

## **HISTORICAL SIGNIFICANCE:**

This Original Building was planned in 1922 as a Dwelling with two bedrooms, Dining, Breakfast Room, Kitchen, a pantry and a Bathroom with an outside WC. The Dining Room opened up into a Verandah which was a normal practice back then. Any building of this sort is historically significant as someone important to someone did reside at this Dwelling which was designed according to their needs at the time.

The Main Bedroom consisted of a bay window with timber windows.

It also consisted of an Outbuilding being a Servants Quarter's, which was always a trend back then.

At some point in time, a Garage was added to the property. There are no Plans available for the garage though.

In March 2003, Rear Additions were planned and built with some minor Deviations.

In August 2003, Deviations to the previously planned building was done and a Deviation Application was Approved. The needs of the family who resided there must have changed as time passed by.

## **ARCHITECTURAL SIGNIFICANCE:**

This building has many significances such as it was built in at a time when such building materials were only available and commonly used in that era.

The Walls were constructed with commons brick and some facebrick plinth which was a norm at that time. The common brickwork was plastered and painted. Timber windows were used and it was mostly varnished back then. Bay windows was definitely a highlight at that time. Timber floors were used extensively, probably due to the lack of cement and concrete, like what is readily available today. The ceiling was done in masonite or gypsum plasterboard. The general trend was to have a ceiling height of about 3 metres, which might have been a regulation then. Doors also had fanlights, which was due to cross ventilation and it was a regulation back then. The roof tiles used was Marseilles roof tiles, due to the availability of this product.

## **URBAN SETTING AND ADJOINING PROPERTIES:**

The area is very built up with mixed use, ie. Residential, Commercial, Businesses, Offices, Shops of differing sizes.

At 92 is a Block of Flats which is situated at the corner of Smiso Nkwanyana Road and Windermere Road.

At 103/105 are Shops on the Ground Storey with residential Flats above, also situated on the opposite corner of Smiso Nkwanyana Road and Windermere Road.

At 85 is a Clock & Watch Repair Shop.

The area is almost fully developed with all sorts of building types.