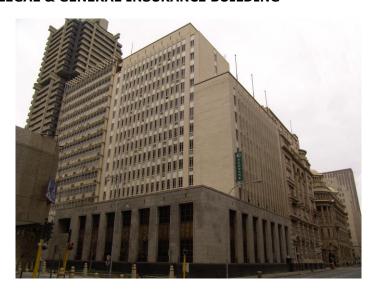
JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

Compiled by: Dr JJ Bruwer, 2002-07-29 JJ Bruwer ©

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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 Liuetenant. 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:

BN-3 2

BUILDING TYPE:			
Office building.			
ENVIRONMENT:			
The building was des within its immediate c		on of the importance of the Consolidated Building	
CONDITION:			
URGENT ACTION:			
SAHRA RECORD REG	GARDING ALTERATIONS, R	RENOVATIONS, RESTORATION:	
PROTECTION STATU	IS: (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 PROTECTIO	ON STATUS: (under National	Monuments Act, 1969)	
NOTES:			
DEEDS INFORMATION	ON:		
Original ownership: L	egal & General Association.		
By 1979: Legal & Ger	neral Ass. Society.		
PRE-HISTORY OF SI	TE:		
CITY HOUSE			
By 1954 <i>City House</i> 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 85 Main – City Beer Ha (The Rand-Pretoria D	s (B), Ltd. all Directory 1954 (Comprising	Complete Alphabetical And Trades Directories of nes 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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And Catharina JM Bruwer.

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