

Comprehensive and Professional Solutions for all Heritage Related Matters
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**REPORT ON THE ASSESSMENT OF STRUCTURES
ON ERF 283, MENLO PARK, GAUTENG**

For:

*NeoDimensions Architects
P.O.Box 36243
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0102*

REPORT: APAC014/48 – Version 2

by:

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SUMMARY

A Pelser Archaeological Consulting (APAC) was appointed by NeoDimensions Architects to undertake a short assessment of residential structures located on Erf 283 in Menlo Park, Gauteng. The aims of the assessment were to determine the heritage significance (if any) of these structures and to provide recommendations in terms of their proposed demolition.

The site is characterized by residential structures (homestead and related buildings/features) that have been abandoned recently in lieu of the planned re-development of the site (a Sectional Title Residential development). It is clear that there have been many alterations and additions to the original homestead in recent years and as a result its possible heritage significance has been severely impacted. Determining the age of the original homestead on Erf 283 was difficult, with no records that could be recovered from either the Chief Surveyor General's database or the National Archives Database. Originally only Approved Building Plans dated to June 1974 (for additions to the homestead of Mr. Piet Goosen) were available, and seemed to indicate major changes and alterations at the time to the old homestead. The present form of the homestead and related structures date mainly to this time-period, although some alterations might post-date 1974.

However, recently, three other building plans were obtained from the client, dating to 1949 (for the original homestead on the Erf), 1953 (alterations to the 1949 building) and a 1971 plan for alterations prior to 1971. This does therefore indicate that there was a homestead on the property that are older than 60 years of age, but that subsequently there has been many major changes and alterations. As a result not much if any of the original structure remains, and the new information does not to the Specialist opinion change the historical significance of the site.

Therefore, based on the assessment, from a Heritage perspective, the demolition of the current structures on the property should be allowed, taking cognizance of the recommendations put forward at the end of this document.

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1. INTRODUCTION

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The client indicated the location and boundaries of the study area and the assessment concentrated on this portion.

2. TERMS OF REFERENCE

The Terms of Reference for the study was to:

1. Assess the heritage significance of existing structures located on this land parcel for the purposes of application for demolition
2. Review applicable legislative requirements;

3. LEGISLATIVE REQUIREMENTS

Aspects concerning the conservation of cultural resources are dealt with mainly in two acts. These are the National Heritage Resources Act (Act 25 of 1999) and the National Environmental Management Act (Act 107 of 1998).

3.1 The National Heritage Resources Act

According to the above-mentioned act the following is protected as cultural heritage resources:

- a. Archaeological artifacts, structures and sites older than 100 years
- b. Ethnographic art objects (e.g. prehistoric rock art) and ethnography
- c. Objects of decorative and visual arts
- d. Military objects, structures and sites older than 75 years
- e. Historical objects, structures and sites older than 60 years
- f. Proclaimed heritage sites
- g. Grave yards and graves older than 60 years
- h. Meteorites and fossils
- i. Objects, structures and sites of scientific or technological value.

The National Estate includes the following:

- a. Places, buildings, structures and equipment of cultural significance
- b. Places to which oral traditions are attached or which are associated with living heritage
- c. Historical settlements and townscapes
- d. Landscapes and features of cultural significance
- e. Geological sites of scientific or cultural importance
- f. Sites of Archaeological and palaeontological importance
- g. Graves and burial grounds
- h. Sites of significance relating to the history of slavery
- i. Movable objects (e.g. archaeological, palaeontological, meteorites, geological specimens, military, ethnographic, books etc.)

A Heritage Impact Assessment (HIA) is the process to be followed in order to determine whether any heritage resources are located within the area to be developed as well as the possible impact of the proposed development thereon. An Archaeological Impact Assessment (AIA) only looks at archaeological resources. An HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length
- b. The construction of a bridge or similar structure exceeding 50m in length
- c. Any development or other activity that will change the character of a site and exceed 5 000m² or involve three or more existing erven or subdivisions thereof
- d. Re-zoning of a site exceeding 10 000 m²
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority

Structures

Section 34 (1) of the mentioned act states that no person may demolish any structure or part thereof which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

A structure means 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.

Alter means any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or the decoration or any other means.

Archaeology, palaeontology and meteorites

Section 35(4) of this act deals with archaeology, palaeontology and meteorites. The act states that no person may, without a permit issued by the responsible heritage resources authority (national or provincial):

- a. destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site or any meteorite;
- b. destroy, damage, excavate, remove from its original position, collect or own any archaeological or palaeontological material or object or any meteorite;
- c. trade in, sell for private gain, export or attempt to export from the Republic any category of archaeological or palaeontological material or object, or any meteorite; or
- d. bring onto or use at an archaeological or palaeontological site any excavation equipment or any equipment that assists in the detection or recovery of metals or archaeological and palaeontological material or objects, or use such equipment for the recovery of meteorites.
- e. alter or demolish any structure or part of a structure which is older than 60 years as protected.

The above mentioned may only be disturbed or moved by an archaeologist, after receiving a permit from the South African Heritage Resources Agency (SAHRA). In order to demolish such a site or structure, a destruction permit from SAHRA will also be needed.

Human remains

Graves and burial grounds are divided into the following:

- a. ancestral graves
- b. royal graves and graves of traditional leaders
- c. graves of victims of conflict
- d. graves designated by the Minister
- e. historical graves and cemeteries
- f. human remains

In terms of Section 36(3) of the National Heritage Resources Act, no person may, without a permit issued by the relevant heritage resources authority:

- a. destroy, damage, alter, exhume or remove from its original position of otherwise disturb the grave of a victim of conflict, or any burial ground or part thereof which contains such graves;
- b. destroy, damage, alter, exhume or remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority; or

- c. bring onto or use at a burial ground or grave referred to in paragraph (a) or (b) any excavation, or any equipment which assists in the detection or recovery of metals.

Human remains that are less than 60 years old are subject to provisions of the Human Tissue Act (Act 65 of 1983) and to local regulations. Exhumation of graves must conform to the standards set out in the **Ordinance on Excavations (Ordinance no. 12 of 1980)** (replacing the old Transvaal Ordinance no. 7 of 1925).

Permission must also be gained from the descendants (where known), the National Department of Health, Provincial Department of Health, Premier of the Province and local police. Furthermore, permission must also be gained from the various landowners (i.e. where the graves are located and where they are to be relocated to) before exhumation can take place.

Human remains can only be handled by a registered undertaker or an institution declared under the **Human Tissues Act (Act 65 of 1983 as amended)**.

3.2 The National Environmental Management Act

This act states that a survey and evaluation of cultural resources must be done in areas where development projects, that will change the face of the environment, will be undertaken. The impact of the development on these resources should be determined and proposals for the mitigation thereof are made.

Environmental management should also take the cultural and social needs of people into account. Any disturbance of landscapes and sites that constitute the nation's cultural heritage should be avoided as far as possible and where this is not possible the disturbance should be minimized and remedied.

4. METHODOLOGY

4.1 Survey of literature

A survey of available literature was undertaken in order to place the development area in an archaeological and historical context. The sources utilized in this regard are indicated in the bibliography.

4.2 Field survey

The field assessment section of the study was conducted according to generally accepted HIA practices and aimed at locating all possible objects, sites and features of heritage significance in the area of the proposed development. The location/position of all sites, features and objects is determined by means of a Global Positioning System (GPS) where possible, while detail photographs are also taken where needed.

4.3 Oral histories

People from local communities are sometimes interviewed in order to obtain information relating to the surveyed area. It needs to be stated that this is not applicable under all

circumstances. When applicable, the information is included in the text and referred to in the bibliography.

4.4 Documentation

All sites, objects, features and structures identified are documented according to a general set of minimum standards. Co-ordinates of individual localities are determined by means of the Global Positioning System (GPS). The information is added to the description in order to facilitate the identification of each locality.

5. DESCRIPTION OF THE AREA

Erf 283 is located between 11th & Mackenzie Streets in Menlo Park, Pretoria, and is the focus of a new Sectional Title Residential Development by NeoDimensions Architects. The largest portion of the erf is covered by residential structures (homestead, outbuildings/flatlets) and formal garden.

The aim is to demolish the existing structures to make way for the new developments and the heritage specialists' focus was to determine if the house and associated structures have any possible heritage significance and to recommend measures on the way forward.



Figure 1: General location of Erf 283 (Google Earth 2014).



Figure 2: Closer view of property (Google Earth 2014).

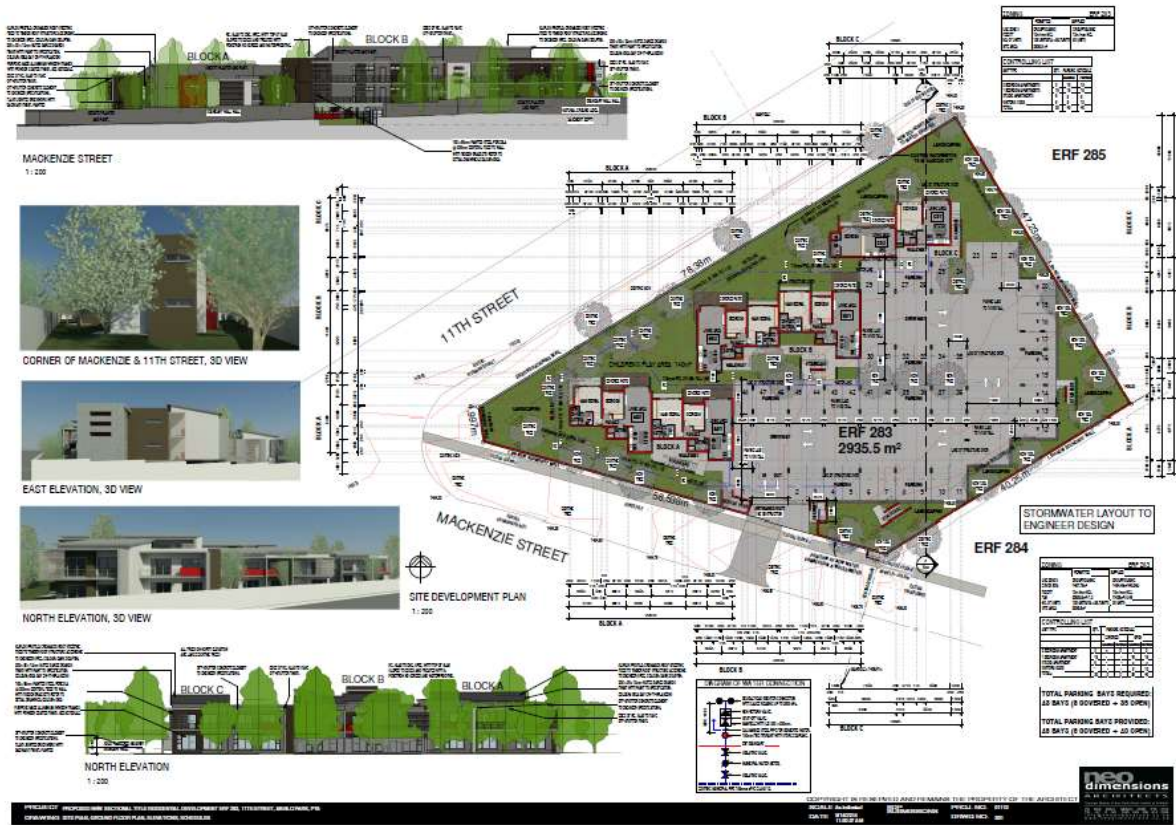


Figure 3: Site Development Plan for Erf 283.



Figure 4: View of section of property taken from main entrance.



Figure 5: Another view of the property.



Figure 6: View of a section of the garden of the property.

6. DISCUSSION

The Stone Age is the period in human history when lithics (or stone) was mainly used to produce tools. In South Africa the Stone Age can be divided basically into three periods. It is important to note that these dates are relative and only provide a broad framework for interpretation. A basic sequence for the South African Stone Age (Lombard et.al 2012) is as follows:

Earlier Stone Age (ESA) up to 2 million – more than 200 000 years ago

Middle Stone Age (MSA) less than 300 000 – 20 000 years ago

Later Stone Age (LSA) 40 000 years ago – 2000 years ago

It should also be noted that these dates are not a neat fit because of variability and overlapping ages between sites (Lombard et.al 2012: 125).

No known Stone Age sites or artifacts are present in the area. The closest known Stone Age sites are those of the well-known Early Stone Age site at Wonderboompoort and a number of sites in the Magaliesberg area (Bergh 1999: 4). If any Stone Age artifacts are to be found in the area then it would more than likely be single, out of context, stone tools. Urbanization over the last 150 years or so would have destroyed any evidence if indeed it did exist.

The Iron Age is the name given to the period of human history when metal was mainly used to produce metal artifacts. In South Africa it can be divided in two separate phases (Bergh

1999: 96-98), namely:

Early Iron Age (EIA) 200 – 1000 A.D

Late Iron Age (LIA) 1000 – 1850 A.D.

Huffman (2007: xiii) however indicates that a Middle Iron Age should be included. His dates, which now seem to be widely accepted in archaeological circles, are:

Early Iron Age (EIA) 250 – 900 A.D.

Middle Iron Age (MIA) 900 – 1300 A.D.

Late Iron Age (LIA) 1300 – 1840 A.D.

No Early Iron Age sites are known in the larger geographical area of Pretoria, while Later Iron Age sites do occur in the Pretoria area (Bergh 1999: 7). The closest known LIA sites are at Silver Lakes and near Mamelodi on the farm Hatherley (Van Schalkwyk et.al 1996). These sites are related to the Manala Ndebele (Bergh 1999: 10) who was present in the area at the time when the first Europeans arrived here during the mid-19th century.

The property belongs to the last period. The historical age started with the first recorded oral histories in the area. It includes the moving into the area of people that were able to read and write. The first Europeans to move through and into the area were the groups of Schoon and McLuckie and the missionaries Archbell and Moffat in 1829 (Bergh 1999: 12). They were followed by others such as Andrew Smith (1835), Cornwallis Harris (1836) and David Livingstone in 1847 (Bergh 1999: 13). These groups were closely followed by the Voortrekkers after 1844 and Pretoria was established in 1855 (Bergh 1999: 14-17).

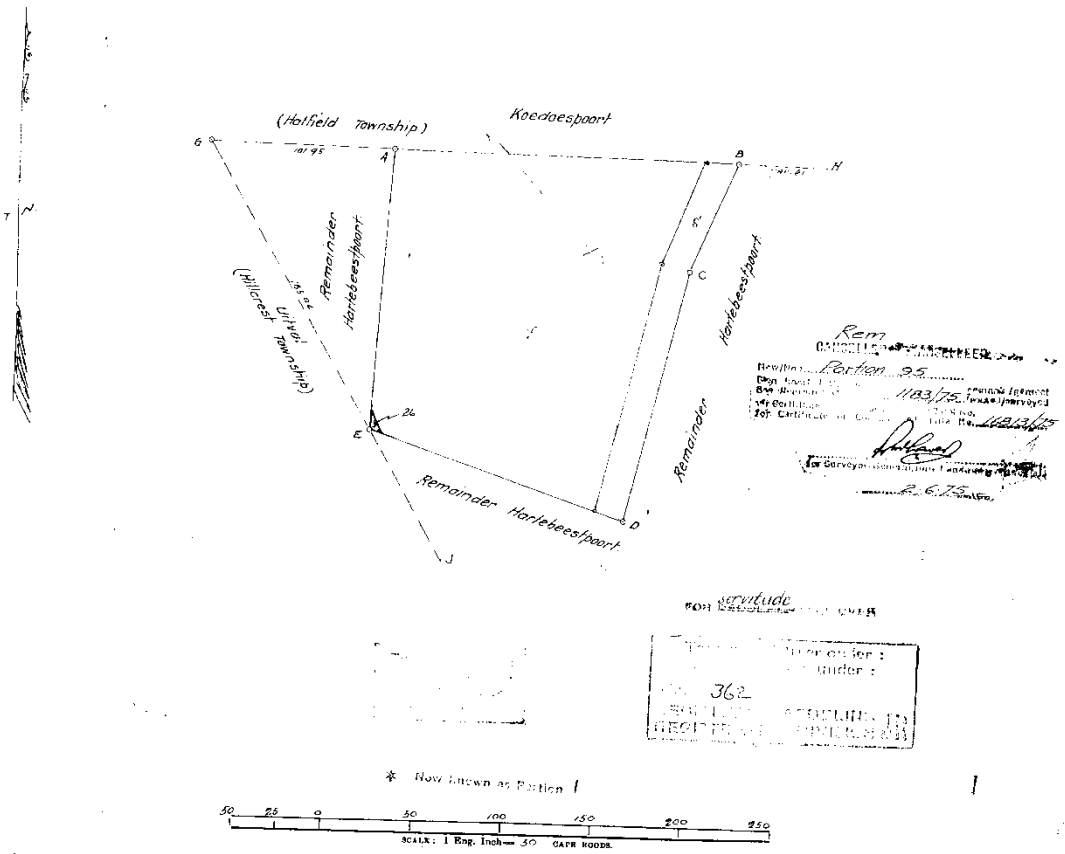
The farm Hartebeestpoort 304 JR (now 362JR) on which the Menlo Park Township was established in 1933, was originally granted to one J.P.Badenhorst in 1860 (CSG Document 10H94F0 – map dated to 1920). In 1933 with the establishment of Menlo Park around 758 erven (which included Public Open spaces) were surveyed and included Erf 283 on the corner of Mackenzie and 11th Streets. No structures are shown on this map (CSG Document 10450541 – map dated to 1933). No other maps from the Chief Surveyor General's database or information from the National Archives Database, on the property or the structures on it could be obtained. If any structures were erected here it would have been after 1933, but these would have been substantially changed or even demolished since then. Similarly, any archaeological or historical remains that would have existed here prior to 1933 would have been extensively disturbed or destroyed during the recent historical period.

20

Form B2.—Diagram Form for a Sub-Division of a Farm or portion of a Farm.

S.G. No. A. 2641/20

SIDES.		ANGLES.		(Y) CO-ORDINATES (x)	
AB	190 91	A	92 2 0	A	+ 751.559 - 911.849
BC	87 00	B	86 1 30	B	+ 750.844 - 1102.768
CD	105 14	C	59 12 30	C	+ 688.390 - 1076.551
DE	150 09	D	84 4 30	D	+ 546.403 - 1046.450
EA	159 06	E	105 39 10	E	+ 592.522 - 905.622
		F		F	+ 751.93 - 809.90
		G		G	+ 748.02 - 1885.34
		H		H	+ 147.28 - 1172.96
		J		J	



Rem
 CHIEF CLERK
 Deeds Office
 Pretoria
 11/3/20

362
 REGISTRAR OF DEEDS
 PRETORIA

The above Figure lettered **ABCDE**
 50 Morgen 258 Square Roods of land, being **Portion A** represents
 of the Farm
HARTEBEESTPOORT. NO 304.
 as appears on Diagram S.G. No. **633/99** framed by Surveyor **M. H. Walker** in **January 1899**
 relating to Deed of Transfer No. **—** dated **13. 2. 1860** made in favour of **J. P. Badenhorst**
 situate in the District of **PRETORIA** Ward **Acopies River** Province of Transvaal. Bounded as indicated above.
 The Beacons were pointed out by **J. H. Fehrsen** and have been properly erected according to law
 Surveyed in **July 1920** by me **J. H. Fehrsen**
T. P. S. (PTA. REGION.) Land Surveyor.
 No. **A. 2641/20** Examined. The numerical data of this diagram are sufficiently consistent.
 Approved **J. A. van der Merwe** Surveyor-General.
 This diagram belongs to Deed of Transfer No. **—** made this day in favour of **—**
 Registrar of Deeds.
 Deeds Office, Pretoria.

Figure 7: 1920 Map on the farm Hartbeestpoort 304JR (CSG 10H94F0).

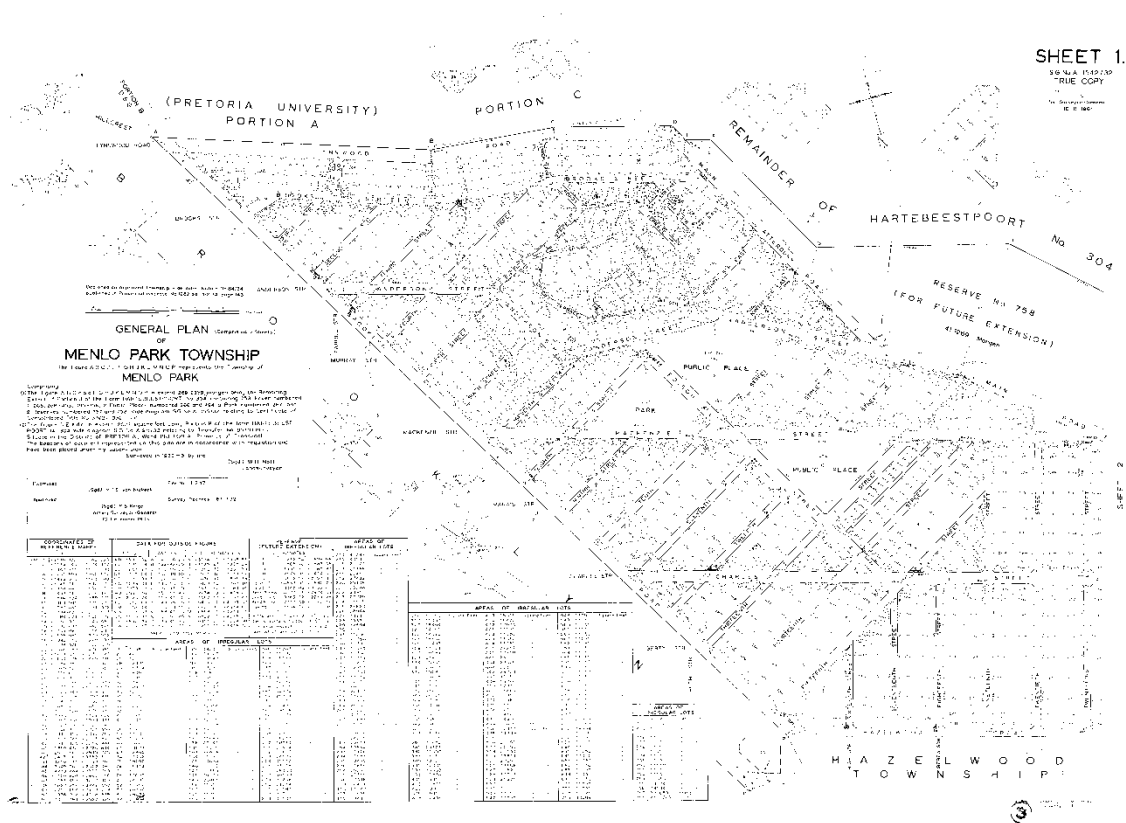


Figure 8: 1933 Map of Menlo Park (CSG 10450541).



Figure 9: Closer view of map in Figure 8 showing location of Erf 283 (red marked block). No structures/features are shown here.

Site Assessment

From the physical site assessment it was difficult to determine if the original structure and associated buildings are at all older than 60 years of age. There have been many additions and changes over time and there are no features or fixtures in the structures that suggest an age older than 60 years of age.

Building plans from 1949 for the proposed residence of one Mrs.D.G.Cross indicate that the original house is therefore older than 60 years of age, while in 1953 other plans show that there were proposed alterations to this residence only 4 years later. Building plans dating to 1971 and again in 1974 indicates that there were major additions and alterations to the home at that time and clearly this would have had a major impact on any features that could have dated to earlier times. Based on the information contained in the various building plans, as

well as the site assessment and the fact that most of the structures on the property are less than 60 years of age it is therefore recommended that the proposed demolition of the structures and the rest of the development be allowed to continue. The structures are from a historical perspective (and as a result of the 1971 – 1974 and later alterations) not significant or unique.

GPS Location: S25.76877 E28.25698

Cultural Significance: Low

Heritage Significance: None

Field Ratings: Not older than 60 years of age

Mitigation: None required.



Figure 10: View of a part of the structure at the back.



Figure 11: Another view at the back.



Figure 12: A section of plastered over bricks that could be the remnants of the original 1949 structure.



Figure 13: A view of the front part of the homestead.



Figure 14: View of a section of the roofing. This is modern.



Figure 15: Another feature that could date to an earlier time is this water furrow.



Figure 16: A built-in fireplace is another older feature dating to the 1960's/70's. A fireplace is indicated on the 1953 proposed alterations, but was likely altered in later years.



Figure 17: Close of door cover to the fireplace. This Rayburn Rhapsody dates to between the 1960's and 1970's.

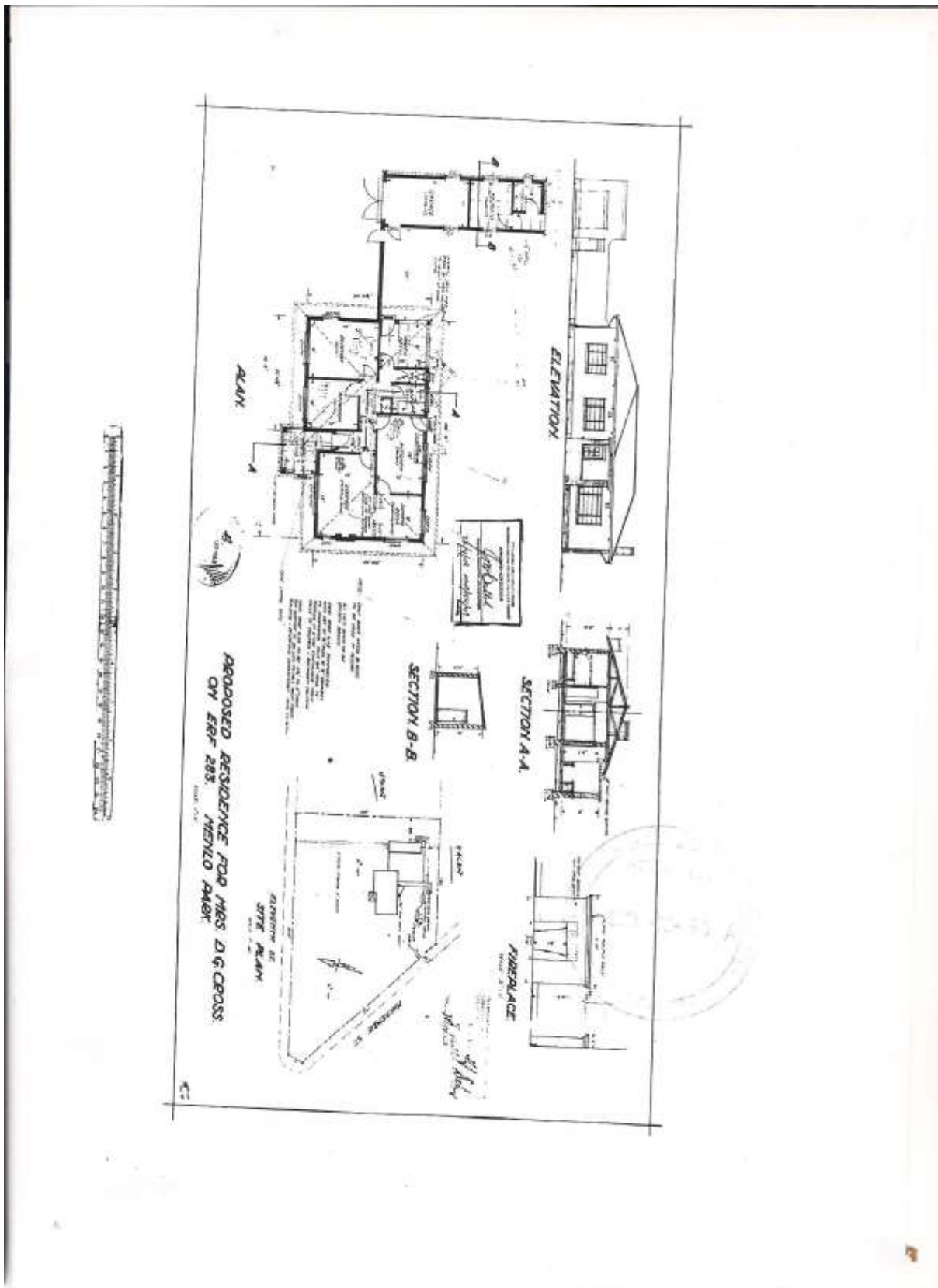


Figure 18: 1949 Building Plans for the proposed residence of Mrs. Cross on the property.

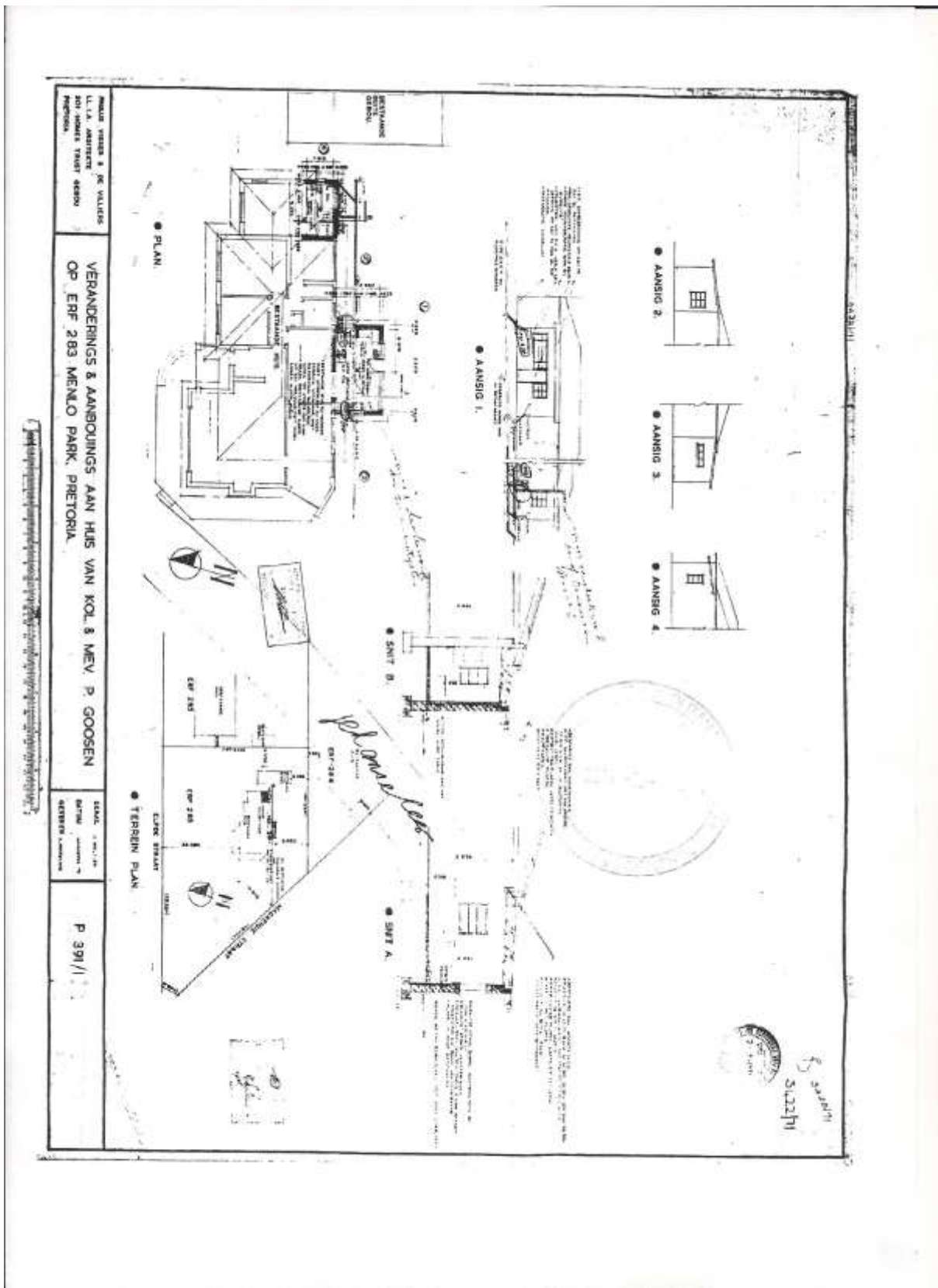


Figure 20: Building plans for proposed changes and additions to the house of Colonel & Mrs. P. Goosen on Erf 283.

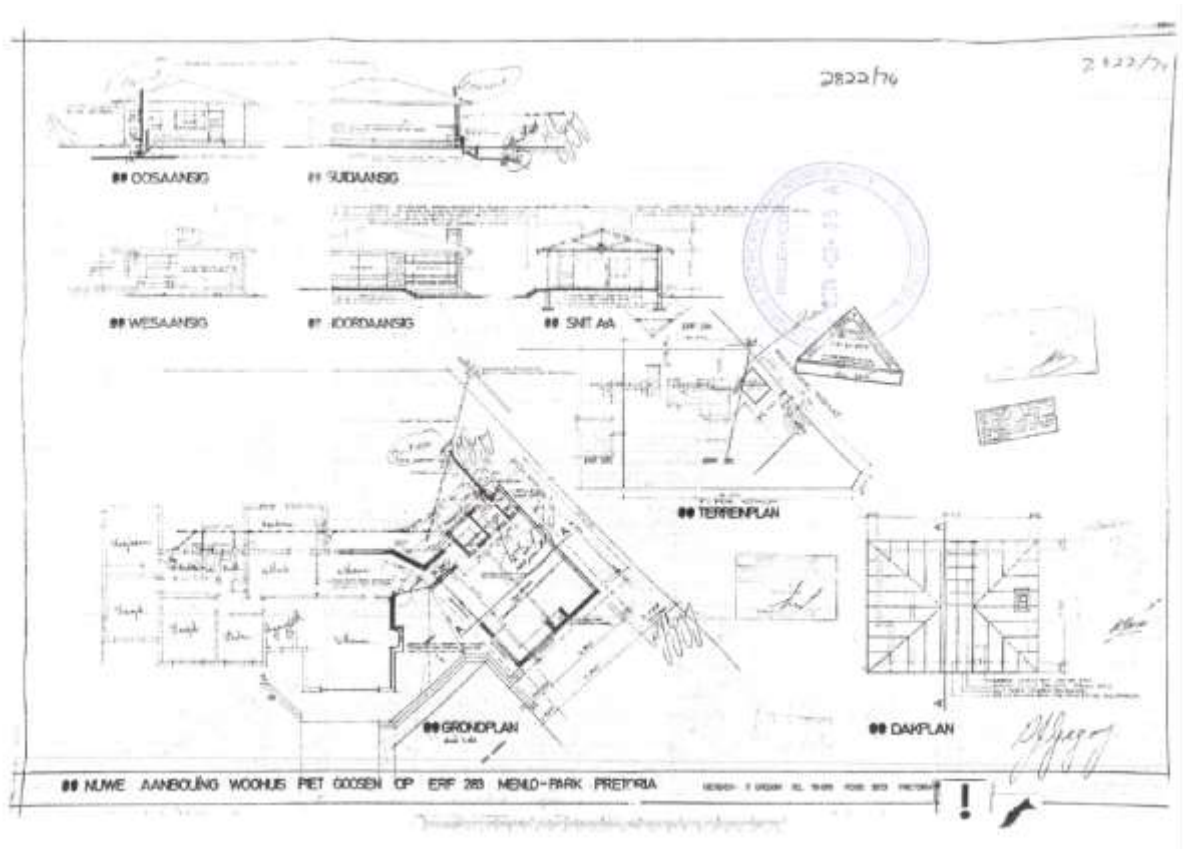


Figure 21: 1974 Building Plans for proposed alterations to the Piet Goosen homestead.

7. CONCLUSIONS AND RECOMMENDATIONS

In conclusion it can be said that the assessment of the homestead and associated structures on Erf 283 (between Mackenzie & 11th Streets) in Menlo Park, was conducted successfully. From all the evidence collected it is impossible to determine if the original homestead are older than 60 years of age and of any heritage significance as a result. If there was an older structure located here it would have more than likely completely disturbed or destroyed over time. From the physical site assessment it was difficult to determine if the original structure and associated buildings are at all older than 60 years of age. There have been many additions and changes over time and there are no features or fixtures in the structures that suggest an age older than 60 years of age.

Building plans from 1949 for the proposed residence of one Mrs.D.G.Cross indicate that the original house was older than 60 years of age, while in 1953 other plans show that there were proposed alterations to this residence only 4 years later. Building plans dating to 1971 and again in 1974 indicates that there were major additions and alterations to the home at that time and that this would have had a major impact on any features that could have dated to earlier times. The structures are from a historical perspective (and as a result of the 1971 – 1974 and later alterations) not significant or unique.

It is therefore recommended that the proposed development can continue and that a Demolition Permit for the demolition of the current structures on the property be applied for and issued. Site Notices and advertisements in a newspaper indicating the intent of the

developer and inviting comments from the general public should be placed and once this process have been completed the application should be completed.

Finally, from a cultural heritage point of view the development should be allowed to continue taking heed of the above. The subterranean presence of archaeological or historical sites, features or objects is always a possibility. Should any be uncovered during the development process and archaeologist should be called in to investigate and recommend on the best way forward.

8. REFERENCES

Aerial views of study area: Google Earth 2014.

Site Development Plan & 1949; 1953; 1971 & 1974 Building Plans – NeoDimensions Architects

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Republic of South Africa. 1999. **National Heritage Resources Act** (No 25 of 1999). Pretoria: the Government Printer.

Republic of South Africa. 1998. **National Environmental Management Act** (no 107 of 1998). Pretoria: The Government Printer.

Chief Surveyor General Database (www.csg.dla.gov.za): Documents 10450541 & 10H94F0

DEFINITION OF TERMS:

Site: A large place with extensive structures and related cultural objects. It can also be a large assemblage of cultural artifacts, found on a single location.

Structure: A permanent building found in isolation or which forms a site in conjunction with other structures.

Feature: A coincidental find of movable cultural objects.

Object: Artifact (cultural object).

(Also see Knudson 1978: 20).

APPENDIX B
DEFINITION/ STATEMENT OF HERITAGE SIGNIFICANCE:

Historic value: Important in the community or pattern of history or has an association with the life or work of a person, group or organization of importance in history.

Aesthetic value: Important in exhibiting particular aesthetic characteristics valued by a community or cultural group.

Scientific value: Potential to yield information that will contribute to an understanding of natural or cultural history or is important in demonstrating a high degree of creative or technical achievement of a particular period

Social value: Have a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Rarity: Does it possess uncommon, rare or endangered aspects of natural or cultural heritage.

Representivity: Important in demonstrating the principal characteristics of a particular class of natural or cultural places or object or a range of landscapes or environments characteristic of its class or of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province region or locality.

APPENDIX C SIGNIFICANCE AND FIELD RATING:

Cultural significance:

- Low: A cultural object being found out of context, not being part of a site or without any related feature/structure in its surroundings.
- Medium: Any site, structure or feature being regarded less important due to a number of factors, such as date and frequency. Also any important object found out of context.
- High: Any site, structure or feature regarded as important because of its age or uniqueness. Graves are always categorized as of a high importance. Also any important object found within a specific context.

Heritage significance:

- Grade I: Heritage resources with exceptional qualities to the extent that they are of national significance
- Grade II: Heritage resources with qualities giving it provincial or regional importance although it may form part of the national estate
- Grade III: Other heritage resources of local importance and therefore worthy of conservation

Field ratings:

- i. National Grade I significance: should be managed as part of the national estate
- ii. Provincial Grade II significance: should be managed as part of the provincial estate
- iii. Local Grade IIIA: should be included in the heritage register and not be mitigated (high significance)
- iv. Local Grade IIIB: should be included in the heritage register and may be mitigated (high/medium significance)
- v. General protection A (IV A): site should be mitigated before destruction (high/medium significance)
- vi. General protection B (IV B): site should be recorded before destruction (medium significance)
- vii. General protection C (IV C): phase 1 is seen as sufficient recording and it may be demolished (low significance)

APPENDIX D
PROTECTION OF HERITAGE RESOURCES:

Formal protection:

National heritage sites and Provincial heritage sites – Grade I and II

Protected areas - An area surrounding a heritage site

Provisional protection – For a maximum period of two years

Heritage registers – Listing Grades II and III

Heritage areas – Areas with more than one heritage site included

Heritage objects – e.g. Archaeological, palaeontological, meteorites, geological specimens, visual art, military, numismatic, books, etc.

General protection:

Objects protected by the laws of foreign states

Structures – Older than 60 years

Archaeology, palaeontology and meteorites

Burial grounds and graves

Public monuments and memorials

APPENDIX E
HERITAGE IMPACT ASSESSMENT PHASES

1. Pre-assessment or Scoping Phase – Establishment of the scope of the project and terms of reference.
2. Baseline Assessment – Establishment of a broad framework of the potential heritage of an area.
3. Phase I Impact Assessment – Identifying sites, assess their significance, make comments on the impact of the development and makes recommendations for mitigation or conservation.
4. Letter of recommendation for exemption – If there is no likelihood that any sites will be impacted.
5. Phase II Mitigation or Rescue – Planning for the protection of significant sites or sampling through excavation or collection (after receiving a permit) of sites that may be lost.
6. Phase III Management Plan – For rare cases where sites are so important that development cannot be allowed.