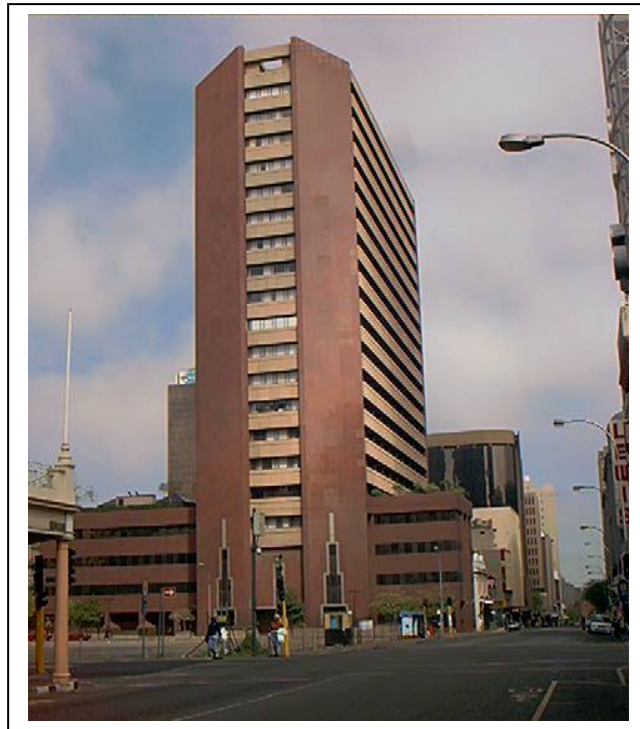


**JOHANNESBURG METROPOLITAN MUNICIPALITY**

**HERITAGE ASSESSMENT SURVEYING FORM**

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

**NAME OF PLACE: Mutual & Federal Building**



**Previous/alternative name/s :**

**LOCATION:** Street : President  
Street number : 77  
Stand number : 5230 (previously 700-703, 706-711, 5038, 4812)  
Block number : R

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

**DESCRIPTION OF PLACE:**

In March 1988, Old Mutual Properties reported as follows on the proposed new building: "The new regional headquarters of Old Mutual Properties on the block bounded by....will consist of 19 floors comprising 24 000 square metres of office space and 800 square metres of ground floor retailing. Work on the project began in June and is scheduled for completion in August 1990.

**CONSTRUCTION MATERIALS:**

Walls :

Roof :

Windows:

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

Moross & Partners

**CONSTRUCTION DATE:**

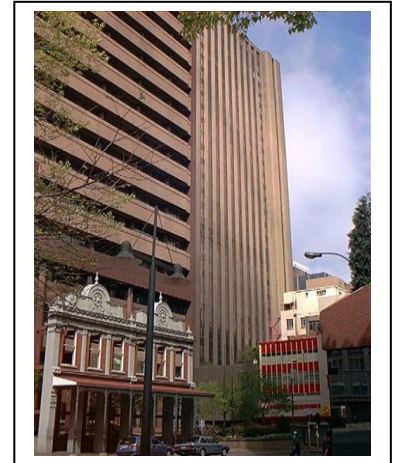
On plan : 1989  
Completed :

**BUILDING STYLE:****BUILDING TYPE:**

Office building.

**ENVIRONMENT:**

This tall building contributes to the New York sky-line of Johannesburg. It was designed at a much later date and with very little sympathy or harmony to the buildings in its immediate surroundings. (cjmb)



**CONDITION:**

Good.

**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: Mutual & Federal Insurance Co Ltd

T41129/1988 South African Mutual Life Assurance Soc  
T49215/1998 Mutual & Federal Insurance Co Ltd

## **PRE-HISTORY OF SITE:**

On the north-east corner of President and Harrison Streets by 1889, stood a single storey brick structure with balustrade and segmental pediment above its entrance. By 1903, this structure had been replaced by the Sanderson's Building. The latter comprised four storeys with a wide cast iron verandah and balcony on the first floor. A life-size statue of a horse on top of the gable, illustrated the function of the building, i.e. as a saddlery.

Next to the corner stand and facing President Street by 1889, was The Albany, a low corrugated iron structure with saddleback roof and verandah. By 1894, this structure had been replaced with the double storey Jagger's Building by the architect R.L. M. McCowat. This building had a marked vertical division of its façade, and was the premises of J.W. Jagger & Co. In ca. 1908, three storeys were added to the building. The interesting aspect of its façade were the accentuation of its side portions above the eaves with broken tympanums and vases.



Situated on the north-west corner of President and Loveday Streets by 1889, was a one storey brick structure. It was the business premises of J.P. Albert & Co. The building had a slightly projecting central part with tympanum. By ca. 1910 however, the site was occupied by the Blackhurst & Co. building. The later does not appear on a 1908 photograph). It was decorated with a balustrade, tympanum and pilasters. On the stand next to it, facing President Street, a single storey structure with balustrade had been constructed by 1889 and by ca. 1910, a verandah and large display windows had been added to this building. By 1900, the Rogaly Building stood on the south-west corner of Pritchard and Loveday Streets, next to the Kimberley House.

See R-1: Kimberley House Façade.

## **HISTORY:**

## **GENERAL NOTES:**

## **SOURCES:**

NMC File 3/1/3/Joh/96: Façade of Kimberley House, Pritchard Street, Johannesburg

The Market Square Of Johannesburg: Catalogue of buildings on and around the square till about 1920 (Compiled by G.M. van der Waal), Public Library, Johannesburg, 1971

Registrar of Deeds, Johannesburg

Van Der Waal, G-M.: From Mining Camp to Metropolis, The buildings of Johannesburg 1886-1940, Chris Van Rensburg Publications, 1987

## **RECORDED BY:**

Johann J and Catharina JM Bruwer.

Photographs by Chris JH Coxen (unless otherwise indicated).

## **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