

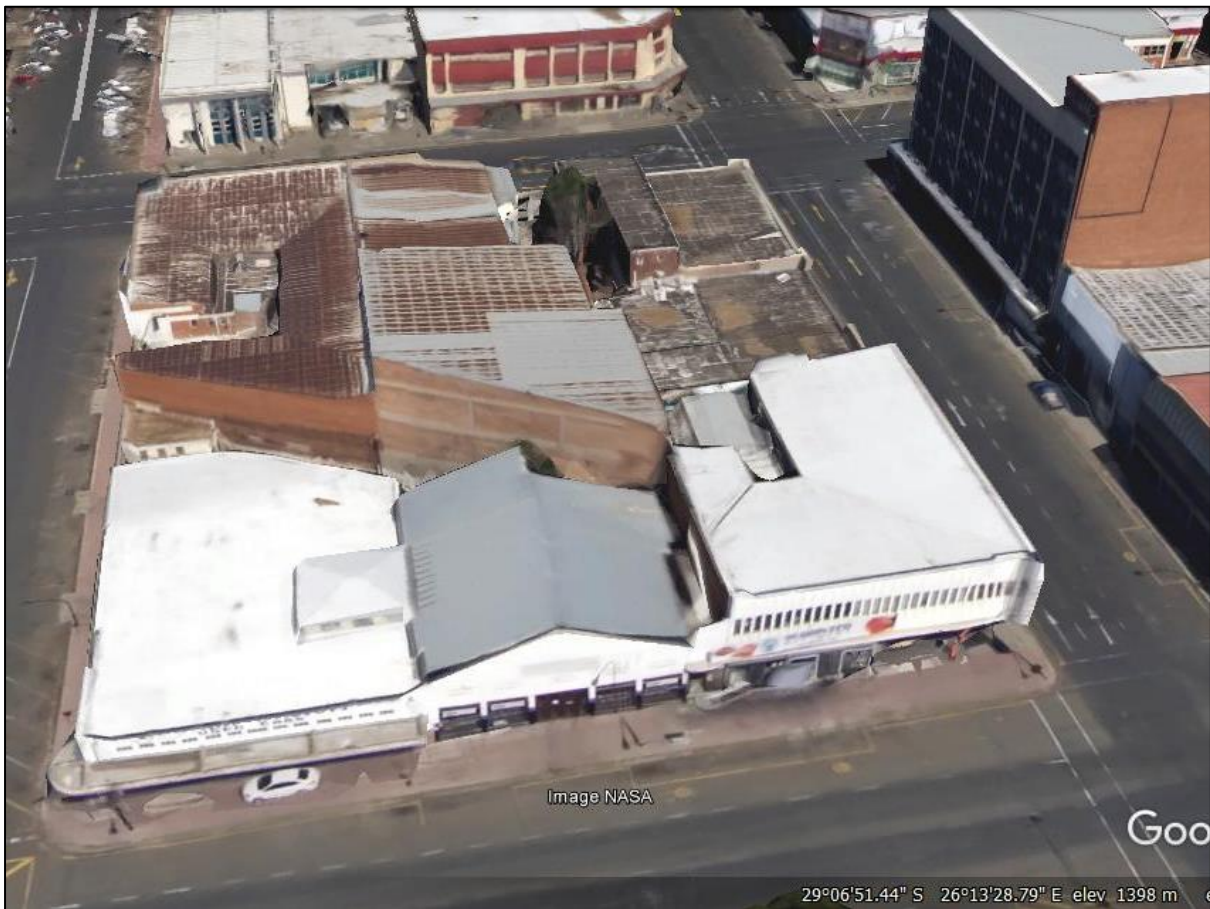


# Heritage Impact Assessment

## *Suzuki Bloemfontein*

ERVEN 977/2; 978/3; 980 & 3937

BLOEMFONTEIN



**APRIL 2018**

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# Heritage Impact Assessment

## *Suzuki Bloemfontein*

### ERVEN 977/2; 978/3; 980 & 3937 BLOEMFONTEIN

#### **Introduction:**

West Rand Heritage Consultants cc as an independent heritage consultant have been appointed by SAGE Architects on behalf of the owner, of Erven 977/2; 978/3; 980 and 3937 Bloemfontein, namely The Dick Grinter Trust, to conduct a heritage assessment of the said properties in terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999). Refer to Annexure A for a copy of the Power of Attorney.

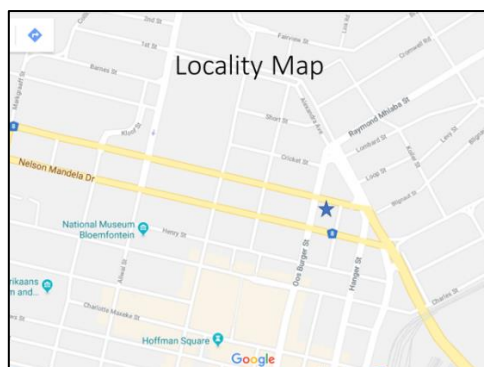
\*\* A copy of the Power of Attorney is attached as **Annexure A**.

The broader study entails the required heritage impact assessment for the demolition of existing buildings and structures on the subject in lieu of the development of a new retail Suzuki Motor Dealership. The Free State Provincial Heritage Resources Authority (FS-PHRA) was informed of the intent to demolish the existing structures and the redevelopment of the site on the 23<sup>rd</sup> April 2018.

\*\* A copy of the letter of intent is attached as **Annexure B**.

#### **Property description and ownership:**

The site comprises of three buildings situated on Erven 977/2; 978/3, 980 and 3937 Bloemfontein, which makes the conducting of a Heritage Impact Assessment compulsory in terms of Section 38 of the National Heritage Resources Act. The collective size of the site is 1,509 SQM. The site is located at the eastern end of Nelson Mandela Drive (Zastron Street) between East-Burger and Fichardt Street.



\*\* A locality map and aerial photograph are attached as **Annexure C**.

The properties are registered in the name of The Dick Grinter Trust (No 2050/1983) under Title Deed T12963/1983.

\*\* Proof of ownership is attached as **Annexure D**.

The properties fall in the jurisdiction of the Bloemfontein Metro Municipality and currently zoned "General Commercial" in terms of the approved Bloemfontein Town Planning Scheme (B.T.P.S).

\*\* Zoning information is attached as **Annexure E**.

#### **Terms of reference and approach:**

The investigation consisted of conducting a Heritage Assessment of the site in accordance with the requirements of Section 3(3) of the National Heritage Resources Act (Act 25 of 1999).



The objectives of the investigation are:

- Analysing heritage issues, if any;
- Surveying the study area to establish the existence of its cultural significance;
- Undertaking a preliminary assessment of the acceptability of the proposed development from a heritage perspective;
- Identifying the need for alternatives, if any;
- Recommending mitigation measures to ameliorate any negative impacts on areas of cultural or historical importance.

A heritage assessment is a pro-active measure that informs the proposed development of the subject property. It relates to the broader area and assesses the effect on existing heritage elements in the primary study area, if any.

### **Definitions and assumptions:**

The following aspects have a direct bearing on the investigation and the resulting report:

- Cultural (heritage) resources are all non-physical and physical human-made occurrences, as well as natural occurrences that are associated with human activity. These include all sites, structures and artefacts of importance, either individually or in groups in the history, architecture and archaeology of human (cultural) development.
- The significance of the sites and artefacts is determined by means of their historical, social, aesthetic, technological and scientific value in relation to their uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.

### **Limiting / restricting factors:**

The investigation has been influenced by the following factors:

- Availability and reliability of baseline information about the affected area.
- Unpredictability of buried archaeological / paleontological remains (absence of evidence does not mean evidence of absence) – The site was previously developed and may already have destroyed possible archaeological / paleontological remains prior to the study.
- Difficulty in establishing nature and degree of significance of intangible heritage values.

### **Legal Context:**

The heritage assessment report complies with Section 38 of the National Heritage Resources Act as required by the South African Heritage Resources Act (NHRA). In terms of Section 38(1) a heritage impact assessment is required for the construction of any development in excess of 5000m<sup>2</sup> or **involving three or more erven**. A developer must notify the responsible heritage resources authority at the very earliest stage of initiating such development, which is one of the purposes of a heritage report.

\*\* A copy of the letter of intent to PHRA-G is attached as **Annexure B**.

Section 34(1) of the National Heritage Resources Act stipulates that "no person may demolish or alter any structure or part of a structure which is older than 60 years without a permit issued by the relevant heritage resource authority". This is a general protection which applies to all structures and buildings older than 60 years notwithstanding the condition thereof. Part of the buildings on the site will be demolished and refurbished for compatible re-use as a retail motor dealership.

### **Method of investigation:**

The preliminary investigation consisted of a survey of existing literature with the aim to review available information in determining the potential heritage significance of the property and the immediate neighbourhood.

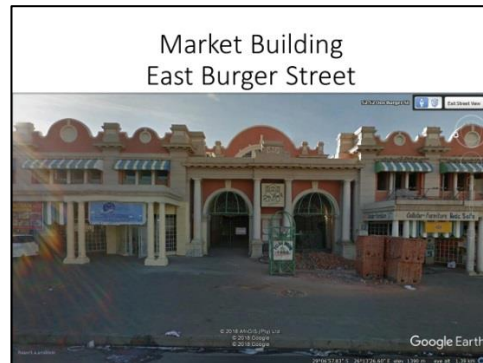
A desktop investigation of the locality plan and aerial photograph (current) was done to determine any potential places of significance in relation to the subject area. The surrounding area is identified as a secondary study area. A field survey was done by West Rand Heritage Consultants of this area with the purpose to identify any relevant heritage resources that may be affected by the proposed development. Photographs were taken of streetscape and adjacent properties.

## Background Information: Bloemfontein:

Bloemfontein was officially founded in 1846 as a fort by British army major Henry Douglas Warden as a British outpost in the Transoranje region, at that stage occupied by various groups of people including Cape Colony Trek Boers, Griqua and Basotho. Warden originally chose the site largely because of its proximity to the main route to Winburg, the spacious country, and the absence of horse sickness. Bloemfontein was the original farm of Johannes Nicolaas Brits (born 21 February 1790), who sold the farm to Major Warden.

With colonial policy shifts, the region changed into the Orange Free Sovereignty (1848-1854) and eventually the Orange Free State Republic (1854-1902). From 1902-1910 it served as the capital of the Orange River Colony and since that time as the provincial capital of the Free State. In 1910 it became the Judicial capital of the Union of South Africa.

As the capital of the Orange Free State Republic the growth and maturing of the Republic resulted in the growth of Bloemfontein. Numerous public buildings that remain in use today were constructed. A railway line was built in 1890 connecting Bloemfontein to Cape Town.

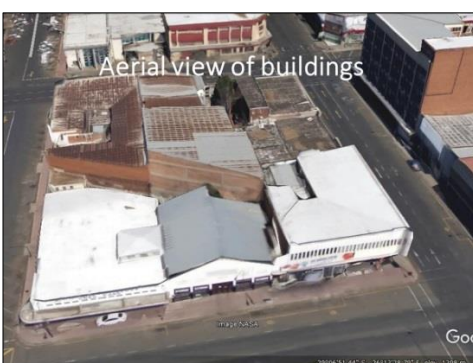


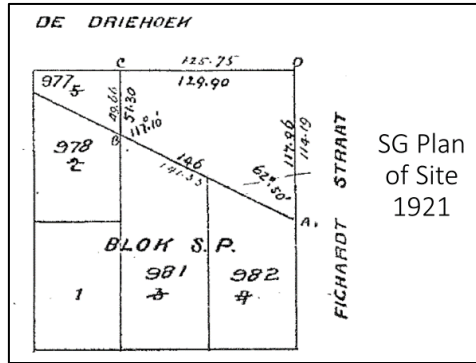
\*\* Refer to **Annexure F** for more photographs.

The subject site is situated in the near vicinity of Central Bloemfontein with several historical buildings within a radius of four kilometres from the site. (<https://en.wikipedia.org/wiki/Bloemfontein>)

## Historical background: Primary study area:

The primary study area comprises three buildings on Erven 977/2; 978/3; 980 and 3937 Bloemfontein. The buildings are linked and collectively used by the current owner since 1983.





SG Plan of Site 1921

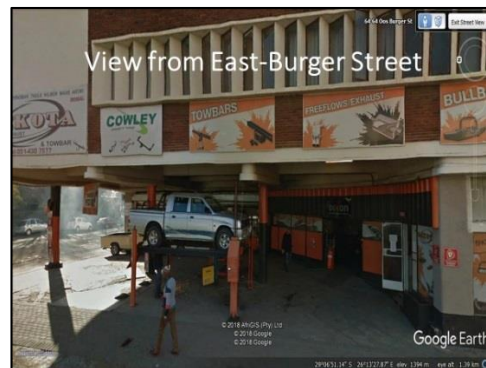
## Erf 977/2

Erf 977 was transferred from the Township Owner into the name of Elizabeth Smith in 1895 under Title Deed T48697/1895 and in the following year into the name of George Smitham (Title Deed T50748/1896). The property was transferred after the Anglo Boer War from Smitham into the name of Frank Arthur Richie (Title Deed T3211/1903).

The property was transferred in 1926 into the names of Philip Antonias Nicolais (Portion B) and Christie Demetriades (Portion A) under Title Deed T859/1926. Nicolais transferred Portion B in the same year into the name of Demtriades (Title Deed T1226/1926), who transferred Portion B in 1929 into the name of Dora Posner (born Rosendorff) under Title Deed T3628/1929.

Auto Supplies (Free State) (Pty) Ltd was according to Drawing B1344 the owner of the property in 1947 when alterations to the existing building were approved.

\*\* Refer to **Annexure G** for copies of the drawings.



\*\* Refer to **Annexure F** for more photographs.

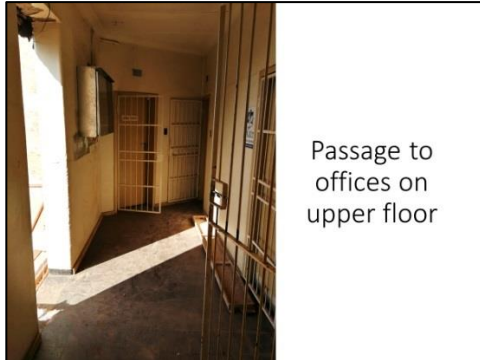
The building was later commercially used as a butchery, known as the H Grinter Butchery with offices on the upper level. H Grinter Butchery was founded by Harold Grinter in 1904. Since then the butchery has remained in the family and been passed down the successive generations. The building apparently dates from the late 1940's or early 1950's. The general condition of the building is neglected.



Interior



Hanging ceiling



Passage to  
offices on  
upper floor



Interior offices



Damaged ceiling



Water damage

\*\* Refer to **Annexure F** for more photographs.

Portion A of Erf 977 and Portion B of Erf 978 were amended in 1945 to Erf 3937 according to SG Diagram D8 dated 13 August 1948. (FS Archives: AKT2/3/1/20).

### **Erf 978/3**

Erf 978 was transferred from the Township Owners into the name of Charles Godfrey Jerry in 1894 under Title Deed T45971/1894, who transferred it in the same year into the name of Bloem With & Co (Title Deed 45972/1894). Portion A and Portion C of the property were transferred into the name of George Smitham in 1895 under Title Deed T48153/1895 and T50748/1895 respectively. Portion B was transferred into the name of Elizabeth Smith under Title Deed 50747/1895. Portion B of Erf 978 were amended in 1945 together with Portion A of Erf 977 into Erf 3937 according to SG Diagram D8 dated 13 August 1948. (FS Archives: AKT2/3/1/20).

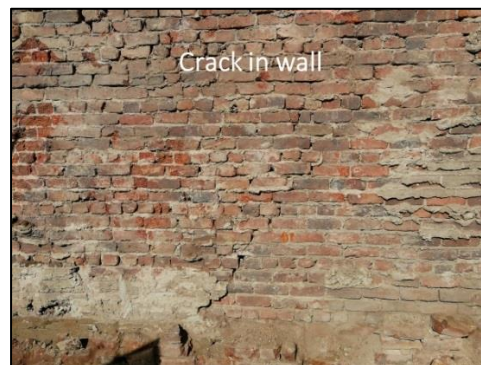
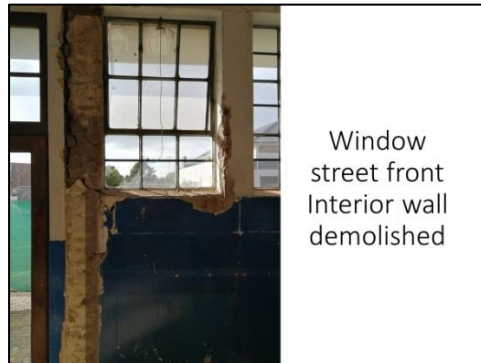
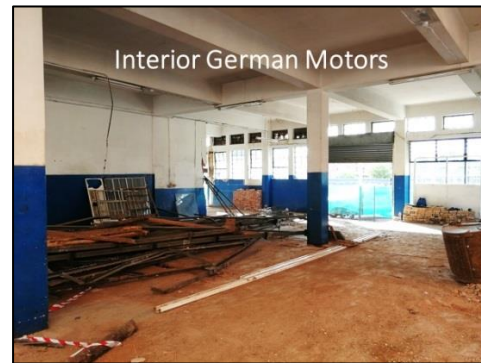
Smitham transferred Portion A into the name of John George Hendrik Frederik Ebersohn in 1902 under Title Deed t343/1902, who in turn transferred it in 1903 into the name of August Herman Schmidt (Title Deed T1992/1903). Schmidt transferred Portion A into the name of Elizabeth Margarietha Johanna Venter in 1918 under Title Deed 4520/1918.

Portion C of the property was transferred by Smitham into the name of Frank Arthur Richie in 1903 (Title Deed t3210/1903). This portion was transferred in 1926 into the names of Philip Antoniadis Nicolais and Chrissie Demetriadis under Title Deed T859/1926. Nicolais in turn transferred his portion into the name of Chrissie Demetriadis under Title Deed T1227/1926. Demetriadis transferred the Portion C in 1929 into the name of Dora Posner (born Rosendorff).



## Erf 980

Erf 980 was transferred in 1897 from the Township Owners into the name of Johannes Wilhelmus Gysbert Steyn (Title Deed 51136/1897). He transferred it in 1904 into the name of Nathan Schuurmann (Title Deed T8815/1904) who in turn transferred it in 1912 into the name of Sidney Eduard Gasson and Henrich Frederich Adolf Hockermin. Gasson transferred his portion in 1921 into the name of Johan Armand and William Gumble (trading as Armand and Gumble) under Title Deed T737/1921. The building on this site was demolished prior to the appointment of the heritage consultant as it was in a poor condition.



\*\* Refer to **Annexure F** for more photographs.



\*\* Refer to **Annexure F** for more photographs.

**Erf 3937**

Erf 3937 apparently came into being in 1945 with the consolidation of Portion A of Erf 977 with Portion B of Erf 978. The consolidated Erf 3937 was transferred into the name of the Dick Grinter Trust in 1983 under Title Deed T12963/1983.

The assumption is that the original building was constructed after consolidation in 1945.



**Heritage Assessment: Primary study area:**

The heritage significance and conservation-worthiness of Primary Study Area is argued against the above historical background, photographs and available drawings. "Conservation" in relation to heritage resources, includes the protection, maintenance, preservation and sustainable use of it as to safeguard their cultural significance".

SUMMARY OF HERITAGE SIGNIFICANCE OF THE PROPERTY (OR ANY PART OF THE PROPERTY) (Section. 3(3) of the NHRA)		
	(check box of all relevant categories)	Brief description/explanation
No	Important in the community or pattern of South Africa's (or Provincial, or local) history.	The property has no historical or cultural significance related to national, provincial or local history. Rating: Zero



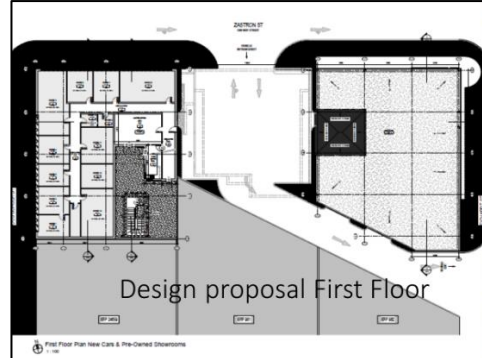
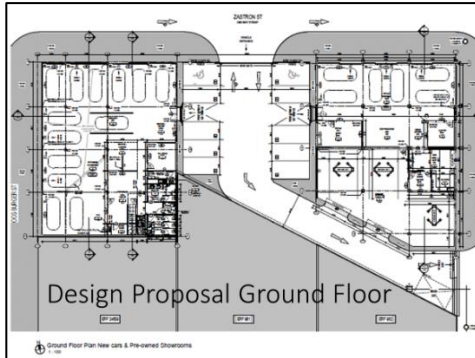
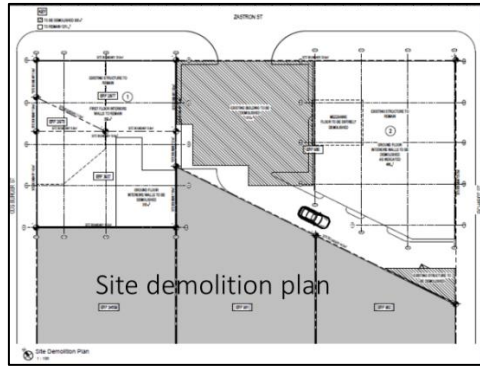


SUMMARY OF HERITAGE SIGNIFICANCE OF THE PROPERTY (OR ANY PART OF THE PROPERTY) (Section. 3(3) of the NHRA)		
	(check box of all relevant categories)	Brief description/explanation
Yes	Associated with the life or work of a person, group, or organisation of importance in history.	The association of the site is related to previous owners. H Grinter Butchery was founded by Harold Grinter in 1904. Since then the butchery has remained in the family and been passed down the successive generations until it was moved from the site to Westdene. Rating: Medium
No	Associated with the history of slavery.	The site has no significance in terms of the history of slavery in South Africa. Rating: Zero
Yes	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	The association of the site is related to previous owners. The site had an association with local commerce that is severely compromised by the condition of the buildings. Rating: Low
No	Exhibits particular aesthetic characteristics valued by a community or cultural group	The buildings on site do not have aesthetic characteristics left that render it conservation-worthy. Rating: Zero
No	Demonstrates a high degree of creative or technical achievement at a particular period	The buildings do not demonstrate any technical achievement that renders it conservation-worthy. Rating: Zero
No	Has potential to yield information that will contribute to an understanding of natural or cultural heritage	The buildings do not have the potential to yield more information that will contribute to an understanding of natural or cultural heritage. Rating: Zero
No	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	The buildings on the site do not have any characteristics that renders it conservation-worthy. Rating: Zero
No	Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage	None. There are no uncommon, rare or endangered aspects of natural or cultural heritage. Rating: Zero
Brief statement of significance		
Although the buildings on the site may be older than 60 years and situated near the centre of Bloemfontein, the heritage significance of the buildings and the site is rated low. The site's association with local commerce is severely compromised by the condition of the buildings, The buildings on the site is not conservation-worthy.		

### Design proposal and assessment of impact:

The design proposal makes provision for a new retail Suzuki motor dealership with showrooms for new and used vehicles, storerooms and sales offices. Access to the premises will be off Zastron Street with one way exit in Fichardt Street.

In order to achieve this, the structure on Erven 2/977; 3/978 and 3937 will remain and be refurbished for compatible re-use as showroom on ground floor level with storerooms and offices on the first floor. New ablution facilities for male and females will be provided. The interior walls and mezzanine floor of the building at the corner with Fichardt Street will be demolished for purpose of a showroom at the front and service bays at the back of the building. The two sections will be divided by an existing wall. The building in the middle of the site was demolished in total in order to provide the necessary access and customer parking to the new dealership prior to the appointment of the heritage consultants.



\*\* The design proposal and SDP are attached as **Annexure H**.

The proposed retail motor dealership will link in with the Bloemfontein Central Businesses and the existing neighbouring businesses. The impact on Zastron Street will be limited as proper access to the showrooms with parking is provided to customers.

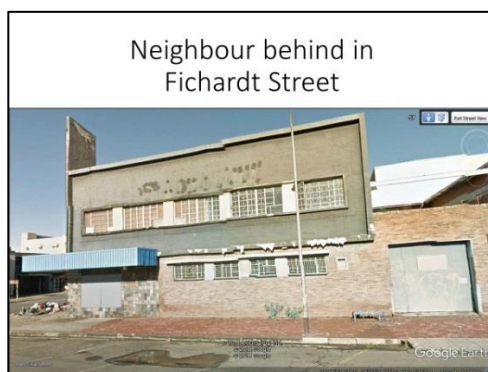
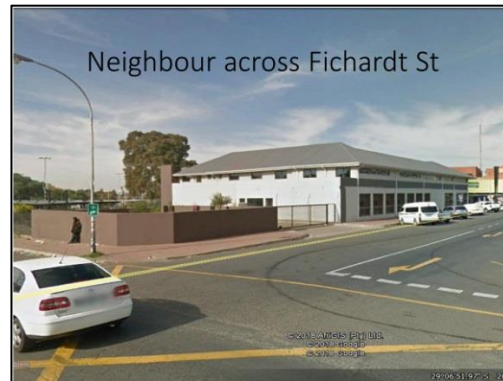


The impact of the new motor dealership on the traffic flow in both Fichardt and East-Burger Streets will be limited. The buildings on both street fronts will undergo minor alterations that will no impact on the street views.

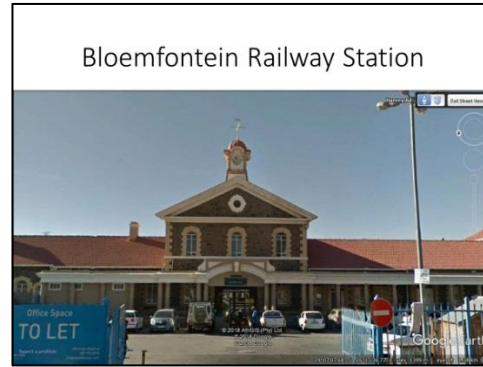




The site is located in a commercial active area in Central Bloemfontein. The new motor dealership will enhance economic activity in the area with no impact on the neighbouring businesses.



The proposed new development will have no impact on historical significant buildings in the near proximity of the site, i.e. the old Market-building and the Bloemfontein Railway Station.



\*\* Refer to **Annexure G** for more photographs.

The expected public/social benefits of the proposed development will include:

- Job creation, especially during the construction phase.
- Promotion of economic development in an urban environment.
- Contribute to sustainable economic activity of the Central Business District.
- The site enjoys good accessibility due to its locality near major artery routes.
- The site is close to social and educational infrastructure.

### Public participation:

A notice informing the public at large of the heritage impact assessment and part demolition of buildings on Erven 2/977; 3/978; 980 and 3927 appeared in *Die Volksblad* and *The Star* on 17 April 2018. Affected and Interested Parties were given the opportunity to register their interest in the proposed project, or to object to the proposed demolition of the buildings to the Heritage Consultants as well as to the FS-PHRA before the 17<sup>th</sup> May 2018. The notice was also displayed on the boundary walls of the premises.



\*\* Refer to **Annexure I** for a copy of the Notices.

Nobody registered as Interested or Affected Party with the consultants.

### Mitigation

The HIA does not include the study of possible heritage resources below ground surface. Should any material or objects that are protected under the NHRA be uncovered during the course of excavations or the development of the site, work on the site must cease immediately until the responsible heritage resources authority decides on appropriate actions. Such material or objects might include cultural, archaeological or paleontological finds. Provision for the detailed recording and documentation of former man-made structures should be made during construction works. Sufficient time would have to be allocated to survey the sites of such finds or structures.

### Findings and Recommendations:

#### Finding 1:

Although the buildings on the site may be older than 60 years and situated near the centre of Bloemfontein, the heritage significance of the buildings and the site is rated low. The site's association with local commerce is severely compromised by the condition of the buildings. The buildings are not intact and part demolished prior to the appointment of the heritage consultants. The impact on Zastron Street will be limited as proper access to the showrooms with parking is provided to customers.

**Finding 2:**

The site is located in a commercial active area in Central Bloemfontein. The new motor dealership will enhance economic activity in the area with no impact on the neighbouring businesses. The impact of the new motor dealership on the traffic flow in both Fichardt and East-Burger Streets will be limited. The buildings on both street fronts will undergo minor alterations that will no impact on the street views.

**Finding 3:**

The proposed new motor dealership will have no impact on the heritage significance of nearby historical buildings or the commercial character of the neighbourhood.

**Recommendations:**

1. Approval of the HIA report including the demolition and part demolition of buildings as proposed in the design proposal and demolition plan.
2. Approval of the design proposal and the re-development/refurbishment of the site for purpose of a retail motor dealership.

**References:**

SA National archives and information centre (SANAIS): FSA:AKT 2/3/1/20

[www.national.archives.gov.sa](http://www.national.archives.gov.sa) (NASA)

<https://en.wikipedia.org/wiki/Bloemfontein>

Original drawings and site documentation



## Annexure A

### Power of Attorney



## Annexure B

### Letter of intent



## Annexure C

### Locality Map Aerial Photograph





## Annexure D

Proof of ownership  
Title deed search



## Annexure E

### Zoning information



## Annexure F

### Photographs



## Annexure G

### Drawings



# Site Development Plan Design proposal

Annexure H



## Annexure I

Public notice  
Newspaper clippings  
Site notice