, barricaded with

corrugated iron, the owners having fled to coastal ports. Civic life had come to a standstill. It was an eerie experience to walk up and down deserted Eloff Street, day after day, with not one barricaded shop open for business, and to have the whole street to oneself, except for a military constable. Almost the whole of Johannesburg's population had become refugees, having left for Natal and the Cape Colony as soon as the war broke out in October 1899. There then remained only a few Dutch railway, municipal and postal officials. The burgers had gone to serve with the commando's and their families had mostly returned to the farms from which they came. Whole streets, whole townships such as Doornfontein, stood empty. Most homes had neither electric nor gas lighting, the inhabitants using oil lamps, but as there was no oil, everything had to be done by the one candle which was provided in the week's rations; therefore it was no hardship to observe the 8 o'clock curfew and lights out. There were no regular sporting games to watch, no theatres, no amusements or entertainments, except an occasional inter-regimental football match. The depressing boredom of the remaining citizens was suddenly relieved by that new invention, 'moving pictures', silent of course, which were shown weekly in Loveday Street. The screen was placed on the roof of the verandah of a building, No. 54 Loveday Street (see V-2) where the East London Hotel is now. It was a one storey shipping and forwarding agent's office, occupied by Messrs. Hofmann & Bickel. Both partners have been dead for many years, but the widow of Mr Bickel, in her eighties, was still living in Cape Town in 1946, and recalled some details for the author. The projector was placed on the opposite side of the street on the iron roof of No. 55 Loveday Street (i.e. site of the *Ten Sixty Six Building*). We, the sightseers, stood in the street between the two verandahs. The show was free and took place about 7.30 p.m., when there was still a little daylight. This detracted from its effectiveness, but the curfew prevented later hours. The pictures were mostly marching soldiers, the opening of Parliament at Westminster, King Edward VII in his carriage, and so on. I cannot remember any funny pictures, and the remaining impression is of flickering uncertainty and the stiff, wooden much-too-quick movement of the soldiers' legs. However, it was a completely new and delightful entertainment, and we looked forward to it eagerly each week. Whether the military devised it, or whether some enterprising 'Wolfram' did, I know not. Mr Wolfram, of course was the man who first operated bioscopes in the Cape about the turn of the century. In May 1902 we left Johannesburg, returning in October of the same year, but by then the free shows had stopped." (Leyds, G.A.: A History of Johannesburg).

BOGNOR HOUSE:

By 1954, the building known as *Bognor House* was situated at 54 Harrison Street.

CARNARVON MANSIONS:

By 1954, the *Carnarvon Mansions* stood at 57 Loveday Street.

FANCYEL BUILDINGS:

The *Fancyel Buildings* occupied the 41 Pritchard and 53b Loveday Streets corner of this site by 1954.

CAR PARK BUILDING:

By 1954, a *Car Park Building* was situated at 36, 38 Kerk Street.

LIONDORE MANSIONS:

Liondore Mansions stood at 40 Kerk Street and 59 Loveday Street by 1954.

HISTORY:

GENERAL NOTES:

Estimated cost of building	:
Estimated cost of drainage	:
Accommodation approved	:
Valuation at completion	:
Occupied	:

Extract from untitled and undated document (SAHRA archive file): "Ten Sixty Six is used for design competition. WITWATERSRAND Technikon student Larry Fisher has won an interior design competition for final-year students for a layout of two office floors in the Ten Sixty Six development. The competition, which was sponsored by Dashing Office Furniture, attracted submissions from 18 students at the Technikon. The idea to hold the competition came from interior design lecturer Noel

Bisseker. Essentially, the aim was to give students some exposure to a 'real life' project. Thus Old Mutual's newly constructed Ten Sixty Six building in Johannesburg's CBD, was chosen as a suitable medium for the students. They were asked to design the complete interior layout of the two floors which Old Mutual Properties has reserved for its own use. They were given a month to complete the project, which had to be done in their spare time. Principal organiser of the competition, Dashing's divisional project manager Michele Uys, says that the students were given a free hand regarding style and aesthetics. They were also able to make use of Dashing's fabric library and furniture range. The students' work was judged by a panel on functional layout, aesthetics, presentation of material and conceptual creativity. Larry Fisher's first prize was made up of R400 in cash and a design chair worth R1 400. The second prize of R300 was awarded to Michelle Rabinowitz. Lauren Patley won the third prize of R200 and the fourth prize of R100 went to Breanne Jacobs. In addition, the prize winners were given a certificate of merit for their portfolios."

PREVIOUS TENANTS:

1990: Cooper & Lybrand.

CURRENT TENANT/S:

Government Communication and Information Services.

SOURCES:

For additional illustrative information, see relevant supplementary photo album in electronic format.

See SOURCES DOCUMENT for information on sources consulted with reference to this document.

RECORDED BY:

Heritage Resources Management team Johann J and Catharina JM Bruwer.
Unless otherwise indicated photographs by Catharina JM Bruwer.

Below: Extract from brochure issued by Old Mutual Properties in 1994 and associated copy of letter dated 12 October 1994 to NMC..

Ten Sixty Six | **PRITCHARD STREET
JOHANNESBURG**

The monotony of Johannesburg's skyline has been broken by the red granite finish of Ten Sixty Six, Old Mutual Properties' 20-storey office block in central Johannesburg.

Ten Sixty Six embraces the best in modern architectural design and offers a top quality working environment for tenants.

A practical design incorporating natural light and effective use of space ensures an efficient and secure working environment.

Ten Sixty Six does not, however, only represent innovation in design. The transfer of office rights from one of Johannesburg's historic buildings, the Rand Club, to Ten Sixty Six is considered a highly innovative move.

Approval was obtained for the transfer of 2 550m² of office rights from the Rand Club's Loveday Street premises to Ten Sixty Six. This involved Old Mutual and the Rand Club applying for simultaneous rezoning of their two properties.

The Rand Club was rezoned for institutional rights within the envelope of its present five-storey building, and the surplus rights it formerly had were transferred to the Old Mutual site.

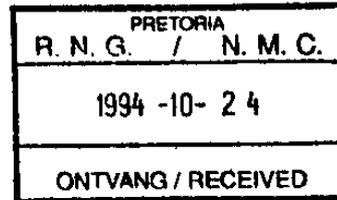
The Rand Club benefited from this move, because its new zoning reflects its institutional nature and has effectively reduced its municipal rates.

Old Mutual, on the other hand, was able to enhance the viability of the new office development by adding more high-rental office space.



9/2/228/120 ; 9/2/228/73 ; 9/2/228/99 ;
9/2/258/119 ; 9/2/258/47

12 October 1994



Mrs M Slabbert
Regional Manager
National Monuments Council
P O Box 7888
0001 PRETORIA

Dear Mrs Slabbert

I have pleasure in enclosing a copy of our recently produced brochure, "A Portfolio of Innovation and Preservation in South African Property". As the title suggests, this is intended to reflect our approach to the expansion and management of Old Mutual's property portfolio and our commitment to providing innovative, aesthetically pleasing buildings, and, where appropriate and cost-effective, to restoring and preserving buildings of historical note.

If you or your colleagues would like an additional copy, please do let me know and I will gladly arrange for one to be mailed.

Yours sincerely

A handwritten signature in black ink, appearing to read "I.D.R. Watt".

I.D.R. WATT
ASSISTANT GENERAL MANAGER : PROPERTY

BRIEFING

Banking on Rosebank

First National Bank (FNB) will redevelop its site on the corner of Tyrwhitt and Cradock Avenues in Rosebank, Johannesburg. The existing bank building, now considered too small, will be demolished to make way for an upmarket R23m project which will be financed and owned by FNB's pension fund.

On the 2 000m² site FNB is to provide 160 parking bays, a 902m² ground floor banking hall for its own use, a 448m² mezzanine level also for its own use and two office floors (of 924m² and 928m² each) for letting to outside tenants. The parking will be in two and a half basements. FNB's existing building is on 1 600m² and, notes its assistant GM John Grimmer, the larger site to be used will be because of certain parking servitudes in favour of the Johannesburg city council coming back to the bank. Some parking bays in the existing public parking area will be lost and will be replaced by the basement parking.

Grimmer is arranging alternative premises for the bank. Assuming all goes according to plan FNB will start demolition in May for completion in 16

to 18 months' time. FNB is not using its full bulk. Instead it is to create what he calls a "friendly" environment with a landscaped piazza for public use.

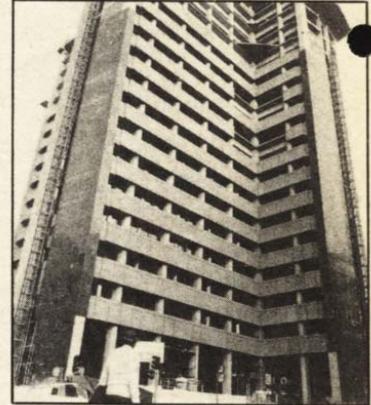
Rentals for the new office space will be pitched at R26/m² gross. Letting has yet to start but Grimmer expects little difficulty in attracting tenants.

Coup over Coopers

The major accountancy practice of Coopers & Lybrand will be the first large tenant to take space in the R43m office building being developed by Old Mutual Properties (OMP) on the Johannesburg CBD block bounded by Harrison, Kerk, Loveday and Pritchard Streets.

The firm will take 6 500m² over five floors in the building known as Ten Sixty Six. Its lease, to begin in January, is for five years with a renewal option for a further five years. Rental is understood to have been set at an initial R20/m² nett escalating annually by 12%. Coopers will also take 90 of the 330 parking bays at R200 each. Bay rentals also escalate at 12%. The tenant was introduced by Leadenhall's Jeremy Friedlander.

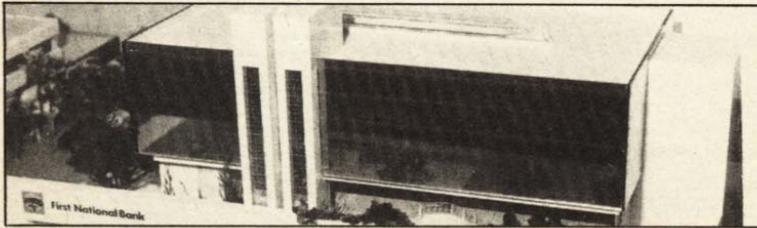
Coopers will move from the CBD



Mutual's 1066: accounting for 26%

Property Fund-owned Coopers & Lybrand building in Rissik Street where it now occupies around 5 000m² of the 9 000m². Its lease still has almost 18 months to run. CBD Fund is negotiating with a tenant which, for security reasons, would like to lease the entire building. Coopers managing partner Rick Cottrell notes that the move by the firm to Ten Sixty Six results from a need to expand into quality space which can be efficiently used.

OMP shortly is to sign leases for the 850m² of ground floor retail space in its new building. Understood to have already concluded a lease is Trust Bank which will occupy 600m² spread between the ground and first floor. Two other tenants, also in the financial services sector, will take the balance. OMP regional manager Ian Watt claims to have a further four floors of the building under negotiation.



FNB's R23m redevelopment

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FURNISHERS

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