

# 003

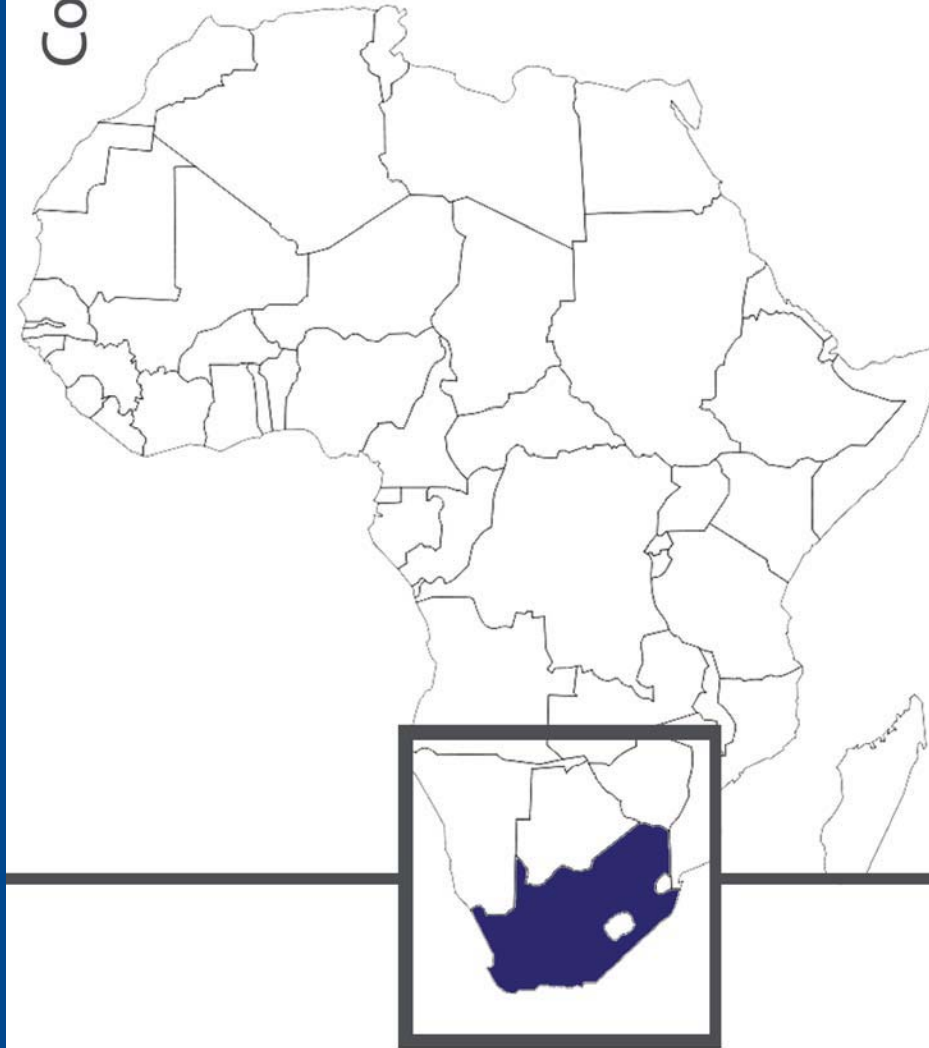
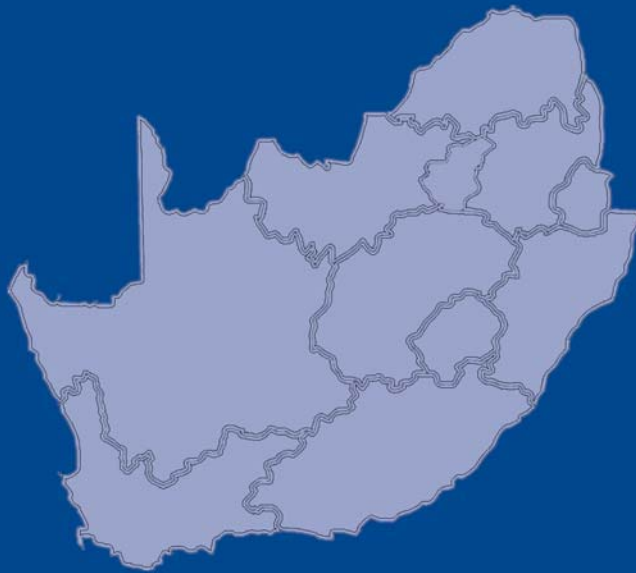
## CONTEXT

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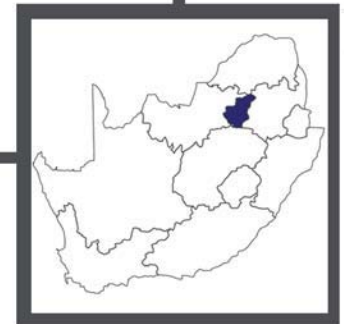
# Context

## 003-1 PROJECT LOCATION



National scale

## Provincial scale



Regional scale

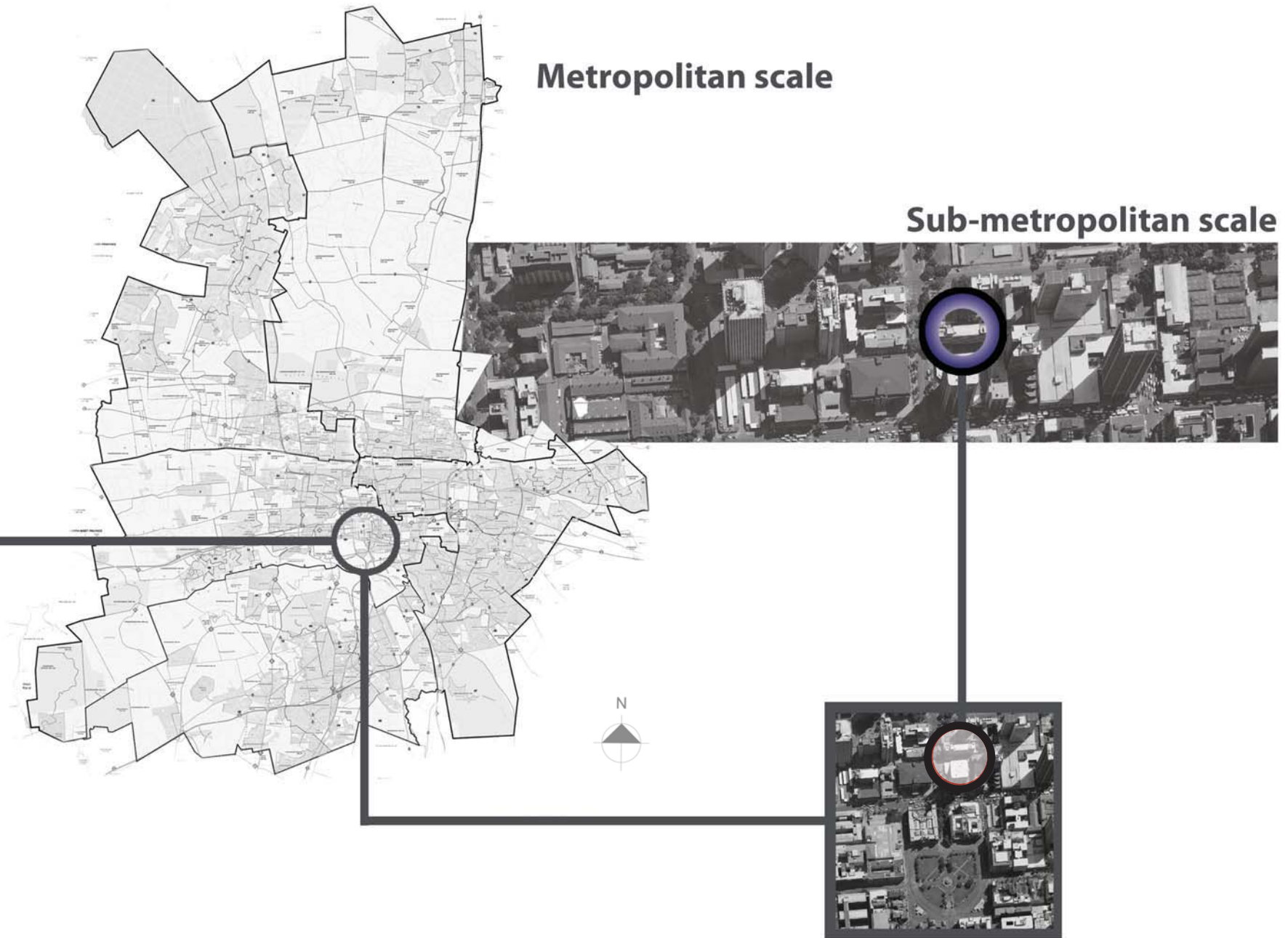


Fig 003.1: Digital collage indicating the location of the thesis project

## 003 - 2.1 HISTORICAL CONTEXT

### Dates of importance

- 1855** – Pretoria is declared the capital of the Transvaal
- 1877** – Pretoria falls under British rule
- 1887** – The National Library of South Africa is founded
- 1888** – The German Club on Paul Kruger Street is founded
- 1894** – The Pretoria Station complex is completed. It includes workshops, sheds and separate houses for black and white employees
- 1903** – Leendert te Groen's Eureka Cigarette Factory is established
- 1908** – The University of Pretoria Merensky Library is founded
- 1927** – Somerset House is constructed on the northern side of Vermeulen Street
- 1933** – The clubhouse of the German Club is inaugurated, as indicated on the corner-stone
- 1946** – The Transvaal Library and Museum Service is founded
- 1946** – The construction of the sunken garden in front of the station is set in motion in anticipation of the Royal visit in 1947
- 1947** – The University of South Africa Library is established
- 1951** – Charles Maggs Investments sells Somerset House to the Postal and Telecommunication Services
- 1954** – The Koopkrug building on Proes Street, designed by Maussmann, is erected

- 1955** – The Woltemade building, designed by WG Maussmann, is built
- 1959** – The Elm building, designed by J. Masureik, is completed on Proes Street
- 1959** – The western block extension to the Woltemade building, designed by Colyn and Meiring is completed
- 1964** – The South African National Film, Video and Sound Archives are built
- 1968** – The twelve-storey Masada building designed by Joubert Owens and van Niekerk is constructed
- 1969** – The National Cultural History Museum is founded
  - Additions to the Woltemade building are done by Colyn & Meiring Architects
- 2001** – Pretoria Station is burnt down by protesting commuters
- 2001** – The Paul Kruger Street Development Framework is drawn up
- 2002** – The damaged portions of the station are [re]built
- 2002** – The construction of Freedom Park commences
- 2010** – The building of the Gautrain and its station gets underway

## 003-2.1 HISTORICAL CONTEXT

## 003 - 2.2 HISTORICAL CONTEXT

### Buildings of importance



Fig 003.2: The roof of the German Club

Fig 003.3: The German Club today, seen from the north-west corner



The German Club, designed by Kallenbach Kennedy & Furner, has been in existence since 1888, with the Clubhouse dating back to 1933, as indicated by the corner-stone.

The Art Deco building stands proudly on the corner of Paul Kruger and Proes Streets and once had strong ties to the German community. However, the Club is now used by a variety of occupants, especially around its perimeter.



Fig 003.4: Western façade of the Old Synagogue

The Jewish Synagogue on Paul Kruger Street was designed by Ibler & Beardwood and dates back to 1897 (Le Roux, 1993:32). Its corner stone was moved to the new synagogue on Pretorius Street in 1958.

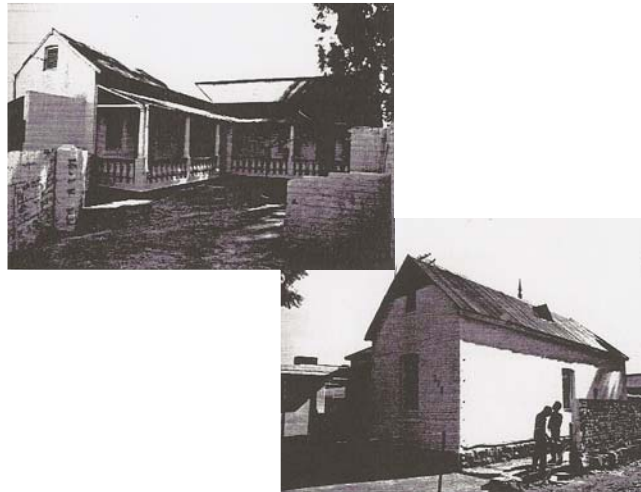


Fig 003.5: The Victorian house on Proes Street

This single-storey late Victorian house with sheet metal roof, stoep and toothed limestone sits uncomfortably within the urban context (Le Roux, 1993:19)



Fig 003.6: The Koopkrag residential building with its sculptural elements on the street

Koopkrag, an eight-storey building on Proes Street, was designed by Maussmann and erected in 1954 (Le Roux, 1993:18). This building is for the most part residential with retail activities on the ground floor, which was however originally designed as offices.

The building is very distinctive with its protruding balconies, roof garden and sculptural covering structure synonymous with South American examples of architecture (Le Roux, 1993:18).



Fig 003.7: The Eureka Factory with its surrounding context of tall buildings

The Pierneef Museum, also known as the Eureka Factory, was established in 1903 by Leendert te Groen. It is a prime example of the typology with a residential unit above and a shop below (Le Roux: 1993:15,16).



Fig 003.8: Southern elevation of Somerset House

The exact date when Somerset house was erected is uncertain, but it is assumed to have been just after 1927 when Charles Maggs Investments purchased the open piece of land (Le Roux: 1993:82). The architecture [re]sembles that of Church Square, designed by Gordon Ellis.

In 1951 it was sold to the Postal and Telecommunications Services. A division of Telkom is still housed in this building today.



Fig 003.9: The Telephone exchange building on Vermeulen Street

This building, designed by the DOW, dates back to 1936, with various additions after 1945 completed by the DOW and Gordon Ellis (Le Roux: 1993:83).

Materials have been carefully selected and detailed in order to remain within the contextual realm of Church Square.



Fig 003.10: Hilda Mansions from the south-west corner

Hilda Mansions is located on the corner of Proes and Bosman Streets and dates back to the late 1930s. According to Le Roux (1993:88) it is an example of Pretoria(n) Art Deco. Finished with yellow rectangular mosaic tiles and displaying mannerisms of the International Style it is of architectural value to Pretoria.

The building is still in good condition, housing a variety of offices as well as Telkom's west wing.



Fig 003.11: Image of the Panagos building in Struben Street

This neat building dates from the 1890s, and was established by Hendrik Zagt (Le Roux, 1993:65). The double storey building has a sheet metal roof, matching verandas over the sidewalk, and a limestone plinth.



Fig 003.12: Northern façade of the Elim building on Proes Street

The rectangular six-storey building called Elim was designed in 1959 by J. Masureik (Le Roux: 1993:87). It has a central axis with a symmetrical northern façade. One finds recessed balconies on the street façade, while the rear of the building is placed on columns to accommodate parking.

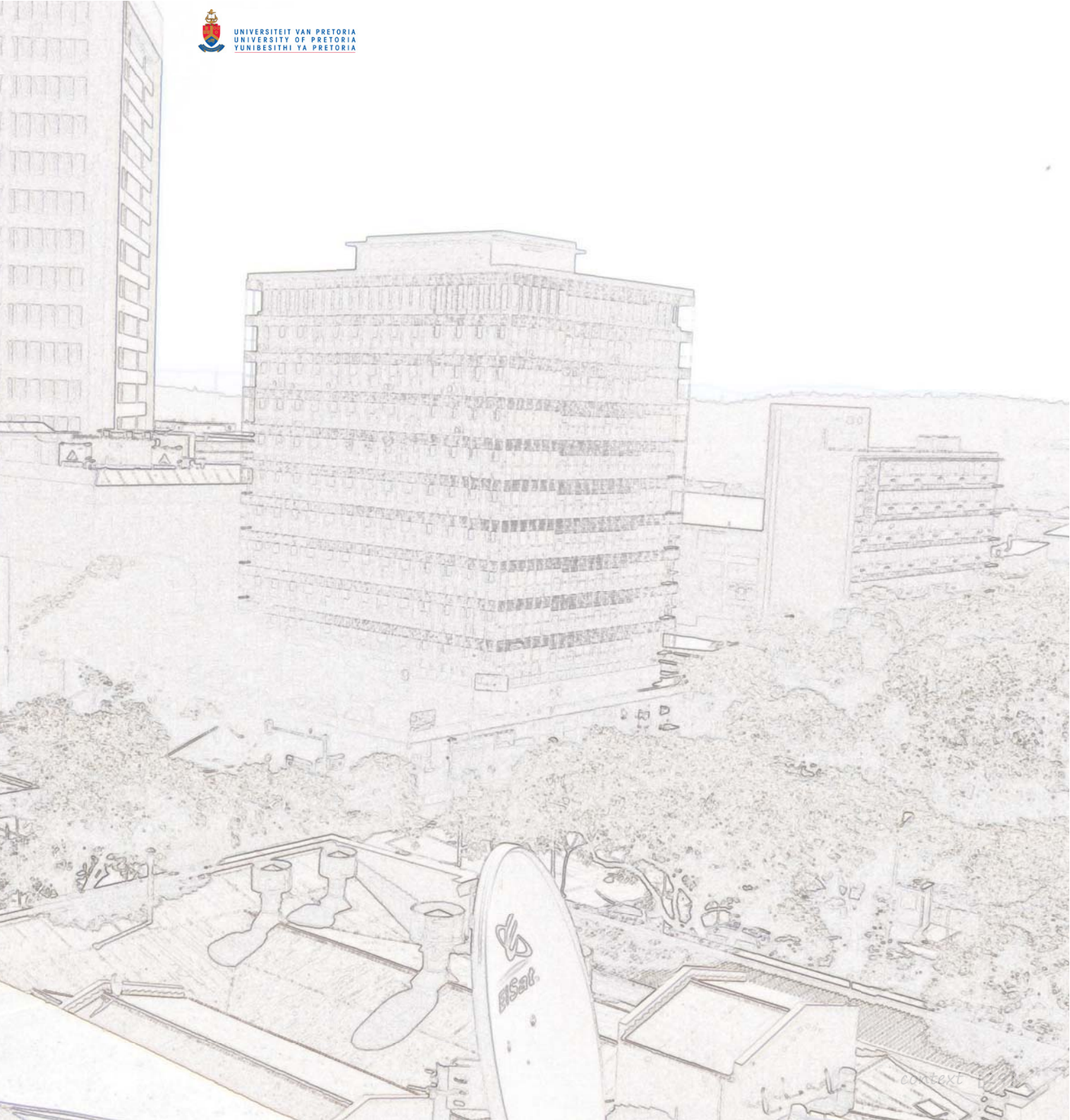


Fig 003.13: The Masada building as seen from the roof of the Woltemade building

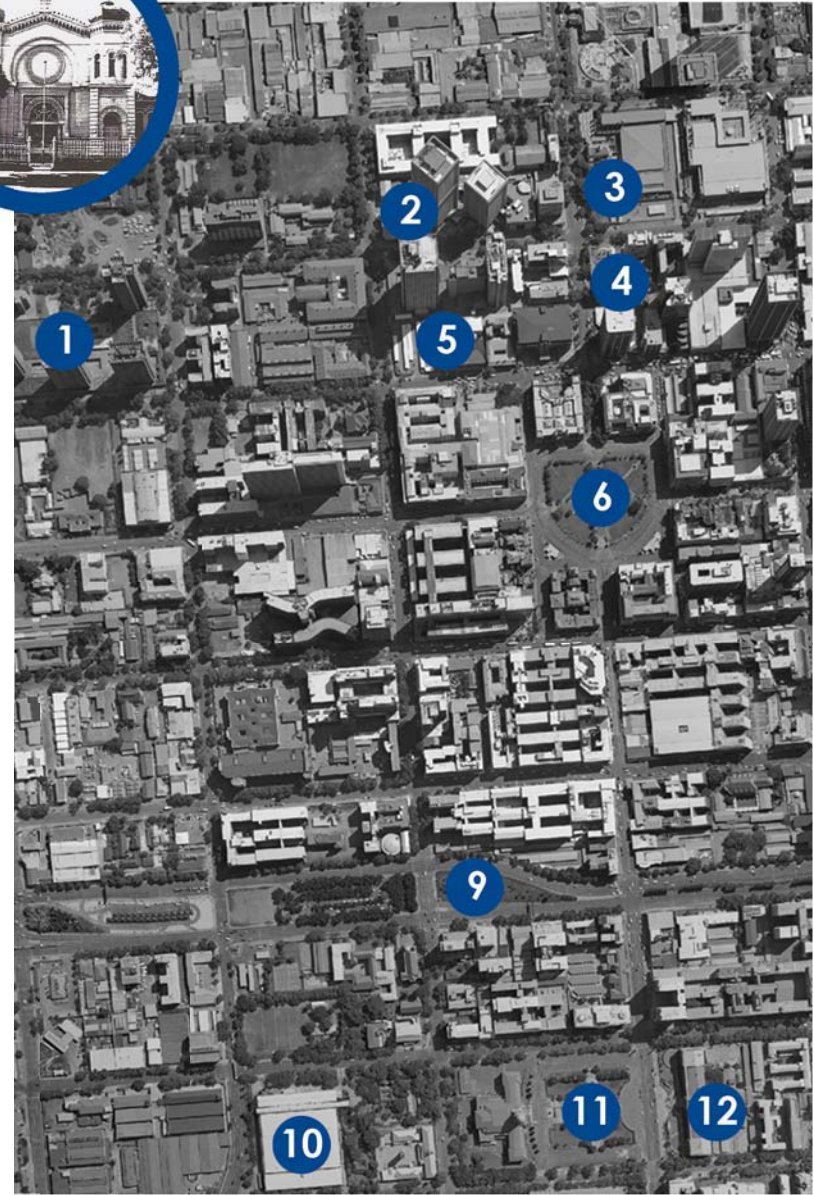
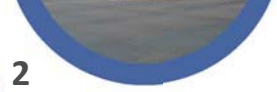
The Masada building, now used by the Department of Correctional Services, was built and designed in 1968 by Joubert Owens and van Niekerk.

This twelve-storey building with open internal courtyard is situated on the north-western corner of Paul Kruger and Proes Streets. The façade of the building consists of a suspended structure with shading devices in front of the windows.

It is yet another example of functional architecture derived from South American Modernism (Le Roux: 1993:87).



# 003-3 SITE CONTEXT







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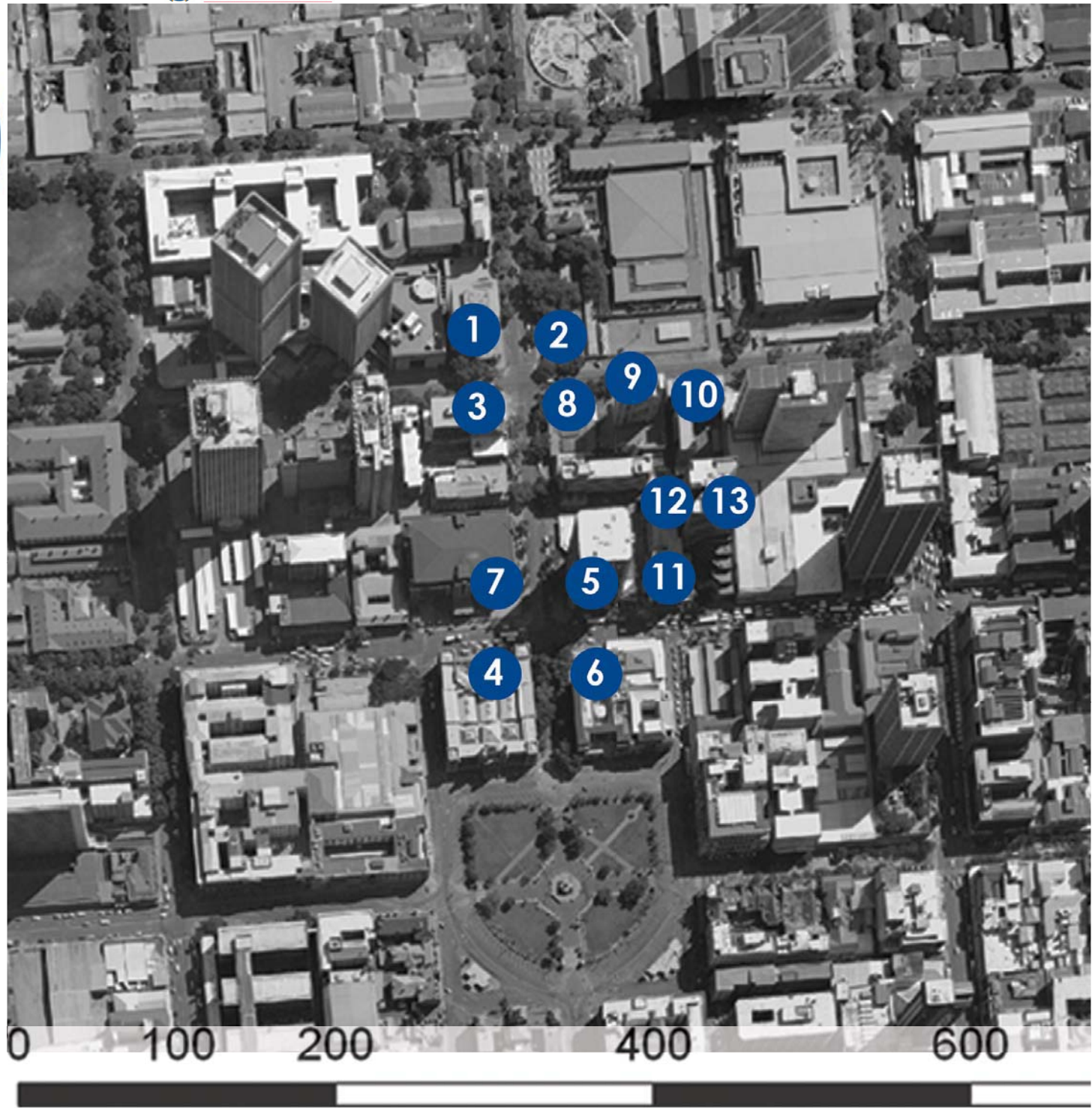


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13

- 1 Fig 003.3.1: The location of Schubart Park
- 2 Fig 003.3.2: Hilda Mansions is located to the north-west of the site
- 3 Fig 003.3.3: The Old Synagogue is located a block away from the Woltemade building
- 4 Fig 003.3.4: The location of the Woltemade building in relation to the surrounding areas
- 5 Fig 003.3.5: The cluster of Telkom Towers, with corporate offices distributed throughout the area
- 6 Fig 003.3.6: Church Square is an anchor point of the city that this thesis wishes to exploit
- 7 Fig 003.3.7: Sammy Marks Square opens onto a pedestrian orientated Church Street
- 8 Fig 003.3.8: Although Lillian Ngoyi Square is a harsh environment, it is well utilised due to its location
- 9 Fig 003.3.9: Skinner Street divides the Pretoria CBD into two halves
- 10 Fig 003.3.10: The African Culture Museum is well situated but enclosed by barriers, losing out on potential visitors
- 11 Fig 003.3.11: The City Hall with its vast open space could be better utilised
- 12 Fig 003.3.12: The Transvaal Museum houses some of the Nation's treasures; however, displays remain unchanged
- 13 Fig 003.3.13: Burgers Park is a well maintained green space within the city





- 1 Fig 003.3.14: The Masada building
- 2 Fig 003.3.15: Vacant lot used for parking during the week
- 3 Fig 003.3.16: New Court Chambers
- 4 Fig 003.3.17: The Palace of Justice
- 5 Fig 003.3.18: The VWL Centre borders the thesis site
- 6 Fig 003.3.19: The Pretoria High Court
- 7 Fig 003.3.20: The Old Reserve Bank
- 8 Fig 003.3.21: The German Club which adjoins the proposed site
- 9 Fig 003.3.22: 215 Proes Street houses the National Youth Development Agency which also borders the site
- 10 Fig 003.3.23: The Koopkrug building adjoins the site to the east. Woltemade building shares the same owners
- 11 Fig 003.3.24: The Pretoria News building facing Vermeulen Street
- 12 Fig 003.3.25: A portion of the Pretoria News building shares a boundary with the thesis site
- 13 Fig 003.3.26: This 16 storey building houses the High Court Chambers

## 003-4 EXISTING CONTEXT

### 003 - 4.1 VIEWS FROM AROUND THE SITE

The purpose of this investigation is to determine the level of visibility of the Woltemade building from around its site, to determine the most visible and eye-catching parts of the building, which will then be noted and addressed in the thesis as far as possible.



Fig 003.4.1: The Woltemade Building as seen from the north when travelling along Proes Street

This is the first glimpse of the building as seen from the north, travelling west along Proes Street. Pedestrians are more likely to see the building, as the tall building to the left in the photo above blocks a large portion of it.

The German Club (to the right in the photo) is of a much smaller scale and affords pedestrians as well as motorists an opportunity to view the building.



Fig 003.4.2: The view of the Woltemade building from in front of the German Club

A better view of the building can be obtained further west along Proes Street, in front of the German Club. As the nature of the northern edge of the German Club is single storey, it allows the northern façade of the Woltemade Building to be seen by passers-by.

It is by no means an imposing building as can be seen by the scale of the buildings in the background.



Fig 003.4.3: Looking towards the Woltemade building from the Paul Kruger and Proes Street intersection

The true character of the building begins to [re]veal itself from this corner, as the detailing becomes more evident and is less obscured. The high-rise tower blocks can once again be seen in the background.



Fig 003.4.4: The western façade is the most prominent side of the building as this is what most people see

This photograph was taken in April at midday, from the western side of Paul Kruger Street. The fashion outlet has since become a sweet shop.

This particular angle of the building, which is most visible, [re]veals the most of its character. The horizontal lines of the lower block of the building are contrasted by its height. Various materials can be seen: from the vertical mottled brown mosaic tiles on the lower building block to the horizontal blue mosaic tiles on the upper block facing the street.

Most notable however is the curved 'balconies' protruding from the façade, which are finished with blue, red and yellow mosaic tiles. The concrete frames around each unit contrast with the dark brown, almost black facebrick below these 'balconies,' which are in fact shelves to the units within.



Fig 003.4.5: Approaching the Woltemade Building from Church Square

When walking along Paul Kruger Street, on the same side as the building, one is able to catch glimpses of it from just before the intersection with Vermeulen, in-front of the Old Reserve Bank. During the winter months the building becomes more visible when the leaves of the Jakaranda trees have fallen off.

In the foreground of his picture, the VWL building is visible, with the Bank Pharmacy just behind it. The German Club is visible in the background where it steps out in-front of the Woltemade building.



Fig 003.4.6: Walking along Paul Kruger close to the street edge, more of the building is [re]vealed

The closer one walks to the street edge, the more of the building one can see. Further along the Jakaranda trees start

to block the view entirely.

Here the Bank Pharmacy is more pronounced in the foreground, while the Woltemade building graciously takes its place in the background.



Fig 003.4.7: A glimpse of the Woltemade building between the VWL Centre and the Pretoria News building

This photograph, taken facing north from Vermeulen street, illustrates how the Woltemade building sits within the city block.

In the foreground the VWL Centre with the MK Café can be seen to the left. The gap in the middle is a servitude which feeds another Pretoria News building at the back. To the right is a portion of the Pretoria News building. The Woltemade building is visible in the middle ground while the building at 215 Proes Street can be seen in the background.

**Conclusion:** The Woltemade building is well situated geographically, as it is located only a block away from Church Square. Passers-by are able to catch glimpses of the building from three of its four sides. Therefore it is appropriate to include a multitude of functions as the visibility of building acts as an advertisement for itself.

0 100 200 400 600 800

### 003 - 4.2 POSSIBLE NEW LINKS TO THE SITE

The possibility of new links to the site were investigated as currently a single access point to the site allows only a single car to pass through at any time. This is undesirable as it can lead to congestion and become problematic should a fire break out or the entrance be blocked for some or other reason.

**Conclusion:** The most plausible new link to the site would be points 1 and 2. They are seen as relevant as they provide the most direct link to the most public area on the site. Point 6 is chosen as an additional link as it is located on a servitude and will facilitate a single direction of traffic through the site, decreasing the amount of congestion. Vehicles will enter on Paul Kruger Street, which is a bi-directional street, and will exit on Proes Street, which is a one-way leading back to Paul Kruger Street.

This configuration will give patrons and residents the most choice and allow for easy navigation to their next location.



Fig 003.4.8: Site plan indicating the position of the various possible new link connections



Fig 003.4.9: A possible connection exists to the north of the Woltemade building, between the German Club and Koopkrug building on Proes Street



Fig 003.4.11: The current condition at the south-east corner of the site. Here the building line is obscured by a steel gate, which takes away a portion of the Woltemade site. This condition exists because the Woltemade and Koopkrug buildings are both owned by the same owner



Fig 003.4.13: The same link as in the previous image, however this time taken from Vermeulen Street looking towards the Woltemade building



Fig 003.4.10: Here the connection can be seen more clearly. The corrugated roof frames the linear passage towards the Woltemade building, which can be seen in the background

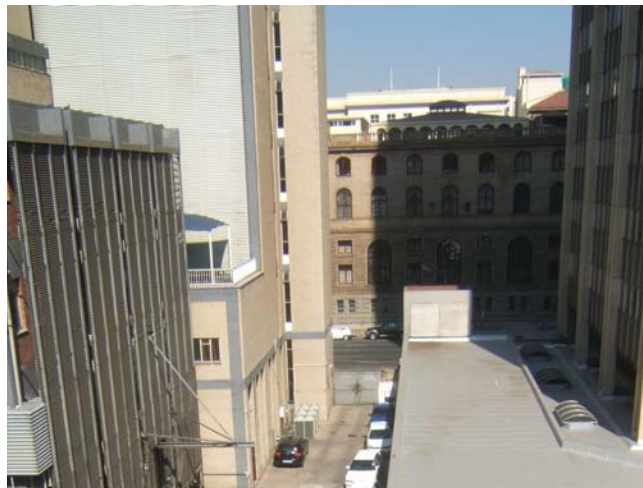


Fig 003.4.12: A link exists to the south of the site between the Pretoria News Building and the VWL Centre on Vermeulen Street

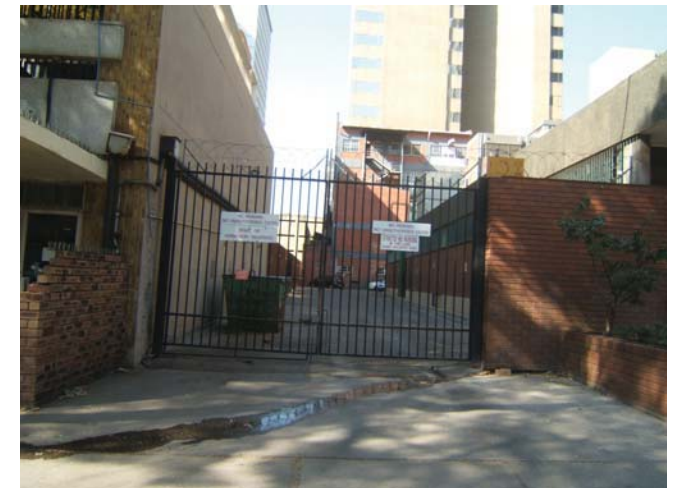


Fig 003.4.14: A servitude exists adjacent to the Woltemade building on the southern boundary. This gate can be found on the western edge along Paul Kruger Street

### 003 - 4.3 PROGRESSION OF THE SITE OVER TIME

The Woltemade building has undergone many changes in its lifetime. It was designed by WG Maussmann Architects and built in 1955, where it nestled itself between the existing buildings of the German Club and the Kooprag building to the north. To the south of the new building an existing printing building as well as a modest sized residence could be found.

At this time only a small [re]tail portion of the building opened up onto the street. This configuration allowed patrons and residents to gain access to the site freely without visual obstruction.

The entire building besides the ground floor was [re]served for residential use. Covered parking is provided at the back of the site for eight cars, with a single row of parking spaces between columns under the slab of the first floor. Cars were a luxury at the time, thereby limiting the number of people who owned them.

Additionally the ground floor boasted a workshop, store room, bicycle store and ablutions.

In 1959 the three shops changed in configuration to accommodate offices.

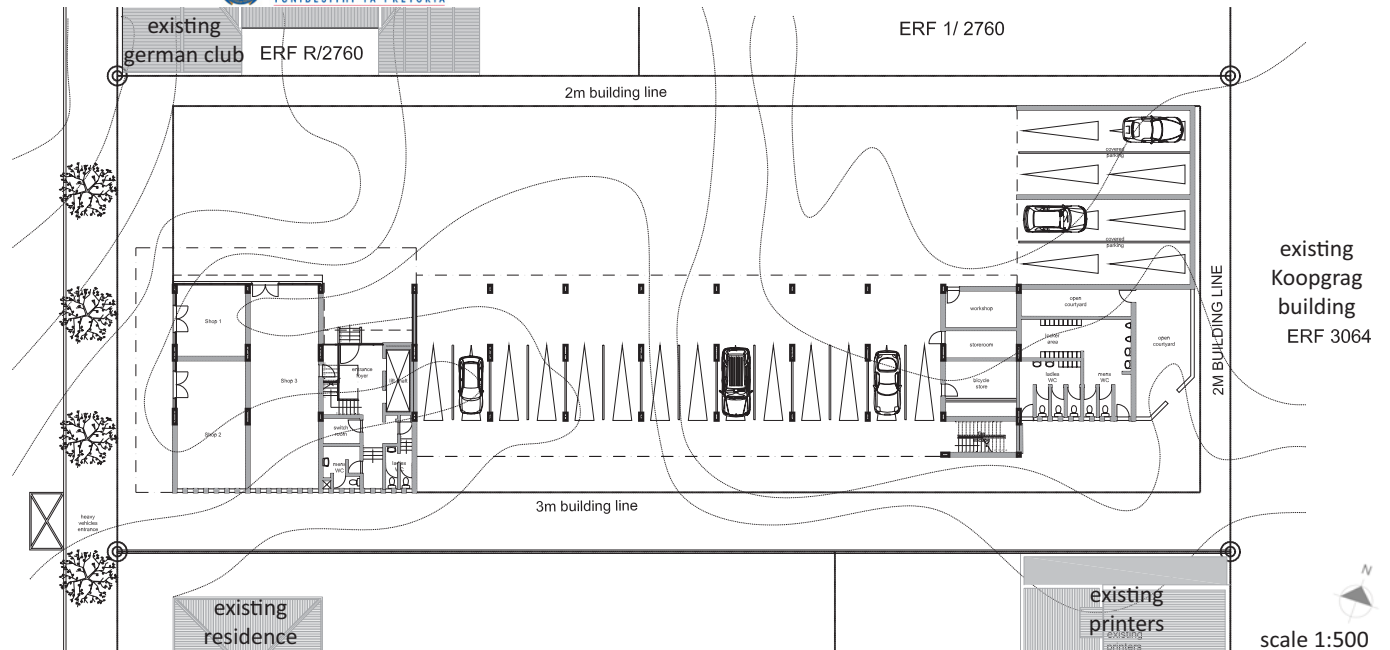


Fig 003.4.15: The ground floor plan of the Woltemade building as it appeared in 1955

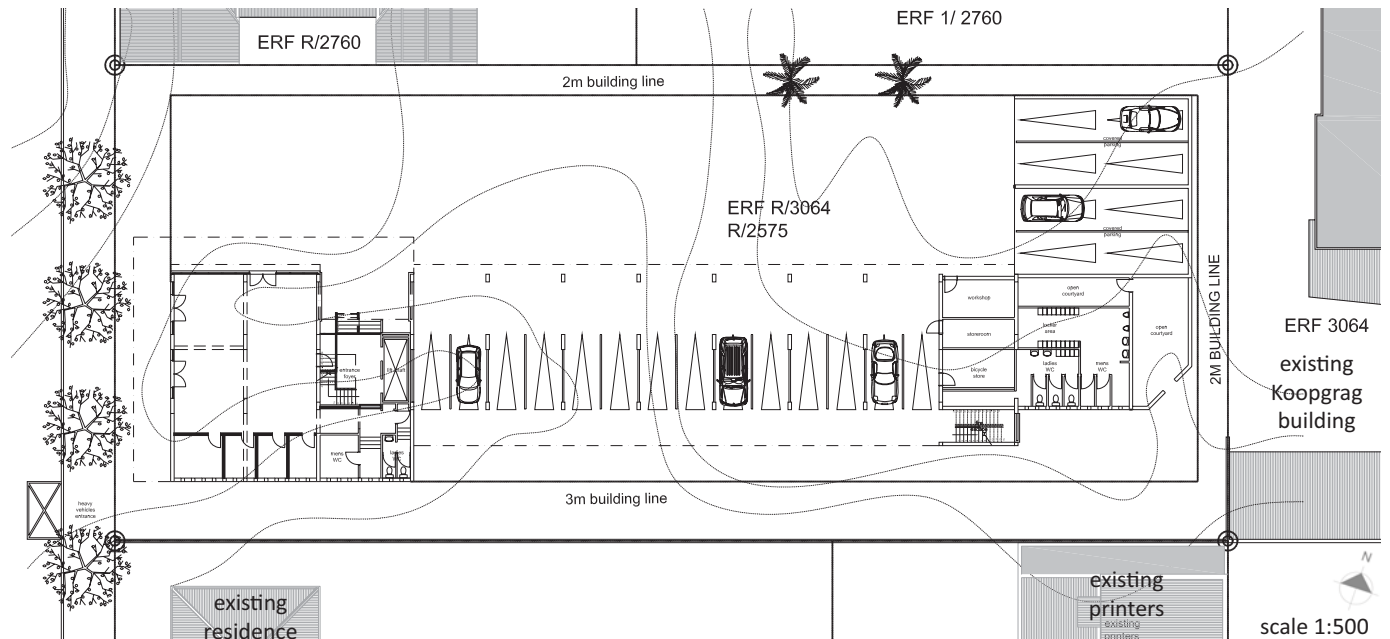


Fig 003.4.16: The ground floor plan of the Woltemade building after alterations were made to the internal layout of the street edge in 1959



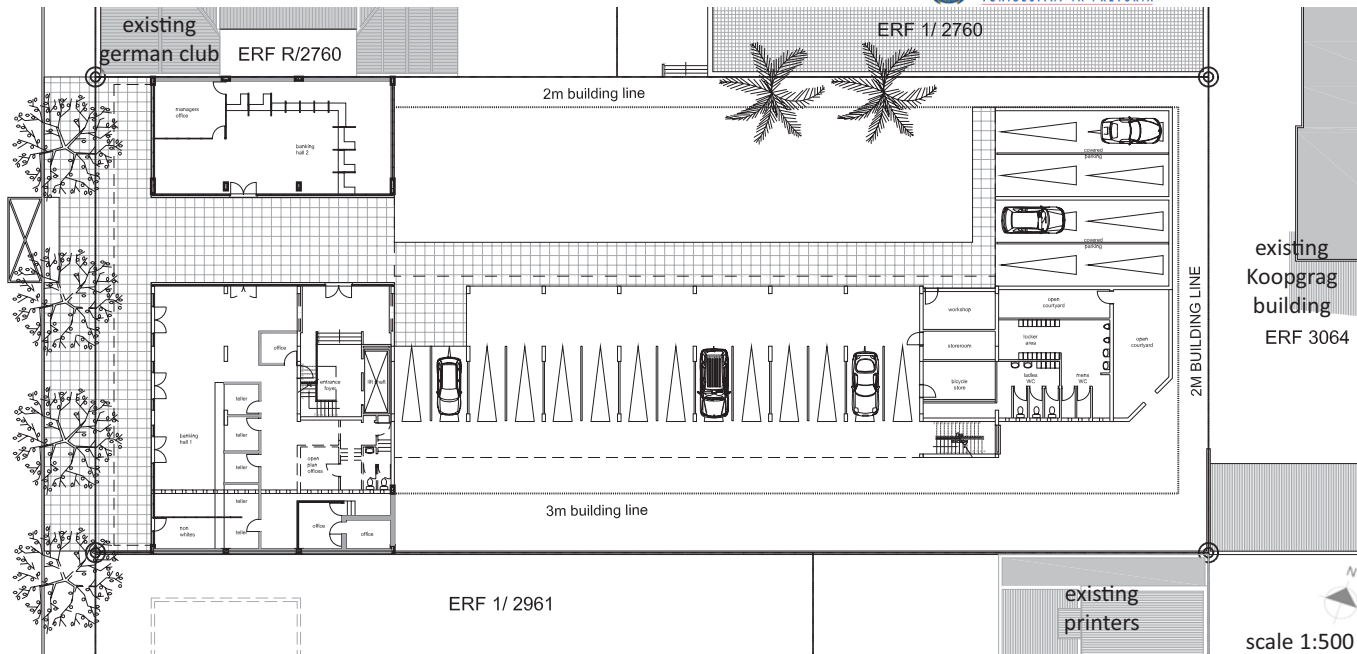


Fig 003.4.17: The western block was added to the street edge in 1961

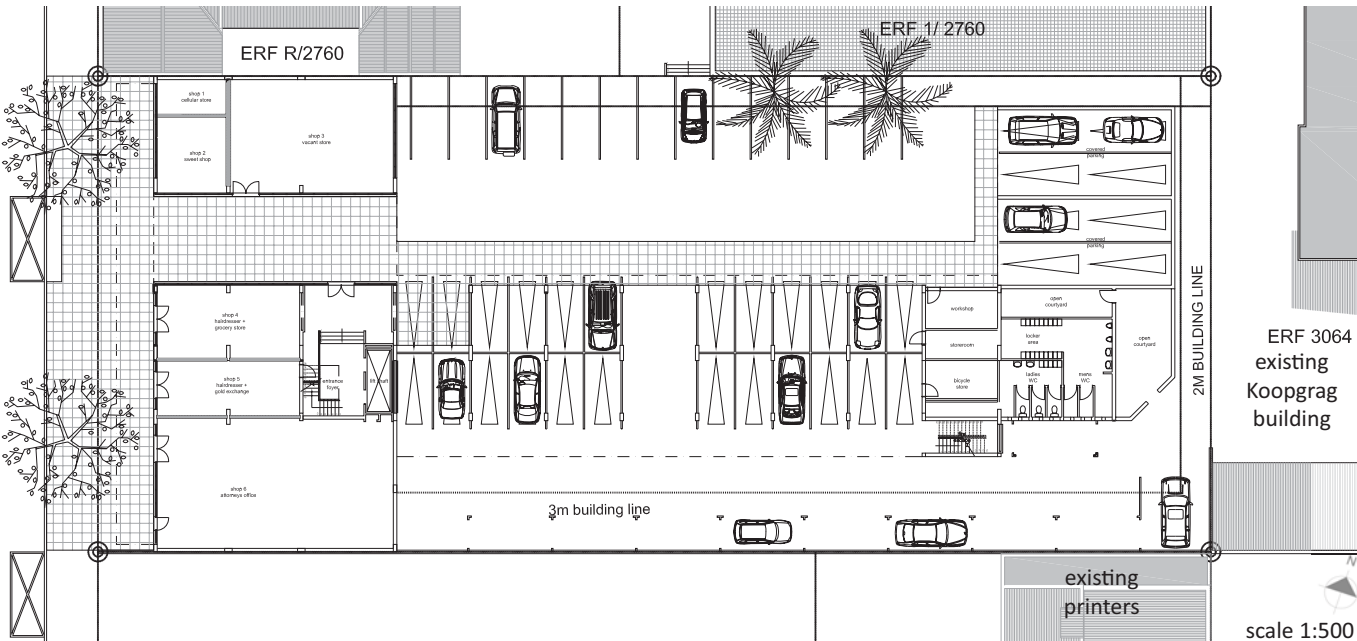


Fig 003.4.18: Many alterations have been made to the site. This is how it appears in the year 2010

According to plans obtained from First Property Trust, the trustees of the building, alterations were once again made to the building in 1961 by Colyn and Meiring Architects. A block stretching the length of the front boundary was erected with an opening on the northern side of the original building allowing vehicular access to the rear.

The programme of the ground floor changed to accommodate a bank. As was typical at the time separate entrances into the bank were provided for whites and non-whites.

The surrounding cityscape also changed with the erection of 215 on Proes Street. The residence to the south of the site was demolished and [re]placed with a single storey platform which wraps around an eighteen-storey building.

In 2010 it was noted that the programme of the ground floor had once again been modified. It is uncertain when exactly the bank was [re]placed by [re]tail in the northern parts of the block, and a mix of [re]tail and offices in the southern portion of the block.

**Conclusion:** The Woltemade building has undergone many changes over time, some of which have been documented.



003 - 4.4 EXISTING STRUCTURE + SERVICES

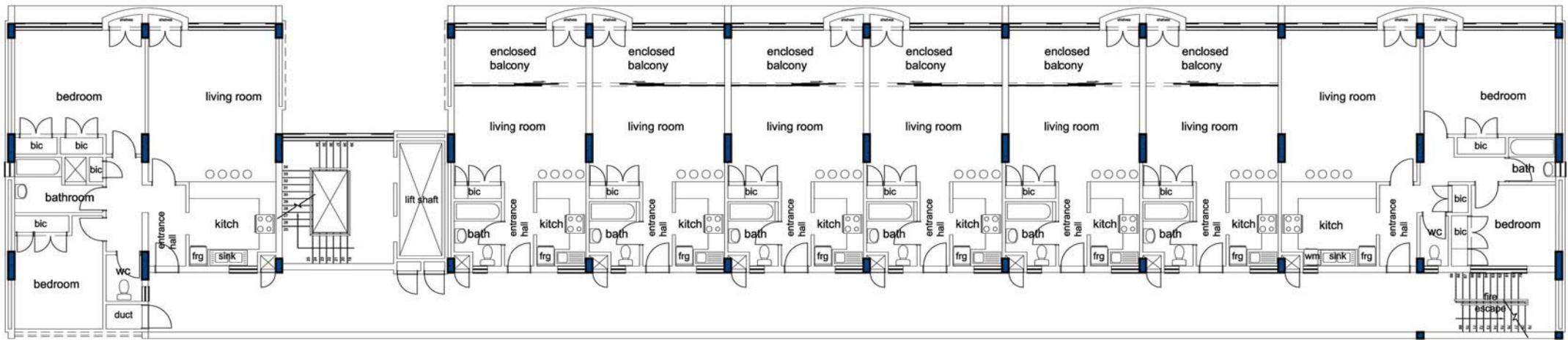


Fig 003.4.19: The primary structure of the building consists of concrete columns placed on an east/west grid of 5000mm and a north/south grid of 4250mm. Rows of 230 x 500mm columns can be found along the edges with 230 x 1000mm columns along the centre line of the length of the building.

typical floor  
plan (3-7)  
scale 1:200

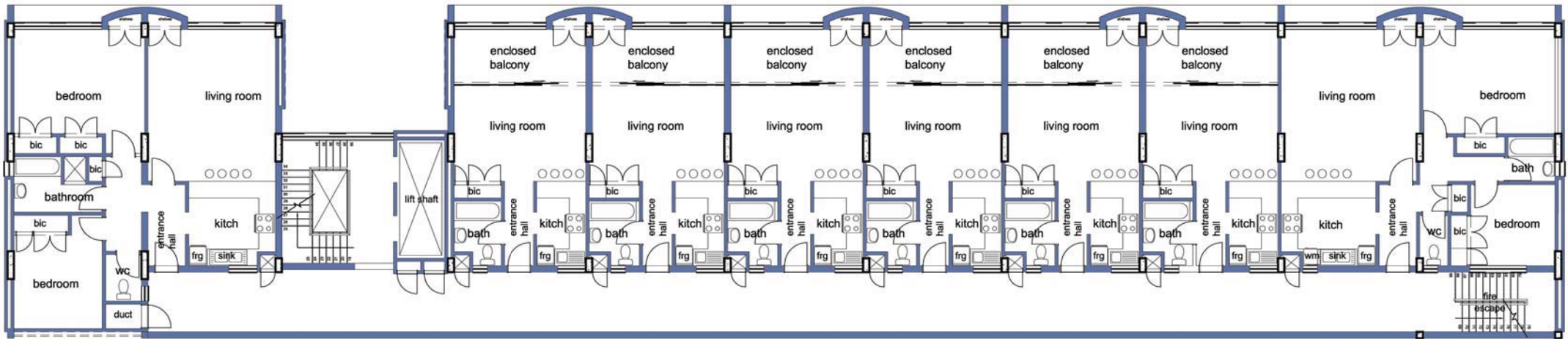


Fig 003.4.20: The secondary structure of the building consists of brick infill walls. These walls form barriers between units and divisions between spaces within each unit. Additional stiffening is provided by the walls of the lift shaft and staircases.

typical floor  
plan (3-7)  
scale 1:200



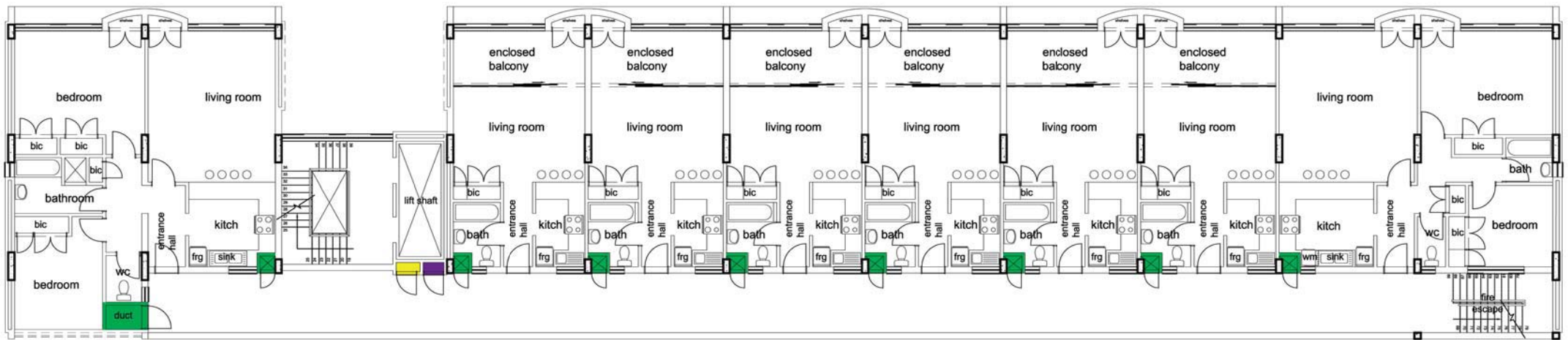


Fig 003.4.21: Service ducts are evenly distributed along the passages of the building. Potable and black water are placed within the green ducts, while electrical services such as the distribution boards are found in the yellow ducts and FHR in the purple ducts on each floor.

typical floor  
plan (3-7)  
scale 1:200



Fig 003.4.22: The service ducts are concealed behind doors along the passages.



Fig 003.4.23: Once the duct is open, only two pipes are visible. The smaller pipe distributes fresh water vertically to the units above, while the larger pipe removes black water from the building.

Fig 003.4.24: Electrical switches are located in a single cupboard, as seen below



Fig 003.4.25: The electrical switches as they appear behind the doors. The colour of these doors change on every floor of the building. This small gesture begins to give identity to each floor.

Fig 003.4.26: A single fire hose reel is located on each floor where one exits the lift core.



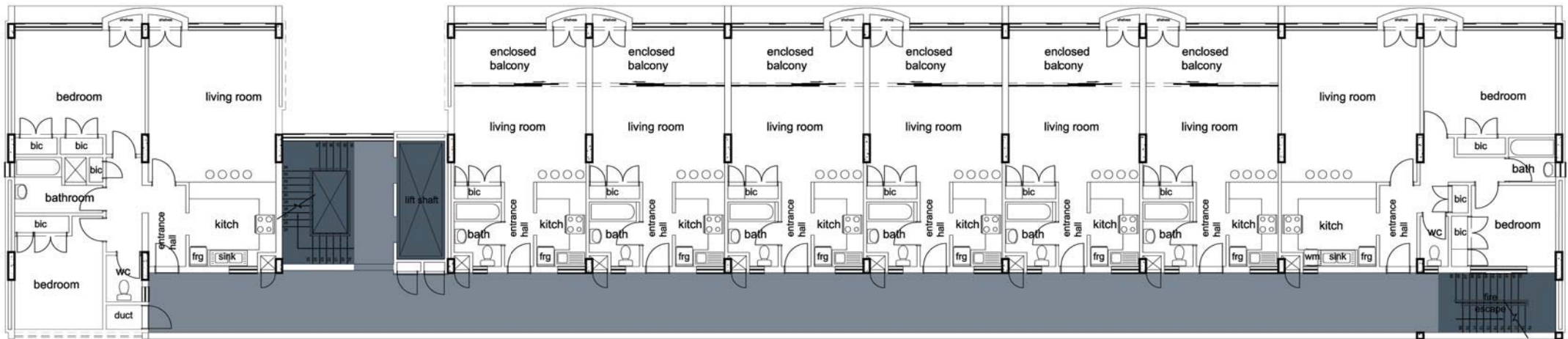


Fig 003.4.27: Vertical points are indicated in dark grey and located at either end of the building. Horizontal circulation spaces, indicated in light grey, are placed to the south of the building.

typical floor  
plan (3-7)  
scale 1:200

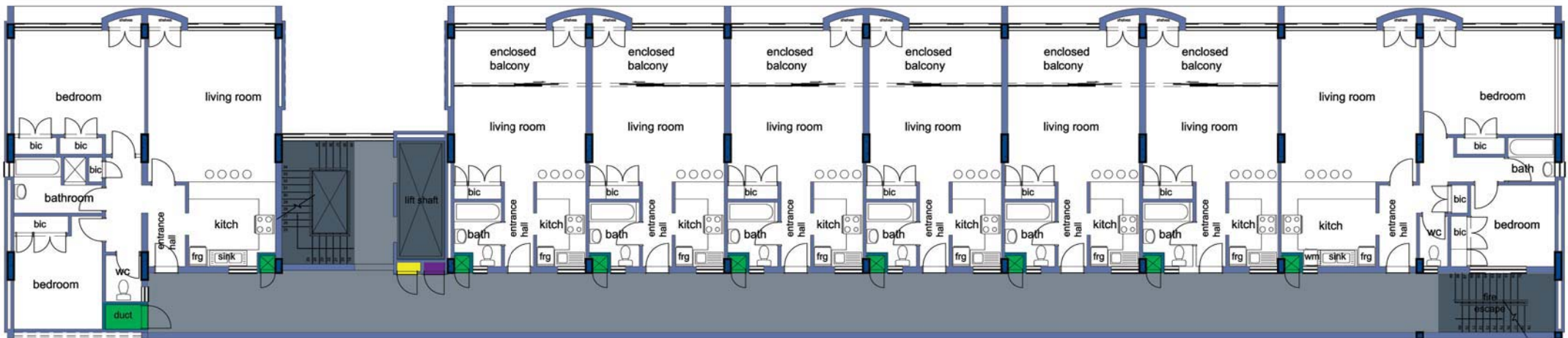


Fig 003.4.28: A plan with the various overlays of structure, services and circulation. This clearly illustrates that the southern side of the building is the most private. The spaces become more private towards the north once one is inside the residential unit.

typical floor  
plan (3-7)  
scale 1:200



## 003-5 CONTEXT OF MATERIALS



Fig 003.5.0: A scene depicting the story of Wolraad Woltemade appears on a wall in the ground floor entrance lobby

## 003 - 5.1 EXTERIOR FLOOR TEXTURES



Fig 003.5.1: The major of the ground floor consists of parking finished with a layer of asphalt



Fig 003.5.2: Concrete pavers are used in the “tunnel” leading from the front of the site to the back of the site



Fig 003.5.3: The junction between the asphalt and concrete pavers

## 003 - 5.2 EXTERIOR TEXTURES OF VERTICAL ELEMENTS

### Exterior walls



Fig 003.5.4: The block addition on the street edge is finished in gamma zenith which has been painted



Fig 003.5.5: Upper portions of the block addition have a mosaic tile finish which has subsequently been painted



Fig 003.5.6: The eastern and western exterior planes of the building have been finished in 100 x 50mm blue ceramic tiles



Fig 003.5.7: Care has been taken in the details, as can be seen by the exposed gamma zenith strip



Fig 003.5.8: Entrance columns on the street façade are clad in tiles



Fig 003.5.9: Exterior walls along the circulation walkway on the southern side are finished in a light coloured facebrick

### Exterior of individual units



Fig 003.5.10: There are a number of protrusions on the northern façade which look like balconies, but which are in actual fact shelves to the units within. Blue, red and yellow mosaic tiles are used to accentuate the “balconies”



Fig 003.5.11: This dark facebrick can be found below the windows and “balconies” on the northern façade

### Exterior screening elements



Fig 003.5.12: A concrete screen extends the full height of the building on the northern façade in front of the circulation core



Fig 003.5.13: Screen walls on the roof consist of a satin finish facebrick laid in a combination of stretcher bond and brick on edge



Fig 003.5.14: Portions of the walls on the roof are staggered to allow views of the city beyond

## 003 - 5.3 INTERNAL FLOOR FINISHES

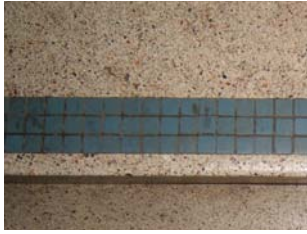


Fig 003.5.15: Terrazzo with blue mosaic detail can be found on the ground floor entrance lobby floor



Fig 003.5.16: In the communal stairwell clay tiles on the stairs are contained with terrazzo tiles on the landings



Fig 003.5.17: Floor and wall junction in front of the lift cart



Fig 003.5.18: The transition from inside the lift lobby to the external walkway



Fig 003.5.19: External walkways on the southern side are finished with the same tiles as the stair landing



Fig 003.5.20: The floor of the roof terrace above the penthouse suite is covered by beach sand, crushed stone and fake plants. These are the remnants of a pub that was once in this location

## 003 - 5.4 INTERNAL TEXTURES OF VERTICAL ELEMENTS



Fig 003.5.21: This tile finish can be found in the lift lobby on the ground floor



Fig 003.5.22: A slatted timber panels can be found between the two lifts on each floor



Fig 003.5.23: Paint colour on stair landings varies throughout the building



Fig 003.5.24: A weathered timber door welcomes visitors to the laundry area on the roof



Fig 003.5.25: The walls of the laundry area connected to the building are finished with gamma zenith. White tiles can be found above the wash troughs



Fig 003.5.26: The material and finish of the wash troughs