HERITAGE IMPACT ASSESSMENT

DEVELOPMENT AT 5 STIEBEL PLACE

WESTVILLE

KwaZulu Natal

May 2017

PREPARED FOR:
Elphick Proome Architects
AMOD Development

PREPARED BY:
Lindsay Napier Architect
P.O.Box 165, Bothas Hill, 3660
KwaZulu-Natal, South Africa
Cell: 083 6608521
Email : lanapier@mindscope.co.za

1. BACKGROUND INFORMATION

Lindsay Napier Architect was approached by Elphick Proome Architects and AMOD Development to prepare a Heritage Impact Assessment (excluding archaeology and palaeontology) of the following properties situated in Westville, Ethekwini Inner-West :

1 Stiebel Place, Westville, KZN	Erf 1741,Westville
3 Stiebel Place	Erf 1740
5 Stiebel Place	Erf 1739 Erf 1736
8 Kings Ave	Rem of erf 1742 Erf 1738
10 Kings Ave	Rem of ptn1 of 2659 Ptn1 of erf 2659 Ptn2 of erf 2659
10A Kings Ave	Rem of erf 2659

The proposed development is a consolidation of four erfs (phase 1) with the potential to add 2 adjacent erfs at a future stage.

2. TERMS OF REFERENCE

To carry out a Phase 2 (Structures) Heritage Impact Assessment, in this case for possible development of the land and alteration or demolition of structures.
Terms of reference Legislative requirements: The Heritage Impact Assessment is carried out in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and following the requirements of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA) and the KwaZulu Natal Heritage Act (Act No. 4 of 2008).

Chapter 8, Clause 33(1a) : General Protection : “Structures – No structure which is, or which may reasonably be expected to be older than 60 years, may be demolished, altered or added to without prior written approval of the Council having been obtained on written application to the Council.”

An **Heritage Impact Assessment Report** of the development site generally covers the following:

1. The identification and mapping of all heritage resources in the development site and in the surrounding area
2. An assessment of the significance of the resources,
3. An assessment of the impact of the development on the resources,
4. An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development,
5. Public consultation
6. Possible alternatives if the development adversely affects the heritage resources.

The report is an independent view and makes recommendations to the Heritage authority based on its findings. The authority will consider the recommendations and make a decision based on conservation principles.

Heritage Description of the general area surveyed:
The properties are located in the Outer West zone of eThekwini Metro, also known as the “upper highway”. The suburb has been known as Kloof since the township was formed in the 1930’s. The area was essentially farmland, but it developed as businesses and residents moved or built second “holiday homes” along the “Old Main” railway route (to Pietermaritzburg) which was extended to Bothas Hill in 1879. A railway station and related railway buildings are located along the railway

line and original farm residences are scattered in the area. The railway line is used for a tourist train that runs once a month.
“Old Main road” is used once a year as part of the Comrades Marathon and it is closed to traffic and lined with spectators.

Evaluation and statement of significance :
The Field Rating Table (Table 3) provides value ratings for sites observed in the field or in the study area. This rating uses criteria developed by the South African Heritage Resources Agency (SAHRA) (Table 3).

Field rating and recommended grading of sites (SAHRA 2005)

Level	Details	Action
National (Grade I)	The site is considered to be of National Significance	Nominated to be declared by SAHRA
Provincial (Grade II)	This site is considered to be of Provincial significance	Nominated to be declared by Provincial Heritage Authority
Local Grade IIIA	This site is considered to be of HIGH significance locally	The site should be retained as a heritage site
Local Grade IIIB	This site is considered to be of HIGH significance locally	The site should be mitigated, and part retained as a heritage site
Generally Protected A	High to medium significance	Mitigation necessary before destruction
Generally Protected B	Medium significance	The site needs to be recorded before destruction
Generally Protected C	Low significance	No further recording is required before destruction

3. METHODS

Lindsay Napier is an architect experienced in assessment of protected buildings in KZN. She has previous experience in recording historic buildings, surveying townscapes and designing for protected buildings.

The site was inspected by Lindsay Napier in April and May 2017. The buildings were occupied.

Satellite images from Google Maps/Google Earth, historical maps and SG diagrams were used to establish the development of the area.
The KZN Deeds office was consulted, and the relevant Land Register was examined.

Sources of info : Highway Historical Society
Bergtheil Museum
Surveyor General’s office
Ethekwini Inner-West municipal records
KZN Title Deeds Office
Interview with Mrs Clarke (senior) of 3 Stiebel Place

References : South African National Society (Natal Branch) Notes from Tour programme 1982 (Court house Museum archives)

4. HISTORY

Cadastral History :

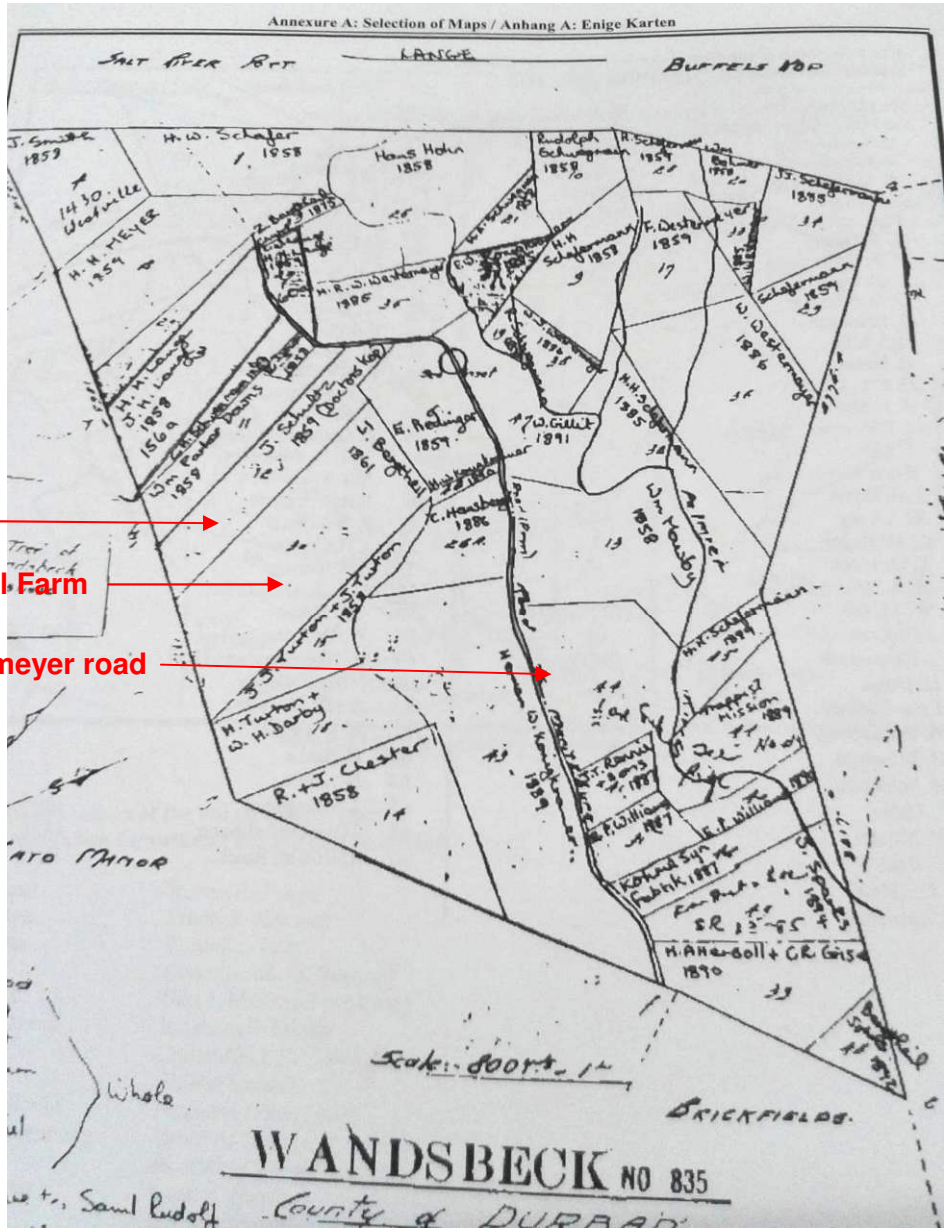
Address	Cadastral	Historical cadastral	Sub-division
1 Stiebel Place	Erf 1741	Sub of Hooper of 12 of farm Wandsbeck no.835	1959
3 Stiebel Place	Erf 1740	Sub 2 of Hooper of 12 of farm Wandsbeck no.835	1959
5 Stiebel Place	Erf 1739 Erf 1736	Sub 1 of Hooper of 12 of farm Wandsbeck no.835	1959
8 Kings Ave	Rem of erf 1742 Erf 1738		1937
10 Kings Ave	Rem of ptn1 of 2659 Ptn1 of erf 2659 Ptn2 of erf 2659	Sub 1 of lot 2659 Westville township;	1933
10A Kings Ave	Rem of erf 2659	Rem of lot 2659 Westville township	1972

The remainder of the original farm is 5 Stiebel place which most probably has the footprint of the first (brick and mortar) farmhouse on the farm. It is the highest point of the area of study.

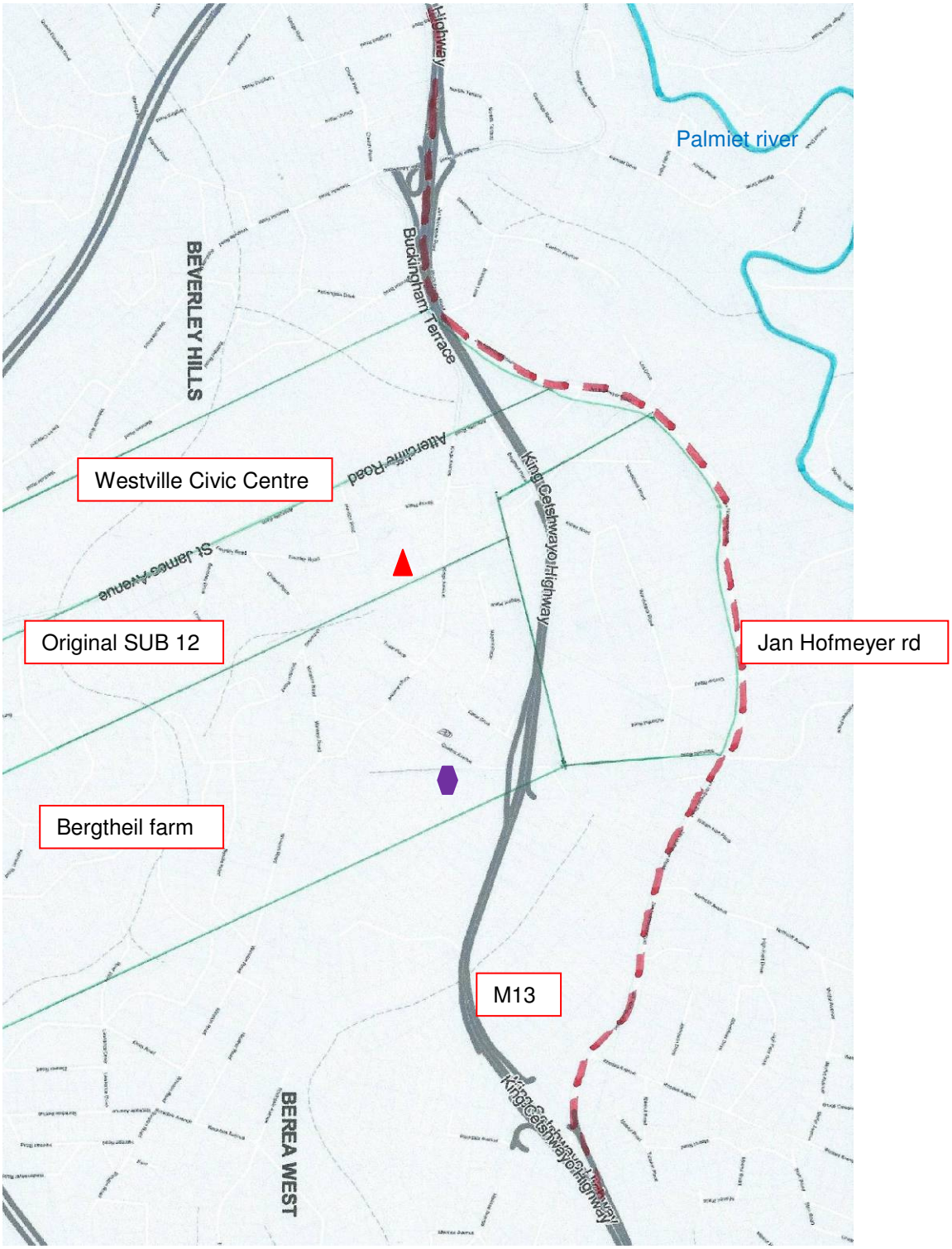
Ownership history :
Prior to 1959 : Hooper (of Hoopers Motors)
1959 Pauline Anne Dykins (nee Taylor?) married to William GPM Dykins
1966 Priscilla Jane Vivian Stromnes married to John H. Stromnes
1993 Lesley Anne Randles

The area of study was in the original “Wandsbeck” Estate of New Germany. *(see Map on pg5)* The farm’s first owner was Edmund Morewood who was the first Harbour Master and Commissioner of Customs of Durban in 1840. In appreciation of his services in this capacity he was awarded the farm “Wandsbeck” , a 6000 acre piece of land. He erected farm buildings, cultivated 20 acres and grazed cattle. However, not long after, he sold the farm to Jung and Bergtheil for 600 pounds and moved to the Verulam area to manage the estate belonging to the Natal Cotton Co. He later introduced sugar cane to the estate.
The suburb known as Westville today was established in 1848 by Jonas Bergtheil who brought a group of farmers and tradesmen and their families to Southern Africa from Germany to farm cotton. These first settlers were unsuccessful in the cotton industry, but their vegetable gardens proved more profitable. They therefore turned to market gardening, selling their produce locally and in the Durban markets. The first schools and stores were built in 1877 near the intersection of Jan Hofmeyer and New Germany roads.
5 Stiebel Road and surrounding properties was part of the farm “Wandsbeck”. The farmland was divided up into lots, the current property being a subdivision of lot 12. It was situated near the main road to Pietermaritzburg (presently Jan Hofmeyer road joining M13 route). The earliest map names J.Schultz as the farmer for lot 12 and a geographical or farm name of “Doctor’s kop” with the year 1859.
The current subdivision of no. 5 Stiebel Place is on the brow of the hill and is surrounded by other lots, which have over time also been subdivided.
The area was named Westville after Martin West, the first Lieutenant Governor of Natal.
The Bergtheil museum in Queens Avenue is one of the few remaining farm houses in the area.

Once farming had ceased in the 1920’s, the area became a desirable place to live, being away from the city with less humidity and a country feel.



WANDSBECK FARM – original map 1848



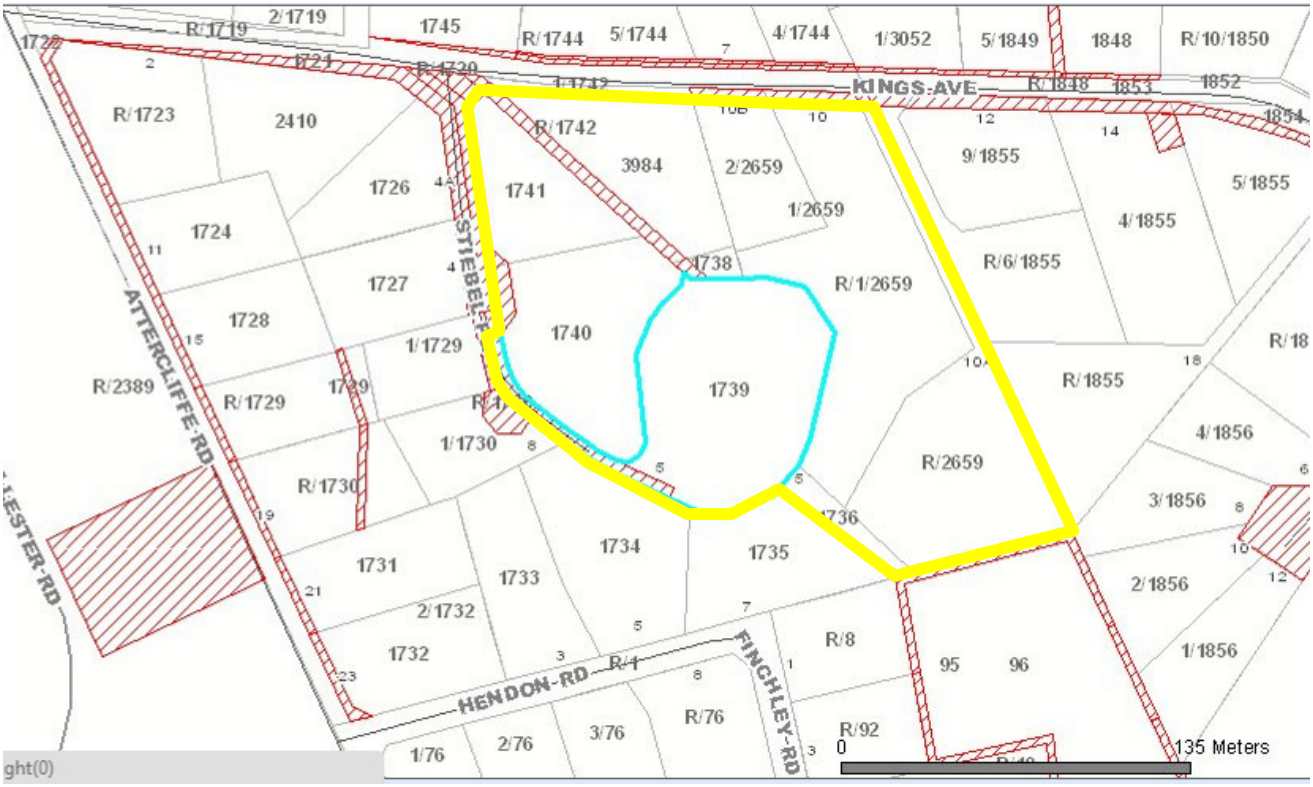
WANDSBECK FARM Government Grant 1848
Green lines : old farm boundaries

5 Stiebel Place

Bergtheil Museum (Farm house)

NORTH

LOCALITY MAP



Ethekwini GIS map – 5 Stiebel Place (blue) Study area proposed consolidation (yellow)

Ethekwini Aerial GIS map (North to top)

5. CONTEXT :

The properties are located in the heart of historic Westville close to the civic centre and Westville CBD. Historically it was a garden suburb with large tree-ed properties accessed off Kings Avenue. After sub-divisions Stiebel Place was created for access into the centre properties. Stiebel place terminates at no.5.

Architectural styles vary : Arts and Crafts, Tudor and Contemporary. The properties along the South side of Stiebel place are smaller and buildings are younger than 60 years.

Stiebel Place

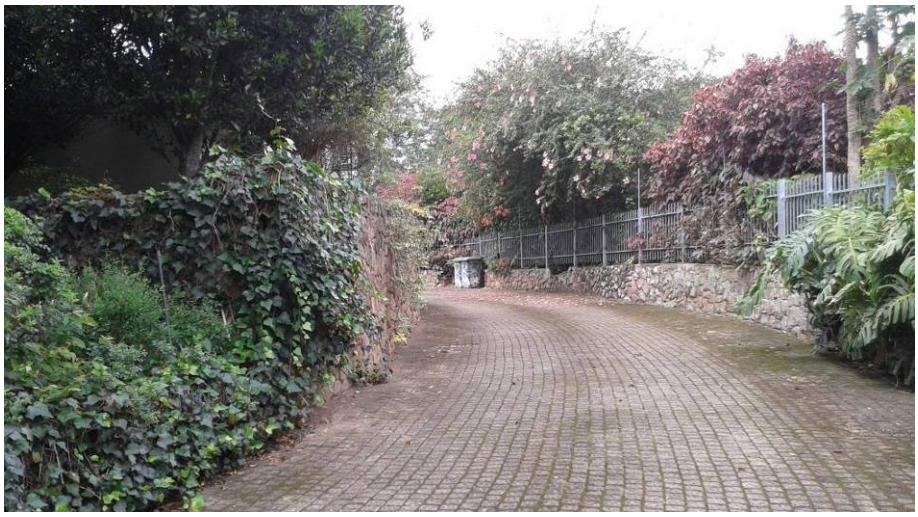
Kings Avenue

6. DESCRIPTION OF PROTECTED STRUCTURES

Structures at 3 Stiebel Place were built in 1961, followed by the house at no.1, therefore being less than 60 years old, they are not protected.
Some of the structures at 5 Stiebel Place, 8 and 10 Kings Avenue date to before 1937, therefore over 60 years old and protected by the Heritage Act.

STUDY AREA MAP

5 Stiebel Place (possibly original farmstead date unknown)
Structures include a main house, 3 outbuildings, low stone walls and gateposts, a garage, pool and tennis court.
The house is plastered brick with sheet roofing and wide verandas. The veranda steps down to the garden and paved pool area. Oral history and the floor plan indicate that the original house was built around a courtyard, verandas were added and the courtyard was roofed. A small outbuilding in the kitchen yard hints to the original construction of bagged brickwork and sheet roof. Outbuildings are modern with steel windows.
The stonewall and gateposts follow the driveway and remnants of the extension of a driveway or road to Hendon rd. Garden steps and planter walls are of similar stone, but they could have been moved with the landscaping.

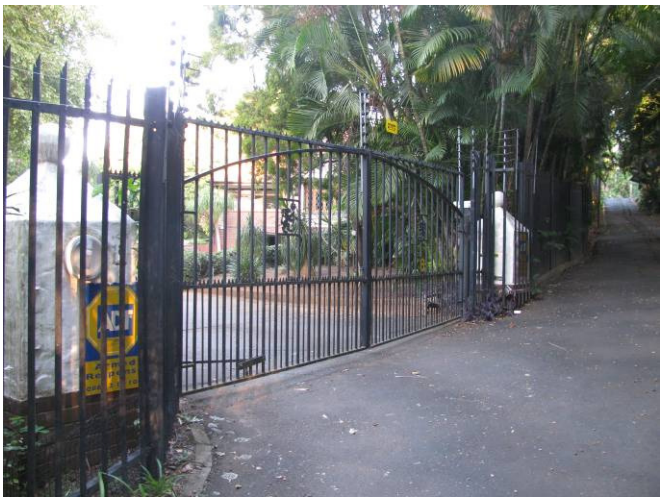


Garden stone steps on driveway.

10 Kings Avenue – built 1933 *(ref Mr.A.Clark)*
A double-storey house, outbuildings, garage, a borehole, tennis court and pool.
The house was originally a plastered and facebrick structure without verandas. Windows are steel frame with lead-light cottage panes.
The earliest record plans are from 1950 for additions to the main house.
Substantial additions to the main house and outbuildings were made in the 1950's for the Robinsons (by Paton Taylor Willies & Bennett Architects) and during the 1980's for the Clarkes (by MAB Architects). Oral history indicates that the coach-house and stables were situated on the site of no.10 and at 3 Stiebel Pl. Many of the structures would have been wood and iron and have been replaced with brick and plaster structures. The borehole on the boundary of no.10 and no.8 is covered with a wood and iron shed, but not of original material. The oldest record plans show two outbuildings on the boundary with 10A which were demolished when a pan-handle driveway was created for the subdivision 10A in 1972.

10 Kings Avenue
Outbuildings

8 Kings Avenue – built 1937 *(ref. Mrs Clark)*
A single-storey house with basement garage designed in the Arts and Crafts style with stone, facebrick, plaster and timber. One outbuilding located on the Northern boundary with no.10.
The house has not been substantially altered and original features remain intact. The construction of this house followed the completion of the house at no.10 Kings Ave and the subdivision of the land along Kings Ave. No records of the plans of the house are available, it was likely to have been built speculatively and possibly from repeat house plans.



7. ASSESSMENT AND RECOMMENDATIONS

The group of properties is a typical example of the division and densification of suburban properties, common to the outlying suburbs of the city of Durban between 1930-1980. The pattern of subdivision shows the importance of a Kings Avenue address and the retention of a larger Garden-to-House proportion of land. Trees and vegetation have played a large part in the desirability of Westville properties and many of the trees date earlier than the buildings. Houses have been designed following architectural and lifestyle trends.

The Heritage significance and value of the land lies in the position of the main house at 5 Stiebel Place, with it's outlook Eastwards as this is most likely was the site of the original farmhouse. The house itself has no historical or cultural significance as it has been substantially changed or rebuilt. Other farm buildings have been lost and there is no record left of the first settlers (apart from a borehole).

The preservation of the Bergtheil farmhouse nearby demonstrates the type of farmhouse that would have been built in the area, most other farmhouses have been lost or replaced due to the deterioration of the materials. The outbuildings are more difficult to date and all have low architectural or technical significance due to their utilitarian nature. Outbuildings were seldom recorded and would have had various uses over the years. None have clear connections to any main structure.

The stone walls at 5 Stiebel Place show evidence of layering with two or three methods of stonework, where the walls have been added to or extended. From these layers it appears that the gateposts and base of the driveway walls are the oldest stonework.

The house at no.8 is a fine example of the Arts and Crafts Period (1930's), but not the only one of its kind in the area.

Structures at **5 Stiebel Place**:

Significance	**Importance**			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	medium	low	Low	low
Technical	Low	low	low	Low
Scientific	Low	low	Low	low
Social	Low	low	low	low

Structures at **8 Kings Ave** :

Significance	**Importance**			
	Local	Regional	National	International
Architectural	medium	Low	low	low
Historical	low	low	Low	low
Technical	Low	low	low	Low
Scientific	Low	low	Low	low
Social	Low	low	low	low

Structures at **10 Kings Ave** :

Significance	**Importance**			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	low	low	Low	low
Technical	medium	low	low	Low
Scientific	Low	low	Low	low
Social	Low	low	low	low

RECOMMENDED SITE DEVELOPMENT :

Recommendations for the properties :

1. The footprint and position of the main house at **5 Stiebel Place** be preserved (being the highest point) and incorporated into a larger scheme.
2. The stonewalling at **5 Stiebel Place** should be retained or the stone re-used in external work on the property.
3. The structures at **8 and 10 Kings Avenue** can be demolished if needed for the feasibility of a larger development with the following conditions:
   - The borehole at no.10 should be investigated and assessed for technical historic value.
   - The house at no.8 should be photographed and recorded in a measured drawing before demolition and possibly donated to a collection at UKZN or other determined by the Heritage Authority.

WESTVILLE
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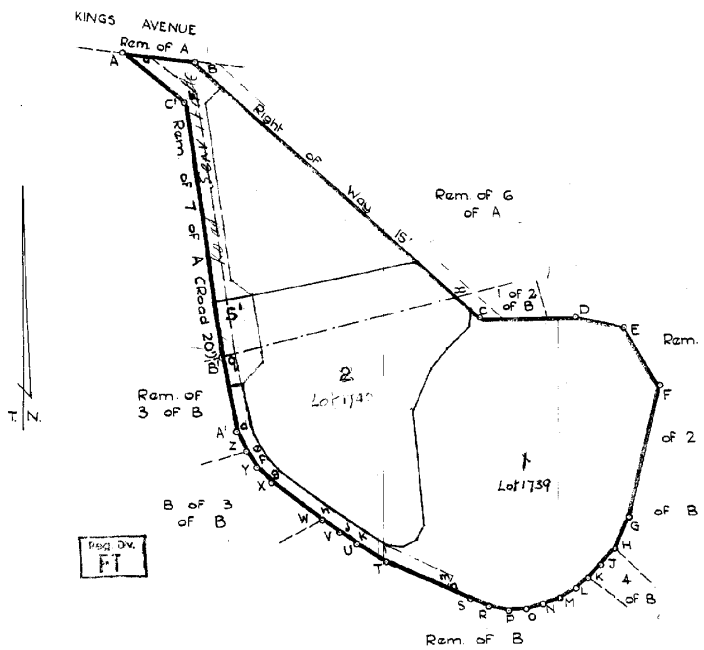

BEACON DESCRIPTION
A,B,C,B',C', - no beacons
D,J,K,M,N,O,P,R,T,U,V,W,Y,Z - ¾" pipes
E,G,A' - ¾" iron pegs
F - ¾" pipe about 12" deep and about 12" north of iron rail fencing standard
H,X - 1" pipes
L,S - ½" pipes
All beacons are ¾" pipes

OFFICE COPY

S.G.Nº 1830/59

Approved
Surveyor General

System Lo. 31°

SIDES ENGLISH FEET		ANGLES OF DIRECTION	CO-ORDINATES	Y	X
		Constants		+ 23000.00	+ 10830000.00
AB	75.00	276.40.40	A	+ 822.70	+ 1570.68
BC	390.07	311.55.20	B	+ 748.21	+ 1579.40
CD	95.40	268.52.15	C	+ 458.02	+ 1840.05
DE	51.89	283.11.10	D	+ 362.64	+ 1838.17
EF	69.00	327.29.40	E	+ 312.11	+ 1850.01
FG	138.62	13.19.00	F	+ 275.03	+ 1908.20
GH	35.47	24.13.50	G	+ 306.96	+ 2043.09
HJ	20.91	38.41.20	H	+ 321.52	+ 2075.44
JK	18.71	44.26.10	J	+ 334.59	+ 2091.76
KL	16.90	51.17.10	K	+ 347.69	+ 2105.12
LM	18.50	61.20.30	L	+ 360.88	+ 2115.69
MN	17.84	66.26.20	M	+ 377.11	+ 2124.56
NO	18.29	77.16.10	N	+ 393.46	+ 2131.69
OP	17.24	87.02.30	O	+ 411.30	+ 2135.72
PR	19.36	98.54.50	P	+ 428.52	+ 2136.61
RS	21.14	109.46.20	R	+ 447.65	+ 2133.61
ST	93.36	114.29.40	S	+ 467.54	+ 2126.46
TU	35.12	120.30.30	T	+ 552.50	+ 2087.75
UV	21.28	122.10.30	U	+ 582.76	+ 2069.92
VW	21.45	125.34.20	V	+ 600.77	+ 2058.59
WX	64.23	126.35.40	W	+ 618.22	+ 2046.11
XY	20.93	137.19.20	X	+ 669.79	+ 2007.82
YZ	19.30	143.25.40	Y	+ 683.98	+ 1992.43
ZA'	23.47	159.44.10	Z	+ 695.48	+ 1976.93
A'B'	75.59	167.01.40	A'	+ 703.61	+ 1954.91
B'C'	263.10	171.47.00	B'	+ 720.58	+ 1881.25
C'A	81.73	127.52.10	C'	+ 758.18	+ 1620.85
Sn	25.00		x	+ 482.10	+ 1818.35

A.a.b.q.B'.C'. and B'.q.d.e.f.g.h.j.k.l.m.n.T.U.V.W.X.Y.Z.A'. are Rights of Way 15' wide vide diagrams Sub Vol 876 fol. 68 and Sub Vol 876 fol. 67 respectively, both relating to Deed of Transfer No. 1315/1933

REM 1741

Westville
1-5-63

SCALE 1 in 1250

The figure A.B.C.D.E.F.G.H.J.K.L.M.N.O.P.R.S.T.U.V.W.X.Y.Z.A'.B'.C'.

represents 3.1941 Acres of land being

SUB HOOPER OF 12 OF THE FARM WANDSBECK NO. 835

and comprises:-
1. The figure A.B.x.B'.C'. representing Sub 5 of A of 12 of the farm Wandsbeck No. 835 in extent 40526 Square Feet vide diagram Sub Vol 876 fol. 68 relating to Deed of Transfer No. 1315/1933
2. The figure x.C.D.E.F.G.H.J.K.L.M.N.O.P.R.S.T.U.V.W.X.Y.Z.A'.B' representing Sub 1 of B of 12 of the farm Wandsbeck No. 835 in extent 2.2638 Acres vide diagram Sub Vol. 876 fol 67 relating to Deed of Transfer No. 1315/1933

situate in the Borough of Westville, County of Durban, Province of Natal

Compiled in April 1959, by me

Land Surveyor

This diagram relates to	Original diagrams is are as quoted above	File No. ~~92/305~~
No. 9161/59	No.	Survey Records
	~~relating to Deed of~~	Compilation MN 21,22
Registrar of Deeds	No.	Degree Sheet 59
		Tracing
		General Plan F3062/41

R-J. C. S. & CO.

APPENDIX I: CONVENTIONS USED TO ASSESS THE IMPACT OF PROJECTS ON HERITAGE RESOURCES

Significance

According to the NHRA, Section 2(vi) the significance of heritage sites and artefacts is determined by it aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technical value in relation to the uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.

Matrix used for assessing the significance of each identified site/feature

1. **Historic value**
   - Is it important in the community, or pattern of history
   - Does it have strong or special association with the life or work of a person, group or organisation of importance in history
   - Does it have significance relating to the history of slavery
2. **Aesthetic value**
   - It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group
3. **Scientific value**
   - Does it have potential to yield information that will contribute to an understanding of natural or cultural heritage
   - Is it important in demonstrating a high degree of creative or technical achievement at a particular period
4. **Social value**
   - Does it have strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
5. **Rarity**
   - Does it possess uncommon, rare or endangered aspects of natural or cultural heritage
6. **Representivity**

   Is it important in demonstrating the principal characteristics of a particular class of natural or cultural places or objects

   Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class

   Importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province, region or locality.

7. **Sphere of Significance**

	International	National	Provincial	Regional	Local	Specific community
High						
Medium						
Low						

8. **Significance rating of feature**

   1. Low
   2. Medium
   3. High

Significance of impact:

- low: where the impact will not have an influence on or require to be significantly accommodated in the project design
- medium: where the impact could have an influence which will require modification of the project design or alternative mitigation
- high: where it would have a "no-go" implication on the project regardless of any mitigation

Certainty of prediction:

- Definite: More than 90% sure of a particular fact. Substantial supportive data to verify assessment
- Probable: More than 70% sure of a particular fact, or of the likelihood of that impact occurring
- Possible: Only more than 40% sure of a particular fact, or of the likelihood of an impact occurring
- Unsure: Less than 40% sure of a particular fact, or the likelihood of an impact occurring

Recommended management action:

For each impact, the recommended practically attainable mitigation actions which would result in a measurable reduction of the impact, must be identified. This is expressed according to the following:

1 = no further investigation/action necessary
2 = controlled sampling and/or mapping of the site necessary
3 = preserve site if possible, otherwise extensive salvage excavation and/or mapping necessary
4 = preserve site at all costs
5 = retain graves

Legal requirements:

Identify and list the specific legislation and permit requirements which potentially could be infringed upon by the proposed project, if mitigation is necessary.