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652 MUSGRAVE RD, DURBAN **Rem of Erf 3023, Durban**

A Heritage Assessment

This report does not provide a full Heritage Impact assessment, further research would be necessary to provide an HIA. It includes a brief history of the buildings and heritage significance statements.



Prepared for :
Dexaphase (Pty)Ltd
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To be read with attachment : Appendix A

References :

www.artefacts.co.za

<http://www.ocotilloroad.com/geneal/tyzack1.html>

"A Revised Listing of Important Places and Buildings in Durban" Brian Kearney 1984

Cadastral descriptions :

Lot 102 of Block B, Townlands (Area : 1 Acre, 3 Roods, 20 Perches)
Ref. SG Diagram SV57/104

Location :

The property is on the East side of Musgrave Rd between Poynton Place and Heath Row. It is close to Springfield Rd to the North. It shares boundaries with 10 properties and is accessed down a 55m pan-handle driveway.

Current zoning :

Special Residential 900
Site area = 4754sqm
Servitude on the South boundary



652 Musgrave Road – Heritage Assessment – May 2022

Historical Significance :

The Lot was surveyed in 1880 by the Government Surveyor. It was a rectangular lot sloping away from Musgrave Rd South Eastwards and sloping across its width.

The first building plans on record are dated 1908, prepared by W.C.E.Robarts (1879-?) for Mr.Joseph George Tyzack (1830-1950).

Tyzack was the head accountant of Harvey Greenacre & Co. (1876)

The Architect, W.C.E.Robarts was the son of a prominent Durban Architect and surveyor, William Emery Robarts(1853-1903). WE Robarts was the designer of the Greenacres store in West Street (1900). His son was a partner in the practice before forming a partnership with Galliers. He moved away from Durban after 1913 to farm in Zululand. Ref. www.artefacts.co.za

The house was designed as a double-storey Edwardian house situated on the lower end of a Musgrave Rd property. It had 6 modestly sized bedrooms on the first floor with one bathroom above the kitchen. Joseph and Eunice Tyzack had 8 children by the time the house was built.

The ground floor plan shows a wrap-around veranda to three sides with steps up to the entrance on the West side. However, only the front and the back verandas were built (see endorsements on the plan) and the "wrap-around" veranda and balcony on the SW side were omitted.

The house was built of clay brick with timber floors, verandas and balconies. The roof was (and still is) a flat timber roof. The facades were plastered with very little detail besides balusters at roof level. Verandas had corrugated iron roofs with timber posts and balustrades. The house featured a roof top look-out point accessed from the central stairwell.

The house was bought from Tyzack by Carter (date unconfirmed) and plans for major alterations were drawn up in 1926.

The plans are not signed by an architect but they identify the owner as "Mrs. Geo Carters". Geo Carters Shop & co. are listed as a business in Pietermaritzburg in 1927.

The alterations proposed for Carter indicate that the timber verandas and balconies had deteriorated and needed replacing. Alternatively, the new owner wanted to update the appearance of the house. The roof top look-out was given a new parasol-shape roof and the balconies were transformed with doric columns, arches and clay tiled roofs. Two new wings were proposed on the the North and South ends, but only the North wing was built.

The alterations essentially transformed the modest Edwardian house to a Berea-styled Mansion. The introduction of new building materials and exposure to the new "Spanish Colonial" aesthetic made it common for new houses to be built more solidly. This is seen in many buildings on the Berea. Ref. *B.Kearney*

Two sub-divisions were made from the Musgrave rd boundary in 1963, leaving a pan-handle driveway (approx. 10m wide) as access to the house at 652.

The subsequent plans and last approved plans were prepared for Cussun in 1969 with further extensions to the North of the house. The extensions were designed by Franklin Garland and Gibson and were in-keeping with the Berea-style aesthetic.

Below is a table of assessment of Heritage significances used by SAHRA to measure the overall significance of a Heritage Resource. Due to their age the structures are a Heritage Resource until they are screened and Graded by the KZN Heritage Resources Agency (Amafa). Each point is applied to the property as a whole.

INTRINSIC VALUE	
Historic fabric intact	1926 fabric-Yes, 1908 fabric-partly
Fabric possesses evidence of historical layering	Yes
Elements of construction are authentic	Yes
Age of building fabric	The fabric has historic value (over 60yrs old)
Example of its type or form	No, not a true example of the Berea style as it is Edwardian, remodelled to Berea Style
Illustrates an historical period in the evolution of a place	Yes, only through architectural style
Illustrates the key uses and roles of a place over time	No
ASSOCIATIONAL VALUE	
Association with a person or group	No, JG Tyzack is relatively unknown
Association with historic events or activities	No
Association with key uses or roles of a place	No
Association with public memory	No
Association with living heritage	No
CONTEXTUAL SIGNIFICANCE	
Contribution to the historical/ aesthetic character of a space	No
Contribution to the environmental quality of a Grade 2 or 3a/b Heritage Resource	No

Findings and Assessments :

The house is assumed to be 114 years old (1908-2022). The property is “Generally protected” by the KZN Amafa and Research Institute Act 2018, Clause 37(1)a (over 60 year old structure). It was not listed by Kearney in 1984, but other buildings in the area are listed for their significance in the Union, Edwardian and Art-Deco periods.

The origins of the house are with the Tyzack family, specifically Joseph, the son of early immigrants, Richard and Louisa Tyzack who arrived in Durban in 1850. After reading RW Tyzack’s obituary it is clear that they were a God-loving, community orientated family. Richard contributed much to the growth of the Durban community, but did not display great wealth.

The position of J.G.Tyzack’s house (on the land) and style of the house projects a private family who did not live beyond their means.

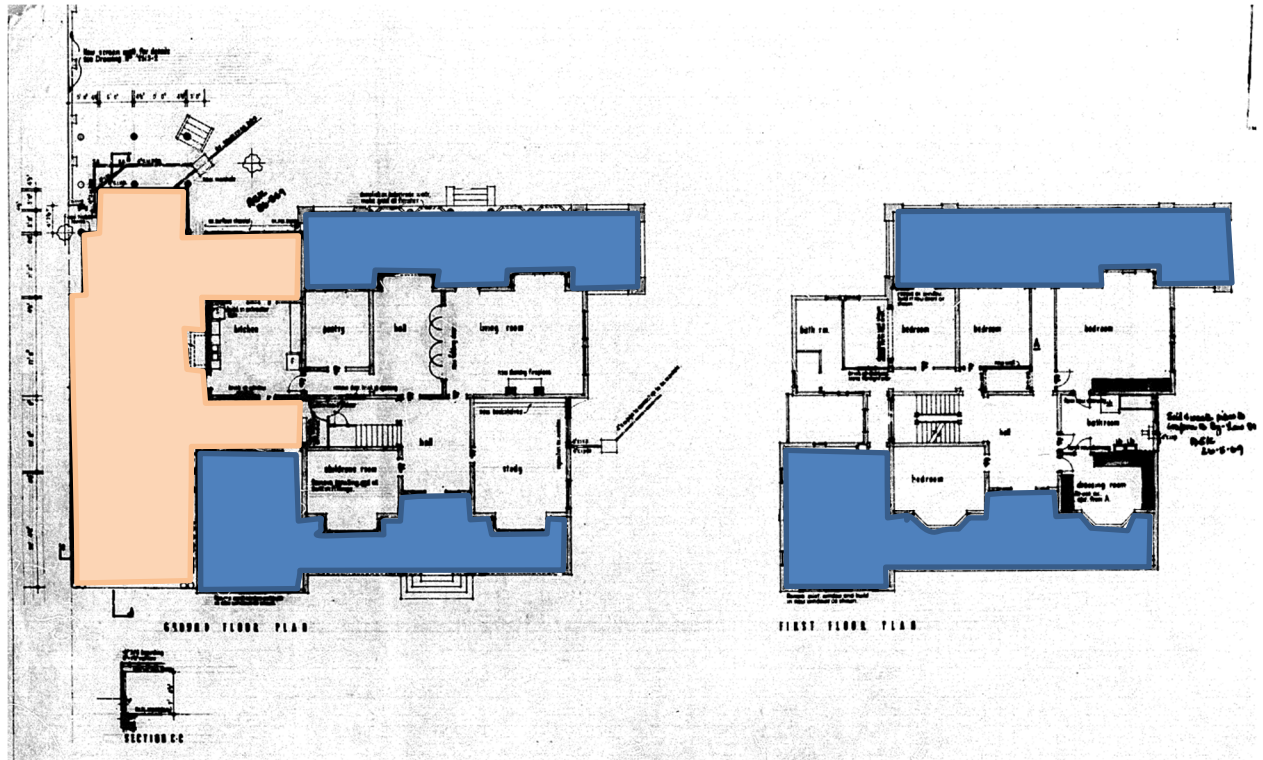
Little is known about the subsequent owner “Geo Carters” (1926) who transformed the house to what it is now, but it was clearly a much grander projection of their abode than Tyzack wished for. It celebrated the Musgrave Rd address, but lost this significance after the sub-divisions in 1963.

The subdivisions of two plots accessed from Musgrave Rd obscure the house from view.

The timberwork within the house is 114 years old, including much of the flat roof. The brick, concrete and tiles are solid, but are affected by the failing timber causing water and damp damage.

The house that exists is a series of layers (refer to coloured plan), the core of the house is as originally planned, but essentially has been “dressed-up” and extended. The first owner was modest and the second added value to the house, but little is known about her or her role in the community. The 1969 layer is of least significance and could be removed without huge aesthetic alteration to the house. However, the removal of the layer from 1926 would be impossible without damage to the core structure.

The house continued to serve as a family home until recently, but now has come under the spotlight with development pressure, where its value is in the land.



1969 Plans for Cussun : Blue=1926 additions; Pink=1969 additions

From the findings and the assessments in the table above, the following overall assessment is concluded :

Significance	Importance			
	Local	Regional	National	International
Architectural	medium	Low	low	low
Historical	Low	low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	low	low	low	low



South East elevation



South West Elevation



North West Elevation (entrance)



North West Elevation -detail



Entrance veranda

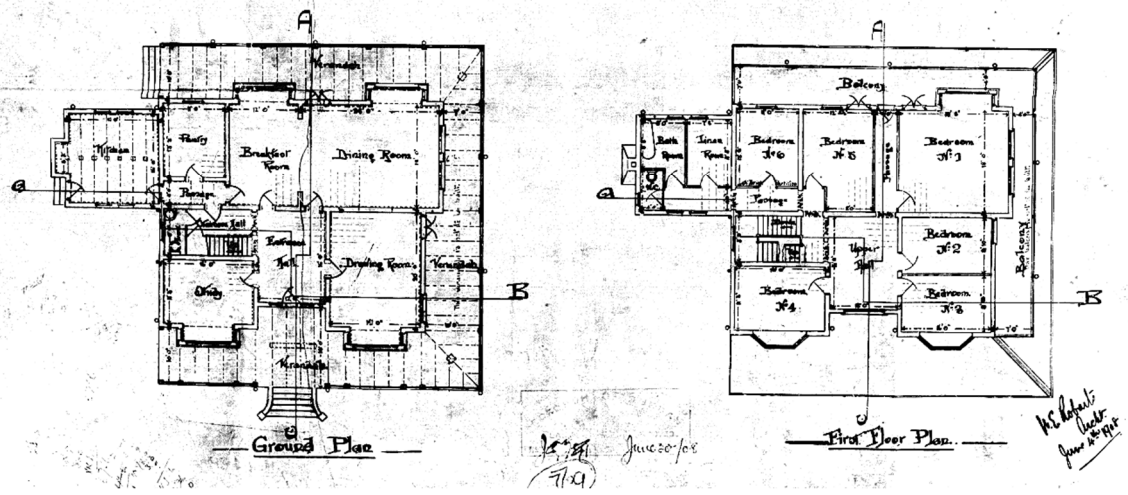


Garden veranda



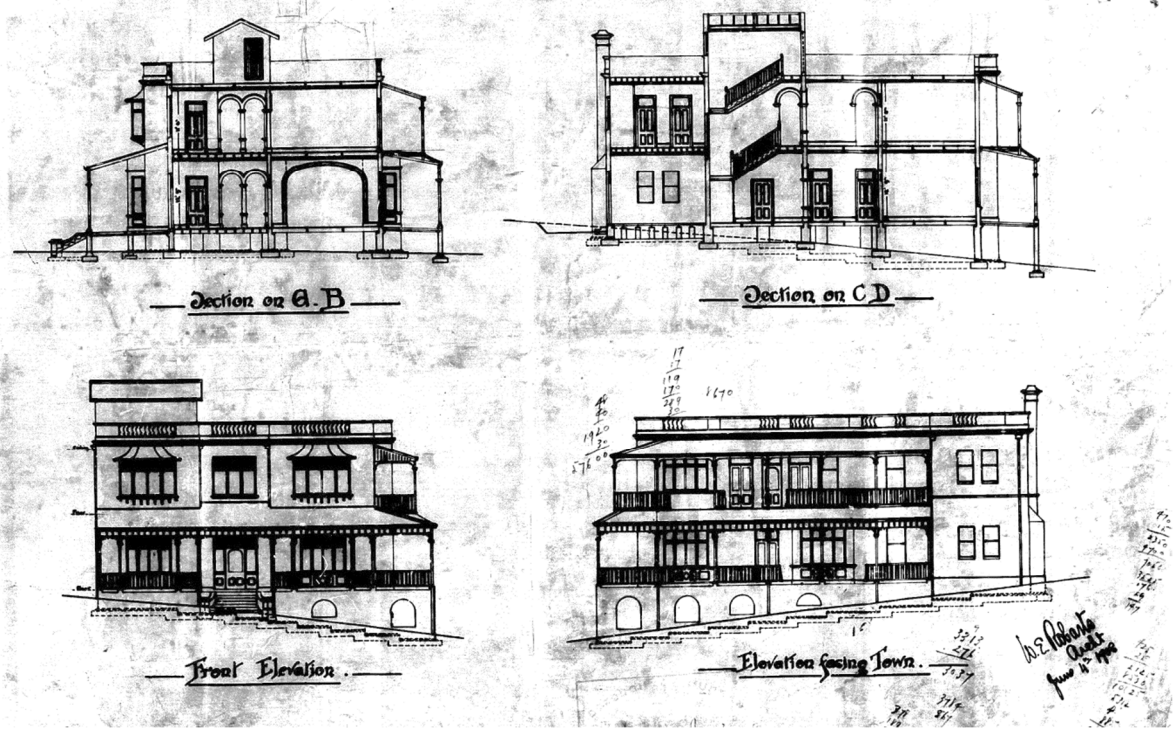
Interior

Proposed Residence on Musgrave Road.
for J.G. Tyzack Esq.
Scale 1/4" inch to 1 foot.

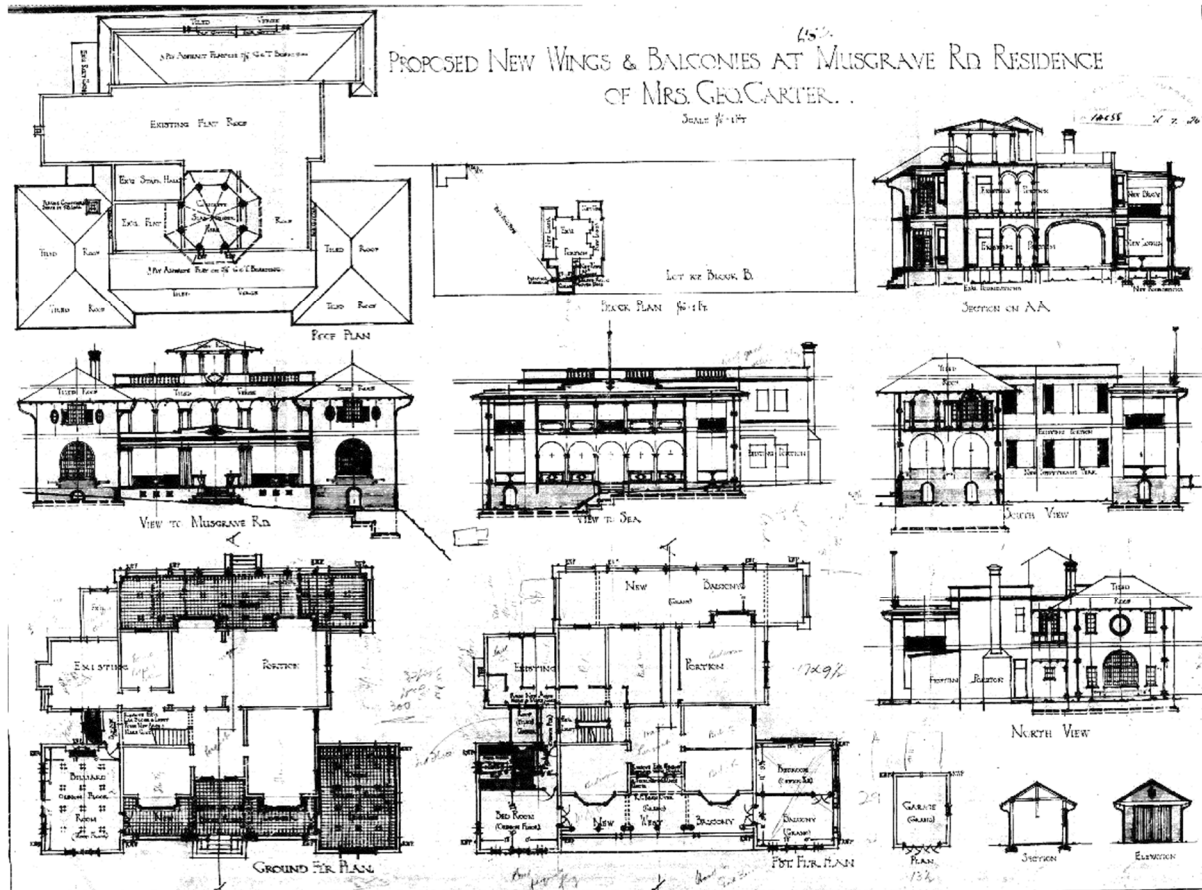


1908 plans for J.G. Tyzack by W.C.E. Roberts

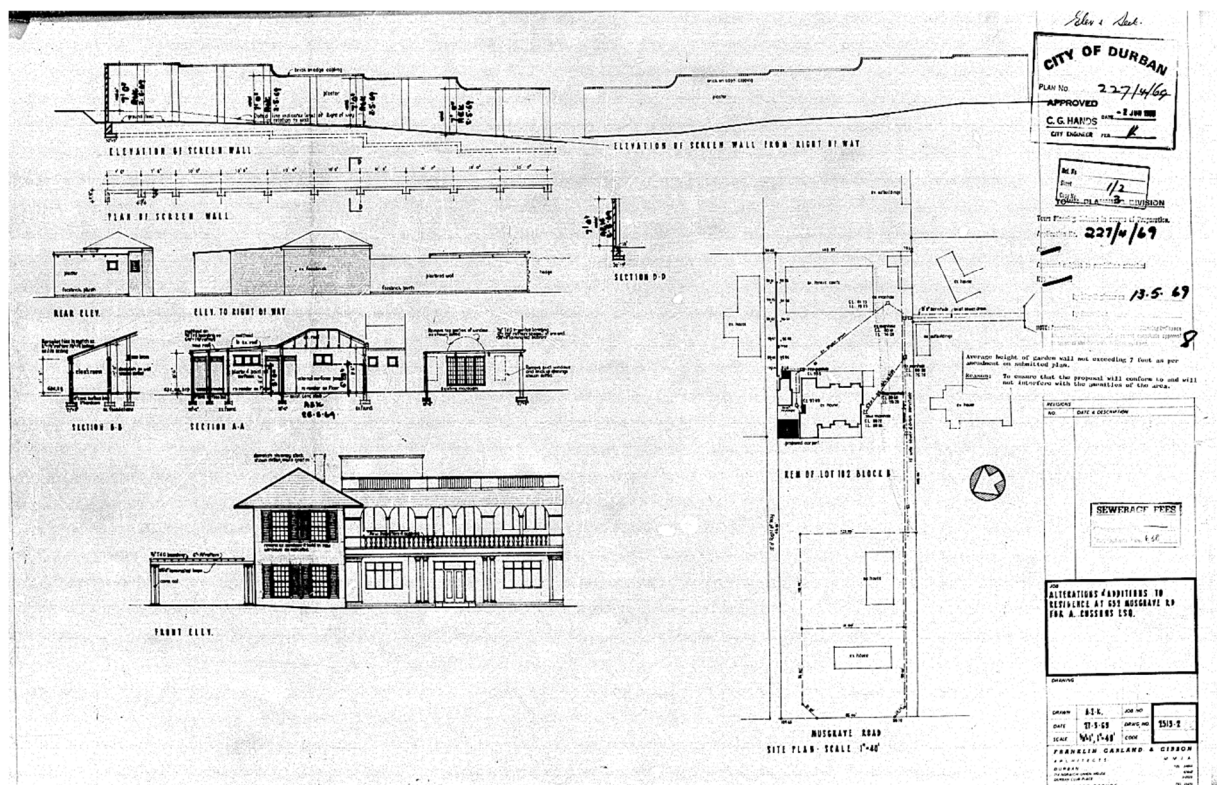
Proposed Residence on Musgrave Road.
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1908 plans for J.G. Tyzack by W.C.E. Roberts



1926 Plans for Mrs GEO Carter.



1969 Plans for Cussun