

JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: National Mutual Life Building

Previous/alternative name/s :

LOCATION: Street : Rissik
Street number : 41
Stand number : 4774 (previously Consolidated Stand No. 179)
Block number : G

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

DESCRIPTION OF PLACE:

Eight and a half storeys (including ground floor) and one basement level.

Noteworthy aspects of the building's external appearance include the reinforced pre-cast cantilevered canopy with terrazzo fascia along the whole shop frontage of the building; the buffed stainless steel window trim and polished black granite at ground level; the pre-cast coping and tabular guard rail at roof level; insite terrazzo and pier finishes and armoured cast glass spandrel panels in aluminium frame on the remainder of the building; as well as the pre-cast blocks faced with coloured glass mosaics and white ebonised division strips on the windowless corner section of the Market Street elevation.

CONSTRUCTION MATERIALS:

Walls : reinforced concrete, clad with textured panelling.

Roof : flat, concrete.

Windows: aluminium double sliding sash windows with fixed lower panes.

SITE FEATURES:

ALTERATIONS:

Minor internal alterations to offices on second floor.

Architect : Stucke, Harrison, Ritchie & Watson
Plans passed : July 1968

Minor internal alterations to offices (first floor) and shops (ground floor).

Architect : Stucke, Harrison, Ritchie & Watson
Plans passed : September 1968

Internal alterations to offices on ground floor.

Architect : Stucke, Harrison, Ritchie & Partners
Plans passed : November 1971

Internal alterations (i.e. new dry-wall partitions) on first floor.

Architect : Moross & Partners
Plans passed : January 1980

Minor internal alterations (mainly partitions).

Architect : Berger Whitehead Rummel & Harlech-Jones
Plans passed : 2 October 1986

Internal alterations to basement and ground floor.

Architect : The Cook, Lipschitz Partnership
Plans passed : May 1992

INTEGRITY:

In 1989, the NMC stated that it would be preferable to retain all the existing buildings on this city block. "Unfortunately the buildings facing Market Street have already been altered/demolished so the value of the group on the southern half of the block is increased" (NMC letter, 16 August 1989).

The above-mentioned statement is contestable in parts, in view of the fact that the exterior of the National Mutual Life Building appears not to have been altered since the construction of the building.

INSCRIPTION:

ARCHITECT/BUILDER:

Stucke, Harrison, Ritchie & Watson

CONSTRUCTION DATE:

Plans passed : June 1961
Completed : 1962

BUILDING STYLE:

Johannesburg Modular Regionalism (Urban Features).

BUILDING TYPE:

Shops and office building.

ENVIRONMENT:

See INTEGRITY.

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	<input type="checkbox"/>
Formal protection:	provincial heritage site	<input type="checkbox"/>
	national heritage site	<input type="checkbox"/>
	provisional protection	<input type="checkbox"/>
	heritage area	<input type="checkbox"/>
	listed in provincial heritage resources register	<input type="checkbox"/>

Relevant Gazette Notice:

Gazette description:

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

NOTES:

DEEDS INFORMATION:

Original ownership: National Mutual Life Association of Australasia Ltd

1976: National Mutual Life (Association/) Assurance of Australia Ltd (Refer Title Deed No. 4319/1961)

I-3250/1977LG Heathgate Pty Ltd
T48416/1988 South African Mutual Life Assurance Soc
T48416/1988 Old Mutual Life Assurance Co South Africa Ltd

PRE-HISTORY OF SITE:

The first structure on this corner stand was a corrugated iron store, erected in 1889. This was replaced by 1890 with the Goldsmiths Alliance Building, a double storey building with a balcony and verandah, hipped roof and central turret. The National Mutual Building designed by McIntosh & Moffat ca. 1904 replaced the double storey. The new building was a seven storey office building. It was designed in the Imperialistic style with neo-Baroque ornament, bay windows, large arches with groups of windows, cornice and corner turret.

HISTORY:

GENERAL NOTES:

SOURCES:

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

NMC File 3/1/3/Joh/A : Johannesburg : General, III

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

City Engineering Department, Stand No. 4774, Township Johannesburg (Planning Department), City of Johannesburg

Johannesburg Building, Space & Urban Feature Classification, 1998: Inner City - Metropolitan Planning, Johannesburg Metropolitan Council (Cool Factory)

Registrar of Deeds, Johannesburg

RECORDED BY:

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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