

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	1	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	3	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>9</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>19</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



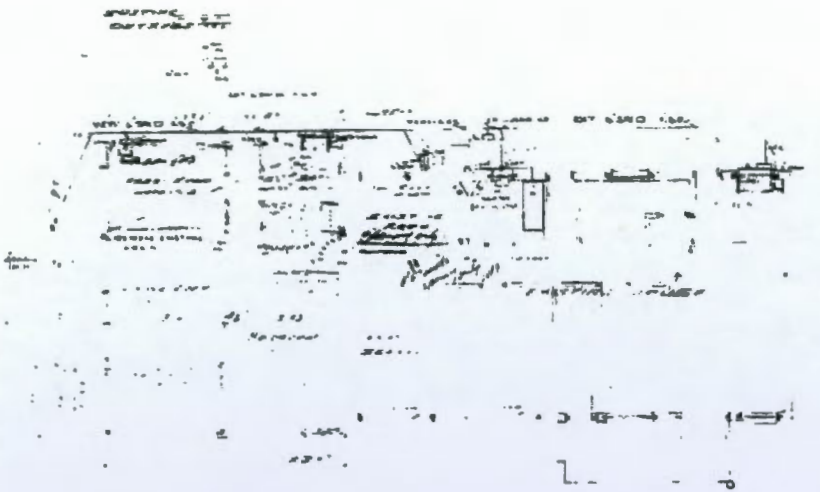
Photo 1: North façade of the house.



Photo 2: View of house from Dougall St.

Stand : 811/R Muckleneuk

Page 4



PLAN

DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 DATE: 3 AUG 1956  
 PROJECT: [illegible]

SECTION A.A.

1914/56

SITE PLAN

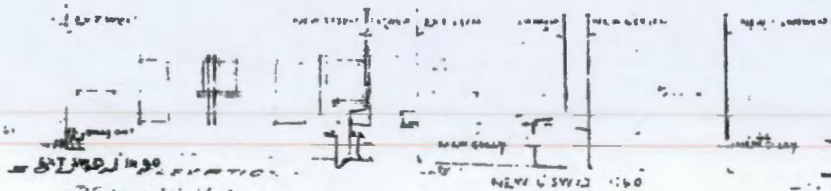
NO PLAN ONLY  
MULERINGPLAN

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION



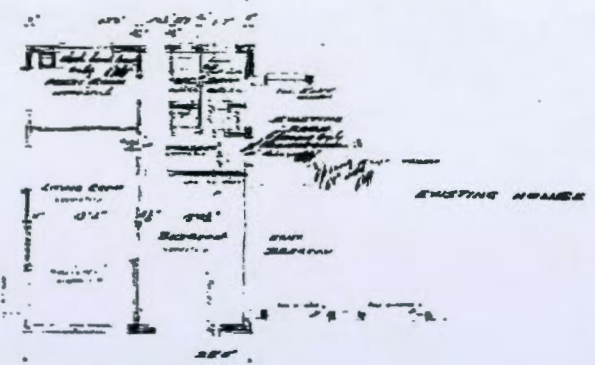
PLAN OF GARAGE

Drawn by: [illegible]  
 • PROPOSED ALTERATIONS TO EXISTING HOUSE  
 • ON ERF 811/R DOUGALL STREET PRETORIA  
 • FOR A.K. ENSLIN ESQ.

WALL MOUNTING 4.1.1  
 2.01  
 2.01  
 2.01  
 2.01  
 2.01

2899/56

EXISTING OUTBUILDINGS



PLAN



SECTION A.A.



SITE PLAN  
SCALE 1:100



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PLAN OF GARAGE

SOUTH ELEVATION  
6 of 811/R

PROPOSED ALTERATIONS TO EXISTING HOUSE  
ON ERF 2899 DOUGALL STREET PRETORIA MUCKLENEUK  
FOR A.K. ENSLIN ESQ.

PAUL VOUTSAS  
ARCHITECT  
2899 DOUGALL STREET  
PRETORIA  
PHONE 2899/2899

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>811/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	185 Dougall St	Owner	Johnson M ( artist)
Name of building		* Site value	R 110 000
		* Value of improvements	R 330 000
		* Improved value	R 440 000
Architect		Date of construction	1937
Name of original owner	1938: E.H. Joseph Clark (Raath,2003)	Names of notable subsequent owners	1941: Daphne L de la Montaigne Clark.
Description of building including style of architecture	Double storey house, corrugated iron roof. Painted facebrick on ground floor (English bond) and plastered upper floor brickwork.	Description of condition of building and its integrity	Good condition. Various alterations and additions in keeping with original design.
Historical information	Mr Heather-Clark was chairman of the MBA .The builder of the house was Mr Heather-Clark, a master builder and father of Peter Heather-Clark who sold the property tot he current owners, M Johnson (an artist) The house has only had two owners.	Comments on garden and site	Modern brick pergola leading to front door and on front door . Pool and garden well tended.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	3	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	3	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	3	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	3	<i>Mr Heather-Clark was a leading master builder and chairman of the Master Builders Association.</i>
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>17</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>27</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	

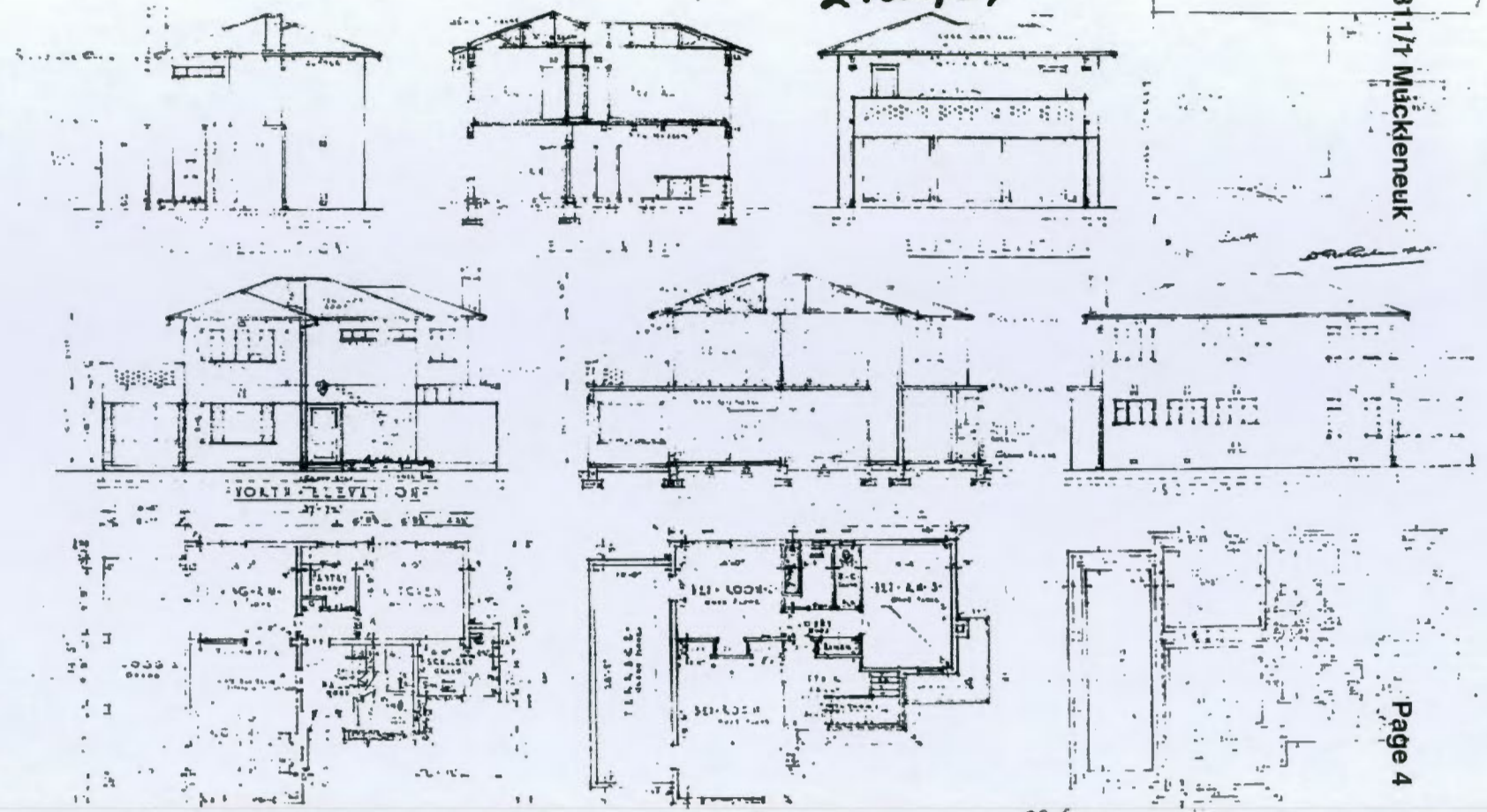


Photo 1: North façade of house.

PROJ. NO. 81171 DOUGLAS ST. W.  
SCALE: 1/8" = 1'-0"

2182/37

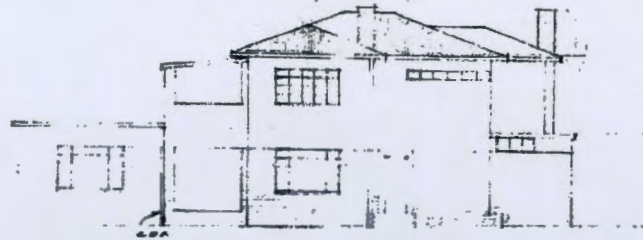
Stand : 81171 Muckleneuk



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*A.H. [Signature]*

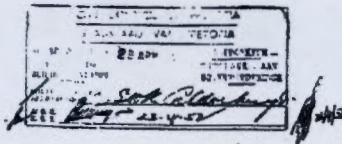




NORTH ELEVATION.



SECTION 1-1



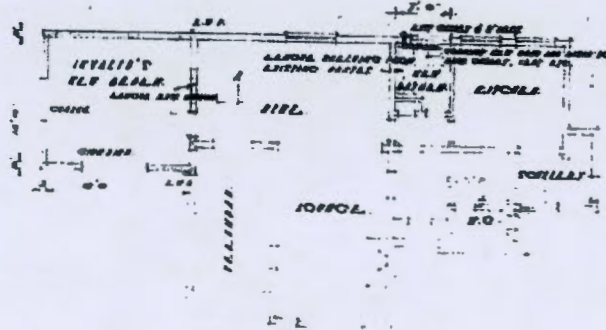
3045/52



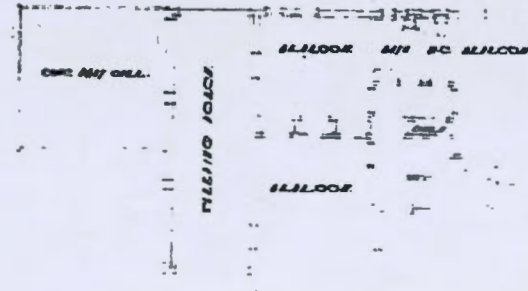
SECOND FLOOR PLAN

SITE PLAN  
SCALE 40'0" TO 1"

Stand : 811/1 Mucklenuek



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Page 5

PROPOSED ADDITION TO RESIDENCE  
E. E. MUCKLENEUEK, ARCHT.  
1140 N. CLARK ST., CHICAGO, ILL.

EIGHTH SCALE WORKING DRAWINGS

ALL WORK TO BE DONE  
IN ACCORDANCE WITH  
THE SPECIFICATIONS  
AND CONDITIONS  
OF CONTRACT  
NO. 1140/1

NO. 1140/1

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>811/2</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	187 Dougall St	Owner	Aucamp H L
Name of building		* Site value	R 100 000
		* Value of improvements	R 270 000
		* Improved value	R 370 000
Architect	Unknown	Date of construction	c1955
Name of original owner	Reputed to be E H J Clark.	Names of notable subsequent owners	1941: E H J Clark (Owner of the vacant stand). 1944: E H J Clark (Owner of the vacant stand).
Description of building including style of architecture	Double storey yellow face brick and painted plaster house on koppie stone plinth with very steeply pitched blue slate roof. Original steel casement windows.	Description of condition of building and its integrity	Good condition.
Historical information	Mr Heather-Clark was chairman of the MBA .The builder of the house was reputedly Mr Heather-Clark, a master builder. No plans for the house are available.	Comments on garden and site	Well maintained mature planting.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	2	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	3	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	3	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	2	<i>Mr Heather-Clark, reputed to be the builder, was a leading master builder and chairman of the Master Builders Association.</i>
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>16</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>16</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: View of house from the North.



Photo 2: Pan handle from Dougall St.

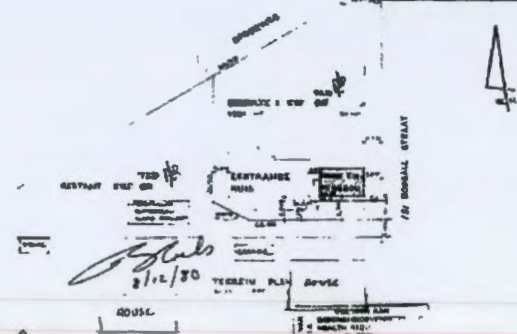
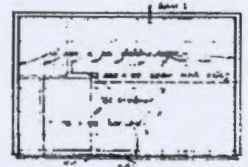
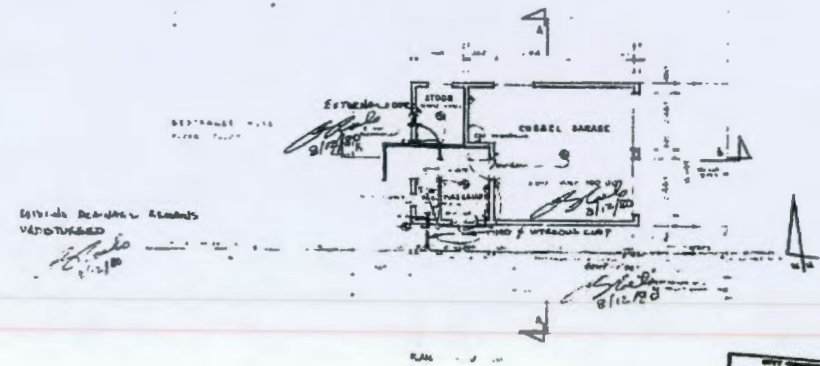
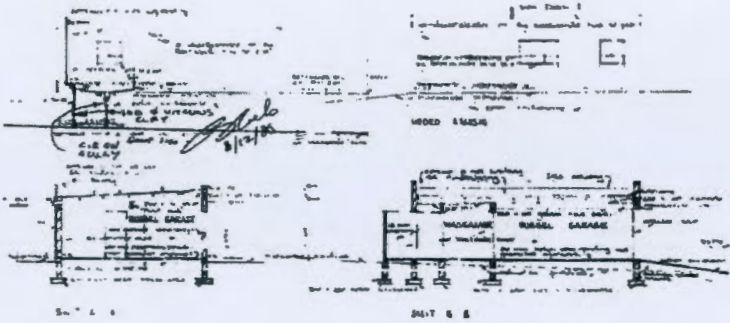
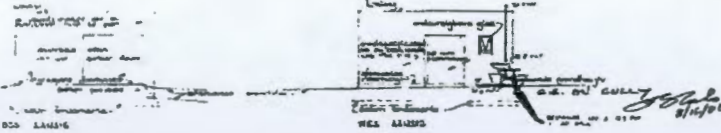
## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>729/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	181 Dougall	Owner	Basfour 306 Pty Ltd (Raath, 2003)
Name of building		* Site value	R 140 000
		* Value of improvements	R 230 000
		* Improved value	R 370 000
Architect	<i>Probably drawn by a draftsman: no designer is recorded on the 1947 plans.</i>	Date of construction	1947.
Name of original owner	1981: Gideon Johannes Krige (Raath, 2003)	Names of notable subsequent owners	1941: Stand was not recorded on the Valuation Roll. 1944: Stand was not recorded on the Valuation Roll. 1955: G J Krige. 1980: G J Krige - alterations by Paul Engels and Roels, Arvhitects.
Description of building including style of architecture	<i>Single storey house. Concrete tiled roof, rough plastered walls. Has been significantly extended and modernised. Thatched structure adjacent to railway reserve.</i>	Description of condition of building and its integrity	<i>Good condition. Has been modernised.</i>
Historical information		Comments on garden and site	<i>High boundary wall. Garden well tended and landscaped.</i>
Potential	<i>Should continue to be used as a dwelling.</i>	General comments	<i>Survey undertaken on the basis of exterior observations only. Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</i>

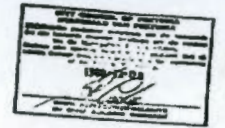
<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	4	<i>Contextually sympathetic.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	0	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	5	<i>Valued by the Pretoria conservation community.</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>13</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>13</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: View from North West.



6745/80  
729/1



**NOTES:**

REVISIONS FOR  
DATE  
BY

**Stand : 729 Muckleneuk**

14-11-1980

**PAUL ENGELS AND ROELS ARCHITECTS**

105 SOUTH STREET  
MILWAUKEE, WISCONSIN 53233

**Page 4**

MRS. J. KRIGE

DATE OF ISSUE

259 WI 3A



Architectural drawings for a residential building. The drawings include:

- Elevations:**
  - Left Elevation (top left)
  - Section to Road (top middle)
  - Right Elevation (top right)
  - Section to Garden (bottom middle)
  - Section to Street (bottom left)
  - Section to Garden (bottom right)
- Sections:**
  - SECTION A-A (center)
  - SECTION B-B (bottom middle)
- Floor Plans:**
  - First Floor Plan (middle left)
  - Second Floor Plan (bottom left)
- Site Plan:** (bottom right) showing the building footprint on a plot, with Walker Street to the south and a diagonal road to the east. The plot is bounded by numbers 304, 305, 306, and 308.

Handwritten number: 8573/47

APPROVED  
 GRANTED TO THE EXTENT OF PERMIT  
 BY THE CITY ENGINEER  
 1947

SCHEDULE OF "TIE" WORK				
No.	Description	Quantity	Unit	Value
1	Excavation	100	cu yd	1000
2	Concrete	100	cu yd	1000
3	Brickwork	100	sq ft	1000
4	Plaster	100	sq ft	1000
5	Paint	100	sq ft	1000
6	Roofing	100	sq ft	1000
7	Windows	100	sq ft	1000
8	Doors	100	sq ft	1000
9	Sanitary	100	sq ft	1000
10	Electrical	100	sq ft	1000
11	Plumbing	100	sq ft	1000
12	Painting	100	sq ft	1000
13	Roofing	100	sq ft	1000
14	Windows	100	sq ft	1000
15	Doors	100	sq ft	1000
16	Sanitary	100	sq ft	1000
17	Electrical	100	sq ft	1000
18	Plumbing	100	sq ft	1000
19	Painting	100	sq ft	1000
20	Roofing	100	sq ft	1000
21	Windows	100	sq ft	1000
22	Doors	100	sq ft	1000
23	Sanitary	100	sq ft	1000
24	Electrical	100	sq ft	1000
25	Plumbing	100	sq ft	1000
26	Painting	100	sq ft	1000
27	Roofing	100	sq ft	1000
28	Windows	100	sq ft	1000
29	Doors	100	sq ft	1000
30	Sanitary	100	sq ft	1000
31	Electrical	100	sq ft	1000
32	Plumbing	100	sq ft	1000
33	Painting	100	sq ft	1000
34	Roofing	100	sq ft	1000
35	Windows	100	sq ft	1000
36	Doors	100	sq ft	1000
37	Sanitary	100	sq ft	1000
38	Electrical	100	sq ft	1000
39	Plumbing	100	sq ft	1000
40	Painting	100	sq ft	1000
41	Roofing	100	sq ft	1000
42	Windows	100	sq ft	1000
43	Doors	100	sq ft	1000
44	Sanitary	100	sq ft	1000
45	Electrical	100	sq ft	1000
46	Plumbing	100	sq ft	1000
47	Painting	100	sq ft	1000
48	Roofing	100	sq ft	1000
49	Windows	100	sq ft	1000
50	Doors	100	sq ft	1000

WALKER STREET

SITE PLAN  
 SCALE: 1" = 10'

PROPOSED RESIDENCE FOR  
 J. F. MALHEIRE, E.R.  
 ON SITE NO. 729/1 MUCKLENEUK  
 PRETORIA

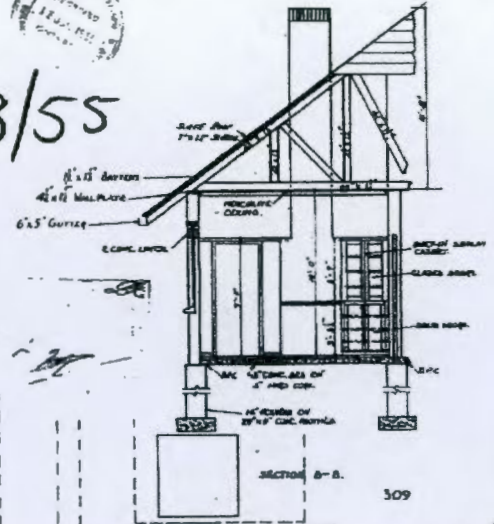
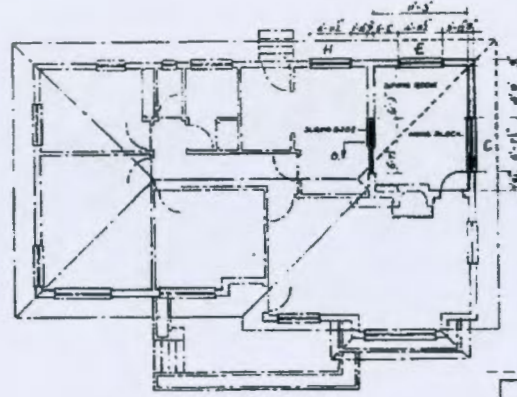


BACK ELEVATION

2118/55

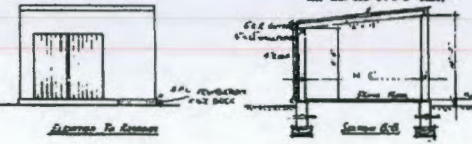
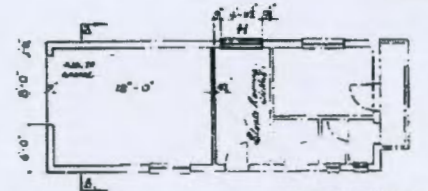


2118  
1-55

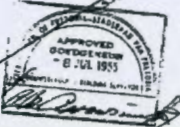
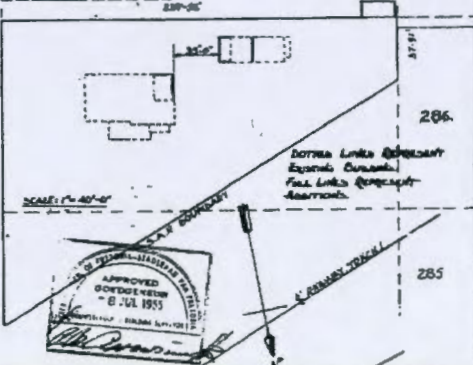


ROOF TRUSSES, PICTURE RAILS, CHIMNEYS, SKETCHES, FLOORING, DOORS, DIMENSIONS, ETC. TO MATCH EXISTING BUILDING.

WALL NO.	TYPE	THICKNESS
C	BMH	1
E	ESH	1
H	CSH	2



DOUGLASS STREET



PROPOSED ALTERATIONS AND ADDITIONS TO REPAIRS OF G. J. HENKES EGG ON CORNER OF DOUGLASS STREET, PORTLAND, OREGON.

APPROVED  
12/16/55

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>287/2</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	218 Middelberg St..	Owner	E R Wood
Name of building		* Site value	R 120 000
		* Value of improvements	R 210 000
		* Improved value	R 330 000
Architect	G Mark Hussey	Date of construction	1949
Name of original owner	A F Smith.	Names of notable subsequent owners	1941: S A Railways 1949: A F Smith 1975: D B Smith
Description of building including style of architecture	1940 Bungalow, face brick up to lintel height and plastered above. corrugated iron roof.	Description of condition of building and its integrity	Good condition.
Historical information	Alterations were undertaken in 1949.	Comments on garden and site	Facebrick boundary wall. Covered parking with matured trees.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.  Not on M. Naude's list.

<b>HISTORICAL INFORMATION</b>		
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Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	2	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	4	<i>Relationship to road and suburb</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	2	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>12</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>12</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: View from entrance gate.

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>278/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	221 B Middelberg St.	Owner	Olwagen L L
Name of building		* Site value	R 110 000
		* Value of improvements	R 200 000
		* Improved value	R 310 000
Architect	John Claassens.	Date of construction	1964
Name of original owner	Mr D Schuman.	Names of notable subsequent owners	J M Lane (Owner of original unsubdivided property, stand 278)
Description of building including style of architecture	Facebrick plinth with a flat IBR roof. Modernist, recessive and modest in style. Brick breeze soleil screen wall. Timber casement windows. Wide overhanging eaves.	Description of condition of building and its integrity	Good condition.
Historical information		Comments on garden and site	Well maintained and vegetated garden.
Potential		General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p> <p>NB : Access to property was not possible.</p>

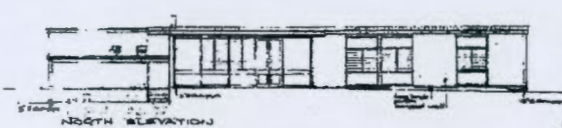
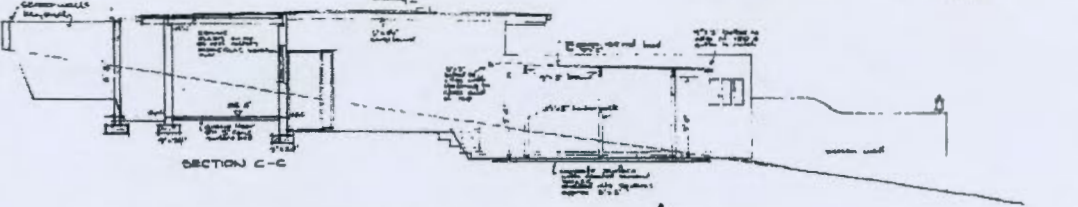
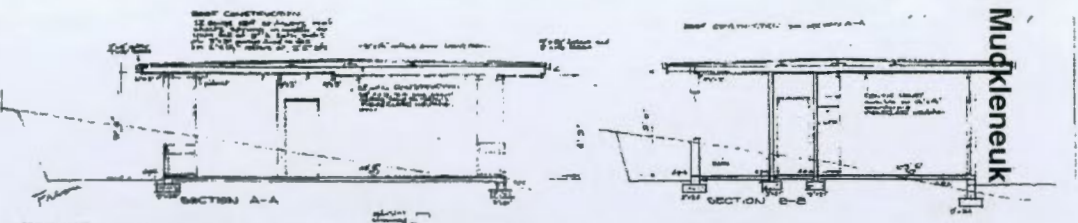
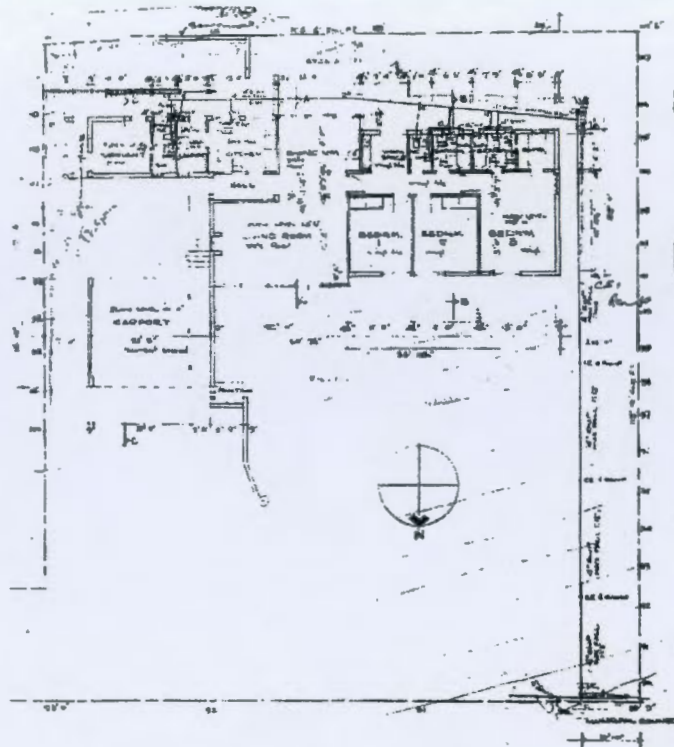
<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	4	<i>Significant example of regional modernism influenced by Stauch and Eaton.</i>
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	3	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	5	<i>Resonates with the Pretoria climate: wide eaves, horizontality of elevations, simple plan form.</i>
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	5	<i>House accessed off the panhandle and compatible with the streetscape.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	6	<i>Innovative and inexpensive roof construction.</i>
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	6	<i>Valued by Pretoria heritage group.</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	5	<i>Designed by John Claassens, Architect.</i>
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>36</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	1	
<b>TOTAL (out of a possible 20 points)</b>	<b>1</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>37</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√ The points allocated do not reflect the potential value of this building in the future. There are few buildings of this era with the value of this building. We believe that the passage of time will re-inforce this view.
Not important	0 - 19	



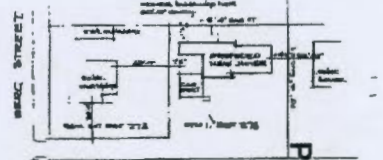
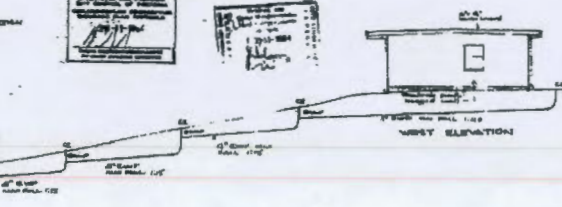
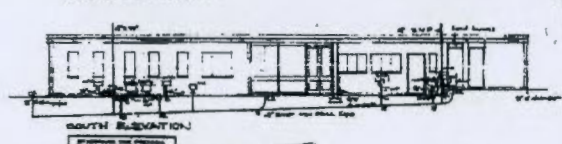
Photo 1: View of house from the entrance gate.



Stand : 278/1 Muckleneuk



9347/64



SITE PLAN  
SCALE 1:500  
MUCKLENEUK PARK

NEW RESIDENCE FOR M. S. SCHUMANN  
ON PLOT 278/1 MUCKLENEUK PARK  
SCALE 1:500  
J. H. CLARKE ARCHITECT 42-55 BUCKINGHAM PALACE

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>258/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	226 Loveday St	Owner	Marinus K M H
Name of building		* Site value	R 110 000
		* Value of improvements	R 140 000
		* Improved value	R 250 000
Architect	Unknown	Date of construction	c. 1950
Name of original owner	Unknown	Names of notable subsequent owners	1941: G Kruger. (Owner of vacant stand).
Description of building including style of architecture	Single storey house, yellow facebrick up until lintel height then plastered above. White boarded eaves.	Description of condition of building and its integrity	Good condition.
Historical information		Comments on garden and site	Mature planting. Pan handle therefore no relationship with the street.
Potential		General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p>

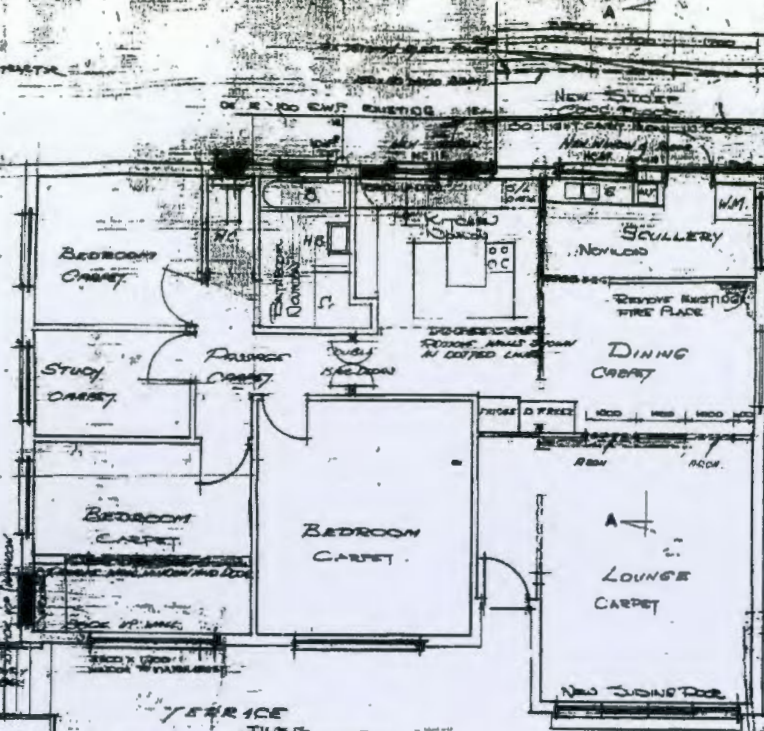
<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	2	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	3	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	3	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>12</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>12</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: View of house from the North West.

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR  
ON SITE

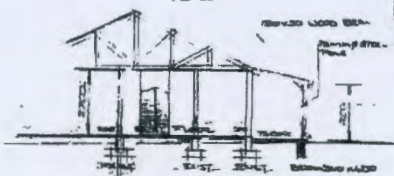
NOTE:  
CORE IRON ROOF  
115 x 75 WOOD RAFTERS AT 1000 C/C  
75 x 50 PURLINS  
150 x 50 WOOD BEAM  
CUTTERS TO MATCH EXISTING  
75 mm Ø DOWN PIPE  
FIBROGLITE CEILING



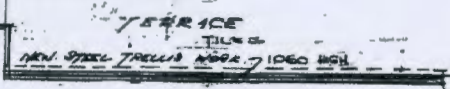
2866/79

Stand : 258/1 Muckleneuk

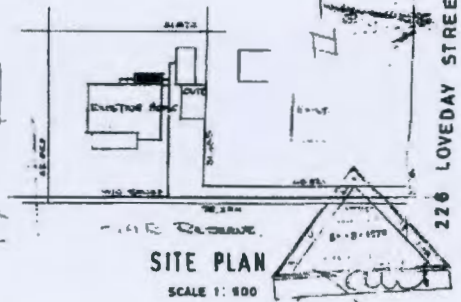
226 LOVEDAY STREET



SECTION A-A



TERRACE  
PLAN  
SCALE 1:100



SITE PLAN  
SCALE 1:400



WEST ELEVATION



NORTH ELEVATION

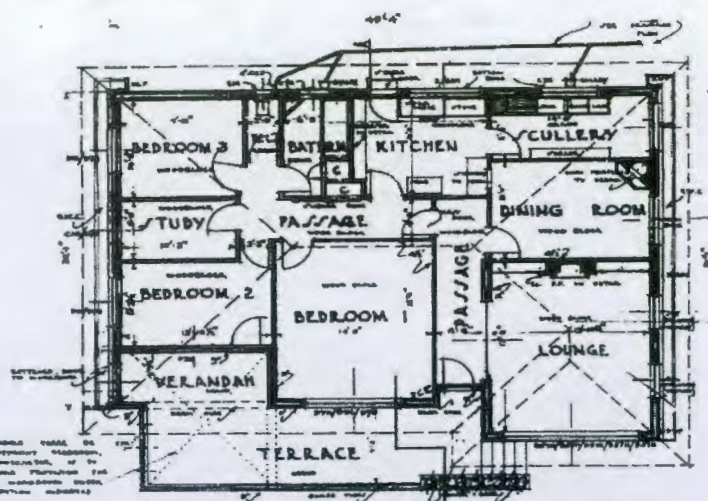


SOUTH ELEVATION

1977-8-12

Page 4

PROPOSED ALTERATIONS AND ADDITION TO HOUSE ON ERF 258 / 1 MUCKLENEUK PRETORIA FOR MR. E. MARINUS.

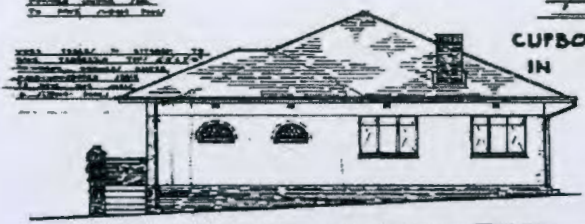


PLAN  
13/49



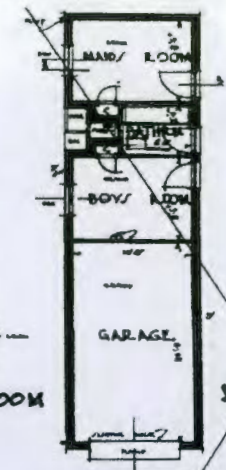
EAST ELEVATION

NECESSARY TO ALL  
CHANGES UNDER PLAN  
TO BE MADE BY ARCHT. ONLY

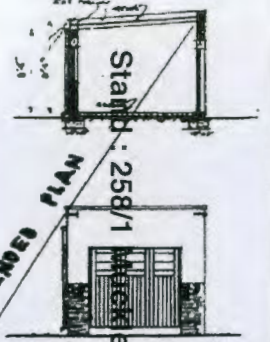


WEST ELEVATION

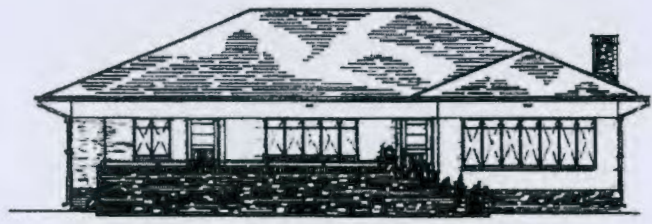
CUPBOARDS  
IN BATHROOM



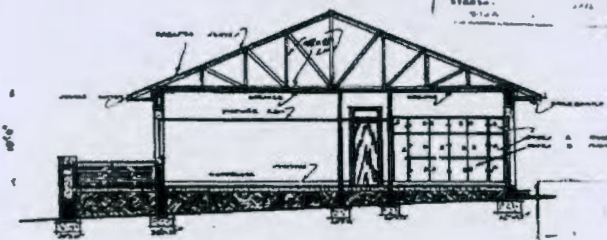
SEE AMENDED PLAN  
PLAN 13/49



SECTION BB  
ELEVATIONS  
OF OUTHOUSES



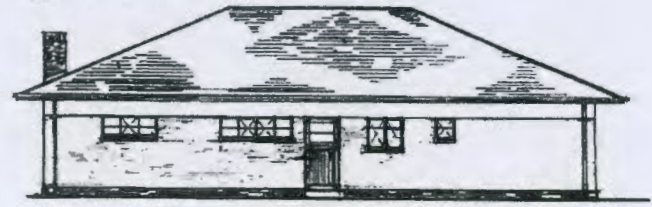
FRONT ELEVATION



SECTION AA

FIREPLACES IN LOUNGE  
& DINING ROOM

17 JAN 1949

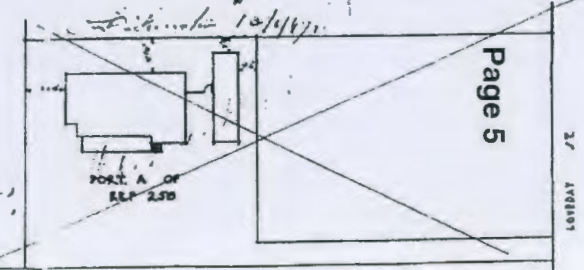


REAR ELEVATION



WORK TABLE  
& SERVERY

FLY SCREENED  
CUPBD IN SCULL.



SITE PLAN 1"=40'0"

Page 5

PROPOSED DWELLING ON PORTION OF ERF No 258  
LOVEDAY STREET PRETORIA FOR F.G. HEYDENRYCH ESQ - 1/8'0"

No 1

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>258/R</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	230 Loveday St.	Owner	Haffter P
Name of building		* Site value	R 110 000
		* Value of improvements	R 140 000
		* Improved value	R 250 000
Architect	Unknown	Date of construction	c1935
Name of original owner		Names of notable subsequent owners	1941: Leonie Kruger.
Description of building including style of architecture	Red facebrick plinth - English bond. Paris pattern Marseilles tiled roof. Corner window.	Description of condition of building and its integrity	Good condition.
Historical information		Comments on garden and site	Mature trees and well cared for garden. Hibiscus hedge to the street boundary.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	3	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	3	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	6	<i>Low walls and Hibiscus hedge create opportunity for very good integration with the streetscape.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	6	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>24</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>34</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	✓
Not important	0 - 19	



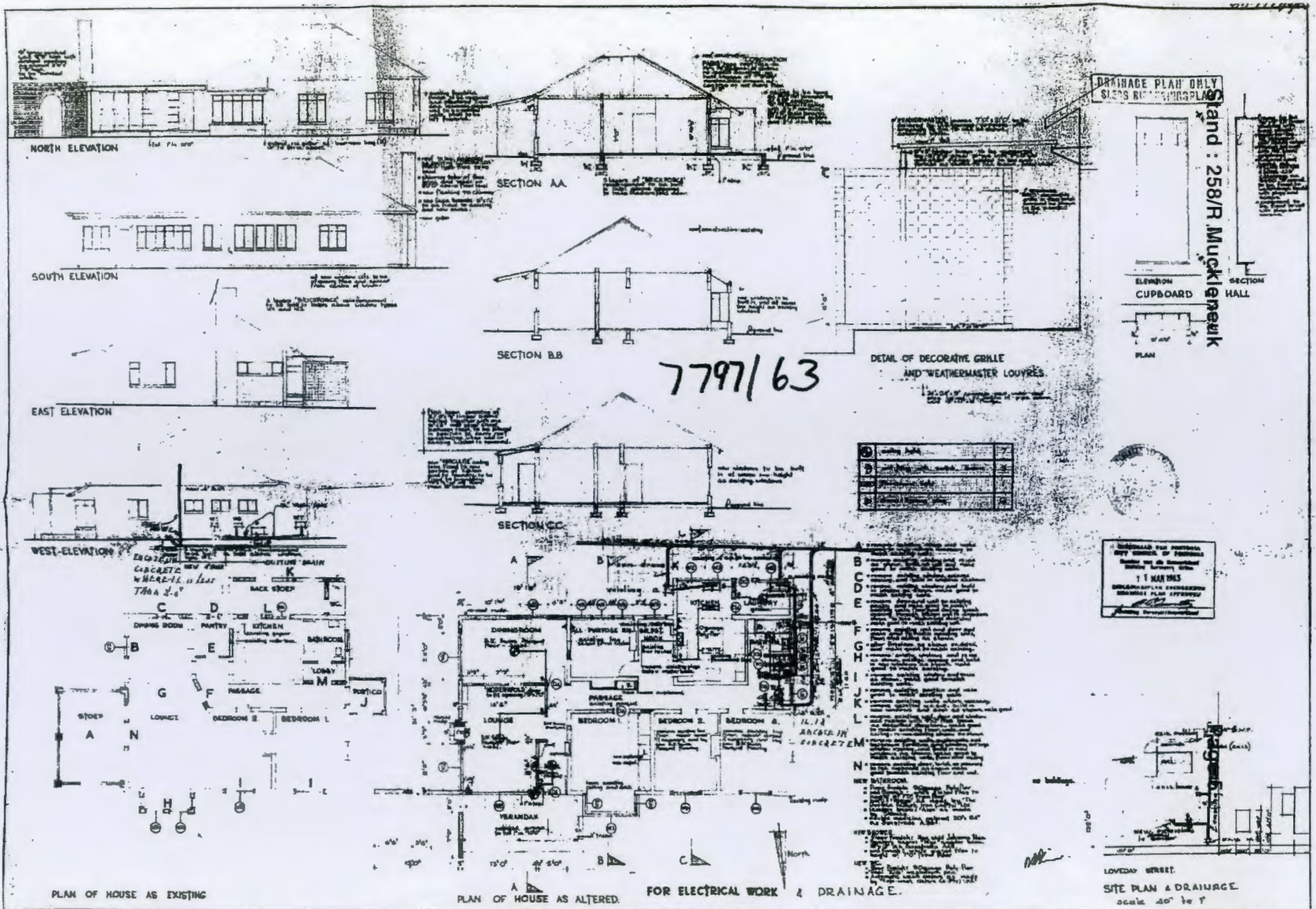


**Photo 1:** View of house from North with well cared for garden.



**Photo 2:** Original garage adjacent entrance off Loveday St.





DRAWING No. P.239/1E.

# HOUSE GOSLETT

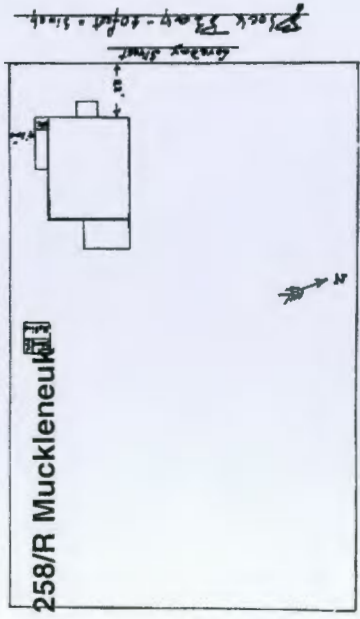
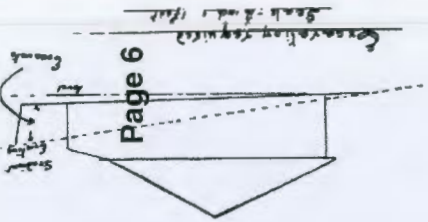
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE ON CERTAIN REM. EXTENT OF ERF 258 LOVEDAY STREET MUCKLENEUK FOR MR. FRANK GOSLETT.

SCALE 1" = 8'0", 2"0" & 4"0"  
DATE  
DRAWN.

PAULUS VISSER ARCHITECTS PRETORIA.

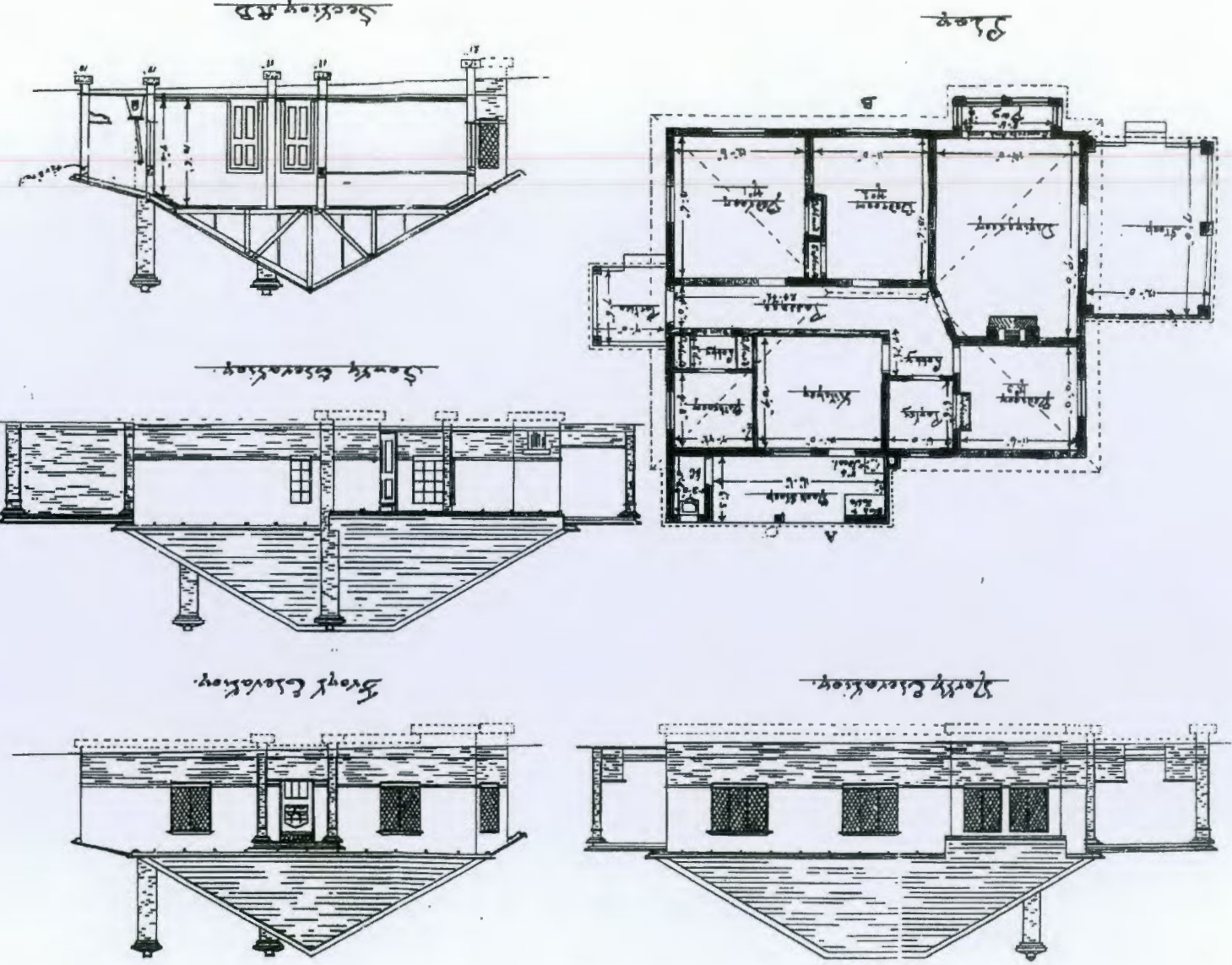
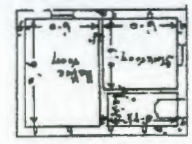
Stand : 258/R Muckleneuk

Page 6



7125/29

Proposed Villa Renovation  
for Mrs W. Wood  
at 7125/29 Muckleneuk, Pretoria



## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>248/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	225 Loveday St.	Owner	Serfontein P F T
Name of building		* Site value	R 110 000
		* Value of improvements	R 130 000
		* Improved value	R 240 000
Architect	Unknown	Date of construction	c 1965
Name of original owner	Unknown	Names of notable subsequent owners	1941: Emily M Plummer. (Owner of vacant stand).
Description of building including style of architecture	Single storey bungalow house, double pitched c. i. roof in regional modernist style. Projecting clerestorey window. Facebrick plinth. Steel window casement. Verandah intact. Regional Pretoria style: Bungalow style.	Description of condition of building and its integrity	Good condition.
Historical information		Comments on garden and site	Unexceptional garden. High impenetrable garden wall detracts from connection between house and street.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

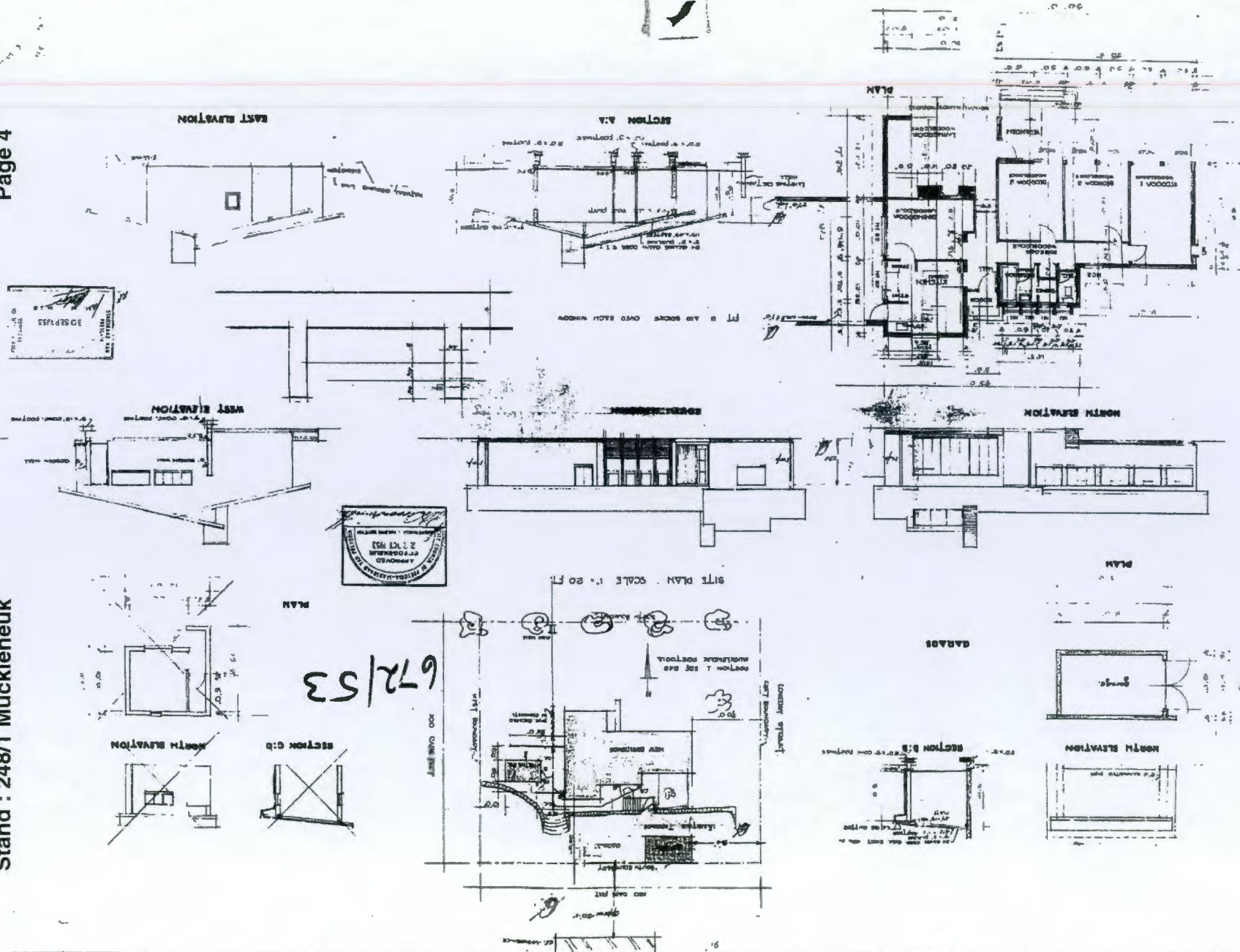
<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	3	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	2	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	3	<i>Interesting roof and window surround details.</i>
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	4	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	2	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	4	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	5	<i>Pretoria group</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>23</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>23</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



**Photo 1:** View of the house from the North showing the projecting clerestorey window.

Page 4

Stand : 248/1 Muckleneuk



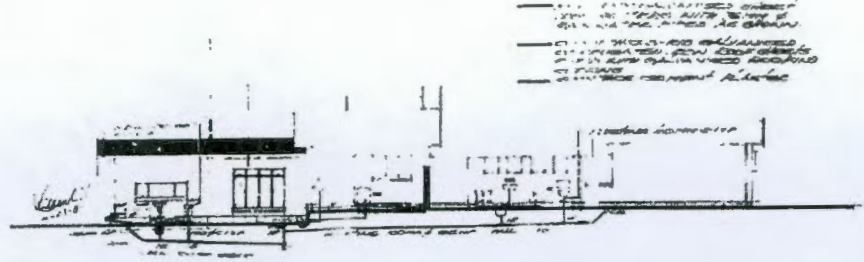
672/53



18/9/68

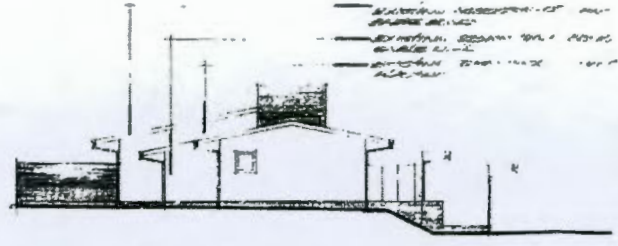


Stand : 248/1 Muckleneu



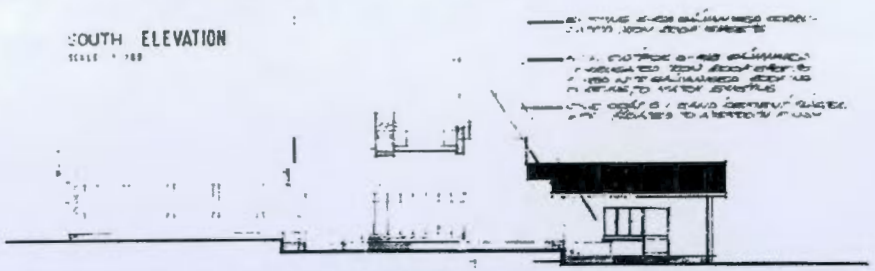
SOUTH ELEVATION  
SCALE 1/100

1. ALL FINISHES TO BE AS SHOWN  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS



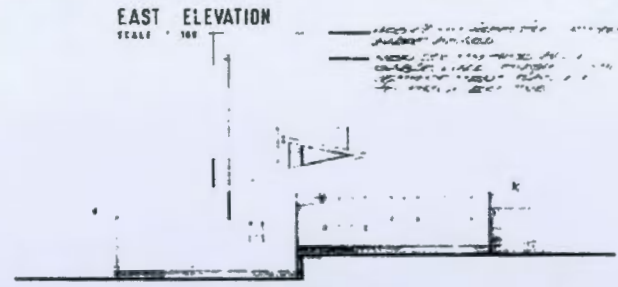
EAST ELEVATION  
SCALE 1/100

1. ALL FINISHES TO BE AS SHOWN  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS



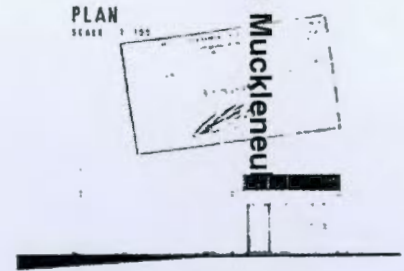
NORTH ELEVATION  
SCALE 1/100

1. ALL FINISHES TO BE AS SHOWN  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS

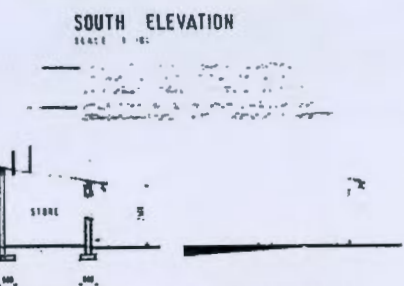


WEST ELEVATION  
SCALE 1/100

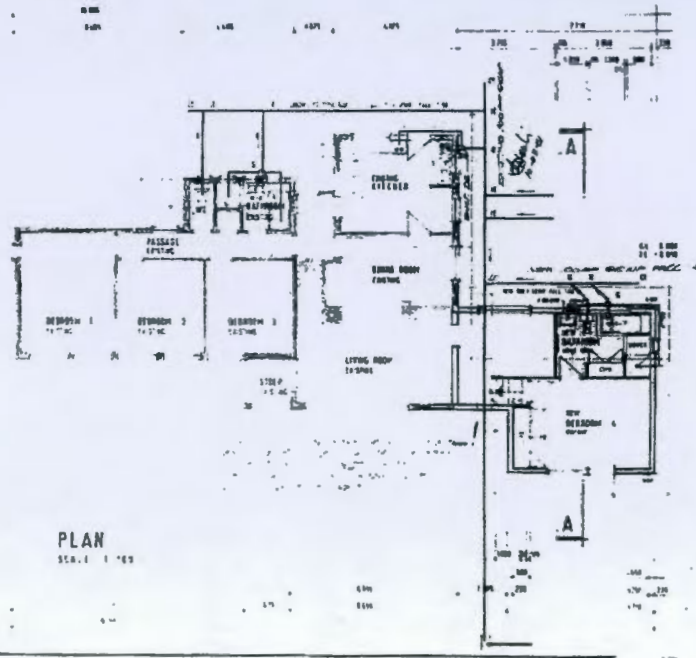
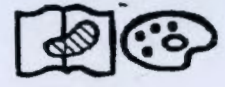
1. ALL FINISHES TO BE AS SHOWN  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS



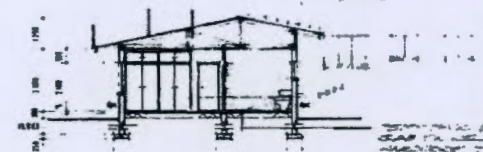
PLAN  
SCALE 1/100



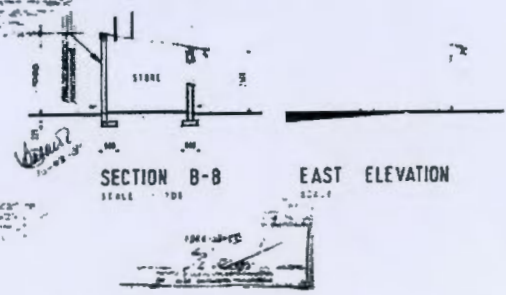
SOUTH ELEVATION  
SCALE 1/100



PLAN  
SCALE 1/100



SECTION A-A  
SCALE 1/100

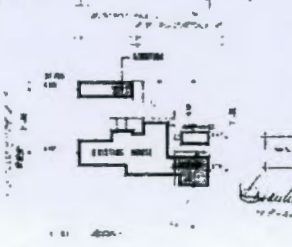


SECTION B-B  
SCALE 1/100

EAST ELEVATION  
SCALE 1/100



NORTH



SITE PLAN  
SCALE 1/500

ADDITION AND ALTERATION TO EXISTING RESIDENCE FOR MRS. MARIE VERONICA KAUFMANN ON CERTAIN PORTION 1 OF ERF NO 248 SITUATED ON LOVEDAY STREET NO 225, MUCKLENEU

Page 2

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>248/R</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	221 Loveday St.	Owner	A E Heukelman
Name of building		* Site value	R 110 000
		* Value of improvements	R 160 000
		* Improved value	R 270 000
Architect	Unknown	Date of construction	c 1965
Name of original owner	Unknown	Names of notable subsequent owners	1941: Emily M Plummer. (Owner of vacant stand).
Description of building including style of architecture	Regional Pretoria style. corrugated iron roof and painted brick.	Description of condition of building and its integrity	Original house compromised significantly by modern additions.
Historical information		Comments on garden and site	Mostly covered by brick paving for parking. No visible matured trees.
Potential		General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p>

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	1	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	2	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>8</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>8</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: View from the North East.

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>800/2</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	228 Silver St	Owner	Casieri L
Name of building		* Site value	R 100 000
		* Value of improvements	R 140 000
		* Improved value	R 240 000
Architect	Unknown	Date of construction	
Name of original owner	Unknown	Names of notable subsequent owners	1941: Does not appear on Valuation Roll as stand 800/2. Stand is recorded as A226 owned by Amy T Cullingworth.  1944: Does not appear on Valuation Roll as stand 800/2. Stand is recorded as a portion of 226 owned by F E Edmunds. A building is recorded as extant.  1984: P A Terry (alterations by H C M Tunmer).
Description of building including style of architecture	Unusual roof shape. Original facebrick chimney with concave flaunching unlikely to be less than 60 years old.	Description of condition of building and its integrity	Generally good condition.
Historical information	Rondavel cluster plan form suggest the influence of housing typologies popularised by Moerdyk, Eaton and Pierneef. (Fisher et al, editors: Architecture of the Transvaal.	Comments on garden and site	Verdent and well cared for garden.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.  Our assessment of the buildings was hampered by the inaccessibility of the property and difficulty in obtaining clear photographs. Our assessment is made on the basis of drawings that were available.

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>800/2</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	228 Silver St	Owner	Casieri L
Name of building		* Site value	R 100 000
		* Value of improvements	R 140 000
		* Improved value	R 240 000
Architect	Unknown	Date of construction	
Name of original owner	Unknown	Names of notable subsequent owners	1941: Does not appear on Valuation Roll as stand 800/2. Stand is recorded as A226 owned by Amy T Cullingworth.  1944: Does not appear on Valuation Roll as stand 800/2. Stand is recorded as a portion of 226 owned by F E Edmunds. A building is recorded as extant.  1984: P A Terry (alterations by H C M Tunmer).
Description of building including style of architecture	Unusual roof shape. Original facebrick chimney with concave flaunching unlikely to be less than 60 years old.	Description of condition of building and its integrity	Generally good condition.
Historical information	Rondavel cluster plan form suggest the influence of housing typologies popularised by Moerdyk, Eaton and Pierneef. (Fisher et al, editors: Architecture of the Transvaal.	Comments on garden and site	Verdent and well cared for garden.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.  Our assessment of the buildings was hampered by the inaccessibility of the property and difficulty in obtaining clear photographs. Our assessment is made on the basis of drawings that were available.

**WINDOW SCHEDULE**

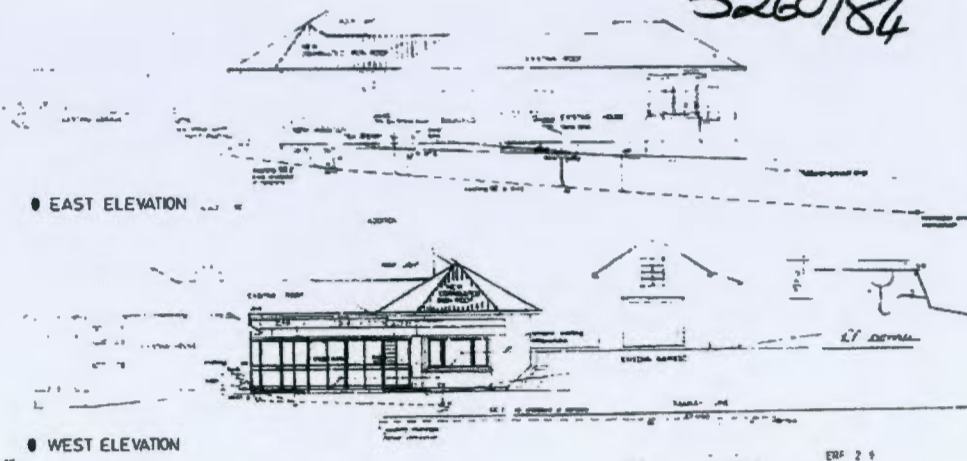
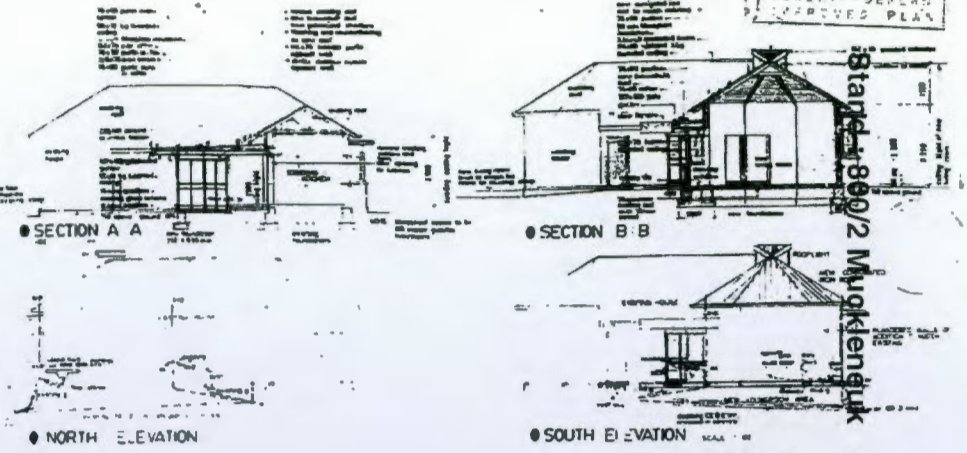
Window No.	Notes	Dimensions
W 1	NG 5 F HVV	1000 x 1400
W 2	ND 4 F HVV	200 2nd street window
W 3	ND 22 F HVV	tel. 01: 1000 x 1400
W 4	ND 5 HVV	
W 5	ND 5 HVV	

**DOOR**

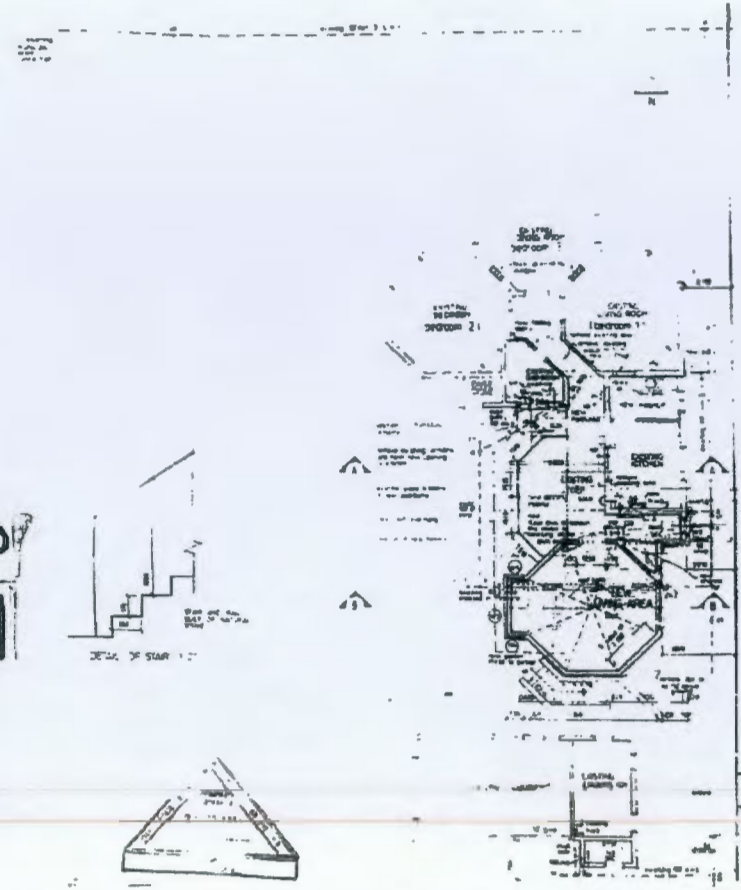
3400 DOOR	2000 x 2000	HVV Top
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5260/84  
VERBETTERDE PLAN  
VERBETTERDE PLAN

Stand 1890/2 Muckleneuk



5260/84



AMENDED PLAN

SITE PLAN

Page 4

395 / 1	H.C.H. TURNER & ASSOCIATES INC ARCHITECTS 333 SILVER STREET MUCKLENEUK PRETORIA	DESCRIPTION	SCALE	ALTERATIONS and ADDITIONS TO EXISTING HOUSE ON ERF 800/2, SILVER STREET MUCKLENEUK PRETORIA FOR MRS PA TERRY	DATE	CONSTRUCTION	395 / 1
		DATE	SCALE		DATE	CONSTRUCTION	



**Photo 1:** View of motor court from Silver St. entrance.



<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	4	<i>On the basis of our assumption set out above.</i>
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	2	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	3	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	4	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	3	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	4	<i>On the basis of our assumption set out above the buildings will be valued by the Pretoria conservation community.</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>23</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>33</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



**Photo 1:** View of motor court from Silver St. entrance.

- **Marlboro Station, Frankenwald, Buccleuch and Linbro Park Area**

No sites were noted in this area.

- **Modderfontein Valley from Linbro Park to Esther Park**

The two proposed route alignments in this area pass by the original residential area. Both will cut through the Brickfields dump, dating from the 1880s. This site later became the first main dump of Modderfontein, and it served this purpose until the 1920s (Hall, 1997). The two lines also cross the corner of the Modderfontein Village in Amsterdam Street, lined with original old buildings.

- \* *Significance*

Modderfontein is important to the history of mining in Johannesburg, and the original residential area forms an historic precinct. Consequently, the dump and Amsterdam Street have high significance.

- **Modderfonteinspruit Valley approaching Midrand**

The remains of African housing stand on the hillside above the spruit. The remains include at least four rectangular mud brick foundations (26 02 28.8S, 28 06 59.7E; 26 02 30S, 28 07 03.2E; 26 02 30.7S, 28 07 04.6E; 26 02 35.8S, 28 07 05.6E), bottle glass, metal scraps and fencing. The material probably dates to the 1950s.

Middle Stone Age artefacts lie on the eroded and ploughed surface around the confluence of the spruit and a small drainage line (26 01 53-59.7S, 28 07 25.2-18.8E). The artefacts include blades and triangular flakes made of quartz and fine-grained igneous stone. This material dates between about 250 000 and 25 000 years ago.

- \* *Significance*

- There are many other examples, therefore the African housing remains have low significance.
- Due to the disturbed context, the Middle Stone Age artefact scatter has low significance.

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>800/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	230 Silver St.	Owner	Joubert S J (Rev)
Name of building		* Site value	R 120 000
		* Value of improvements	R 240 000
		* Improved value	R 360 000
Architect	Unknown	Date of construction	c 1920
Name of original owner	Unknown	Names of notable subsequent owners	1941: Amy T Cullingworth.
Description of building including style of architecture	Single story late Victorian verandah house on hammer dressed shale plinth, corrugated iron roof covered with pressed metal tiles. Veranda on north side flanked with Tuscan columns.	Description of condition of building and its integrity	The outside of the house has been compromised to some extent - pressed metal tiles, metal window frames and loss of detail. Crazy paving slate added to column bases and staircase balustrades. Veranda and veranda eaves boxed in. Internal fabric largely intact.
Historical information	Used as a boarding house with two annexes in the 1930's. (Prof K Bakker 2002)	Comments on garden and site	well kept garden. good relation to street, low stone boundary wall. mature Frinjipani tree by veranda.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	3	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	3	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	5	<i>Inside of the house is very original. Timber detailing of doors, architraves and skirting intact.</i>
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	5	<i>Scale and relationship to the street add to the value of the house in its context.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	5	<i>Residence of a local Dominee.</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>26</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>36</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



**Photo 3:** North façade and entrance of the house



**Photo 4:** View of house from Silver St.



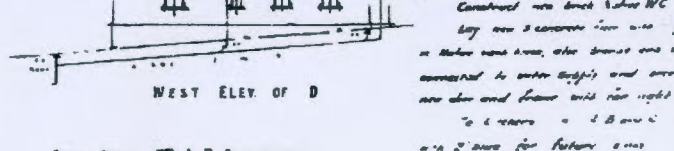
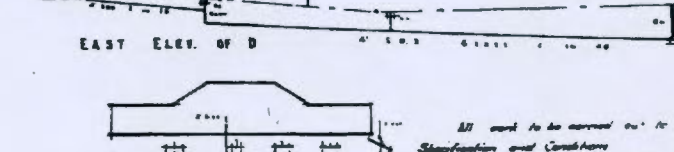
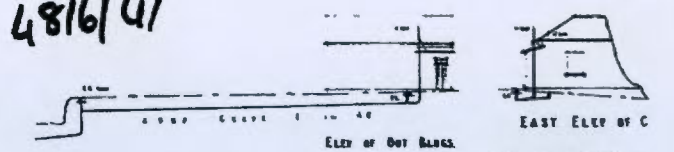
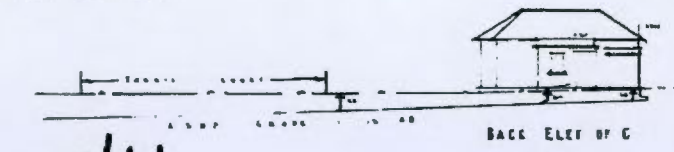
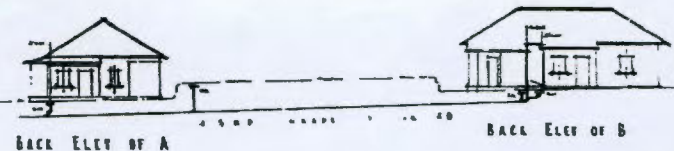
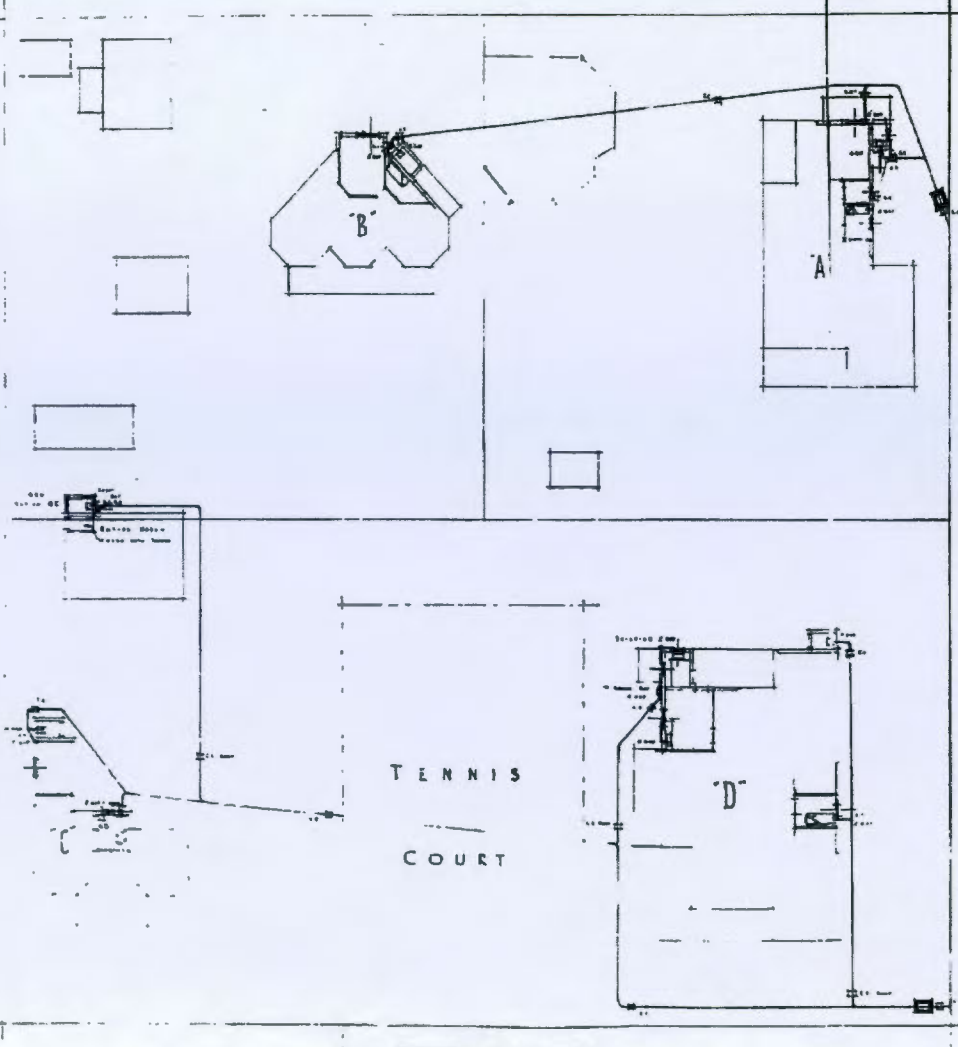
Photo 3: Hammer dressed shale.





TOWN COUNCIL OF PRETORIA  
 PRIVATE HOUSE DRAINAGE  
 CONTRACT N° 2235

Scale 1/4" = 1 Foot



Read Book N° A T Columns  
 Lot N° 800-H/227  
 House N° 230  
 STREET SILVER, MUCKLENEUK  
 Area of Plot 3230 sq ft  
 Plan L4-2-6

All work to be carried out in accordance with the Municipality Specifications and Conditions. Contractor to erect a brick WC to suit. Lay out a concrete base and ground level in kitchen area, also drains and it's sewer connected to water supply and provide all the necessary and proper work for the right of way. To be done in 14 days. To be done for future work. House sign and other work to be done at corner of Plot 2.

Stand : 800/1 Muckleneuk

Page 5

210 STREET  
 TOWN ENGINEER  
 PRETORIA JUNE 1929

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>216/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	221 Silver St.	Owner	Lydiana Properties Pty Ltd
Name of building		* Site value	R 120 000
		* Value of improvements	R 160 000
		* Improved value	R 280 000
Architect	Unknown	Date of construction	c 1920
Name of original owner	Unknown	Names of notable subsequent owners	1941: P L Goudie 1974: Daniel De Beer- Architect
Description of building including style of architecture	Single story house, corrugated iron roof. T plan. Original large red facebrick chimneys. Klompie brick fire places in original condition. Internally some original timber fenestration.	Description of condition of building and its integrity	Fairly extensively altered interior as well as the fenestration and front veranda..
Historical information	P L Goudie (a pilot in the Royal Flying Corps, reputed to have been shot down by Manfred von Richtoven. Traded as a tailor. Hon Col of the Pretoria Highlanders) emigrated to Pretoria from Scotland c 1919 and may have built the original house. (Prof K Bakker)	Comments on garden and site	Well kept garden with mature oak and jacaranda trees. good relationship to street, low boundary walls.
Potential	Good potential for restoration and continued use as a house.	General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.  + Some information sourced from Gautrain Rapid Link Heritage Questionnaire, Bohlweki.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	5	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	6	<i>Fine proportion of the house and chimneys and careful detailing of chimneys and fireplaces.</i>
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	5	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	6	<i>Unusual example of late Arts and Crafts style with fine red brickwork and detailing. Barn-like form of the original roof is reminiscent of agricultural architecture.</i>
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	6	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	7	<i>Rare design features.</i>
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	7	<i>Valued by the conservation community of Pretoria</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	4	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>46</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>56</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



Photo 1: Entrance with mature trees.



Photo 2: Low walls allow good integration of house and its context.



Photo 1: View from North West showing the two red Kirkness brick chimneys.



Photo 2: View of the house from the South East.



Photo 1: Original klompie brick fire place.

216/1

Plan of proposed Garage to be erected on erf No 216/1  
Muckleneuk + Botavia and known as 201 Silver Street.  
on behalf of P. Goudie Esqr.

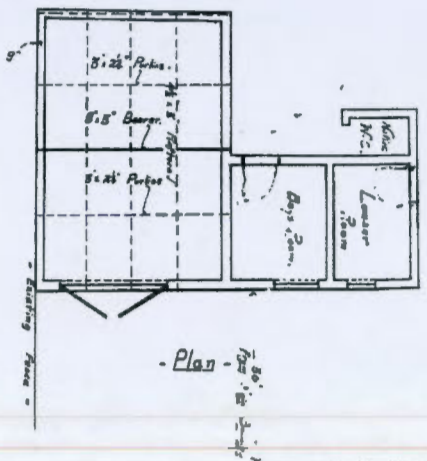
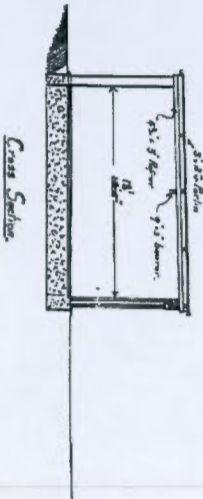
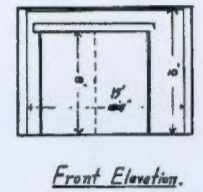
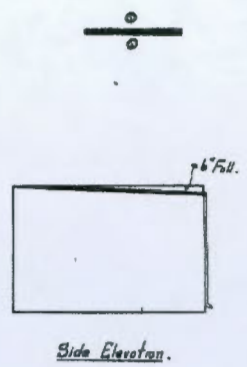
~ With 9" Brickwork - Roof 24" x 8" x 8" Gal. Iron. ~

57 33/42

Drawn by S. J. ...

Scale 1/4" = 1 Foot

Check



## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>216/R</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	217 Silver St.	Owner	Green, J E R
Name of building		* Site value	R 96 000
		* Value of improvements	R 254 000
		* Improved value	R 350 000
Architect	Preiss	Date of construction	1967
Name of original owner	Roos	Names of notable subsequent owners	Unknown
Description of building including style of architecture	Single story, semi facebrick double pitch concrete tile roof. Steel casements.	Description of condition of building and its integrity	Buildings in good condition.
Historical information	Built on the tennis court of Stand 216 prior to subdivision.	Comments on garden and site	Garden well kept
Potential		General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p>



<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	0	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	0	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	2	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	0	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	3	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>7</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>7</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



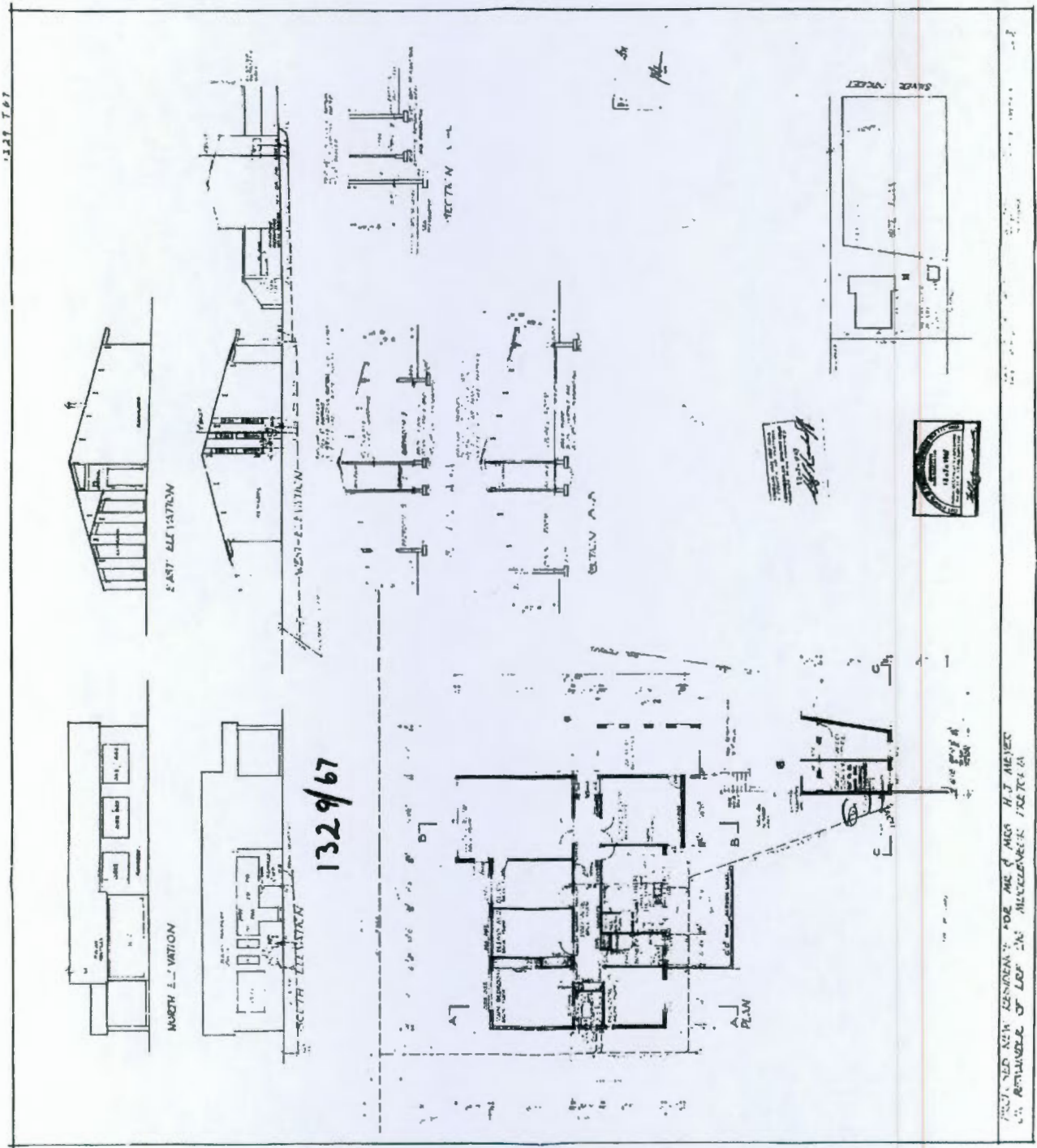
Photo 1: View from the South.



Photo 2: View from the North East.



**Photo 1:** Pan handle from Silver St leading to house.

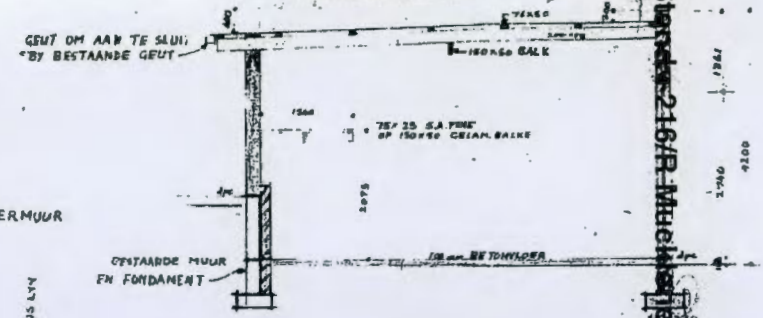
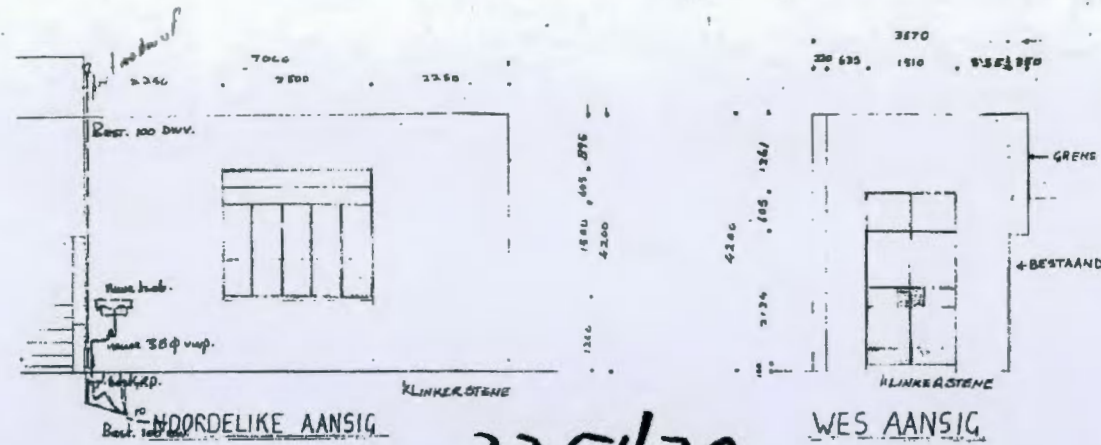


PROJECTED NEW BUILDING FOR MR & MRS H J ALEX  
100, BURNHILL, MUCKLENEUK, DISTRICT

3354/78

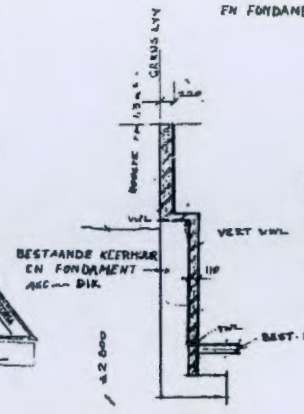
- 1. TAFEL 24/24 MAT. PLATE
- 2. KAPLAT 7x8 50. @ 1200. A.A.
- 3. DAKBALK 200x98 LAM @ 1000. A.A.
- 4. MERCURITE PLAFOND
- 5. GLASVESEL 150x14x18

SILVER STRAAT 216/R. MUCKLENEUK



SNIT A-A

3354/78



SNIT B-B  
SKAAL 1:50

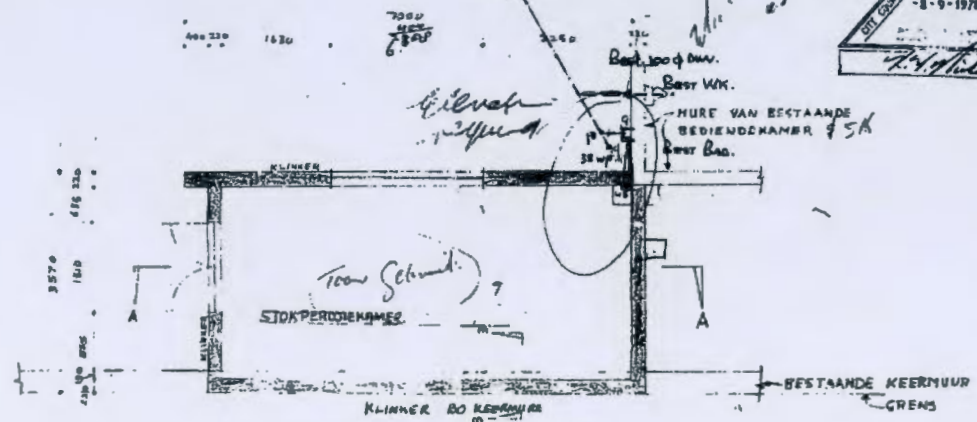
STADSGENOTEERDE OORDEELING VAN 'N' VAN 'N' VERBODEN TOEGANG TOT DIESE

8-9-1978



1978-08-09

N.B. - M.O.H.



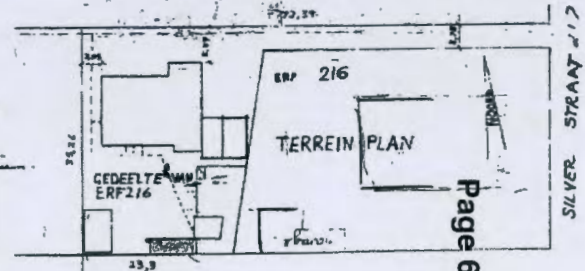
PLAN  
SKAAL 1:50

ANSWERK VERANTWOORDELIJKHEID  
T.O.V. BESTAANDE KEERMUUR  
EN DIT STOKPERDJIEKAMER

GIT GENOEG VAN PRETORIA  
VERBODEN TOEGANG TOT DIESE

1978-9-8

SKAAL 1:50



VOORGESTELDE STOKPERDJIEKAMER VIR MNR. & MEV. R. VAN WYK DE VRIES  
OP GEDEELTE VAN ERF 216 MUCKLENEUK, PRETORIA.

T. WYK DE VRIES,  
POSBUS 2862,  
SUNNYSIDE

f yll

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>190/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	224 Bourke St.	Owner	J B de Carvalho Alfredo & A.M. F. Alfredo (Raath, 2003)
Name of building		* Site value	R 87 000
		* Value of improvements	R 103 000
		* Improved value	R 190 000
Architect	Unknown	Date of construction	c 1930
Name of original owner	1919: Joseph Petrus Jooste (Raath, 2003)	Names of notable subsequent owners	1941: Magdalena H Hendriks
Description of building including style of architecture	Single story house on facebrick plinth. Hipped corrugated iron roof. Oregon pine window casements and leaded lights.	Description of condition of building and its integrity	Moderate to poor condition but integrity intact.
Historical information		Comments on garden and site	Double garage built over most of the front garden. Remanance of stone terracing.
Potential	Good potential for restoration.	General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	2	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	2	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	5	<i>The building fits into Muckleneuk contextually.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	2	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>16</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	<i>On panhandle.</i>
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>26</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



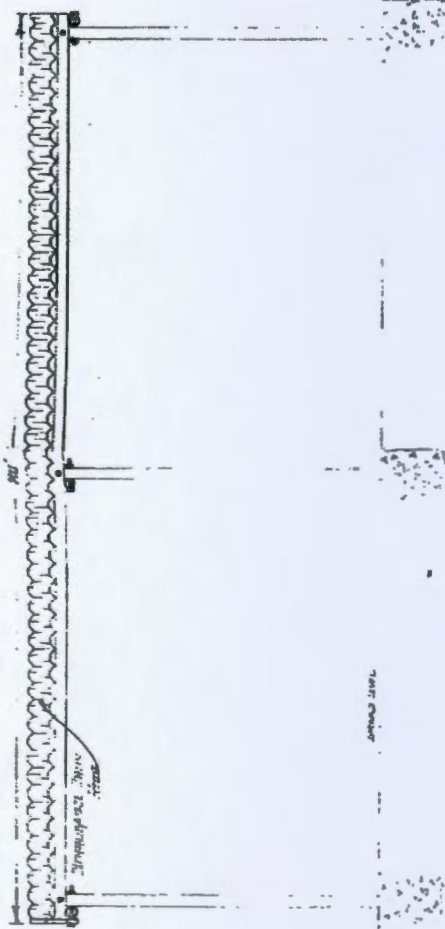
Photo 1: View of the house from pan-handle entrance.



PROPOSED CARPORT ON ERF 190 - PORTION A - MUCKLENEUK.

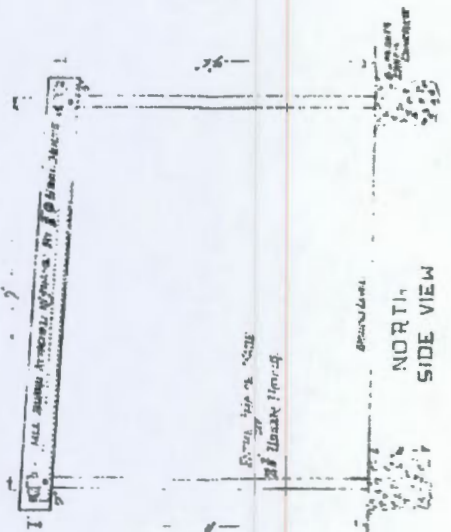
PRETORIA

for  
Mrs. M.H. HENDRIKS.  
Scale: 1/4" = 1'



EAST  
SIDE VIEW

3178/68

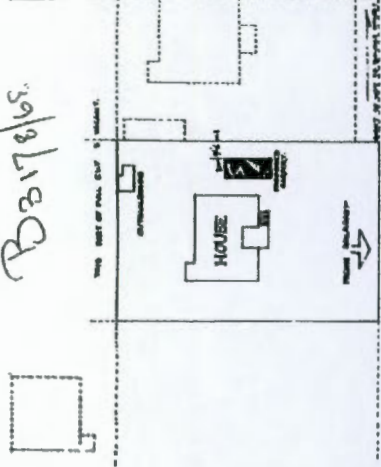


NORTH  
SIDE VIEW

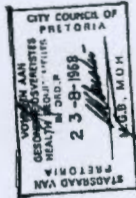
B3178/68

Stand : 190/1 Muckleneuk

Page 4



SITE PLAN  
SCALE: 1:200



1968 190/1 - 19/22

1968 190/1 - 19/22

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>190/2</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	216 Bourke St.	Owner	Burden Andrew Skead
Name of building		* Site value	R 87 000
		* Value of improvements	R 103 000
		* Improved value	R 190 000
Architect	Unknown	Date of construction	c1925
Name of original owner	1895: Lily Louisa Sophia Walker (Raath,2003)	Names of notable subsequent owners	1919: Edmund Francis Bourke (Raath,2003) 1941: Hendrina S H Jooste (Raath,2003)
Description of building including style of architecture	single story Bungalow house . English garden wall bond plinth. Projecting columned porch. Oregon pine fenestration with leaded light casements.	Description of condition of building and its integrity	Very good condition. Largely original building.
Historical information		Comments on garden and site	Well tended garden
Potential	Good potential for restoration	General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	3	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	4	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	4	<i>The building is largely intact.</i>
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	4	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	7	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	7	<i>Valued by the conservation community of Pretoria</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>31</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>41</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



Photo 1: View from North Garden.

SCALE 1/8" = 1'-0"

1902 MUCKLENEUK - VICTORIA

SITE

RESISTANCE FOR MASS

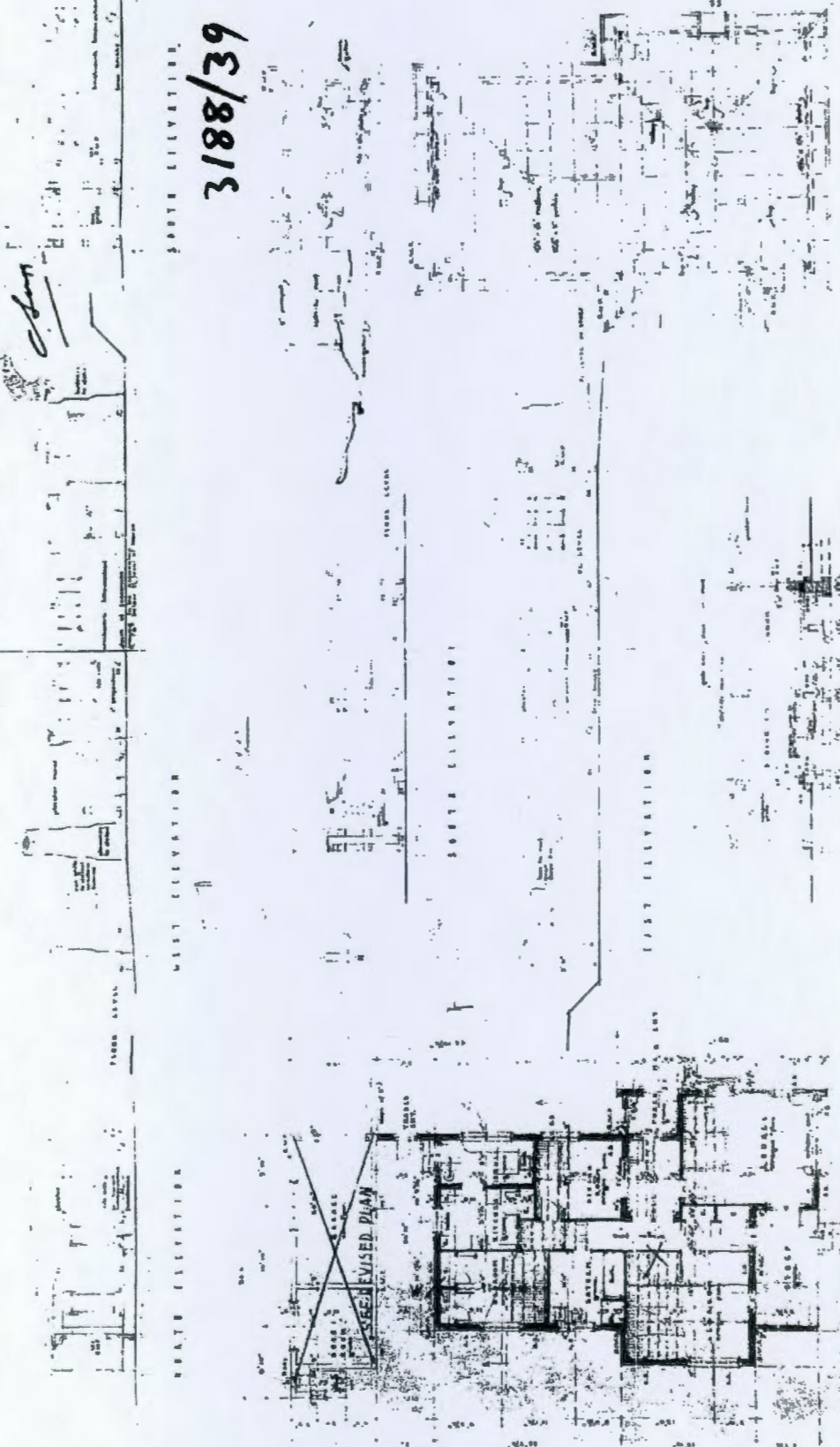
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Stand: 190/2 Muckleneuk

Page 4

2/18/80  
John

3188/39



1907 PLAN

1911 PLAN

1913 PLAN

1907 MUCKLENEUK - VICTORIA & SPRINGS

NOVEMBER 1938

DRAWING NO. 1/5

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

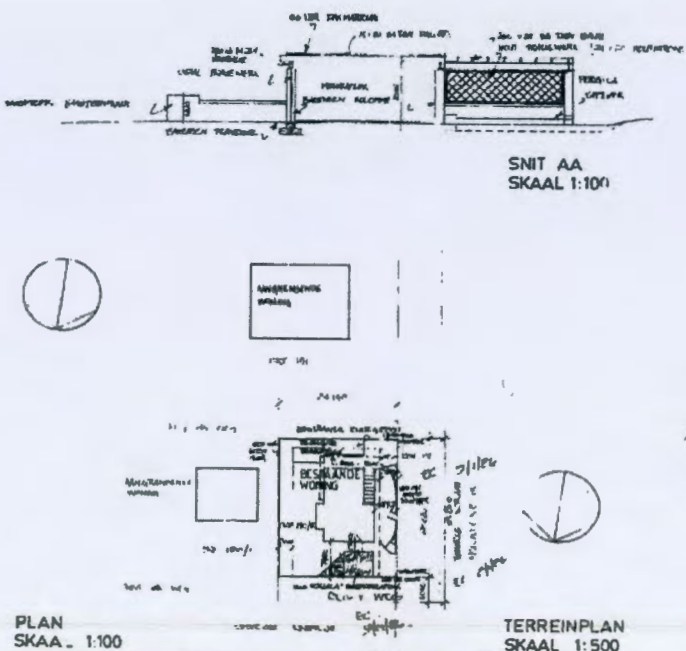
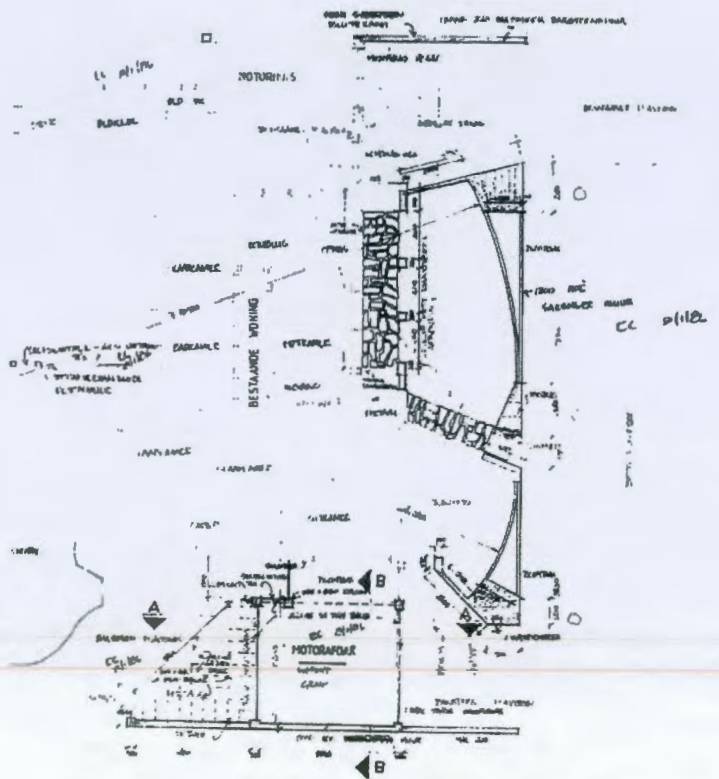
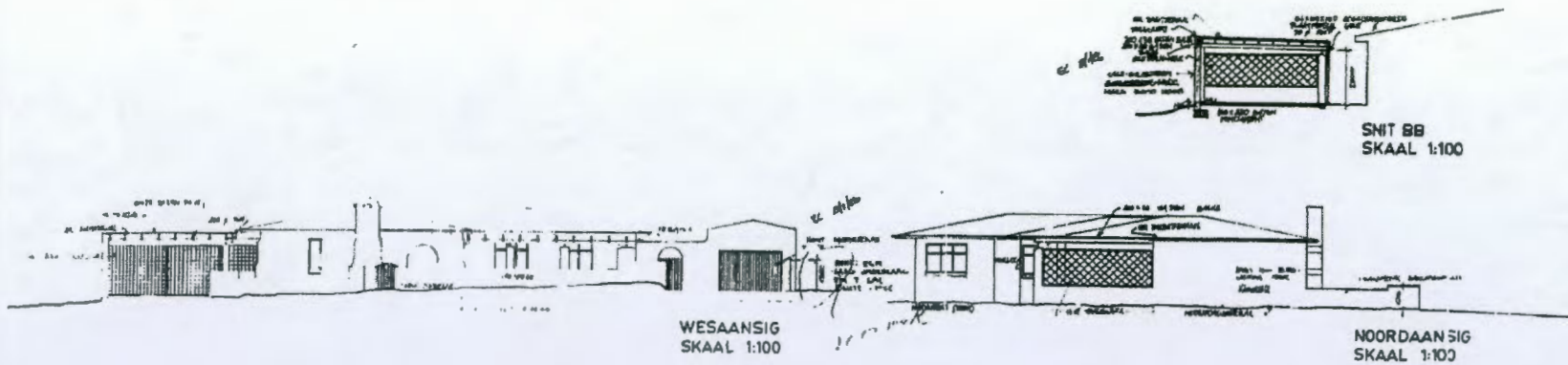
GENERAL INFORMATION			
Stand N°	<b>190/R</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	200 Bourke St.	Owner	Crowley C
Name of building		* Site value	R 93 000
		* Value of improvements	R 137 000
		* Improved value	R 230 000
Architect	Unknown	Date of construction	c1935
Name of original owner	Unknown	Names of notable subsequent owners	J P Jooste (Jnr)
Description of building including style of architecture	Single storey house originally corrugated iron roof covered with harvey tile.. Shaped rafter ends. Very low pitched corrugated iron roof.	Description of condition of building and its integrity	Reasonable good condition. Transformed to "Spanish" style.
Historical information		Comments on garden and site	Good relationship with street. boundary wall/planter boxes.
Potential		General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p> <p>+ Reference made to Heritage Questionnair - Bohlweki.</p>

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	5	<i>Contributes to the context of Muckleneuk with its low walls and dense vegetation.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	3	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>13</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	1	
<b>TOTAL (out of a possible 20 points)</b>	<b>11</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>24</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



Photo 1: View of house from Bourke street.



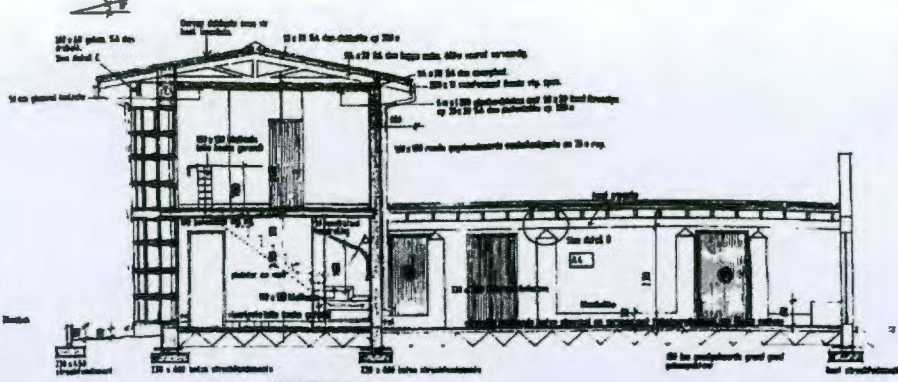
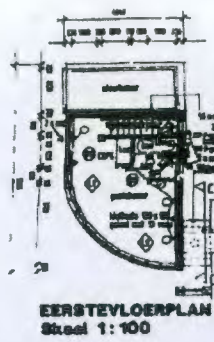


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Stand  
 190/R Muckleneuk

REVIEWS		
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**NOTE**

1. ALLE VERBODEN TOEGANGSPOSISIES MOET WERKSAAM GEMAKKE WERD.

2. ALLE VERBODEN TOEGANGSPOSISIES MOET WERKSAAM GEMAKKE WERD.

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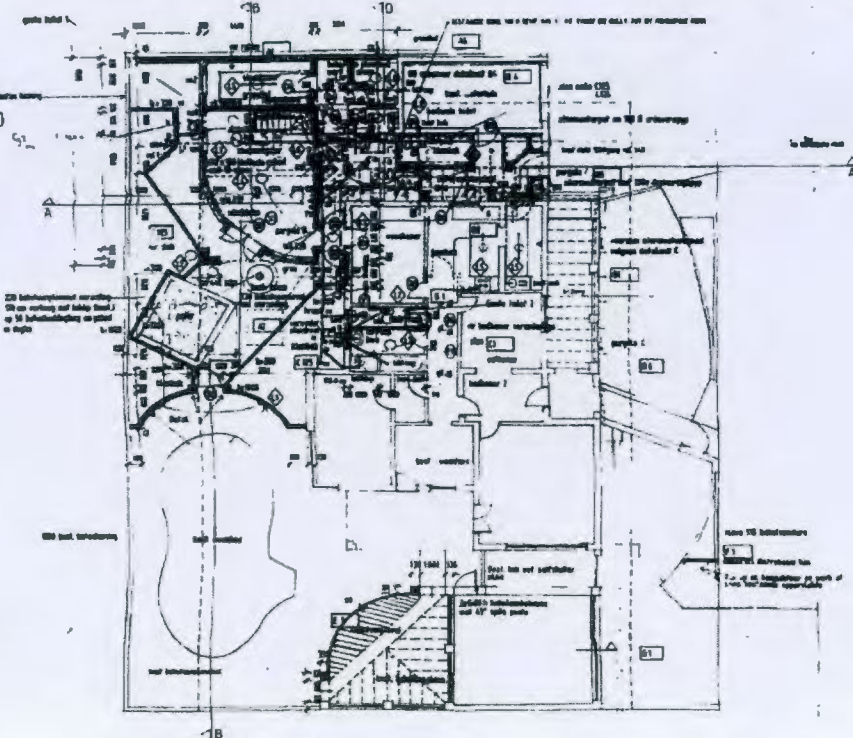
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**ALGEMEEN NOTAS**

1. ALLE VERBODEN TOEGANGSPOSISIES MOET WERKSAAM GEMAKKE WERD.

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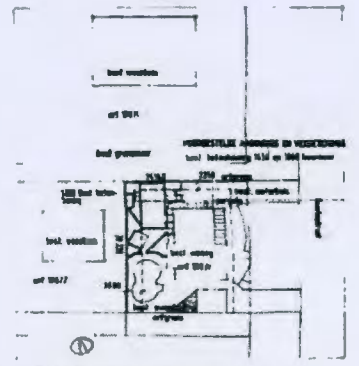
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17. ALLE VERBODEN TOEGANGSPOSISIES MOET WERKSAAM GEMAKKE WERD.

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**OPP. VAN AANSOESINGS**

1. AANSOESING: 64,20 m<sup>2</sup>

2. AANSOESING: 0,00 m<sup>2</sup>

TOTAAL: 64,20 m<sup>2</sup>

**REYNDERS CRONJE BOLT**

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**VERANDERING AAN BESTAANDE WONING VIR MRS. & REV. CROWLEY OP HWY 290, BOUWSTRAAT, MOOLENBEEK, PRETORIA**

1000-08-10

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**PLAANS EN SNITTE**

1000-08-10

1:50 10-14

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## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>5/3</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	555 Leyds St.	Owner	C P Boshoff
Name of building		* Site value	R 120 000
		* Value of improvements	R 110 000
		* Improved value	R 230 000
Architect	Unknown	Date of construction	c1925
Name of original owner	Unknown	Names of notable subsequent owners	Unknown
Description of building including style of architecture	Single story Late Edwardian house with corrugated iron roof. English garden wall bond plinth. Header bond on curved bay window. Projecting porch on precast Tuscan columns. Integral verandah enclosed with louvred windows.	Description of condition of building and its integrity	Moderate to fair condition. Integrity intact.
Historical information		Comments on garden and site	Garden unkempt. Modern high boundary wall plastered and painted.
Potential	Good potential for restoration	General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	4	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	3	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	3	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	4	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	4	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	5	<i>Valued by the conservation community of Pretoria</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>25</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	1	
<b>TOTAL (out of a possible 20 points)</b>	<b>11</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>36</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



Photo 1: View across Leyds St.



Photo 2: Porch and bow windows on East façade from the East.

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>709/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	11 Ebbard Lane	Owner	P J Boltman
Name of building		* Site value	R 96 000
		* Value of improvements	R 104 000
		* Improved value	R 200 000
Architect	Unknown	Date of construction	+Unknown but probably late 1800's.
Name of original owner	Unknown	Names of notable subsequent owners	1923: Mr Whitely +Col C Bond
Description of building including style of architecture	Single story Victorian Cottage with steep double pitched roof. Original earth closet attached to the west facade.	Description of condition of building and its integrity	Significant recent modifications have obscured the original farm cottage. New doors and windows have been added.
Historical information	+Cottage for the original farm in the area and known locally as such.	Comments on garden and site	Precast concrete boundary wall. Garden converted to parking and most of it paved.
Potential	Reduced potential for restoration since the recent additions were undertaken.	General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.  + Some information sourced from Gautrain Rapid Link Heritage Questionnaire, Bohlweki.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	6	<i>Core of the original cottage remains.</i>
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	6	<i>Very few of the original farm buildings remain within the City limits.</i>
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	3	<i>Much of the original fabric has been lost.</i>
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	<i>Reduced potential since the alterations were undertaken.</i>
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	5	<i>The modest scale and simple aesthetic make it an important part of the context that other newer buildings have generally fitted in with.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	6	<i>Valued by the conservation community of Pretoria</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>31</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	2	<i>Situated on the corner of Ebbard Lane.</i>
<b>TOTAL (out of a possible 20 points)</b>	<b>12</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>43</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



Photo 1: View of West façade from Ebbard Lane.



Photo 2: View of altered North façade.



## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

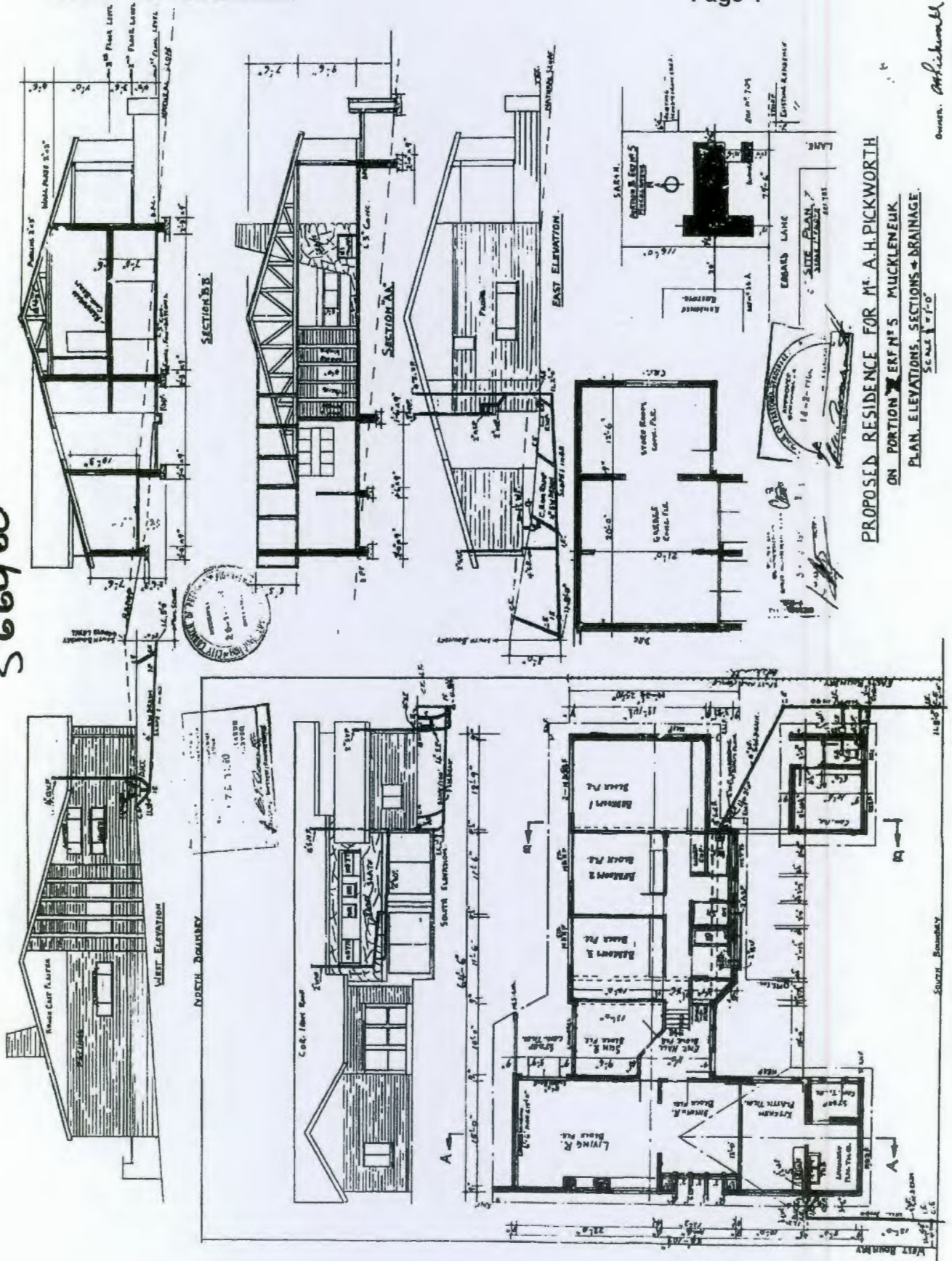
GENERAL INFORMATION			
Stand N°	<b>5/2</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	8 Ebbard Lane	Owner	J Saweka
Name of building		* Site value	R 110 000
		* Value of improvements	R 320 000
		* Improved value	R 430 000
Architect	Unknown	Date of construction	c 1960
Name of original owner	Unknown	Names of notable subsequent owners	Unknown
Description of building including style of architecture	Single storey house. Corrugated iron double pitched roof. Modern style.	Description of condition of building and its integrity	Significantly added to and altered.
Historical information		Comments on garden and site	Garden well kept. High boundary wall.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	2	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	3	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>12</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>12</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: View of house from Ebbard Lane.

566995



PROPOSED RESIDENCE FOR M<sup>rs</sup>. A. H. PICKWORTH  
 ON PORTION OF ERF N<sup>o</sup> 5 MUCKLENEUK  
 PLAN, ELEVATIONS, SECTIONS & DRAINAGE  
 SCALE 1" = 1'-0"

Owner: *A. H. Pickworth*

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>34/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	222 Celliers St.	Owner	P C Lenahan
Name of building		* Site value	R 120 000
		* Value of improvements	R 210 000
		* Improved value	R 330 000
Architect	Unknown	Date of construction	1938
Name of original owner	Unknown	Names of notable subsequent owners	Unknown
Description of building including style of architecture	Single story house with a corrugated iron roof. Facebrick dado to sill height. Original steel casement windows.	Description of condition of building and its integrity	Good condition and integrity. Period bathrooms intact.
Historical information	+ Only three families have lived in the house to date.	Comments on garden and site	Established and well maintained. Mature trees and planting. Large portion of the garden taken up by the driveway.
Potential	Good potential for restoration.	General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p> <p>+ Some information sourced from Gautrain Rapid Link Heritage Questionnaire, Bohlweki.</p>

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	4	<i>Tiling and bath room fittings in tact and original.</i>
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	2	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	2	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	4	<i>Valued by the conservation community of Pretoria</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>17</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>27</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	



**Photo 1:** Original bathroom fittings and tiling.

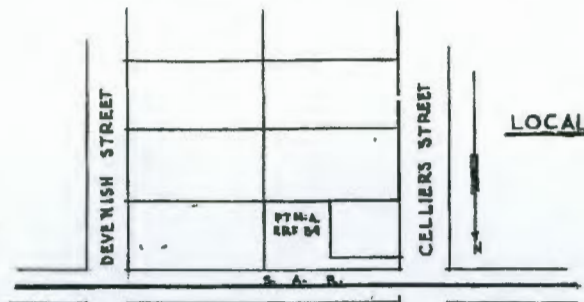
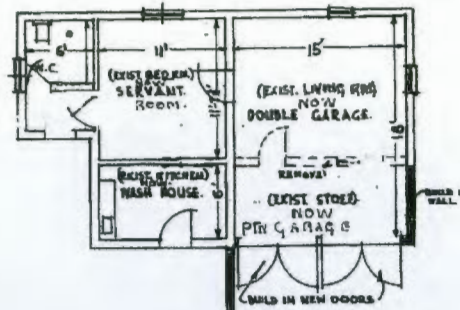


**Photo 2:** House viewed from North West showing the entrance.



Photo 1: Original bathroom fittings and tiling.

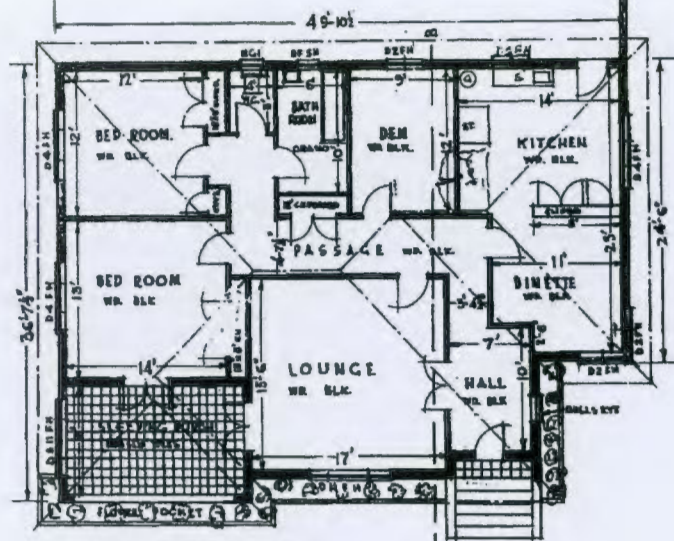




LOCALITY PLAN.

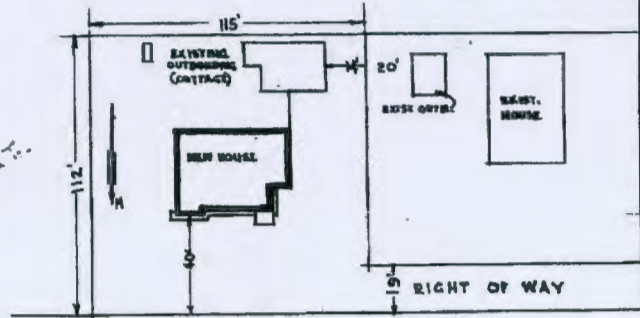
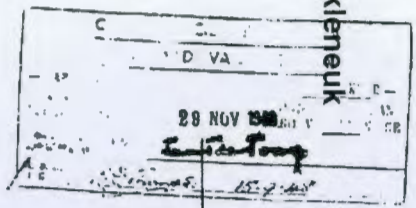
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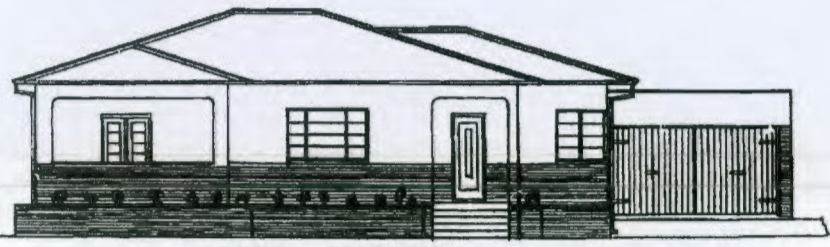


PLAN

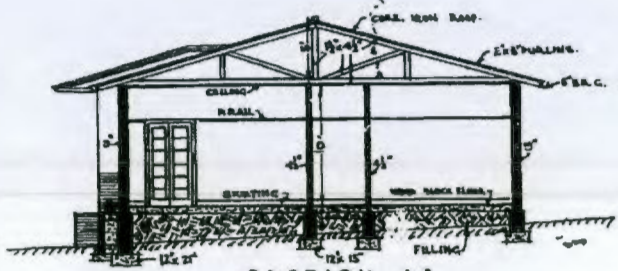
BLOCK PLAN  
SCALE: 1:500



S. A. R. LINE.



FRONT ELEVATION



SECTION A-B

PLAN OF HOUSE & OUTBUILDING ON PTN. A. OF ERF No 34//SITUATE ON 222 CELLIERS ST. MUCKLENEUK, PRETORIA.  
FOR MR. G. J. L. FRASER.  
SCALE: 1/8".

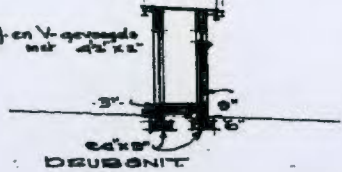
Stand : 34/1 Muckleneuk

Page 5

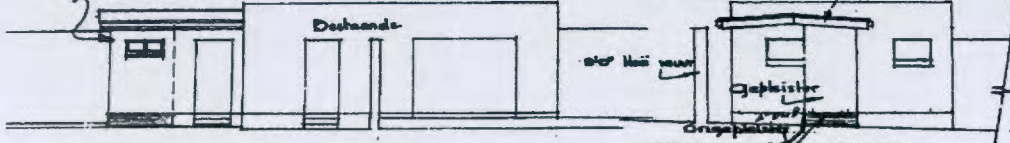
703/68

gegalvaniseerde, gegolfdde, Sinkplaat aan  
aan te las by bestaende. Grot en  
fassieplank sluit aan by bestaende.  
Venster tipe: NGZ.

6'8" x 2'8" x 1'8" Ten G. en V. gevestigde  
plank deur in S.A. Deurs met 4'2" x 2"  
raam.



Dak word verhoog - gaut  
sluit aan by bestaende.  
Voorgestelde Uitbreiding.



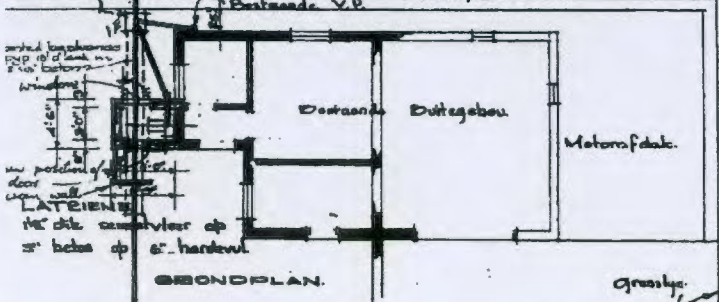
VOORBAANSIG:

Bestaende dak word verhoog met  
nuwe latrises, gegalvaniseerde siek (gegolf)  
op 5' x 5' daklote. Fassieplank en gaut  
on aan te las.

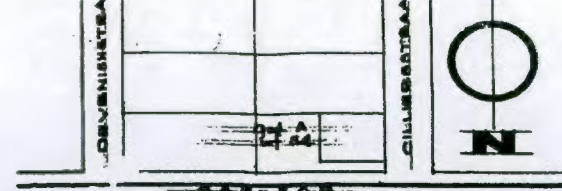


STAAANSIG:

Nuus V.K. sluit aan by  
bestaende N.G. in posisie  
twee aangelyk.

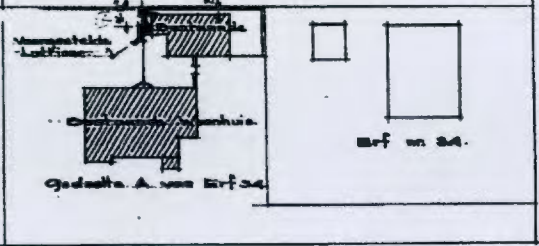


GRONDPLAN.



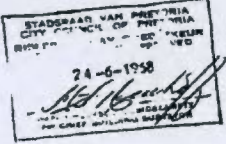
LOKALITEITPLAN

Aangrensaende eiendom.  
Nuus V.K. sluit aan by bestaende  
N.G. met bestaende V.R.



TERREINPLAN: SKAAL: 1:400

S.A.S.  
S.A.S.



Stand : 34/1 Muckleneuk

CILLIERS STREET

Page 6



## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	43/R	Date of survey	January 2003
Suburb	Muckleneuk	Surveyed by	W Martinson and H Paine
Street address	215 Cilliers St.	Owner	Unknown
Name of building		* Site value	R 130 000
		* Value of improvements	R 490 000
		* Improved value	R 620 000
Architect	Unknown	Date of construction	c 1960
Name of original owner	Unknown	Names of notable subsequent owners	Unknown
Description of building including style of architecture	Single story mono pitch corrugated iron roof	Description of condition of building and its integrity	Buildings in good condition.
Historical information		Comments on garden and site	Mature trees and well cared for garden.
Potential		General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p>

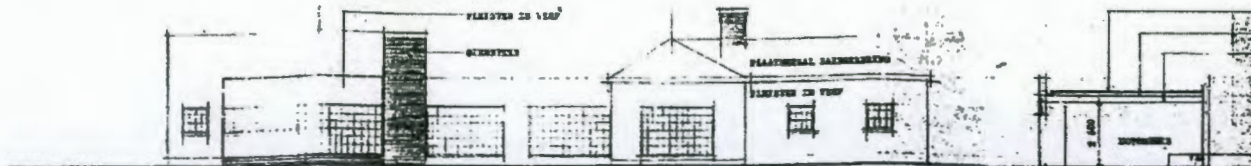
<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	1	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	3	<i>Low key, modest design.</i>
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	4	<i>Valued by the conservation community of Pretoria</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>12</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>12</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: View of garages from street.



Photo 2: View over panhandle boundary wall.

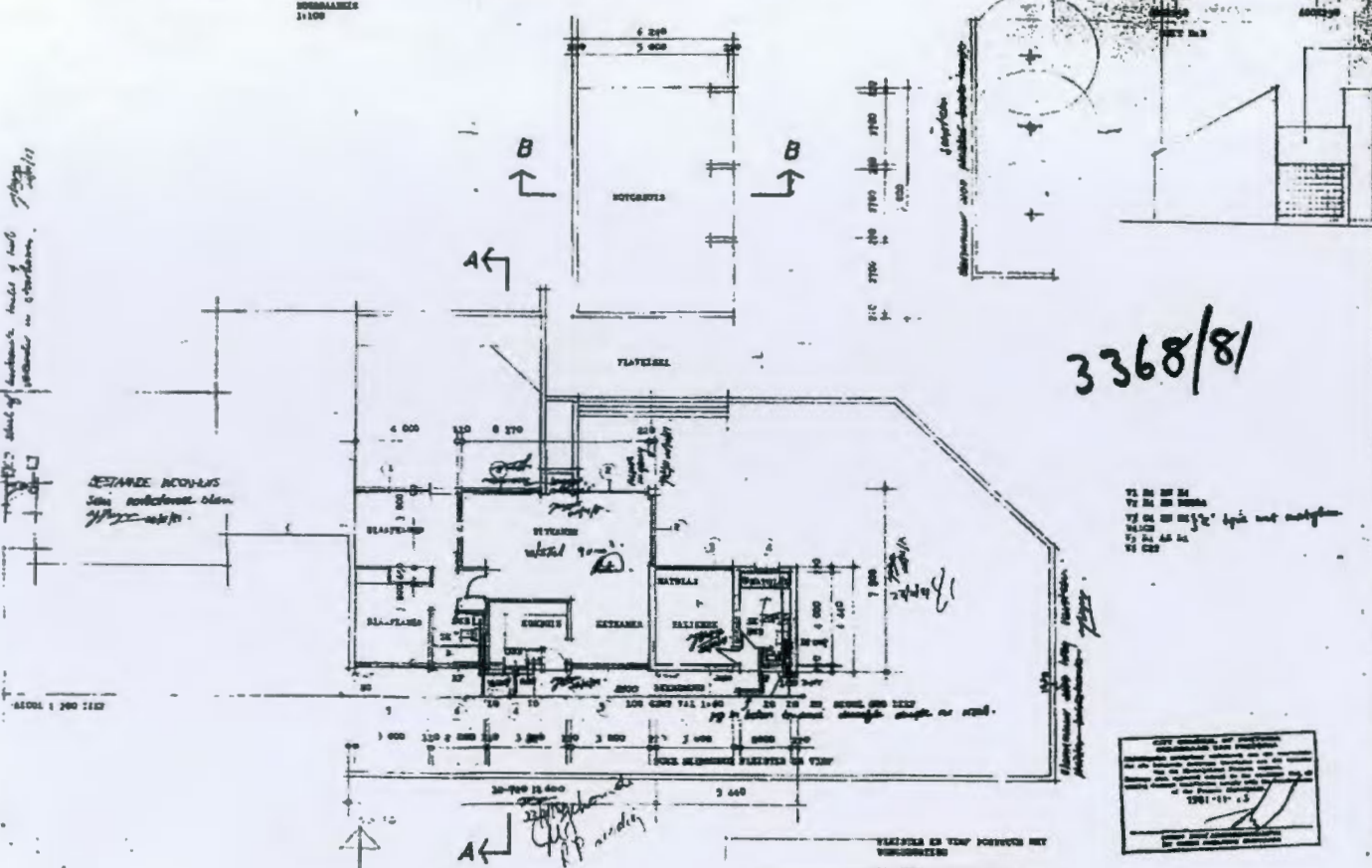


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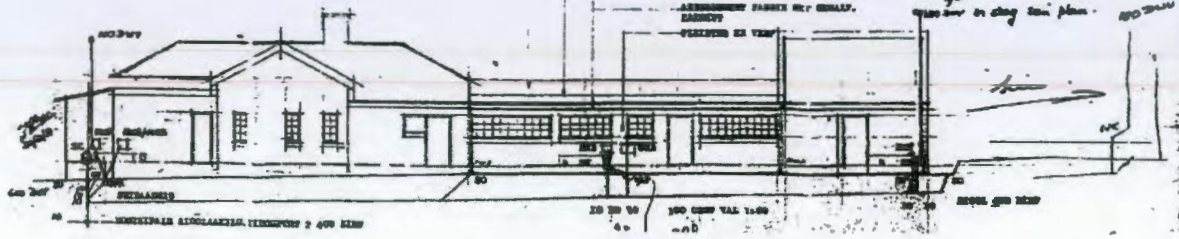
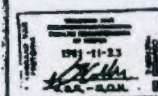
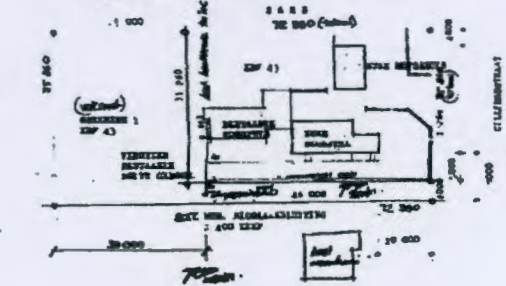
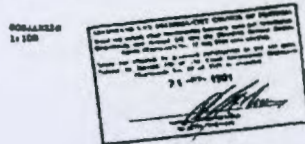
Stand : 43/R Muckleneuk

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## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	43/1	Date of survey	January 2003
Suburb	Muckleneuk	Surveyed by	W Martinson and H Paine
Street address	215A Celliers St.	Owner	Unknown
Name of building		* Site value	R 100 000
		* Value of improvements	R 150 000
		* Improved value	R 250 000
Architect	Unknown	Date of construction	1915
Name of original owner	Unknown	Names of notable subsequent owners	Unknown
Description of building including style of architecture	Single storey house with corrugated iron roof. Red kirkness brick chimney with English garden wall bond. Rough cast plaster.	Description of condition of building and its integrity	Good condition, integrity effected by recent lean to addition on west side. Panhandle property.
Historical information		Comments on garden and site	Well kept garden. Large portion paved and used for parking. Mature trees.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.



<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	3	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	4	<i>Well preserved brick chimney.</i>
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	2	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	5	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	3	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	5	<i>Valued by the conservation community of Pretoria</i>
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>25</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	10	
Landmark or forms part of important axis or urban feature or landscape	0	<i>Pan handle</i>
<b>TOTAL (out of a possible 20 points)</b>	<b>10</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>35</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	√
Not important	0 - 19	

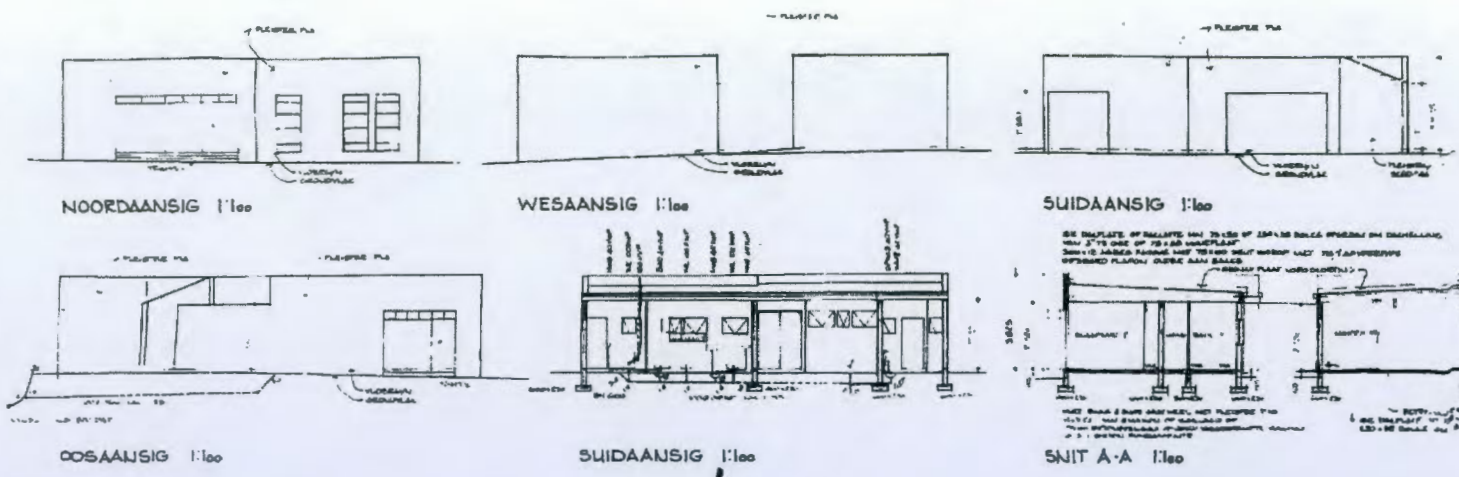


Photo 1: View of motor court and entrance from the panhandle.



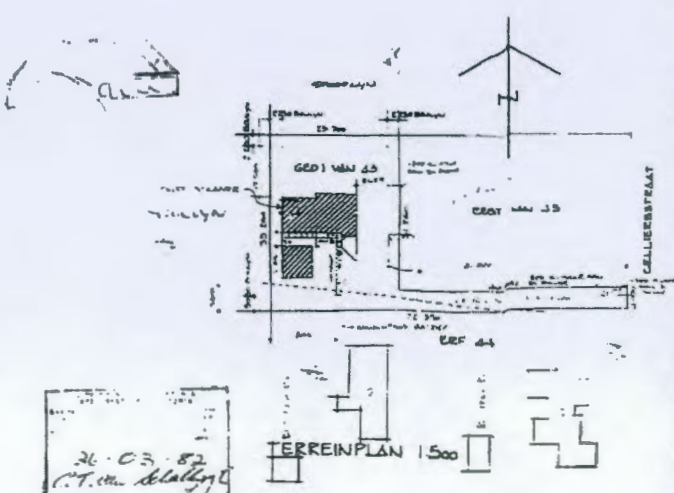
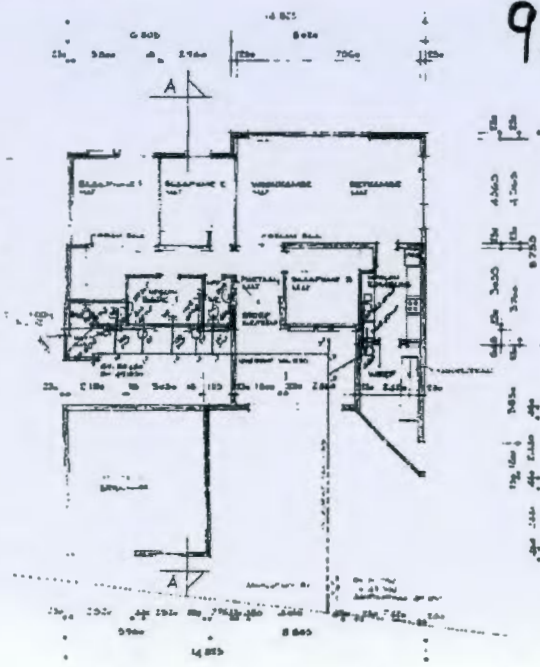
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 MUCKLENEUK  
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Standard : 43/1 Muckleneuk



SE EMPLAAT AF GELAFTE VAN TOEGE OP 12000 DOLLE WEGEN IN DORPSTAD  
 VAN 275 ONE OF 75000 WEGEPLAAT  
 20000 DOLLE WEGEN VAN 75000 WEGEPLAAT  
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 OORDEEL FLAAT OORDEEL AAN BALK

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 (T. van der Wal)

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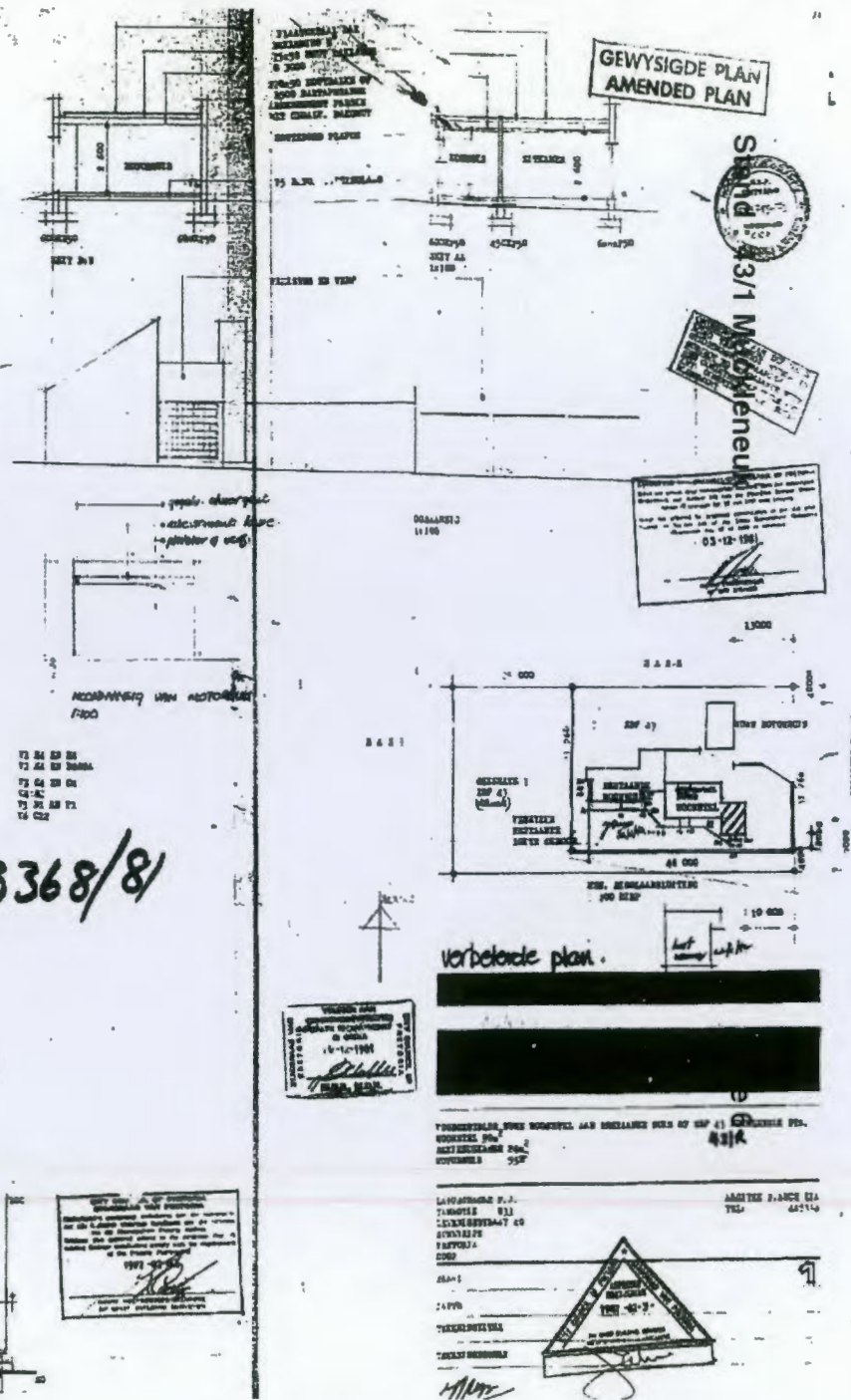
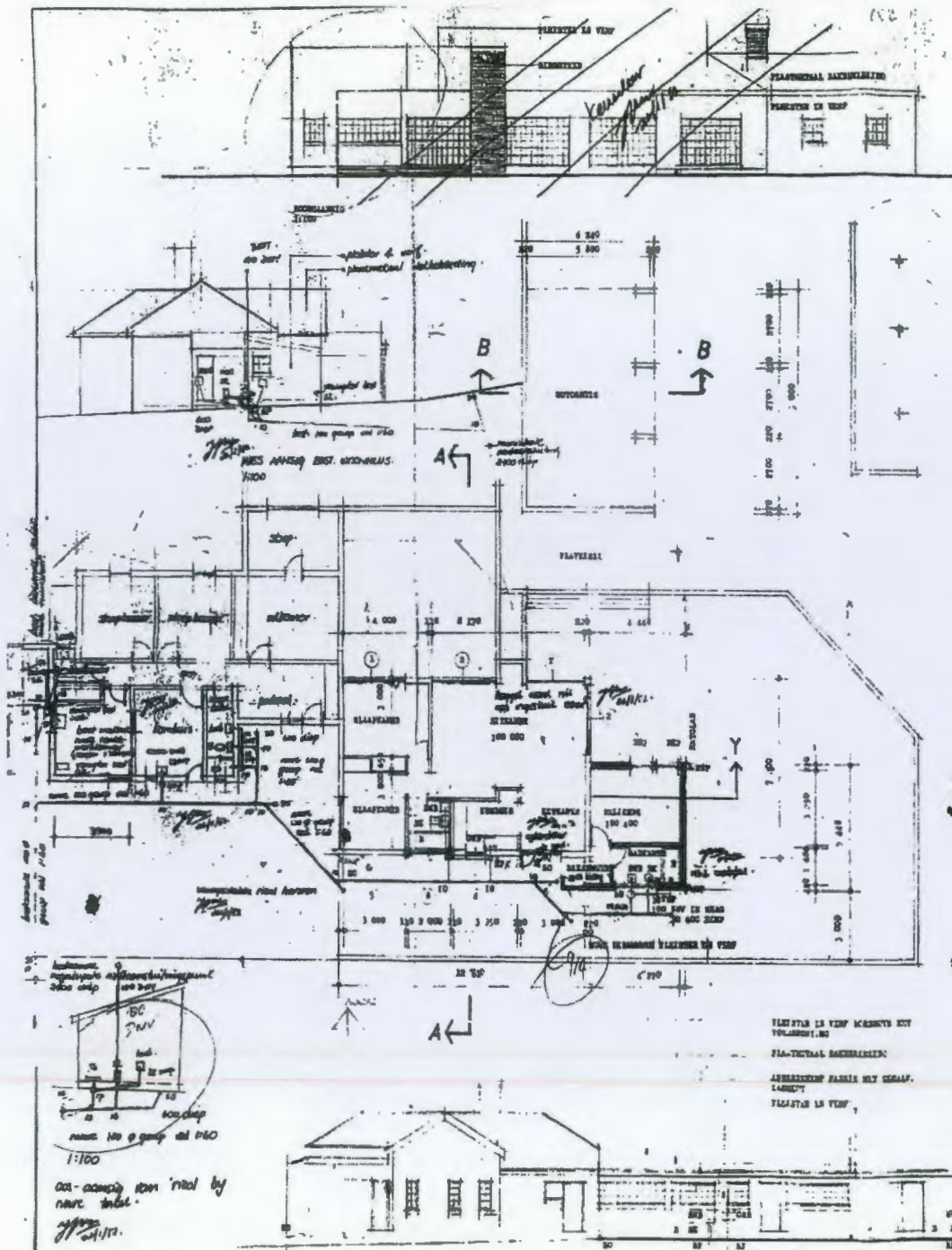
Page 1

**HABITECH**  
 BUILDS BETTER HOMES TEL. 79-4121

PROJECT  
 WOONHUIS FJ LABUSCHAGIE  
 OP GEDEELTE 1 VAN ERF 43  
 MUCKLENEUK

TEKENSLOTTEL  
 BILDEWYS TITEL

ONTWERP DUMPS	AWWE	PROEKT NO. PROJECT NO.
SKALE SCALE	8000 OETDOU	TEK. NO. DIBO NO.
DAATUM DATE	17/4/81	



GEWYSIGDE PLAN  
AMENDED PLAN

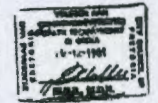


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Vorbereide plan



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## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>75/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	228 Troye St.	Owner	A J Kachelhoffer
Name of building		* Site value	R 97 000
		* Value of improvements	R 233 000
		* Improved value	R 330 000
Architect	Unknown	Date of construction	c 1990
Name of original owner	Unknown	Names of notable subsequent owners	1941: S A Railways
Description of building including style of architecture	Single storey modern house concrete tiled roof.	Description of condition of building and its integrity	Good condition and integrity
Historical information		Comments on garden and site	Well kept garden, large portion taken up by driveway.
Potential	Good potential for continued use as residential.	General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p>

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	1	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	2	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	2	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	2	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>10</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>10</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



**Photo 1:** View of house from pan handle entrance in Troye St.





## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>119</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	210 Mears St.	Owner	RSA Sentrale Eiendoms Rgister
Name of building	SACTE	* Site value	R 310 000
		* Value of improvements	R1 290 000
		* Improved value	R1 600 000
Architect	Unknown	Date of construction	c 1960
Name of original owner	Unknown	Names of notable subsequent owners	1941: J T Oettle
Description of building including style of architecture	Six story concrete frame structure block of flats with facebrick infill panels. Steel casements Textured brown facebrick. Floor slabs project out to form a continuous sunscreen to the floors below on the north elevation.	Description of condition of building and its integrity	Good condition.
Historical information		Comments on garden and site	Garden devoted entirely to parking. Large double story outbuildings to north of flat. Numerous covered walkways and carports.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	2	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	2	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	2	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>13</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	1	
<b>TOTAL (out of a possible 20 points)</b>	<b>1</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>14</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	✓



Photo 1: View across Mears St.

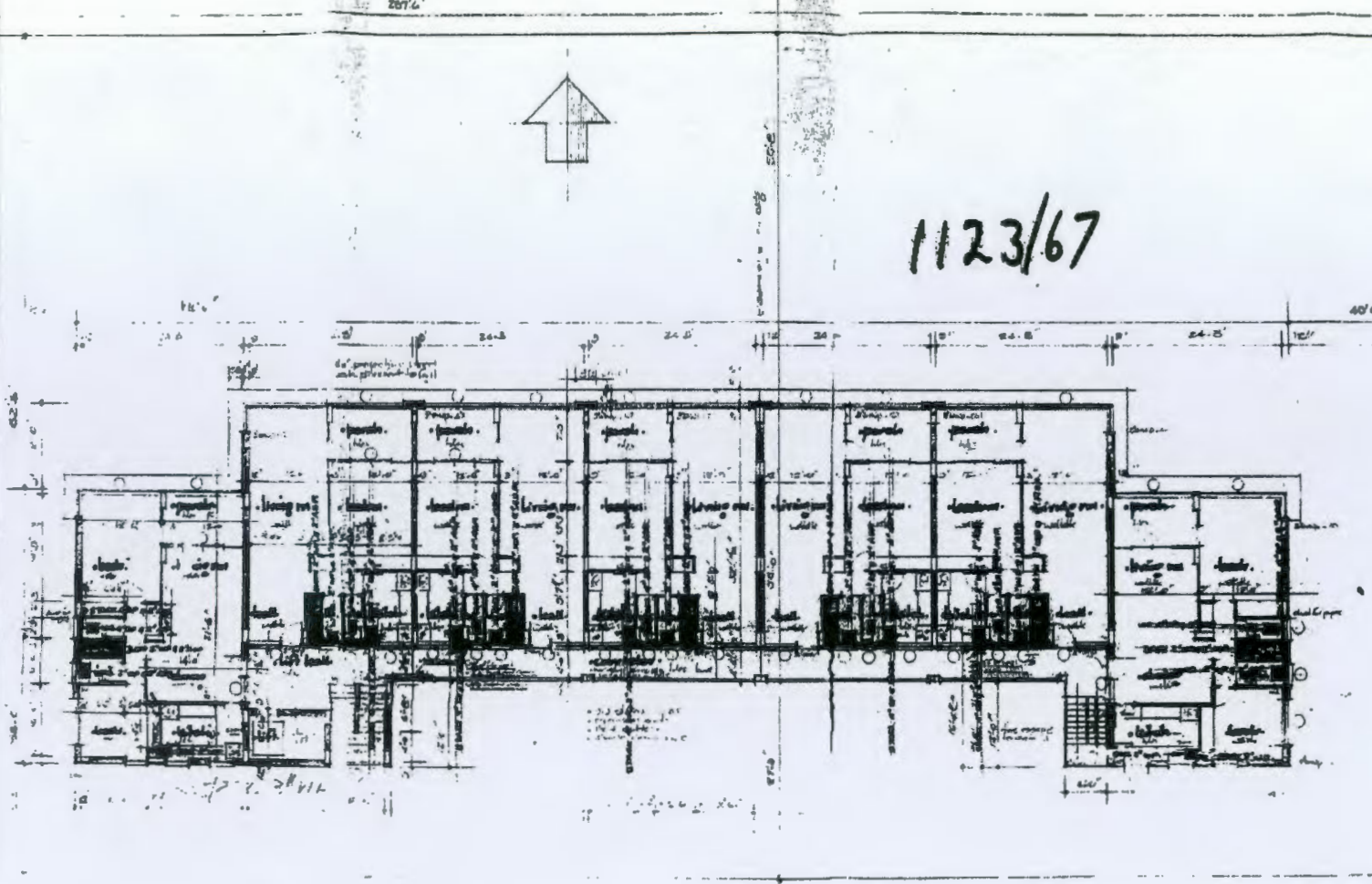


Photo 2: Outbuildings North of main building.

119

Stand : 119 Muckleneuk

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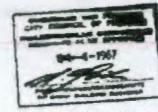
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Page 4

typical floor plan (blue)

3

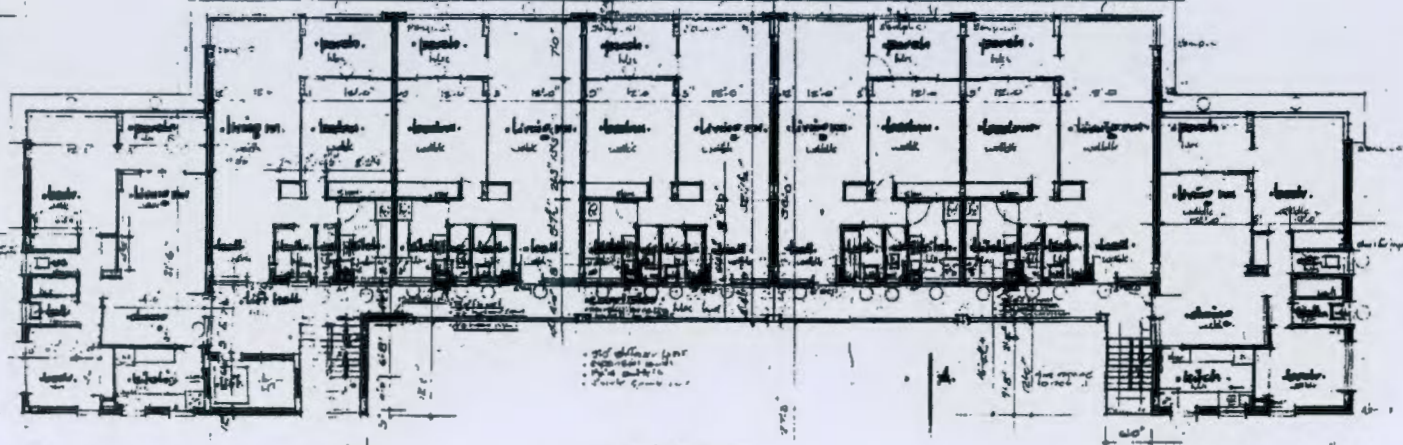


proposed flats on site  
to meet great  
provision.  
for:  
**7AN ANTONIO FLATS**  
(over) Ltd

	1.80
	99/7

Stand : 119 Muckleneuk

1123/67



measures street

typical floor plan (plus)

8

Page 5



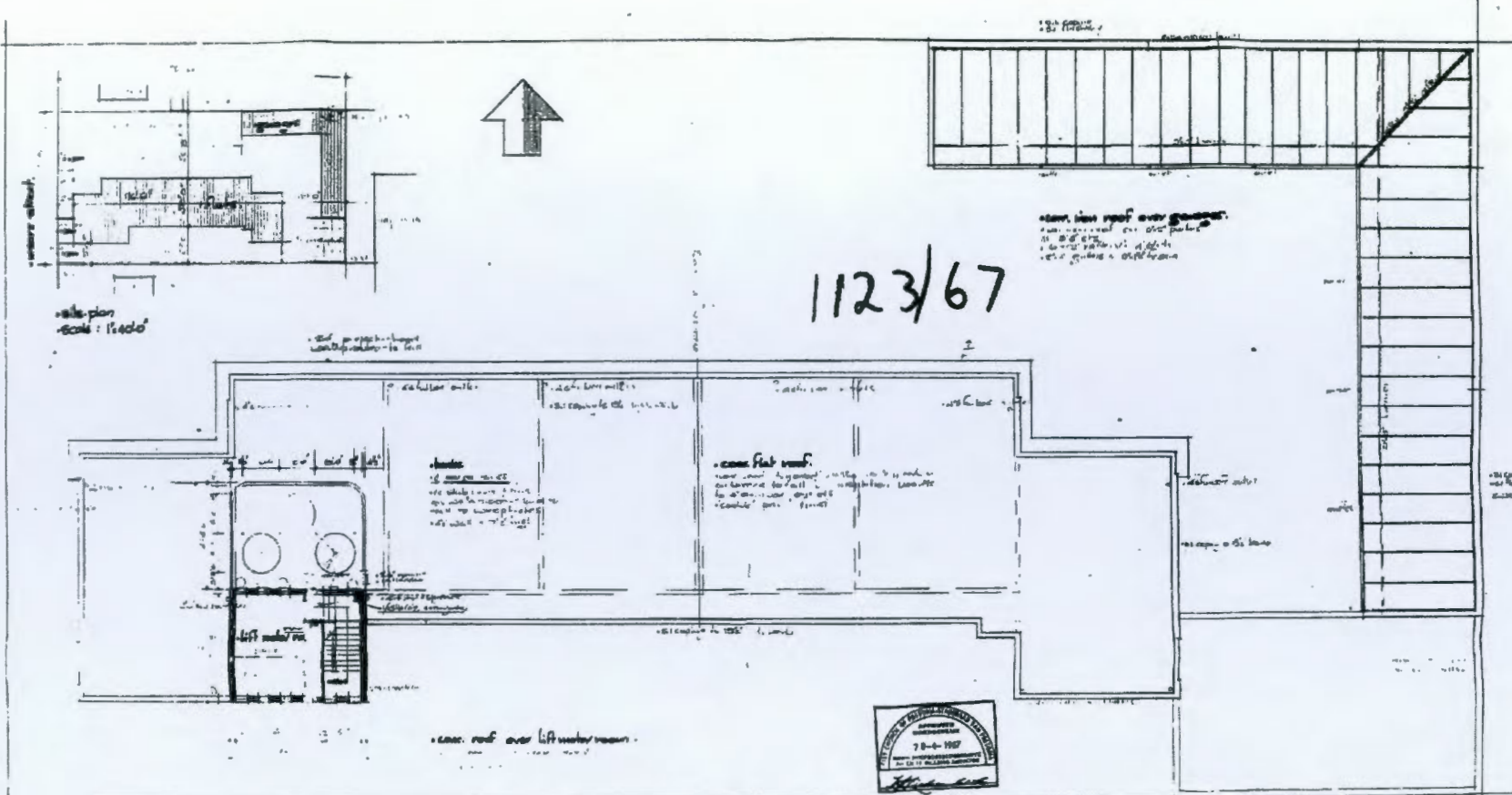
<ul style="list-style-type: none"> <li>Proposed flats on site</li> <li>to be shown on site plan</li> <li>provision.</li> <li>For:</li> </ul>	<p>1967-1968</p> <p>1123/67</p> <p>1123/67</p>	<p>1.80'</p> <p>93'2</p>
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TAN ANTONIO FLATS (OFF) LTD

1123/67

Stand : 119 Muckleneuk

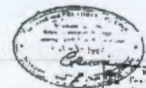
Page 6



1123/67

side plan  
scale: 1:200

roof plan



9

proposed flats on site  
119 Muckleneuk

PAN ANTONIO FLATS  
(M) Ltd

1:200
1123/67



## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>839</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	213 Troye St.	Owner	UNISA
Name of building	Monaco	* Site value	Not available.
		* Value of improvements	Not available.
		* Improved value	Not available.
Architect	Unknown	Date of construction	c 1965
Name of original owner	Unknown	Names of notable subsequent owners	Not available.
Description of building including style of architecture	6 Story residential block of flats. Concrete framed structure with glazed infill panel. Facebrick ground floor walls and parking under flats. Prefabricated panels as external decorative panel. Yellow bricks with corrugated textured surface. Profiled sheet metal roof.	Description of condition of building and its integrity	Good condition.
Historical information		Comments on garden and site	Garden devoted to parking and manouvering space.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.



<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	4	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	3	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	2	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	2	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	1	<i>Part of Unisa campus - residences.</i>
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>16</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	1	
<b>TOTAL (out of a possible 20 points)</b>	<b>1</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>17</b>	
<b>Assessment:</b>		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



Photo 1: Basement garages on North façade.



Photo 2: View West from Troye street.

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>127/R</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	211 Mears St.	Owner	RSA Sentrale Eiendoms Register
Name of building	Haemstede	* Site value	R 220 000
		* Value of improvements	R1 180 000
		* Improved value	R1 400 000
Architect	Unknown	Date of construction	c1955.
Name of original owner	Unknown	Names of notable subsequent owners	1941: Lieba R Goldblatt.
Description of building including style of architecture	Ground floor plus five floors. Concrete frame structure, yellow and blue facebrick infill with steel casements. Mono pitch corrugated iron roof. Structure raised on piloti in a regional modernist style.	Description of condition of building and its integrity	Poorly maintained. Insensitively altered.
Historical information		Comments on garden and site	Narrow strip of unkempt garden on North side.
Potential		General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.

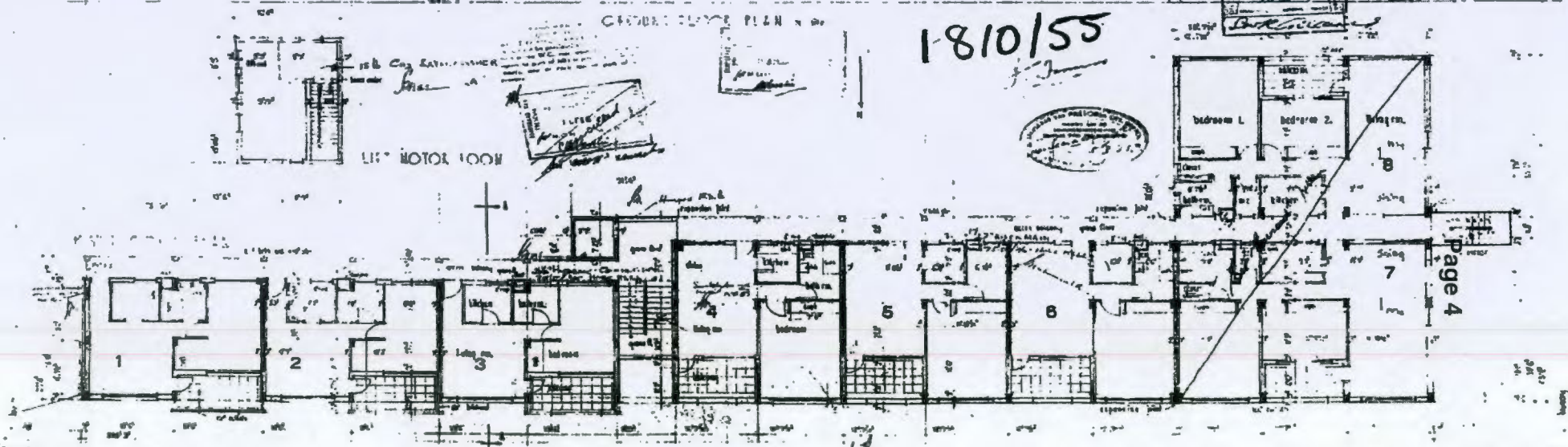
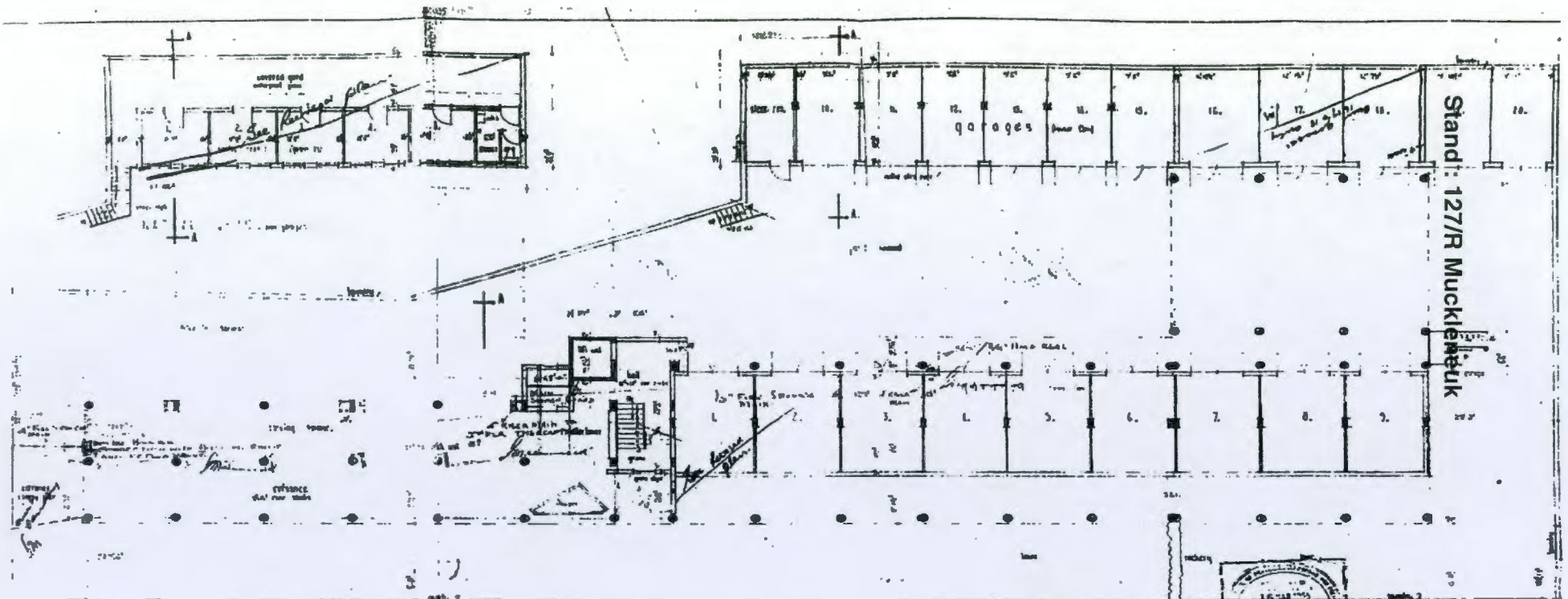
<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	2	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	1	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	1	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	3	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	2	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	1	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	1	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>11</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	2	
<b>TOTAL (out of a possible 20 points)</b>	<b>2</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>13</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√



**Photo 1:** North façade showing infill obscuring ground floor pilotis.



**Photo 2 :** Garages on the South of flats.



b 59/2    date 4-1-54    scale 1/4" = 1'-0"    ground floor, RELATIONS    new block of flats on remnant of 127 mears street (preston) for    MUCKLENAUK.

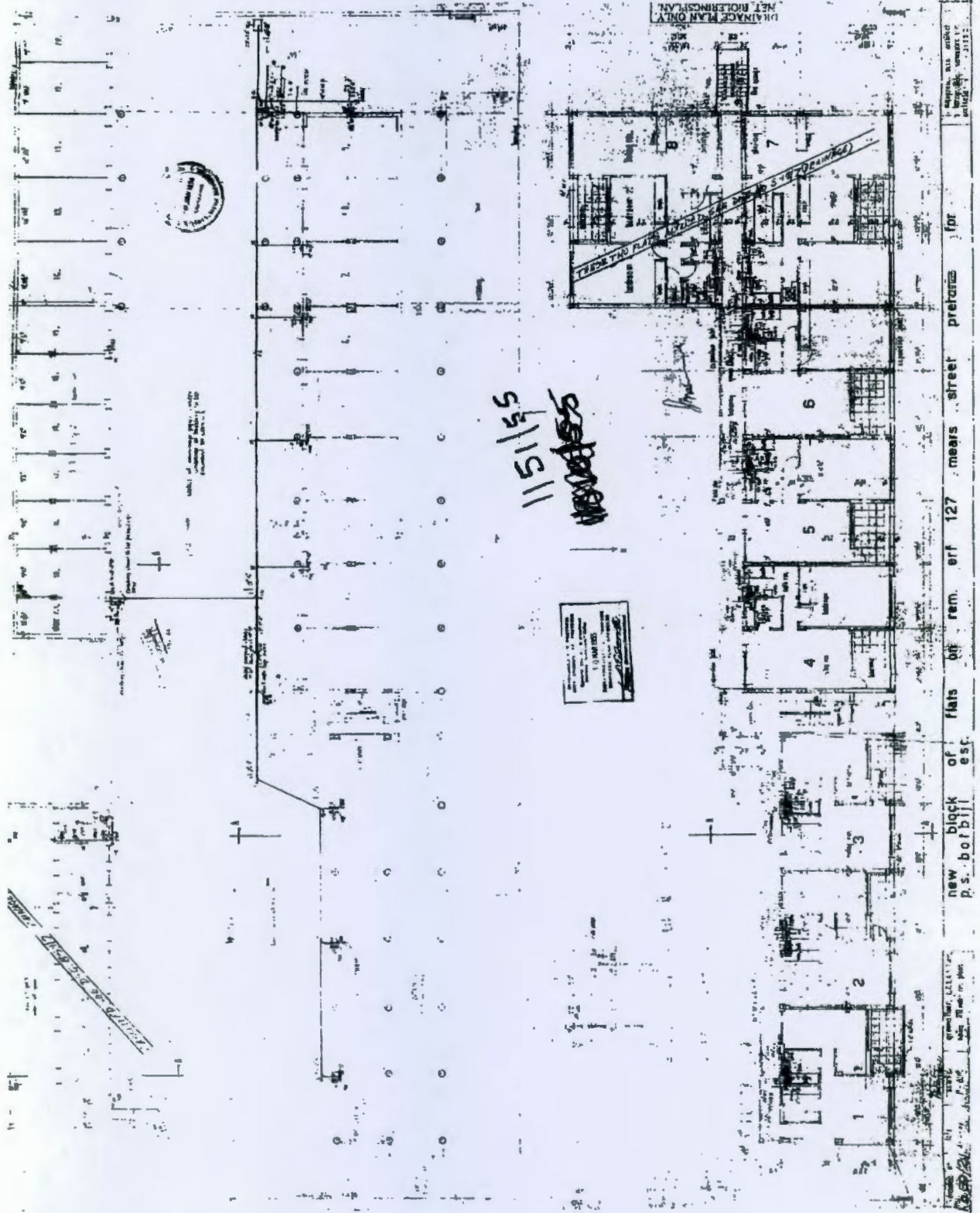
Standl: 127/R Mucklenauk

1810/55

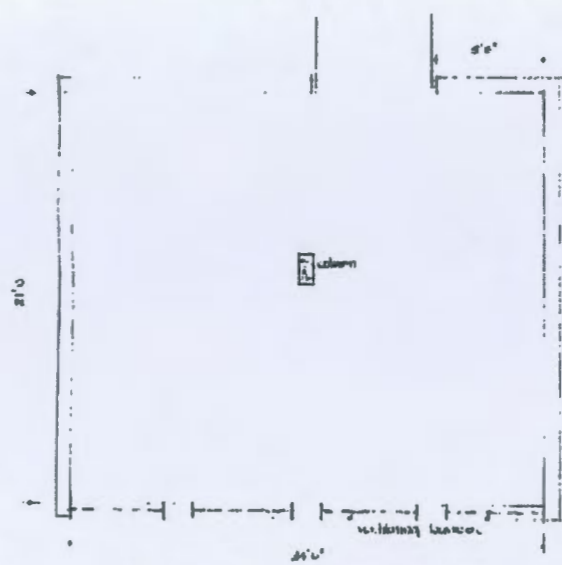
LIFE HOTEL ROOM

Page 4

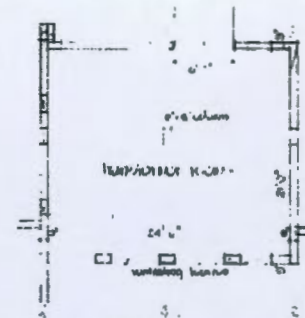
Sabra Library



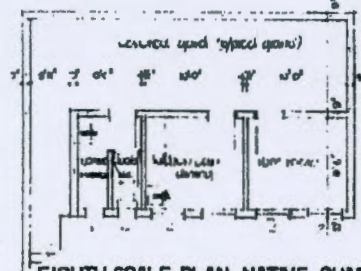
1810/55



1/4" SCALE PLAN TRANSFORMER ROOM.



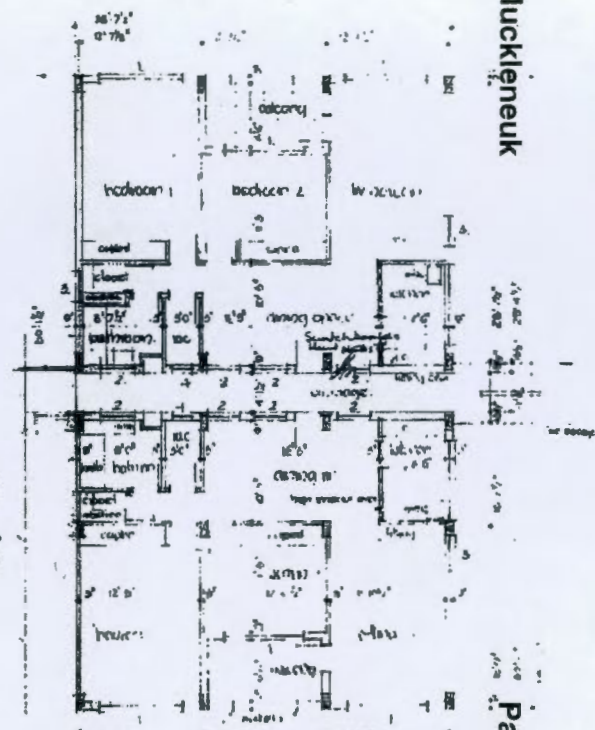
EIGHTH SCALE PLAN TRANSFORMER ROOM



EIGHTH SCALE PLAN NATIVE QUARTERS



*Handwritten signature*



EIGHTH SCALE PLAN OF THREE ROOMED FLATS

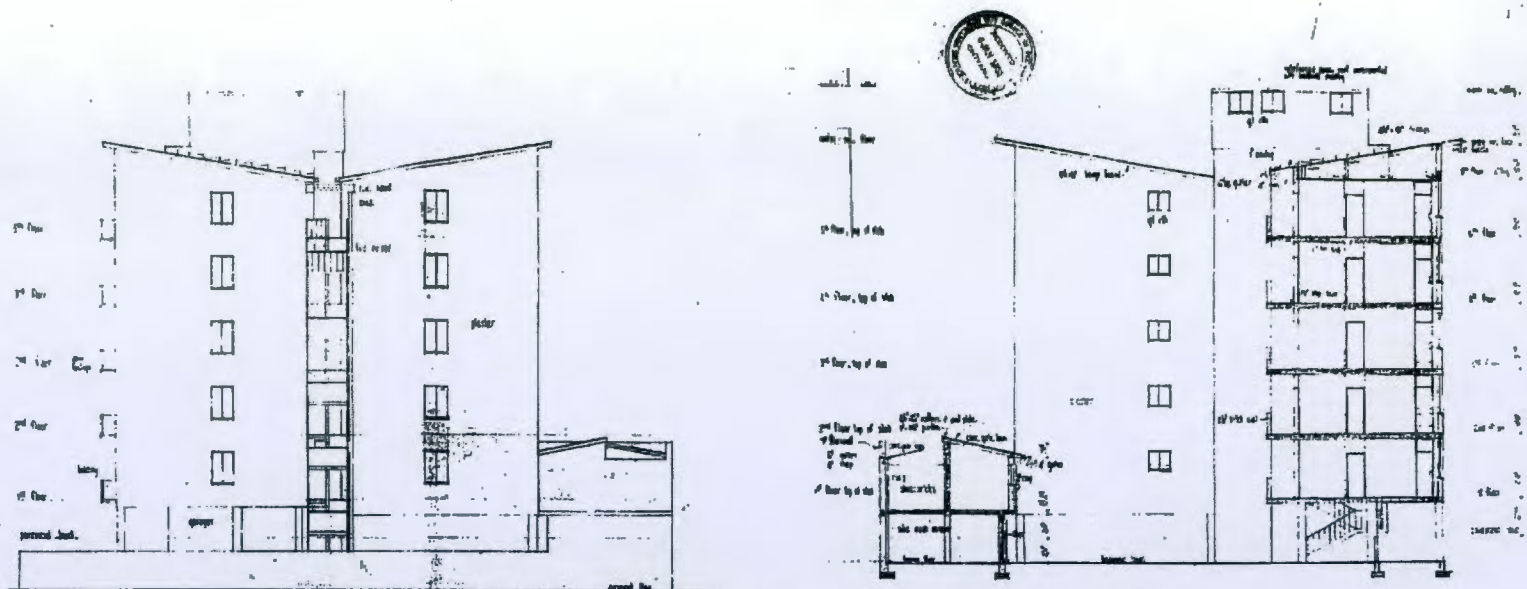
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B-58/7	4/5/33	...	...

NEW BLOCK OF FLATS ON REM. ERF 127 MEARS STREET PRETORIA FOR P.S. BOTJUL ESQ

approved by the ...



Stand : 127/R Muckleneuk

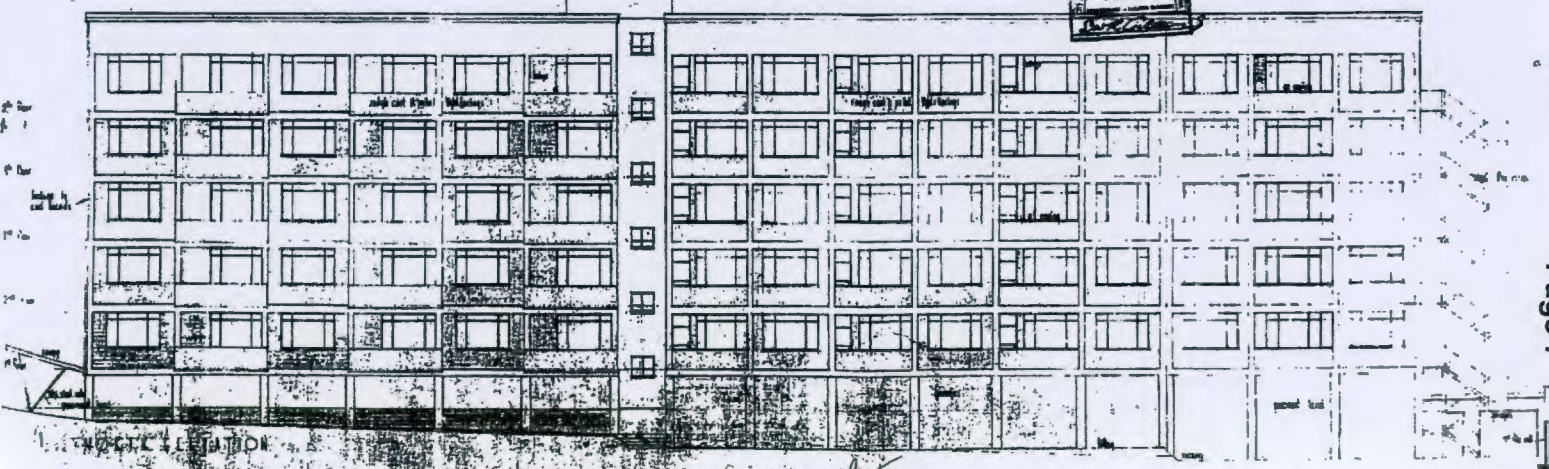


WEST ELEVATION

18/10/55

SECTION 1-1

*J. Jones*



WEST ELEVATION

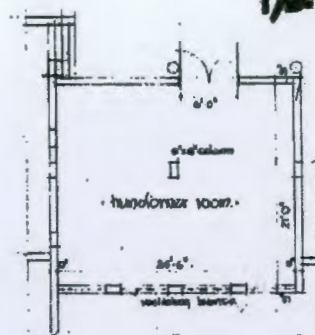
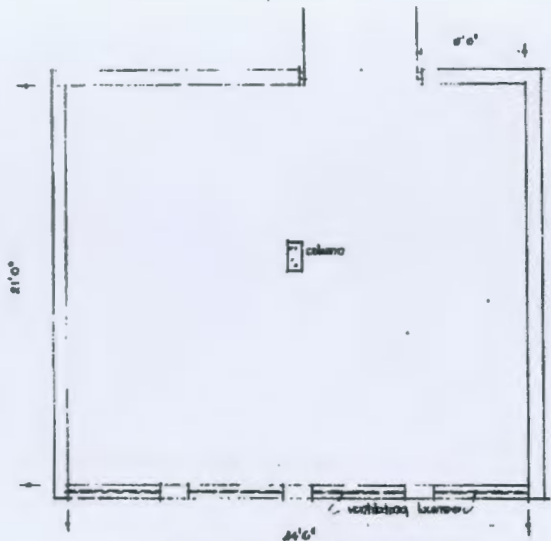
Page 7

Drawing no. **b 50/3**    date **12-55**    title **West elevation, section 1-1, north elevation,**    of **new block of flats on corner 127 Mearns street (previously) for**  
**PA. BARBIJ, ESQ.**    *Muckleneuk*    **Cardiff, Glam. South Wales, 1955.**

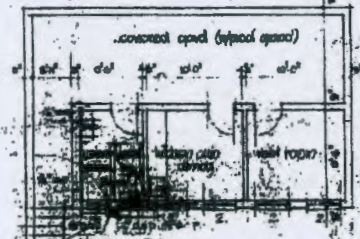
Stand 127/R Muckleneuk

D1157/55

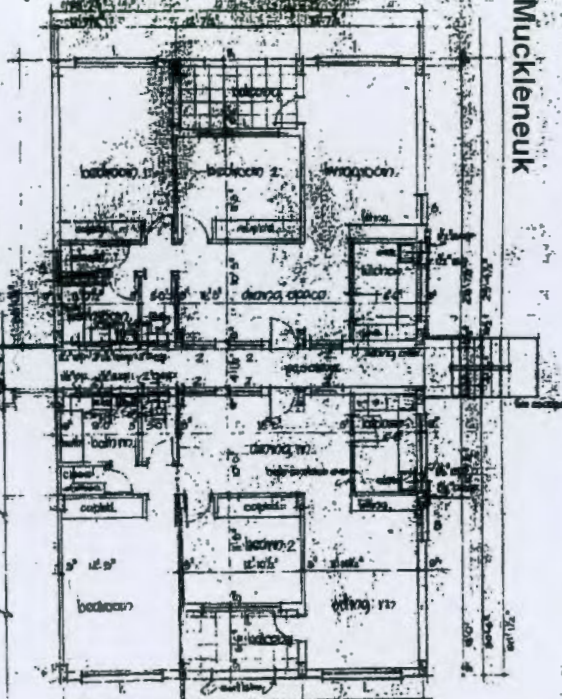
1/24/55



STADSRAAD VAN PRETORIA  
CITY COUNCIL OF PRETORIA  
Kantoor van die Stadsingenieur  
Buitenoord - Johannesburg  
17 MAR 1955  
BILDELIKKE PLAN GOEDKEUR  
MUNISIPALE PLAN GOEDKEUR



1157/55



ATKINSON

DR 1/17

day no B 59/7	date 6/3/55	scale 1:50 & 1:40	general plans of flats, water & transformer rooms	NEW BLOCK OF FLATS ON REM. ERF 127 HEARS STREET PRETORIA FOR P.S. BOTJUL ESQ	DR 1/17	1:500000 scale of the city of Pretoria.	Page 8
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## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>127/1</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	215 Mears St	Owner	RSA Sentrale Eiendoms Register
Name of building		* Site value	R 52 000
		* Value of improvements	R 0.
		* Improved value	R 52 000
Architect	Unknown	Date of construction	
Name of original owner	Unknown	Names of notable subsequent owners	Unknown
Description of building including style of architecture	Vacant site next to Haemstede apartments.	Description of condition of building and its integrity	Not applicable
Historical information	Unknown	Comments on garden and site	Unkempt.
Potential		General comments	<p>Survey undertaken on the basis of exterior observations only.</p> <p>Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.</p> <p>* Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.</p>

<b>HISTORICAL INFORMATION</b>		
<b>Assessment criteria as set out in Section 3(3) of the National Heritage Resources Act of 1999.</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Importance in the community, or pattern of SA history.	0	
Possession of uncommon, rare or endangered aspect of SA's architectural heritage.	0	
Potential to yield information that will contribute to an understanding of SA's architectural heritage.	0	
Importance in demonstrating the principle characteristics of a particular class of SA architecture.	0	
Importance in exhibiting particular aesthetic characteristics valued by the community or cultural group.	0	
Importance in demonstrating a high degree of creative or technical achievement at a particular period.	0	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	0	
Strong or special association with the life or work of a person, group or organisation of importance in the history of SA.	0	
Site of significance relating to the history of slavery in SA	0	
<b>TOTAL (out of possible 90 points)</b>	<b>0</b>	
<b>Other assessment criteria</b>	<b>points out of possible 10</b>	<b>Explanatory notes</b>
Older than 60 years and therefore protected by the National Heritage Resources Act of 1999.	0	
Landmark or forms part of important axis or urban feature or landscape	0	
<b>TOTAL (out of a possible 20 points)</b>	<b>0</b>	
<b>GRAND TOTAL (out of a possible 110)</b>	<b>0</b>	
Assessment:		
National importance	90 - 110	
Provincial importance	60 - 89	
Local importance	20 - 59	
Not important	0 - 19	√

## ARCHITECTURAL ASSESSMENT for HIA - GAUTRAIN SPEED RAIL

GENERAL INFORMATION			
Stand N°	<b>884 (building 1)</b>	Date of survey	January 2003
Suburb	<b>Muckleneuk</b>	Surveyed by	W Martinson and H Paine
Street address	Unisa Buildings	Owner	UNISA
Name of building		* Site value	R1 800 000
		* Value of improvements	R3 400 000
		* Improved value	R5 200 000
Architect	Unknown	Date of construction	c. 1965
Name of original owner	Normal College.	Names of notable subsequent owners	Reasonable condition., Service building or kitchen block.
Description of building including style of architecture	Ground + 2 storey face brick structure with 2 single storey annexes, steel casement windows, textured brown brick, structure exposed as design element. Projecting terrazzo blocks with square mosaic used as decorative feature. Sun screen on west facade influenced by modern movement. Corrugated iron roof.	Description of condition of building and its integrity	Well kept, structure forms part of campus.
Historical information	The building was part of Normal College.	Comments on garden and site	
Potential	The building and surrounding buildings form part of Unisa's master plan. The concept of the plan was to integrate the two campuses.	General comments	Survey undertaken on the basis of exterior observations only.  Names of owners have been determined only from the drawings available. Further detailed information can be obtained from report from Hannes Raath.  * Valuations recorded have been obtained from the Provisional Valuation Roll from 2002 to 2005 for the City of Tshwane Metropolitan Municipality.