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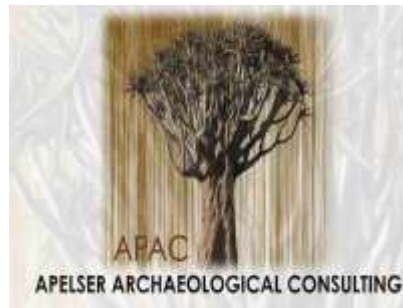
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Comprehensive and Professional Solutions for all Heritage Related Matters
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Reference: H74/16

2016-12-06

To: Me. Tebogo Molokomme

Provincial Heritage Resource Authority (GAUTENG)
Private Bax X33
JOHANNESBURG
2000

RE: Letter of Motivation for Approval of Demolition Permit Application of Historical House at Lilianton Extension 7 Township Development & Approval of Alteration/Renovation Permit Application for Historical House at Boksburg West Extension 7 Township Development

APelser Archaeological Consulting (APAC) was appointed by Seaton Thomson & Associates to in February 2015 conduct a Phase 1 HIA on Portion 410 and Portion 411 of Driefontein 851R, in Boksburg, Gauteng. Two separate township developments (Lilianton Ext.7 on Portion 411 & Boksburg West Ext.7 on Portion 410) are proposed.

Background research done at the time indicated that there are some known archaeological sites and features located in the larger geographical area, although there are no known sites in the specific study area. A number of recent historical sites (homesteads and related structures), related to the early gold mining history of the area, are however located on both portions. The results of the assessment and basic recording of these structures were discussed in the initial Phase 1 HIA report (**APAC015/02**), which also provided recommendations on proposed mitigation measures and the preservation of these historically significant buildings to minimize and negate the impacts of the proposed developments on them.

It was based on these recommendations that the developers (Reeflods Property Developers [Pty] Ltd) appointed APAC to undertake the detailed assessments of the two homesteads on Portions 410 & 411 respectively, with the aims of finally applying for Alteration (Portion 410) and Demolition (Portion 411) permits as part of the proposed developments. The detailed assessment was undertaken in August 2015 (the results contained in a **HIA Report APAC015/39**).

Historical House: Lilianton Ext.7 (Portion 411)

Reeflods Property Developers [Pty] Ltd) indicated that they intended applying for a Demolition Permit for the house on Portion 411. Fieldwork was conducted on the 13th of August. However, when the team arrived on site it was unfortunately found that subsequent to the February 2015 assessment extensive

AJ Pelser BA (UNISA), BA (Hons) (Archaeology) [WITS], MA (Archaeology) [WITS]

vandalism and damage to the property had taken place – to such an extent that structural damage had taken place, most of the original internal and external fittings that were still present earlier had been removed and that modern-day changes to the house (bathroom/kitchen etc.) had also been removed and or broken. The security company (whose representative on-site accompanied the team) was unaware when exactly and by whom this vandalism was conducted, as they were a fairly newly appointed team at the time.

What was however evident, was that the damage to the house had been extensive, making renovation and or preservation virtually impossible. Furthermore, it was evident that although the original structure and some light fittings and other features dating to the late 19th tot early 20th centuries had remained intact until recently, that many modern changes, alterations and additions had taken place over recent years. This included the bathrooms, kitchen and other internal changes. Based on the August 2015 assessment the following was therefore recommended:

1. That the demolition of the structure be allowed. A permit needs to be applied for at the Gauteng-PHRA for this purpose. **This application has been completed and submitted**
2. It was also recommended that any remaining fixtures such as the flooring boards, fireplaces and original wooden (built-in) cabinets and wall features be salvaged and utilized in the renovation and alteration of the house on Portion 410 (it dates to the same time-period)
3. That a plaque be erected on the site that will provide information on the house and history of the area that will commemorate the historical house and mining history of the area

It should also be noted that subsequent to the August 2015 assessments that, based on information that the client (Reeflords) has provided, the house on Portion 411 has now been even further damaged/destroyed to an extent that it is nearly completely demolished as a matter of course.

Historical House: Boksburg West Ext.7 (Portion 410)

Reeflords Property Developers [Pty] Ltd indicated that they intend applying for an Alteration Permit for the one house on Portion 410. Once again, fieldwork was conducted on the 13th of August. It was found that subsequent to the February 2015 assessment some extensive vandalism and damage to the property had taken place. The damage was less extensive than that at Portion 411, but most of the original internal and external fittings still present earlier had been removed and recent (modern-day) changes to the house (bathroom/kitchen etc.) had also been removed and or broken. The security company was once again unaware when exactly and by whom this vandalism had taken place.

However, even though damage to the house had been extensive, renovation and preservation (Alteration) would be possible. It was also evident that although the original structure and some light fittings and other features dating to the late 19th tot early 20th centuries had remained intact until recently, that many modern changes, alterations and additions had taken place over recent years. This included the bathrooms, kitchen and other internal changes. Based on the August 2015 assessment the following was recommended for the historical house on Portion 410:

1. That Alterations to and the renovation of the structure should be allowed. A permit needs to be applied for at the Gauteng-PHRA for this purpose. **This application has been completed and submitted**
2. It was also recommended that any remaining fixtures such as the flooring boards, fireplaces and original wooden (built-in) cabinets and wall features be retained and utilized in the renovation and alteration of the house while salvaged features from the house to be demolished on Portion 411 can be re-used here as well. Detailed architectural plans for the alterations/renovations will have to be drafted and submitted as part of the application.

It is therefore, from a Heritage point of view, and in my opinion, recommended that the Demolition Permit for the house on Portion 411 (Lilianton Ext.7) & the Alteration Permit for the house on Portion 410

(Boksburg West Ext.7) be granted to Reeflords Property Developers (Pty) Ltd. The permit applications has been completed and submitted to the GAUTENG PHRA already. In a letter from the PHRA to Anton Pelsler dated to 29 September 2017 it was requested that a Public Participation process be undertaken which would include Site Notices and Ads etc. This was done and the process completed (see separate documents attached). It was also requested that a detailed Phase 2 assessment be undertaken with photographs included. However, this was already done in August 2015 (HIA Report APAC015/39) and in my view is not required any further. For the Alterations on the house at Boksburg West Extension 7 a suitable architect will have to be appointed to ensure that the work is done historically correct.

Should there be any questions regarding this letter and the work conducted please contact the author of this letter as soon as possible.

Kind regards,

Anton Pelsler

A handwritten signature in black ink, appearing to read 'Anton Pelsler', with a stylized flourish at the end.