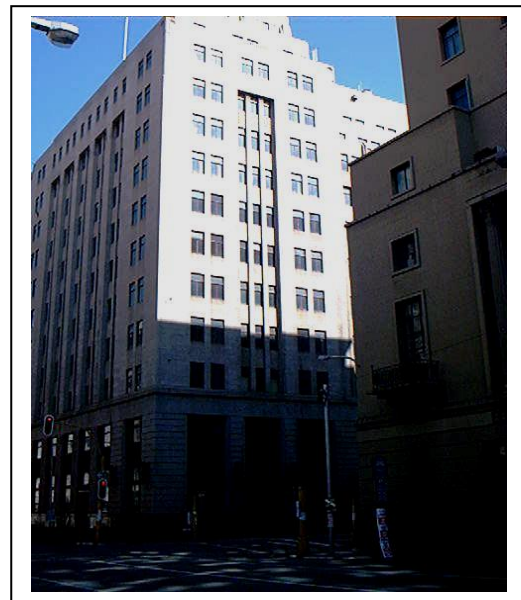


JOHANNESBURG METROPOLITAN MUNICIPALITY

HERITAGE ASSESSMENT SURVEYING FORM

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

NAME OF PLACE: Mutual Building



Previous/alternative name/s : SA Mutual Building
Old Mutual Building

LOCATION: Street : Harrison
Street number : 37, 39, 41, 43
Stand number : 5290
Block number : E

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

DESCRIPTION OF PLACE:

This is an 11 storey building with no basement.

Van Der Waal refers as follows to the near universal application of vertical lines in the designs of office buildings during the 1930s: "In most of the office buildings the windows were grouped in the traditional tripartite fashion with a wider middle section and narrower corner sections. Examples were...Union Castle Building (1937-9)...and Old Mutual Building (1938-9)...In later years architects would gradually abandon this tripartite grouping...in the Union Castle Building the built-up vertical strips directed the eye across the eaves."

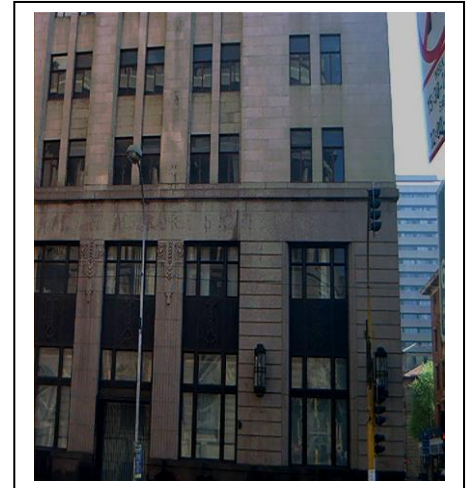
CONSTRUCTION MATERIALS:

Walls : cladded brickwork.

Roof : flat, concrete.

Windows: steel frame; casement.

SITE FEATURES:



ALTERATIONS:

No record of alterations / additions exists.

INTEGRITY:

INSCRIPTION:

ARCHITECT/BUILDER:

Stucke, Harrison & Smail
(See GENERAL NOTES)

CONSTRUCTION DATE:

Approximately 1935 (on plan)
Original plans not found.

BUILDING STYLE:



BUILDING TYPE:

Office building.

ENVIRONMENT:

Clashes with adjacent Old National Bank in respect of height and design of façade (Market Street elevation). Retain in view of quality especially of lower section of design (Commissioner Street elevation). (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 checked="" 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: The SA Mutual Life Assurance Society

T66923/1999 Firstrand Bank Ltd

PRE-HISTORY OF SITE:

By 1889 the north-west corner of this site was shared by two buildings, one of which was the United Concert Hall. Both these buildings were of corrugated iron. By 1895 they had been replaced by the Ziman Building, designed by W.H. Stucke. This was a four storey building with a central pointed gable, bay window balustrade, balcony and verandah.

On the corner of Commissioner and Harrison Streets and the adjacent stand facing Harrison Street (37-41 Harrison Street), stood the original S.A. Mutual Building (1894-5). Van Der Waal refers to the richly ornamented façade of this former building. "This building", according to him, "had a major impact on the town's architectural aspect and was often photographed." It was designed by the Bloemfontein architect William Henry Stucke "who was selected from among many entrants in a competition run to find the best design for the building."

HISTORY:

March 1989 – Business Day Johannesburg 6 March 1989 "FNB is banking on building" - Controversy started over the NMC's wish to see the building preserved and plans by FNB to redevelop "a prime Johannesburg central city site as part of its Bank City - regardless of reports that the Mutual Building for which they paid R22,5m, could be declared part of a conservation area. This was said by FNB spokesman Jimmy MacKenzie. The latter said: "The building is less than 50 years old and it doesn't even strike me as a national monument...we will go ahead with our plans."

GENERAL NOTES:

Chipkin considers the firm Stucke, Harrison & Partners as a "long-established practice...a household name in the 1930s and in the post-war years... The sheer professionalism of this solid, conservative practice is demonstrated by Maritime House, a 1936-7 building on that portion of Loveday Street where shipping, indent and travel agents congregated...This practice was responsible for a prolific output of banks and financial institution buildings as well as residences in the northern suburbs for bank managers and company chairmen."

SOURCES:

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

Photograph (coloured) of West and North elevations ca. '88 : NMC File 3/1/3/Joh/124. (including photocopied drawings of elevations)

Chipkin, C.M.: Johannesburg Style; Architecture & Society, 1880s – 1960s, David Philip, 1993

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