

Samuel Pauw Argitekte

Volkskassentrum 3620
 Van der Waltstraat Pretoria
 ☐ 2060 Pretoria 0001
 ☎ (012) 21-9261 / 2 / 3
 ⚡ 3-21167

1986-01-31

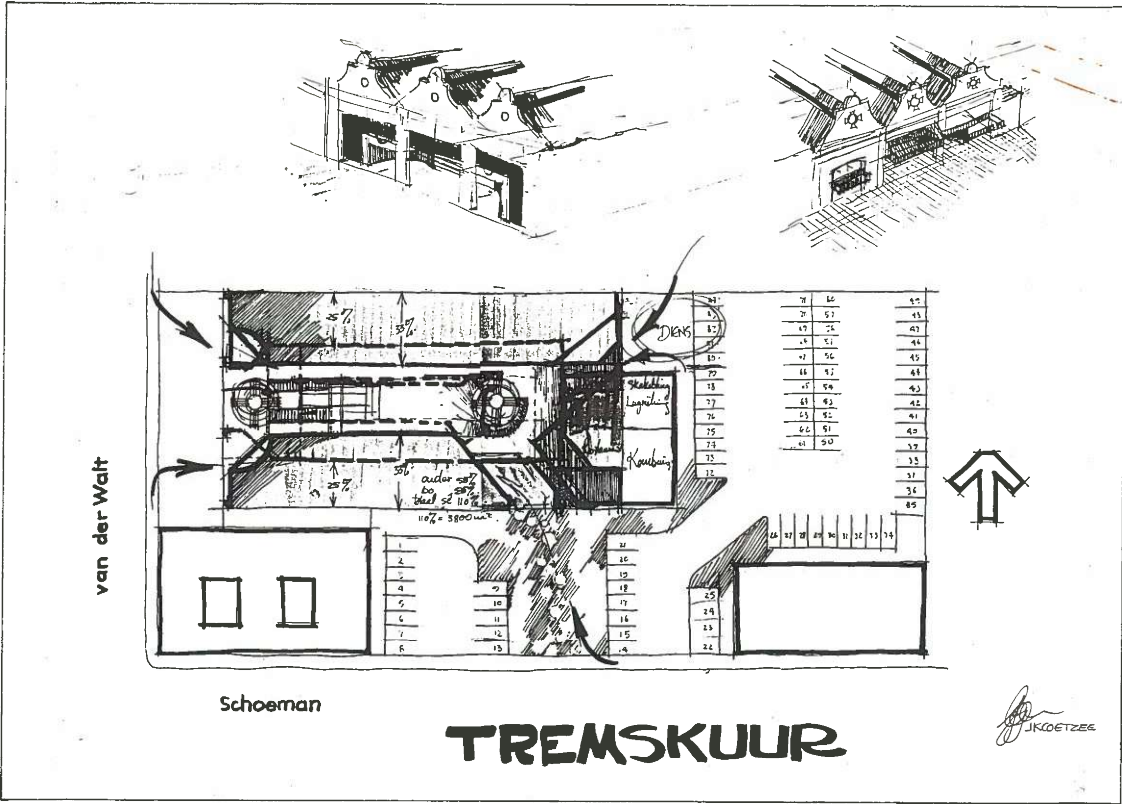
PROJEK: SENTRALE SAKEGEBIED, PRETORIA
BERAMING: R300 000 000-00
DATUM VAN BERAMING: SEPTEMBER 1985
OMSKRYWING: PROJEK BESTAAN UIT DIE VOLGENDE KOMPONENTE:
 KELDERPARKERING
 WINKELS
 KANTORE
 HOTEL
 STADSBIBLIOTEEK
 INLINGTINGSENTRUM

ROL WAT MENEER J K COETZEE IN DIE PROJEK GESPEEL HET:

Loods 'n ondersoek en gee aandag aan die volgende aspekte:

- 1 Bepaal moontlike omvang van totale ontwikkeling in terme van gebou-oppervalkte.
- 2 Doen 'n konsepbeplanning ten einde te bepaal hoe 'n projek kan lyk met betrekking tot digtheid, hoogte en groepering.
- 3 Bereken kostes.
- 4 Beplan 'n moontlike konstruksieprogram.
- 5 Doen 'n kostevloei-analise.
- 6 Rekenariseer die totale konstruksieproses sodat daar deur middel van gewigsverstellings van komponente onmiddellik resultate ten opsigte van die kostevloei-analise beskikbaar kan wees.
- 7 Doen 'n winsgewendheidsbepaling ten einde groot finansiers te oortuig om in die middestad van Pretoria te belê.

SAMUEL PAUW




Samuel Pauw & Argitekte

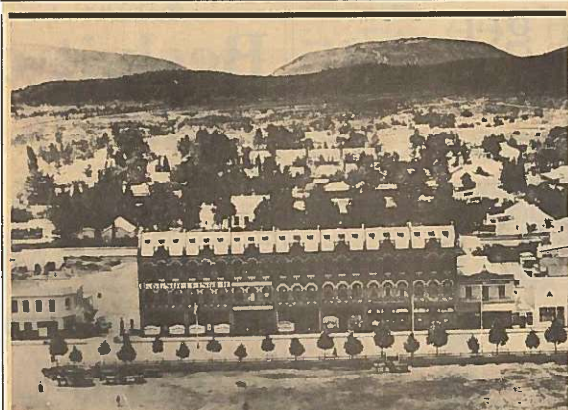
Volkskasentrum 3620
Van der Walstraat Pretoria
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27-01-1986



NOORDKANT

BEELD, DINSDAG, 14 MEI 1985



DIE Sammy Marks- en Kynochgeboue, wat nou gerestoureer gaan word, soos hulle lyk op 'n ou Pretoria-foto.

Argitekte krap kop oor ou geboue

DIE Samuel Pauw-argitekte in Pretoria het dringend inligting nodig vir die restaurasie van die Sammy Marks- en die Kynoch-geboue wat regoor die Staatsteater staan.

Di argitekte het van Volkskas opdrag ontvang om die gebou tot hul eertydse glorie te restoreer. Volgens die argitekte bestaan daar ongelukkig min inligting oor hul oorspronklike toestand. Selfs die datum van hul oprigting is onseker.

Die Sammy Marks-gebou is waarskynlik in 1901 opgerig, maar die argitekte weet nie wie die argitek, die bouer of die eerste besetters van die gebou was nie.

Die Kynoch-gebou se geskiedenis is egter nog meer duister. 'n Advertensie van die George Kynoch-gebou met Markplein as adres het in 1888 verskyn, maar die vermoede bestaan dat die gebou 'n paar jaar vroër opgerig kon gewees het.

Die argitekte sal dit waardeer as mense wat inligting het oor die vroeë geskiedenis van die geboue, met hulle in verbinding sal tree. Hul kantore is geleë in die Volkskasentrum in Van der Walstraat, Pretoria. Die adres is Posbus 2060, Pretoria, en die telefoonnommer 21-9261/2/3.

PROJEK : SAMMY MARKS, KERKSTRAAT, PRETORIA

BERAMING : R2 330 000-00

DATUM VAN BERAMING : 16 JULIE 1984

OMSKRYWING : OU GESKIEDKUNDIGE GEBOUE REGOOR DIE STAATSTEATER
WAT AS 'N NASIONALE GEDENKWAARDIGHEID VERKLAAR IS.

ROL WAT MENEER J.K.COETZEE IN DIE PROJEK GESPEEL HET :

Maak 'n finansiële uitvoerbaarheidsstudie vir voorlegging aan finansier wat ook die ontwikkelaar is.

Doen die estetiese ontwerp van aanpassings en byvoegings om aan te pas by die historiese karakter ter bevrediging van die Raad vir Nasionale Gedenkwaardighede en Stigting Simon van der Stel.

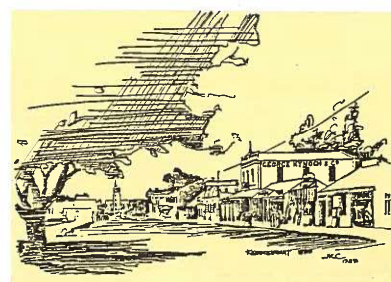
Koördineer die projek tot en met indiening van Stadsraadstekeninge.

OPMERKING :

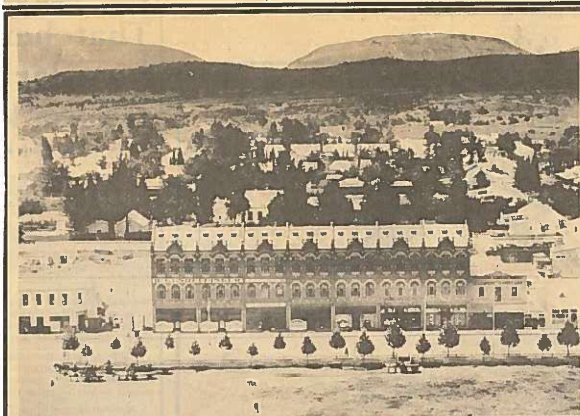
Wag huidiglik op 'n hofuitspraak van 'n saak wat bestaande huurders aanhangig gemaak het.

SPW

SAMUEL PAUW



Pretoria News. 6 April 1985



How many people remember Pretoria when it was this size: an unusual "aerial" view of the Sammy Marks — then known as the Gundelfinger — building, with the open market square, now the Strijdom Square and Pretoria State Theatre complex, in the foreground.



One of the earliest photographs of the George Kynoch building, with Church Street still a dirt road, and with shady trees. The photograph was taken in about the 1890s, with the Sammy Marks building still to be built.

Two buildings will be restored to splendour

ROY DEVENISH, Special Writer

DOWN the years it has been known as the Sammy Marks building, the Gundelfinger building and Metro Cycle House — but in January next year workmen will move in to wipe away its past and restore the red brick and sandstone building in Church Street, opposite the Pretoria State Theatre, to its original glory.

Architecturally it is one of the most imposing reminders of the days when stone, brick and brass — not concrete, chrome and glass — were the main building materials.

Yet while it has seen the city grow enormously since being built in 1903, the Sammy Marks building can learn a thing or two from the seemingly insignificant and dilapidated white building standing at its shoulder.

For the George Kynoch building claims the title of the oldest remaining commercial building in Pretoria, having been built in about 1880.

But that is history, and from January workmen will face the daunting task of restoring the two buildings to their original splendour. The restoration project has been launched following an agreement between the city council and Volkskas, in terms of which a non-profit organisation, the Volkskas Foundation, will raise a R3-million loan.

The money will be used to restore the two buildings and the foundation will lease the buildings from the city council for 50 years, during which it will sub-let the buildings and use part of the rent gained to repay the loan.

Heading the restoration project will be architect Mr Samuel Pauw and his team.

BRIEF

While their brief is to restore the exterior of the buildings to their original appearances, the interiors will be modernised, although some original features will be retained.

Most of the R3-million which has been earmarked for the restoration project will be spent on the Sammy Marks building.

Mr Pauw said one of the major external tasks would be to remove all the advertising signs which have been painted on the walls over the years, and to clean up and remove paint from the sandstone facings.

Another major task will be the replacing of the corrugated iron roofs. Some of the original pitched roofs have been replaced with flat roofs. The shop fronts will also get a facelift, and the one original remaining shop front will be used as

a model to produce replica fronts for the other shops.

In the interior of the building the aim will be to retain as many of the features as possible to recapture the original design, but with allowances for modern office demands.

To this extent two of the original stairways will be retained but Mr Pauw said the condition of the other stairways — which have been extensively altered and smothered in a number of coats of paint — is such that they are not worth restoring.

A major problem to be overcome inside the building is the damage done to one of the shops after a fire some years ago.

The interior was largely rebuilt, with its floor level now at a different height to that of the other shops in the building. The new floor will have to be ripped out and rebuilt at the correct height.

WIRING

The building's electricity wiring will also be completely renewed and a new sub station will be built north of the building.

New passenger lifts, replacing the existing goods hoists, cloakrooms on every floor, sinks in every unit, air conditioning, a sprinkler system and a passage on the northern side of the building will also be added.

The result will be a series of luxury shops, offices, an art gallery and a restaurant.

The intention is to try for shops which will fit in with the character of the building.

George Kynoch building will also be extensively renovated and restored, and get a new coat of plaster — which will hide the savage "wound" to its side dealt a number of years ago when the demolishers moved in, but were stopped in mid stride by public outcry.

It will also be completely restored.

This will include the complete rebuilding of the floors, rewiring, adding a sprinkler system and extending the balcony to its original length along the eastern side of the building.

A small tower which originally existed will be rebuilt, a flag pole which stood outside the building will be put into position again and the steel veranda, the oldest remaining one of its kind in Pretoria, will be restored.

A small window on the eastern side will also be reopened.

The restoration of the two buildings is expected to take about nine months.

