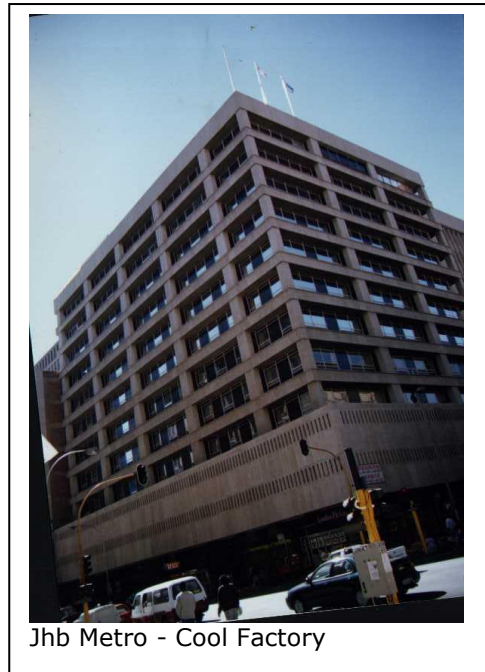


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Chief Albert Luthuli House



Jhb Metro - Cool Factory

Previous/alternative name/s : Executive Centre
Munich Reinsurance Centre (1995 reference)

LOCATION: Street : President
Street number : 51, 53
Stand number : 4576 (previously 1683, 489-491; before that 739-741, 746)
Block number : P

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

DESCRIPTION OF PLACE:

One basement level; ground floor; 11 floors; roof (13 levels up).

- Basement : mechanical section, storage and shop basement with separate stairs.
- Ground floor : entrance hall on Sauer Street; parking entrance on President street; one large shop and corner shop with basement (external stairs); cantilevered canopy.
- First and second floor : parking.
- Third to 10th floor : offices; roof, inner corner on third floor; fourth floor up precast facing, inner corner; four stairs and three lifts to each floor.
- 11th floor : roof on President Street; offices on Sauer Street; three stairs and three lifts.
- Roof : lift motor room; 'Non-European' quarters; water tank; Sauer Street open area with 4' 0" precast terrazzo facings; President Street, precast terrazzo facings.

CONSTRUCTION MATERIALS:

- Walls : reinforced concrete construction; black granite stall riser; black granite facing to walls and facia panels; precast terrazzo facing to front face; first and second floor perforated and decorative precast terrazzo facing; 11th floor, louvered ventilation panels.
- Roof : flat, malthoid waterproofing laid on screed (laid to fall on third floor).
- Windows: polished aluminium shop fronts; controllable glass louvres above shop fronts; offices, opening window sections.
- Doors : double and single doors on ground floor.
- Columns: granite facing.

SITE FEATURES:

ALTERATIONS:

Additions: new H.T. and L.T. rooms in basement (President Street under ramp); new internal stairs to corner shop storage; controllable glass panels to shop fronts; ramp extended to new parking area (33 cars) to roof.

- Architect : Gluckman, De Beer, Margoles & Partners
Plan date : March, April 1968
Plans passed : 23 July 1968

Internal alterations; new toilets to fourth floor; entrance hall enlarged, door to new position, polished black granite to interior walls, exterior walls of entrance hall and column with polished 'Paarl' granite facing. Estimated cost R 31 000.

Architect : Gluckman, De Beer, Margoles & Partners
Plan date : 14 January 1974
Plans passed : 25 August 1980

INTEGRITY:

INSCRIPTION:

ARCHITECT/BUILDER:

Gluckman, De Beer, Margoles & Partners

CONSTRUCTION DATE:

On plan : 1968
Plans passed : 30 October 1967
Completed :



BUILDING STYLE:

Johannesburg Later Modernist (Urban Features).

BUILDING TYPE:

Office building.

ENVIRONMENT:

Stands in unity to some degree with the adjacent Standard Bank Building. (RAU Report, June 1976)

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: S.P. Buildings Pty Ltd

T16222/179 Munich Reinsurance Co of Africa Ltd

T16222/179 Munich Reinsurance Co of South Africa Ltd

T63961/2001 Dakawa Prop Pty Ltd

PRE-HISTORY OF SITE:

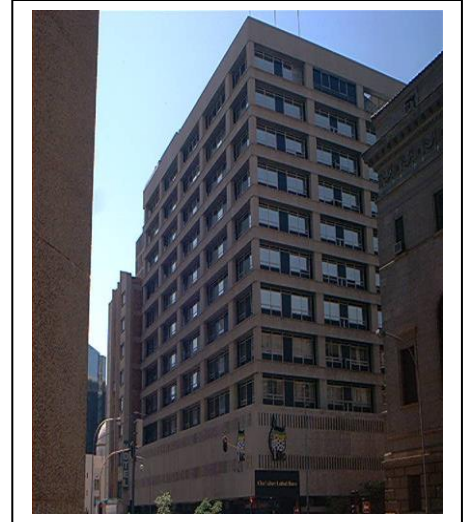
This site (the corner stand) and the stand next to it (i.e. on Sauer Street), was not developed until 1903 when a brick structure for Max Rosettenstein (designed by Murray) was built. In 1908 A. & W. Reid & East designed a new façade, large display windows, wide tympanum and pilaster ornament for the same owner. In the 1910s a verandah was added.

By the mid-sixties, a single storey structure occupied a portion of this site; at the back of Stand No. 491 (facing President Street) stood a double storey and a single storey structure to street front; these buildings were demolished and the current building was erected.

HISTORY:

The following comes from a report in The Star ("ANC returns to Joburg CBD") at the time of the relocation of most of the ANC's Headquarters to the building at the beginning of 2001:

"The ANC's relocation further into central Johannesburg could bolster efforts to stamp out rampant crime in the city. Central Johannesburg Partnership (CJP) executive director Neil Fraser said the move would boost the confidence of business in the CBD. [Chief] Albert Luthuli House is situated in a bad area. 'The ANC is not new in the city, I'm very happy that they have decided to stay in the CBD. This clearly demonstrates their confidence, and I believe crime will fall in that south western precinct. Sauer Street has generally been a problem area.' ANC spokesperson Nomfanelo Kota said her party would maintain the same strong security presence it had in its Plein Street headquarters (i.e. Shell House). The ANC's own personnel would ensure there is security around the building. 'There is no difference for us. We were part of the CBD in the past. The ANC has just moved to another part of the city. There is no need to panic about security in the area.' The offices of the president, secretary general, treasurer, communications, research, Women's League and Youth League will all be in Sauer Street (corner President). The archive/library, video unit, assets control and the Congress of South African Students (Cosas) will remain in the old building. The Johannesburg Unicity Council has also welcomed the ANC's move. Council spokesperson Keith Peacock said: 'The council is obviously pleased with the ANC's decision to relocate to the inner city. It is, however, not unexpected as rentals offer very real value for money as vacancies decline amidst a comparatively safe external environment due to the success of the City Improvement Districts drive and upgrading of areas. It will likely be seen in the longer run as a very astute business decision, given the renewed interest internationally in the CBDs of various cities.' "



GENERAL NOTES:

Letter dated 2 September 1969 from City Engineer's Department to architects of building r.e. bonus bulk and additional height: consolidated Stand 4576 – Johannesburg: formerly 489, 490, 491 and 1633 – Leasehold.

With reference to your application for additional height and bonus bulk on the building on the above-mentioned stand, the Council on the 26 August, 1969 adopted the following resolution:-

- "(a) That in terms of Clause 23...the Council consents to the building projecting a further 10 ft. above the additional height of projections above the 59 degree height line to achieve architectural harmony.
- (b) That in terms of Clause 24...the Council consents to the building on...being granted an increase in the bulk permitted by an additional 10% of the calculated extra floor space to achieve full harmonious development."

The estimated cost for the new building was R 339 224.00 and drainage R14 396.00.

SOURCES:

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

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. 4576, Township Johannesburg (Planning Dept., City of Johannesburg)

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

The Star, January 2001 ("ANC returns to Joburg CBD")

Beeld, 8 January 2001 ("Kantore in Luthuli Huis dalk te huur")

Registrar of Deeds, Johannesburg

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