

HISTORIC TIMELINE OF THE PRETORIA CITY HALL (c/o VISAGIE STREET & PAUL KRUGER STREET)



1860
CAPITAL OF ZAR
Pretoria becomes the Capital of the ZAR (Zuid-Afrikaansche Republiek)



1905
FIRST TOWN HALL
Construction started as the foundation stone was laid on 12 April 1905.
1906
FIRST TOWN HALL OCCUPIED
Located on Pretorius Street, & built at a cost of £23 350.
Architect: J.A. Ralston
Building Contractor: W.R Dey



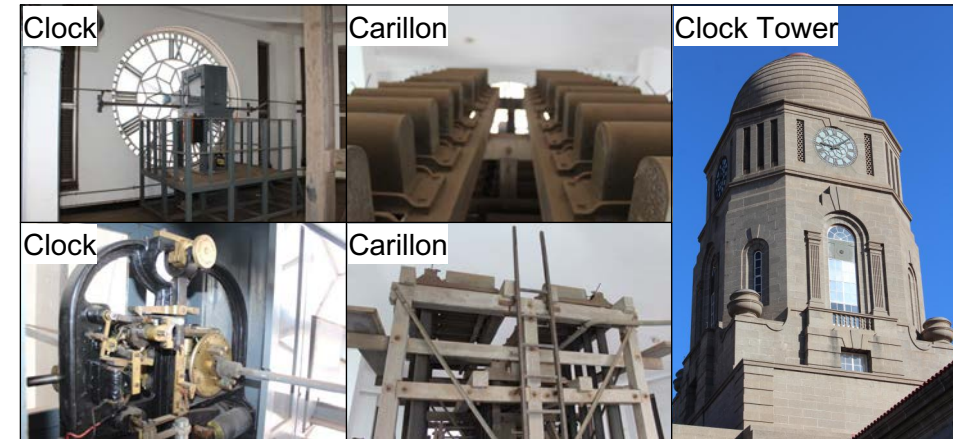
1931
CITY-STATUS
Pretoria was awarded city-status on 14 October 1931.
1931
CORNERSTONE LAYED
Two cornerstones laid & construction started on the new Pretoria City Hall.



1947
ROYAL FAMILY VISIT
King George VI, Queen Elisabeth, Princess Elisabeth II and Princess Margret) paid a visit to Pretoria City Hall on the 29 March 1947, and attended the magnificent state banquet that was held in their honour.



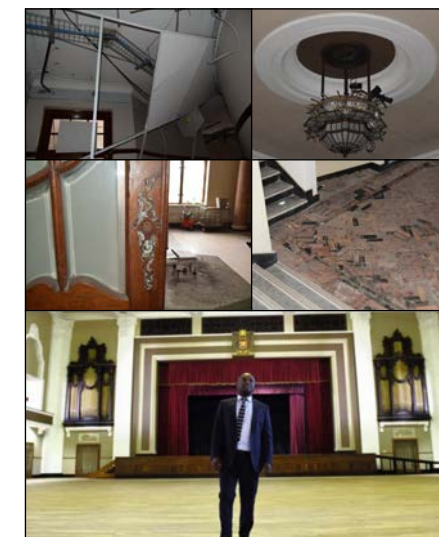
1973
DEMOLITION OF OLD TOWN HALL
After the demolition of the old Town Hall, the municipal office moved to the newly constructed Munitoria, which was in turn demolished on 7 July 2013 to make way for Tshwane House.



1994
CLOCK & CARILLON RESTORATION
Clock & Carillon (multiple brass bells played through a keyboard to produce synchronised chimes) in tower restored.
- R 9 000 restoration work financed by mr J.Dirk Venter (from Munitoria - Pretoria City Council)
- Jan Ebersohn (owner of a music shop) tried for more that 20 years to collect the funds for the restoration of the clock tower and its bells. The 4 sided clock housed in the clock tower was restored after 20 years. Restorations were carried out by Peter Delen (curator of the organ at City Hall) & his son in law, Martin Boerrigter and their technical team. Money was also donated for the restoration of the second largest organ in the Southern Hemisphere, which is housed in Pretoria's City Hall.



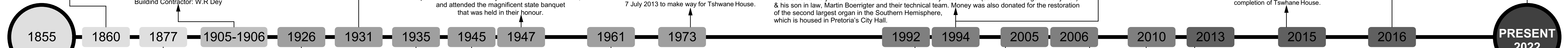
1994
MONEY DONATED TO RESTORE PIPE ORGAN
The organ by W.W. Kimball Co. (1935) Money was also donated for the restoration of the second largest organ in the Southern Hemisphere, which is housed in Pretoria's City Hall.



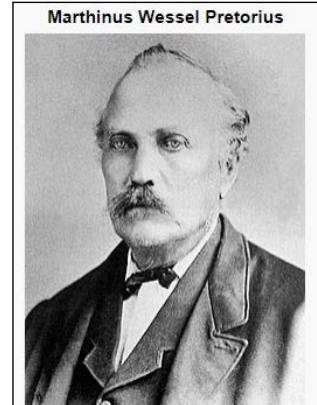
2016
Cost of renovations & restoration at City Hall was inflated with over-spending recorded for the former mayor's office at City Hall.



2022
BID BY CoT FOR RENOVATIONS AT CITY HALL
- Restore
- Repair
- Identify new use



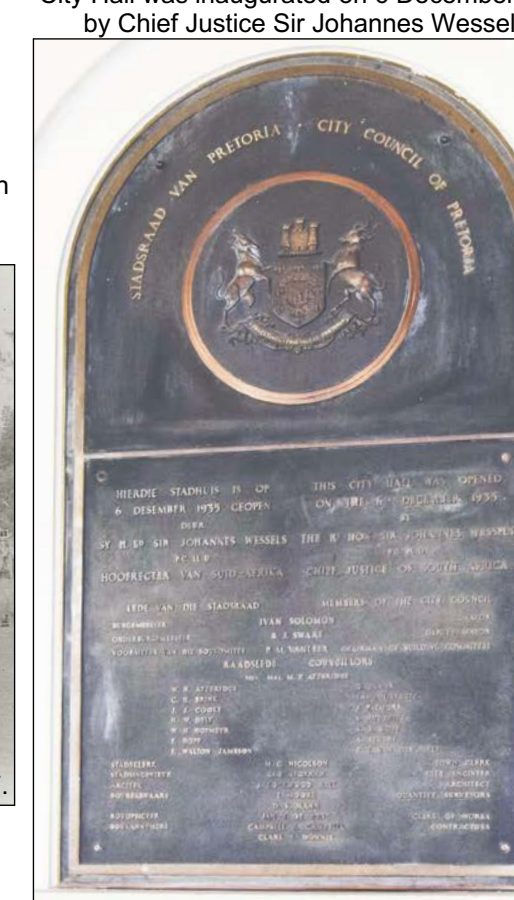
1855
PRETORIA FOUNDED
18 November 1855 by Marthinus Wessel Pretorius, son of Andries Pretorius.



1877
BRITISH ANNEXATION OF TRANSVAAL
April 1877, leading a steady flow of immigrants & migrants. The British withdrew during the Transvaal War of Independence 1880-1881 & Paul Kruger took over.



1926
COMPETITION WON
The competition for the new City Hall was won by Joseph Lockwood Hall in collaboration with F.G Mcintosh



1935
INAUGURATION
City Hall was inaugurated on 6 December 1935 by Chief Justice Sir Johannes Wessels.



1945
BRONZE STATUES
Pretoria Founder: Marthinus W Pretorius, 1945
Horse Rider: Andries Pretorius, 1945 (Father of Marthinus Pretorius)
Sculpture: Coert Steynberg.

1961
ESTABLISHMENT OF THE REPUBLIC OF SOUTH AFRICA WITH PRETORIA AS ADMINISTRATIVE CAPITAL
Union of South Africa falls away & becomes The Republic of South Africa, with Pretoria as administrative capital.



1992
RESTORATION REQUEST
For the clock chime system.

1992
DEAGAN Co. factory
Chicago, IL. Clock tower of the factory where the chime system were manufactured. Source: Google street views

Interesting facts about Deagan Company chime system installed in Pretoria clock tower:
- Deagan built over 436 tower chime systems between 1920 - 1958.
- The chime systems were created and installed in churches, military buildings, hospitals, parks, theatres and many more buildings across the world.
- The system installed at the Pretoria City Hall is one of only 4 municipal systems installed in the world (Sacramento Municipal Auditorium in California, Nebraska Seward County Courthouse, Asheville City Hall in North Carolina).
- The chime system at the PTA City Hall has a standard open-roll player.
- The first shipment of the system, including 16 perforated sheet music rolls, a blank roll and a test roll, was shipped on 29 April 1953. A second shipment containing two additional sheet music rolls was shipped on 7 September 1939.
It is thought that the system in PTA was the first to have any harmonically tuned notes.



2005
PLANNED RESTORATION (NOT EXECUTED)
- Planned restoration of clock, organ which was still in working condition but in need of an electronic revamp.
- Several general building refurbishments were also necessary as many internal elements have been badly damaged due to negligence by Pretoria Mayor Samanaliso Mkhathswa.

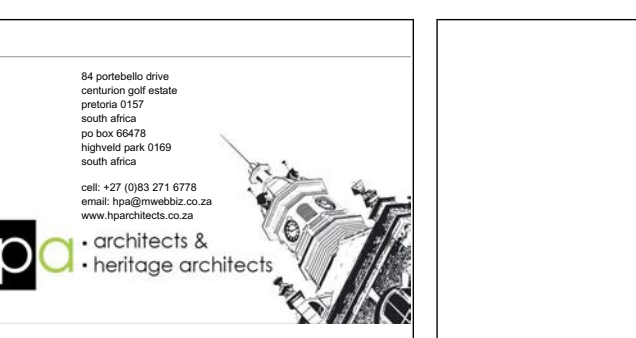
2006
BRONZE STATUE OF CHIEF TSHWANE
Chief Tshwane, was the first known group of inhabitants of the region. The river valley that flows through Pretoria was occupied by the Ndebele from circa the 1600s. The name Tshwane originates from the Tshwane River (which is called the "Apiesrivier" in Afrikaans). The river is believed to be named after Chief Tshwane, the son of Chief Mushi, who moved from KwaZulu-Natal to settle in the area.
Statue: Chief Tshwane, 2006
Sculpture: Angus Taylor.



2010
LACK OF PROGRESS ON PLANNED RESTORATION



Article published in the Tshwane-Beeld on 10 February 2010, stated that nothing came from the planned restoration project of 2005 for which the then former mayor Samanaliso Mkhathswa pledged R3 million. The project was interrupted at the time when Dr Gwen Ramokgopa replaced Mkhathswa as mayor.



2013
RESTORATION NOT COMPLETED
Restoration project not executed by accredited heritage contractors
- An HIA (heritage Impact Assessment) was submitted to PHRA-G.
- Maintenance free historic clay roof tiles were painted.

2015
MAYOR OCCUPIES
Mayor moves temporarily into City Hall, until the completion of Tshwane House.

HERITAGE ARCHITECT:

2022
SITE VISIT WITH HISTORIAN & SPECIALIST RESTORER ANTON JANSEN
2022 07 12



PRETORIA CITY HALL:
RENOVATION, REFURBISHMENT, RESTORATION & REPAIR
SEPTEMBER 2022

Statement of Significance - Pretoria City Hall

The town of Pretoria was founded in 1855 by Marthinus Wessel Pretorius. He named the town after his father, the Voortrekker General Andries Wilhelmus Jacobus Pretorius. Marthinus Wessels arrived in the area in 1838, and purchased the two farms - Elandskloof and Daspoort – the two properties formed the foundation of the settlement that developed into the town of Pretoria.

Pretoria's first Town Hall was positioned on the northwest corner of Church Square and was demolished in 1894 to make way for the Palace of Justice. The second town hall, designed by John A. Ralston, was built along Pretorius Street by Mr. W.R. Dey at a cost of £23 350. According to *The Mayor's Minute* of 1905, (issued by the Municipality of Pretoria), the foundation stone for the new Town Hall was laid by Mrs. Andrew Johnston on 12 April 1905. The building accommodated municipality staff members, complete with council rooms and a mayoral office suite. The building was demolished in 1973. Lola Dunston, a grieving architectural enthusiast, and Pretoria resident, published an emotional poem in her book *Young Pretoria* that read:

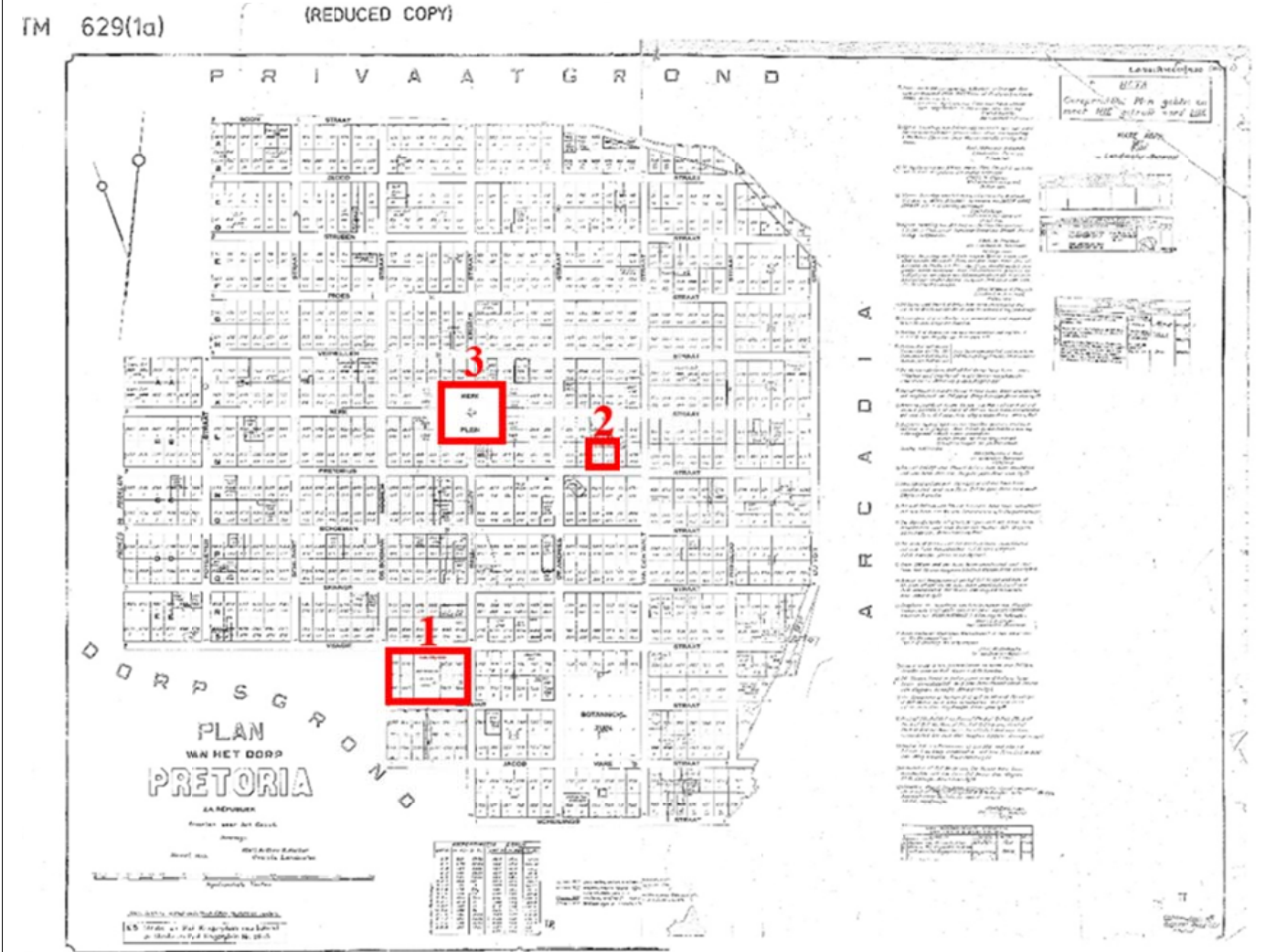
Farewell old Town Hall
 No longer shall we gaze
 Upon your gentle face
 A gaping hole beneath my sole
 Is the sad remain of your proud domain.

No, not defacing
 Is the answer to replacing.
 Destroying tradition, craving demolition
 Is that man's new ambition?

A Roman wall still stands tall
 In parts of the world,
 Yet for greed of gold
 Sixty odd years is old.



Old Town Hall in Pretorius Street, Pretoria.
 *Image source: van der Waal Collection, UP Archives



- SG diagram dated 1920:
1. Position of current Pretoria City Hall
 2. Position of old Pretoria City Hall (constructed in 1905 & demolished in 1973)
 3. Position of Church Square

By the 1920's Pretoria had experienced significant growth. An architectural competition was launched in 1926 for the design of a new City Hall. Subsequently, city status that was awarded to Pretoria on 14 October 1931. A total of 42 design entries were submitted by various local and international architects. The winner was announced to be Joseph Lockwood Hall (architect at the Public Works Department) in collaboration with F.G. McIntosh, who died shortly after the results were announced. This left Joseph Lockwood Hall to see the project to fruition. In 1952, the City Council revealed that the original design was significantly altered and simplified, the reason being that the two clock towers too closely resembled the two Union Buildings towers. Redesign of the single domed tower was done by Gordon Leith architect, and it is also possible that the lack of funding at the time of the great depression played a significant role in the simplification of the design.

2) STATEMENT OF SIGNIFICANCE



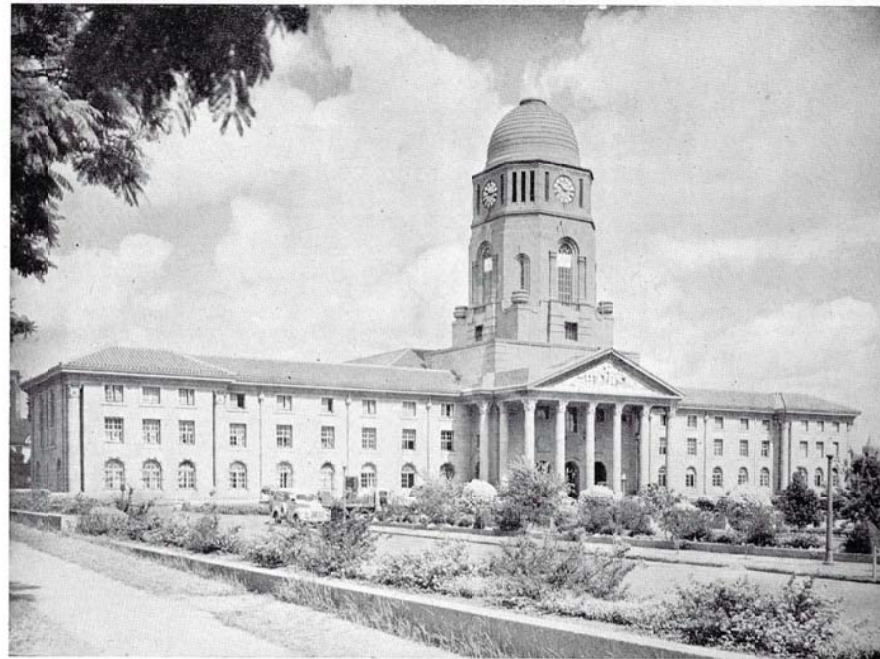
APPLICANT:

HERITAGE ARCHITECT:

PRETORIA CITY HALL:
**RENOVATION, REFURBISHMENT,
 RESTORATION & REPAIR**
SEPTEMBER 2022



Original winning competition entry by Joseph Lockwood Hall and F.G. McIntosh.
 *Image source: Eeufees Album provided by Anton Jansen, page 108



Perspective photograph of Pretoria City Hall from the southeast corner of Pretorius Square (circa 1952)
 *Image source: Eeufees Album provided by Anton Jansen, page 108

Cornerstones were laid in 1931 by the administrator of the Transvaal, Mr. J.J.S. Smith, and by the Governor General of the Union, the Earl of Clarendon. Construction was however delayed due to the lack of funds. Construction was done by Clark and Downie, and after completion the building was inaugurated on 6 December 1935 by Chief Justice Sir Johannes Wessels. A brass plaque, commemorating the event, can be found in the foyer.

The building has a monumental presence and was constructed in the Renaissance Revival style. Examples of classical building elements are the composite columns and a decorated pediment (tympantum) above the main entrance, complete with a stone relief by the South African sculptor, Coert Steynberg. The tympantum depicts the historic timeline of Pretoria since its earliest days, when the veld was still inhabited by wild fauna, and up to modern times where aeroplanes and factories are depicted.

A notable feature of the Pretoria City Hall is the centrally located clock tower, which houses a clock and carillon (glockenspiel in German) that was built by the Deagan Company of Chicago IL. The company is now known as Top Rung and Tower Chimes. (WIKIPEDIA explains a carillon as a pitched percussion instrument, played with a keyboard and consisting of at least 23 cast bronze bells. The bells are hung in fixed suspension and tuned in chromatic order for a harmonious sound effect.) Deagan Company was founded by John Calhoun Deagan in 1880 in St. Louis, Missouri. As a professional clarinetist, John Calhoun Deagan was dissatisfied with the intonation of orchestral glockenspiels that he played with in various theatre orchestras. Deagan Company is best known for the development the first "scientifically tuned carillon or glockenspiel" - a development that included the xylophone, vibraharp, organ chimes (carillon), Swiss handbells, the marimba, orchestra bells and marimbaphone. Deagan Company also revolutionized church bells with the invention of tubular bells. One such tower chime carillon was installed at Pretoria City Hall and has 32 suspended tubular bells that are housed within the clock tower. This carillon is only one of its kind outside the USA and was donated to the people of Pretoria in 1935 by the Heys family (previous owners of Melrose House).

Many notable artworks decorate the building. Murals by the South African muralist and illustrator Jan Juta (1895 – 1990) depict various scenes of early settlers and reliefs of indigenous fauna and flora that are found throughout the interior rooms and spaces. Some of artworks were donated to the City by John J. Kirkness, owner of the Kirkness Brick & Tile Factory in Groenkloof.

The grand organ in the Pretoria City Hall main hall is one of South Africa's most impressive and valuable cultural assets. The organ (dating from 1933) was designed and built in Chicago by the American piano and organ company, W.W. Kimbal, at a cost of £22 000. This is the only Kimbal organ installed outside of the United States and was the second largest organ in the Southern Hemisphere at the time of installation. The console was on display in their shop in Chicago (before being shipped out to South Africa), where many organ enthusiasts and laymen marvelled at its intricate design. Installation was done by Cooper, Gill & Tomkins at a cost of £1 000. Final tuning was done by Walter Ortleo with the assistance of its designer, John Connell the Johannesburg city organist. He also had the honour to play the organ for the first time during the inauguration of the Pretoria City Hall in December 1935. The Rhodesian Teak grill and organ fronts were made by John Harcus.
 (The main hall and organ at City Hall Source: www.coopergilltomkins.co.za/)

Apart from playing traditional organ music, the organ is also capable of producing the sounds of drums, cymbals, a harp, and a xylophone. The impressive instrument consists of approximately 6,000 pipes, 4 swell pedals, 144 stop knobs, 72 thumb pistons, 21 toe pistons, a percussion section as well as a French horn division - the only one of its kind in South Africa. The main console is mounted on a lift that can be raised (or lowered) to any required height. Initially, lunch hour recitals were held every Tuesday by Gerrit Bon, and on Fridays Francois le Roux played music to accompany the *Volkspoele* (Afrikaner folk dances). Many international artists performed at the Pretoria City Hall. Music events were moved to the newly constructed Aula (1968) and State Theatre (1981), with better acoustic properties.



Orchestral concert held at the Pretoria City Hall
 Image Source: Eeufees Album provided by Anton Jansen, page 108

2) STATEMENT OF SIGNIFICANCE



APPLICANT:

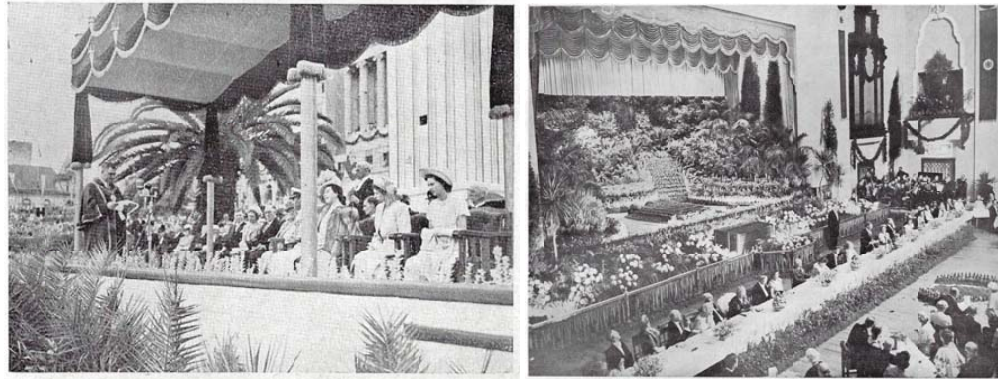
HERITAGE ARCHITECT:

PRETORIA CITY HALL:
RENOVATION, REFURBISHMENT,
RESTORATION & REPAIR
SEPTEMBER 2022



The main hall and organ at City Hall
Source: www.coopergilltomkins.co.za/

The Pretoria City Hall, as the chief administrative building, hosted over the years many functions and public events, weddings and music concerts that were hosted in the Main Hall with its triple volume. On 29 March 1947, the Royal Family (King George VI, Queen Elisabeth, Princess Elisabeth II, and Princess Margret) paid a visit the Pretoria City Hall during their royal tour, where they attended a magnificent state banquet that was held in their honor.



Two images of the Royal Family at the Pretoria City Hall.
*Image source: Eeufees Album provided by Anton Jansen, page 115

The mayor's offices were also originally housed within City Hall and up until 1964, council meetings were held in the Municipal Council Chambers. The Council Chambers contain several important cultural assets which is historic furniture, documents, and paintings by acclaimed South African artists.

In 1986, the roof was restored and repaired at a cost of R665 000, to address water leaks that damaged important historical assets. The Deagan clock and carillon, which stopped working in 1974, would only be serviced and restored in 1994 by Pieter Delen, the curator of the city hall organ. Delen reproduced many of the broken mechanical components himself and was assisted by his son-in-law, Martin Boerriger, who aided in the electrical work. Other important figures in the restoration of the clock included Jan Ebersohn, who kept the conversation surrounding its importance going for over 20 years, and city council member J. D. Venter who took a personal interest in ensuring the restoration of the clock and carillon.

Following the 1994 restoration, were two unsuccessful attempts to restore the Pretoria City Hall. The first was due in 2005, when the clock and organ (still in working order at the time) were scheduled for maintenance. This would go hand in hand with several general building refurbishments necessitated by internal building fabric that was damaged due to lack of maintenance and repair work. The restoration initiative would include the Tshwane Building Heritage Association (Willem Punt: chairman) & Prof Eddie Davey (senior lecturer & organist at UNISA). However, by 2010 no progress was made. Anton Jansen, a prominent figure in the conservation and restoration of heritage buildings in Pretoria, published an article in the Tshwane-Beeld (10 February 2010) stating that nothing came of the planned 2005 restoration initiative - for which the former mayor Samanaliso Mkhathswa pledged R3 million.

The second failed restoration initiative was during Kgosietso Ramokgopa's term as the mayor of Pretoria. In 2013 the announcement was made that the mayoral offices in the Pretoria City Hall would be refurbished to accommodate the mayor during the construction of Tshwane House (which replaced Munitoria as the new municipal offices for the City of Tshwane). A total of R1,2 million was allocated for the minor refurbishment work which included improved safety measures and access control, maintenance and repair work to the gardens and fountain, improved internal acoustics, and the installation of WIFI. The exterior walls were to be washed, and the building was to be fitted with air conditioning and energy saving lightbulbs. In 2016 it was discovered that the Ramokgopa administration had spent close to R90 million over a course of 18 months on this project. The newly elected mayor, Solly Msimanga opened a criminal case against senior council officials, as the price of renovations was inflated, and many cases of over-spending were recorded. This restoration initiative caused huge damage to the historic building fabric and rendered the building to be unusable. All historic brass ironmongery (doors & windows), brass door kick plates, brass door numbers, brass plaques and brass stair balustrades were ripped out of the historic building fabric, causing immense damage that will be quantified as part of this project.

This iconic and historic building is closed to the public since 2016, and a security fence was erected along the perimeter of Pretorius Square - leaving the public space inaccessible to the residents of Pretoria.

Architectural description:

The Pretoria City Hall is the largest public hall (town hall) in South Africa, situated on the corner of Paul Kruger and Visagie Streets. The west boundary of Pretorius Square is adjacent to the Ditsong National Museum. The Natural History (previously the Transvaal Museum) is on the east boundary of Pretorius Square. The main entrance of City Hall is positioned along the central axis of Pretorius Square where the statues of Chief Tshwane was unveiled in 2016. Andries Pretorius (Voortrekker leader, father of Marthinus Pretorius & the city was named after him) and Marthinus Pretorius (founder of Pretoria in 1855), are positioned on the central east-west axis along with the water fountain and pond.

The monumental three-storey building is built in the Renaissance Revival style and the floor plan is arranged in a T-shape with a long, linear east facade, and a broader mass that stretches perpendicularly to the west. The old Winchester pendulum clock (with a 50kg counterweight) and 32 tubular bell carillon (glockenspiel in German) was donated in 1931 to the people of Pretoria by George Jesse Heys (then owner of Melrose House). Clock and carillon are housed in the clocktower, which adds a monumental element to the building. The carillon can be played in three ways - firstly by playing the 32-note keyboard which is housed in an oak cabinet; secondly through an automatic player with perforated rolls containing sheet music for popular classics; or thirdly through a designated timekeeping mechanism that is synchronised to play the Westminster Chime (Big Ben) every quarter of an hour.

The building plinth is constructed of massive grey granite blocks with a rough finish. Exterior walls are constructed from concrete blocks with a grey granite overlay, giving the building a solid monumental appearance. The historic windows consist of m/s window frames with timber frame insets and brass ironmongery. The ground floor windows have arched openings while first and second floor windows are rectangular in shape. The roof is a composite hip-ended structure with terracotta roof tiles, produced at the Kirkness Brick & Tile Factory in Groenkloof. In 2016 (as part of a restoration initiative), the clay roof tiles were painted with a red tinted rendering that damaged the original colour and patina of the clay tiles and resulted in a permanent maintenance responsibility for the (previously maintenance free) clay roof tiles.

The main entrance, below the clock tower, is emphasised by the ramped *porte cochère*, that carries the decorated neo-classical pediment, with a relief by the South African sculptor, Coert Stynberg. The artwork depicts the development of the city. Three solid Kiaat double doors, with beautifully carved, ornamental fanlights lead into the foyer with Italian and Swedish marble floors, paired with red marble tuscan columns. Several reliefs can be found along the interior walls of the foyer as well as a large painting by Walter Battiss. Artworks found throughout the building were donated by John J. Kirkness and Charles Maggs. Two staircases, placed symmetrically over the main entrance, lead up to the Main Hall balcony and floors above.

The foyer leads into the Main Hall, which is approximately 31m², and with 15m floor to ceiling height, with foyers & loggias flanking each side. In the Main Hall, a 3.5-ton bronze chandelier, designed specifically for the Main Hall, is suspended from the ceiling. The Main Hall dance floor is made of Lusanga wood, imported from the DRC, with a spring foundation ideal for dancing. The top chambers of the symphonic organ houses drums, symbols, a xylophone, triangles, small bell chimes, and a vibraphone, used to play background music during functions. A dining hall, council chambers, offices and service areas (inclusive of the double-storey kitchen and store rooms) are also located throughout the building.

2) STATEMENT OF SIGNIFICANCE



APPLICANT:

HERITAGE ARCHITECT:

PRETORIA CITY HALL:
RENOVATION, REFURBISHMENT,
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The 2013-2016 renovations were not compliant with the National Heritage Resources act (act 25 of 1999) and the appointed contractors were not specialist heritage contractors. Damage incurred include 18 stolen chandeliers, with a newly installed fire protection system that is not SANS compliant. Brass door & window handles, brass door kick plates and door numbers were stolen and replaced with cable ties, and bulletproof windows were installed for no logical explanation / reason. Important heritage paintings were not covered and damaged by careless paintwork in the old Pretoria council chamber, and R8 million worth of paid furniture was never delivered. Kitchen appliances and cupboards were incorrectly installed, and work was not completed. A large wooden table, imported from Korea, was damaged and large amounts of money (over R360 000) was spent on bad quality furniture and wallpaper. This initiative is to correct all previous abortive work and to restore the Pretoria City Hall to its original glorious state.



Source: www.visitshwane.co.za
(date unknown)

CONSERVATION GUIDELINES: PRETORIA CITY HALL	
A	Structures, Areas & Elements of CONSIDERABLE SIGNIFICANCE (meaning the fabric as evidence, the association of place & its physical qualities & relation). Items categorised under A are of extreme national importance and are always protected by the NHRA 25 of 1999. *Repair, reconstruction and restoration of all original fabric – including outbuildings – should be specified (as part of a full specification of restoration and repair work) by a Heritage Specialist. *Additions (new build) and alterations will in general not be considered. *Restoration, repair & refurbishment work must be specified for the purpose of obtaining a Heritage Permit prior to execution of any work.
B	Structures, Areas & Elements of IMPORTANT SIGNIFICANCE (meaning the fabric as evidence, the association of place & its physical qualities & relation). Items categorised under B are appropriate subjects for statutory conservation requirements; thus, protected by the NHRA 25 of 1999. *Repair, reconstruction and restoration of all original fabric – including outbuildings – should be specified (as part of a full specification of restoration and repair work) by a Heritage Specialist. *Additions (new build) and alterations might be considered; if properly designed and executed – all new work should be distinguishable and reversible and of high design content. *Restoration, repair & refurbishment work, additions and alterations must be specified for the purpose of obtaining a Heritage Permit prior to execution of any work.
C	Structures, Areas & Elements of MODEST SIGNIFICANCE (meaning the fabric as evidence, the association of place & its physical qualities & relation). Items categorised under C could include most alterations and additions made to accommodate changing requirements (eg from residential to business). Impact on the character of surrounding structures can still be significant as evidence – which can often be explained or revealed by a single (remaining) example. Competent but unexceptional buildings are also included. *Repair, reconstruction and restoration of all original fabric – including outbuildings – should be specified (as part of a full specification of restoration and repair work) by a Heritage Specialist. *Additions (new build) and alterations will be considered; if properly designed and executed – all new work should be distinguishable and reversible and of high design content. *Restoration, repair & refurbishment work, additions and alterations must be specified for the purpose of obtaining a Heritage Permit prior to execution of any work. *Full demolition of structures will be considered if 50% of the original historic building fabric was lost. Recommendation is to harvest remaining historic fabric during demolition and re-use as part of new build. Any demolition application must be specified for the purpose of obtaining a Heritage Permit prior to execution of any demolition work.
D	Structures, Areas & Elements of NO SIGNIFICANCE (meaning the fabric as evidence, the association of place & its physical qualities & relation). Items categorised under D are seen as intrusive items, which in their present form, have an adverse effect on the character of place; or which obscure significant elements. *In many instances the recommendation would be to demolish such Structures, Areas or Elements. Any demolition application must be specified for the purpose of obtaining a Heritage Permit prior to execution of any work. *Restoration, repair & refurbishment work, additions and alterations must be specified for the purpose of obtaining a Heritage Permit prior to execution of any work.



2) STATEMENT OF SIGNIFICANCE



APPLICANT:

HERITAGE ARCHITECT:

PRETORIA CITY HALL:
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