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To : GPB Designers
Attention : Graham Braum
Email : gpbdesigners.co.za

HERITAGE STATUS OF EXISTING BUILDINGS AT 28 CHESTNUT AVENUE, GLENWOOD, DURBAN

Prepared by Lindsay Napier Pr.Arch

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 report is a brief assessment of the heritage value of the existing building.

Consisting of a single residence and one outbuilding.



ARCHITECTURAL/ AESTHETIC SIGNIFICANCE :

The house was built in 1912 in the Edwardian period, as an A-symmetrical Gable-veranda house with a hipped roof. It was a simple 2-bedroom house with kitchen and bathrooms off the back veranda. It had a simple timber veranda with double doors opening onto it. An addition to the veranda and a side porch was built in 1921.

The veranda was timber, but replaced and enclosed in brick in 1953. The front entrance doors on the veranda were removed.

Original outbuildings were 2 small rooms on the lane boundary. A garage and “washhouse” was built on the back Lane boundary in 1935

The interior of the house has Oregon pine suspended floors, architraves, windows and doors. The timberwork has disintegrated through age and borer damage. There are no internal architectural details.

HISTORICAL SIGNIFICANCE:

The house was built in 1921 for “O.Vegaard”. Additions were done for Mr.Kilpatrick in 1921.

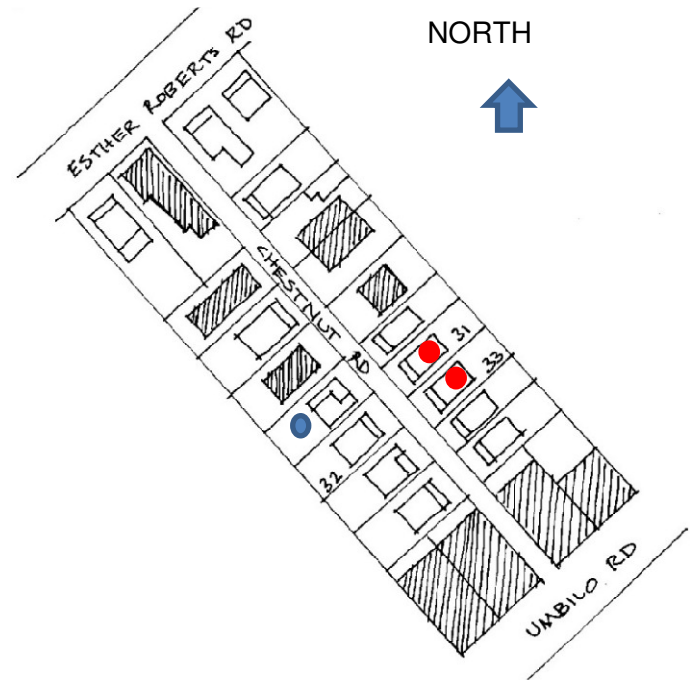
SOCIAL/ SPIRITUAL/ LINGUISTIC SIGNIFICANCE : Nil

SCIENTIFIC/ TECHNOLOGICAL SIGNIFICANCE :

All materials and construction methods were typical of the period and are prevalent in other houses in Glenwood and Umbilo. Due to the use of timber, much of the finer detailing of the houses in Glenwood have been removed or attacked by borer.



South side of Chestnut Avenue (no.32)



North side

ENVIRONMENTAL/ CONTEXTUAL SIGNIFICANCE :

The property is on the South side of Chestnut Lane, a one-way road up from Umbilo Rd to Esther Roberts Road. The immediate (East) neighbour no.32 is a single-storey house, which has been submitted for development. The West neighbour is a 2-storey block of flats with a driveway on the side boundary of no.28. Boundary walls in Chestnut Avenue are predominantly pre-cast concrete fences.

The North side of Chestnut Avenue has a group of 5 houses dating from the early 1900's. No.'s 31 and 33 are listed. They all share similar proportions and detailing, therefore forming a group.

The upper section of Chestnut Road has four 2-3 storey residential blocks that are set-back from the street and do not relate to the street.

The immediate context (ie. South side of the street) of no. 28 is of low significance.

PROPOSED HERITAGE GRADING of 28 CHESTNUT AVENUE :

The existing structures are of low significance and now historical or cultural value could be found. The group on the North side of the Avenue have streetscape significance.

The development of the property will have a low impact on the group on the North side of the street. Therefore the recommended Heritage Grading is :

NCW – Not conservation worthy