

04 June 2023

**133 Helen Joseph Rd**

**HERITAGE IMPACT ASSESSMENT : ILLEGAL WORK AND PROPOSED CHANGES TO EXISTING HOUSE (CONVERTED TO BUSINESS) AT 133 HELEN JOSEPH (DAVENPORT) RD, GLENWOOD**



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## **1. BACKGROUND INFORMATION**

Lindsay Napier Architect was appointed by the property owner to prepare a Heritage Impact Assessment of Illegal and proposed Work for the property at the request of Amafa to supplement the application for the alterations to 133 Helen Joseph Rd, Glenwood.

## **2. TERMS OF REFERENCE :**

The report refers to KZN Amafa and Research Institute Act no.5 of 2018 and the National Heritage Resources Act (25/1999), which aim to protect heritage resources in Kwa Zulu Natal.

The property is protected by Clause 37 : General Protection : *“Structures – No structure which is, or which may reasonably be expected to be older than 60 years, may be demolished, altered or added to without prior written approval of the Council having been obtained on written application to the Council.”*

## **3. METHODOLOGY :**

Lindsay Napier is an architect experienced in assessment of protected buildings in KZN. She has previous experience in recording historic buildings, surveying townscapes and designing for protected buildings.

The properties was inspected by Lindsay Napier on the 25<sup>th</sup> May 2023.

SG diagrams and building plan records were used to analyse the history of the property boundaries and age of structures.

The Amafa application documents dated 15-04-2023 prepared by Studio 3B (Pty)Ltd were reviewed. There were very few recent records of building plans for the house so Google-streetview history was used to establish approximate dates of changes made to the property.

## **4. LOCALITY :**

The property is situated on the Northern side of Helen Joseph (Davenport) Rd, between Bulwer and Brand Roads. It is almost central to the “Davenport entertainment/ business zone”.

## 7. ARCHITECTURAL SIGNIFICANCE :

### ARCHITECTURAL SIGNIFICANCE :

The house is a typical Edwardian/ Berea style house. It has a double-storey A-symmetrical gable with (originally) veranda and balcony alongside. The roof is hipped and windows were of vertical proportion.

The house originally had doric columns on the first-floor balcony only – these appear to have been built in pairs rather than how the architect proposed on the original plans.

The interior of the house would have had timber suspended floors.

The house currently has lost all the architectural features noted above, but retains the gable and hipped roof form.



### HISTORICAL SIGNIFICANCE:

The building is estimated to have been built in 1922/23 for Mrs E.I.Lyle.

### SOCIAL/ SPIRITUAL/ LINGUISTIC SIGNIFICANCE : Nil

### SCIENTIFIC/ TECHNOLOGICAL SIGNIFICANCE :

All materials and construction methods were typical of that period and are prevalent in other houses in the area.

### ENVIRONMENTAL/ CONTEXTUAL SIGNIFICANCE :

The house has 3 adjoining neighbours, two side neighbours and one rear neighbour.

The side neighbours are single-storey houses (converted to restaurants), they have a similar set-back distance from the street to no.133.

Helen Joseph Rd has a slight gradient from West to East (Bulwer rd to Brand rd) – the result has been that buildings do not share the same ground-level. Entrance gates and roof lines are stepped from site to site.

The area is rich in houses dating from 1910 to 1930's.

## CONTEXTUAL PHOTOS



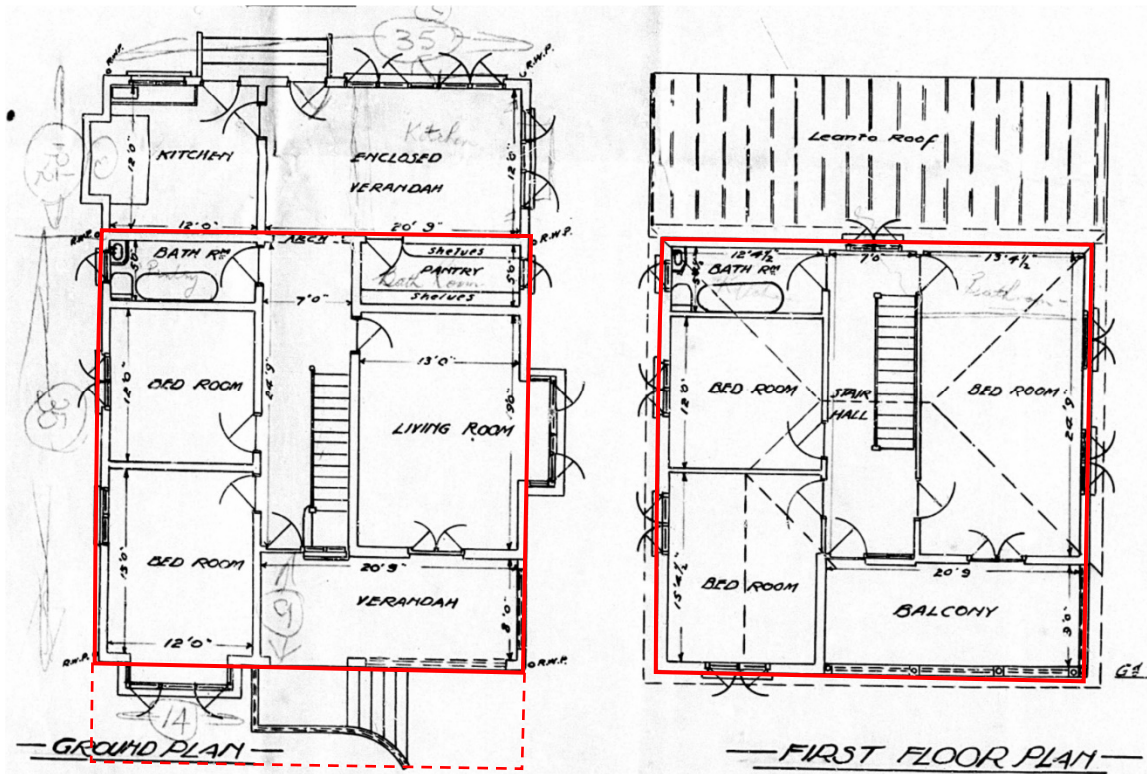
South side of Helen Joseph Rd (opposite 133)



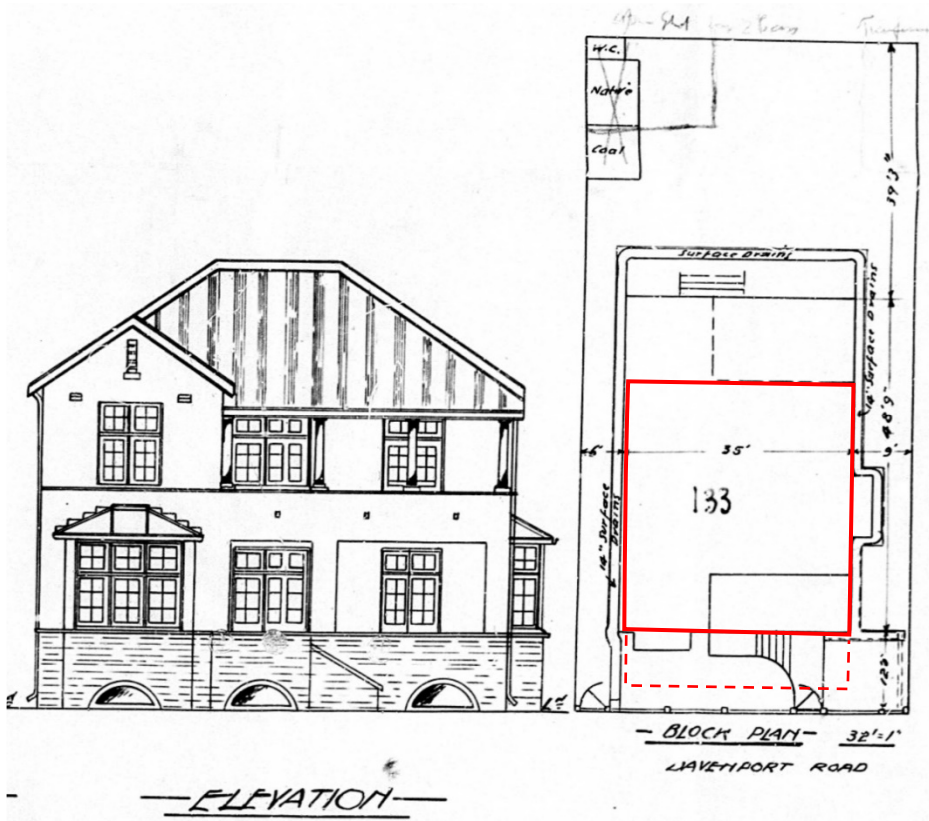
Looking West and South East on Helen Joseph Rd

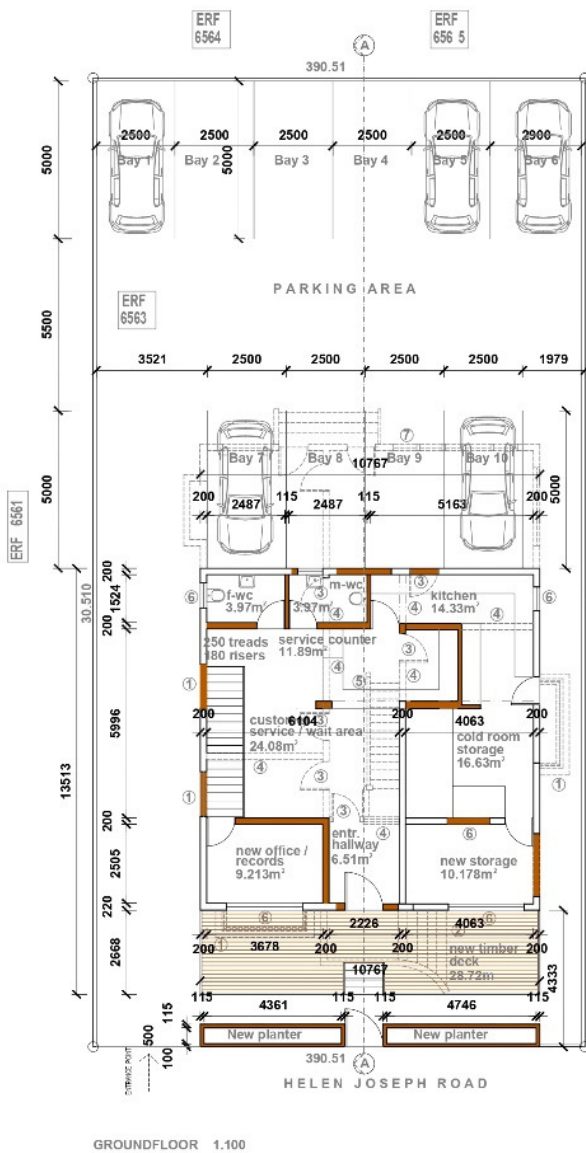
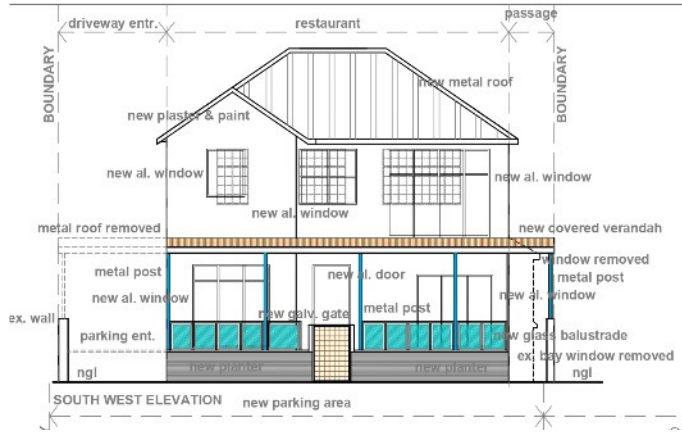


# ARCHITECTURAL DRAWINGS

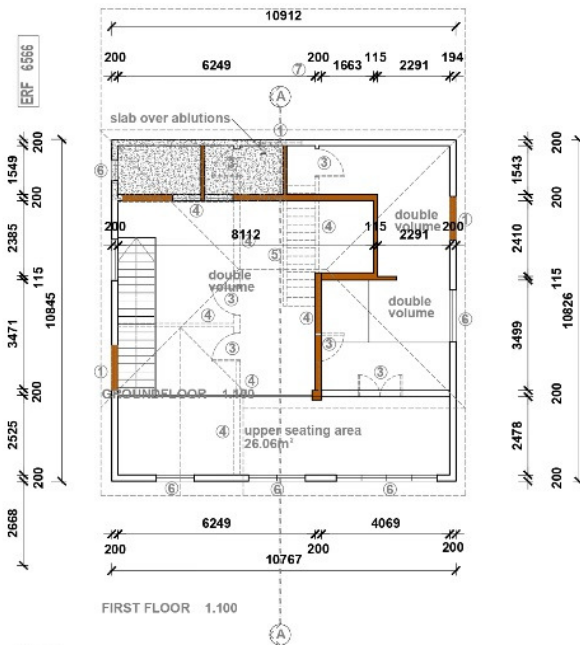


Architects plans 1922 (red-line shows the part of the house that is proposed to be retained)





- LEGEND**
1. Window removed & bricked where shown
  2. Stairs removed
  3. Ex. doors removed and bricked up where shown
  4. Ex. walls removed
  5. Ex. stairs removed
  6. Ex. windows replaced where shown
  7. Ex. kitchen & verandah & roof removed



Proposed architects plans 2023.

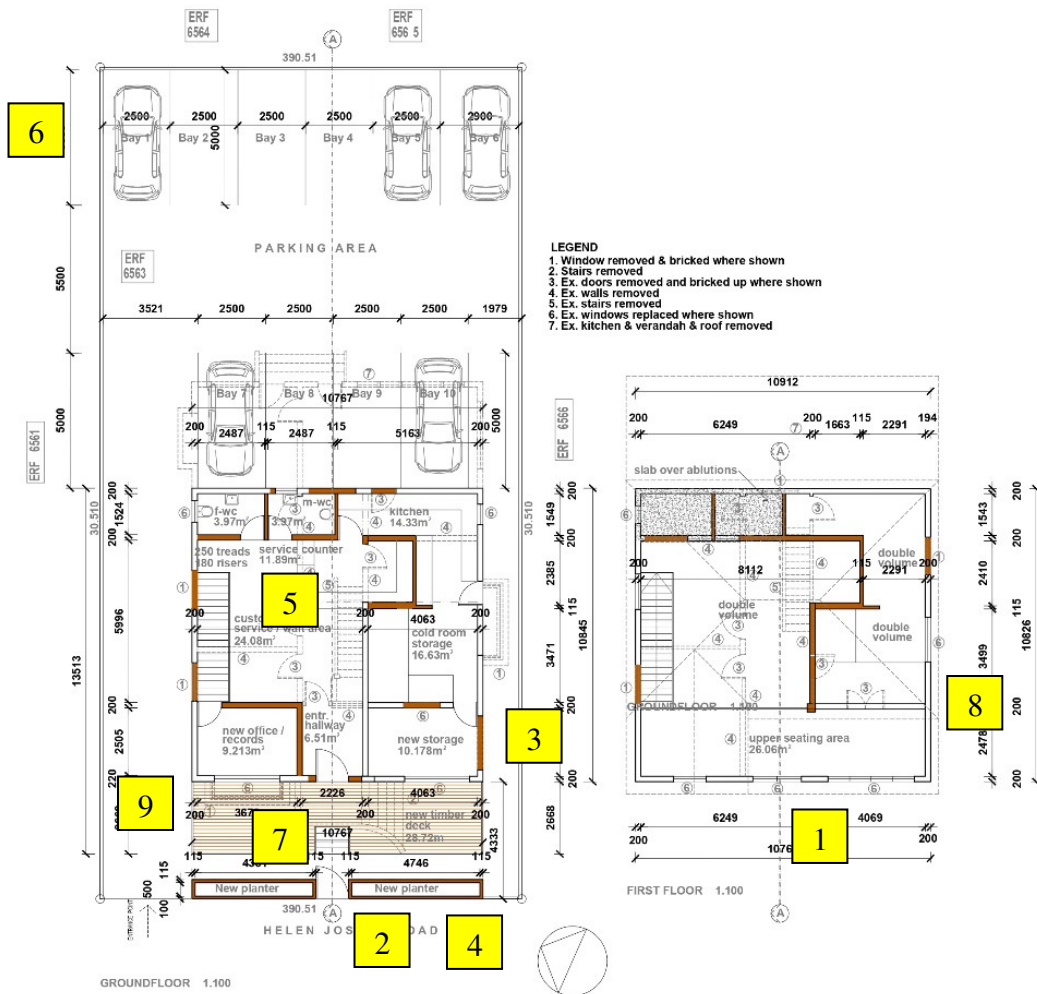
## 7. ILLEGAL WORK

1. Cottage pane windows added to the balcony, removal of doric columns (replaced with brick).
2. Removal of the garden stairs
3. Ground floor veranda enclosed, entrance door with security gate moved to in-line with gable.
4. Boundary wall changed to high wall with pedimented entrance gate.
5. Demolition of internal walls and addition of toilets/ kitchen etc at the side and rear. Replacement of timber floors, removal of first floor and mezzanine added.
6. Demolition of original outbuilding
7. Bay window removed
8. Replacement of cottage pane windows with full glass panes – openings of a larger proportion.
9. New deck and boundary plinth wall and stairs from pavement.

Some of the work pre-dates 2009 (the last photographic record), therefore it cannot be assessed fully. Internal work is not visible in the photographic record, therefore assumptions are made in the table below.

Illegal work		Impact	Mitigation
Cottage pane windows added to the balcony, removal of doric columns (replaced with brick).	Pre-2009	Height of balustrade wall changed, architectural detail lost	Already changed to large pane windows.
Demolition of original outbuilding	unknown	Low impact	Nil
Boundary wall changed to high wall with pedimented entrance gate.	1991	Changed the streetscape from the original low boundary wall with an accessible forecourt to the building.	Subsequently demolished
Ground floor veranda enclosed, entrance door with security gate moved to in-line with gable.	Pre-2009	Ground floor veranda (semi-private space) lost	Nil
Removal of the garden stairs	unknown	Low impact	Nil
Demolition of internal walls and addition of toilets/ kitchen etc at the side and rear. Replacement of	Betw. 2017-2023	High impact.	This cannot be restored to the original. The

timber floors, removal of first floor and mezzanine added.		Has permanently changed the interior.	proposal shows a partial reinstatement of internal rooms
Bay window – cottage pane windows replaced with full panes and pitched roof	Betw. 2015-2017	Integrity of the architectural façade lost	Subsequently demolished
Bay window removed	2022	Integrity of the architectural façade lost	The additional roofed deck now negates the feature of a bay window.
Replacement of cottage pane windows on the front facade with full glass panes – openings of a larger proportion.	2022	Integrity of the architectural façade lost	Nil. The style of window follows the modern architectural aesthetic.
New deck and boundary plinth wall and stairs from pavement.	2022	It open up the front of the building to the street (previously closed),	The deck is proposed to be reduced in width







2009



2013



2017

## 8. ASSESSMENT AND GRADING :

The NHRA clause 3(3) lists the following criteria for assessment of Heritage significance :

1. Highly significant association with a:
  - a. historic person
  - b. social grouping
  - c. historic events
  - d. historical activities or roles
  - e. public memory
2. Historical and/or visual-spatial landmark within a place
3. High architectural quality, well-constructed and of fine materials
4. Historical fabric is mostly intact (this fabric may be layered historically and/or past damage should be easily reversible)
5. Fabric dates to the early origins of a place
6. Fabric clearly illustrates an historical period in the evolution of a place
7. Fabric clearly illustrates the key uses and roles of a place over time

### SUMMARY :

The building is unusual in its locality as the only double-storey “house”, the corner building on Bulwer road is the only other double-storey building of similar age in the immediate vicinity.

With reference to the above criteria, it registers (partially) with points 5-7.

It was boxed-in and screened off by a high boundary wall in the past 10-15 years, while neighbours were opening up their boundaries to the street and using the fore-courts for trade. The proposal to open up the front is in line with the intention of the Urban Core zone and celebrate the frontages of the buildings facing the street.

Buildings have been modernised to cater for the new business usage, the original small-pane windows would not be appropriate for this use. Internal changes have little affect on the street frontage which is the important historical fabric.

Technical detailing on how the changes are made or have been made should be considered within the long-term conservation and maintenance of the structure.

Given the low historical, social, technical and significances, the property is recommended as a **Grade 3C** as it contributes to the streetscape in a small way.

REFERENCE :

An **Heritage Grading** is compiled based on the Grading system of the National Heritage Resources Act (NHRA) Chapter 1:3(3) and 7 and the Western Cape Heritage Grading guidelines :

Grade I (National Heritage Resources)

Grade II (KZN Provincial Landmarks)

Listed in Schedule 2 of the KZN Amafa and Research Institute Act 2018.

Grade IIIA (KZN Heritage Landmarks) Listed in the municipal Town Planning Scheme

IIIB Generally protected by age (over 60 years of age)

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With contextual significance

(Grade) NCW : Not Conservation Worthy: if the property is not worthy of protection in the above categories.

