



THE UPPER HOUGHTON
HERITAGE SURVEY 2007
AND THE
NOMINATION TO PHRA-G
FOR
THE DECLARATION OF A
HERITAGE SITE

25 September 2007

RESEARCHED AND DOCUMENTED BY
BARLIN & CHASKELSON ARCHITECTS

COMMISSIONED BY
THE UPPER HOUGHTON ASSOCIATION

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Boom time 1914 Upper Houghton, a view from Houghton Drive towards the east showing the northern ridge (far left, prior to the establishment of The Wilds) and the St David Road ridge with Baker's St Johns College barely visible on the horizon (centre). St David Road and St John Road (far right) are lined by houses erected over a 12 year period. Even though some of these houses have since been altered, most still remain today. The house in the foreground had been demolished. (Photograph: by courtesy of Malcolm Freeland)

TITLE PAGE: LOGO CENTRAL MOTIF: ENTRANCE FACADE KING EDWARD VII SCHOOL 1908

THE UPPER HOUGHTON HERITAGE SURVEY

BARLIN AND CHASKELSON ARCHITECTS FOR THE UPPER HOUGHTON ASSOCIATION TEXT BY ROCCO BOSMAN

This report is divided into three parts. PART 1 deals with the survey viz. the collection, selection and documentation of research data. PART 2 analyses data assembled in Part 1. Part 3 contains the conclusion and recommendations to the Provincial Heritage Resources Authority. The report format comprises a series of maps with graphs and charts accompanied by explanatory notes. Few surveys of a similar aim and scale had previously been conducted in SA. The analysis methodology (specifically formulated to assess this particular study area) constitutes the intellectual property of Barlin and Chaskelson Architects. Barlin and Chaskelson Architects reserves the right to alter, revise, correct and add information to this document and its ADDENDUMS, should this become necessary, provided that such changes be recorded and dated, the list of which will appear on the title page of the document thus changed.

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DESIGN PROJECTS PUBLISHED

BUILDING OCT 1997: JAGUAR MOTOR DEALERSHIP
PLANNING NOV 1997: CONSERVATION OF 17 ELM STREET
BUILDING FEB 1998: CHANGING FACE OF BP SERVICE STATIONS
SA INTERIOR DESIGN MARCH 1999: GITAM SA OFFICES
DIGEST OF SA ARCHITECTURE 2000: CAPE TOWN LOFT, HEADQUARTERS GITAM SA
DIGEST OF SA ARCHITECTURE 2001: HOUSE DUNKELD
DIGEST OF SA ARCHITECTURE 2002: NEW WIMPY DRIVE-THRU

CONSERVATION/RESTORATION PROJECTS AND APPLICATIONS IN TERMS OF SECTION 34 OF THE NHRA:

Dunkeld Farmhouse	Cowin, Powers and Ellis1925	Heritage Impact Assessment in terms of Section 38 of the NHRA:
Rosebank House	Leck and Emley1904	Houghton Golf Club Estate Erf 248 Houghton Estate
Berloga	Robert Howden1906	
The Gate House	Herbert Baker1907	Applications in terms of Section 34 of the NHRA:
White Hall Court Apartment	JA Moffat1923	Harlow Westcliff Cowin, Powers and Ellis1935
Randera Residence	SJ Kearney1913	Reeves Forest Town Harold Porter 1917
Newlands Cottage	Unknown 1858	Hutton Rosebank John Adams 1913
Eckstein Compound Cottage	Baker and Masey 1903	
Parktown Residence	Howden and Stewart 1919	Consultations:
Eccles Residence	SL Margo1912	Modderfontein Factory Houses Unknown 1896-1898
Dunkeld Mansions	Harold le Roith1937	Yukon Unknown 1911
Olympic House	Jhb Municipality1933	Prynsberg Unknown c. 1880
Chudleigh Gate House	JA Moffat1909	Norwood Wesleyan Church Donald M Sinclair 1929
Gleneagles Apartment	JC Cook and Cowen1935	Arcadia stables Baker, Masey & Sloper 1909
Summertime	W Paynter 1912	Residence Latagan Donald M Sinclair 1938
Residence Longhurst	Robert Howden 1904	House Dorothy Tredre F Lawson 1933

DEFINITIONS (and abbreviations)

Act, the	the NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999
architect	the designer of a structure (general interpretation)
area	site (as defined)
attached	physically attached to one structure or more structures
condition	the degree of a structure's restoration (improvement- the Act) potential, irrespective of any other asset it may possess (UHHS p.8)
condition 1	newly completed, well restored and generally maintained structures (UHHS p.8)
condition 2	structures that display evidence of neglect, including altered or extended structures, which are potentially restorable (UHHS p.8)

condition 3	structures demolished or partially demolished, derelict, irreversibly altered, damaged, vandalized or decayed structures and structures which display evidence of serious structural instability, including vacant stands (UHHS p.8)
conservation (the Act)	in relation to heritage resources, includes protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance
heritage prevalence	refers to the frequency of occurrence or density of structures of historic merit, belonging to a certain generic category, located within a defined area or region
heritage prevalence factor	$a = \frac{\text{total number of properties of merit}}{\text{total number of properties}}$ where a is the HPF value (when multiplied by 100 produces the %-ratio)
coverage pie chart	a graphic representation of coverage data in terms of a footprint area of the site (UHHS p.12)
cultural significance (the Act)	aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance
detached	physically independent (not in contact) of other structures
development (the Act)	<p>any physical intervention, excavation, or action, other than those caused by natural forces, which may in the opinion of a heritage authority in any way result in a change to the nature, appearance or physical nature of a place, or influence its stability and future well-being, including</p> <p>construction, alteration, demolition, removal or change of use of a place or a structure at a place;</p> <p>carrying out any works on or over or under a place;</p> <p>subdivision or consolidation of land comprising, a place, including the structures or airspace of a place;</p> <p>constructing or putting up for display signs or hoardings;</p> <p>any change to the natural or existing condition or topography of land; and</p> <p>any removal or destruction of trees, or removal of vegetation or topsoil</p>
heritage corridor	a public vehicular route abutting properties of merit on both sides (UHHS p.26)
heritage site (the Act)	a place declared to be a national heritage site by SAHRA or a place declared to be a provincial heritage site by a provincial heritage resources authority
merit, properties of	condition 1 or 2 properties which are either Transitional or Modernist (UHHS p.9,10)
modernist	style which can be considered typical during the period following 1940 (UHHS p.10)
no-merit properties	properties of meagre heritage significance, or excluded properties, or condition 3 and unrepresentative properties (UHHS p.13)
PHRA-G	Provincial Heritage Resources Authority Gauteng
precinct	UH land use sub-region formulated in terms of the Upper Houghton Neighbourhood Development Framework as amended April 2005 (UHHS p.4)
property	one, or more erven (stands) located adjacent to each other, belonging to a single or joint ownership (registered under a single title), including all structures erected thereon, (UHHS p.4)
restoration	improvement as defined by the Act
significant	conservation worthy architecture which is culturally significant (UHHS p.7)
site, the	the UH study area delineated in the UHA Constitution as amended in September 1999. Historically, it is an area purchased from the Houghton Syndicate in 1896 (UHHS p.3)
site (the Act)	any area of land, including land covered by water, and including any structures or objects thereon.
structure (the Act)	any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith
style	a description of generic architectural features prevalent in the UH area, separated into 3 groups: Transitional, Modernist and unrepresentative (UHHS p.8)
transitional	the style which can be considered typical during the period 1900-1930 (UHHS p.9)
UH	Upper Houghton
UHA	Upper Houghton Association
UHHS	Upper Houghton Heritage Survey (this document)
UHNDF	Upper Houghton Neighbourhood Development Framework
unrepresentative	style displaying meagre or no aesthetic content, or having a compromised architectural integrity (UHHS p.11)
vantage point	any point inside a structure or on a site, wherefrom a view can be observed

PART 1: THE SURVEY

INTRODUCTION (terms of reference)

This document outlines the basis of a proposal motivating the establishment of a heritage site in the Upper Houghton area of Johannesburg. The Upper Houghton Heritage Site Proposal is intended as a nomination to the Provincial Heritage Resources Authority, Gauteng (PHRA-G) by the Upper Houghton Association (UHA), in terms of Chapter II, THE PROTECTION AND MANAGEMENT OF HERITAGE RESOURCES, Part 1 Section 27 (3) of the NATIONAL HERITAGE RESOURCES ACT No. 25 OF 1999 (the Act), in accordance with Section 5, Subsection (7) (f) and subject to Section 48, Subsection (1) (a) of the Act.

BACKGROUND (aim and objective)

The initiative to conduct a comprehensive heritage survey in Upper Houghton (UH) is the continuation of previous studies undertaken by Barlin and Chaskelson Architects, which indicate that the area possesses a valuable yet vulnerable architectural content. This survey assess the extent and cultural significance of the architectural fabric prevalent in UH. Conservation potential (preservation and sustainability) is also addressed herein.

The principal objective of the investigation is to recommend appropriate measures required to minimize the short and long term impact of development on heritage resources in UH.

The aim of the report comprises the identification of heritage resources, documenting these resources, evaluating the significance of such resources and establishing the impact of development on UH heritage resources.

APPROACH AND FOCUS

The degree of objectivity contained in surveys of this nature is often contentious. To limit controversy surrounding issues of value judgement, research firstly follows a scientific approach. The report secondly follows an analytically holistic procedure. This means that results are deduced from a broad based perspective rather than constructing a general scenario by means of detailed findings.

Results will show that UH projects a distinct aesthetic character, predominantly due to the abundance of surviving structures erected during the early part of the previous century, sited in a densely populated green environment. Even though this green heritage and the history of UH constitutes an integral part of its profile, the Upper Houghton Heritage Survey (UHHS) focuses principally on architectural qualities evident in the study area.

PROCESS (methodology)

The first procedural phase contained in the UHHS, endeavors to establish the status quo of the study area. The second phase or data analyses deals with significance, levels of significance and geographic areas in which these occur. This phase further includes a brief assessment of emerging development patterns as they may impact on the heritage value intrinsic to UH. The final stage outlines certain proposals aimed at achieving sustainable conservation in UH. The method of investigation includes recording information identified during site visits, identifying the extent of the heritage area in consultation with the UHA, reviewing relevant documentation, correspondence and other literature associated with, the study area and recent development trends.

INFORMATION (source and documentation)

A substantial volume of data was obtained by means of site visits and interviews, including the recording of photographic images. Numerous alternative sources were consulted to compile a comprehensive database. Sources are referenced in this document according to the Harvard method of referencing (Author-Date system).

Survey data was recorded and processed digitally.

Various cross-checks were conducted to endorse the accuracy of data assembled. Due to the complexity and scale of the survey, as well as the dynamic nature of physical conditions, the measure of accuracy remains subject to minor adjustment. Spreadsheets contained in this document clearly indicate cases where data is incomplete (unavailable information: destroyed records, access refused etc.). Incomplete information is predominantly concentrated along Houghton Drive (east of The Munro) which forms the northern most boundary of UH.

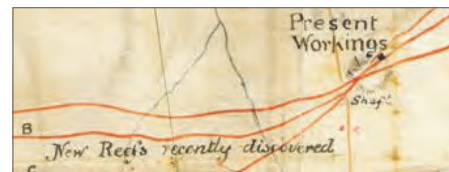
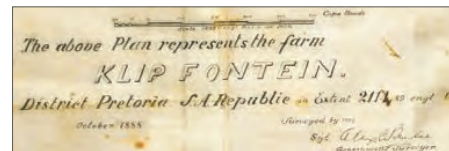
HISTORIC CONTEXT

The Houghton Estate area possesses no known evidence linking it to Stone or Iron Age history. The region's documented history dates back to the pre-colonial period (Boer settlement) and in the context of Johannesburg, to the colonial and post-colonial periods. The study area contains no in situ evidence of its existence as a farming or gold mining resource, other than an indication thereof available from surviving maps and archival records (Delmont 2007: 24).

The region's evolutionary land use history (Delmont 2007: 24) comprises a farming settlement (part of the farm Klipfontein, pre 1888), an area purchased for gold prospecting (Houghton Estate Gold Mining Company 1888-1894, from where it derives its name) and most recently for residential use (1894-1896; Johannesburg Consolidated Investment Company 1896 until today).

HOUGHTON ESTATE
GOLD MINING Co's
MAP OF THE FARM
KLIPFONTEIN 1888
(Delmont 2007: 19)

ENLARGED DETAIL
OF MAP (RIGHT)



The institutional history of Houghton Estate enjoys a strong relationship with that of JCI (established by the Bernato brothers) the original township developer and present township owner. The Delmont report (2007: 26) describes the JCI link of the regions social, cultural and urban fabric to be integrally connected to sports and educational facilities, including parks and roads in the suburb. Land acquisitions (based on the generous terms, set by JCI, at one acre donated for each acre purchased) by the Pretoria Diocesan Trustees (St Johns College) and by the then Johannesburg College (King Edward VII School) both in 1906, are sited in this regard (also refer to The Munro p.23 and The Wilds p.11 in this document). Demographically intended for the new upper class (later profile: Jewish or English-speaking Protestant, Delmont 2007: 56), largely instrumental in shaping its legacy and distinct character, regarded for its post-war (South African War) green and architectural heritage established circa 1902-1930.



THE FIRST JCI MINUTE BOOK:
14 SEPTEMBER 1889 TO 28 DECEMBER 1891
(Delmont 2007: 23)

LOCATION

UH abuts the north-eastern fringe of the Johannesburg inner city. Hillbrow, Berea, Yeoville and Bellevue create its southern edge, separated by the Louis Botha Avenue mobility spine. Parktown, Killarney (The Wilds) and Houghton (lower) define the area to the west and north.

Properties located along the ridge (incl. The Munro Drive) constitute some of the most spectacular view sites in Johannesburg. UH (the extreme north-western corner) is connected to the M1 by way of the Joe Slovo-Killarney traffic interchange.



ARCHER HOSKINS 1908
75 ST PATRICK ROAD



LOCALITY MAP
UPPER HOUGHTON ●

STUDY AREA (physical extent)

This is the area delineated in the UH Association (UHA) Constitution as amended in September 1999. Historically, it is part of the area purchased from the Houghton Syndicate, a gold prospecting company, by Johannesburg Consolidated Investment Co. (JCI) in 1896. It was acquired by JCI for residential purposes. The area referred to as Houghton (then a bluegum plantation) was purchased by JCI 6 years later from Messrs. Barrett and Co. and added to the original Houghton Estate from which it derived its name (Smith 1971: 221).

UH comprises a relatively small area measuring approximately 3.2 km by 0.8 km, covering 220 hectares. It borders the historic suburb of Parktown to the west of the site and for the purposes of continuity, the survey includes Roedean School located across this boundary. The study area further includes well known landmarks such as the ridge, The Wilds, Munro Drive, King Edward VII School, St Johns College and The Desmond and Leah Tutu Bridge.

For ease of analysis the study area is divided into 7 geographic grid zones, running perpendicular to the Louis Botha mobility spine. Grid lines are spaced at 500 metre intervals.

The UH study area is hereinafter referred to as the site.



THE PROPERTY UNIT (definition)

The Star of 4 January 1902 quoted the JCI Directors Report stating that Houghton Estate was intended for a "very high-class" and would consequently enjoy properties of the most generous proportions (Smith 1971: 222). As it turned out, property sizes were no more than would then be regarded as the norm, but were sold off in clusters of up to half a dozen at a time to single buyers. Hence, for the purposes of this survey, the property unit definition is as follows: one, or more erven (stands) located adjacent to each other, belonging to a single or joint ownership (registered under a single title), including all structures erected thereon, will hereinafter be referred to as a property. Typically a property accommodates a main structure with one or more smaller ancillary structures. Several cases were identified where a single titleholder owns more than one property. With the exclusion of The Munro Drive and the Louis Botha bus shelter, all stands forming road reserves were excluded from the survey.

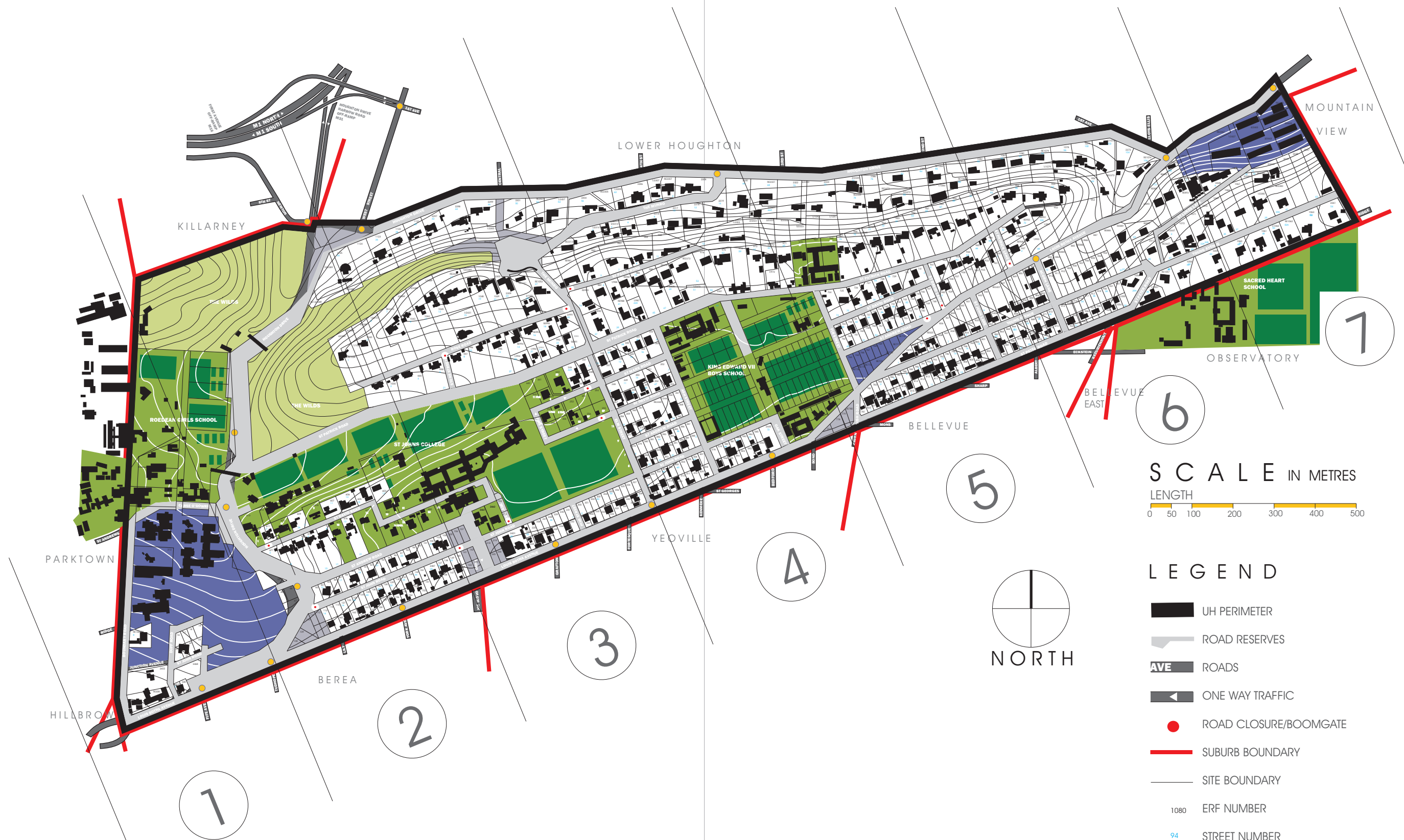
Properties that consist of more than one stand are, for the purposes of this survey, identified by their lowest numerical stand number. Properties which are located on zonal gridlines are assigned to the zone covering the largest area of such a property. Properties which fall into two precincts (refer to the UH Neighbourhood Development Framework) are allotted both precinct references.

Properties were surveyed independently and hence represent the smallest common denominator in the database. There are 316 properties in UH.

DEVELOPMENT CONTEXT (The UH Neighbourhood Development Framework)

Encouraging architectural conservation in UH is one of the key objectives included in the UH Neighbourhood Development Framework (UHNDF). Town planning precincts defined in the framework however, have been based on planning principals that do not necessarily take cognisance of the location of many properties considered to be of architectural value. By implication, the UHNDF precinct boundaries and guidelines will most likely require some adjustment to accommodate recommendations outlined in this proposal. It is vital that development objectives and principals set out in the UHNDF support and facilitate the establishment of a UH heritage site in a fully integrated manner. For this reason, survey data in this document had been linked to land use sub-areas (precincts) as reflected in the UHNDF.





REFERENCES

CADASTRAL INFORMATION: CITY OF JOHANNESBURG DEVELOPMENT PLANNING, TRANSPORTATION AND ENVIRONMENT

AERIAL PHOTOGRAPHY: UNIVERSITY OF THE WITWATERSRAND SCHOOL OF ARCHITECTURE AND PLANNING
CITY OF JOHANNESBURG DEVELOPMENT PLANNING, TRANSPORTATION AND ENVIRONMENT

URBAN STRUCTURES: BARLIN AND CHASKELSON ARCHITECTS ARCHIVES

STREET ADDRESSES: UPPER HOUGHTON ASSOCIATION TREASURERS RECORDS
BARLIN AND CHASKELSON ARCHITECTS UPPER HOUGHTON HERITAGE SURVEY 1998 AND 2007
DEPARTMENT OF LAND AFFAIRS: DEEDS OFFICE WWW.WINDEED.CO.ZA

LISTED PROPERTIES UHNDP 1999
CITY OF JOHANNESBURG DEVELOPMENT PLANNING,
TRANSPORTATION AND ENVIRONMENT : R S D F

THE MASTER MAP (previous fold-out page p.5)

Provides a detailed geo-cadastral record of the site.

For ease of cross referencing the Master Map or part thereof (the relevant grid zone) always accompanies its corresponding spreadsheet data (Addendum B).

The Master Map indicates all structures erected in UH and illustrates how these relate to; the ridge (gradients indicated by 5 metre contours), densities, green areas and the mobility grid. Aerial photographic references were used to position structures on this map, the precise location of which is therefore subject to the parallax error (un-corrected).

THE SPREADSHEET (Addendum B)

A synthesis of all data collected, appears in the Master Spreadsheet which is structured so that each line (horizontally) represents an individual property. Generic data is formatted according to columns (vertically). Incomplete information is highlighted in grey.

Generic data is grouped into 5 subsections:

SECTION 1 represents information which relates to geographic location

SECTION 2 represents information which relates to property identity (contact No.'s omitted)

SECTION 3,4 and 5 represents information which relates to cultural significance

Data is arranged in ascending order of street names (alphabetical) and street numbers (numerical) per Grid Zone. Spreadsheets are attached to detailed maps displaying the relevant grid zone, p.4.

ASSESSMENT CRITERIA LIST (environmental, aesthetic, historic, scientific and social).

Spreadsheet section 3,4 and 5 deals with the application of assessment criteria.

		● LIVING HISTORY AS DEFINED IN THE SCHEDULE (xxi) OF THE ACT	UHHS	
HISTORICALLY RELATED ● LIVING CATEGORY	1.	HISTORIC CONTENT history of significance in the wider socio-cultural context.	<input type="radio"/>	
	2.	HISTORIC CONTENT directly associated with the structure or object (includes individuals and groups i.e. architects, occupants and owners).	<input type="radio"/>	
	3.	FUNCTION, significance of use.	<input type="radio"/>	
	4.	SCIENTIFIC CONTENT, high degree of technical achievement associated with a particular time period or scientific development, technical research potential and potential to yield information that will contribute to the understanding thereof.	<input type="radio"/>	
	5.	SOCIAL CONTENT reflecting social or cultural values indicative of a particular period in history, instrumental in initiating socio-cultural change or the co-existence of conflicting socio-cultural values.	<input type="radio"/>	
ARCHITECTURALLY RELATED TANGIBLE CATEGORY	6.	ARCHITECTURAL CONTENT embodies aesthetic value and creative achievement.	<input type="radio"/>	
	7.	ARCHITECTURAL CONTENT demonstrating principal characteristics defining a particular historic period during which a structure was erected.	<input type="radio"/>	
	8.	DEVELOPMENT SEQUENCE evident and clear relationship with surviving fabric.	<input type="radio"/>	
	9.	MATERIAL CONDITION, evidence of original fabric, and minor degree of lost or obliterated fabric.	<input type="radio"/>	
	10.	AGE, indicator of uniqueness or rarity value or subject to the general 60 year NHRA provision.	<input type="radio"/>	
LANDMARK OR ENVIRONMENTAL CATEGORY	11.	SITING, strong environmental relationship (includes cultivated landscape).	<input type="radio"/>	
	12.	AMENITY, enhances regional natural or cultural character.	<input type="radio"/>	
	13.	SANCTUARY, resource for the conservation of fauna or flora.	<input type="radio"/>	

CULTURAL SIGNIFICANCE (Refer to previous page p.6: ASSESSMENT CRITERIA LIST)

Assessment criteria was formulated in terms of Section 3, Subsection (3) and Section 7 of the Act including guidelines contained in the ICOMOS Charter for Places of Cultural Significance 1999 (subject to Section 56, Subsection (3) of the Act).

Even though the UHHS is predominantly concerned with architectural merit, it is believed that the assessment should nevertheless reflect cultural aspects other than those directly associated with architecture. This broader based perspective will generally enhance the integrity of the assessment standard and introduce a greater degree statistical accuracy. Salient features representing 3 cultural categories (previous page ASSESSMENT CRITERIA LIST), as well as properties' present heritage designation, were hence included in the survey assessment:

1. History (intangible or living aspects), properties found to be of historic interest at a metropolitan, national or international level were identified. Most of these cases were found to represent prominent personalities who live or had lived in the UH area, typically associated with either science, sport, politics, education or the arts.
(spreadsheet data column R)
2. Architecture (tangible built features).
(spreadsheet data column N, O, P & Q)
3. Landmarks (or environmental relationship), are properties which contribute to the general articulation of Johannesburg's visual (physical) amenity, which include cultivated landscaping of merit, view sites and resources intended for the conservation of fauna or flora.
(spreadsheet data column T)
4. Heritage sites, properties which already enjoy statutory heritage status (e.g. National Monuments) or have been well documented (published) as being of noteworthy cultural value.
(spreadsheet data column S)

Properties found to be culturally significant (Addendum A) were further assessed at a more detailed level according to criteria contained in the ASSESSMENT CRITERIA LIST (previous page).

ARCHITECTURE

For purposes of this survey, architecture involves all physical features and characteristics directly or indirectly connected to existing tangible built structures erected in UH. Assessments are based on external characteristics although, where possible, the condition, merit and authenticity of interiors were also documented.



Sculpted friezes above doorways depicting the virtues of knowledge and the arts featuring exquisitely crafted figurines resembling chryselephantine statuettes most typical of the Art Deco period.

COWIN POWERS AND ELLIS 1931

17 ROSE ROAD

FOR ADDITIONAL INFORMATION REGARDING THIS PROPERTY REFER TO ADDENDUM A

Features considered to be indicators of architectural significance, are as follows:

ARCHITECTURAL CONTENT embodies aesthetic value and creative achievement. It further demonstrates principal characteristics defining a particular historic period during which a structure was erected.

DEVELOPMENT SEQUENCE evident and clear relationship with surviving fabric.

AGE, indicator of uniqueness or rarity value or subject to the general 60 year NHRA provision. Date of erection indicates when the initial structure was constructed and verifies whether or not a structures appearance portrays the time period in which it was erected. The age of a structure may enrich its historic and architectural significance.

MATERIAL CONDITION, substantial evidence of original fabric, and minor degree of lost or obliterated fabric. Material condition, refers to the degree of a structures restoration potential (irrespective of any other asset it may poses). Three categories apply:

- Newly completed, well restored and generally maintained structures, are assigned to condition level 1.
- Structures that display evidence of neglect including altered or extended structures which (within economically feasible parameters) are potentially restorable, are assigned to condition level 2.
- Structures demolished or partially demolished, derelict, irreversibly altered, damaged, vandalized or decayed structures which display evidence of serious structural instability, are assigned to condition level 3. This level also includes vacant stands.

These levels represent categories and not value ratings.

ORIGINAL ARCHITECT, is the name of the architect who designed the structure or original (oldest) part thereof. Architects who have been widely published are regarded to be significant.

PHOTOGRAPHIC AND ILLUSTRATED REFERENCE MATERIAL IN THIS DOCUMENT IS IDENTIFIED BY THE NAME OF THE ORIGINAL ARCHITECT FOLLOWED BY THE DATE OF ERECTION AND THE UH STREET NUMBER IN SOME CASES ADDITIONAL INFORMATION MAY BE INCLUDED e.g. PROPERTY TITLE OR NAME OF ORIGINAL OWNER



ARCHER W HOSKINGS 1911
3 ST DAVID LANE (HOUSE MOORE)

STYLE AND AESTHETICS

UH architecture emerged during a time of stylistic transition. Bridging the period between Victorian architecture and Modernism*. A style is the tangible result of prevailing socio-cultural values and aspirations and in this context, as manifested through architecture in Johannesburg's suburb of UH. Style should be regarded as the expression of circumstance (post gold rush Johannesburg, the war, the "uitlander" agenda, harnessing local resources, the influence of architects from abroad etc.), a historic account, rather than a mere aesthetic category. In Sharp's Twentieth Century Architecture, he quotes Meyer Shapiro "...a system of form.....through which the personality of the artist, and the broad outlook of a group are visible" (1972: 9). Predictably, our research will indicate that numerous structures in UH feature a combination of two, or in some instances, even three or more stylistic influences. Such structures are categorized according to their original or dominant architectural character. Stylistic descriptions were specifically formulated to comprehensively categorize generic architectural features prevalent in the UH area and are not intended to necessarily represent styles typical in areas beyond its borders or for that matter to describe Architectural Styles per se. Therefore, to meet the intended aim of this analysis only, architecture in UH is separated into 3 groups: Transitional, Modernist and that which is hereinafter referred to as unrepresentative. Structures that display features of extraordinary architectural merit are regarded to be aesthetically significant.

The UHHS further endeavors to ascertain whether or not a particular architectural character can be regarded as intrinsic to UH (refer to PART 2: ARCHITECTURAL STYLE, p.22).

* Modernism (twentieth century architecture) : "All the disguises of Historicism are abandoned and reason and abstraction (the conditions imposed by technique) appear unveiled and determine the character of architecture." (Baumgart 1970: 278)

TRANSITIONAL (UH: circ. 1900-1930/40)

Includes the following styles (listed in no particular order, preceded by the survey code as recorded on the Master Spreadsheet):

- 1.1 CLASSIC: Edwardian-Classicism featuring a Greco-Roman formality, symmetrical treatment of plan and elevation, exploitation of classic orders, sometimes dentil entablature and ornate sandstone architraves and pediments.



ROBERT HOWDEN 1910
THE CULLINAN HOUSE 3 ASH STREET

- 1.2 GOTHIC: Classic-revival "collegiate" (Chipkin 1993: 57) often institutional appearance, extensive use of dressed natural stone, leaning buttresses mostly at change of wall direction, arched colonnades and quadrangles, sometimes tracery, exposed red clay brick detailing may be evident (Arts and Crafts infl.).



ROBERT HOWDEN 1912
93 ST PATRICK ROAD

- 1.3 VICTORIAN: comfortably accessible (aesthetically) with fussy decoration, cluttered treatment of elevations, verandahs supported by Doric columns, two tier wraparound verandahs, elaborate gables typical, bay windows, turrets, lacy cast iron fringing often incorporated at verandahs, roof eaves and crests.



JOHN ADAMS 1910
72 ST JOHN ROAD

- 1.4 ARTS AND CRAFTS: novel "naturalism", part of the Art Nouveau movement (essentially European based), with reduced vertical proportion, disregard for strict symmetry, roof and elevations enjoy equal prominence, domestic quality, walls often natural roughcast plaster with occasional stonework, geometric motifs without apparent contextual precedent, simplified revival evident in Modernism. Illustration: Arts and Crafts executed in the Queen Anne idiom.



PHILLIP TREEBY BRFORE 1905 EARLIEST RECORD
HOUSE TREEBY 49 ST PATRICK ROAD

- 1.5 COLONIAL: domestic scale single storey, uncomplicated rural vernacular, simple gables, extensive use of corrugated iron occasionally for walls, lean-to verandahs most prominent, supported by square columns (typical), often timber, verandahs sometimes with balustrade wall.



ORIGINAL ARCHITECT: NO RECORD 1910
ADDITION: REID AND DELBRIDGE 1919
24 ST JOHN ROAD

- 1.6 SPANISH: Mediterranean, drop-arched or circular arched openings, wreathed chimney stacks, parapet walls with angled clay coping tiles, textured or relief plaster typical, sometimes Moorish forged ironwork, atrium (in traditional context) is occasionally featured, this courtyard concept revived in Modernism.



ROBERT HOWDEN 1911
10 ST DAVID ROAD

- 1.7 MANOR: neo-classic English estate, emphasis on vertical proportion, Tudor half-timber gables common, raised foundation walls of dressed natural stone, approach often by prominent external staircase to portico.



HAROLD SPICER 1938
8 BOUNDARY ROAD

MODERNISM

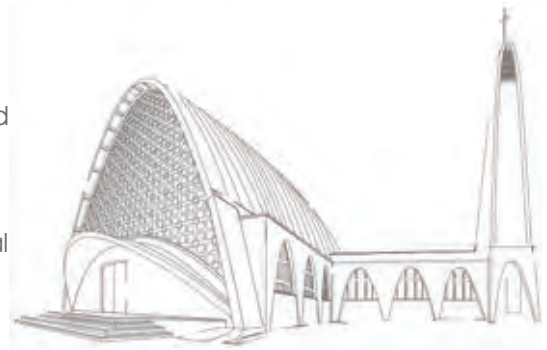
Includes the following styles (listed consecutively) :

- 2.1 Functionalism: strongly associated with Bauhaus, composition of Cubist volumes, devoid of decoration, proportions with emphasis on horizontal articulation, concealed roof, white walls typical, occasional circular elements in planform (Le Corbusier), often tiered vertically, Art Deco included in this category.



DUNCAN SINCLAIR 1938
9 ROSE ROAD

- 2.2 EXPRESSIONISM: in SA sometimes colloquially referred to as sixties architecture although emerged much earlier, introduction of decorative design approach, roof and structural members often dominant design features, Brazilian, organic and Arts and Crafts revival included in this category.



ORIGINAL PLANS: NO RECORD
METHODIST CHURCH 40 ST JOHN ROAD

- 2.3 CONTEMPORARY (similar to Functionalism but diaphanous, extreme simplicity, structure used as a aesthetic means of expression, ornament replaced by material properties (e.g. texture), increased extent of glazing, separation between interior and exterior less defined.
(Expressionist infl. recently revived)



EDWIN HORWITZ 1971
83 ST PATRICK ROAD

UNREPRESENTATIVE

Includes the following (listed in no particular order):

- 3.1 THEME (ersatz and theme based architecture)
- 3.2 HI-TECH (commercial e.g. filling stations)
- 3.3 KITSCH (tawdry, undignified)
- 3.4 UTILITARIAN (possessing no or meagre aesthetic content)

Unrepresentative properties are not limited to newly erected structures only, but could apply to structures of any period (irrespective of when constructed).

LEVELS OF CONSERVATION WORTHINESS

There are 3 such categories which include all UH properties. These are No-merit properties, Properties of Merit and Properties of Significance. For ease of computer analysis, all Properties of Significance are also Properties of Merit. Properties of Merit are all regarded to be conservation worthy. No-merit Properties are condition 3 and Unrepresentative properties. These properties are automatically excluded from the survey analysis (refer to PART 2: PROPERTIES EXCLUDED, p.13). Properties of Merit comprise condition 1 or 2 properties which are either Transitional or Modernist. Properties of Significance comprise Properties of Merit, identified to possess architecture of significance and one or more of the following features: architect of significance, historic importance, heritage status, age of the structure and geographic prominence (refer to PART 2: PROPERTIES OF SIGNIFICANCE, p.27)

PHOTOGRAPHIC RECORDS (Addendum C)

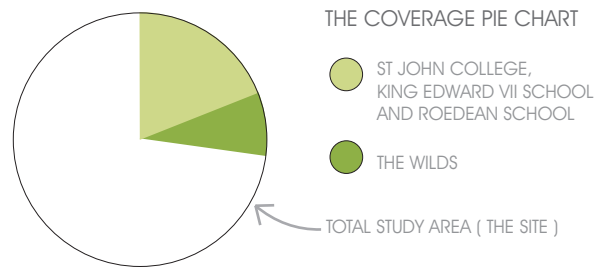
Addendum C contains a photo library of images representing every UH property visited. For ease of cross referencing, photographs are identified by means of the lowest property stand number (arranged in ascending order thereof). Addendum A contains a photographic record of Properties of Significance.

THE COVERAGE PIE CHART

Statistical information is presented per property, i.e. all properties are weighted equally. However, properties vary substantially in size (coverage) e.g. the St Johns College campus is technically regarded as a single property but covers some 20 ha while the average residential property in Precinct D covers a mere 0.2 ha.

The Coverage Pie Chart is a graphic device created to represent data proportionate to the total physical extent of the study area (incl. the area occupied by roads and pedestrian routes). An extreme example would be, the sum of the Roedeans School, St Johns College, The Wilds and KES properties, which only constitute 4 properties (of 317 properties), but cover an extensive 27% of the study area.

The Coverage Pie Chart features throughout PART 2 of this document representing data in terms of a footprint area of the whole site.



THE WILDS: donated to the Municipality of Johannesburg in 1924 by Barney Bernato's Johannesburg Consolidated Investment Company (now JCI Limited). It was established as an indigenous garden in 1937 and declared a National Monument in 1981. (SAHRA 1981: 09-02-228-179) Located a mere 1.5 km from Hillbrow, The Wilds covers an area of 18 ha. In a larger metropolitan context it is important as a unique inner city green space.

Geology of The Wilds underlain by Archaen Granite of the Johannesburg/Pretoria granite dome and shales and quartzite of the Witwatersrand supergroup. The granite has an age estimated at approximately 3 200 million years. The quartzites and shales were deposited over the granite and belong to the Orange Grove Quartzite formation of the Hospital Hill sub-group. The estimated age of the formation is approximately 2 700 million years. Subsequent to depositions, these rocks were folded and now dip southwards.

(extract: www.wildswalk.co.za/history Artslink.co.za ISP)

PART 2: THE ANALYSIS

PRINCIPAL OBJECTIVE (and analysis procedure)

The main objective of the analysis is to establish cultural significance. Theoretically this is achieved by means of a two part process. Firstly eliminating properties regarded to be irrelevant in determining significance (Site Map 2.1, p.13) and secondly assessing remaining properties in terms of various value standards (Site Plan 2.2, p.14). Criteria required for the identification of appropriate value standards is as defined according to categories 3,4 and 5 contained in the data spreadsheet (refer to PART 1: notes on CULTURAL SIGNIFICANCE and ARCHITECTURE, p.6, 7).

PRESENTATION METHOD (of results)

Results are presented by means of a series of Site Maps depicting the UH study area (the site). The complete site map consists of several layers, each representing a group of properties which possess one or more common characteristics. The purpose of these site maps is to identify concentrated areas or pockets (referred to as massing) of significance, rather than focussing on individual properties considered to be of merit (also refer to heritage prevalence factors for individual sections to follow). Research results are also illustrated by means of bar charts, line graphs and the Coverage Pie Chart (see above).

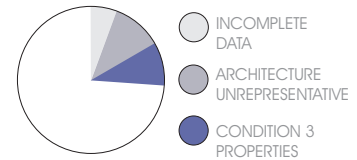
EXCLUDED PROPERTIES

Properties lacking sufficient data for inclusion in the analysis (Site Map 2.1) are highlighted in grey on spreadsheets contained in Addendum B as well as in PART 2 of the survey.

These may include properties worthy of conservation, some of significance.

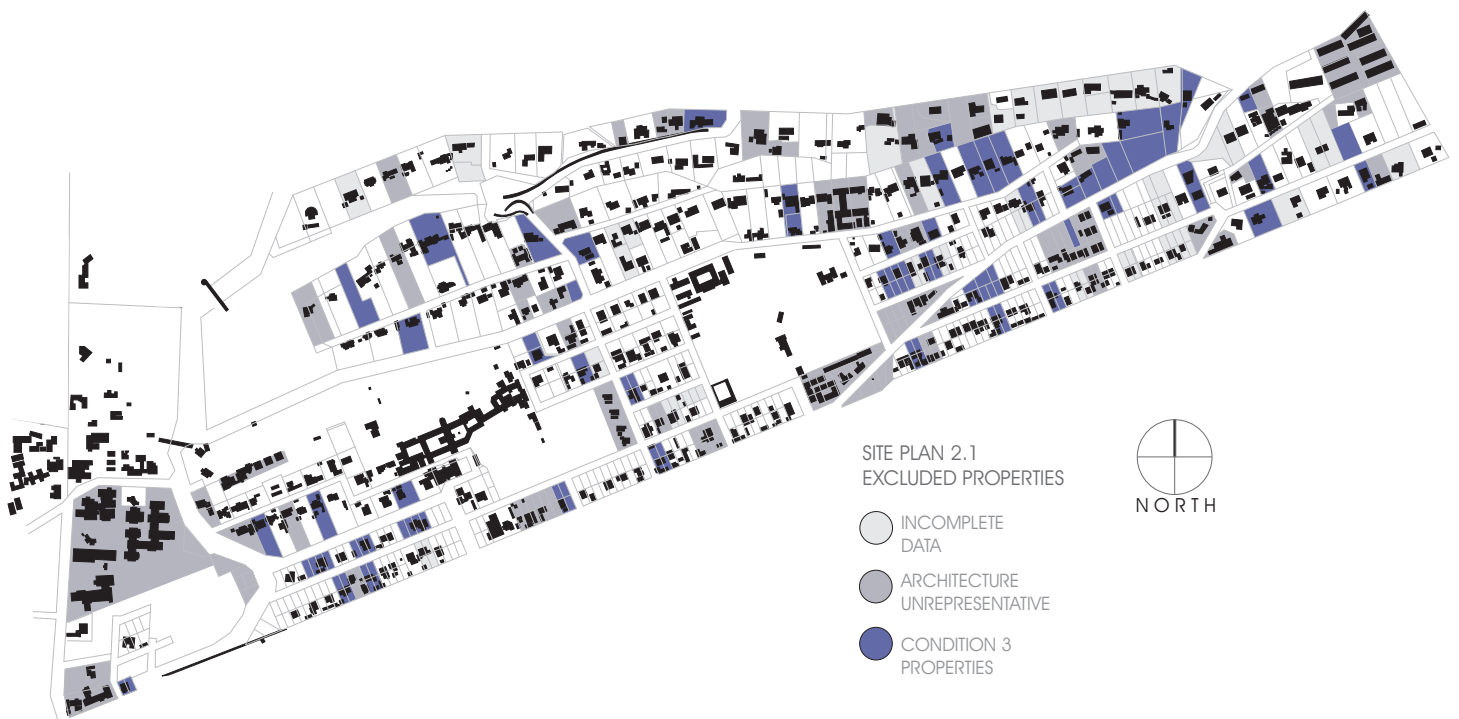
Although omitted from the analysis, properties lacking sufficient data still appear on all site maps in this document. There are 30 such properties in the survey (10% of the total No. of properties).

Properties identified to possess unrepresentative architecture (refer to PART 1: notes on ARCHITECTURE, p.8) are not considered worthy of conservation and are hence omitted. This layer will be removed from all subsequent site maps. There are 56 such properties in UH (18% of the total number of properties).



Condition 3 properties are also omitted because the stand is either vacant or because of the poor condition of structures erected thereon.

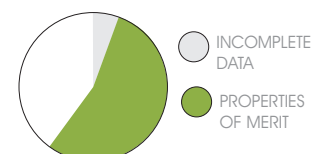
This layer will be removed from all subsequent site maps. There are 48 such properties in UH (15% of total number of properties). 16 Of these properties were found to be both, in a poor condition as well as architecturally insignificant.



PROPERTIES OF MERIT

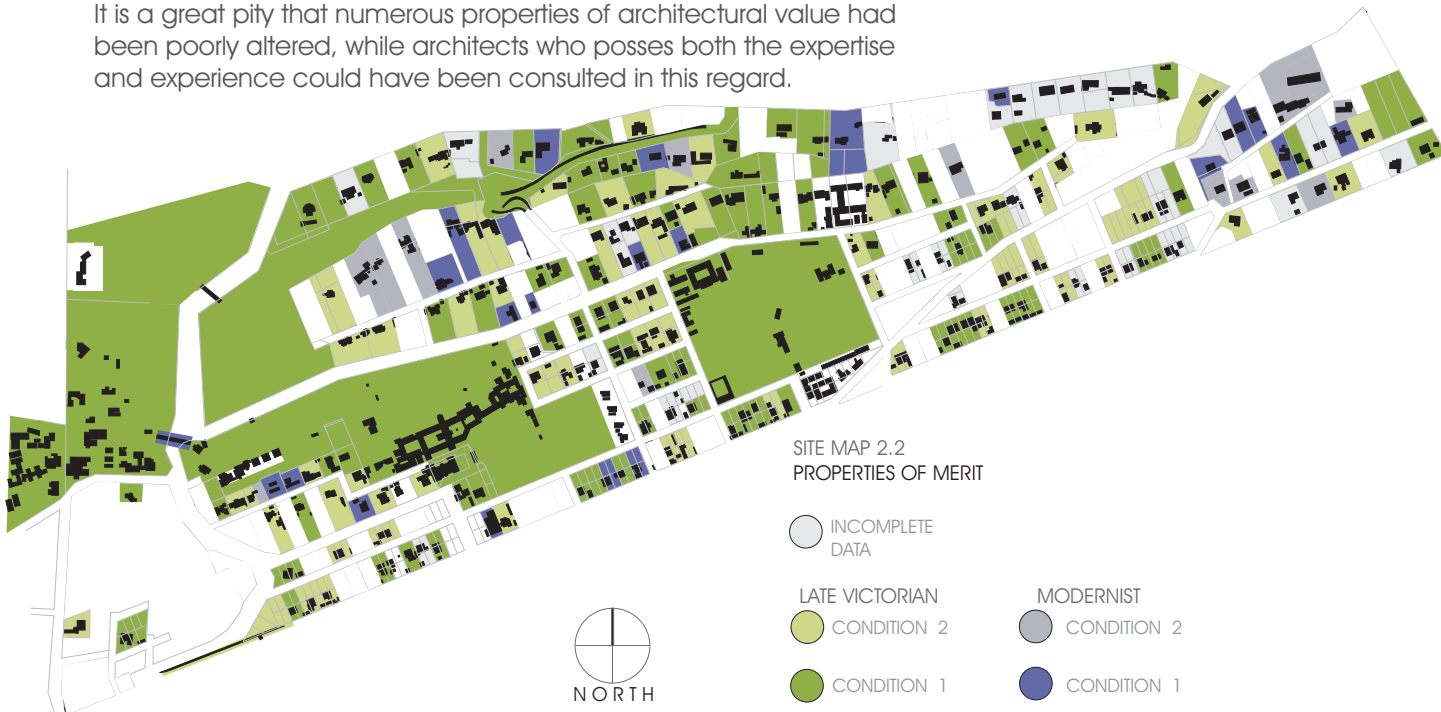
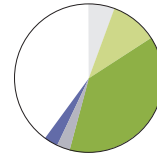
Remaining properties (the balance not excluded) are all worthy of conservation and are hereinafter referred to as properties of merit (refer to PART 1: LEVELS OF CONSERVATION WORTHINESS, p.11).

A property of merit displays distinct architectural features (the integrity of which had been preserved) and is stylistically typical of the period in which erected. Properties of merit are either condition 1 or condition 2 properties (refer to PART 1: notes on ARCHITECTURE, p. 7 & 8). The remainder of PART 2: THE ANALYSIS, will therefore be exclusively dedicated to the analyses of properties of merit. There are 181 properties of merit in UH (HPF value=0.57).



SITE MAP 2.2 illustrates the breakdown of these properties into Transitional and Modernist categories (refer to PART 1: notes on STYLE AND AESTHETICS, p.8). The map also indicates the condition of these properties per category. Of the 181 properties, 144 (80%) are Transitional (HPF value 0.46) and a mere 37 (20%) were found to be Modernist.

75 Properties of merit (62 Transitional and 13 Modernist) will most likely require refurbishment to restore them to their original condition. It is a great pity that numerous properties of architectural value had been poorly altered, while architects who possess both the expertise and experience could have been consulted in this regard.



Research further revealed that an astonishing number of properties identified to be of merit, were designed by prominent architects, many of whom are regarded to have been instrumental in shaping the future of Johannesburg's architectural culture.

PROMINENT ARCHITECTS (Architects are listed alphabetically by surname)

In this survey, well published architects are regarded to be significant (PART 1: ARCHITECTURE, p.8). In terms of this definition however, certain UH architects (incl. a engineer, builder and master craftsman) do not qualify as significant, but were nevertheless found to have produced work of notable merit in UH (refer to photographs: S L Margo and G G Fleming, following page and S J Kearney p.20). These names are listed below. Associated historic information is according to Walker (www.artefacts.co.za), research sourced from the UP Department of Architecture archive, supplemented by findings extracted from this survey.

- JOHN ADAMS b.1881. Educated Ardrossan and Glasgow. Arrived Jhb. 1900. d.1918 as prisoner of war, Germany.
- BURT ANDREWS b.1868 Greenwich England. Arrived Jhb. 1889. Resident Jabulani St Patrick Road UH. Designed the recently restored Berea Fire Station (1910) on the UH boarder. d. 1910.
- JOHN F BEARDWOOD b.1853 Dublin. Arrived Jhb. 1895. His drawings and plans for Nazareth House were published in Academy Architecture and Annual Architectural Review 1895, chairman Society of Architects after William Leck 1907. d.1923.
- GRANGER G FLEMING b.1866 Scotland. Worked in Bloemfontein 1890. Arrived Jhb, 1896 employed by John Ellis (Fleming and Ellis).d.1922
- ALEX FOREST b.1878 Forres, Moraysire, Scotland. Hon. Auditor SA Society of Artists. d. 1943
- ARCHER W HOSKINS b.- Designer and builder (W Hoskin & Co) of steel structures for the mines and domestic structures.
- S J KEARNEY b.- Arrived Jhb. circ. 1910. d. 1918. Additional information on his work, contained in this survey.
- IVOR D LEWIS b.1876 Machen Monmouthshire, educated Glamorgan and Ardwyn College Aberystwyth. Hon. Worked for Theo Schaerer 1911. Member and examiner in History and Practice to the Society of Architects 1911 and President of same 1914-15. d. 1939.
- SAUL LEWIS MARGO b.1878 Odessa, Ukraine. Active in London from 1890. Arrived Jhb. 1902. Resident Bears Lair Elm Street UH. Margo Memorial Prize for best graduate in the Faculty of Architecture Wits University in recognition of his services to the architectural profession . d. 1967

GEORGE MC EWAN	b. - Arrived Jhb. 1909. Other than 2 established by this survey, only one known structure, ascribed to him, previously recorded i.e. Lion House 1909. d. 1927.
HILL S P MITCHELSON	b. 1874 Bournemouth England. Arrived Jhb. 1904. Civil Engineer responsible for numerous noteworthy buildings in Jhb. Designer of the Polana Beach Hotel, Lorenzo Marques 1919. d. 1958.
NICHOLLS AND ALDERSON	No Record other than established by this survey. Builders also employed by F Fleming.
WILLIAM PAYNTER	b. 1871 Simonstown Cape Province. Arrived Jhb. circ. 1912. Master Craftsman in woodwork. Well known for domestic architecture displaying Art Nouveau timber elements in the style of Charles Rennie Mackintosh. d. 1943.
FREDRIK RAINE	b. 1883 Ladysmith, Natal. Member Association Transvaal Architects circ. 1915. d. -.
HANS H W SIMONSON	No Record other than established by this survey.
HAROLD W SPICER	b. 1882/3 Hertfordshire, England. Educated Regent Street Polytechnic (recipient Silver Medallion Arch Design), Kings Coll. London. Arrived Natal 1903, Pta. 1910, Jhb. 1917. Worked with Baker on Union Buildings 1910-12. d. 1964.
CRAWFORD STUART	No Record other than established by this survey.
PHILLIP EDWARD TREEBY	b. 1860 Melbourne Australia. Completed architectural studies in England. Arrived Jhb. 1895. Entered into partnership with Charles Aburrow 1903 (dissolved 1911). Designed the Cullinan Building (Jhb. 1904) in assoc. with William Leck. Placed 4th in competition for the Johannesburg City Hall (1910), winning design St Augustine's Church Doornfontein (1912), Mosenthal's Warehouse selected for display Wemby Exhibition (1924), Gold Medal Award for draughtmanship (1927). d. 1937. House Treeby: 49 St Patrick Road.



SAUL LEWIS MARGO 1912 (HOUSE BRADLOW)
36 ST PATRICK ROAD
(EXTRACT ADDENDUM A)



GRANGER G FLEMING 1913
66 ST JOHN ROAD
(EXTRACT ADDENDUM A)

NO RECORD
21 YOUNG AVENUE
(EXTRACT ADDENDUM A)

Clive Chipkin's publication *Johannesburg Style* contains a most comprehensive account of architects, their work and milieu in emerging Johannesburg until the 1960s. The following few pages present a list of architects that were active in UH and who feature in Chipkin's *Johannesburg Style - Architecture and Society 1880s - 1960s*. Names are accompanied by a condensed description of the context in which such architects appear in this publication, supplemented by additionally sourced information, found to be relevant to the survey. These architects are rated significant.

It is important to be aware however, that the principal intention of this exercise is to establish conservation merit prevalent in UH and not to evaluate the contribution made by architects to their profession. One might thus argue that Margo (S L) should be regarded significant rather than, for example, Donaldson, irrespective of his (the latter) substantial involvement in the UH region. Such cases will remain a matter of opinion.

Further, to imply that extensive media coverage (as per this definition) can be equated to design competence is obviously an entirely superficial notion. Significance therefore, does not reflect exclusively on a structures physical content but embodies a much wider perspective.

Ahrends, Steffen

Born in Berlin (arrived in SA 1936) renowned for his residential Arts and Crafts revival architecture during the 1940s. "For more than two decades after the war, Ahrends' practice in Johannesburg became a nursery for young talents. Here they obtained a thorough grounding in the Arts and Crafts tradition." (Chipkin 1993: 306) His work in UH: Modernist, Arts and Crafts revival.

Baker, Sir Herbert John

Born in 1862 at Owletts, Cobham, Kent and educated at Tonbridge School. Regarded to be a most important British Empire architect (Neo-Classic to depart from Victorian architecture). Knighted in 1923 and executed work in 15 countries worldwide (Walker: www.artefacts.co.za). Friend and colleague to Edwin Lutyens and partner of Frank Fleming (1906). Arrived in SA in 1892 (Rhodes's protege), exercised a fundamental influence on SA architecture, even long after his departure in 1913. Died 1946. Well known work Assoc. SA incl. Union Buildings, Pta. (1910) and South Africa House, London (1933).

Clayton, Harry

Born 1864 in England, trained in Nottingham. Arrived in Johannesburg 1889. Highly regarded for his sketches of early Johannesburg, frequently exhibited (recently published) (Walker: www.artefacts.co.za). A photograph in the Album of Johannesburg 1898, captures modest verandahed cottages designed by Harry Clayton (cor. Rissik and Jeppe) then the residential fringe of Johannesburg. (Chipkin 1993:14) Died 1938.



Cook and Cowen

James Charles Cook (1878-1955). Maurice Cowen (1902-). Partnership established in 1927. Notable partnership pioneered numerous 1930s Art Deco buildings (Chipkin 1993:115) to shape the Johannesburg skyline. Later (1935-42) ".....moving outside the ambit of Art Deco sensibilities" (Chipkin 1993:141). His Majesty's designed by Cook and Cowen (1937) featured influences evident in Rockefeller Center, New York, which Cowen visited in 1936 (Chipkin 1993:141). Represented in UH is James Cook and Maurice Cowen's earlier residential work.



Donaldson, John Stanislaus

Born 1862 in Bloemfontein, educated St. Andrews College. Arrived in Johannesburg 1887 (Walker: www.artefacts.co.za). A sketch (Africana Museum) of Donaldson's Palace Building (cor. Pritchard and Rissik 1889) drawn by Harry Clayton is featured in Chipkin's book (1993:15) in the context of Victorian architecture typical of downtown early Johannesburg. Died 1938.

Edwards, Nelly

Born England 1897. Reputed to have been the first female practicing architect in Johannesburg (1924). Fellow Royal Society of the Arts. Work incl. flats, schools, and churches (Walker: www.artefacts.co.za). This survey: houses. Work executed in Yeoville (Bedford Flats 1931) during which time flatlets emerged as a feasible housing option in Johannesburg. (Chipkin 1993:124,125)

Emley, Frank

Born 1868 in Gateshead, Durham, England. Practiced Newcastle-on-Tyne. Arrived SA 1888. Designed Hoenheim for Lionel Phillips in 1994 (Sir Percy Fitzpatrick resident until 1908). Prominent architect initially in partnership with Leck (who died 1907) later with Williamson (Walker: www.artefacts.co.za). Produced work representing neo-Classic style. The Wits campus (1922) is an example of the latter. (Chipkin 1993:79)



LECK AND EMLEY 1907
57 ST PATRICK ROAD

Fleming, Frank Leonard Hodgson

Born 1875, Southsea, Hampshire, England. Educated at Denstone College, Staffordshire. Arrived in SA 1903 (Walker: www.artefacts.co.za). Represents a leading SA architect. Joined Baker in 1904 and became partner in 1910, Partnership dissolved in 1918 after which he continued practicing in Johannesburg, largely responsible for the continued maintenance of the Baker style.

Resident in UH (Fleming's house: Stone Ledge 1910 - this survey). Accomplished designer in the neo-Classic style with Arts and Crafts influences. Masterly execution of kopje stone structures and detailing. Executed work that "surpasses that of his mentor (Baker)" long after Baker's departure in 1913 viz. St. Johns College (foundation stone laid in 1923 by H R H Prince Arthur of Connaught) the most recognised phase completed in 1934 by F L H Fleming. (Chipkin 1993:58)

Howden, Robert

Born in Yorkshire 1869. Conducted his architectural training in Australia. Arrived in Johannesburg in 1892 (Stone & Jackson 1993: 1). First president of the Institute of SA Architects 1928-40 (President-in-Chief TPIA, Membership No. 1). Classic revivalist, work shows a Beaux-Arts approach, houses almost without exception feature dentil pediments and entablature supported on Classic orders. Designer of the Transvaal University College in 1906. According to Chipkin, the "doyen" of the architectural profession. Chipkin further relates an occasion (1935) where Howden, as member of a delegation visiting Rome for the International Congress of Architects, was granted a consultation with Il Duce (regarding developmental progress in Italy) and "On his return eulogised Mussolini in an interview with the Star." (1993:75)



Kallenbach and Kennedy

Herman Kallenbach, born in Prussia 1871. Educated Tilsit College, Germany. Studied architecture in Sterelitz, Stuttgart and Munich. Alexander Mac Farlane Kennedy, born in Stirlingshire 1877. Partnership established circ. 1903. (Walker: www.artefacts.co.za) A major firm (including younger generation architects R Martienssen, B Cooke and J Fassler) (Chipkin 1993:68) Known for their neo-Georgian architecture during the 1920s (Chipkin 1993:120). Herman Kallenbach arrived in SA in 1896. Enjoyed a close friendship with M K Gandhi (to whom he bestowed Farm Tolstoy). Was also well acquainted with Olive Schreiner. (Picton-Seymour 1977:353) Kallenbach d. 1945 and Kennedy d. 1967.



Kling and Trope

Typically associated with 1950s architecture in Johannesburg. Their Rosa Court in Yeoville (Chipkin 1993: 234) being a superb example of the transition from Bauhaus to Modernism.

Leck and Emley (also see Emley, Frank)

William Leck born in Belfast, Northern Ireland 1852 where he initially worked as architect, later in Glasgow, London, Paris, Holland and Belgium. In partnership with Emley circ. 1898. (Walker: www.artefacts.co.za)

Architecture often featuring the transition between late-Victorian and Edwardian styles. Architects of the infamous Hohenheim (1894) demolished in the early 1970s to make way for the Johannesburg Hospital (Chipkin 1993: 9,34). Chipkin describes the firm as the "Edwardian partnership.....architects of the giant

Corner House and National Bank Building of 1903-4" (Chipkin 1993: 79) and of the Cullinan Building for Thomas Cullinan (founder Premier Diamond Mining Company, 1902). (Chipkin 1993: 48)

ROBERT HOWDEN 1906 BEARS LAIR 17 ELM STREET

Leith, George Esselmont Gordon

Born in Knysna, Cape Province 1886. Moved to Pretoria in 1898 and educated at the Staats Model Skool. Accomplished architect graduated at the Architectural Association, London (1906). (Chipkin 1993:132) Initially instrumental in Baker's designs (i.e. the Union Buildings, Pretoria). The Supreme Court Building and King Edward VII School (1908) (Chipkin 1993: 58) are examples of his earlier work. Later projects include the SA Reserve Bank in Fox Street (1934-8) (Chipkin 1993:135) and the Queen Victoria Maternity hospital (1943) (Chipkin 1993: 145). His work evolved from Edwardian to Modernist, vividly representing stylistic developments typical in architecture during the first half of the 20th century. Resident in UH (Leith's house: Hart Hill 1927 - this survey) Died 1965.



Marshall, Arthur James

Born in Glasgow 1879, educated at the Dollar Academy. Arrived in SA 1903, initially working for Baker and Masey, Cape Town. (Walker: www.artefacts.co.za) Described by Chipkin as ".....a Baker Arts and Crafts man....."(1993: 119) Most active during the 1910s & 20s. Died 1955.



Meyer and Pienaar

The partnership of Wilhelm Meyer and Francois Pienaar produced numerous buildings of note. Both University of Pennsylvania postgraduates (Chipkin 1993: 318) introduced contemporary influences into 1960s and 70s SA Modernism. The monumental R A U (1974), now the University of Johannesburg, remains a landmark to Meyer's many design achievements.



Moffat, John Abraham

Born in 1871 in Manchester, England. As a child his family moved to New Zealand, then Australia (circ. 1876) Attended Brisbane Technical College. Arrived in SA in 1895. Involved in town planning most of his career, hence Moffat View and Moffat Park in Klipriver Township Jhb. Joined the Carter and McIntosh partnership which became McIntosh and Moffat after Carters death in 1900. In 1911 he consulted Baker regarding the treatment of elevations (scale and verticality) of Chudleigh's Building, for which he paid Baker a fee. (Walker: www.artefacts.co.za) Whitehall Court (formerly the Ritz Apartments, 1924) constructed for American, entrepreneur I W Schlesinger (Chipkin 1993: 70,103) is possibly Moffat's best known project. Died 1941.(Walker records most information on Moffat had been sourced from the biographical files, RIBA Archives, London.)

J A MOFFAT 1909
HOUSE CHUDLEIGH (GATE HOUSE) 51 ST PATRICK ROAD

Pearse, Prof. Geoffrey Eastcott

Born in Riverton, Natal, 1885, educated at Marist Brothers College Jhb. Architectural Design initially taught to him by Sloper (Bakers partner) at Tin Temple (Transvaal Technical Institute), later attended the Regent Street Polytechnic, London. Failed his RIBA finals (1911) but permitted to re-sit the following year in SA to then achieve associate membership. Employed by Baker and Fleming. In 1921 became Professor of SA's first School of Architecture (1921), Faculty of Engineering, Wits University (Chipkin 1993: 157). Other than his academic pursuits (notably in history of architecture) frequently involved in projects (mainly for universities). He undertook the restoration of the Main Building Great Hall and Library for Grey University College in Bloemfontein, which became the foundation building of the University of the Orange Free State (UFS). Died 1968. (Walker: www.artefacts.co.za)

Schaerer, Theophile

Swiss engineer-architect, born in Zurich 1874, attended the Academy of Fine Arts in Milan and later, the Ecole des Beaux-Arts in Paris. Arrived in SA 1903. He enjoyed a close friendship with Anton van Wouw (circ.1911) and started a practice with Small.(Walker: www.artefacts.co.za)

Neo-Classic architect in Johannesburg from the early 1900's to 1915, then practised in London until his return to Johannesburg in 1933. Though essentially Edwardian his work features Art Deco influences. Designer of the Great Synagogue (1914) in Wolmarans Street. (Chipkin 1993: 50) Houses designed by him project a well proportioned, yet a simple unpretentious character with economically introduced geometric ornamentation. His son Rudi Schaerer was resident at 19 Rose Road, UH (Freeland 1999: 1). Died 1948.

Selsick and Wolpe

Designers of the Iscor Pension Fund building on Small Street (Chipkin 1993: 311), associated with Miesian architecture (in the context of high rise aluminium and glass curtain walled office blocks) which became popular during the 1960's in Johannesburg.

Shaw, John

Born 1908, employed by Cook and Cowen 1930-1, establishing his own practice by 1934. (Walker: www.artefacts.co.za) Architect of Helvetica Court in Bellevue (1936) (Chipkin 1993: 144), typical Bauhaus Art Deco design featuring rounded corners with tiered circular segments. Died 1980.



T SCHAEERER 1910
23 ST JOHN ROAD

Sinclair, Duncan McDonald

Born in Romford, Essex, England 1877. Dungald Sinclair (his father) arrived in PE 1880. DM traveled back to England for his architectural studies. Returned to SA (Jhb.) 1896. Administered a lasting practice in Jhb. (his office dedicated to the education of student architects) (Walker: www.artefacts.co.za) Architect of the Southern Life Building in Main Street (1941) early-Modernist example of Johannesburg's skyscraper era during the 1930s (Chipkin 1993: 150). Died 1964.



Small, Charles

Worked in Jhb. from 1904 and presumably for Leck and Emley circ. 1909, joining NW Gallagher in partnership (1922) and later (1930s) In partnership with Theo Schaerer, (Walker: www.artefacts.co.za) Small, "...an architect of distinction in his own right" (Chipkin 1993:50) Designer of the Central Fire Station (1930) in Kruis Street "...the epitome of the 1920s post-Edwardian style" (Chipkin 1993: 50) and the Ridgeview apartment block in Banket Street, Hillbrow (1932) "...in a post-Edwardian classicism..." (Chipkin 1993: 71) Died 1937.



C SMALL 1926
33 YOUNG AVENUE

CONTAINED BY QUOINS IN THE SHAPE OF LEANING BUTTRESSES, THE HOUSE FEATURES A ROMAN TRIPLE-ARCHED PORTICO WITH COLUMNS OF THE TUSCAN ORDER, CROWNED BY A BALCONY FITTED WITH IONIC BALUSTERS.

Stucke and Harrison

William Henry Stucke was born in Cheltonham, England 1865 and arrived in Jhb. circ. 1889. John Edwin Harrison was born in Newcastle-under-Lyme 1870 and arrived in Hanover, Cape circ. 1893. Most successful partnership (and for many decades to follow). Architects of several majestic buildings constructed in the commercial heart of Johannesburg during the 1920's. Work initially neo-Classic, later displaying dominant Art Deco characteristics reminiscent of the "New Fascist Era" (Chipkin 1993: 75) most evident in their Progress Building (1929) which then "occupied the site where the Carlton Centre now stands" (Chipkin 1993: 76). WHS died 1889 and JEH died 1893.

NICHE DETAIL

THE SEMICIRCULAR ARCH IS FORMED BY BULLNOSED VOUSOIRS, SUPPORTED ON SPRINGERS SET PROUD AND PUNCTUATED BY A VERTICALLY ELONGATED KEY BRICK.

Stucke Harrison and Smail

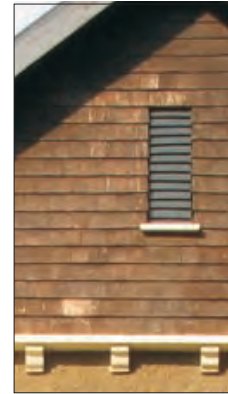
Principal partner, G M Harrison, son of J E Harrison who retired in 1936. "This practice was responsible for a prolific output of banks and financial institution buildings as well as residences in the northern suburbs for bank managers and company chairmen" (Chipkin 1993:141) Designers of the prestigious Cleghorn & Harris (1939). Harrison (Col. G M) owned 15 St John Road, UH (Freeland 1999: 1).

Sutton, Michael

Sutton, a scholar of Ahrends (Chipkin 1993: 303) highly regarded for his residential architecture during the 1960s. A contemporary Modernist and master of featherweight simplicity.

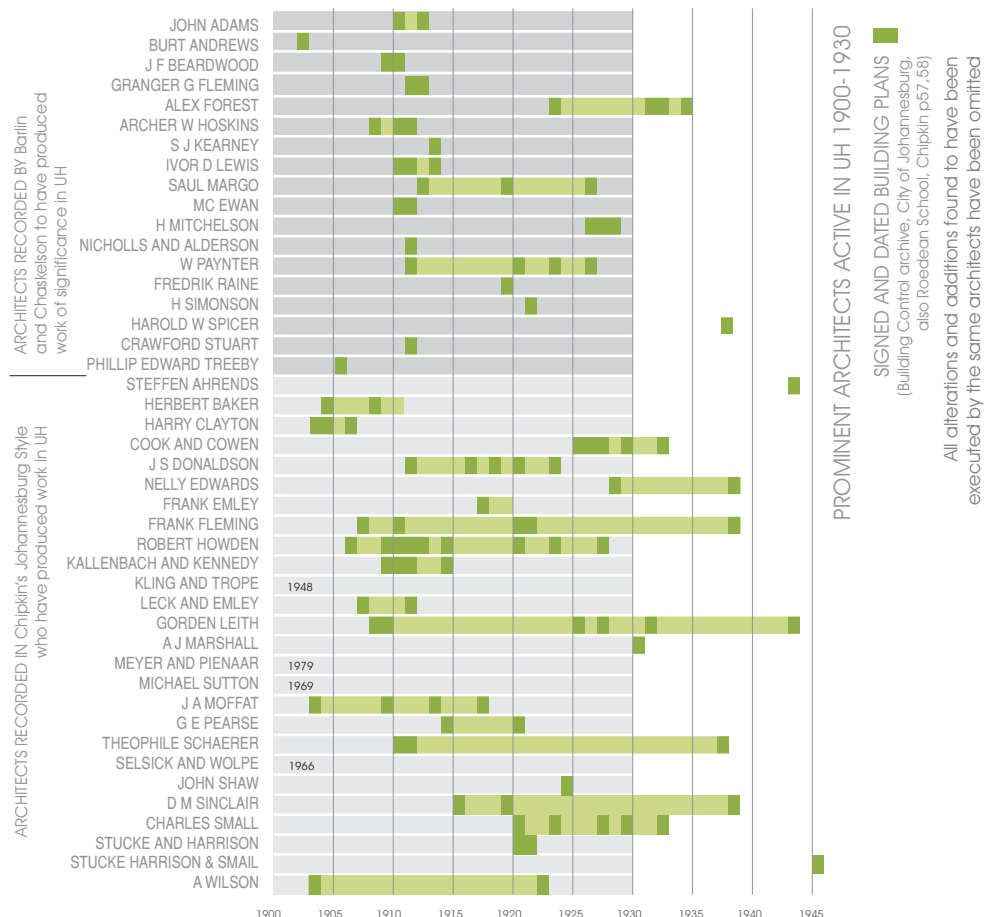
Wilson, Allen

Born in London, 1860, his aunt (mother's sister) the pre-Raphaelite painter Holman Hunt. Educated at Cheltenham College. Arrived in Johannesburg circ. 1888. Drawings of his award winning Standard Bank building in Eloff Street were displayed at the Royal Academy Summer Exhibition, London (1921). Architect of Percival Tracy's Arts and Crafts Beauvais, Observatory (Jhb.) (Walker: www.artefacts.co.za) and of the Elephant Trading Co. (1923) in the neo- Classic style featuring "giant Ionic orders on a rough-faced granite podium." (Chipkin 1993: 72) In contrast to his Arts and Crafts houses, Chipkin's description represents a general profile of his commercial work. Died 1938.



S J KEARNEY's harmonious execution of proportion and balance evident in this early (style) Arts and Crafts house
1913 61 St Patrick Road

The Prominent Architects graph indicates the period during which a particular architect had been active in the UH area. Certain houses which reveal architecture of an exemplary quality, were (as previously noted) found to have been designed by architects not assigned significant status (PROMINENT ARCHITECTS, p. 16-19). The graph below includes such architects (highlighted accordingly). Many prominent architects were also found to be responsible for numerous alterations and additions. These are not indicated on the graph.



Donaldson, Fleming, Howden, Leith, and Small were most active in the area, responsible for more than a fifth of all structures erected during the early UH development period. Burt Andrews designed the oldest surviving structure in UH (rated CONDITION 2), erected in 1902 (for a Charles Porter Esq.). Sited on the ridge at 73 St Patrick Road, the plain Arts and Crafts Victorian house features half-timber Tudor style gables and remains architecturally well preserved despite a most poorly executed addition constructed in 1983 by its present owners. Since the sale of stands (for residential use) in UH (then owned by Johannesburg Consolidated Investment Co.) commenced in January 1901, this house must certainly represent one of the very first to have been erected in the then JCI estate.



BURT ANDREWS 1902
73 ST PATRICK ROAD
(TYPICALLY TEXTURED PLASTER ORIGINALLY UNPAINTED)



The Development Activity Line Graph shows one century (1902-2000+) of property development in UH, the degree of intensity indicated by the number of houses (properties) erected per year. In this context, it is important to note that the line graph had been generated using a data pool sample of 217 (known date of erection) properties only and even though many conclusions may be drawn from the graph, a conservative analytic approach would yield results likely to be more accurate. However, two undisputed trends clearly emerge (see the red profile line):

More than two thirds of existing UH properties (72.81% computer calculated result) were developed between 1900 and 1930 with the development peak or UH boom years being circ. 1910, shortly after UH had been proclaimed a residential township. From a historic and socio-cultural aspect, clearly the most important period in terms of preserving conservation worthy architecture. The analysis will therefore focus on the 1900-30s, being the period indicative of early Johannesburg, fundamentally the *raison d'être* for the conservation of UH, or part thereof, as a heritage site.

The second most important trend evident from the line graph is the recent increased surge of development activity, which due to prevailing densification policies is most likely to continue, maybe even exponentially. Previous activity spikes were relatively insubstantial, with a minor impact on historic UH. Present development trends however raise concern as to the inevitable and irreversible transformation immanent in an already historically established and largely preserved environment. This issue is further quantified and debated in greater detail under the section: THE FRAGMENTATION OF UH's ARCHITECTURAL HERITAGE.

ARCHITECTURAL STYLE

The composition of architectural styles prevalent during the period 1900-30 is illustrated graphically by means of THE ARCHITECTURAL STYLE BAR CHART (previous page). The principal purpose of which is to determine the presence of a generic architecture that can be regarded as typical in UH. This can present an invaluable tool in formulating appropriate development guidelines aimed at controlling future development standards, at least at an aesthetic level. The aim of which is to encourage and nurture contemporary approach to new structures which support the present historical UH amenity rather than diminish its architectural integrity.

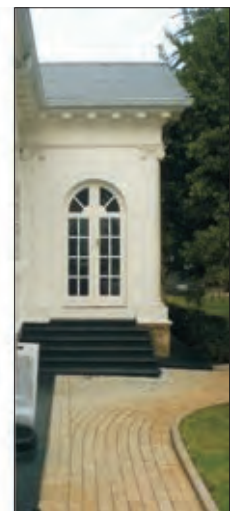
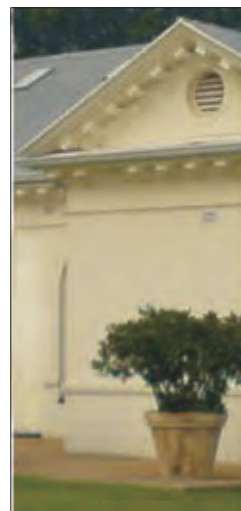
Avoiding the controversial issue of categorizing style, it can arguably be deduced that Victorian*, Spanish* (Leith's occasional indulgence) and early Modernist* structures do not constitute a significant part of the pre-1930's UH. Most UH houses built during this period vary from the neo-Classical to early Arts and Crafts styles, often featuring scant Victorian influences. In fact can almost be divided into either Classical (Beaux-Arts, e.g. Howden's architecture) or various Arts and Crafts interpretations, highlighting the dichotomy surrounding schools of thought at the time. The physical presence (scale) of structures ranging between grand manor houses to modest single storey colonial* dwellings. Even though seemingly, a most diverse selection, these structures (almost without exception) display a few common external architectural characteristics. In brief, these include:

Elevations (including massing profiles and openings) project Classic proportions (vertical emphasis as well as the wall area to opening area ratio). Also applies to this period of Arts and Crafts and single story colonial structures.

Roofs are typically a hipped assemblage of pitched (35-45 degree) corrugated iron structures with clipped eaves and lean-to appendages. Sprocketed eaves occasionally noted. One mansard recorded. Tall chimneystacks with upper embellishments are typical. Examples of clay tile and shingle roof coverings exist but can't be considered frequent.

Dormers were extensively used which further articulate the roof structure. Both, English (with gable end hipped) and French styles are evident.

Gables and pediments, probably the most common feature, display a variety of decorative cornices, central ventilation openings and moulded motifs (photographs PART 2: PROMINENT ARCHITECTS, p15). Granger Fleming's rendition of a parabolic Art Nouveau gable at 66 St John Road (p.15) reminds one of the similarly proportioned gables of the Peter Behrens house in Darmstadt, Germany (1901). Half-timber (Tudor) also frequently recorded.



ROBERT HOWDEN 1910
59 ST ANDREW ROAD

*as defined in PART 1: STYLE AND AESTHETICS

Stoops (verandahs), loggias (in Gothic houses) and porches (porticos) were generally found to be present, usually supported by columns representing a Classic order.

Timber framed windows, both sash and casement (the latter often fitted with leaded glass panes) and paneled timber doors (often with top portion glazed). Timber (generally painted) was widely used as an external building material, including for thresholds, friezes, balustrades, columns, spandrills, brackets and horizontally lapped cladding. The presence of bay windows were found to be the exception rather than the rule.

Masonry consists of local Kopje stone (quarried in situ) constructed either as quarried (uncoursed random rubble), sometimes set dry, or hammer dressed. Kopje stone was extensively used, not only for the construction of buildings (inevitably for foundation walls) but for boundary and retaining walls and frequently for columns and gateposts (The Munro Drive representing a good example, following page).

Undoubtedly the single most visually unifying element in the built fabric of UH. Other wall finishes typically used were natural roughcast plaster (SJ Kearney's 61 St Patrick Road, p.20) and painted smooth or textured plaster. Occasionally exposed red clay brick (eg. Charles Small's 33 Young Avenue, p.19).



COULD HAVE BEEN COMPLETE IN AN EASTERN FREE STATE SETTING. THE ROSOFSKY HOUSE BY GRANGER FLEMING (1913) AT 68 ST JOHN ROAD, DISPLAYS THE RATHER UNUSUAL USE OF REGULAR COURSED SANDSTONE, HAMMER DRESSED WITH CHISEL DRAUGHTED MARGINS. PRESUMABLY AN ACT OF NOSTALGIA, HAVING WORKED FOR WILLIAM STUCKE IN BLOEMFONTEIN 9 YEARS EARLIER (SANDSTONE IN UH IS USUALLY CONFINED TO EDWARDIAN DETAILING SUCH AS THAT USED BY LEITH AT KING EDWARD VII SCHOOL). MORE REMARKABLE, IS THE GAUGIESQUE FORGED IRON BALUSTRADE, ASSEMBLED BY MEANS OF BOLDLY EXPRESSED RIVETING. THE BALUSTRADE DEFINES THE PRINCIPAL APPROACH TO THE ENTRANCE LOGGIA.



FRANK FLEMING's house, STONE LEDGE, designed by him, erected in 1910 at 17 St David Road



GORDEN LEITH's house, HARTHILL, designed by him, erected in 1943 at 12 St Paul Road

Architecture typical of 1900-30 referred to in following sections of this document includes structures erected during the 1930's and even some erected during the 1940's that have been designed in a transitional and not modernist style (as designated in the master spreadsheet ADDENDUM B).



THE MUNRO DRIVE, NAMED AFTER JOHN MURO*, INITIALLY ERECTED 1919 IN SET DRY (STACKED) KOPJE STONE AND RECONSTRUCTED AFTER ITS COLLAPSE IN 1938, THIS TIME USING DRESSED KOPJE STONE SET IN MORTAR.

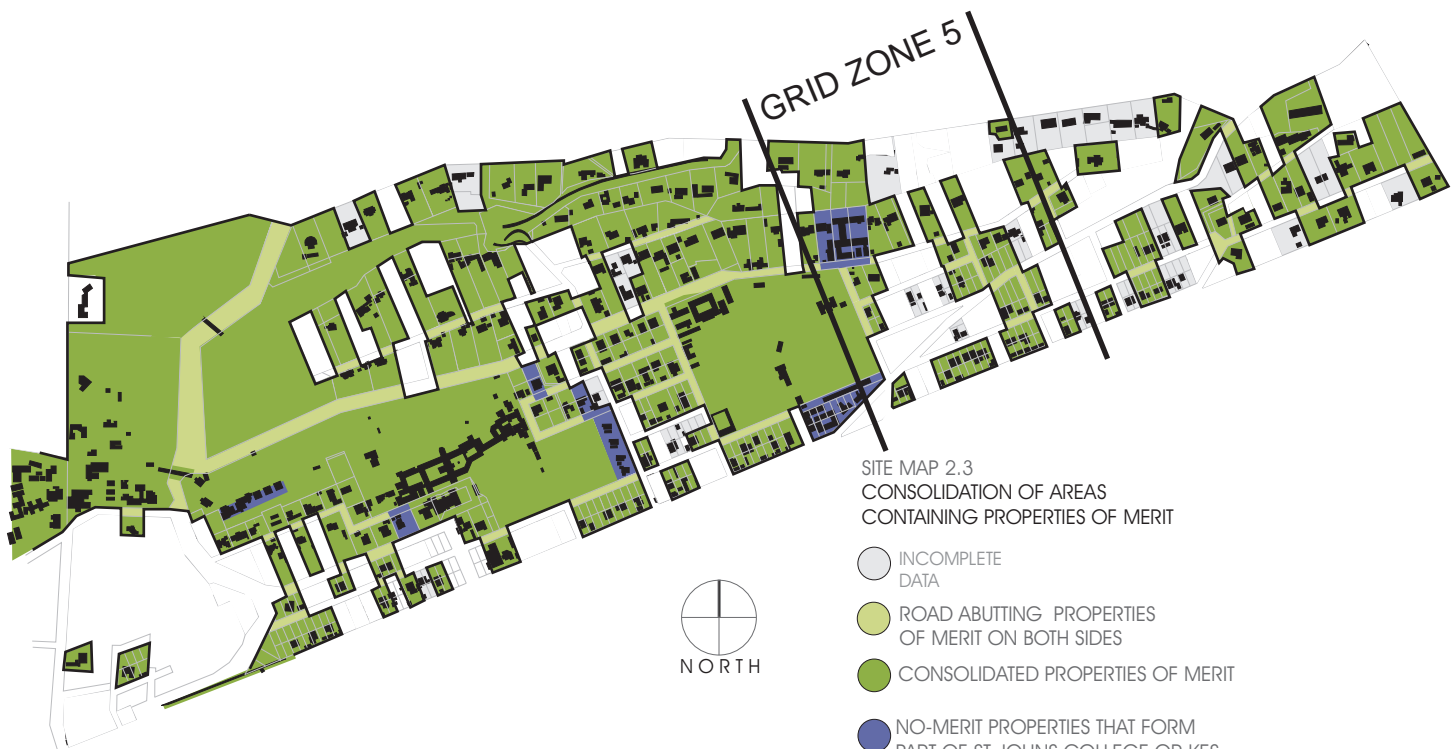


MASONRY WORK FEATURES SUPERIOR CRAFTSMANSHIP, PARTICULARLY EVIDENT FROM THE WEATHERING TECHNIQUE (THIS IS THE SHAPING OF THE UPPER COPING SURFACE TO DISPLACE WATER)

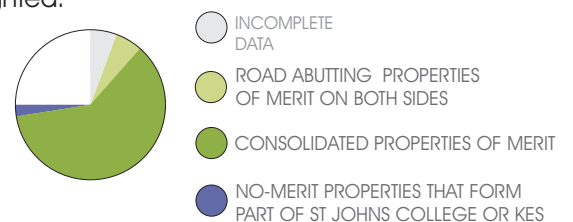
AREAS OF MERIT

SITE MAP 2.3 (following page) indicates areas or islands of merit in UH. Islands of merit consist of adjoining properties of merit (which share common boundaries) including segments of roads (incl. pedestrian circulation routes) passing through such areas (the portion of a route curbed by areas of merit on both sides). Consolidated islands thus created, indicate areas worthy of conservation, while open pockets between, represent areas not necessarily worthy of conservation. The massing of which shows the region of the study area considered most valuable from a heritage point of view. This map is followed by SITE MAP 2.4, identical to the previous, but excluding structures identified to be Modernist. Even though properties thus excluded are also considered conservation worthy, they might be regarded as less relevant when delineating the extent of a proposed heritage site should it be concluded to exclusively preserve pre-1930's architecture.

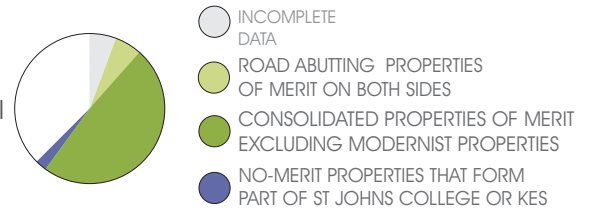
*John Munro (born in Tain, Ross-shire, Scotland and arrived in Jhb. from the diamondfields with the Barnato brothers in 1892) Director of Johannesburg Consolidated Investment Co. and President of the Chamber of Mines (1913). (Smith 1971: 352)



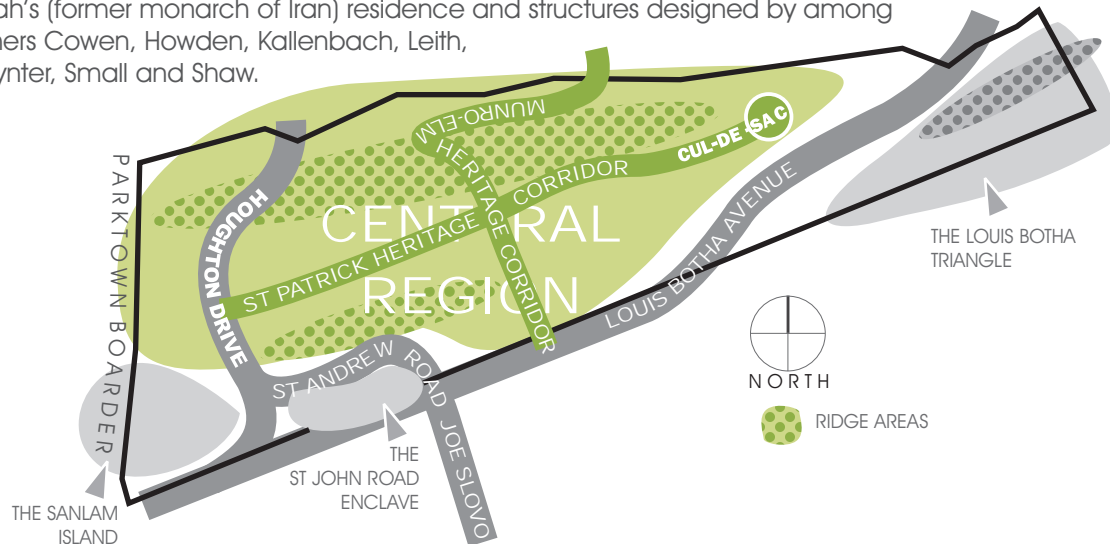
No-merit properties that form part of the existing previously declared National Monument site of King Edward VII School and St Johns College are separately highlighted. There are 181 properties of merit in UH (HPF value 0.57). Refer to PART 2: PROPERTIES OF MERIT p.13. The consolidation of these properties indicate a high frequency east of Grid Zone 5, a lower frequency west of Grid Zone 5 and Grid Zone 5 itself being a transitional density zone between the previous two. The void at the extreme south eastern corner of the site represents the Isle of Houghton and Houghton Village (both recent Sanlam Life Insurance LTD developments) which accommodate four structures of substantial merit (F Fleming, Howden, Leith and Spicer). These restored properties have since been incorporated into Sanlam's development plans.



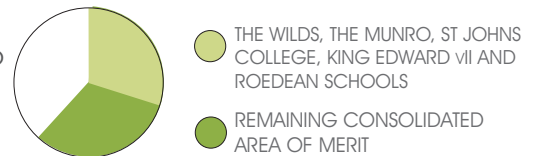
The Sanlam island area abuts the St John Road enclave (the latter separated from the bulk of UH by St Andrew Road linking Houghton Drive to Joe Slovo Drive). Although relatively isolated, St John Road enclave region accommodates several properties of notable value and because of its insular nature, still projects an ambience reminiscent of old UH. The Louis Botha bus shelter and wall also falls within the St John Road enclave.



The Louis Botha triangle (south of Louis Botha Avenue, abutting Berea) contains a sparsely populated distribution of some 36 merit properties, once again a number of which are rated significant i.e., the Shah's (former monarch of Iran) residence and structures designed by among others Cowen, Howden, Kallenbach, Leith, Paynter, Small and Shaw.



In terms of heritage value, the central region of UH (adjacent to the Parktown boarder) is architecturally most abundant. Circulation routes curbed on both sides by authentic features (natural and built) of distinct historic relevance form a corridor which, if sensitively developed, could cultivate an aesthetically compelling environment. The central region is concentrated around two such mobility routes, hereinafter referred to as the St Patrick heritage corridor (running east-west) and the Munro-Elm heritage corridor (running north-south), the intersection of which is located in the heart of UH. This area not only includes the ridge area, but contains the conspicuously eminent properties of The Wilds, The Munro, St Johns College, King Edward VII and Roedean schools, the latter five properties covering an extensive 65 ha of the total study area.



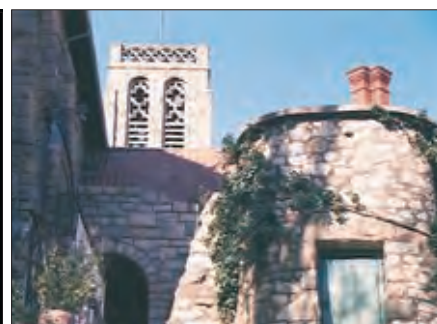
HERBERT BAKER'S ST JOHNS COLLEGE ST DAVID ROAD 1907



FRANK FLEMING'S ST JOHNS COLLEGE



ST JOHNS COLLEGE: CHAPEL INTERIOR



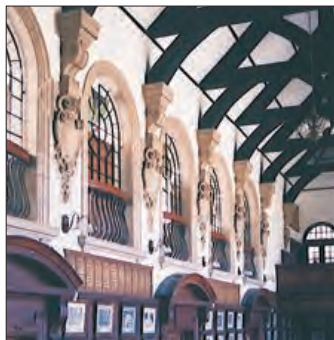
BELL TOWER TRACERY AND KOPJE STONE DETAILING



GORDON LEITH: KING EDWARD VII SCHOOL SOUTHERN FACADE ST PATRICK ROAD 1908



CLOCK TOWER CUPOLA



KING EDWARD VII ASSEMBLY HALL INTERIOR
REMINISCENT OF LATE 16TH AND EARLY 17TH CENTURY
SCHOOLS DESIGNED IN THE ENGLISH RENAISSANCE
TRADITION



A HISTORY LESSON IN THE ART OF ARCHITECTURAL DETAILING:
THE OPULENT USE OF SANDSTONE: NOTE THE GIANT CYMA REVERSA CONSOLES TERMINATED
ON ESCUTCHEONS FEATURING FLAMBOYANTLY CARVED HERALDRY AND ARCHITRAVES
FRAMING BALCONY BOXES ALSO FORMING THE MAJESTIC PROSCENIUM ARCH. SUPPORTED
BY A PODIUM OF CARPENTRY, GENEROUSLY APPLIED FOR PANELING, WALL TABLETS AND
DOORWAY PEDIMENTS.



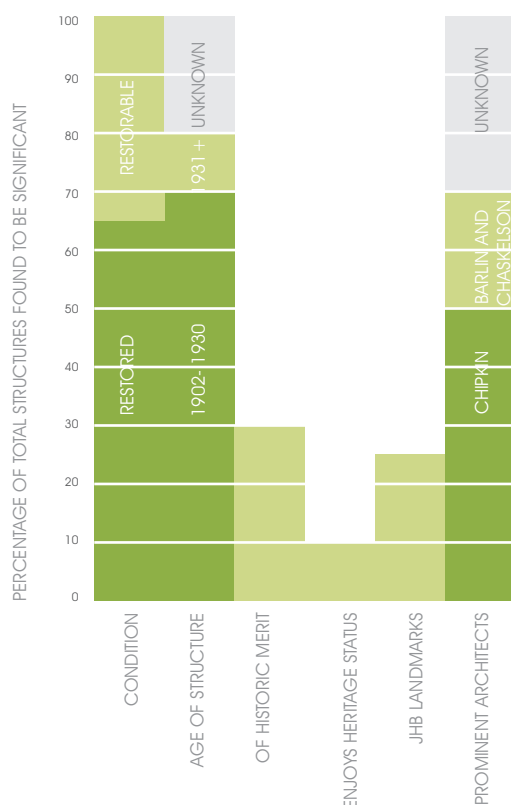
PROPERTIES OF SIGNIFICANCE

Significant properties contain structures of irreplaceable cultural value. That does not necessarily mean, in the context of UH alone, but would also be considered conservation worthy in terms of a wider regional or national scale. Indicators, thereof, include historic importance, heritage status, architectural merit and geographic prominence (refer to PART 1:

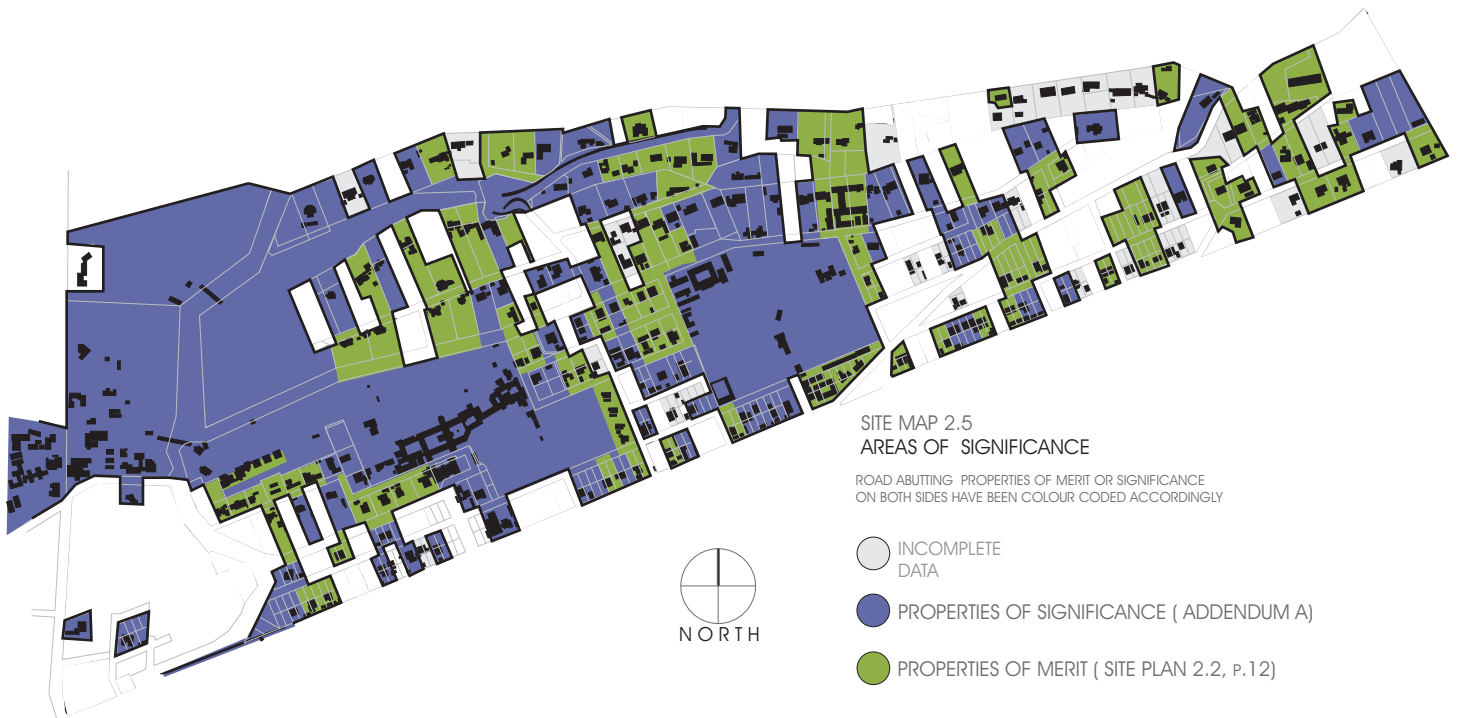
CULTURAL SIGNIFICANCE and ARCHITECTURE, p.7).

The adjacent bar chart indicates the composition of these features present in Properties of Significance having been identified as such in this survey. By far the greatest number of these structures were erected prior to 1930, most of which were found to be in a restored condition and many of which were designed by prominent architects. A mere 9 such UH properties currently enjoy heritage status. Even though the history surrounding individual properties is not regarded to be fundamental to the survey, that which inevitably emerged during the information gathering process, was taken into account and typically found to be connected to either past or present occupants. Whether this information is of any relevance, largely depends on current value perceptions of contributions made to the corporate, political, academic, scientific, sports and arts fraternities of the time.

Zoltan Boberek, Robert William Charlton, Frank Connock, Daniel Faragh Corlett, Henry John Hofmeyr, William Kentridge, Cecil Stanley Margo, Clive Rice and Hendrik van der Bijl represent a few names (selected from an extensive list) recorded here, to provide a cursory impression of the wide ranging field of disciplines covered. Only the most significant were considered for inclusion.



THE COMPOSITION OF SIGNIFICANT PROPERTIES



SITE MAP 2.5 indicates the distribution of properties of significance within the area of merit. The map shows that a considerable portion of the merit area comprises properties of significance, this partly due to the inclusion of the 3 schools and The Wilds, all of which are considered to be significant. Properties of significance further present a similar massing pattern (refer to PART 2: AREAS OF MERIT, p.24) to properties of merit. In this context, it is most important to take cognisance of significant properties located within the Sanlam island, the ST John Road enclave and the Louis Botha triangle (diagram p.26). The Borberek House for example, is one such significant property located within the ST John Road enclave.

The survey found 97 properties to be significant (HPF value 0.31) of which some 20 properties (6% of the total No. of properties in UH) do not fall within the area defined as the central region of cultural significance.



FRANK FLEMING 1912, 8 PINE STREET
(STABLES AND COACH HOUSE FOR
E FAIRBRASS, MASTER AT ST JOHNS COLLEGE)



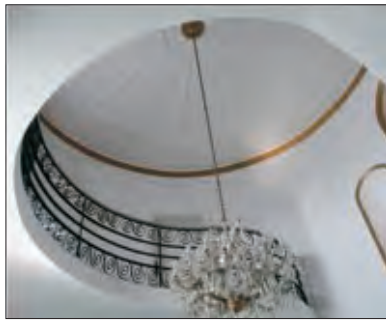
NELLY EDWARDS 1938
38 HOUGHTON DRIVE (HOUSE FRIEDMAN)
(interior following page)



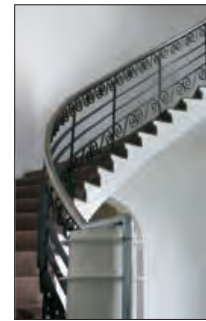
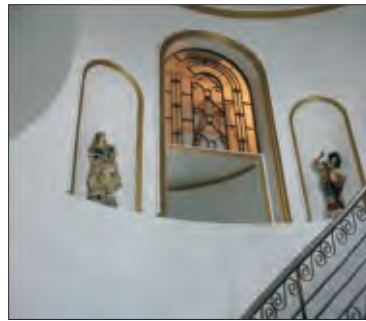
THEO SCHAERER 1911
1 ST JOHN ROAD (Sanlam Island excluded from the central region)



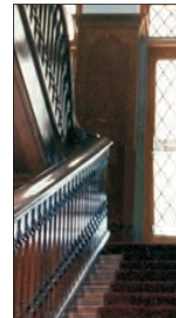
HANS SIMONSEN (ACCORDING TO OWNER) c.1920
14 ST JOHN ROAD (St John Road enclave
excluded from the central region)



NELLY EDWARDS 1938: ENTRANCE HALL INTERIOR (EXTERIOR: PREVIOUS PAGE)
38 HOUGHTON DRIVE



ORIGINAL NO RECORD (BELEIVED TO BE HOWDEN) BEFORE 1919,
WILLIAM PAYNTER 1923 (VERANDAH ADDITION)
43 ST DAVID ROAD



ENTRANCE HALL INTERIOR (REFER TO ADDENDUM A
FOR FURTHER INFORMATION)

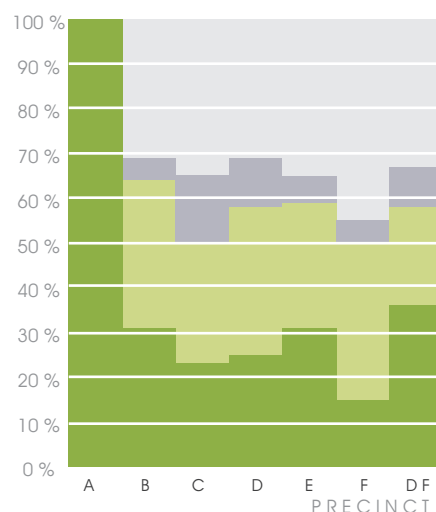
THE RELATIONSHIP BETWEEN PROPERTIES OF MERIT AND UH PRECINCTS (as defined in the UHNDF)

Precincts are UH development sub-regions formulated in terms of the Upper Houghton Neighbourhood Development Framework as amended April 2005.

The following diagram illustrates the portion (percentage) of each precinct which consists of merit and no-merit properties, by means of a bar chart. The Precinct Bar Chart also indicates properties of merit identified to be significant. Data reflecting the same in terms of the number of such properties, is contained in the accompanying table.

Properties marked DF fall within two precincts (located on the division between precincts D and F).

For information regarding the physical demarcation of UH precinct regions, consult the Neighbourhood Precinct Map (PART 1: DEVELOPMENT MANAGEMENT CONTEXT, p.4).



THE PRECINCT BAR CHART
THE RELATIONSHIP BETWEEN LAND USE PRECINCTS
AND HERITAGE PROPERTIES IN UH

NUMBER OF PROPERTIES PER PRECINCT ROAD RESERVE SITES IN RED								
	A	B	C	D	E	F	DF	
NO-MERIT PROPERTIES	00	12	47	20	06	09	10	104
INCOMPLETE DATA	00	02	16	07	01	01	03	030
PROPERTIES OF MERIT	01	24	78	37	09	11	20	02 181
TOTALS	01	38	141	64	16	21	33	02 316
SIGNIFICANT PROPERTIES ALSO CONSTITUTE PROPERTIES OF MERIT	01	12	40	19	07	04	12	02 097

NO-MERIT PROPERTIES EQUAL THE SUM OF

40 UNREPRESENTATIVE
48 CONDITION 3 AND
16 BOTH UNREPRESENTATIVE AND CONDITION 3

The Precinct Bar Chart unequivocally demonstrates that, with the single exclusion of The Wilds (Precinct A), no relationship exists between properties of merit and property development rights. Approximately 60% of all 5 Precincts, B to F, consist of areas worthy of conservation. This ratio also applies to properties of significance. While this should not necessarily imply a conflict between conservation and development, the potential for the abuse of development rights, permitting

inappropriate developments to impact negatively on areas of historic value need to be addressed. Regrettably, after 6 years of implementation, it has become clear that the UHNDF is failing in this regard, neglecting its principal objective “to protect the character of the area”. Such incidents of exploitation are briefly examined in PART 2 of this document: THE FRAGMENTATION OF UPPER HOUGHTON’s ARCHITECTURAL HERITAGE (below). The present UHNDF’s land development controls are clearly vulnerable and do not prevent development from detrimentally impacting on conservation initiatives.

The area identified as the Central Region (refer to PART 2: AREAS OF MERIT, p.24-26), typically extends across all 5 Precincts (B to F incl.). Should heritage significance inherent in UH be conserved, the introduction of appropriate (realistic) environmental controls and implementation procedures, (formulated for the protection and enhancement of the surviving amenity of the central region in particular, if not the entire study area) are essential. The declaration of such an area as a heritage site is pivotal to realizing this objective. The implementation of which should be in conjunction with guidelines contained in the UHNDF.

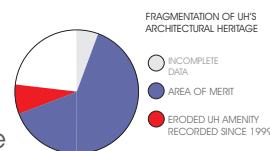


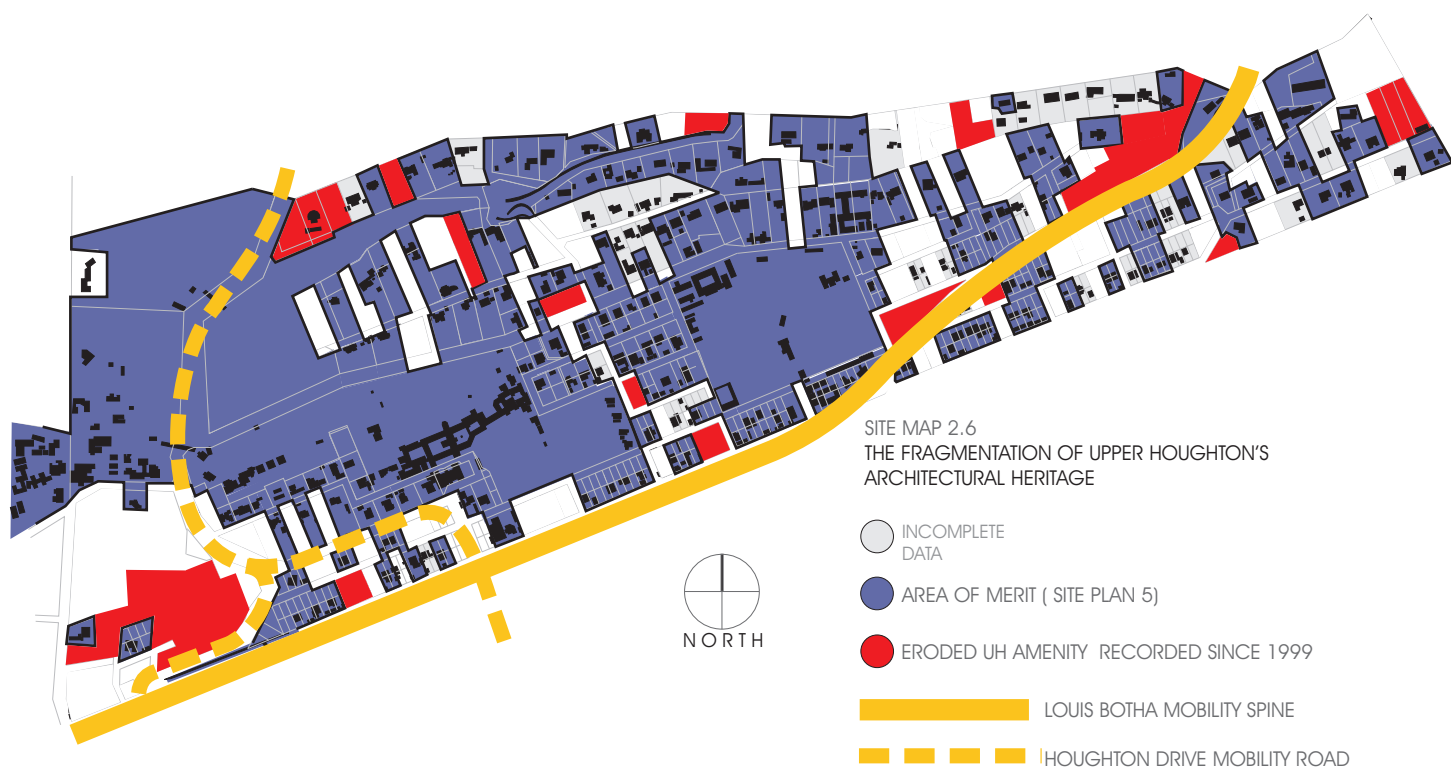
THE LOUIS BOTHA AVENUE (previously Morgan Road renamed Louis Botha in 1917 in appreciation of the General's services rendered to the Empire during the war) BUS SHELTER: DESIGNED BY THE CITY COUNCIL OF JOHANNESBURG PRESUMABLY DURING THE 1930's LOCATED AT THE JUNCTION OF LOUIS BOTHA AVENUE AND HOUGHTON DRIVE (previously Kloof Road, 1904). (Smith 1971: 221)

THE FRAGMENTATION OF UPPER HOUGHTON’s ARCHITECTURAL HERITAGE

Having conducted the 1999 UH Heritage Survey, now updated, presents the opportunity to monitor conditions as they evolved in UH over a 6 year period. The erosion of UH’s environmental amenity is by no means an exclusively recent occurrence. However, research indicates an unprecedented increase in development activity, transcending that which had been experienced following 1930 (refer to PART 2: THE DEVELOPMENT ACTIVITY LINE GRAPH, p.21). Indicators further suggest that this trend is most likely to escalate.

SITE MAP 2.6 (following page) indicates recent property developments (represented in red) deemed to be inappropriate in the context of a heritage area. These are developments which emerged during the past 6 years, most of which have already been erected or are presently in the process of implementation. They include various development options, exercised in terms of current town planning legislation, approved by the city’s Development Planning and Management department. Recent developments considered to be in keeping with the character of UH have not been indicated on this site map.





The map above shows that the erosion of UH's amenity generally occurs on the fringe of the region and along mobility routes, although isolated incidents seem to have recently penetrated the central UH area. Even though any development of conflicting character should be of concern, the inner fragmentation of UH constitutes a most disturbing trend and particularly, if the architectural integrity as a whole, in the central region, is to be regarded an important factor in the determination of a UH heritage site. The result of which impacts directly on regional significance (the HPF value). Unsuitable development proposals were found to pursue diverse intentions, but typically involve some form of densification. Addressing the exact nature of such development falls beyond the scope of this survey. However, with the exception of one extreme case, which we believe (in the interests of conservation) is most relevant and hence deserves brief mention.

We here refer to a large housing development proposed for the eastern gateway to UH, incorporating part of the ridge area which abuts the St Patrick Heritage Corridor cul-de-sac. The implementation of which resulted in the illegal demolition of no less than 3 residential structures known to have been of substantial architectural merit. Most notably, is the fact that these structures were razed to the ground without the submission of a single demolition application and despite the intervention of the UHA, the City Council of Johannesburg and the Provincial Heritage Resources Agency of Gauteng. The houses in question were designed by J S Donaldson (1916 single storey Colonial style), Stucke and Harrison (1920 double storey early Arts and Crafts) and James C Cook (1926 double storey Manor in the Classic style).*

New development in UH, as in all other established areas, is essential for the regions socio-economic regeneration and survival. Spearheaded by market forces, this evolutionary process, as in the past, will continue. There is nevertheless no justification for development at the expense of Johannesburg's architectural heritage. The relentless substitution of



EVIDENCE OF VANDALISM, RECENTLY RECORDED IN THE ST JOHN ROAD ENCLAVE.

*styles as defined in this survey

of culturally significant heritage resources by a contextually inferior urban environment (in the interests of densification), is not only inappropriate but (in terms of land use management) an irresponsibly shortsighted notion which should be discontinued. Merely the apparent failure of authorities (with legislative structures at their disposal) to circumvent the prevailing erosion of UH's historic amenity alone, should constitute reason enough for the motivation of a heritage site in the UH region.

UH unquestionably possesses a rich architectural heritage, but probably the most remarkable disclosure emerging from this survey is the fact that the central region remains relatively intact and it is this feature that constitutes its most valued asset. The survival of which, can not be taken for granted. Even though many UH structures may not be visually accessible to the casual passer-by, densely tree lined avenues (*heritage planting*, public address: Ronnie Kasrils, Arbor Week 2003) and stone walls allow occasional glimpses of architecture which had witnessed Johannesburg emerging shortly after the gold rush period and the South African War (Anglo-Boer; 1899-1902). Indeed a unique environment created by a combination of two essential components: historic architecture in a established green setting. Admittedly, the densification of UH is an inevitable reality and it is clearly this aspect which will demand a most tailored planning approach. The conservation of the UH region presents itself as a compelling and challenging conservation opportunity which, in the interest of future generations, can not be dismissed.



THE ST PATRICK HERITAGE CORRIDOR:
HOUSE BLANE (GATEHOUSE AND GARDEN WALL ENTRANCE) AT 65 ST PATRICK ROAD
CRAWFORD STUART 1911

PART 3: THE NOMINATION

REVIEW OF SALIENT FINDINGS

History:

Farming settlement pre 1888.

Gold prospecting 1888-94.

Residential (township established by JCI, 1903).

The name Houghton Estate is derived from Houghton Estate Gold Mining Company (estate owner), purchased 1888.

The institutional history enjoys a strong relationship with JCI, founded by the Bernato brothers.

House Porter is the oldest dwelling in UH, erected in 1902.

70% of surviving structures are located on properties which were developed between 1900-30, constituting the principal feature of the regions built cultural heritage.

Geography:

The study area covers a relatively small area of 220 hectares. The study area consists of 316 properties (which include The Munro and the Louis Botha bus shelter road reserves).

The 4 properties comprising The Wilds, Roedean School, King Edward VII School and St Johns College occupy

27% of the total study area.

UH includes the Houghton ridge areas and abuts the historic region of Parktown with Roedean School bridging the common boundary. It further links to the eastern most corner of Hillbrow where present restoration projects, administered by the City of Johannesburg, are in progress.

Architecture:

Architectural styles most prevalent in the study area were found to be typical of the period 1900-30, representing the transition from Classicism to Modernism. This sets the precedent for a generic architectural vernacular.

The conspicuous prevalence of natural kopje stone structures (including retaining- and boundary walls) dating back to the post-war (South African War) period was identified to be a significant distinguishing regional feature. Material condition: The investigation found that most properties of merit contain substantial evidence of original fabric, with a minor degree of lost or obliterated architecture.

75 Of the 181 properties of merit had been poorly altered, but are potentially restorable.

Statement of cultural significance:

30 Properties were excluded due to insufficient data.

104 Properties were found to possess no or meagre heritage value.

181 Properties (of merit) were found to possess heritage value, which include 97 culturally significant properties.

Regional significance HPF factor of 0.57 applies to the total study area (the site).

The investigation revealed that built structures, sited on properties of merit;

- typically feature architecture worthy of conservation, representing the work of 24 most prominent architects responsible for shaping the architectural character of emerging Johannesburg
- and occasionally represent historic significance in respect of cultural, sport, science, academic and corporate achievement.

Properties of significance include metropolitan landmarks The Munro, The Wilds, King Edward VII School and St Johns College as well as the homes of Phillip Edward Treeby, Frank Leonard Hodgson Fleming, George Esselmont Gordon Leith and Saul Lewis Margo.

9 Properties in the study area currently possess heritage status (as defined).

The central subregion (surrounding the Munro-Elm Street and St Patrick Road heritage corridors) was found to contain a high density of heritage resources, referred to as the area of cultural significance. Regional significance HPF factor of 0.65 applies to the central subregion of cultural significance.

Natural heritage:

The survey recorded extensive heritage planting (notably Oak tree and Jacaranda hedgerows established mid to late 1920s and indigenous planting in The Wilds established 1937) to be an important and distinguishing feature of the study area.

Exposed natural rock formations typical of the ridge area were found to be of geological significance.

The survey noted that The Wilds and surrounding central area of cultural significance is considered to be a bird habitat resource.

Development:

The survey found the study area to be subject to an acceleration of development activity, substantially exceeding past development spikes. Future projections indicate current development trends to intensify.

The survey further recorded numerous developments which have impacted adversely on heritage resources.

The survey shows that the UHNDF, without supporting conservation legislation, has failed to effectively prevent the erosion of heritage resources.

Conclusion:

The investigation concludes that the study area represents a significant, yet vulnerable cultural heritage resource. The resource embodies a combination of built and natural environmental features.

The survey establishes that structures of merit provide evidence of South African social origin and are valuable, finite, non-renewable and irreplaceable.

The investigation shows resources to contain special qualities which make them significant within the context of a provincial region, and falls within the category of grading which represents Grade 2 heritage resources.

The study area further holds the economic capacity to support sustainable conservation initiatives.

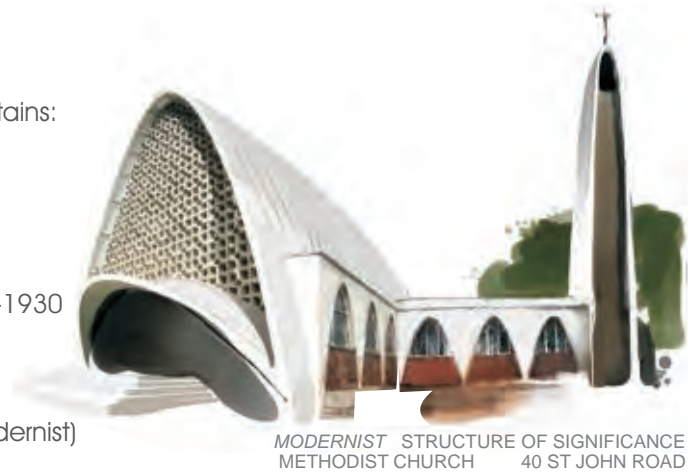
Sustainable revitalization of the UH region depends on the introduction of appropriate development controls formulated to conserve and enhance the cultural amenity of the region as a whole.

The survey identifies the central area of cultural significance to contain a high frequency of surviving resources, typical of the period 1900-1930, with a HPF value of 0.65.

The survey generally indicates that any mobility corridor or surrounding area (subject to specific findings) with a HPF value greater than 0.5 could be regarded potentially conservation worthy in terms of a formal heritage site declaration.

The central sub-region of cultural significance contains:

1. PROPERTIES OF SIGNIFICANCE
2. PROPERTIES OF MERIT
(occupied by structures erected circa 1900-1930 or transitional)
3. PROPERTIES OF MERIT
(occupied by structures identified to be modernist)
4. PROPERTIES OF MEAGRE HERITAGE SIGNIFICANCE



MODERNIST STRUCTURE OF SIGNIFICANCE
METHODIST CHURCH 40 ST JOHN ROAD

INVENTORY:

Properties located within the central sub-region of cultural significance, listed (alphabetically by street name and numerically by street number respectively) according to the above 4 categories are:

CATEGORY 1: PROPERTIES OF SIGNIFICANCE

STAND NUMBER		STREET NAME	STR. No.	PROPERTY OWNER OR REPRESENTATIVE
388	389; 390; 391	ASH STR.	3	JARED GRAHAM PIETERSE
366	367; 368; 369	ASH STR.	5	HOCK, CHRIS R AND DEIDRE C
348	357	ELM STR.	8	HUGHS, TREVOR AND MARJORIE
247	248; 2389/5; 2389/10;	ELM STR.	17	BOSMAN, ROCCO
1124	2389/13; 2389/14	HOUGHTON DRV.	34	FAKIR, FARUK
1123		HOUGHTON DRV.	36	DE JAGER, WILLEM CHRISTIAAN
1122		HOUGHTON DRV.	38	SETH, NIKKI & BITU
2297		HOUGHTON DRV.	42	FORER, ELIZABETH IRIS
2427	1	HOUGHTON DRV.	54	JONES, STEPHEN RICHARD
2304	2305 R	HOUGHTON DRV.	56	MARTIN, ILDA PHYLLIS
300	301; 336; 337	PINE STR.	2	BAILLIE, JOHN DAVID
SJC	250; 251; 258; 259	PINE STR.	8	MIDGELY, C
997		ROSE RD.	8	SCHAFFNER, ROBERT HASTINGS
1043	2389/8	ROSE RD.	9	RINGROSE, R
995		ROSE RD.	12	MAXTON, IRENE & PHILIP
994	R	ROSE RD.	14	MARTIN, IAN ROSS
992	R	ROSE RD.	18	DANE, MARGARET ANNE
991	2	ROSE RD.	20	DISON, DAVID STANLEY AND IRENE
2300	2 2309	ROSE RD.	23	GENOVESE, ANTONINO
360	361; 374; 375	ST ANDREW RD.	37	HENDERSON, JANE ANN
2440	R 2440; 746; 747; 748; 749; 750;	ST ANDREW RD.	39	ALEXANDER, KATHRYN MARY, MICHAEL SYDNEY
744	751	ST ANDREW RD.	59	RIBEIRO, JC DA S. & BOSHOFF, LD
730	731	ST DAVID LANE	3	RIDER, PENELOPE JANE
941	942	ST DAVID LANE	4	
SJC	675	ST DAVID RD.	10	MIDGLEY, C
SJC	677	ST DAVID RD.	14	MIDGLEY, C
605		ST DAVID RD.	15	MALLEN, J
603	2356 1; 2419	ST DAVID RD.	17	VAN DIJK, KEES & ANNE
SJC	602	ST DAVID RD.	19	MIDGELY, C/ KATE BYRNE
349	356	ST DAVID RD.	43	MARAIS, ANDRE PIERRE
725		ST DAVID RD.	75	MOODLEY, NEVERAJ AND VANITHA
378	379; 396; 397	ST JOHN RD.	37	OAKLEY-SMITH, TERESA ROSEMARY
2401		ST JOHN RD.	40	GAMEDE, MANDLA / METHODIST CHURCH OF SA
2401		ST JOHN RD.	40	GAMEDE, MANDLA / METHODIST CHURCH OF SA
382	383; 392; 393	ST JOHN RD.	41	DU PLESSIS, BRAHM
302	303; 334; 335	ST JOHN RD.	50	VAN DEN BAVIERE, AGNES JOANNA HENRIETTA
306	325; 330; 331	ST JOHN RD.	54	EDMONDS, R
402	403; 412; 413	ST JOHN RD.	60	HAMMERSCHLAG, MANFRED
580	581; 594; 595	ST JOHN RD.	66	
582	583; 592; 593	ST JOHN RD.	68	EDWARDIAN TRUST
584	585; 590; 591	ST JOHN RD.	70	COHEN, BRENDA D AND TANNENBAUM, BASIL ANDREW
2445		ST JOHN RD.	72	UNION OF JEWISH WOMEN OF SA
SJC	VARIOUS	ST JOHN RD.	ENTR	MIDGELY, C
2461	2462	ST JOHN RD.		
SJC	643	ST MARK RD.	5	MIDGLEY, C

CATEGORY 1 CONTINUES ON THE FOLLOWING PAGE

CATEGORY 1 CONTINUED FROM THE PREVIOUS PAGE

2461		2462	ST JOHN RD.		
SJC		643	ST MARK RD.	5	MIDGLEY, C
339		346	ST PATRICK RD.	36	ECCLES, BRUCE JOHN AND ANNE
990	1		ST PATRICK RD.	37	SAM PSON LIEZEL
989			ST PATRICK RD.	39	TAYLOR, GAVIN ROBERT AND LYNETTE
KES		424	ST PATRICK RD.	44	
979	R		ST PATRICK RD.	49	OLIVIER, GERT JOHANNES PETRUS AND LYNETTE
2373	1		ST PATRICK RD.	51	BAARD, MARK JOHN AND LUND, SUSAN ANNE
2373	R		ST PATRICK RD.	53	SHAER-THERON, P & M
976		2341	ST PATRICK RD.	55	CAME, RICHARD
974		975	ST PATRICK RD.	57	MC FARLANE, C/MORRISON, NG
973		2323 1	ST PATRICK RD.	61	RANDERA, MOHAMMED HANIF AND BRENDA MAY
936		937; 943	ST PATRICK RD.	62	TAYLOR, VERA MAVIS
971			ST PATRICK RD.	65	RICHARDS, MICHAEL WADE AND SUSAN
948	1	949	ST PATRICK RD.	70	BRADFIELD, LINDA JOAN
967			ST PATRICK RD.	73	SAFFER, D
965	1	966	ST PATRICK RD.	75	MCDONNELL, J HARWOOD, NICHOLAS GEORGE
964			ST PATRICK RD.	79	PILGRIM, ELAINE MAY
958			ST PATRICK RD.	91	DAVIS, PAUL LESTER ANSON
957			ST PATRICK RD.	93	FRASER, I
956			ST PATRICK RD.	95	BRESCIANO, A
982			ST PAUL RD.	3	CAVALIERI, P
983			ST PAUL RD.	7	RANKIN, DR. ANTHONY MOTTRAM & JOAN MARY HAN
984			ST PAUL RD.	9	ARGYROS, G
2323	1		ST PAUL RD.	12	WOOLCOTT, J A H
2313	R		THE MUNRO	2	PIOVESON, C
2314	1	2314/2	THE MUNRO	4	GREAVES, RV
2306			THE MUNRO	7	
2307	1		THE MUNRO	9	GIEMRE, KF
2319			THE MUNRO	14	O'CALLAGHAN, R/SIMON, AVIS
1051	1		THE MUNRO		CITY OF JOHANNESBURG
2389	3		THE WILDS		CITY OF JOHANNESBURG

CATEGORY 2: PROPERTIES OF MERIT (TRANSITIONAL, p.9)

STAND NUMBERS		STREET NAME	STR. No.	PROPERTY OWNER OR REPRESENTATIVE
578		579; 596; 620	ASH STR.	2
352		353	ASH STR.	7
342		343	ASH STR.	9
338		347	ELM STR.	10
2299		2300/1	HOUGHTON DRV.	46
SJC		645	PINE STR.	11
1000			ROSE RD.	2
1039	1	1040; 2389/5; 2389/9	ROSE RD.	3
999			ROSE RD.	4
996			ROSE RD.	10
1049		2389/11	ROSE RD.	21
611		614	ST DAVID RD.	3
SJC		610	ST DAVID RD.	5
673			ST DAVID RD.	6
609	R		ST DAVID RD.	7
606			ST DAVID RD.	13
SJC		679	ST DAVID RD.	18
SJC		681	ST DAVID RD.	22
SJC		252; 257	ST DAVID RD.	35
732		733; 762; 763	ST DAVID RD.	40
350		355	ST DAVID RD.	45
351		354	ST DAVID RD.	47
724			ST DAVID RD.	73
400		401; 414; 415	ST JOHN RD.	58
340		345	ST PATRICK RD.	38
341		344	ST PATRICK RD.	40
980			ST PATRICK RD.	47
930		931; 946	ST PATRICK RD.	68
955			ST PATRICK RD.	97
986			ST PAUL RD.	10
985			ST PAUL RD.	11
2318			THE MUNRO	12

CATEGORY 3: PROPERTIES OF MERIT (MODERNIST, p.10)

STAND NUMBERS		STREET NAME	STR. No.	PROPERTY OWNER OR REPRESENTATIVE
326		327; 328; 329	ELM STR.	1
2298			HOUGHTON DRV.	44
2410	R		ROSE RD.	7
1045		2389/1	ROSE RD.	13
2431	1		ROSE RD.	15
1048		2389/12	ROSE RD.	19
1051	R	2310	ROSE RD.	25

CATEGORY 3 CONTINUES ON THE FOLLOWING PAGE

CATEGORY 3 CONTINUED FROM THE PREVIOUS PAGE

938		939; 940	ST DAVID LANE	2	LAMPS AND LIGHTING
609	1		ST DAVID RD.	7	DA SILVA, LUIS FERREIRA
SJC		2405	ST DAVID RD.	9	MIDGLEY, C
607			ST DAVID RD.	11	STRATFORD/CRAGG, G
SJC		678	ST DAVID RD.	16	ISASA (INDEPENDENT SCHOOLS COUNCIL)
304		305; 332; 333	ST JOHN RD.	52	CRONJE, PROF.
994	1		ST PATRICK RD.	29	THORMEYER THILO & URSULA
993	2		ST PATRICK RD.	31	SHERKEND, BRADLEY
987	1		ST PATRICK RD.	43	DE CHATILLON, D, DE COQUE, MARTIN HERMAN FRAN
979	1		ST PATRICK RD.	49	VOSLOO, DANIEL AND CARIN RONEL
962			ST PATRICK RD.	83	PELLERADE, STEPHEN PETER AND STUART, PAUL DON
2316			THE MUNRO	8	SULIMAN MONHERA & AYSHA
2317			THE MUNRO	10	MPOPHO, DALI

CATEGORY 4: PROPERTIES OF MEAGRE HERITAGE SIGNIFICANCE

STAND NUMBERS		STREET NAME	STR. No.	PROPERTY OWNER OR REPRESENTATIVE
398		399; 416; 417 R	ELM STR.	2 KRAMER, MARK
SJC			ELM STR.	5 MIDGLEY, C
358		359; 376; 377	ELM STR.	6 NANNEN, ASHIM KUMAR
SJC			ELM STR.	7 MIDGLEY, C
SJC			ELM STR.	9 MIDGLEY, C
SJC			ELM STR.	11 MIDGLEY, C
990	R		ELM STR.	14 MOTSHABI, ZEONA ANASTASIA
1121			HOUGHTON DRV.	40 JIM ERSON, WILLIAM DEM OYNE JOHNSON, ANTOINE E
2301			HOUGHTON DRV.	50 LAVELLE, BRIAN PATRICK
2305	1		HOUGHTON DRV.	62 NACCARI, EMMA
2308			HOUGHTON DRV.	64 FICK, GARY GARTH
2320			HOUGHTON DRV.	66 MOHAM ED, GOOLAM YUSUF
230		231; 232; 233	PINE STR.	1 BRYCE-BORTHWICK, W DE JONG, D AND G, SIMON P. J.
1039	R	2389/4	ROSE RD.	1 CULVERWELL, MARK
2410	1		ROSE RD.	5
998			ROSE RD.	6 CAVALEIRI, G
1044		2389/2	ROSE RD.	13 JOUBERT, WILLEM FRANCOIS
993	R		ROSE RD.	16 MORDOU, MARCIO
2431	R		ROSE RD.	17 OSLER, DR W, HEATHER
1051	2		ROSE RD.	25 SLOTWINSKI, MARIUSZ PIOTR
1052	R		ROSE RD.	27
SJC		612; 613	ST DAVID RD.	1 LOBBAN, J
671			ST DAVID RD.	2 TAYLOR, REPUBLIC OF SOUTH AFRICA
672			ST DAVID RD.	4 POTHAS, P
674			ST DAVID RD.	8 BLECHMAN
676			ST DAVID RD.	12 ABDINOR, LYNN
SJC		680	ST DAVID RD.	20 MIDGLEY, C
734		735; 760; 761	ST DAVID RD.	42 LAMONT, ARNOLD GLENNY
736		737; 758; 759	ST DAVID RD.	44 FARELL, I
740		741; 754; 755	ST DAVID RD.	48 BELLMAN-ADAMS, PAMELA SUE
726			ST DAVID RD.	77 ERASMUS, MARTINUS FREDERIK AND CAMPER, THO
727			ST DAVID RD.	79 HANCOCK, PRUDENCE MARY LESLEY
728			ST DAVID RD.	81 MORRISON, H
380		381; 394; 395	ST JOHN RD.	39 SULEMAN, ZIAAD
224		225; 226; 237; 238; 239	ST JOHN RD.	42 BRENER, A
227		228; 229; 231; 235; 236; 410;	ST JOHN RD.	44 MAGNER, M
404		411	ST JOHN RD.	62 JULIES, EUGENE LLEWELLYN
SJC		641; 644	ST MARK RD.	3 MIDGLEY, C
947		948 R	ST PATRICK LNE	2 LIU, K HO, A DUK, B MAN-LOK HO
952		953 TOP RIDGE PORTION	ST PATRICK RD.	0 LIU, K HO, A DUK, B MAN-LOK HO
993	1		ST PATRICK RD.	31 REID, GILLIAN ELVA
246		249	ST PATRICK RD.	32 MODIBH
992	1		ST PATRICK RD.	33 BULBULIA FAMILY TRUST
991	7		ST PATRICK RD.	35 BAGUS, SHAFICK AND AYESHA
991	6		ST PATRICK RD.	35 YASVANTRAIPARAG NAROTAM FAMILY TRUST
729			ST PATRICK RD.	56 DOUGALL, MICHAEL RAD
972	R	972 1, 2323 3	ST PATRICK RD.	63 KAPLAN, MARK OLIVER
932		933; 945	ST PATRICK RD.	66 RAIKAN PROP CC
KES		970	ST PATRICK RD.	67 KING EDWARD VII SCHOOL
KES		968, 969	ST PATRICK RD.	71 KING EDWARD VII SCHOOL
950	R		ST PATRICK RD.	72 FORBES, ANTONIO DIMITRIUS AND LYNN JOY
965	R		ST PATRICK RD.	77 JOUBERT, LUCILLE MARLENE
963			ST PATRICK RD.	81 NANNA, GIUSEPE AND ANNA MARIA
961			ST PATRICK RD.	85 EDELING, HERMANUS JACOBUS AND CORNELIA JOHAN
960			ST PATRICK RD.	87 PIOVESAN, ANTONIO FERNANDO TRUST
959			ST PATRICK RD.	89 MARCHANT, R /PEARSON
954			ST PATRICK RD.	99 THOUPOU, SAVOULLA ANDREA
951	R		ST PATRICK RD.	100 HIGGO, RICHARD GEORGE AND MERYL JOY
981	R		ST PAUL RD.	1 SWANEPOEL, FM
2307	R		THE MUNRO	9 SIMPSON, Z

PROPERTIES WHICH REQUIRE FURTHER ASSESSMENT FOR ALLOCATION TO ONE OF CATEGORIES 1,2,3, OR 4
STAND NUMBERS

STAND NUMBERS		STREET NAME	STR. No.	PROPERTY OWNER OR REPRESENTATIVE	
2427	R		HOUGHTON DRV.	52	MALEBANE, SIMON NGATE & CATHERINE MADIRO
384		385; 386; 387	ST ANDREW RD.	46	BRACCARDIO M
738		739; 756; 757	ST ANDREW RD.	53	GROBLER, ALEN DAVID AND GAIL MARY
253		256	ST DAVID RD.	37	DAVIES, M R Q
254		255	ST DAVID RD.	39	GMUR, BEAT OTTO
742		743; 752; 753	ST DAVID RD.	50	MHLAMBO, TSHIDI /
988	R		ST PATRICK RD.	39	LINKEN
987	R		ST PATRICK RD.	43	VAN DER SPUY, MARC MARTIN EDELL
934		935; 944	ST PATRICK RD.	64	VAN NIEKERK, DAIRIN ASHLEY
988	1		ST PAUL RD.	6	HOSKING, JEREMY JOHN

DEVELOPMENT CONTROL GUIDELINES (FOR DEVELOPMENT AS PERMITTED IN TERMS OF THE EXTENT OF INTERVENTION TABLE, P.45). Guidelines subscribe to the ICOMOS (International Council of Monuments and Sites) Charter for Places of Cultural Significance 1999 (Burra Charter), in addition to general provisions contained in the Act the following formal provisions apply:

1. GENERAL GUIDELINES:

New Development

- 1.1 New development (as defined) may not impact adversely on the established environmental or built amenity and integrity of the Upper Houghton central sub-region of cultural significance.
- 1.2 New development (as defined) proposed for all properties (Categories 1-4) within the Upper Houghton central sub-region of cultural significance is to be executed according to the architectural guidelines contained herein (2. ARCHITECTURAL GUIDELINES).
- 1.3 View preservation: Eye level sight lines (cones of vision);
 - of views from existing vantage points (as defined) and
 - of principal elevations of heritage structures of significance
 are to be unobstructed by new development (including communication masts and satellite dishes). [Development must show regard for public visual accessibility, which is a fundamentally important requirement for heritage sites. Designs can often accommodate this requirement without compromising issues relating to privacy or safety).
- 1.4 Should any latent physical fabric (structure) of cultural interest be exposed during a process of development, such evidence must be recorded and reported to the PHRA-G for further assessment prior to the continuation of work, which may potentially alter the physical nature thereof.

Existing Structures

- 1.5 Structures and fixed objects typical (projecting the architectural style of but not necessarily) of the period 1900-30 be considered heritage structures of significance and are to be retained, restored (improved as defined in the Schedule item (xix) of the Act) and maintained. Category 1 and Category 2 properties are subject to this provision.
- 1.6 New alterations and additions to heritage structures of merit are to be executed according to the architectural guidelines contained herein (2. ARCHITECTURAL GUIDELINES).
- 1.7 Built structures (including walls and gate posts) which in whole, or in part, consist of natural stone, irrespective of age or location, are to be considered heritage resources of significance.

Natural Features

- 1.8 Mature trees (including Oak trees and Jacarandas), irrespective of age or location, are to be considered heritage planting.
- 1.9 Mature trees, particularly hedgerows are to be retained.
- 1.10 New tree planting is to be encouraged, including the planting of Oak trees (which should remain a distinguishing feature of Upper Houghton).
- 1.11 Trees (including diseased or dead) earmarked for felling are to be replaced on the same property.
- 1.12 Geological features such as exposed natural rock formations and steep gradients, particularly sloping topography sustaining established vegetation, may not be developed. Development not allowed, includes structures over such areas (e.g. cantilever- and supported- on an open column grid).

History

- 1.13 New place names (e.g. for new developments or existing structures) are to possess historic (oral, popular or documented) precedent. The connotation thereof indicating historic relevance pertaining to either, the property (specifically) or otherwise the Upper Houghton area (in general).
- 1.14 Existing names typically associated with the Upper Houghton area or, which possess historic relevance may not be changed.

1.15 Significance of use (historic function of a structure) should (as far as is possible) be retained.

1.16 Original siting (i.e. historic environmental relationship) of Category 1 and Category 2 structures should be retained.

2. ARCHITECTURAL GUIDELINES (for new development)

Without limiting the generality of section 1 the following architectural guidelines should apply:

development (the Act p.9)

any physical intervention, excavation, or action, other than those caused by natural forces, which may in the opinion of a heritage authority in any way result in a change to the nature, appearance or physical nature of a place, or influence its stability and future well-being, including

construction, alteration, demolition, removal or change of use of a place or a structure at a place;
carrying out any works on or over or under a place;
subdivision or consolidation of land comprising, a place, including the structures or airspace of a place;
constructing or putting up for display signs or hoardings;
any change to the natural or existing condition or topography of land; and
any removal or destruction of trees, or removal of vegetation or topsoil

2.1 Architectural style:

Other than restoration work (improvement: the Act) and additions to, Category 1 and Category 3 modernist structures of merit (including of significance), which are to be conducted in the style of the structure in question, one of 2 or both architectural styles may be introduced into the central sub-region of cultural significance. This applies to all new development which includes alterations and additions (attached) to existing structures and new (detached) work.

These styles are - Architecture typical (projecting the architectural style) of the period 1900-30, herein referred to as transitional architecture (p.9) and
- Contemporary architecture (p.11)

New transitional architecture must be identical in respect of style, proportion, massing, textures and tonality (colour), (including in respect of the use of components, materials and finishes) to 1900-30 heritage structures, attached to, or erected in the immediate vicinity of the new development. New development located on properties that do not possess any historic precedent should follow architectural styles 1.1 to 1.7 relating to the buildings listed on p.9&10.

Here, the authentic reproduction of design and detailing is pivotal to the preservation of the established historic architectural amenity of the region. Modern interpretations or deviations will not be allowed. Only strictly classic orders may be used.

Contemporary architecture (irrespective of whether detached or attached) has to be clearly distinguishable and neutral in character (as not to detract from historic architecture).

A minimalist design approach should be clearly evident. Architecture should be completely devoid of any decoration or decorative features and fittings. Eclectic interpretations (e.g. features reminiscent of columns, arches, mouldings etc.) will not be allowed.

All services are to be concealed.

Contemporary work must comply or may not contradict any other design guidelines contained herein. Conditions contained in section 1.8 apply to contemporary work.

2.2 Siting of new development in proximity to existing Category 1 and Category 2 structures of merit.

The 45 degree rule applies: New detached structures should be sited in such a position that no part of such a new structure exceeds the height of a 45 degree line extending outwards from the base (this is the intersection of a structures eternal vertical surface with the ground level) of adjacent structures of merit.

2.3 The physical scale and height of either, an attached or detached new development, may not appear to dominate the abutting or surrounding built (physical) or environmental (natural) fabric.

2.4 Architectural proportion (the ratio between the horizontal dimension and the vertical dimension) of both, a structure as a whole, as well as its constituent components, has to be consistent with the proportions evident in heritage structures of significance, attached to or erected in the vicinity of such a new development. Proportions of Upper Houghton heritage structures of significance were found to be typically classical (p.22). The golden rectangle ratio is approximately 1.618.

2.5 The principal of compositional fragmentation must be applied to increase the architectural

articulation of a structure, both vertically (elevation) and horizontally (plan). This means that a building should resemble an assembly of parts i.e. a structure should appear to consist of a cluster of smaller buildings. Height variations in elevation should relate to set-backs in plan form. Primary elements should typically feature pitched roofs (mono-, duo-, valley, hipped, gabled or a combination of these). Secondary elements, e.g. pronounced entrances (porticos), covered patios (verandahs), dormer structures and connecting elements should typically feature flat or lean-to mono-pitched roofs.

- 2.6 The principal of gravitational massing must be applied. This generally means that a building as well as its secondary elements and components should appear to diminish in bulk (heaviness) and extent (size) with height, while simultaneously increasing the frequency of segmented and compositional fragmentation.

- 2.7 The area ratio between positive surfaces (which appear to be solid or impervious on elevation) and negative surfaces (which appear to be diaphanous or resemble an open void on elevation) should be conspicuously disparate.

- 2.8 Materials and finishes (apply to visible surfaces only):

Walls

Natural stone (synthetic stone may not be used), rough cast or textured plaster unpainted, smooth plaster painted (natural greys or whites), off-shutter concrete unpainted, horizontal timber cladding (ship-lap or T&G) painted, corrugated iron (alternative profiles may not be used) painted or galvanized, face brick may only be used in the context of restoration work to original historic buildings.

Roofs

Corrugated iron (alternative profiles may not be used) painted or galvanized, red clay tiles (cement/concrete or the Harvey-type or similar coated sheet metal tiles may not be used), shingle (Canadian cedar or concrete/clay alternative), thatch may only be used in the context of restoration work to original historic buildings, shade netted structures may not be used, flat concrete roofs have to receive a gravel covering.

Door/window frames

Timber natural or painted (aluminium or PVC may not be used), steel painted may only be used in the context of restoration work to original historic buildings.

Glazing

To be clear (or leaded: stained, patterned and clear), coated or tinted or reflective glass may not be used, glass blocks may only be used in the context of restoration work to original historic buildings.

- 2.9 Presentation (as defined in the Schedule (xxvi) (a) and (c) of the Act), of the heritage site, be exercised by the PHRA-G in terms of Section 25 (2) (j) of the Act or by the local authority in terms of Section 30 (13) and Section 31 (8) of the Act or by any other person in terms of Section 44 (3) of the Act. Signage intended for permanent display be subject to Section 1 hereof: General Development Control Guidelines (p.38).



PHILLIP TREEBY HOUSE TREEBY
BROFIRE 1905 EARLIEST RECORD
49 ST PATRICK ROAD



ROBERT HOWDEN 1912
93 ST PATRICK ROAD



ORIGINAL ARCHITECT: NO RECORD 1910
ADDITION: REID AND DELBRIDGE 1919
24 ST JOHN ROAD



ROBERT HOWDEN 1910
THE CULLINAN HOUSE 3 ASH STREET

RECOMMENDATIONS

It is hereby recommended that:

1. The central sub-region of cultural significance be declared a GRADE II (Section 30 (3)(a) the Act) national heritage area in terms of Chapter II, THE PROTECTION AND MANAGEMENT OF HERITAGE RESOURCES, Part 1 Section 27.(3) and Section 38 of the NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999.
2. The cadastral extent of the area comprise the total area (all areas) within the perimeter boundaries thus defined (p.34) and include stands zoned for residential and office use, educational (schools), POS/ recreational (The Wilds), servitudes, roads and road reserves located within the confines of this area. The Inventory of Category 1 and Category 2 properties, sited within this area, be approved for listing in the heritage register (Section 30(6) the Act).
3. Development or any action which may potentially change the physical nature of natural features (as provided for under Section 3 Subsection (2)(d) of the Act) or that of structures and fixed objects within the central sub-region of cultural significance be subject to the Extent of Intervention Permitted (table p.45) and Development Control Guidelines (p.38), as provided for in Part 1 Section 31 (9) of the Act, which development control guidelines must remain subject to revision and at liberty for amendment.

Recommendations do not absolve development proposal applicants of any legal or statutory requirements and regulations which would normally apply to such applications or imply exemption in terms of Sections 35 and 36 of the NHRA (Section 30(14) the Act)

PUBLIC CONSULTATION PROCEDURE:

Required in terms of Section 5(4) and Section 10(2) and (6), subject to Section 27(8) and Section 30(7) of the Act.

A motion for the declaration of Upper Houghton as a heritage site was initially tabled and adopted at a Special General Meeting held at King Edward VII School on February 22, 1999 and endorsed at the Annual General Meeting of the Upper Houghton Association held at King Edward VII School on October 10, 2005. Minutes of which are included hereunder as part of this section of the survey document (p. 41-46).

The conclusion of the public participation procedure will entail a two part process:

1. Inviting public comment in respect of the contents of The Upper Houghton Heritage Survey 2007 dated 19 September 2007 (this document).
2. Addressing this nomination at a Special General Meeting of the Upper Houghton Association. At which forum comments received will be tabled for debate and endorsements of the owners (as defined in the Schedule (xxx) of the Act) of properties thus affected, will be recorded. This meeting is scheduled for 28 January 2008.

The PHRA-G will be furnished with a copy of the minutes of this Special General Meeting together with the list of;

respondents and their comments and

endorsements by the owners (as defined in the Schedule (xxx) of the Act) of properties located within the central sub-region of cultural significance,

all of which will then constitute ADDENDUM D: PUBLIC CONSULTATION of this document. MITIGATING FACTORS in favor of the retention of the present status of the area in question, will also be addressed in Addendum D.

MINUTES OF MEETINGS (referred to above)

MINUTES OF A SPECIAL GENERAL MEETING HELD AT KING EDWARD SCHOOL MEMORIAL HALL ON FEBRUARY 22, 1999 AT 18H00

PRESENT:

65 RESIDENTS OF THE AREA

SPECIAL GUESTS:

MRS Yael HOROWITZ (EMLC STRATEGIC PLANNING) MS H DODD (GAUTENG INSTITUTE OF ARCHITECTS)

MR HERBERT PRINS (NATIONAL MONUMENTS COUNCIL) REPRESENTATIVES OF ST JOHN'S COLLEGE

AND

KING EDWARD SCHOOL ALSO ATTENDED

APOLOGIES:

(At present there are 52 paid up members and one corporate member) CLR M MORIARTY

MR PARKER OF JOHNNIC (TOWNSHIP OWNERS)

1. Referred to the notice calling the meeting and summarised the problems facing the suburb such as urban decay, encroachment of business and stagnant properties. Advised that the committee had been given the task of putting forward a solution at the last AGM. The previous Committee had concentrated on keeping the suburb strictly residential - this had not been successful.
2. Asked if anyone present had an alternative proposal to the one being put forward, and to come forward so that it could be discussed. There was no response.
3. The current proposal was based on residential offices which would allow the older gracious houses to be preserved and properly maintained. Described the Sanlam Island experience and the consequences of waiting in vain for a rich developer to appear.
4. In reply to a question concerning the building of town houses - developers, due to the proximity of the adjacent high-density suburbs, will not build the more expensive type.
5. The UHA will not support the closure of roads due to the conflict which will arise between parties. Any section wishing to apply for a road closure must get approval from all persons affected in any way by it, .
6. An architect was engaged to evaluate the suburb in respect of houses worthy as listing for preservation. There are approx.100 such houses.

7. NATIONAL MONUMENTS

Mr Prins outlined the following:

- a) Any building over 50 years old is regarded as worth preserving and permission must be obtained for demolition.
- b) Conservation area - the buildings thereon are not monuments but if, for example, a major change is envisaged, permission must be obtained to ensure that the character of the area is not changed.
- c) The Monuments Council has the power to declare a structure a National Monument - the owner however, can appeal against the declaration.

The UHA proposes that the whole suburb be declared a Conservation Area. One of the advantages of owning a National Monument is a reduction in assessment rates - a big disadvantage is that the building cannot be demolished or major alterations made. Buildings in a Conservation Area are not necessarily protected - a Conservation Area will help oppose urban decay.

Mr. Close proposed, and it was accepted, that the last paragraph on page 10 be amended to incorporate the property owners rights in terms of the National Monuments Act. Mr. Novotny noted that St John's Island could be excluded from the Conservation Area. Chairman said all the residents would have to agree to a new proposal.

Mr. P Hanger then presented the Proposal:

VISION

OBJECTIVES

GUIDELINES AND CONTROLS

PRECINCT DEFINITION - Map projection.

And went through all the proposals.

The following were the main items of interest and discussion.

1. Existing National Monuments - The Wilds, King Edward School and a Herbert Baker house in St David's Road and perhaps others.
2. St John's College is a Listed Building and they are active in preserving the surrounding area from decay.
3. The properties enumerated in Precinct F - shaded pink on the map - and regarded as near National Monument status or worthy of listing, were perceived to be unduly favoured in respect of office development rights, compared with others. This was offset by tighter controls on future alterations.
4. The UHA had not carried out a traffic survey although the schools are looking into the matter, particularly during their 'rush' periods which cause the main traffic problem in the area. (Reply to a question by Mr. Iain Dalton, Town Planner retained by KES and St John's).
5. P Novotny proposed dropping the max. 3000sq. m consolidation in the St John's Island area. Consideration will be given to consolidating erven into nominal 4000sq. m properties. (actual each erf is 495sq. m) in that area.
6. Minor revisions to several of the precinct definitions were proposed, recorded and accepted.

Chairman invited any resident to attend the next Committee Meeting on March 15. 1999 at 17Elm Street, if they wished further explanations.

Yael Horowitz congratulated the Committee and the Town Planner on their proposal and outlined the route the proposal would take through the EMLC and on to the Gauteng Legislature. She noted that a few minor amendments may be required by EMLC and/or the Gauteng Administration.

A vote was taken at the conclusion of the meeting on the recommendations of the proposal. These are:

RECOMMENDATIONS:

It is recommended that the community and stakeholders of Upper Houghton:

1. Support the Vision, Objectives and draft Development Framework as outlined in this document.
2. Support the submission of the draft Development Framework to the Eastern Metropolitan Local Council as a Community LDO for Upper Houghton.
3. Support the formation of an "Upper Houghton Conservation Committee" in terms of the roles and responsibilities as outlined in this document.
4. Support an application to the national Monuments Council (NMC) to have the Upper Houghton Area, as defined in this document, declared a Conservation Area.

These were accepted by all but one of those present as well as all the Proxy votes from residents who were unable to attend or had to leave the meeting early. There was only one dissident vote.

The Gauteng Institute for Architects would support the establishment of Upper Houghton as a Conservation Area. They believe it will empower the neighbourhood in terms of regulating development in relation to the existing amenity and history of the suburb.

The meeting closed at 20H15

UPPER HOUGHTON ASSOCIATION

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c/o 17 Elm Street Houghton
Email: UHRA@eesa.co.za Fax: + 27 11 447 7137
www.upperhoughton.org.za

ANNUAL GENERAL MEETING MONDAY 10 OCTOBER 2005

Chairperson: Jemima McDonnell
There was a quorum and the meeting was duly constituted

There were 61 attendees at per the Attendance Register
25 Proxies were received

APOLOGIES: A.R. Laher
A. Adrian

1. CHAIRPERSON'S REPORT

Jemima McDonnell welcomed and thanked members and guests for attending the meeting. Minutes of the previous AGM were taken as read and accepted.

Achievements of the Upper Houghton Association (UHA) over the past year:

- Increased number of applications for development – have been handled by our Town Planning Consultant ensuring that they are in accordance with the Neighbourhood Development Framework – all in the interest of the community, and to ensure that the neighbourhood keeps within the "look and feel" of the Conservation requirements
- The UHA represents Residents at Council level through Councillors Mohlala and Ravid.
- The Neighbourhood Development Framework has been accepted in the RSDF
- Won the appeal against the proposed garage site (Houghton and St John)
- Improvement at the Wilds – see Point 7
- The Association has spent a lot of time and effort in its application to declare the Area a Heritage Area - see Point 2
- Value of property has increased by 15% and in one case by 30%
- Fees: Expenses to run the Association exceeded income over the past year – the UHA has employed a Town Planner and Secretary. The Committee has had no option but to increase fees. Vote taken: Majority voted in favour of the increased fees
- A Christmas Party for AIDs orphans will be held in mid November. Residents were asked to assist with "gifts" cooldrinks, chips etc

2. PROPOSAL TO DECLARE UPPER HOUGHTON A HERITAGE AREA

Helga Schneider, Town Planner who consults to the Upper Houghton Association presented a proposal for declaring Upper Houghton a Heritage Area. The full proposal document is attached. In summary:

What is a Heritage Area?

A Heritage Area is an area of special cultural and historical significance in which the character and quality of the area is protected by legislation.

There are not many areas in Johannesburg that are worthy of conservation / being declared a

Heritage Area. In 1998 Barlin & Chaskelson undertook a survey of all properties in the area (300) and approximately 30% of these properties were found to possess substantial architectural merit.

The proposal to declare Upper Houghton a Heritage Area is not a barrier to development. Specific guidelines will be drawn up to ensure that development is within the character of the area.

COMMENTS FROM ATTENDEES:

Herman Edeling – 85 St Patrick Rd

In full support of the proposal and asked what residents need to do to assist in the process and offered to make a donation towards the process.

Lynn Taylor – 39 St Patrick Rd

Expressed concern about the number of demolitions happening – asked what strength this process will have to prevent demolitions?

Response: The Provincial Heritage Resource Agency of Gauteng (PHRAG) is monitoring this situation

Nick Harwood – 75 St Patrick Rd

It is important to accept the proposal because there is a danger of squatters moving into old derelict buildings

Mr Robinson – 50 Young Ave

Buildings fall under protection of the 60 year rule

Response from Herbert Prins of PHRAG – owner of property is responsible for upkeep of property

Mr Prins commented that the advantage of Upper Houghton being declared a Heritage Area is that there are bylaws that determine how residents are allowed to do alterations and additions to ensure that they keep within the character of the area.

Dr Saffer comment: What difference will being a Heritage Area make if developers are against it?

Prins said that the survey done by Barlin & Chaskelson is very important in identifying heritage sites. New developments will have to conform with the ambience of the area.

There are 3 levels of Heritage: National, Provincial and Local. At local level there is concern for the interests of the people who live in the area.

Thilo Thormeyer:
Declaring Upper Houghton a Heritage Area will ensure that whatever development does take place in the area will take place in clearly outlined guidelines and within the bylaws

Herbert Prins re-emphasised that it is essential that the general public get involved in general conservation – without their support the Association cannot go ahead with the application. Residents in the area must take responsibility particularly for structures over 60 years.

If the area is proclaimed a Heritage Area, people will generally be more aware of the value of the area and it will ensure that should anyone break the law it will be reported to the police.

Mike Moriarty – representative of Parktown Conservation Trust:
Property values have increased in Parktown since being declared a Conservation Area. It allows for proactive reinforcement. Upper Houghton should go ahead with the proposal.

Steps the committee has taken to promote the proposal:
2 articles have appeared in the Rosebank Killarney Gazette, the Committee has been encouraging Residents to support the proposal through various correspondence.

Money to proceed with proposal will be raised from Residents

Vote to proceed with Application:
38 + 20 proxies for; 2 no; 1 abstention

Committee to proceed with the Application

3. WARD COUNCILLORS REPORT:

3.1 COUNCILLOR M. RAVID (Ward 73)

Commended Committee and thanked residents for attending

Held a public meeting on 6 October regarding the Integrated Development Process – what residents need to see happening in Ward 73 for the period 2006 to 2011. Requirements can be faxed to Councillor Ravid (Fax: 011 728 6164)

Concern with enforcing bylaws – huge problem within the Metro Police in monitoring this

The Councillor is very supportive of the area being declared a Heritage Area

Municipal Elections: Next voter registration will take place 19/20 November 2005 – it is possible that the elections will take place on 22 February 2006.

Response to questions:

Traffic lights corner Munro & Houghton Drive – will happen

KES Primary School Traffic problem – steps will be taken to address the problem

3.2 COUNCILLOR MOHLALA (Ward 67)

Thanked residents for attending the meeting.
Thanked the Committee – applications for rezoning have been handled well and are working smoothly
Ward 67: Boundaries have changed, Parktown West and Forest Town have been moved out of Ward 67
JDA project : ongoing
Berea Fire Station is being upgraded
Community Centre in Yeoville: This will be developed into a Skills Development Centre, training will be provided in various courses such as IT, Catering etc.
2 Duff Road – problem has been addressed, it is going to be renovated over the next 6 months to 1 year
Crime is still a big problem in the area
In the process of IDP – 2006 to 2011. Any requests for Region 8 to be faxed to Councillor Mohlala (Fax: 011 447 5532)
Traffic Lights at the intersection of Houghton Drive and St Patrick Rd will be installed during the 2005/2006 financial year. Will investigate the Carse O'Gowrie intersection – congestion Pillars on The Munro will be fixed
Broken walls, the broken rail and litter on The Munro will be addressed

4. FINANCIAL

The income and expenditure report was tabled. The increase in expenses this year has been due to the appointment of the Town Planning advisor and a Secretary.

5. REPORT BY 24/7 ON SECURITY

David de Lima MD of 24/7 reported as follows:
24/7 became involved in security of the area after being approached by KES, St Johns, UHA and Rose Road security.
Developments that have been implemented:
Dedicated 24 hour response vehicles have been put into place.
St Patrick Road East and West have security officers in place
There are full-time guards on The Munro
The subscriber base is very positive – 140 homes have subscribed which means that the security scheme in the area is now sustainable. If more homes subscribed it would mean that more security guards could be deployed. It is understood that some properties are

involved in lengthy contracts with other security firms and possibly will not move over to 24/7 for a while.
St Patrick Rd East needs another 25 – 35 subscribers to get 24 hour coverage.
Incidents that have occurred: 2 house break-ins, 2 arrests
Have received very positive response from KES and St John's
56 St Patrick Rd – Complimented 24/7 on the best service they have had in this area
24/7 were congratulated on their excellent response time
The UHA appeals to residents who are not subscribers to join the scheme.

6. REPORT BY DIRECTOR LOUW FROM SAPS HILLBROW

Hillbrow Police Station covers Berea, Joubert Park, Braamfontein, Parktown, Killarney, Riviera and Upper Houghton. Sector Manager for Killarney and Houghton is Inspector Bester. They are upgrading the Hillbrow satellite station in Parktown.
For the Financial Year 2004/2005 crime cases have decreased, murder cases have stabilized which includes domestic murder. The reporting and intervention of domestic violence is very difficult. The Police will be doing follow-up presentations with families.

Cases of attempted rape have increased
Generally over the last year contact crimes and burglaries have decreased. Burglaries on residential property is on a par with last year. Vehicle theft has decreased.
Headmaster of St John's College thanked the SAP for their excellent work at St John's last fireworks event.
Director Louw commented that there is a lack of reporting theft events especially outside the Wilds (smash and grab) and there is under-reporting of "petty theft" and theft out of cars.
Contact number for reporting incidents of crime to the Duty Officer at Hillbrow (Detectives) is: 082 461 5789 – available 24 hours.
Director Louw was thanked for attending and for his report.

7. REPORT ON PROGRESS IN THE WILDS – TJ DE KLERK

There have been a lot of development over the last 9 months.
Safety in the Wilds has recently improved – the issue is the number of smash and grab incidents outside the Wilds particularly at the corner of Houghton and Houghton.
Walks in the Wilds are being well supported.

For the first time in 7 years there is running water again on the West side koppie. The first pond has been restocked.
TJ suggested that the UHA use the Wilds as a venue to organize fund raising events.
N. Harwood thanked TJ for his hard work in improving the area.

8. ELECTION OF COMMITTEE

The existing Committee were unanimously re-elected:

Jemima McDonnell – Chairperson
Rocco Bosman
Bruce Eccles
Fabrizio Genovese
Paul Novotny
Brenda Rander
Paul Stuart
Thilo Thormeyer
Anne van Dijk
Johan van Noordwyk

9. GENERAL

Committee Member Johan van Noordwyk has developed a Web Site for the Association: www.upperhoughton.org.za. Residents are encouraged to view the site and should they have any suggestions or facts of interest to be included please contact the Association at UHRA @eesa.co.za

McDonnell appealed to St Paul Rd Residents to get involved in the security area and to subscribe to 24/7
"Death Bend" development site:
The second application has been submitted. The UHA have tried to engage in discussions with the developer but to no avail. They will now have to go the legal route to try and prevent this development.
Residents need to put in a letter of objection. Copies of the letter are available from Trish on UHRA@eesa.co.za or contact her on (011) 447 4229 for copies.
Once completed please deliver to Jemima McDonnell – 75 St Patrick Rd Paul Stuart will work with St John's to get objection letters.

Jemima McDonnell thanked everyone for attending.

The meeting ended at 20h00

IMPLEMENTATION AND MANAGEMENT PROCEDURES
Management as defined in the Schedule (xxiii) of the Act.

Management procedures be implemented in accordance with provisions contained in Section 8 RESPONSIBILITIES AND COMPETENCE OF HERITAGE RESOURCES AUTHORITIES AND LOCAL AUTHORITIES FOR IDENTIFICATION AND MANAGEMENT OF NATIONAL ESTATE of the Act, and in particular, without limiting the generality thereof, Section 27 (19), Section 28(5) and (6) and Section 30(11), which also addresses responsibilities for the protection and management of national heritage sites by local authorities, as it would apply to town planning and development control.

It is further recommended that, in terms of Section 54 of the Act, the City of Johannesburg be mandated to introduce appropriate by-laws, according to and not conflicting with, those development control guidelines contained in this document, for the management of this heritage site (subject to the declaration thereof, as such, by the PHRA-G).

The important role of Site Development Plans in management :

The requirement for a Site Development Plan (SDP) of development proposals for all new development (as defined) to be executed in the Upper Houghton subregion of cultural significance, as delineated in this document (which includes Category 1,2,3 and 4 listed properties), be provided for and, (in terms of Section 5 GENERAL PRINCIPALS FOR HERITAGE RESOURCE MANAGEMENT Subsection 4), that such SDP's be furnished to the Upper Houghton Association Committee (UHAC) for comment, prior to the submission thereof, together with such comments, to the relevant statutory authorities as required in terms of the Act. UHAC's comments on SDP's are to be strictly in terms of the UHNDP (which forms part of the City's Regional Spatial Development Frameworks) and intension, recommendations and development control guidelines contained herein. For the execution of this duty, the committee should have at its disposal, the professional assistance of a town planner, an architect and when required, access to legal council.

Compliance with which, should greatly facilitate the implementation of statutory management's obligations outlined in the Act. The SDP is the catalyst for close and joint cooperation between the UHA, the PHRA-G and the relevant departments of the City Council of Johannesburg, which is pivotal for the effective implementation of management as it would be necessary for the administrative maintenance of this heritage resource.

Provision for a SDP requirement, in terms of Section 34 and Section 38 (of the Act), is essential and should be mandatory.

EXTENT OF INTERVENTION PERMITTED, IN PRINCIPAL

The nature of development permitted in terms hereof is subject to the Development Control Guidelines as contained in this document (p.38) and does not imply exemption of any, protection or management or general, provision required in terms of the Act.

fabric includes natural environmental features and structures.

heritage value as determined in terms of the Assessment Criteria List (p.6).

INTERVENTION refers to all newly proposed action, listed and defined as follows:

Restoration means improvement as defined in the Act.

Alteration means alter as defined in the Act.

Addition means new works (attached or detached as defined).

Demolition means the removal of a structure or part thereof.

		Restoration	Alteration	Addition		Demolition
				Attached	Detached	
FABRIC OF HIGH HERITAGE VALUE	Category 1 Properties	PERMITTED	DECISION SUBJECT TO ASSESSMENT	DECISION SUBJECT TO ASSESSMENT	DECISION SUBJECT TO ASSESSMENT	PROHIBITED
	Category 2 Properties	PERMITTED	DECISION SUBJECT TO ASSESSMENT	DECISION SUBJECT TO ASSESSMENT	PERMITTED	PROHIBITED
	Category 3 Properties	PERMITTED	DECISION SUBJECT TO ASSESSMENT	PERMITTED	PERMITTED	DECISION SUBJECT TO ASSESSMENT
	Category 4 Properties	PERMITTED	PERMITTED	PERMITTED	PERMITTED	DECISION SUBJECT TO ASSESSMENT
FABRIC OF LOW HERITAGE VALUE	Category 1 Properties	NOT APPLICABLE	PERMITTED	PERMITTED	PERMITTED	DECISION SUBJECT TO ASSESSMENT
	Category 2 Properties	NOT APPLICABLE	PERMITTED	PERMITTED	PERMITTED	PERMITTED
	Category 3 Properties	NOT APPLICABLE	PERMITTED	PERMITTED	PERMITTED	PERMITTED
	Category 4 Properties	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	PERMITTED	PERMITTED

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Acknowledgments: The residents of Upper Houghton whom willingly imparted information required for the survey.

Photographs: Barlin and Chaskelson Architects

Illustrations: Elizabeth Bosman