

- 1.15 Significance of use (historic function of a structure) should (as far as is possible) be retained.
- 1.16 Original siting (i.e. historic environmental relationship) of Category 1 and Category 2 structures should be retained.

2. ARCHITECTURAL GUIDELINES (for new development)

Without limiting the generality of section 1 the following architectural guidelines should apply:

development (the Act p.9)

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

2.1 Architectural style:

Other than restoration work (improvement: the Act) and additions to, Category 1 and Category 3 modernist structures of merit (including of significance), which are to be conducted in the style of the structure in question, one of 2 or both architectural styles may be introduced into the central sub-region of cultural significance. This applies to all new development which includes alterations and additions (attached) to existing structures and new (detached) work.

These styles are - Architecture typical (projecting the architectural style) of the period 1900-30, herein referred to as transitional architecture (p.9) and
 - Contemporary architecture (p.11)

New transitional architecture must be identical in respect of style, proportion, massing, textures and tonality (colour), (including in respect of the use of components, materials and finishes) to 1900-30 heritage structures, attached to, or erected in the immediate vicinity of the new development. New development located on properties that do not possess any historic precedent should follow architectural styles 1.1 to 1.7 relating to the buildings listed on p.9&10.

Here, the authentic reproduction of design and detailing is pivotal to the preservation of the established historic architectural amenity of the region. Modern interpretations or deviations will not be allowed. Only strictly classic orders may be used.

Contemporary architecture (irrespective of whether detached or attached) has to be clearly distinguishable and neutral in character (as not to detract from historic architecture).

A minimalist design approach should be clearly evident. Architecture should be completely devoid of any decoration or decorative features and fittings. Eclectic interpretations (e.g. features reminiscent of columns, arches, mouldings etc.) will not be allowed.

All services are to be concealed.

Contemporary work must comply or may not contradict any other design guidelines contained herein. Conditions contained in section 1.8 apply to contemporary work.

- 2.2 Siting of new development in proximity to existing Category 1 and Category 2 structures of merit. The 45 degree rule applies: New detached structures should be sited in such a position that no part of such a new structure exceeds the height of a 45 degree line extending outwards from the base (this is the intersection of a structures eternal vertical surface with the ground level) of adjacent structures of merit.
- 2.3 The physical scale and height of either, an attached or detached new development, may not appear to dominate the abutting or surrounding built (physical) or environmental (natural) fabric.
- 2.4 Architectural proportion (the ratio between the horizontal dimension and the vertical dimension) of both, a structure as a whole, as well as its constituent components, has to be consistent with the proportions evident in heritage structures of significance, attached to or erected in the vicinity of such a new development. Proportions of Upper Houghton heritage structures of significance were found to be typically classical (p.22). The golden rectangle ratio is approximately 1.618.
- 2.5 The principal of compositional fragmentation must be applied to increase the architectural

articulation of a structure, both vertically (elevation) and horizontally (plan). This means that a building should resemble an assembly of parts i.e. a structure should appear to consist of a cluster of smaller buildings. Height variations in elevation should relate to set-backs in plan form. Primary elements should typically feature pitched roofs (mono-, duo-, valley, hipped, gabled or a combination of these). Secondary elements, e.g. pronounced entrances (porticos), covered patios (verandahs), dormer structures and connecting elements should typically feature flat or lean-to mono-pitched roofs.

2.6 The principal of gravitational massing must be applied. This generally means that a building as well as its secondary elements and components should appear to diminish in bulk (heaviness) and extent (size) with height, while simultaneously increasing the frequency of segmented and compositional fragmentation.



PHILLIP TREEBY BRFORE 1905 EARLIEST RECORD
HOUSE TREEBY 49 ST PATRICK ROAD

2.7 The area ratio between positive surfaces (which appear to be solid or impervious on elevation) and negative surfaces (which appear to be diaphanous or resemble an open void on elevation) should be conspicuously disparate.



ROBERT HOWDEN 1912
93 ST PATRICK ROAD

2.8 Materials and finishes (apply to visible surfaces only):

Walls

Natural stone (synthetic stone may not be used), rough cast or textured plaster unpainted, smooth plaster painted (natural greys or whites), off-shutter concrete unpainted, horizontal timber cladding (ship-lap or T&G) painted, corrugated iron (alternative profiles may not be used) painted or galvanized, face brick may only be used in the context of restoration work to original historic buildings.



ORIGINAL ARCHITECT: NO RECORD 1910
ADDITION: REID AND DELBRIDGE 1919
24 ST JOHN ROAD

Roofs

Corrugated iron (alternative profiles may not be used) painted or galvanized, red clay tiles (cement/concrete or the Harvey-type or similar coated sheet metal tiles may not be used), shingle (Canadian cedar or concrete/clay alternative), thatch may only be used in the context of restoration work to original historic buildings, shade netted structures may not be used, flat concrete roofs have to receive a gravel covering.



ROBERT HOWDEN 1910
THE CULLINAN HOUSE 3 ASH STREET

Door/window frames

Timber natural or painted (aluminium or PVC may not be used), steel painted may only be used in the context of restoration work to original historic buildings.

Glazing

To be clear (or leaded: stained, patterned and clear), coated or tinted or reflective glass may not be used, glass blocks may only be used in the context of restoration work to original historic buildings.

2.9 Presentation (as defined in the Schedule (xxxvi) (a) and (c) of the Act), of the heritage site, be exercised by the PHRA-G in terms of Section 25 (2) (j) of the Act or by the local authority in terms of Section 30 (13) and Section 31 (8) of the Act or by any other person in terms of Section 44 (3) of the Act. Signage intended for permanent display be subject to Section 1 hereof: General Development Control Guidelines (p.38).

RECOMMENDATIONS

It is hereby recommended that:

1. The central sub-region of cultural significance be declared a GRADE II (Section 30 (3)(a) the Act) national heritage area in terms of Chapter II, THE PROTECTION AND MANAGEMENT OF HERITAGE RESOURCES, Part 1 Section 27.(3) and Section 38 of the NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999.
2. The cadastral extent of the area comprise the total area (all areas) within the perimeter boundaries thus defined (p.34) and include stands zoned for residential and office use, educational (schools), POS/ recreational (The Wilds), servitudes, roads and road reserves located within the confines of this area. The Inventory of Category 1 and Category 2 properties, sited within this area, be approved for listing in the heritage register (Section 30(6) the Act).
3. Development or any action which may potentially change the physical nature of natural features (as provided for under Section 3 Subsection (2)(d) of the Act) or that of structures and fixed objects within the central sub-region of cultural significance be subject to the Extent of Intervention Permitted (table p.45) and Development Control Guidelines (p.38), as provided for in Part 1 Section 31 (9) of the Act, which development control guidelines must remain subject to revision and at liberty for amendment.

Recommendations do not absolve development proposal applicants of any legal or statutory requirements and regulations which would normally apply to such applications or imply exemption in terms of Sections 35 and 36 of the NHRA (Section 30(14) the Act)

PUBLIC CONSULTATION PROCEDURE:

Required in terms of Section 5(4) and Section 10(2) and (6), subject to Section 27(8) and Section 30(7) of the Act.

A motion for the declaration of Upper Houghton as a heritage site was initially tabled and adopted at a Special General Meeting held at King Edward VII School on February 22, 1999 and endorsed at the Annual General Meeting of the Upper Houghton Association held at King Edward VII School on October 10, 2005. Minutes of which are included hereunder as part of this section of the survey document (p. 41-46).

The conclusion of the public participation procedure will entail a two part process:

1. Inviting public comment in respect of the contents of The Upper Houghton Heritage Survey 2007 dated 19 September 2007 (this document).
2. Addressing this nomination at a Special General Meeting of the Upper Houghton Association. At which forum comments received will be tabled for debate and endorsements of the owners (as defined in the Schedule (xxx) of the Act) of properties thus affected, will be recorded. This meeting is scheduled for 28 January 2008.

The PHRA-G will be furnished with a copy of the minutes of this Special General Meeting together with the list of;

respondents and their comments and

endorsements by the owners (as defined in the Schedule (xxx) of the Act) of properties located within the central sub-region of cultural significance,

all of which will then constitute ADDENDUM D: PUBLIC CONSULTATION of this document. MITIGATING FACTORS in favor of the retention of the present status of the area in question, will also be addressed in Addendum D.

MINUTES OF MEETINGS (referred to above)

MINUTES OF A SPECIAL GENERAL MEETING HELD AT KING EDWARD SCHOOL MEMORIAL HALL ON FEBRUARY 22, 1999 AT 18H00

PRESENT:

65 RESIDENTS OF THE AREA

SPECIAL GUESTS:

MRS YAEL HOROWITZ (EMLC STRATEGIC PLANNING) MS H DODD (GAUTENG INSTITUTE OF ARCHITECTS)

MR HERBERT PRINS (NATIONAL MONUMENTS COUNCIL) REPRESENTATIVES OF ST JOHN'S COLLEGE

AND

KING EDWARD SCHOOL ALSO ATTENDED

APOLOGIES:

(At present there are 52 paid up members and one corporate member) CLR M MORIARTY

MR PARKER OF JOHNNIC (TOWNSHIP OWNERS)

The Chairman –

1. Referred to the notice calling the meeting and summarised the problems facing the suburb such as urban decay, encroachment of business and stagnant properties. Advised that the committee had been given the task of putting forward a solution at the last AGM. The previous Committee had concentrated on keeping the suburb strictly residential - this had not been successful.
2. Asked if anyone present had an alternative proposal to the one being put forward, and to come forward so that it could be discussed. There was no response.
3. The current proposal was based on residential offices which would allow the older gracious houses to be preserved and properly maintained. Described the Sanlam Island experience and the consequences of waiting in vain for a rich developer to appear.
4. In reply to a question concerning the building of town houses - developers, due to the proximity of the adjacent high-density suburbs, will not build the more expensive type.
5. The UHA will not support the closure of roads due to the conflict which will arise between parties. Any section wishing to apply for a road closure must get approval from all persons affected in any way by it, .
6. An architect was engaged to evaluate the suburb in respect of houses worthy as listing for preservation. There are approx.100 such houses.

7. NATIONAL MONUMENTS

Mr Prins outlined the following:

- a) Any building over 50 years old is regarded as worth preserving and permission must be obtained for demolition.
- b) Conservation area - the buildings thereon are not monuments but if, for example, a major change is envisaged, permission must be obtained to ensure that the character of the area is not changed.
- c) The Monuments Council has the power to declare a structure a National Monument - the owner however, can appeal against the declaration.

The UHA proposes that the whole suburb be declared a Conservation Area. One of the advantages of owning a National Monument is a reduction in assessment rates - a big disadvantage is that the building cannot be demolished or major alterations made. Buildings in a Conservation Area are not necessarily protected - a Conservation Area will help oppose urban decay.

Mr. Close proposed, and it was accepted, that the last paragraph on page 10 be amended to incorporate the property owners rights in terms of the National Monuments Act. Mr. Novotny noted that St John's Island could be excluded from the Conservation Area. Chairman said all the 'residents would have to agree to a new proposal.

Mr. P Hanger then presented the Proposal:

VISION

OBJECTIVES

GUIDELINES AND CONTROLS

PRECINCT DEFINITION - Map projection.

And went through all the proposals.

The following were the main items of interest and discussion.

1. Existing National Monuments - The Wilds, King Edward School and a Herbert Baker house in St David's Road and perhaps others.
2. St John's College is a Listed Building and they are active in preserving the surrounding area from decay.
3. The properties enumerated in Precinct F - shaded pink on the map - and regarded as near National Monument status or worthy of listing, were perceived to be unduly favoured in respect of office development rights, compared with others. This was offset by tighter controls on future alterations.
4. The UHA had not carried out a traffic survey although the schools are looking into the matter, particularly during their 'rush' periods which cause the main traffic problem in the area. (Reply to a question by Mr. Iain Dalton, Town Planner retained by KES and St John's).
5. P Novotny proposed dropping the max. 3000sq. m consolidation in the St John's Island area. Consideration will be given to consolidating erven into nominal 4000sq. m properties. (actual each erf is 495sq. m) in that area.
6. Minor revisions to several of the precinct definitions were proposed, recorded and accepted.

Chairman invited any resident to attend the next Committee Meeting on March 15. 1999 at 17Elm Street, if they wished further explanations.

Yael Horowitz congratulated the Committee and the Town Planner on their proposal and outlined the route the proposal would take through the EMLC and on to the Gauteng Legislature. She noted that a few minor amendments may be required by EMLC and/or the Gauteng Administration.

A vote was taken at the conclusion of the meeting on the recommendations of the proposal. These are:

RECOMMENDATIONS:

It is recommended that the community and stakeholders of Upper Houghton:

1. Support the Vision, Objectives and draft Development Framework as outlined in this document.
2. Support the submission of the draft Development Framework to the Eastern Metropolitan Local Council as a Community LDO for Upper Houghton.
3. Support the formation of an "Upper Houghton Conservation Committee" in terms of the roles and responsibilities as outlined in this document.
4. Support an application to the national Monuments Council (NMC) to have the Upper Houghton Area, as defined in this document, declared a Conservation Area.

These were accepted by all but one of those present as well as all the Proxy votes from residents who were unable to attend or had to leave the meeting early. There was only one dissident vote.

The Gauteng Institute for Architects would support the establishment of Upper Houghton as a Conservation Area. They believe it will empower the neighbourhood in terms of regulating development in relation to the existing amenity and history of the suburb.

The meeting closed at 20H15

UPPER HOUGHTON ASSOCIATION

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ANNUAL GENERAL MEETING MONDAY 10 OCTOBER 2005

Chairperson: Jemima McDonnell
There was a quorum and the meeting was duly constituted

There were 61 attendees at per the Attendance Register
25 Proxies were received

APOLOGIES: A.R. Laher
A. Adrian

1. CHAIRPERSON'S REPORT

Jemima McDonnell welcomed and thanked members and guests for attending the meeting. Minutes of the previous AGM were taken as read and accepted.

Achievements of the Upper Houghton Association (UHA) over the past year:

- Increased number of applications for development – have been handled by our Town Planning Consultant ensuring that they are in accordance with the Neighbourhood Development Framework – all in the interest of the community, and to ensure that the neighbourhood keeps within the "look and feel" of the Conservation requirements
- The UHA represents Residents at Council level through Councillors Mohlala and Ravid.
- The Neighbourhood Development Framework has been accepted in the RSDF
- Won the appeal against the proposed garage site (Houghton and St John)
- Improvement at the Wilds – see Point 7
- The Association has spent a lot of time and effort in its application to declare the Area a Heritage Area - see Point 2
- Value of property has increased by 15% and in one case by 30%
- Fees: Expenses to run the Association exceeded income over the past year – the UHA has employed a Town Planner and Secretary. The Committee has had no option but to increase fees. Vote taken: Majority voted in favour of the increased fees
- A Christmas Party for AIDs orphans will be held in mid November. Residents were asked to assist with "gifts" cooldrinks, chips etc

2. PROPOSAL TO DECLARE UPPER HOUGHTON A HERITAGE AREA

Helga Schneider, Town Planner who consults to the Upper Houghton Association presented a proposal for declaring Upper Houghton a Heritage Area. The full proposal document is attached. In summary:

What is a Heritage Area?

A Heritage Area is an area of special cultural and historical significance in which the character and quality of the area is protected by legislation.

There are not many areas in Johannesburg that are worthy of conservation / being declared a

Heritage Area. In 1998 Barlin & Chaskelson undertook a survey of all properties in the area (300) and approximately 30% of these properties were found to possess substantial architectural merit.

The proposal to declare Upper Houghton a Heritage Area is not a barrier to development. Specific guidelines will be drawn up to ensure that development is within the character of the area.

COMMENTS FROM ATTENDEES:

Herman Edeling – 85 St Patrick Rd

In full support of the proposal and asked what residents need to do to assist in the process and offered to make a donation towards the process.

Lynn Taylor – 39 St Patrick Rd

Expressed concern about the number of demolitions happening – asked what strength this process will have to prevent demolitions?

Response: The Provincial Heritage Resource Agency of Gauteng (PHRAG) is monitoring this situation

Nick Harwood – 75 St Patrick Rd

It is important to accept the proposal because there is a danger of squatters moving into old derelict buildings

Mr Robinson – 50 Young Ave

Buildings fall under protection of the 60 year rule

Response from Herbert Prins of PHRAG – owner of property is responsible for upkeep of property

Mr Prins commented that the advantage of Upper Houghton being declared a Heritage Area is that there are bylaws that determine how residents are allowed to do alterations and additions to ensure that they keep within the character of the area.

Dr Saffer comment: What difference will being a Heritage Area make if developers are against it?

Prins said that the survey done by Barlin & Chaskelson is very important in identifying heritage sites. New developments will have to conform with the ambiance of the area.

There are 3 levels of Heritage: National, Provincial and Local. At local level there is concern for the interests of the people who live in the area.

Thilo Thormeyer:
Declaring Upper Houghton a Heritage Area will ensure that whatever development does take place in the area will take place in clearly outlined guidelines and within the bylaws

Herbert Prins re-emphasized that it is essential that the general public get involved in general conservation – without their support the Association cannot go ahead with the application. Residents in the area must take responsibility particularly for structures over 60 years.

If the area is proclaimed a Heritage Area, people will generally be more aware of the value of the area and it will ensure that should anyone break the law it will be reported to the police.

Mike Moriarty – representative of Parktown Conservation Trust:
Property values have increased in Parktown since being declared a Conservation Area. It allows for proactive reinforcement. Upper Houghton should go ahead with the proposal.

Steps the committee has taken to promote the proposal:
2 articles have appeared in the Rosebank Killarney Gazette, the Committee has been encouraging Residents to support the proposal through various correspondence.

Money to proceed with proposal will be raised from Residents

Vote to proceed with Application:
38 + 20 proxies for; 2 no; 1 abstention

Committee to proceed with the Application

3. WARD COUNCILLORS REPORT:

3.1 COUNCILLOR M. RAVID (Ward 73)

Commended Committee and thanked residents for attending

Hold a public meeting on 6 October regarding the Integrated Development Process – what residents need to see happening in Ward 73 for the period 2006 to 2011. Requirements can be faxed to Councillor Ravid (Fax: 011 728 6164)

Concern with enforcing bylaws – huge problem within the Metro Police in monitoring this

The Councillor is very supportive of the area being declared a Heritage Area

Municipal Elections: Next voter registration will take place 19/20 November 2005 – it is possible that the elections will take place on 22 February 2006.

Response to questions:

Traffic lights corner Munro & Houghton Drive – will happen

KES Primary School Traffic problem – steps will be taken to address the problem

3.2 COUNCILLOR MOHLALA (Ward 67)

Thanked residents for attending the meeting.
Thanked the Committee – applications for rezoning have been handled well and are working smoothly
Ward 67: Boundaries have changed, Parktown West and Forest Town have been moved out of Ward 67
JDA project : ongoing
Berea Fire Station is being upgraded
Community Centre in Yeoville: This will be developed into a Skills Development Centre, training will be provided in various courses such as IT, Catering etc.
2 Duff Road – problem has been addressed, it is going to be renovated over the next 6 months to 1 year
Crime is still a big problem in the area
In the process of IDP – 2006 to 2011. Any requests for Region 8 to be faxed to Councillor Mohlala (Fax: 011 447 5532)

Traffic Lights at the intersection of Houghton Drive and St Patrick Rd will be installed during the 2005/2006 financial year. Will investigate the Carse O'Gowrie

intersection – congestion Pillars on The Munro will be fixed
Broken walls, the broken rail and litter on The Munro will be addressed

4. FINANCIAL

The income and expenditure report was tabled. The increase in expenses this year has been due to the appointment of the Town Planning advisor and a Secretary.

5. REPORT BY 24/7 ON SECURITY

David de Lima MD of 24/7 reported as follows:
24/7 became involved in security of the area after being approached by KES, St Johns, UHA and Rose Road security.
Developments that have been implemented:
Dedicated 24 hour response vehicles have been put into place.
St Patrick Road East and West have security officers in place
There are full-time guards on The Munro
The subscriber base is very positive – 140 homes have subscribed which means that the security scheme in the area is now sustainable. If more homes subscribed it would mean that more security guards could be deployed. It is understood that some properties are

involved in lengthy contracts with other security firms and possibly will not move over to 24/7 for a while.
St Patrick Rd East needs another 25 – 35 subscribers to get 24 hour coverage.
Incidents that have occurred: 2 house break-ins, 2 arrests
Have received very positive response from KES and St John's
56 St Patrick Rd – Complimented 24/7 on the best service they have had in this area
24/7 were congratulated on their excellent response time
The UHA appeals to residents who are not subscribers to join the scheme.

6. REPORT BY DIRECTOR LOUW FROM SAPS HILLBROW

Hillbrow Police Station covers Berea, Joubert Park, Braamfontein, Parktown, Killarney, Riviera and Upper Houghton. Sector Manager for Killarney and Houghton is Inspector Bester. They are upgrading the Hillbrow satellite station in Parktown.
For the Financial Year 2004/2005 crime cases have decreased, murder cases have stabilized which includes domestic murder. The reporting and intervention of domestic violence is very difficult. The Police will be doing follow-up presentations with families.

Cases of attempted rape have increased
Generally over the last year contact crimes and burglaries have decreased. Burglaries on residential property is on a par with last year. Vehicle theft has decreased.
Headmaster of St John's College thanked the SAP for their excellent work at St John's last fireworks event.
Director Louw commented that there is a lack of reporting theft events especially outside the Wilds (smash and grab) and there is under-reporting of "petty theft" and theft out of cars.
Contact number for reporting incidents of crime to the Duty Officer at Hillbrow (Detectives) is: 082 461 5789 – available 24 hours.
Director Louw was thanked for attending and for his report.

7. REPORT ON PROGRESS IN THE WILDS – TJ DE KLERK

There have been a lot of development over the last 9 months.
Safety in the Wilds has recently improved – the issue is the number of smash and grab incidents outside the Wilds particularly at the corner of Houghton and Houghton.
Walks in the Wilds are being well supported.

For the first time in 7 years there is running water again on the West side koppie. The first pond has been restocked.
TJ suggested that the UHA use the Wilds as a venue to organize fund raising events.
N. Harwood thanked TJ for his hard work in improving the area.

8. ELECTION OF COMMITTEE

The existing Committee were unanimously re-elected:

Jemima McDonnell – Chairperson
Rocco Bosman
Bruce Eccles
Fabrizio Genovese
Paul Novotny
Brenda Randerer
Paul Stuart
Thilo Thormeyer
Anne van Dijk
Johan van Noordwyk

9. GENERAL

Committee Member Johan van Noordwyk has developed a Web Site for the Association: www.upperhoughton.org.za. Residents are encouraged to view the site and should they have any suggestions or facts of interest to be included please contact the Association at UHRA @eesa.co.za

McDonnell appealed to St Paul Rd Residents to get involved in the security area and to subscribe to 24/7
"Death Bend" development site:
The second application has been submitted. The UHA have tried to engage in discussions with the developer but to no avail. They will now have to go the legal route to try and prevent this development.
Residents need to put in a letter of objection. Copies of the letter are available from Trish on UHRA@eesa.co.za or contact her on (011) 447 4229 for copies.
Once completed please deliver to Jemima McDonnell – 75 St Patrick Rd Paul Stuart will work with St John's to get objection letters.

Jemima McDonnell thanked everyone for attending.

The meeting ended at 20h00