



THE UPPER HOUGHTON
HERITAGE SURVEY 2007
AND THE
NOMINATION TO PHRA-G
FOR
THE DECLARATION OF A
HERITAGE SITE

25 September 2007

RESEARCHED AND DOCUMENTED BY
BARLIN & CHASKELSON ARCHITECTS

COMMISSIONED BY
THE UPPER HOUGHTON ASSOCIATION

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Boom time 1914 Upper Houghton, a view from Houghton Drive towards the east showing the northern ridge (far left, prior to the establishment of The Wilds) and the St David Road ridge with Baker's St Johns College barely visible on the horizon (centre). St David Road and St John Road (far right) are lined by houses erected over a 12 year period. Even though some of these houses have since been altered, most still remain today. The house in the foreground had been demolished. (Photograph: by courtesy of Malcolm Freeland)

TITLE PAGE: LOGO CENTRAL MOTIF: ENTRANCE FACADE KING EDWARD VII SCHOOL 1908

THE UPPER HOUGHTON HERITAGE SURVEY

BARLIN AND CHASKELSON ARCHITECTS FOR THE UPPER HOUGHTON ASSOCIATION TEXT BY ROCCO BOSMAN

This report is divided into three parts. PART 1 deals with the survey viz. the collection, selection and documentation of research data. PART 2 analyses data assembled in Part 1. Part 3 contains the conclusion and recommendations to the Provincial Heritage Resources Authority. The report format comprises a series of maps with graphs and charts accompanied by explanatory notes. Few surveys of a similar aim and scale had previously been conducted in SA. The analysis methodology (specifically formulated to assess this particular study area) constitutes the intellectual property of Barlin and Chaskelson Architects. Barlin and Chaskelson Architects reserves the right to alter, revise, correct and add information to this document and its ADDENDUMS, should this become necessary, provided that such changes be recorded and dated, the list of which will appear on the title page of the document thus changed.

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DESIGN PROJECTS PUBLISHED

BUILDING OCT 1997: JAGUAR MOTOR DEALERSHIP
PLANNING NOV 1997: CONSERVATION OF 17 ELM STREET
BUILDING FEB 1998: CHANGING FACE OF BP SERVICE STATIONS
SA INTERIOR DESIGN MARCH 1999: GITAM SA OFFICES
DIGEST OF SA ARCHITECTURE 2000: CAPE TOWN LOFT, HEADQUARTERS GITAM SA
DIGEST OF SA ARCHITECTURE 2001: HOUSE DUNKELD
DIGEST OF SA ARCHITECTURE 2002: NEW WIMPY DRIVE-THRU

CONSERVATION/RESTORATION PROJECTS AND APPLICATIONS IN TERMS OF SECTION 34 OF THE NHRA:

Dunkeld Farmhouse	Cowin, Powers and Ellis1925	Heritage Impact Assessment in terms of Section 38 of the NHRA:
Rosebank House	Leck and Emley1904	Houghton Golf Club Estate Erf 248 Houghton Estate
Berloga	Robert Howden1906	
The Gate House	Herbert Baker1907	Applications in terms of Section 34 of the NHRA:
White Hall Court Apartment	JA Moffat1923	Harlow Westcliff Cowin, Powers and Ellis1935
Randera Residence	SJ Kearney1913	Reeves Forest Town Harold Porter 1917
Newlands Cottage	Unknown 1858	Hutton Rosebank John Adams 1913
Eckstein Compound Cottage	Baker and Masey 1903	
Parktown Residence	Howden and Stewart 1919	Consultations:
Eccles Residence	SL Margo1912	Modderfontein Factory Houses Unknown 1896-1898
Dunkeld Mansions	Harold le Roith1937	Yukon Unknown 1911
Olympic House	Jhb Municipality1933	Prynsberg Unknown c. 1880
Chudleigh Gate House	JA Moffat1909	Norwood Wesleyan Church Donald M Sinclair 1929
Gleneagles Apartment	JC Cook and Cowen1935	Arcadia stables Baker, Masey & Sloper 1909
Summertime	W Paynter 1912	Residence Lategan Donald M Sinclair 1938
Residence Longhurst	Robert Howden 1904	House Dorothy Tredre F Lawson 1933

DEFINITIONS (and abbreviations)

Act, the	the NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999
architect	the designer of a structure (general interpretation)
area	site (as defined)
attached	physically attached to one structure or more structures
condition	the degree of a structure's restoration (improvement- the Act) potential, irrespective of any other asset it may possess (UHHS p.8)
condition 1	newly completed, well restored and generally maintained structures (UHHS p.8)
condition 2	structures that display evidence of neglect, including altered or extended structures, which are potentially restorable (UHHS p.8)

condition 3	structures demolished or partially demolished, derelict, irreversibly altered, damaged, vandalized or decayed structures and structures which display evidence of serious structural instability, including vacant stands (UHHS p.8)
conservation (the Act)	in relation to heritage resources, includes protection, maintenance, preservation and sustainable use of places or objects so as to safeguard their cultural significance
heritage prevalence	refers to the frequency of occurrence or density of structures of historic merit, belonging to a certain generic category, located within a defined area or region
heritage prevalence factor	a is a indicator of regional significance $a = \frac{\text{total number of properties of merit}}{\text{total number of properties}}$ where a is the HPF value (when multiplied by 100 produces the %-ratio)
coverage pie chart	a graphic representation of coverage data in terms of a footprint area of the site (UHHS p.12)
cultural significance (the Act)	aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance
detached	physically independent (not in contact) of other structures
development (the Act)	any physical intervention, excavation, or action, other than those caused by natural forces, which may in the opinion of a heritage authority in any way result in a change to the nature, appearance or physical nature of a place, or influence its stability and future well-being, including construction, alteration, demolition, removal or change of use of a place or a structure at a place; carrying out any works on or over or under a place; subdivision or consolidation of land comprising, a place, including the structures or airspace of a place; constructing or putting up for display signs or hoardings; any change to the natural or existing condition or topography of land; and any removal or destruction of trees, or removal of vegetation or topsoil
heritage corridor	a public vehicular route abutting properties of merit on both sides (UHHS p.26)
heritage site (the Act)	a place declared to be a national heritage site by SAHRA or a place declared to be a provincial heritage site by a provincial heritage resources authority
merit, properties of	condition 1 or 2 properties which are either Transitional or Modernist (UHHS p.9,10)
modernist	style which can be considered typical during the period following 1940 (UHHS p.10)
no-merit properties	properties of meagre heritage significance, or excluded properties, or condition 3 and unrepresentative properties (UHHS p.13)
PHRA-G	Provincial Heritage Resources Authority Gauteng
precinct	UH land use sub-region formulated in terms of the Upper Houghton Neighbourhood Development Framework as amended April 2005 (UHHS p.4)
property	one, or more erven (stands) located adjacent to each other, belonging to a single or joint ownership (registered under a single title), including all structures erected thereon, (UHHS p.4)
restoration	improvement as defined by the Act
significant	conservation worthy architecture which is culturally significant (UHHS p.7)
site, the	the UH study area delineated in the UHA Constitution as amended in September 1999. Historically, it is an area purchased from the Houghton Syndicate in 1896 (UHHS p.3)
site (the Act)	any area of land, including land covered by water, and including any structures or objects thereon.
structure (the Act)	any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith
style	a description of generic architectural features prevalent in the UH area, separated into 3 groups: Transitional, Modernist and unrepresentative (UHHS p.8)
transitional	the style which can be considered typical during the period 1900-1930 (UHHS p.9)
UH	Upper Houghton
UHA	Upper Houghton Association
UHHS	Upper Houghton Heritage Survey (this document)
UHNDF	Upper Houghton Neighbourhood Development Framework
unrepresentative	style displaying meagre or no aesthetic content, or having a compromised architectural integrity (UHHS p.11)
vantage point	any point inside a structure or on a site, wherefrom a view can be observed

PART 1: THE SURVEY

INTRODUCTION (terms of reference)

This document outlines the basis of a proposal motivating the establishment of a heritage site in the Upper Houghton area of Johannesburg. The Upper Houghton Heritage Site Proposal is intended as a nomination to the Provincial Heritage Resources Authority, Gauteng (PHRA-G) by the Upper Houghton Association (UHA), in terms of Chapter II, THE PROTECTION AND MANAGEMENT OF HERITAGE RESOURCES, Part 1 Section 27 (3) of the NATIONAL HERITAGE RESOURCES ACT No. 25 OF 1999 (the Act), in accordance with Section 5, Subsection (7) (f) and subject to Section 48, Subsection (1) (a) of the Act.

BACKGROUND (aim and objective)

The initiative to conduct a comprehensive heritage survey in Upper Houghton (UH) is the continuation of previous studies undertaken by Barlin and Chaskelson Architects, which indicate that the area possesses a valuable yet vulnerable architectural content. This survey assesses the extent and cultural significance of the architectural fabric prevalent in UH. Conservation potential (preservation and sustainability) is also addressed herein.

The principal objective of the investigation is to recommend appropriate measures required to minimize the short and long term impact of development on heritage resources in UH.

The aim of the report comprises the identification of heritage resources, documenting these resources, evaluating the significance of such resources and establishing the impact of development on UH heritage resources.

APPROACH AND FOCUS

The degree of objectivity contained in surveys of this nature is often contentious. To limit controversy surrounding issues of value judgement, research firstly follows a scientific approach. The report secondly follows an analytically holistic procedure. This means that results are deduced from a broad based perspective rather than constructing a general scenario by means of detailed findings.

Results will show that UH projects a distinct aesthetic character, predominantly due to the abundance of surviving structures erected during the early part of the previous century, sited in a densely populated green environment. Even though this green heritage and the history of UH constitutes an integral part of its profile, the Upper Houghton Heritage Survey (UHHS) focuses principally on architectural qualities evident in the study area.

PROCESS (methodology)

The first procedural phase contained in the UHHS, endeavors to establish the status quo of the study area. The second phase or data analyses deals with significance, levels of significance and geographic areas in which these occur. This phase further includes a brief assessment of emerging development patterns as they may impact on the heritage value intrinsic to UH. The final stage outlines certain proposals aimed at achieving sustainable conservation in UH. The method of investigation includes recording information identified during site visits, identifying the extent of the heritage area in consultation with the UHA, reviewing relevant documentation, correspondence and other literature associated with, the study area and recent development trends.

INFORMATION (source and documentation)

A substantial volume of data was obtained by means of site visits and interviews, including the recording of photographic images. Numerous alternative sources were consulted to compile a comprehensive database. Sources are referenced in this document according to the Harvard method of referencing (Author-Date system).

Survey data was recorded and processed digitally.

Various cross-checks were conducted to endorse the accuracy of data assembled. Due to the complexity and scale of the survey, as well as the dynamic nature of physical conditions, the measure of accuracy remains subject to minor adjustment. Spreadsheets contained in this document clearly indicate cases where data is incomplete (unavailable information: destroyed records, access refused etc.). Incomplete information is predominantly concentrated along Houghton Drive (east of The Munro) which forms the northern most boundary of UH.