

CULTURAL SIGNIFICANCE (Refer to previous page p.6: ASSESSMENT CRITERIA LIST)

Assessment criteria was formulated in terms of Section 3, Subsection (3) and Section 7 of the Act including guidelines contained in the ICOMOS Charter for Places of Cultural Significance 1999 (subject to Section 56, Subsection (3) of the Act).

Even though the UHHS is predominantly concerned with architectural merit, it is believed that the assessment should nevertheless reflect cultural aspects other than those directly associated with architecture. This broader based perspective will generally enhance the integrity of the assessment standard and introduce a greater degree statistical accuracy. Salient features representing 3 cultural categories (previous page ASSESSMENT CRITERIA LIST), as well as properties' present heritage designation, were hence included in the survey assessment:

1. History (intangible or living aspects), properties found to be of historic interest at a metropolitan, national or international level were identified. Most of these cases were found to represent prominent personalities who live or had lived in the UH area, typically associated with either science, sport, politics, education or the arts.
(spreadsheet data column R)
2. Architecture (tangible built features).
(spreadsheet data column N, O, P & Q)
3. Landmarks (or environmental relationship), are properties which contribute to the general articulation of Johannesburg's visual (physical) amenity, which include cultivated landscaping of merit, view sites and resources intended for the conservation of fauna or flora.
(spreadsheet data column T)
4. Heritage sites, properties which already enjoy statutory heritage status (e.g. National Monuments) or have been well documented (published) as being of noteworthy cultural value.
(spreadsheet data column S)

Properties found to be culturally significant (Addendum A) were further assessed at a more detailed level according to criteria contained in the ASSESSMENT CRITERIA LIST (previous page).

ARCHITECTURE

For purposes of this survey, architecture involves all physical features and characteristics directly or indirectly connected to existing tangible built structures erected in UH. Assessments are based on external characteristics although, where possible, the condition, merit and authenticity of interiors were also documented.



Sculpted friezes above doorways depicting the virtues of knowledge and the arts featuring exquisitely crafted figurines resembling chryselephantine statuettes most typical of the Art Deco period.
COWIN POWERS AND ELLIS 1931
17 ROSE ROAD
FOR ADDITIONAL INFORMATION REGARDING THIS PROPERTY REFER TO ADDENDUM A

Features considered to be indicators of architectural significance, are as follows:

ARCHITECTURAL CONTENT embodies aesthetic value and creative achievement. It further demonstrates principal characteristics defining a particular historic period during which a structure was erected.

DEVELOPMENT SEQUENCE evident and clear relationship with surviving fabric.

AGE, indicator of uniqueness or rarity value or subject to the general 60 year NHRA provision. Date of erection indicates when the initial structure was constructed and verifies whether or not a structures appearance portrays the time period in which it was erected. The age of a structure may enrich its historic and architectural significance.

MATERIAL CONDITION, substantial evidence of original fabric, and minor degree of lost or obliterated fabric. Material condition, refers to the degree of a structures restoration potential (irrespective of any other asset it may poses). Three categories apply:

- Newly completed, well restored and generally maintained structures, are assigned to condition level 1.
- Structures that display evidence of neglect including altered or extended structures which (within economically feasible parameters) are potentially restorable, are assigned to condition level 2.
- Structures demolished or partially demolished, derelict, irreversibly altered, damaged, vandalized or decayed structures which display evidence of serious structural instability, are assigned to condition level 3. This level also includes vacant stands.

These levels represent categories and not value ratings.

ORIGINAL ARCHITECT, is the name of the architect who designed the structure or original (oldest) part thereof. Architects who have been widely published are regarded to be significant.

PHOTOGRAPHIC AND ILLUSTRATED REFERENCE MATERIAL IN THIS DOCUMENT IS IDENTIFIED BY THE NAME OF THE ORIGINAL ARCHITECT FOLLOWED BY THE DATE OF ERECTION AND THE UH STREET NUMBER IN SOME CASES ADDITIONAL INFORMATION MAY BE INCLUDED e.g. PROPERTY TITLE OR NAME OF ORIGINAL OWNER



ARCHER W HOSKINGS 1911
3 ST DAVID LANE (HOUSE MOORE)

STYLE AND AESTHETICS

UH architecture emerged during a time of stylistic transition. Bridging the period between Victorian architecture and Modernism*. A style is the tangible result of prevailing socio-cultural values and aspirations and in this context, as manifested through architecture in Johannesburg's suburb of UH. Style should be regarded as the expression of circumstance (post gold rush Johannesburg, the war, the "uitlander" agenda, harnessing local resources, the influence of architects from abroad etc.), a historic account, rather than a mere aesthetic category. In Sharp's Twentieth Century Architecture, he quotes Meyer Shapiro "...a system of form.....through which the personality of the artist, and the broad outlook of a group are visible" (1972: 9). Predictably, our research will indicate that numerous structures in UH feature a combination of two, or in some instances, even three or more stylistic influences. Such structures are categorized according to their original or dominant architectural character. Stylistic descriptions were specifically formulated to comprehensively categorize generic architectural features prevalent in the UH area and are not intended to necessarily represent styles typical in areas beyond its borders or for that matter to describe Architectural Styles per se. Therefore, to meet the intended aim of this analysis only, architecture in UH is separated into 3 groups: Transitional, Modernist and that which is hereinafter referred to as unrepresentative. Structures that display features of extraordinary architectural merit are regarded to be aesthetically significant.

The UHHS further endeavors to ascertain whether or not a particular architectural character can be regarded as intrinsic to UH (refer to PART 2: ARCHITECTURAL STYLE, p.22).

* Modernism (twentieth century architecture) : "All the disguises of Historicism are abandoned and reason and abstraction (the conditions imposed by technique) appear unveiled and determine the character of architecture." (Baumgart 1970: 278)