

# JOHANNESBURG METROPOLITAN MUNICIPALITY

## HERITAGE ASSESSMENT SURVEYING FORM

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### NAME OF PLACE: LEGAL & GENERAL INSURANCE BUILDING



Photograph: Catharina JM Bruwer.

Above: the *Legal & General Insurance Building*, as seen from the southeast corner of Main and Harrison Streets, with its neighbour, the *Consolidated Building* to the right.

Previous/alternative name/s : By 1954 – Commercial Exchange Buildings  
:  
:

**LOCATION:** Street : corner Main and Harrison  
Street number : 25, 27 Harrison  
: (83, 85 Main; 25, 27 Harrison)  
Stand Number : 1171  
Previous Stand Number: 154  
Block number : BN  
Suburb : Marshallstown  
GIS reference :

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

**DESCRIPTION OF PLACE:**

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

**CONSTRUCTION MATERIALS:**

Walls: reinforced concrete frame construction, granite panels to First and Second Floor, and textured panels to remaining sections of exterior  
Roof: flat, concrete  
Windows: steel casements

**SITE FEATURES:****ALTERATIONS:****INTEGRITY:****INSCRIPTION:****ARCHITECT:**

R.C. Rinaldi & Partners

'Rinaldi, Raymond Clement

(24 Sep 1908 - Dec 1987), from 1924 to 1926 Rinaldi was articled to RJ Lovell in London where he was born. He attended the evening school at the Regent Street Polytechnic from 1924 to 1928. From 1926 to 1928 he worked for AG Cherry, FRIBA, in London and then from 1928 to 1929 for Sir Frank Baines, FRIBA, London. In 1929 Rinaldi joined the office of Cobb & Archer, FFRIBA, in Nairobi, Kenya, in whose office he remained until 1932 when he joined JA HOOGTERP and LG Jackson, East Africa. By 1933 he was with Hoogterp in Johannesburg. By 1935 he had returned to Kenya where the firm of Hoogterp & Jackson became Jackson & Rinaldi. But by 1938 he had returned to Johannesburg where the firm of HOOGTERP & RINALDI was formed in January 1939 (cf HOOGTERP & RINALDI). The partnership lasted from January 1939 to December 1945, interrupted by war service during which he served in the Royal Engineers attached to East African command at Nairobi from September 1940 as a surveyor of works for Southern Kenya and Tanganika with the rank of Lieutenant. In 1944 he was a major. After the war Rinaldi returned to Johannesburg and went into practice on his own account operating, in the 1950s, a branch office in Bulawayo under the control of his future partner Bruce Macdonald. Rinaldi designed the Escom building in Braamfontein in Johannesburg (1954-58), a landmark feature in Johannesburg for some time.

According to Chipkin (1993:260) Rinaldi and Partners designed the Barlow headquarters building (completed 1954), corner of Ameshof and De Beer Streets in Braamfintein and now the Cape Gate headquarters. Chipkin's description of this building and of Rinaldi's work is enlightening. Philip Karp became a partner in Rinaldi & Partners. Rinaldi retired in 1973.

ARIBA 1937; ISAA 1937; FRIBA 1945. (*ARIBA nom papers (1937) 6402; Chipkin 1993; FRIBA nom papers (1945) 4543; ISAA mem list; Hoogterp papers, Strange Coll, Africana Libr, Jhb*)  
(Architects In South Africa 1780 - 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.)

**BUILDER:****CONSTRUCTION DATE:**

Date on plans : June 1960  
Approval of plans :  
Completion date :

**BUILDING STYLE:**

**BUILDING TYPE:**

Office building.

**ENVIRONMENT:**

The building was designed without any recognition of the importance of the *Consolidated Building* within its immediate context.

**CONDITION:**

**URGENT ACTION:**

**SAHRA RECORD REGARDING ALTERATIONS, RENOVATIONS, RESTORATION:**

**PROTECTION STATUS:** (under National Heritage Resources Act, 1999)

- General protection:      Section 34(1) structure/s
  
- Formal protection:      provincial heritage site
- national heritage site
- provisional protection
- heritage area
- listed in provincial heritage resources register

Relevant Gazette Notice:

Gazette description:

**FORMER PROTECTION STATUS:** (under National Monuments Act, 1969)

**NOTES:**

**DEEDS INFORMATION:**

Original ownership: Legal & General Association.

By 1979: Legal & General Ass. Society.

**PRE-HISTORY OF SITE:**

CITY HOUSE

By 1954 *City House* stood at 25, 27 Harrison and 83, 85 Main; tenants of the building at that stage, were:

- 25 Harrison – Gaynors Elec.
- 27 Harrison – Townshend & Kelly
- 83 Main – Owen Jones (B), Ltd.
- 85 Main – City Beer Hall

(The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.)

CURRENT TENANT/S:

**HISTORY:**

**GENERAL NOTES:**

- Estimated cost of building      :
- Estimated cost of drainage      :
- Accommodation approved      :

Valuation at completion :  
Occupied :

PREVIOUS TENANT/S:

**SOURCES:**

Published Sources

The Rand-Pretoria Directory 1954 (Comprising Complete Alphabetical And Trades Directories of Johannesburg, Pretoria And Reef Towns), Cape Times Limited, Cape Town, 1954.

Unpublished Sources

Architects In South Africa 1780 – 1940; Draft manuscript, J Walker & G M van der Waal, 1992, HSRC, Pretoria.

Plans records of surveyed buildings, Marshallstown and City of Johannesburg: Archives, Building Control, Development Management, City of Johannesburg Metropolitan Municipality.

Opname Historiese Geboue In Johannesburg, Second Report June 1976, Inner City, RAU, unpublished.

**ASSESSMENT OF CULTURAL SIGNIFICANCE:**

Historic Value:

- Associated with historic person, group or organisation
- Associated with historic event or activity

Architectural/Aesthetic value:

- Important example of building type
- Important example of a style or period
- Fine details, workmanship or aesthetics
- Work of a major architect or builder

Social/Spiritual/Linguistic value:

- Associated with social, spiritual, linguistic, economic or political activity
- Illustrates an historical period

Scientific/Technological value:

- Example of industrial, technical or engineering development/achievement
- New, rare or experimental building techniques

**RECORDED BY:**



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Photographs (unless otherwise indicated) by Johann J Bruwer and Alezea Bruwer.