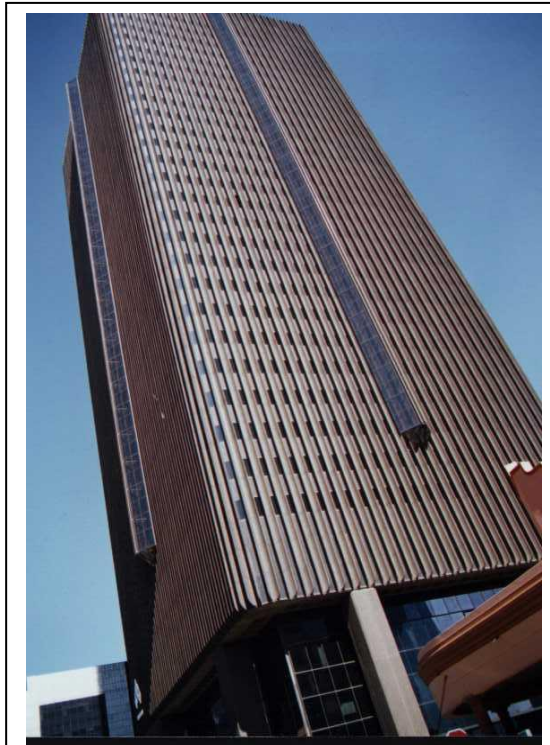


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Life Centre



Jhb Metro - Cool Factory

Previous/alternative name/s :

LOCATION: Street : Commissioner
Street number :
Stand number : 254, 256, 258, 4697, 4698
Block number : A

ZONING: Current use/s : General
Previous use/s :

DESCRIPTION OF PLACE:

It sends cold shivers down your spine, standing cold, defiant of the world, on its podium. Dark in colour, business-like in appearance, no nonsense, no trimmings, just there. (cjmb)

Two basement levels.

Podium: Ground floor – shops.
 Mezzanine – shops.
 Lower level with first and second floor.

Tower : 27 Storeys – offices.

CONSTRUCTION MATERIALS:

Walls : pink marble cladding on street level.

Roof : concrete.

Windows: aluminium frame.

SITE FEATURES:

ALTERATIONS:

INTEGRITY:

INSCRIPTION:



ARCHITECT/BUILDER:

Monty Sack, Nurcombe, Summerley, Ringrose & Partners

Structural Engineer: OVE Arup & Partners

Mechanical and Electrical Engineer: Fred S Dubin Associates

CONSTRUCTION DATE:

Submitted : 9 December 1971

Plans passed : 28 April 1972

Completed : :

BUILDING STYLE:

BUILDING TYPE:

Office building (podium and tower), ground and mezzanine with shops to street.

ENVIRONMENT:

This tall building contributes to the New York sky-line of Johannesburg. Individual in colour and style, it has its own identity, albeit that of isolation.



CONDITION:

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:

Stand No. 254 (previously 857):

T27981/1991 Southern Life Prop Holdings Ltd

T45336/1994 Momentum Group Ltd

T19819/2002 Momentum Prop Inv Pty Ltd

Stand No. 256 (previously 855):

T27982/1991 Southern Life Prop Holdings Ltd

T45336/1994 Southern Life Assoc Ltd

T19819/2002 Southern Life Prop Holdings Ltd

Stand No. 258:

T27980/1991 Southern Life Prop Holdings Ltd

T45336/1994 Southern Life Assoc Ltd

T19819/2002 Momentum Prop Inv Pty Ltd

Stand No. 4697 (previously 249, 250A, 251-253)

T27984/1991 Southern Life Prop Holdings Ltd (50%)

T27985/1991 Southern Life Pty Ltd (50%)

T45336/1994 Southern Life Assoc Ltd

T19819/2002 Momentum Prop Inv Pty Ltd

Stand No. 4698 (previously 250, 251A, 260-268, 255, 257, 259)

T27983/1991 Southern Life Pty Ltd

T45336/1994 Southern Life Assoc Ltd

T19819/2002 Momentum Prop Inv Pty Ltd

PRE-HISTORY OF SITE:

Halfway between Commissioner and Market Streets on this site by 1900, was the Gaiety Theatre (1893) facing Kort Street.

On the south-western corner of the site originally, stood a single storey building (with basement for storage) of brick with an iron roof, now demolished. It was the property of Messrs Waldorf Hotel Off-Sales. The building was divided into three sections: a 'Non-European-' and a 'European' Off-Sales section and an undesignated shop. The architect of this non-descript building was I. Wayburn.

HISTORY

GENERAL NOTES:

SOURCES:

City Engineering Department, Stand No. No. 4697/8, Township Johannesburg (Planning Dept., City of 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