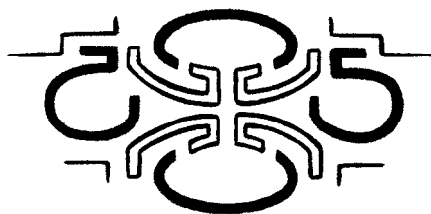


**Cultural Heritage Survey of the Historic Eastern Sports Ground,
Clydesdale, Pretoria, Tshwane Metropolitan Municipality, Gauteng**



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Executive Summary

This report contains a heritage impact assessment investigation in accordance with the provisions of Sections 38(1) and 38(3) of the *National Heritage Resources Act* (Act no 25 of 1999). This report focuses on the results from a cultural heritage survey that was conducted of the survey area which is situated on the north-west portion of the Loftus Versfeld terrain at the junction of Park Street and Kirkness Street. The survey area is located on Portion 418 of the farm Elandspoort 357 JR.

Historical structures

The Eastern Sports Ground (also referred to as Eloff Park) consists of several main aspects, which are:

- **Club House (Loftus Tavern)**
A historic sport club house that was built in circa 1929.
- **Statue ‘Spirit of Sport’**
A statue designed by Fanie Eloff and erected at the entrance to the Sports ground in 1936.
- **Main Entrance (Stone Gate)**
The main entrance at Park Street provided access to the Sports Ground.
- **Lane of Trees**
A lane of trees starting at the Ou Lettere Building (UP), which is aligned with Church Square

Recommendations

Club House: Retain and protect

The following general guidelines also have relevance:

- The Clubhouse is older than 60 years and is therefore protected under Section 34 of the National Heritage Resources Act (Act no 25 of 1999)
- Permit from SAHRA for any alterations
- Guidance from a restoration architect in terms of future developments in the area

Definitions and abbreviations

Midden:	Refuse that accumulates in a concentrated heap.
Stone Age:	An archaeological term used to define a period of stone tool use and manufacture
Iron Age:	An archaeological term used to define a period associated with domesticated livestock and grains, metal working and ceramic manufacture
NHRA:	National Heritage Resources Act (Act no 25 of 1999)
SAHRA:	South African Heritage Resources Agency
PHRA-G:	Provincial Heritage Resources Authority - Gauteng
HIA:	Heritage Impact Assessment

Contents

1. Introduction.....	4
2. Objectives.....	4
3. Study Area	4
4. Proposed Project Activities	5
5. Legal Framework.....	6
6. Study Approach/Methods	9
6.1 Review of information/data	9
6.2 Site visit	9
6.3 Assumptions, uncertainties and gaps in knowledge.....	9
7. Description and Evaluation of Cultural Heritage Site	9
8. Recommendations and Conclusions.....	10
9. References (reviewed and cited)	11

Addendum 1: Historical sequence of the Eastern Sports Ground (Eloff Park)

Addendum 2: Site Description and Evaluation



Map 2: Detailed aerial view of the survey area

4. Proposed Project Activities

The proposed development will consist of various aspects, including but not limited to the following:

- Plenary hall and services area
- Commercial offices
- Retail area, including restaurants
- Hotel – 120 rooms including public areas
- Sports related retail
- Gymnasium
- Rugby museum
- Miscellaneous

The complete project will cover an estimated total of 40 000 m².



Map 3: Proposed layout of new development

5. Legal Framework

- Archaeological and historical remains can be defined as human-made objects, which reflect past ways of life, deposited on or in the ground.
- Heritage resources have lasting value in their own right and provide evidence of the origins of South African society and they are valuable, finite, non-renewable and irreplaceable.
- All archaeological remains, features, structures and artefacts older than 100 years and historic structures older than 60 years are protected by the relevant legislation, in this case the **National Heritage Resources Act (NHRA) (Act No. 25 of 1999, Section 34 & 35)**. The Act makes an archaeological impact assessment as part of an EIA and EMPR mandatory (see **Section 38**). No archaeological artefact, assemblage or settlement (site) may be moved or destroyed without the necessary approval from the **South African Heritage Resources Agency (SAHRA)**. Full cognisance is taken of this Act in making recommendations in this report.
- Cognisance will also be taken of the **National Environmental Management Act (Act No 107 of 1998)** when making any recommendations.

- **Mitigation guidelines (The significance of the site):**

Rating the **significance of the impact** on a historical or archaeological site is linked to the significance of the site itself. If the significance of the site is rated high, the significance of the impact will also result in a high rating. The same rule applies if the significance rating of the site is low (also see Table 1).

Significance Rating	Action
Not protected	1. None
Low	2a. Recording and documentation (Phase 1) of site adequate; no further action required
	2b. Controlled sampling (shovel test pits, auguring), mapping and documentation (Phase 2 investigation); permit required for sampling and destruction
Medium	3. Excavation of representative sample, C ¹⁴ dating, mapping and documentation (Phase 2 investigation); permit required for sampling and destruction [including 2a & 2b]
High	4a. Nomination for listing on Heritage Register (National, Provincial or Local) (Phase 2 & 3 investigation); site management plan; permit required if utilised for education or tourism 4b. Graves: Locate demonstrable descendants through social consulting; obtain permits from applicable legislation, ordinances and regional by-laws; exhumation and reinterment [including 2a, 2b & 3]

Table 1: Rating the significance of sites

- With reference to the evaluation of sites, the certainty of prediction is definite, unless stated otherwise.
- The guidelines as provided by the **NHRA (Act No. 25 of 1999)** in Section 3, with special reference to subsection 3, and the Australian ICOMOS (International Council on Monuments and Sites) Charter (also known as the Burra Charter) are used when determining the cultural significance or other special value of archaeological or historical sites.
- It should be kept in mind that archaeological deposits usually occur below ground level. Should archaeological artefacts or skeletal material be revealed in the area during development activities, such activities should be halted, and a university or museum notified in order for an investigation and evaluation of the find(s) to take place (*cf.* **NHRA (Act No. 25 of 1999)**, Section 36 (6)).
- **Architectural significance:**
 - Does the site contain any important examples of a building type?

- Are any of the buildings important examples of a style or period?
 - Do any of the buildings contain fine details and or reflect fine workmanship?
 - Are any of the buildings the work of a major architect or builder?
 - Are the buildings important examples of an industrial, technological or engineering development?
 - What is the integrity of the buildings?
 - Are the buildings still utilised?
 - Has the buildings been altered and are these alterations sympathetic to the original intent of the design?
- **Spatial significance of architecture:**
- Is the site or any of the buildings a landmark in the city or town?
 - Does the plant contribute to the character of the neighbourhood/region?
 - Do the buildings contribute to the character of the street or square?
 - Is the place or building part of an important group of buildings?
- **Architecture: Levels of significance are:**
- Protect
 - Highly significant
 - Possible significance
 - Least significance
 - No significance
- **Architecture: Levels of protection are:**

Retain and protect	Considered to be of high significance. The building or structure can be used as part of the development but must be suitably protected. Should not include major structural alterations. If the building is older than 60 years a modification permit is required from SAHRA.
Retain and re-use	Considered to be of moderate significance. The building or structure can be altered to be accommodated within the development plans. Structural alterations can be included. If the building is older than 60 years a modification permit is required from SAHRA.
Alter and re-use	Considered to be of low significance. The building or structure can be structurally altered or destruction can be considered following further documentation. If the building is older than 60 years a modification/destruction permit is required from SAHRA.
Can be demolished	Considered to be of negligible significance and can be demolished. If the building is older than 60 years a destruction permit is required from SAHRA.

Table 2: Level of protection of buildings/structures

- A copy of this report will be lodged with the **SAHRA** as stipulated by the National Heritage Resources Act (NHRA) (Act No. 25 of 1999), Section 38 (especially subsection 4) and the relevant Provincial Heritage Resources Authority (PHRA).

- Note that the final decision for the approval of permits, or the removal or destruction of sites, structures and artefacts identified in this report, rests with the SAHRA (or relevant PHRA).

6. Study Approach/Methods

Regional maps and other geographical information were supplied by Abland Development. In addition Google Earth aerial images were used to indicate the survey area. The survey area was localised on the 1:50 000 topographic map 2528CC.

6.1 Review of information/data

Additional information on the cultural heritage of the area was sourced from the following records:

- National Mapping Project by SAHRA (which lists heritage impact assessment reports submitted for South Africa)
- Maps and information documents supplied by the client
- Published literature
- Declaration documents: Proposed as National Heritage Site 1998
- Personal Communications: Trevor Lloyd Evans, Johan Erwee and Cliff

6.2 Site visit

The site investigation took place on 20 May 2012.

6.3 Assumptions, uncertainties and gaps in knowledge

No severe physical restrictions were encountered. However accessing primary (archival) documents on the site, especially site plans and photographs remains problematic.

7. Description and Evaluation of Cultural Heritage Site

Please note that the historical Eastern Sports Ground has been provisionally declared a National Monument on 7 August 1998 under the National Monuments Act (Act no 28 of 1969) (Government Notice No 999 as published in the Government Gazette no 19109 of 7 August 1998).

In terms of Section 5(1) of the Act (Act no 28 of 1969) the National Monuments Council declared the National Monument as follows:

‘The building, site and structures described as the Old Club House, the site with the two adjacent bowling greens to the north of the club house, the historical palm walk, as well as the stone gate, situated on Portion 418 of the farm Elandsport 357 JR, Gauteng Province. Deed of Transfer T86087/1996, dated 12 September 1996’.

Also note that a provisional declaration is valid for 5 years (Farmer 1998), which has since lapsed.

However, the National Monuments Act (Act no 28 of 1969) was replaced by the new National Heritage Resources Act (Act no 25 of 1999) which was promulgated in April 2000. The National Heritage Resources Act also instituted a new heritage body known as the South African Heritage Resources Agency (SAHRA).

As a result all existing National Monuments and Provisionally declared national monuments (declared under the old legislation) automatically received the status of 'Provincial Heritage Site' (under the new legislation). Also the legal responsibility of the site falls under the Provincial Heritage Resources Authority, Gauteng (PHRA-G).

Futhermore, because the structures at the site are older than 60 years they are still protected under Section 34 of the NHRA (Act no 25 of 1999).

Recent significant statement: The open spaces leading up to Eloff Park directly adjacent to (north of) Loftus Versfeld have become landmarks in this part of the city as they are utilised by the rugby enthusiasts before and after rugby matches for braais and socialising. The area is also an introduction to the now secured Eloff Park which in turn is a prelude to the vast grounds of Pretoria Girls High School (eThembeni Cultural Heritage 2005:40).

8. Recommendations and Conclusions

Historical structures

The Clubhouse of the Eastern Sports Ground is one the few remaining historical clubhouses in Pretoria. The built quality and design are unique to the clubhouse. The application of neo-Cape Dutch architecture refers to the growing nationalist sentiment during the late 1920s which saw a climax in the 1930s during the Great Drought and Centenary of the Great Trek (1836 – 1938).

Much of the context of the Sports Ground has disappeared elements such as the bowling greens, public sculpture (statue) by Fanie Eloff and historic palm walk have been removed.

The clubhouse has at least in a sense been returned to its former layout after the eastern additional has been removed (see Addendum 1).

Recommendations

The general recommendation is retain and protect as only minor internal changes are planned. Any internal or external alterations will require a permit from SAHRA and should be guided by a restoration architect.

9. References (reviewed and cited)

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Addendum 1: Historical sequence of the Eastern Sports Ground (Eloff Park)

Introduction

After an ownership dispute between Mr EPA Meintjies, Jimmy Mears and PJ Kotze the court decided in 1889 to declare the area State Land. The land was approximately 86 morgen in size on which was built the University of Pretoria (1910), Girls High School and the Eastern Sports Ground. The City Council of Pretoria then decided on 19 October 1911 to officially dedicate the land for the use of sport. The lane of trees was planted in 1912 to align with the Ou Lettere Building on the campus of the University of Pretoria which was built in 1910 (*Eucalyptus Polyanthemus* and *Pinus Longifolia*) (Laubscher 1994:47). Note that Pretoria Girls High School's residences also align to the Ou Lettere Building on the University of Pretoria campus. Pretoria Girls High is a landmark in the history of the neighbourhood and in Pretoria. The buildings on the school grounds as well as the layout of the site were planned and built by Department of Public Works (Pers. Comm. Trevor Lloyd Evans). This alignment can still be seen today (Map 6).

Please note several alignments of various structures. Both Park Street and Lynwood Street are aligned to point towards the Union Buildings. Furthermore, the alignment of the lane of trees, the Ou Lettere Building and the buildings of the Pretoria Girls High School create an education hub that points towards Church Square.



Map 4: Alignment of lane of trees between the Eastern Sports Ground and the Ou Leterre Building (UP)

Eastern Sports Ground (also referred to as Eloff Park)

The Municipality established the Eastern Sports Ground along with several other recreational areas such as Arcadia Park, Burgers Park, Eastwood Park, Fountains Valley, Caledonian Grounds and Western Sports Ground.

Bowling was introduced to Pretoria in 1902 and the first bowling green was laid out at the Caledonian Sports Ground in 1907, the first in the Transvaal. The Eastern Sports Ground was established in 1914 largely due to the efforts of Loftus Versfeld (1862 – 1932) (Bruwer 1997).

- **Club House (Loftus Tavern)**

The plan of the building is based on a Latin Cross, with the main entrance to the west (western facade) and two doors in the middle of the northern and southern facades respectively. Originally there was a fourth entrance to the east, but this has been removed when the eastern extension was added in the 1990s (see Van der Waal 1997 & Bruwer 1997).

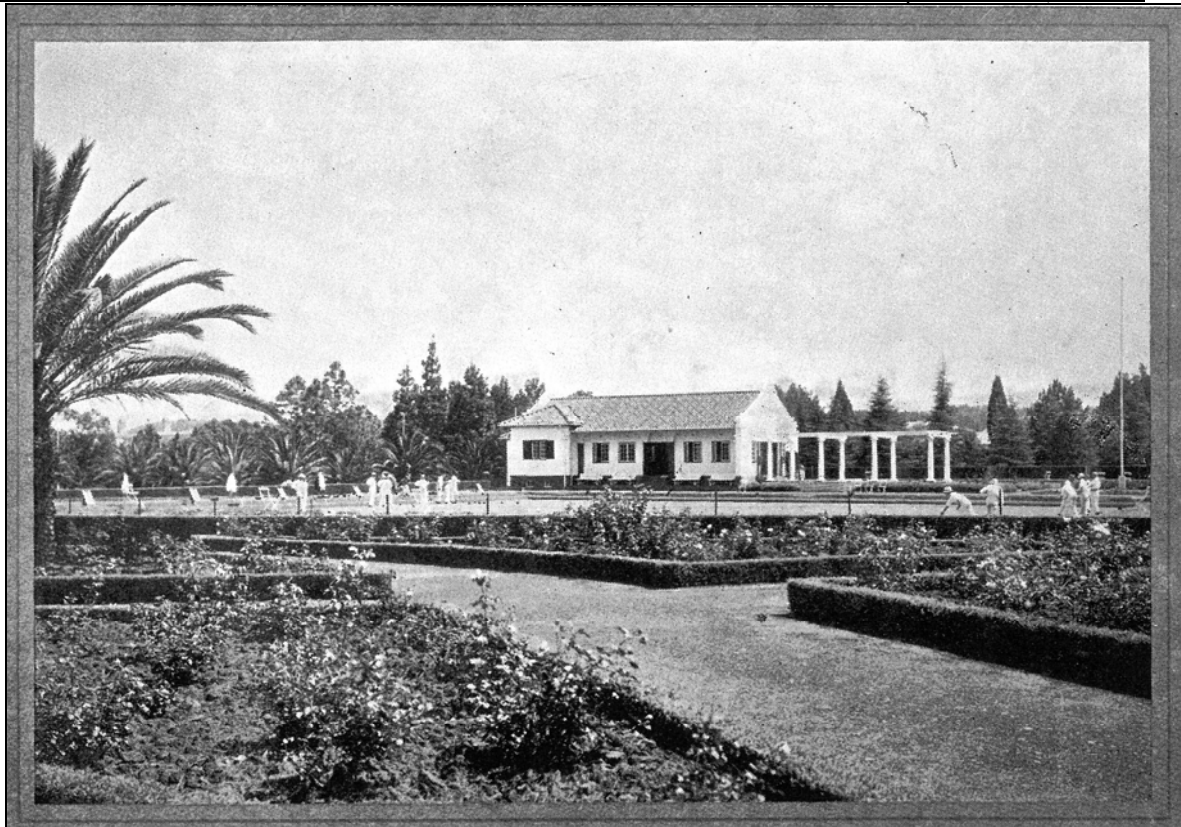


Figure 1: The bowling greens and Club House at the Eastern Sports Ground c. 1931

The Clubhouse consists of plastered walls standing on red brick plinth (foundation). Each facade exhibits a distinct character. The western facade has strong symmetrical massing with a projecting door, flanked by slender portions, each with its own roof. A well-modelled neo-Cape-Dutch gable binds the parts together. The north and south facades are identical with projected parts near the main entrance and symmetrically placed windows and door. The eastern facade originally displayed a central door, flanked by two windows and a restrained neo-Cape Dutch gable. The eastern facade was originally extended by a double row of columns forming a pergola (Van der Waal 1997).

A silver plaque was recorded on the building which reads: 'This panelling was donated by Abra Gundelfinger Esq. 1929'. This together with the use of Burmese Teak and other archival documents and surveyor maps indicate that the building was constructed in circa 1929. The architect responsible for the design of the Clubhouse is currently unknown (see Van der Waal 1997 & Bruwer 1997).



Figure 2: Western facade of the Clubhouse, 2012

- **Statue ‘Spirit of Sport’**

The statue is by Fanie Eloff, a grandson of President Paul Kruger and was cast by Alexis Rudier in Parys, France. The statue was first exhibited in Johannesburg in 1929 and it was later decided by the City Council of Pretoria, spurred on by Dr. FV Engelenburg (the editor of ‘Die Volkstem’) who believed it to be a masterpiece. It was eventually bought for a monumental £500. However due to various circumstances the statue was only placed at the entrance to the Eastern Sports Ground in 1936. A lane of palm trees complemented the placement of the statue (Laubscher 1994:48).

However, note that the statue was removed in 1995 after a Council decision and moved to the entrance to the Pilditch Stadium in Pretoria West.

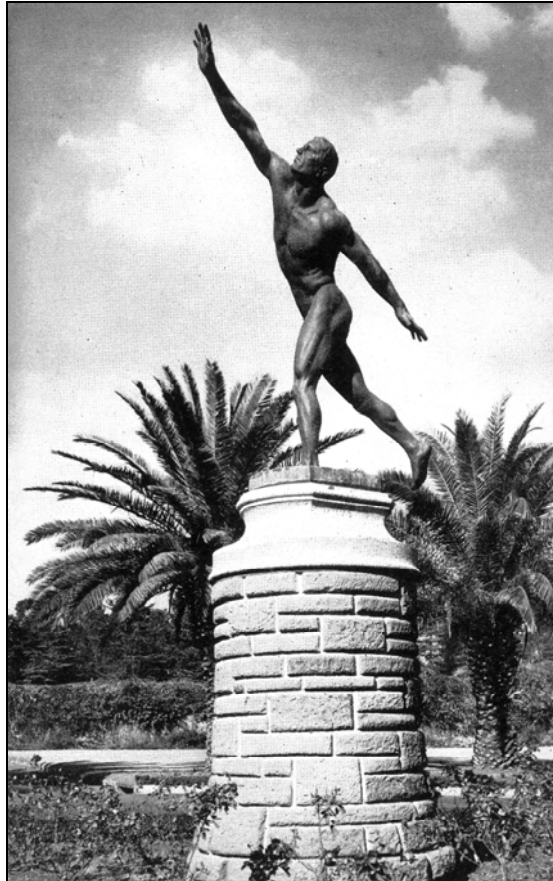


Figure 3: The statue called 'Spirit of Sport' by Fanie Eloff (note original base and palm trees)



Figure 4: The sandstone base that stands in the place where the statue once stood

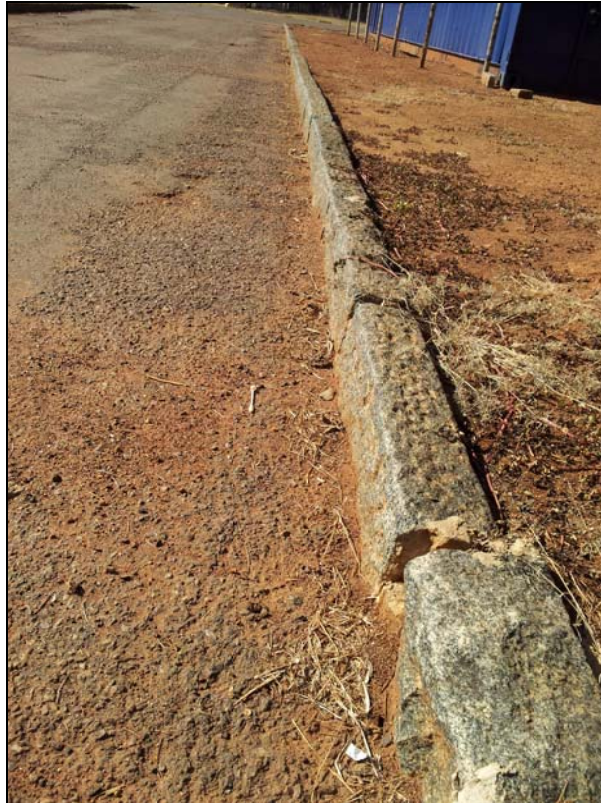


Figure 5: Dressed granite pavement stones leading towards the base of the statue

- Chronological Photographic record



Map 5: Aerial view of the sports ground in circa 2001 (note lane of palm trees and bowling green)



Map 6: The bowling green has been reutilised (2004)



Map 7: The palm trees show signs of aging (2008)



Map 8: Palm trees completely removed, Clubhouse new eastern section dilapidated (2009)



Map 9: Boundaries of northern bowling green removed, Clubhouse new section partly removed (2010)



Map 10: Area cleaned up, Clubhouse fenced and new section removed (2011)

Addendum 2: Site Description and Evaluation**Site 1**

A. GENERAL SITE DESCRIPTION		
<p>The site comprises the Eastern Sports Ground which originally consisted of the following elements:</p> <ul style="list-style-type: none"> ▪ Clubhouse ▪ Northern and Southern bowling greens ▪ Statue ‘Spirit of Sport’ by Fanie Eloff ▪ Palm tree walk ▪ Stone entrance gate ▪ Lane of trees connecting the Ou Lettere Building <p>The Clubhouse was probably built in 1929 and altered by adding an additional eastern wing in the early 1990s. Most of the other contextual elements have also been demolished or removed during the last few years. Even the eastern addition to the Clubhouse was removed during 2010.</p>		
B. SITE EVALUATION		
B1. HERITAGE VALUE	Yes	No
Historic Value		
It has importance to the community or pattern of South Africa’s history or precolonial history.	√	
It has strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa.	√	
It has significance relating to the history of slavery in South Africa.		√
Aesthetic Value		
It has importance in exhibiting particular aesthetic characteristics valued by a particular community or cultural group.	√	
Scientific Value		
It has potential to yield information that will contribute to an understanding of South Africa’s natural and cultural heritage.	√	
It has importance in demonstrating a high degree of creative or technical achievement at a particular period.	√	
It has importance to the wider understanding of the temporal change of cultural landscapes, settlement patterns and human occupation.	√	
Social Value		
It has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (sense of place).	√	
Tourism Value		
It has significance through its contribution towards the promotion of a local sociocultural identity and can be developed as tourist destination.	√	
Rarity Value		
It possesses unique, uncommon, rare or endangered aspects of South Africa’s natural or cultural heritage.	√	
Representative Value		
It is importance in demonstrating the principle characteristics of a particular class	√	

of South Africa's natural or cultural places or objects.			
B2. REGIONAL CONTEXT			
Other similar sites in the regional landscape.			√
B3. Architectural significance			
Does the site contain any important examples of a building type?		√	
Are any of the buildings important examples of a style or period?		√	
Do any of the buildings contain fine details and or reflect fine workmanship?		√	
Are any of the buildings the work of a major architect or builder?			√
Are the buildings important examples of an industrial, technological or engineering development?		√	
What is the integrity of the buildings?		Medium	
Are the buildings still utilised?		√	
Has the buildings been altered and are these alterations sympathetic to the original intent of the design?		√	
B4. Spatial significance of architecture			
Is the site or any of the buildings a landmark in the city or town?		√	
Does the plant contribute to the character of the neighbourhood/region?		√	
Do the buildings contribute to the character of the street or square?		√	
Is the place or building part of an important group of buildings?			√
B5. CONDITION OF SITE			
Integrity of deposits/structures.		Stable	
C. SPHERE OF SIGNIFICANCE		High	Medium
International			√
National			√
Provincial		√	
Local		√	
Specific community		√	
D. FIELD REGISTER RATING			
National/Grade 1 [should be registered, retained]			
Provincial/Grade 2 [should be registered, retained]			√
Local/Grade 3A [should be registered, mitigation not advised]			
Local/Grade 3B [High significance; mitigation, partly retained]			
Generally Protected A [High/Medium significance, mitigation]			
Generally protected B [Medium significance, to be recorded]			
Generally Protected C [Low significance, no further action]			
E. GENERAL STATEMENT OF SITE SIGNIFICANCE			
Low			
Medium			
High			√
F. RATING OF POTENTIAL IMPACT OF DEVELOPMENT			
None			
Peripheral			
Destruction			
Uncertain			√
G. RECOMMENDED MITIGATION			
Retain and protect			
H. APPLICABLE LEGISLATION AND LEGAL REQUIREMENTS			

- National Heritage Resources Act (Act no 25 of 1999)
- Permit from SAHRA for any alterations
- Guidance from a restoration architect

I. PHOTOGRAPHS



Figure 6: Southern facade of the Clubhouse



Figure 7: Northern facade



Figure 8: Eastern facade indicating the remains of the eastern addition

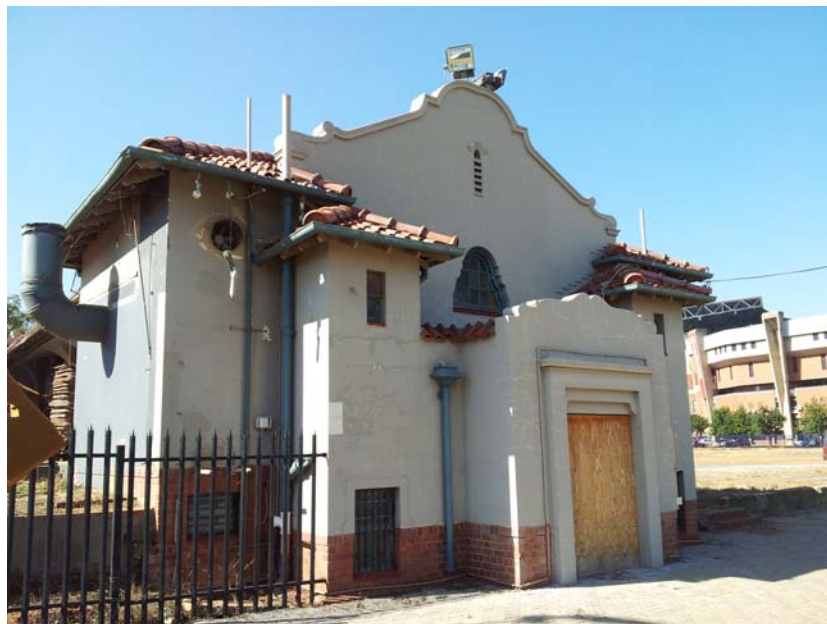


Figure 9: Western facade



Figure 10: Detail of foundation



Figure 11: Damage to entrance on southern facade



Figure 12: Stone Entrance Gate to the Sports Ground