

HERITAGE ASSESSMENT OF THE DYNAMITE COFFEE CO. RESTAURANT BUILDING, MODDERFONTEIN, (GAUTENG).



DRAFT

Date: May 2017

Project by: M. Naudé

Contact nrs:

(012) 8033716 (w)

(083) 447 2232

<mauritznaude55@gmail.com>

EXECUTIVE SUMMARY

General

The building does not form part of any large land development and only the building was investigated. The building may date to the period 1946 to 1955 and due to its age is protected by the 60 years clause of the National Heritage Resources Act (Act 25 of 1999). For this reason only a Section 34(1) investigation is needed for the project.

The site contains a single building. The building was originally designed to serve as service unit and not as a dwelling.

Findings

The building contains no exceptional characteristics in terms of its origin, architectural design and avante-garde or academic style. Its contribution to the neighborhood lies with its more intimate character that fits the location on the banks of the lake. Its principal significance is based on its simple and small scale, its unobtrusive character in the neighborhood, that the original building was successfully rehabilitated and adapted to fit a new use and is serving a social and leisure time function in an area and on a site that would otherwise have become redundant. It adds social and economic value to this part of the banks of the lake.

Only the shell of the original building has remained intact. The interior has been altered to serve the needs of a restaurant and three walls and the roof have remained.

Recommendations

1. The building may be altered and any extensions and alterations to the building must be executed in the same scale and character as the existing facility. This does not exclude the demolition of sections of the building, but extension and integration of this building into a larger complex is preferred.
2. In its setting any alterations, additions and extensions must relate to the landscape: the banks of the lake rather than the architectural vocabulary of any large scale multi-level development.
3. Any design around the existing building or the introduction of any new structures must be done in collaboration with a qualified, professional and (ILASA) registered landscape architect.
4. If this building is included into a larger development a Heritage Impact Assessment needs to be done (see obligations of the National Heritage Resources Act Section 38(3))
5. The building must be recorded prior to any alterations, extensions, additions or demolition: (a) photographic recording; (b) measured drawings of the floor plan and

elevations and; (c) compiled into a report and submitted as part of the permit application for alterations and demolition from the Provincial Heritage Resources Agency – Gauteng.

CONTENTS

1.	BRIEF	
2.	AIM OF THE STUDY	
3.	ASSUMPTIONS AND CONDITIONS	
4.	GEOGRAPHIC AREA OF THE STUDY	
5.	METHODOLOGY	
6.	FINDINGS	
	Section 38(3) (a) Identification and mapping of all heritage resources impacted on in the area affected	
	Section 38(3) (b) Significance of the significance of such resources in terms of the heritage assessment criteria set out in Section 692) or prescribed in Section 7	
	6.2.1. Significance criteria in terms of Section 3(3) of the National Heritage Resources Act.	
	6.2.2 Significance criteria in terms of historical, artefactual and spatial significance	
	Section 38(3) (c) An assessment of the impact of the development on such heritage resources	
	Section 38(3) (d) Evaluation of the impact of the development on heritage resources relative to the sustainable economic benefits to be derived from the development	
	Section 38(3) (e) The results of consultation with the communities affected by the proposed development and other interested and affected parties.....	
	Section 38(3)(f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives.	
	Section 38(3)(g) Plans for mitigation of any adverse effects during and after completion of the proposed development.	
7.	RECOMMENDATIONS	
8.	REFERENCES	
9.	ACKNOWLEDGEMENTS	

GLOSSARY OF TERMS

Study Area – refers to the entire area to be developed as indicated on the scale drawings by the client.

Stone Age – The first and oldest part of human history is the Stone Age that is associated with the appearance of early humans between 3-2 million years ago. Stone Age people were hunters, gatherers and scavengers who did not settle in permanent settlements. Places associated with these humans are determined by identifying stone tools that have been preserved in the landscape.

Early Stone Age: 2 000 000- 150 000 Before Present (BP)

Middle Stone Age: 150 000 – 30 000 BP

Later Stone Age: 30 000 – until c. AD 200

Iron Age – A period covering the last 1800 years, when an altered lifestyle was introduced to some geographic areas in southern Africa. During this period villages were established, domesticated crop types such as sorghum, millet and beans were cultivated and several groups herded cattle, sheep and goats. They spoke early variations of the Bantu language and manufactured iron objects.

Early Iron Age: AD 200 - AD 1 000

Late Iron Age: AD 1 000 – AD 1830

Historical period – Since the arrival of white settlers – c AD 1652 (Southern parts of South Africa and AD 1840 (north of the Vaal River)

Cultural significance - According to the ICOMOS Burra Charter cultural significance means '*aesthetic, historic, scientific or social value for past, present or future generations.*

Aesthetic value – Criteria considered for this category may include the form, scale, colour, texture and material of the fabric, the smells and sounds associated with the place and its use.

Historic value – Historic value encompasses the history of aesthetics, science and society and therefore to a large extent underlies all of the terms used for evaluation. A place may have historic value because it has influenced or has been influenced by an historic figure, event, phase or activity. The significance will be greater where evidence of the association or event survives in situ or where the settings are substantially in tact than where it has been changed or evidence does not survive.

Scientific value – The scientific or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information.

Social value – Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

Abbreviations

EIA– Environmental Impact Assessment

EIA – Early Iron Age

ESA – Early Stone Age

LIA – Late Iron Age

LSA – Late Stone Age

MSA – Middle Stone Age

NASA – National Archives of South Africa

NHRA – National Heritage Resources Act

PHRA – Provincial Heritage Resources Agency

SAHRA – South African Heritage Resources Agency

1. BRIEF

The heritage assessment of a single building on an isolated site as part of a Section 34(1) investigation.

2. AIM OF THE STUDY

*To determine whether the building is of exceptional heritage significance.

*To evaluate the heritage aspects or elements of the building according to the criteria set out by the National Heritage Resources Act (NHRA) and other refined criteria in order to determine its cultural significance.

*To make recommendations regarding the future of the building and to assist in finalizing any design proposals.

3. ASSUMPTIONS AND CONDITIONS

*This is not a Section 38(3) Heritage Impact Assessment (HIA) report but a Section 34 report as the client proposes to retain and reuse the building. No site development plan or architectural drawings indicating the extent of the proposed alterations and extensions have been submitted to the heritage expert.

*No 'as-built' drawings were available when the heritage specialist visited the site.

4. GEOGRAPHIC AREA OF THE STUDY

The building is located northeast of the suburb of Lakeside in the vicinity of the Modderfontein dynamite factory. The site is located northeast of Centenary street on a narrow portion of land between the street and the lake. The land was retained as part of the banks of the lake. The building and site are isolated from the nearby neighborhood and not supported by any other buildings.

Centenary street defines the western boundary of the site and the lake defines the eastern and northeastern boundary. The site slopes slightly northwards towards the lake.

5. METHODOLOGY

*The site was visited and the building was investigated on foot.

*Photographs were taken for report purposes and for photographic recording purposes.

6. FINDINGS

6.1. Section 38(3) (a) Identification and mapping of all heritage resources impacted on in the area affected.

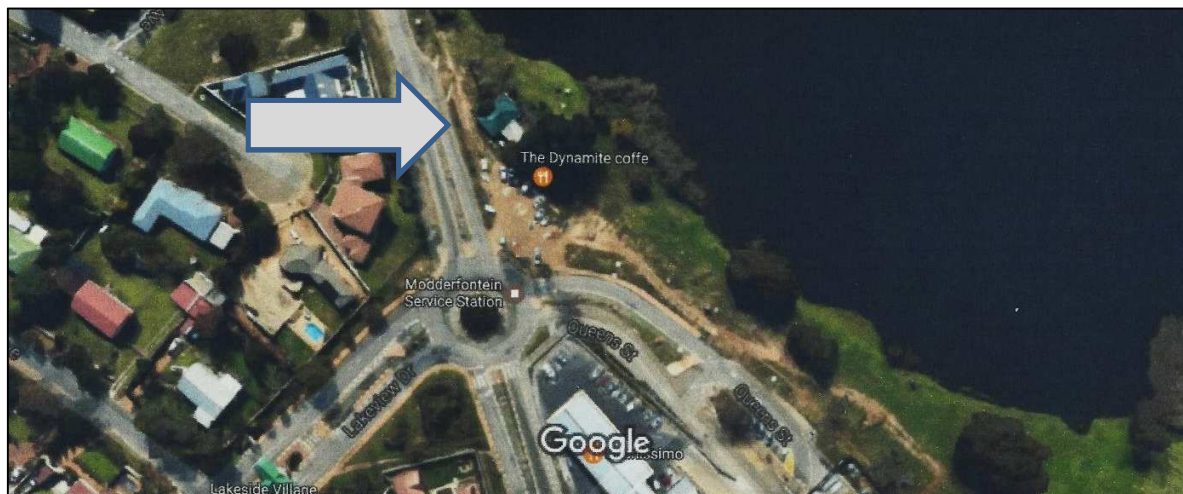


Figure 1. Location of the investigated building on the banks of the Lakeside lake

6.2. Section 38(3) (b) An assessment of the significance of such resources in terms of the heritage assessment criteria in Section 6(2) or prescribed in Section 7.

The assessment focuses on a single building. No other buildings or structures occur on the site. The existing building may have been designed as a storage facility and the building has no exceptional architectural features in terms of its detailing, or ornament that elevates the building to be an example of a particular style, academic school of thought or an exceptional example of a particular type of building.

The original floor plan of the building is unknown as it has been altered to suit the needs of the current restaurant. A patio cum semi open stoep area has been added along the south eastern elevation doubling the floor space. Half of this space is covered with a sheet iron roof and the other half was left open with only pergola type beams on plastered brick columns defining the extent of the entertainment area.



Figure 2. Southeastern elevation of the building also serving as entrance to the small restaurant.

It is a single story building with unplastered brick walls and a hipped corrugated iron roof. Some of the original steel frame windows have been retained but new timber frame windows were added later. Large double timber frame doors were introduced along the southeastern elevation linking the interior with the patio area.



Figure 3. Southern elevation and view from Centenary Street towards the restaurant.



Figure 4. North western elevation of the restaurant building

6.2.1. Criteria to determine significance according to Section 38(3) of the National Heritage Resources Act.

These criteria are determined by the National Heritage Resources Act. The general objective of these criteria is to enable the heritage expert to determine whether the site or any element on a site has cultural significance. However, the criteria also tend to favor (the identification of) places of ‘national’ significance.

For this reason a second set of criteria is included that focuses on ‘local’ significance. In this case the original function of the building and the current use need to be assessed.

[The following diagrams indicate ‘significance’ (and not ‘impact’)]

<i>Criteria</i>		<i>Significance</i>
1.	<p><i>The importance of the cultural heritage in the community or pattern of South Africa’s history (Historic and political significance)</i></p> <p>The location of the original building suggests that it was designed and used as a functional unit serving a very practical need such as storage.</p> <p>The buildings current use and function makes a contribution to the multi functionality of the neighborhood and adds some social and entertainment value to the neighborhood.</p>	<p>Rating</p> <p>Low</p> <p>Medium</p>
2.	<p><i>Possession of uncommon, rare or endangered aspects of South Africa’s natural or cultural heritage (Scientific significance).</i></p> <p>The building cannot be considered uncommon or rare.</p>	<p>Rating</p> <p>low</p>
3.	<p><i>Potential to yield information that will contribute to an understanding of South Africa’s natural or cultural heritage (Research/scientific significance)</i></p> <p>As the original building served a very functional and common purpose it has little value as an artefact reflecting the cultural heritage of South Africa.</p>	<p>Rating</p> <p>Low</p>
4.	<p><i>Importance in demonstrating the principal characteristics of a particular class of South Africa’s natural or cultural places or objects (Scientific significance)</i></p> <p>The building reflects a tendency of the past 15 years of small kiosks and coffee shops being established within and along the periphery of residential areas.</p>	<p>Rating</p> <p>Low</p>
5.	<p><i>Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group (Aesthetic significance)</i></p> <p>The original building had a rectangular shape and probably served as storage facility. It was a purely functional or utilitarian building of no exceptional style and reflecting no outstanding architectural style.</p>	<p>Rating</p> <p>Low</p>
6.	<p><i>Importance in demonstrating a high degree of creative or technical achievement at a particular period (Scientific significance)</i></p> <p>The building does not demonstrate any exceptional technical achievement of a period, but it does reflect how small alterations and entrepreneurship can be used to add value and give life to an old building.</p>	<p>Rating</p> <p>Low</p>

7.	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (Social significance)</i> The original building was erected for the purposes of serving the needs around the lake. The current use as kiosk introduced a new use and opportunity to the residents of the Lakeside residential area. This use is associated with leisure times activities and it is not a critical function of community life similar to that of a church or school.	Rating low
8.	<i>Strong or special association with the life and work of a person, group or organization of importance in the history of South Africa (Historic significance)</i> The building is not associated with a particular person or group of significance in the history of South Africa.	Rating low
9.	<i>Does the site have any significance relating to the history of slavery in South Africa.</i> Neither the site nor the building has any association with the history of slavery in South Africa.	Rating low

6.2.2. Significance criteria in terms of historical, artefactual and spatial significance.

Historical significance

As the criteria set out in the National Heritage Resources Act tend to approach heritage from the level of 'national' significance and few heritage sites and features fall within this category, a second set of criteria are used to determine the regional and local significance of heritage sites. Three sub-categories are used to determine this significance:

- Historical significance** – this category determines the social context in which a heritage site and resource need to be assessed. These criteria focus on the history of the 'place' in terms of its significance in time and the role they played in a particular community (human context).
- Architectural significance** – The objective of this set of criteria is to assess the artefactual significance of the heritage resource, its physical condition and meaning as an 'object'.
- Spatial significance** – focuses on the context in which the object and place exists and contributed to the landscape, the region and neighborhood.

	<i>Criteria</i>	<i>Significance</i>
1.	<i>Is the site or building associated with a historical person or group?</i> The complete legal history of land ownership of the site is not included in this report.	Rating Low
2.	<i>Is the site or building associated with a historical event?</i> Neither the site nor the building is associated with an outstanding historical event in the history of South Africa.	Rating low
3.	<i>Is the site or building associated with a religious, economic, social or</i>	Rating

	<i>political or educational activity?</i> The building is currently used as a restaurant and coffee kiosk and forms part of the social interaction of people from the neighborhood.	<i>medium</i>
4.	<i>Is the site or the building of archaeological significance?</i> The site was not investigated to identify Stone Age or Iron Age cultural material or any remains of an archaeological nature. Neither the site nor any of the buildings is older than 100 years and can therefore not be categorized as features of archaeological significance.	<i>Rating</i> <i>low</i>
5.	<i>Is the building older than 60 years?</i> The exact date of the building cannot be determined by documentary evidence and any relative dating was done based on the architectural characteristics and vocabulary. According to the built fabric, the building may date to the period 1945 to 1955.	<i>Rating</i> <i>High</i>

Architectural significance (artefactual significance)

These criteria focus on the object or artifact (building or structure or both) itself. They relate to the qualitative aspects of the artifact in terms of technology, period and style.

	<i>Criteria</i>	<i>Significance</i>
1.	<i>Does the building represent an important example of a building type?</i> The building does not represent an important example of a building type.	<i>Rating</i> <i>low</i>
2.	<i>Is the building an outstanding example of a particular style or period.</i> The building is not an outstanding example of a any particular style or period.	<i>Rating</i> <i>low</i>
3.	<i>Do the building contain fine architectural details and reflect exceptional craftsmanship?</i> The building does not contain any fine architectural detailing or reflect exceptional craftsmanship.	<i>Rating</i> <i>low</i>



Figure 5. The unplastered but painted exterior of the building

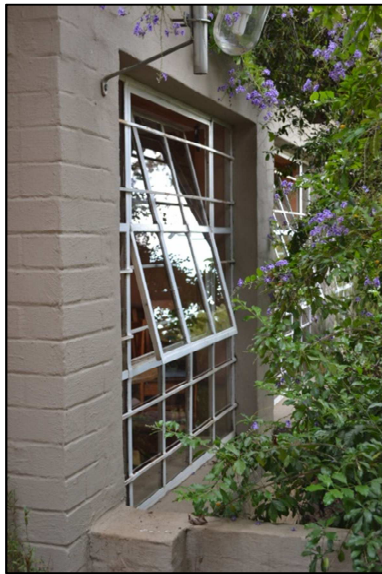


Figure 6. Industrial factory style windows along the elevation facing towards the lake.




Figure 7. Timber frame double doors installed to allow free movement from the interior to the patio.



4.	<p><i>Is the building an example of an industrial, engineering or technological development.</i></p> <p>The building is not an example of any exceptional engineering or technological development.</p>	<p><i>Rating</i></p> <p><i>Low</i></p>
5.	<p><i>What is the state of the architectural and structural integrity of the building?</i></p> <p>The original architectural integrity has been compromised but the buildings structural integrity is very good.</p>	<p><i>Rating</i></p> <p><i>High</i></p>
6.	<p><i>Is the building's current use, in sympathy with its original use (for which the building was designed)?</i></p> <p>The building has been drastically altered as the current use does not relate to the original use or the original intent of the design.</p>	<p><i>Rating</i></p> <p><i>High</i></p>
7.	<p><i>Were the alterations done in sympathy with the original design.</i></p> <p>The alterations were made to serve the needs of the restaurant and not to preserve the original intent of the design. As the alterations were mainly done inside they are not visible from outside and from three sides the building the original character has remained mostly the same.</p>	<p><i>Rating</i></p> <p><i>Fairly sympathetic</i></p>
8.	<p><i>Were the additions and extensions done in sympathy with the original design?</i></p> <p>The original building was not extended but several efforts were made to add lean-to-s to the one elevation in order to extend the service area of the restaurant and to link the interior with the exterior service area..</p>	<p><i>Rating</i></p> <p><i>Original design of the shell partially intact</i></p>
9.	<p><i>Are any of the buildings or structures the work of a major architect, engineer or builder?</i></p>	<p><i>Rating</i></p>

		<i>Not able to determine without the original drawings of the building</i>
--	--	--

Spatial significance

Even though each building needs to be evaluated as single artifact, the village still needs to be evaluated in terms of its significance in its geographic area, city, town, neighborhood or precinct. This set of criteria determines the spatial significance of the site and any of the buildings and structures.

	<i>Criteria</i>	<i>Significance</i>
1.	<p><i>Can the building or structure be considered a landmark in the town or city?</i></p> <p>The building cannot be considered a landmark in the city, neither as architectural feature by scale and size, nor by its architectural vocabulary and outstanding architecture or design.</p>	<p>Rating</p> <p>low</p>
2.	<p><i>Does the building contribute to the character of the neighborhood?</i></p> <p>As the building is small and almost unobtrusive in its current location and the building itself is of residential scale its contribution to the neighborhood is that it fits sympathetically into the neighborhood even though it has become a kiosk and public facility.</p> 	<p>Rating</p> <p>High</p>
3.	<p><i>Does the building contribute to the character of the square or streetscape?</i></p> <p>The building does not dominate the streetscape but also does not communicate with the street or the streetscape. It has no services area including formal parking that suggests that this is a public facility. Its entire character as a kiosk is subtle and almost incidental in terms of its relationship with the streetscape.</p>	<p>Rating</p> <p>Low</p>

	 	
4.	<p><i>Do the buildings form part of an important group of buildings?</i></p> <p>The buildings does not form part of any important group of buildings</p>	<p><i>Rating</i></p> <p>high</p>

6.3. Section 38(3) (c) An assessment of the impact of the development on such heritage resources.

No design proposals have been presented to the heritage team yet. No impact can be determined until such time as a design proposal is presented.

According to the brief of the client, the building will be retained and reused.

6.4. Section 38(3) (d) An evaluation of the impact of the development on heritage resources relative to the sustainable economic benefits to be derived from the development.

No business plan for the development in the area has been presented and no calculations, comparisons or weighting can be done to compare sustainability variables with profit variables.

From a heritage point of view the most sustainable approach would be to allow current land use to continue.

6.5. Section 38(3) (e) *The results of consultation with the communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.*

No public participation process has been initiated yet.

6.6. Section 38(3)(f) *If heritage resources will be adversely affected by the proposed development the consideration of alternatives.*

No design proposals have been presented and no alternatives can therefore presented yet.

6.7. Section 38(3)(g) *..plans for mitigation of any adverse effects during and after the completion of the proposed development.*

The best mitigation measures include recording of the building. Recording consist of (a) site plan with the footprint of the building indicated; (b) photographic recording of all elevations and detailing; measured drawings of the as-built structure and (c) compilation of this data into a report serving as an annexure to the application for any demolition or alteration permits from the Provincial heritage Resources Agency.

7. CONCLUSION AND RECOMMENDATIONS

1. The building may be altered and any extensions and alterations to the building must be executed in the same scale and character of the existing facility. This does not exclude the demolition of sections of the building, but extension and integration of this building into a larger complex is preferred.
2. In its setting any alterations, additions and extensions must relate to the landscape: the banks of the lake rather than the architectural vocabulary of any large scale multi-level development.
3. Any design around the existing building or the introduction of any new structures must be done in collaboration with a qualified, professional and (ILASA) registered landscape architect.
4. If this building is included into a larger development a Heritage Impact Assessment need to be done (see obligations of the National Heritage Resources Act Section 38(3))
5. The building must be recorded prior to any alterations, extensions, additions or demolition: (a) photographic recording; (b) measured drawings of the floor plan and elevations and; (c) compiled into a report and submitted as part of the permit application for alterations and demolition from the Provincial Heritage Resources Agency – Gauteng.

6. REFERENCES

Australian ICOMOS Burra Charter, 1999.

Fisher, R.C. 1992. Visual lexicon of the South African dwelling. Cape Town: Unibook.

