

6.3.15. 69 President Street / Exchange Square.



Erf Number:	5288 (previously 720, 5040, 5254).
Name:	69 President Street.
Architect:	Unknown.
Previous Names:	Exchange Square and Mutual & Federal Centre.
Approved / Existing Plans:	None.
Date of Construction:	1975
Architectural Style / Aesthetics :	Johannesburg Late Modernist / Brutalism.
Historical Use:	Offices.
Current Use:	Vacant.
Intended Use:	Offices & possible ground floor retail.
Rarity or Technical interest:	None.
Relationship to setting and place:	One of the high rise towers located on the Northern edge of Beyers Naude Square.
Relationship to historical aspects:	Forms a built document of the development of Johannesburg in the latter part of the 20th Century.

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Social Importance:	n/a.
Modifications:	The building exterior survives largely in-tact.
Integrity of current Structure:	Structure survives in relatively in-tact condition.
Known lost aspects or changes made:	None.
Scientific or Research Potential:	None.
Other:	None.
Protection:	None.
2002 - 2015 Historical information:	Part of Koponong Project since 2002.
Significance:	None.
Section 3.3 of NHRA:	None.
Grading:	n/a.
Current Condition - Exterior:	Poor.
Current Condition - Interior:	The interior is stripped, with no conservation worthy fabric remaining.
Recommendations - Exterior:	The façade appears to be in a poor condition. Additionally, the balcony is in poor condition with grasses and weeds growing over the space.
Recommendations - Interior:	Interior fit out is low grade contemporary office, not worthy of conservation.
NHRA Applications:	None - currently the building is not 60 years old.
Recommendations - Overall:	The building may be demolished - in this event the new structure should reference the surrounding area. Any proposed new building should reference the public square and make note of the importance of the area in which it is located. The ground floor canopy and retail are a good idea on President Street and this element should be extended around the corner to Simmonds and Harrison Streets. The wide pavement forms a well used public space in front of the building and should be retained.

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This Brutalist concrete and bronze glazed skyscraper contributes little to the historical urban environment of the Johannesburg Central Business District, taking scant consideration of the historic City Hall or Beyers Naude Square surrounding the site. The building was designed in 1975 by Stauch & Foster.



Contemporary image - exterior of building.



Contemporary image - interior of upper floor.



Current image - interior of upper floor.



Contemporary image - balcony overlooking Beyers Naude Square.



Contemporary image - interior of parking area.