

JOHANNESBURG METROPOLITAN MUNICIPALITY

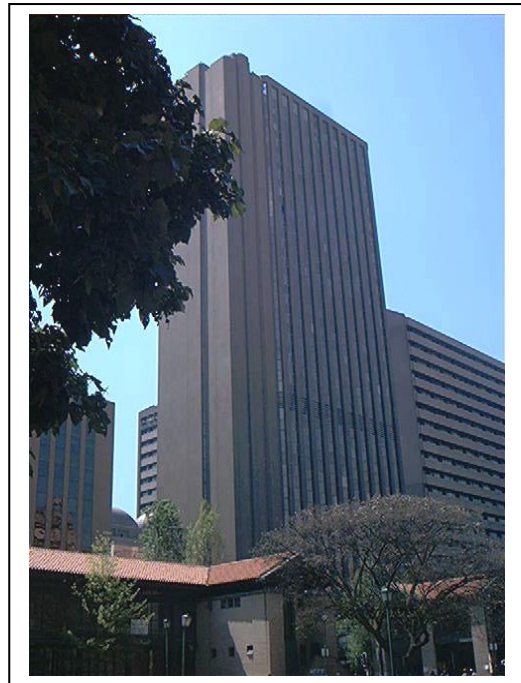
HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Exchange Square



Jhb Metro - Cool Factory



Previous/alternative name/s : Exchange Square
Mutual & Federal Centre

LOCATION: Street : President
Street number : 67, 69, 71, 73
Stand number : 5288 (previously 720, 5040, 5254)
Block number : Q

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

DESCRIPTION OF PLACE:

29 Storeys; no basement; shops to street.

CONSTRUCTION MATERIALS:

Walls : reinforced concrete, textured.

Roof : flat, concrete.

Windows: aluminium frame, brown plate glass.

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

INSCRIPTION:

ARCHITECT/BUILDER:

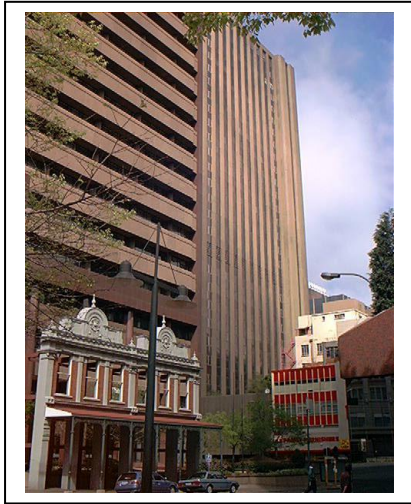
CONSTRUCTION DATE:

On plan : (No plans)
Completed : 1975

BUILDING STYLE:

BUILDING TYPE:

Shops and office building.



ENVIRONMENT:

“Sy enorme skaal versteur die eenheid van proporsies van die geboue om die Markplein. Sy boumateriaal en tekstuur vind slegs herhaling in die Sage-gebou aan dieselfde kant van die plein.” (RAU Report, June 1976)

This tall building contributes to the New York sky-line of Johannesburg. Even though it is much taller than the buildings in its immediate surroundings, its vertical lines and glass walls stand in harmony with the Lewis and Marks Building (Stand No. 5180). The Mutual and Federal Building (Stand no. 5230) was designed at a much later date and stands in no sympathy or harmony with 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 | <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:

By 1976: Ellgood Props Pty Ltd

T6100/2000 South African Mutual Life Assurance Soc

PRE-HISTORY OF SITE:

Situated on the President/Simmonds Streets corner of this site by 1889, was the T.W. Beckett Building. It was a single storey structure with imitation rusticated walls and similar arches over the windows and the entrance. In 1906 the shop fronts were altered significantly with the installation of large glazed display units. This work was attended to by the architects McIntosh & Moffat. The T.W. Beckett Building remained standing by 1940.

Next to the T.W. Beckett Building and facing President Street by 1889, was a tall corrugated iron store which was replaced by a single storey building in the 1890's. The latter building was still in place by the 1910s.

On the north-west corner of President and Harrison Streets by 1906, was the four storey Becket Building with corner turret and pointed gable. Designed by McIntosh & Moffat, this building occupied two stands, i.e. the corner stand and the adjacent stand west of, facing President Street. This building replaced a single storey structure with large arched windows and short balustrades on the corners (by 1893) and a low corrugated iron structure with verandah (by 1889).

HISTORY:

GENERAL NOTES:

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

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

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