

A SURVEY OF CONSERVATION-WORTHY BUILDINGS IN THE BELLVILLE CENTRAL AREA

A REPORT TO THE CITY OF BELLVILLE BY THE NATIONAL MONUMENTS COUNCIL

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1.0 BACKGROUND AND AREA SURVEYED

At the request of the Municipality of Bellville a survey of the fabric of the City in the area bounded by the railway, Durban Road, Bill Bezuidenhout and Hofmeyer Streets was undertaken by Professional staff of the National Monuments Council.

2.0 BRIEF HISTORICAL BACKGROUND OF THE AREA SURVEYED

Bellville was established as a village management board in 1922 followed by a status of Municipality in 1940 and of city in 1979. The large civic centre in this area was completed in 1957. There was a building boom in the 1940's followed by another one mainly concerned with commercial buildings in recent years.

3.0 CHARACTER OF THE AREA SURVEYED

This area comprises the central, commercial part of Bellville which developed along Voortrekker Road at its crossing with the road to Paarl, as well as along lower Durban Road. The part between Voortrekker Road and the railway contained some industry already in the last century when Van Riebeeck Mineral Water Co. erected a factory in 1880 on the site of the present Fattis and Monis in Lower Durban Road. Of the original residential houses in this area there are only a few left in Kronings Avenue and Hof Street, probably from the beginning of this century. A group of old shops has recently been demolished for the new Escom office complex and new shopping centre.

On the northern side of Voortrekker Road, the commercial development is generally only a block deep. Two Victorian cottages remain on this side of Voortrekker Road and should, if possible, be restored and conserved. The next row has been demolished for parking, but from here the development is residential up the slope of Tygerberg. In Teddington Road

parallel with Durban Road there is a row of pleasant Edwardian houses on the eastern side, a few of which have retained most of their original fabric. In the rest of this area the majority of houses seem to belong to the 1930's and the war period. One of the only surviving original houses in this area is a small delapidated cottage in 12 Paarl Road. This cottage should be restored and protected.

As a result of the exceptional commercial development of the part of Bellville between Voortrekker Road and the railway it is suggested that at least a couple of the remaining older houses should be preserved for the future.

As for the area north of Voortrekker Road, there does not appear to be any threat to the good-class residential development towards Tygerberg. Some of the houses in Teddington Road should be preserved as an example of the earlier housing and the old cottage in Paarl Road should also be preserved.

4.0 NATURE OF THE SURVEY

Because of a lack of time and staff the survey represents a series of visual impressions by experts, no research has been attempted because of the time factor involved. Inspections have also been limited to those areas of buildings which are clearly visible from the street and no attempt has been made to survey interiors, certain of which may be of importance.

5.0 STATUS OF THE BUILDINGS LISTED IN THE SURVEY

The listing of buildings in this survey indicates that the National Monuments Council considers that they should have special planning protection in terms of the Town Planning Scheme. It does not indicate that any building may be worthy of declaration as a monument. There are however a number of buildings included in the survey which may well

justify declaration, but further investigation is required before any firm recommendation can be made.

6.0 BUILDINGS RECOMMENDED FOR SPECIAL PLANNING ATTENTION

The following buildings are of character and importance in the urban fabric of the area surveyed:

6.1 Mini Kem, 185 Voortrekker Road, Bellville



A small L-shaped cottage with a hipped iron roof and a projecting wing with a covered gable and a verandah on two sides. The verandah is also covered with corrugated iron and is carried by pipe supports which has ornamental cast iron brackets. The walls have plaster surrounds of windows and doors and plaster quoins in the corners. The gable has a circular vent. There is a high chimney. The windows are 2 x 2 sashes and the front door has four panels.

This is a high-character building and it and the adjoining building should be protected in terms of the Town Planning Scheme and investigated for possible declaration.

6.2 187 Voortrekker Road
Bellville



A small cottage with a saddle roof of corrugated iron and a front verandah between end walls also under iron. The one end has a diamond window and the house has a free-standing chimney on the right side. There is a lean-to extension at the back. The verandah roof has pipe supports with ornamental cast-iron brackets. The windows are 2X2 sashes and the central door has four panels and a single fanlight.

This building and the adjoining one (185) are apparently the oldest buildings in this part of Voortrekker Road and should be protected under the Town Planning Scheme and investigated for possible declaration.

6.3 Cottage - 12 Paarl Road
Bellville



A small with saddle roof and plain end gables. The front has a stoep covered by iron and with two classical columns and end walls with diamond shaped window at one end and a door at the other. The three-bay facade has ornamental plaster surrounds of the casement windows and the central arched porch. Original door is gone. At the back is a lean-to extension. The cottage is in poor condition. It should be protected under the Town Planning Scheme as probably the oldest house in this area and investigated for possible declaration as a National Monument.

6.4 Shop c/o Avenue and Hoop Street
Bellville



A small shop with a hipped iron roof and a stoep covered by an iron roof and with end walls and cast iron pillars and ornamental brackets. Doors and windows are modern.

This shop should be protected in terms of the Town Planning Scheme.

6.5 30 and 34 Kronings Street
Bellville



Two houses under recessed corrugated iron roofs with protruding right side wings. The first house has a verandah with classical columns and a solid balustrade. The windows are modern casement ones. The second house has no verandah.

Both houses were probably built at the same time, probably c. 1930. They should be protected in terms of the Town Planning Scheme.

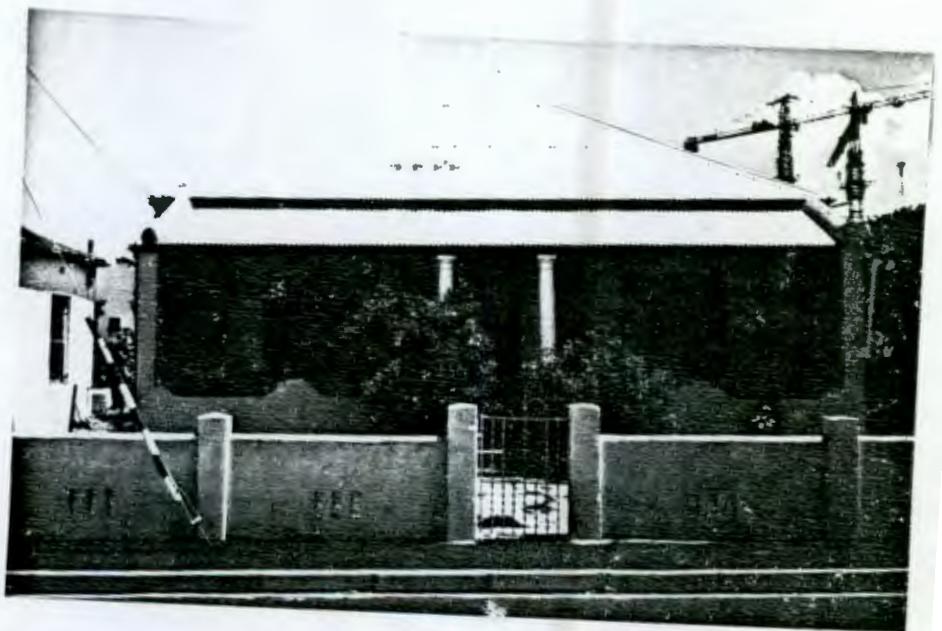
6.6 Hof Street
Bellville



A single-storey house with a hipped iron roof and a brick verandah with ornamented square pillars, solid balustrades and a stepped parapet top with a small gable. The doors and windows are of Victorian type. This is the only characterful element remaining in this area.

It should be protected in terms of the Town Planning Scheme.

6.7 12 Hof Street
Bellville



A single storey house with a hipped roof covered with corrugated iron. There is also a verandah covered with iron. It has end walls, two classical columns and solid balustrades. The three-bay facade has two square bay windows (casements) and between them a glazed door with a fan.

The house is probably Edwardian and built at the beginning of this century. It is well preserved and should be protected in terms of the Town Planning Scheme.

6.8 14 Hof Street
Bellville



A semi-detached, single storey house with two protruding side wings and a verandah between them. The roof is hipped with corrugated iron. The wings have holbol gables and the verandah has square patterned columns and a precast broken parapet balustrade above the verandah roof. The windows are big 2 x 2 Victorian sashes with plaster surrounds and louvred shutters on the verandah. The doors are 4 panel ones with fanlights. There are plaster quoins in the corners. This house was probably built c. 1900 and should be protected under the Town Planning Scheme.

6.9 20 Hof Street, c/o Reed Street
Bellville



Single-storey house, now offices, with a hipped iron roof and a verandah also covered by iron. It has square pillars. Doors and windows are modern. The steep end walls have circular windows.

This is a Victorian house which has been somewhat for use as offices.

It should be protected in terms of the Town Planning Scheme.

6.10 8 Teddington Street
Bellville



One of a row of houses built at the same time c. 1900-1910. No. 8 has a hipped tiled roof and a verandah on the street side also covered with tiles and with a triangular raised part at the entrance. The verandah has classical columns and solid balustrades. The left side is glazed. The entrance has an arched porch with a four panel entrance door with side and fanlight. The windows have big Victorian sashes with plaster surrounds. The chimney is a high Edwardian type one with a heavy moulding.

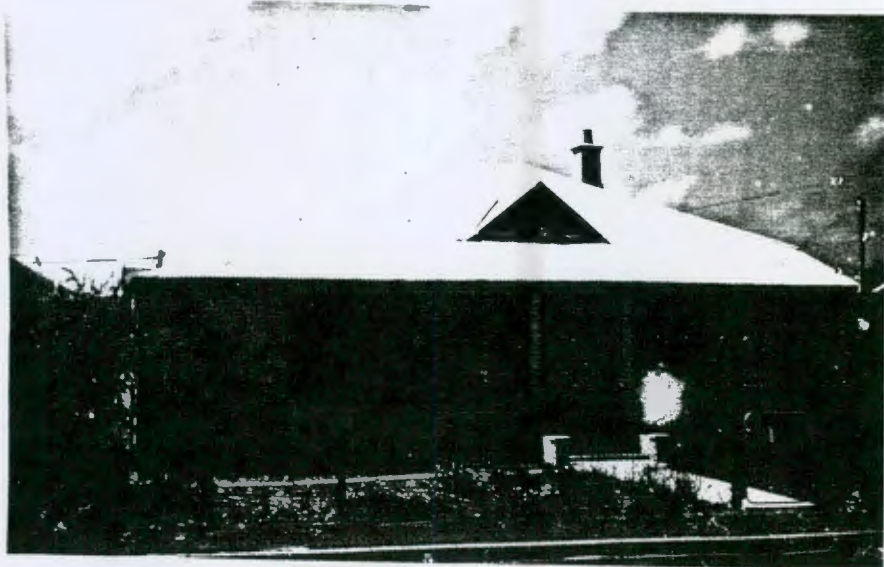
This is the best preserved of the row of houses and should be protected under the Town Planning Scheme as well as investigated further with a view to possible declaration as a national monument.

6.11 10 Teddington Street
Bellville



Another of the Edwardian period houses in this street. The roof is hipped with iron and also the verandah which has square brick pillars and solid balustrades. The windows are high, narrow Victorian sashes. The entrance has an arched opening to the porch with a four panel entrance door with side and fanlight. Windows and porch opening have plaster surrounds. This house should be protected in terms of the Town Planning Scheme.

6.12 "Westergloor"
34 Teddington Street
Bellville



Another of a row of Edwardian type houses. This house has a hipped iron roof which also covers the verandah and has a small triangular gable protruding from it with a ventilator. The verandah has two classical columns and solid balustrades. The ends are closed and the left side has a stoepkamer has a circular window. The entrance door is glazed (2 arched panes) with side and fanlight. On both sides of it are protruding rectangular bay casement windows. The chimney is high with a chimney pot.

This house should be protected in terms of the Town Planning Scheme.

Besides the buildings listed above the following State and Provincially owned buildings should be considered for protection under the Town Planning Scheme and investigated until a view to possible declaration:

- a) The old Post Office;
- b) The old Magistrates Courts;
- c) Bellville High School;
- d) The old buildings of the Bellville Railway Station.

7.0 RECOMMENDATIONS IN THE LIGHT OF THE SURVEY

- a) The Bellville Town Planning Scheme should be amended to allow the protection of important buildings and sites, as well as of open space.
- b) The Teddington Road area between De Lange and Sydney Roads should be identified as an area of special aesthetic importance and protected as such under the Town Planning Scheme.