

There are some cracks in the buildings that do not appear to impact too seriously on the structural integrity of the buildings. The buildings have had little or no maintenance undertaken during the last few decades, consequently they are in a relatively poor condition.

BOMB SHELTER

Just East of the Staff Accommodation there is a bomb shelter that must date from the beginning of the Second World War.

It consists of a dog-leg stair-passage descending approximately 3,75 M into the earth. The stair-passage is lined with roughly dressed stone blocks, terminating at the remains of a doorway through a brick wall. Beyond this doorway there are two subterranean chambers, each approximately 2,485 M wide and 3,405 M long, orientated north/south, with a large opening between the two chambers.

The walls of the chambers are constructed of plastered brickwork, once lime washed. The roof/ceiling is a concrete slab, cast onto corrugated iron sheets (as permanent shuttering), with two generous ventilation holes through the slab.

Other than the access stairs, the whole structure is below ground level and relatively invisible. From the garden it has little aesthetic value. Its principal import is in its socio-historic record of the communities' concerns during the Second World War. The author is not aware of another private bunker remaining in the greater Durban area.



GATE POSTS, GATES AND PAVED DRIVEWAYS

There are two sets of plastered and painted gate posts : one at the boundary of the site adjoining Wakesleigh Road, and one set at the fork in the driveway to the house and the road to the garages and staff accommodation. Both sets of gate posts have cast iron gates which appear to be original. Both gates are fully operational.

The current owners have affixed Portuguese ceramic street number tiles to the boundary posts; a copper plaque with the name "Trevean" is affixed to the second set of gate posts.

The outer gates are potentially under threat of demolition due to a long standing local authority traffic department proposal to widen Wakesleigh road. This would be most unfortunate.

Both sets of gate posts and gates are definitive of the landscaping of the site.

There is a stone paved driveway leading from the boundary gates, through the secondary gates, encircling a planted island, all to the south of the main building. The stone paving is made up of carefully selected "random" stones, laid relatively level and close-fitting, all edged with a kerb of carefully dressed stones intended to control the rainwater run off.

The driveway used to run past the east of the main building and continued past the north side of the house, past the billiard room and up to the stables and staff accommodation. That portion of the driveway that ran past the east of the house was removed after the transfer of ownership in 1967.

There is a much less well constructed road along the western boundary of the site, parallel to Corumbene Road, which has also been hardened with flat stones for part of its total length. The surface of this road has been considerably distorted by vegetative roots.

GARDEN WALLS AND RETAINING WALLS

A particular feature of the landscaping of the site are the impressive retaining walls constructed along the western side of the main paved driveway, along the side of the tennis court and around the sunken garden. It is probable that William P Bawden had these retaining walls constructed while he was a Director of Coedmore Quarries.

The wall along the driveway is particularly impressive for the magnitude of some of the squared boulders that were incorporated into the wall. Starting off at the second gates, at about one meter high, the wall gradually increases in height to over four meters and includes a small "cave" close to the main house.



There is a delightful sunken garden to the south east of the main house, part of which was excavated into the natural ground and part of which was built up with spoil. The excavated bank and the raised portion of the garden both have stone retaining walls, enclosing garden walls and arched entrance porches, all carried out in a finely dressed, bedded stone work, with a sharply defined recessed pointing; there are also delightfully romantic features in this garden such as the "grand" stair that sweeps around a sunken pond, a circular fountain and a lover's seat, secluded in one corner of the garden. It is a charming example of highly romantic landscape planning that may be unique in coastal KwaZulu-Natal.

There is photographic evidence that the garden to the east of the main house originally followed the natural slope down towards the east. At some time a series of two retaining walls was constructed - whether simultaneously, or at two different times is difficult to determine - and a garden driveway platform was created at the upper level, while a pathway was left along the top of the lower retaining wall.

It would be edifying to establish whether these two walls were constructed simultaneously, or in two phases, and by whom, for :

James Cole is known to have "*played an active role in the Bellair Tennis Club and was a member of the Durban County Tennis Association*". He would, therefore, have had a very real reason to lay out a tennis court in his gardens. If this were so , then the tennis court should be dated to his ownership - April 1917 to March 1933. It would start to explain its position, so relatively close to the main building and located across the 77 M contour thereby equaling out the cut and fill. The top of the retaining wall formed to hold back this excavation runs almost in line with the natural 79 M contour. He may have had a natural bank, without any stone retaining wall.

William P Bawden is known to have been a Director of Coedmore Quarries and therefore would have had easy access to the necessary stone for any retaining walls. When he chose to raise the natural ground east of the house to form a platform for his driveway, he would have had to consider the stability of this platform, and the choice of a stone retaining wall would have resolved his problem.

Currently the lower wall has partly collapsed, but could easily be reinstated. These walls should remain an integral part of the development proposals.

There is also a substantial cliff face just beyond the western side of the Outbuilding, where the natural ground was cut back to allow for the construction of these structures.

TERRACES

Beyond the formal gardens there are a series of residual stone retaining walls laid out for what must, at one time, have been an extensive working fruit and vegetable garden. Some of these stone walls were taken up during the last decade when there were plans to sell the lower portion of the site, but there are still sufficient immediately adjacent to the main gardens to be a record of what once was.



TENNIS COURT

Mention has been made above of the remains of a tennis court. It is situated to the east of the main house, almost six meters below the current level of the garden platform. At some time in the past the playing surface was concreted over, and has subsequently cracked badly, making it almost impossible to play tennis on it. There are some metal posts for the net, but little else of note.

Along the pathway at the top of the first retaining wall there is a recess in the second retaining wall, obviously intended for a gazebo in which spectators could relax and observe the game. It is fitted out with a circular stone table; the current owners constructed a gazebo of salvaged cast iron columns, which has subsequently collapsed.



1. Summary of Significance and Recommendations.

5.1 SITE

| SITE | Local | Regional | National | International |
|---------------|-------|----------|----------|---------------|
| architectural | high | high | high | medium |
| historical | high | high | medium | low |
| social | high | medium | medium | low |
| technical | high | medium | low | low |
| scientific | low | low | low | low |

Statement of Significance: SITE.

The extensive, well landscaped site is a sole remaining example of the type of properties that once populated the whole of the Old Line Suburbs and is therefore of local and regional significance. The use of large retaining walls is of importance. The identification of sub-tropical vegetation is sufficiently significant to have formed a separate report by a specialist.

Recommendation: SITE.

The integrity of the remaining site should be respected. Any developmental proposals should take note of significant sub-tropical vegetation, terracing and existing physical structures.

5.2 TREVEAN HOUSE.

| HOUSE | Local | Regional | National | International |
|----------------------|--------------|-----------------|-----------------|----------------------|
| architectural | high | high | high | high |
| historical | high | high | medium | medium |
| social | high | high | high | low |
| technical | high | high | medium | medium |
| scientific | medium | medium | low | low |

Statement of Significance: TREVEAN HOUSE.

The house was designed by two of Durban's most important early architects, Upton & Dudgeon. It has been recognised as possibly the finest Victorian verandah house in KZN, if not nationally. It is therefore considered highly significant locally, regionally and nationally. In the international body of colonial houses, it would stand equal to many others.

Recommendation: TREVEAN HOUSE.

Demolition is not an option. The building is solid and generally well built but needs urgent attention and well supervised maintenance. The services of an appropriate heritage architect should be engaged in specifying and supervising appropriate remedial action. Specific features of the building that should be respected are listed in the body of the report.

5.3 OUTBUILDING.

| OUTBUILDING | Local | Regional | National | International |
|----------------------|--------------|-----------------|-----------------|----------------------|
| architectural | medium | low | low | low |
| historical | medium | low | low | low |
| social | low | low | low | low |
| technical | low | low | low | low |
| scientific | low | low | low | low |

Statement of Significance: OUTBUILDING.

While this building is quite useful as ancillary accommodation it has little architectural or historic value, and no social, technical or scientific value could be found. Its primary importance is to define the limit of a "court yard" west of the main house.

Recommendation: OUTBUILDING.

The retention of this building is not imperative, so long as the spatial relationship of the courtyard linking the main house and the billiard room can be maintained.

5.4 BILLIARD ROOM

| BILLIARD ROOM | Local | Regional | National | International |
|----------------------|--------------|-----------------|-----------------|----------------------|
| architectural | high | high | high | medium |
| historical | high | high | high | medium |
| social | high | high | medium | medium |
| technical | high | high | medium | medium |
| scientific | high | high | medium | medium |

Statement of Significance: BILLIARD ROOM.

The billiard room is thought to have been designed by another of the more significant Durban architects of the period. It's clarity of form, both internally and externally, and its response to the local climate make it a very significant building

Recommendation: BILLIARD ROOM.

Demolition is not an option. The building is in a poor condition due to neglect and needs immediate attention to exclude inclement weather. Regular maintenance must be ongoing in the future. The services of an appropriate heritage architect should be engaged in specifying and supervising appropriate remedial action; the services of a competent and knowledgeable structural engineer sympathetic to heritage principles, must also be engaged. Specific features of the building that should be respected are listed in the body of the report.

5.5 OLD STABLES AND STAFF ACCOMODATION

| STABLE & STAFF | Local | Regional | National | International |
|---------------------------|--------------|-----------------|-----------------|----------------------|
| architectural | medium | medium | low | low |
| historical | high | high | medium | low |
| social | medium | medium | low | low |
| technical | low | low | low | low |
| scientific | low | low | low | low |

Statement of Significance: OLD STABLES AND STAFF ACCOMODATION

These buildings are generally quite utilitarian in their design. Their condition has deteriorated over the years, but they can be restored to be useful adjuncts to the development. They reflect a way of life that forms part of the storey of the site and they are therefore of some significance

Recommendation: OLD STABLES AND STAFF ACCOMODATION

Demolition is not advised unless specifically motivated as inevitable. The buildings are in a relatively poor condition due to neglect and need attention. The services of an appropriate heritage architect should be engaged in specifying and supervising appropriate remedial action; the services of a competent and knowledgeable structural engineer sympathetic to heritage principles, must also be engaged.

5.6 BOMB SHELTER

| BOMB SHELTER | Local | Regional | National | International |
|----------------------|--------------|-----------------|-----------------|----------------------|
| architectural | high | high | medium | high |
| historical | high | high | medium | medium |
| social | high | high | medium | low |
| technical | low | low | low | low |
| scientific | low | low | low | low |

Statement of Significance: BOMB SHELTER

This structure is probably almost unique amongst the remaining historic residential properties along coastal KwaZulu-Natal. It is therefore highly significant.

Recommendation: BOMB SHELTER

Demolition is not an option. The structure does not appear to have any significant structural defects that would make it necessary to demolish it. The proposals for the re-development of the site do not appear to be hindered by its retention.

5.7 GATE POSTS, GATES AND PAVED DRIVEWAY

| GATES & DRIVE | Local | Regional | National | International |
|--------------------------|--------------|-----------------|-----------------|----------------------|
| architectural | high | high | high | medium |
| historical | high | high | medium | medium |
| social | high | medium | low | low |
| technical | medium | medium | medium | low |
| scientific | low | low | low | low |

Statement of Significance: GATE POSTS, GATES AND PAVED DRIVEWAY

These structures are typical of the character of previous grand homes along the Old Main Line suburbs, all of which have now been demolished. The gates on Wakesleigh Rd are a local landmark known to most people in the area. The stone driveway is probably quite unique now. All are considered significant.

Recommendation: GATE POSTS, GATES AND PAVED DRIVEWAY

Demolition is not an option. These structures do not appear to have any significant structural defects - other than some movement in the driveways - that would make it necessary to demolish it. The proposals for the re-development of the site do not appear to be hindered by the retention of these elements.

5.8 GARDEN WALLS AND RETAINING WALLS

| GARDEN WALLS | Local | Regional | National | International |
|----------------------|--------------|-----------------|-----------------|----------------------|
| architectural | high | high | high | medium |
| historical | high | high | medium | medium |
| social | high | medium | low | low |
| technical | medium | medium | medium | low |
| scientific | low | low | low | low |

Statement of Significance: GARDEN WALLS AND RETAINING WALLS

The large retaining walls are probably unique in KZN. The survival of an Edwardian garden in the romantic manner, in a sub-tropical climate is probably also unique. These features are therefore significant.

Recommendation: GARDEN WALLS AND RETAINING WALLS

Demolition is not an option. These features must be integrated in the redevelopment of the property. The services of an appropriate heritage architect and, or a heritage landscaper should be engaged in specifying and supervising appropriate remedial action; the services of a competent and knowledgeable structural engineer sympathetic to heritage principles must also be engaged for the restoration of the collapsed retaining wall.

5.9 TERRACES

| TERRACES | Local | Regional | National | International |
|----------------------|--------------|-----------------|-----------------|----------------------|
| architectural | low | low | low | low |
| historical | medium | medium | low | low |
| social | medium | medium | low | low |
| technical | low | low | low | low |
| scientific | low | low | low | low |

Statement of Significance: TERRACES

These structures are typical of the character of the utilitarian gardens of the now demolished grand homes along the Old Main Line suburbs. These terrace walls and the concomitant terraces are a feature that would not normally be noted by the lay public, but are of some historic significance.

Recommendation: TERRACES

Demolition, should it be sought, is an option. However, there should be room on the site for the re-integration of some of these terraces in the garden proposals

5.9 TENNIS COURT

| TENNIS COURT | Local | Regional | National | International |
|---------------|-------|----------|----------|---------------|
| architectural | low | low | low | low |
| historical | high | medium | low | low |
| social | high | low | low | low |
| technical | low | low | low | low |
| scientific | low | low | low | low |

Statement of Significance: TENNIS COURT

The Tennis Court has some significance as a remaining example of the tennis courts that would have been familiar in any one of the grand old homes, all of which have now been demolished. However the surface has been converted to concrete and it has very little historic quality left. It is of relatively little significance in its present form.

Recommendation: TENNIS COURT

Demolition, should it be sought, is an option. The platform on which the tennis court stands may form a valuable base for some other development. However, any development must be kept below the sight-lines of the garden surrounding the main house.

2. References :

6.1 Architects :

Robert Sellars Upton designed a house for Capt. Hitchins on a site in Bellair. It is likely that Philip Dudgeon also had something to do with the design of the house, for he is known to have designed a warehouse for Hitchins in 1881, and may have entered into a partnership with the ailing Upton. "Trevean" is possibly the best domestic example of late Colonial Victorian in South Africa, and is remarkable for the simplicity of its conception and the restraint of its detail. (Fig. 356 - 360) The major entrance on the east elevation conflicts with the actual entrance from the south. (Fig 357) This conflict may well have been resolved by the meeting of the two axis in a lantern-lit central hall, though alterations have disguised the original plan. The rooms, however, have a quality of spaciousness and informality which is derived from colonial planning. The (verandah) cornice detail, perhaps originally of white vertical bars in green railings, cleverly leads the viewer's eye around the house and underlines the horizontal spread (Fig 358, 360) "Trevean" is the predecessor of a few well designed veranda-houses (some are situated in the neighbouring suburbs), which were erected at the end of the nineteenth century. The billiard room at "Trevean", which is a detached building at the rear of the house, is the work of another architect (possibly William Street-Wilson) and its superb ornate interior reflects the changing attitudes to design which separate the early 'eighties from the last years of the century. (Fig 360)

Professor B T Kearney : Architecture in Natal 1824- 1893 (page 44)

6.2 Owners :

Charles Hitchins b. Falmouth, Cornwall, Eng. 9.7.1846 - d. Durban, Natal 30.4.1914.

Arrived in Natal in 1874 (aged 28 yrs) and joined his brother in a shipping concern at the Point. He prospered during the Zulu War (1878 - 79) and the First Anglo-Boer War (1880 - 1881) by securing important contracts.

He served on the Durban town council from 1882 - 1884 and was a member of the Natal Legislative Assembly until 1910. He was appointed to the Natal cabinet in 1907 under F. R. Moore, as Minister for Railways and Harbours, he was Chairman of the Harbour Advisory Board. He was a supporter of the formation of a union of South Africa. In 1910 he became a Senator.

*He married Annie Athalie James d. Currie Rd , Durban Oct 1939; they had three sons
The Dictionary of South African Biography V. III (page 395)*

High Cole b. Riverside, Cape Colony (East Griqualand) 06.12.1873 d.

Hugh Cole was the eldest son of James and Lily Cole, erstwhile traders and farmers in East Griqualand. He farmed until 1918 when he moved down to Durban to work as buyer for his father's trading business. He lived at Bellair and worked from an office in his house. He played an active role in the Bellair Tennis Club and was a member of the Durban County Tennis Association. In the mid-1930's he returned to Riverside to work in the trading business (his father established) there. He died suddenly while visiting his daughter, Ellice, on the farm Tweefontien just outside Kokstad. He had gone fishing with his granddaughter, Pie, in a river just behind the farm. They returned at dusk after Pie had caught her first fish. Hugh sat down and had a few sips of his drink and died.

(From a privately published history on the Cole family)

William Pascoe Bawden, b. St Ives, Cornwall, 1875, d. Durban, 1955.

William Bawden came to South Africa 1895 and started farming at Tregenna farm in the Bergville district. He was the Managing Director of the Framers' Co-operative Bacon Factory Ltd, in Estcourt, later a director of Coedmore Quarries. He was also contracted to the Natal Government Railways and the SA Railways. He was a Member of the Provincial Council for Weenen between 1920 - 1930.

W.P. Bawden is believed to have had a son, Mervin - who was killed in a flying accident in Kenya - and two daughters :

Joyce Isabel Bawden b 20.10.1918, d. ? (who never married) and

Margaret (who married a Stapelberg in the early 1940's).

Portion of the property was subdivided and a house built on the subdivision for Margaret and her family. Joyce inherited "Trevean" from her father and continued to live there till 1967.

Ken Donaldson, South African Who's Who (Social and Business) 1931 -1932

Ronald Bently Lewcock, b 27.09.1929 living.

Ronald Lewcock graduated in architecture from the University of Cape Town. He taught at the faculty of Architecture, University of Natal, before emigrating to Europe. He has lectured extensively at Universities in Great Britain, the USA, Australia and elsewhere. He has published much of his architectural historical research. He identified Trevean as a building of significance in the early 1960's and acquired it, together with Bryan Lee, in 1967. In 1973 he sold his half share to Maria Ester Lee, when he emigrating.

Bryan Howard Lee, b 5.07.1941 living.

Bryan Lee was born in Great Britain and emigrated to South Africa as a child with his parents. He qualified in architecture from the University of Natal, before opening a private architectural practice, Building Design Group, in conjunction with other young architects. In 1967 he bought a half share in the property, together with Ronald Lewcock. He is currently a co-owner of the property, together with his wife, Maria Ester Lee (nee Ferreira).

Maria Ester Lee (nee Ferreira) b 13.03.1936 living.

Ester Lee (nee Ferreira) was born in Portuguese East Africa (Mozambique). She came to Natal to study architecture at the University of Natal, where she met and married Bryan Lee. Together they moved into Trevean in 1967 and made it their home. In 1973 she acquired Ronald Lewcock's half share in the property. She is a published author.