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To : GPB Designers
Attention : Graham Braum
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HERITAGE STATUS OF EXISTING BUILDINGS AT 70-72 STEPHEN DLAMINI (ESSENWOOD) ROAD, DURBAN



ARCHITECTURAL/ AESTHETIC SIGNIFICANCE :

A pair of single-storey, gabled, semi-detached dwellings built on the long axis of the Stephen Dlamini Rd property. No record drawings were found, but the plan shows evidence of two identical plans with 3 bedrooms, a living room and kitchen along a passage with a back veranda and a small front entrance porch.

The building is divided by a party-wall down the centre with a box gutter. Two front gables with circular gable vents and a small veranda roof face Stephen Dlamini Road at an angle. Plan records from 1987 and 1993 indicate earlier alterations to the plans and substantial alterations to no.70.

Internally the passage lintols are arched with a decorative moulding. Floors are suspended timber and old vinyl tiles on concrete, there is no other internal detailing.

Currently there are only a few remaining timber frame sash windows and original doors in no.72. All windows in no.70 have been replaced with cottage-pane casement windows.





HISTORICAL SIGNIFICANCE:

The buildings are estimated to have been built between 1920 and 1930 as part of a development at numbers 64-72 Essenwood Rd.

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 Musgrave. Existing materials have been changed and deteriorated.

ENVIRONMENTAL/ CONTEXTUAL SIGNIFICANCE :

The building is part of a group with number 64-66 (identical pair, but altered) facing West. Neighbouring properties are a housing complex and a single-storey building of similar age. Directly opposite are a group of Edwardian veranda houses facing East, but with no direct relationship to 70-72 due to the angle of the properties to the road. Stephen Dlamini road is a 4-lane one-way road.

PROPOSED HERITAGE GRADING :

Grade 3C – generally protected with low heritage significance and medium contextual significance as it is part of a group.

