

Desktop study of the history of **18 Napier Street (Erf 1739)**



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1. Background to the Study

Ms Kathy Kennard-Davis, architect, requested a historical report for an application for the demolition of the property on erf 1739, situated at 16 Napier Street, on the corner of Napier and Caldecott Streets – the house being called at various times, “Douglas House”, or “Kuruman House”, or recently, “Hobson House”. The report is for a development of a Kingswood Junior Hostel. Kingswood College own the property purchased from the estate of the late Laura Brookshaw, the widow of Jonathan Brookshaw of Grahamstown. (*also numbered as 18 Napier Street and hereafter referred to as “18 Napier Street”)

Mr S Gardner of Kingswood College conducted a site survey with the author; a copy of the deed of transfer for erf 1739 and the plans of the proposed development of a double storey hostel were supplied.

2. Terms of Reference

In accordance with the National Heritage Resources Act No 25 of 1999, a number of aspects are considered:

Section 34 of the Act notes the following: *“No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources agency”.*

The Act refers to “development” which includes *“any change to the natural or existing condition or topography of land”.*

Further, under section 5 (General principles for heritage resources management), the Act clearly stated that *“Heritage resources form an important part of the history and beliefs of communities and must be managed in such a way that acknowledges the right of affected communities to be consulted and to participate in their management”.* This area has a civil and architectural history, some of it connected with the establishment of Kingswood College.

This historical research forms the basis of a Phase I Heritage Impact Assessment, a requirement under the **National Heritage Resources Act No 25 of 1999**.

The house is not listed in the Radford Interim Report Vol 3.

3. Methodology

Various written sources including maps, deeds of transfer, published histories, directories, voters’ rolls, photograph albums and business directories were consulted. Unfortunately no photographs exist of the area in order to trace the age, usage, boundaries and style of the house under discussion. Mrs Shirley Fletcher of the Kingswood College Archives has provided useful information. Mr Gardner, College Manager, has been in contact with Brian Stocks, a descendant of Richard Restall Stocks regarding the proposed demolition of the Stocks home. Jonathan and Laura Brookshaws were a childless couple so no descendants are available to comment on the house. No signed community statements of approval or disapproval of the development were available to the author.

4. Location of the site

This building is situated at 16 Napier Street, Grahamstown (according to the Voter’s Roll of 1936:owner: Laura Brookshaw) on erf 1739. The property being valued at £2300, the most valuable property in the area at that time. The house was situated at 18 Napier Street after 1960. The heritage environment of the site is considered under Section 7.

5. Historical Research

5a. Erf 1739: the area from 1824 to 1860s

From the founding of Grahamstown in 1814 there was no development on the north east side.

The Hoggar Map of 1863 indicates the Old Cemetery (used from 1824) with the Catholic and Methodist section between Anderson and Albany Road and the Anglican and other Protestant church cemeteries between Anderson and an unnamed Street (later the Railway yard).



Image 1: section of Hoggar Map 1863 (SM 3561 Albany Museum Map Collection)

5b. Erf 1739: ownership from 1870s to 1912

The Deed of Transfer (12-5-1960) stated that the erf 336 dates back to 1866 to the ownership of S Roberts about whom little is known except that the marshy area is called “Roberts Vlei”. In May 1880 109 Municipal plots (from Burton to Carnarvon Streets) were sold off giving an opportunity for the Methodist Church to establish a church school. The first school was the Wesleyan High School for Girls (hereafter referred to as WHS) established in 1880 with buildings including the School House and Hostel which still exists today as part of Kingswood Junior School. With the establishment of Kingswood College in 1896, a number of teachers lived in Napier Street: P and EG Gane, Miss Nancy Slater and Edgar Wood. (See page 20 for 1901 list).

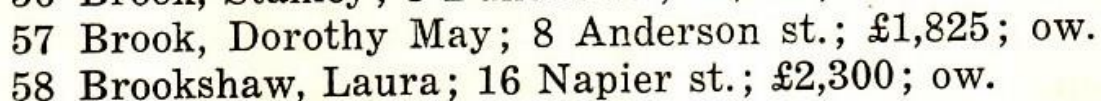
The corner house (now 16 or 18 Napier Street or Hobson House as it is called Kingswood) was owned by Richard Restall Stocks who was in the drapery business in Grahamstown from 1878

until his retirement in 1915. The firm of Restall Stocks & Co was very well known. In 1883 Richard Restall Stocks married Agnes Mary Stirk, daughter of Charles Henry Stirk, Ironmonger High Street. Agnes Mary Stocks died after a long illness on 27 May 1911 in **Douglas House**. (See **Appendix 1: Death Notice**) Restall Stocks' connection with Kingswood College is historic. Mr Stocks was a trustee of WHS, Kingswood College, member of Commemoration Trust Properties Committee, Council Water Committee and Rhodes University Council, director of Grahamstown Building Society, chairman of the Chamber of Commerce and treasurer of Albany Museum. He was secretary and treasurer of the Wesleyan Girls High School. The first meetings about the foundation of the College were held in his house according to his obituary:

“Mr Restall Stocks was one of Kingswood founders, the first meetings which finally led to the establishment of the College, being held in his house.” (See **Appendix 3: Obituary *Grocott's Daily Mail* 3-1-1941**)

5x. Erf 1739: ownership from 1912 to 1960s

Jonathan Brookshaw (1861 – 28-6-1923) bought the property on erf 1279 on 27-2-1912 and he and his wife Laura (nee Chapman) owned the house until Laura Brookshaw's death on 2-2-1960 in her home, then numbered “16 Napier Street”. Jonathan Brookshaw's Death Notice stated that he died “in his house on the street near Albany Road” and his place of residence is given as “Grahamstown Napier Street” (See Appendix 2: DN 1828/23)



57 Brook, Dorothy May; 8 Anderson st.; £1,825; ow.
58 Brookshaw, Laura; 16 Napier st.; £2,300; ow.

Image 2: Voter's Roll 1936. Ward 4 p 44

5d. Erf 1739: ownership from 1960s to present

After the death of Laura Brookshaw in 1960, Kingswood College bought the house (see appendix 5) and property that was auctioned on 12-4-1960 and the transfer deed is dated July 1960. The auction notice for the estate of the late Mrs JG Brookshaw described the property as follows:

“The well-known Residence “KURUMAN” situate at the corner of Napier and Caldecott Streets. The Dwelling comprises a wide entrance, passage, seven rooms, kitchen with Esse stove and sink installed, a fully equipped bathroom, pantry, laundry room, veranda on all sides. The main roof tiled.

Outbuildings.- a large brick under tiles garage, a second garage, servants' rooms, four store rooms, partly brick, wood and iron, conservancy and a log cabin. There are extensive garden grounds, well laid out in lawns, shrubs and flower beds” (**Appendix 4: Messrs Ansley & Co advertisement, *Grocott's Mail* 6-4-1960 front page**)

“Purchase of Brookshaw Property: Mr Stephenson reported that the Brookshaw property had finally been purchased for the College at a cost of £5000 clear, and that Dr Hobson and he had signed the deed of sale on behalf of the College.” (Minutes of Joint Executive and Finance Meeting held on 4-4-1960 Page 2. Pt 2a)

In the early 1960s Denis Butler, housemaster then Headmaster, lived in the house with his family. From 1964- 1972, S J Thompson, a House master of Jacques House, was living in the house (18 Napier Street) (Grahamstown Directories). R R Tarr lived at 16 Napier Street in 1972. After Butler’s retirement in 1978, “the overflow from Jacques House went to Hobson House. Hobson House was for the Senior Primary girls. The Junior Primary pupils were accommodated in 14 Park Road from 1977 to 1985.” (Information from Shirley Fletcher, 19-7- 2016) At this stage, from 1978, the house changed from residential to a school hostel and the veranda was partitioned for bathrooms and dormitories. Today the house is a remedial centre for Kingswood College and includes offices for a Speech Therapist and a Psychologist and a flat and garages at the back.

6. Features of 18 Napier Street

6a. Exterior

The house faces Napier Street and has a grassed surround and a walled boundary on two sides. The single storeyed bungalow-style house was surrounded on four sides by a low walled veranda with two styles of pillars. (See appendix 4: “veranda on all sides”) The house is situated in the centre of the erf with a garden surrounding. Originally a plastered brick veranda with pillars (see arrows) and a low wall surround the house. The front door is recessed and has the characteristic glass panels of a late Victorian door. However, the original panels have been replaced with a modern glass panel with Kingswood’s name on it. The skylight glass may be original. The present roofing is painted galvanised iron (not the original tiled roof: see appendix 3) and the original chimneys with the ceramic chimney pots exist. The guttering and paintwork are in good condition. Steel windows are part of the alterations.



Original pillars vary from narrow columns on a pedestal on east and north sides; rectangular shaped wider pillars on rectangular bases on the west side



Image 3-6: Views of west, east, south corners of house include rectangular pillars; image 6: stone foundations.



Images 7 -10: The front entrance to 18 Napier Street. Recessed porch flanked by two wide; Images 9 & 10: south west view of house (bathroom windows) and south view with section of original veranda with bay window and flat on right corner.

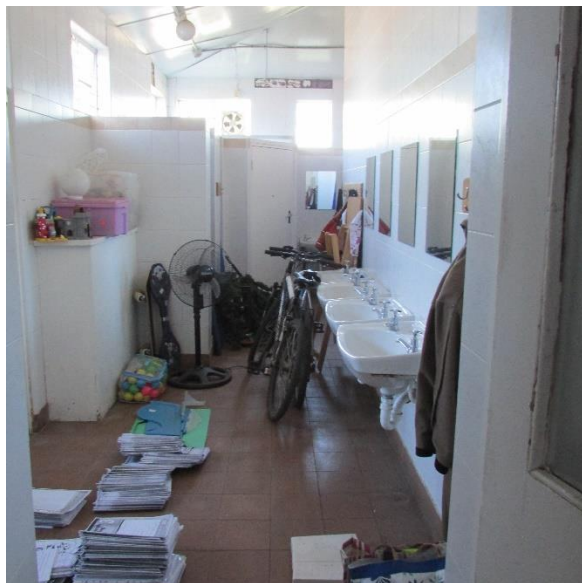
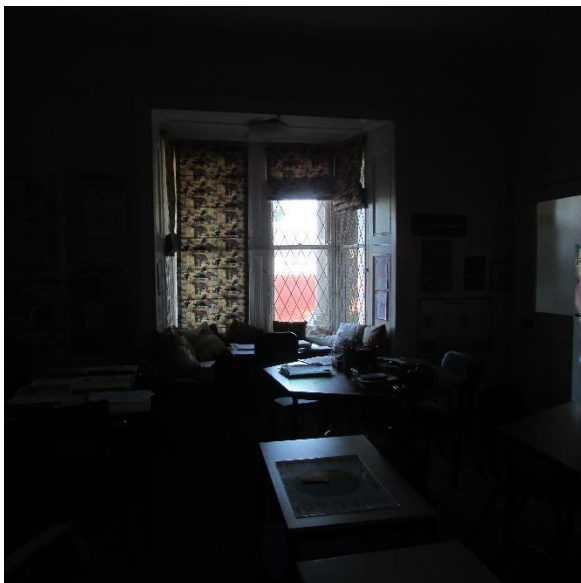


Image 11: portion of original veranda on east side with “Dr I Appelt” name plate on door. Two portions of the original veranda exists: on the south side (image 10) and on the east side (image 11)

6b. Interior: West rooms

Of the “seven rooms” mentioned in the 1960 Auction notice, there are the following: a lounge on the left of passage with the original bay window, two smaller rooms on right of passage, the middle one having a original sash window looking on to original veranda (“Dr I Appelt” on door). The wooden ceilings, high skirting boards, wooden floors, picture rails and panelled bay windows are original features.

West side/right of passage: The lounge room has the original bay window and iron and ceramic tile fireplace. A bathroom unit has been added on the enclosed veranda.



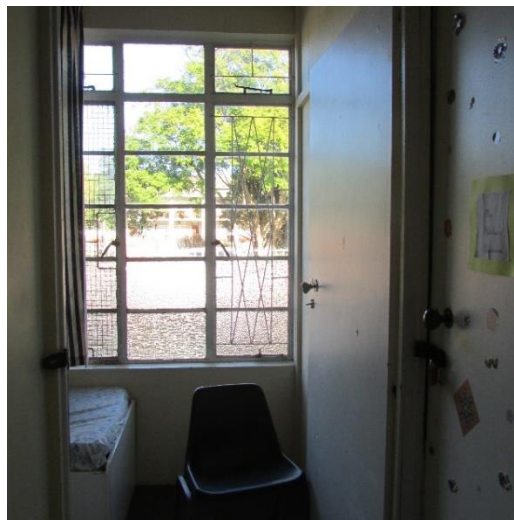
Images 12 & 13: Lounge with bay window and bathroom on enclosed veranda.

East side/right of passage: two smaller rooms have similar same features as the lounge.

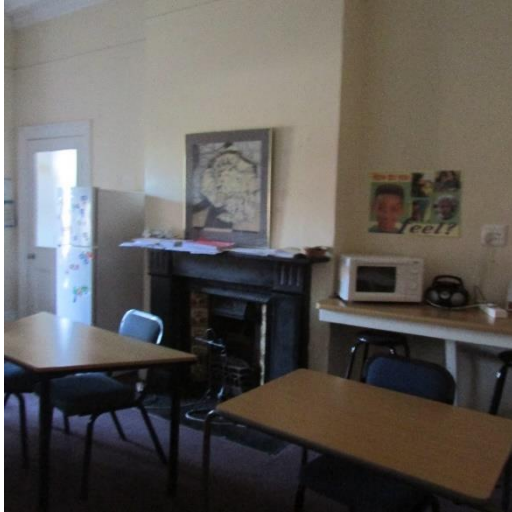
The front room has a cubicle added on the enclosed veranda; the second room has an adjoining room.



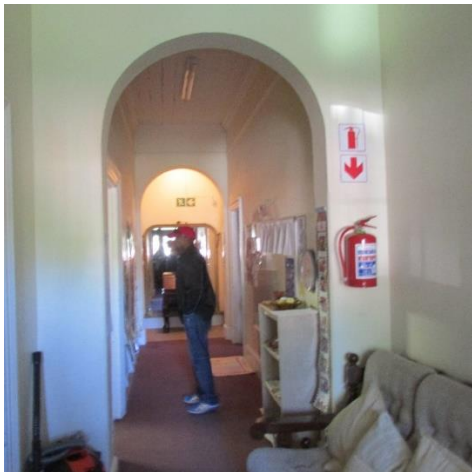
Images 14 & 15: Detail of ceiling and picture rail on either side of fireplace.



Images 16 & 17: Detail of fireplace in front room on east side/left of passage and cubicle addition to front room with bed in enclosed veranda (facing Napier Street)



Images 18 -21: Second room on east side/right of passage: Images 18 & 19: original fireplace and detail of iron and ceramic fireplace and Images 20 & 21: the addition with partitions and shelving looking toward Kingswood Chapel and detail of later board ceiling.



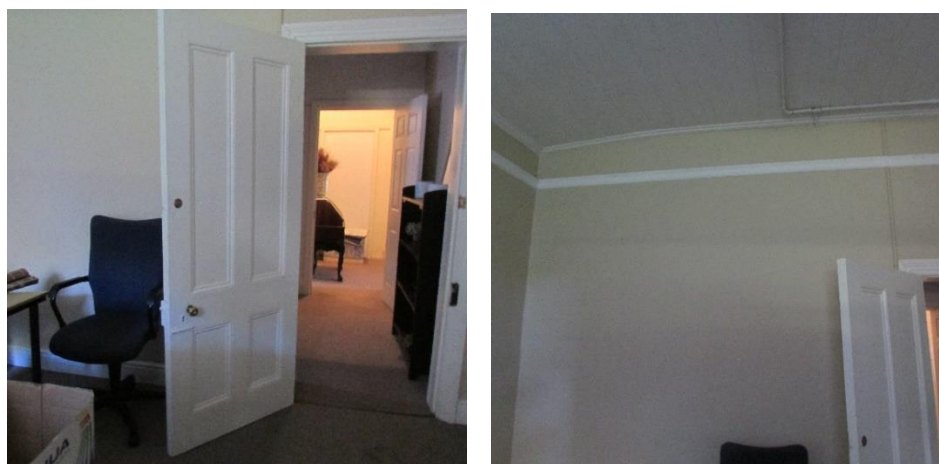
Images 22 & 23: Passage 1: view from front door and detail of arch and door to lounge.

The high ceilinged passage has two arches similar to the Baker house in Park Road. The passage from the wooden front door has two arches with four doors leading off it and a small passage at

right angles leading on the east side to another room and the back and on the west side to the flat (this area was unavailable on the site visit) Some doors are original with brass fittings.

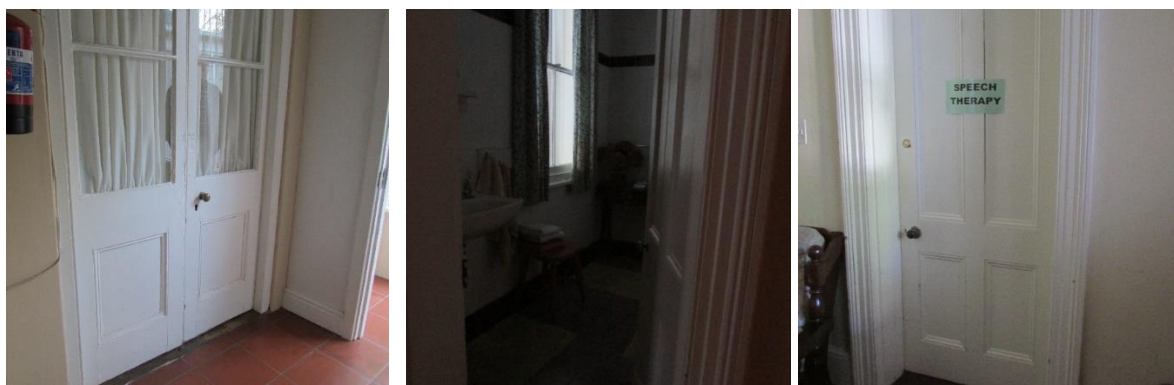


Images 24 – 26: Original door fittings: brass knobs, locks on rooms on right and brass knob on door to veranda.



Images 27 & 28: Passage 2: Room 5 leading off passage at right angles; original door, lock and uneven ceiling levels.

The additions at the back include two bathrooms and a room used by the Speech Therapist.



Images 29-31: Various rooms on the east side: double doors with glass panels leading to one room; one of the two bathrooms and the locked door to Speech therapist's office.

There a number of problems with the house in its present condition; the alterations are conducive to the school operational requirements and not to heritage restoration. These problems include

the additions and partitions on the veranda for which outer walls have been altered for doorways and entrances. The front door has been altered but the leaded glass skylight has remained. There is some damp on the walls and ceiling boards and one section of wooden flooring near the back is noticeably deteriorating. Where there is wall damp, panels have been positioned over the wall section.



Images 32 & 33: Walls and ceiling problems: cracks on wall of room 2 on left and ceiling damp at the end of the passage.

Conclusion: The house has some heritage features but the alterations to the verandas have altered the airflow and caused damp problems.

7. The heritage environment of erf 1739 (16/18 Napier Street) in the context of the Radford Interim Report, surrounding Kingswood College (and other school buildings) and houses in the vicinity.

Terms: “Heritage houses”: houses older than 60 years and protected by the NHRA (1999)

Group value: “provide a meaningful context” i.e. mise en scene (Radford Interim Report Vol 3:4)

Category “B”: “buildings of some architectural quality of historic/scientific interest. The buildings would be local or regional importance. Possibly only the exterior or a façade would merit preservation” (ibid)

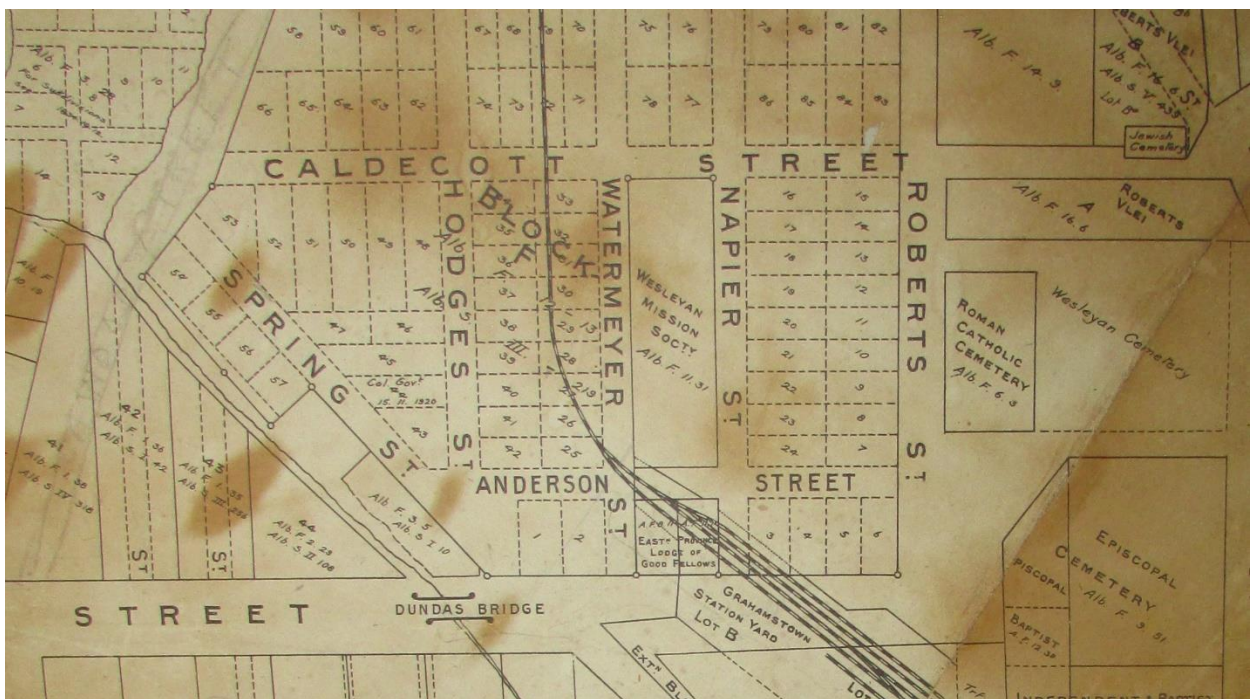
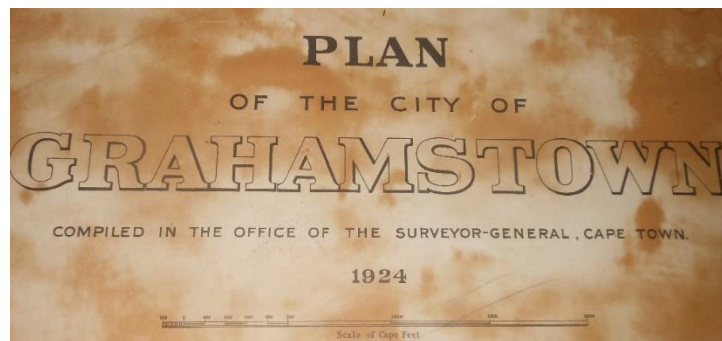
Category “C”: “Buildings with the same quality as “B” but which have been substantially altered/added to but whose form is still intact. Here it is preferable to consider some form of restoration to a complete rebuild/infill.” (ibid)

Scope: The conservation area (Block 8 in Radford Interim Report Vol 3) includes the Old Cemetery which has NM status (National Heritage site in 1986), Wesleyan Girls High School buildings, the Grahamstown Technical College (Walton Building), six Category “B” houses and eleven Category “C” houses in Anderson, Caldecott, Roberts and Watermeyer Streets. The earliest buildings are dated around 1875 (6 & 8 Watermeyer Street) and most of the heritage houses date to the late 19th Century and ownership can be traced from 1900s. The buildings of the Wesleyan High School for Girls on the central block between Caldecott and Anderson Street,

include two buildings designed by Sydney Stent, a well-known Grahamstown architect who designed St Peter's Home, the Magistrate's Court and DSG Chapel in the 1880s. The Walton building dated 1903 was also part of this Girls' School and now is Kingswood Music School. Of the residential properties, one is a hostel (8 Napier Street), one a B&B (10 Napier Street), one a "digs" plus a "Spaza" shop (2 Napier Street) and one a crèche (2 Anderson Street). The following properties are not part of the Radford listing and are not discussed: Nos 16 & 18 Roberts, 2-6, 8A, 12 & 16 Napier (comparison only), 7 Watermeyer, 1 & 9 Anderson and 3 Caldecott Streets. Only the exterior of these building have been researched as required for a Phase 1 HIA.

Numbering of properties: The consecutive numbering of properties is from north to south: Roberts Street (Nos 4-14) and Watermeyer Street (Nos 1-8); south to north: Napier Street (Nos 2 - 18); east to west: Anderson Street (Nos 1 – 7) and Caldecott Street (only No 3 and two institutional buildings). In the case of Napier Street the numbering on the Caldecott intersection has altered e.g. No 16 in 1934 became No 18 in 1860)

Block 8: On the "Plan of the City of Grahamstown" dated 1924 the area is shown and the properties will be discussed in the order of the street running parallel from East to West (Roberts, Napier & Watermeyer streets); South to North (Anderson & Caldecott Streets).



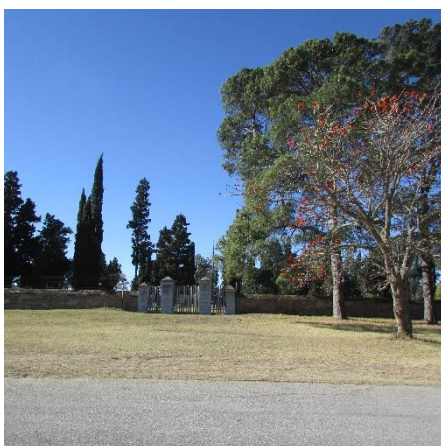
Images 34 & 35: Section of 1924 City of Grahamstown. Surveyor-General Cape Town.

The Old Cemetery (dating from 1824 until today – occasional burials) is in two sections according to the religious denomination, one section between Caldecott and Albany Road and the other between Albany Road and the Railway Station.

Section 1: Roberts Street: This street is named after Roberts Vlei and having the same name as the first owner of Erf 1739 (S Roberts see page 4). A row of 6 Heritage houses (Nos 4 – 14) are on the West side of Roberts Street.

Section 1a: Old Cemetery on Roberts Street

According to the Radford Interim Report Vol 3 the Old cemeteries are National Monuments (8:26 NM), dating back to the 19th Century; the first burials were from 1824 to the present day. The stone walls, gravestones and monuments are protected by the NHRA. Many important political, religious, military and educational leaders are buried in the Old Cemetery. The wall is intact but the palisade fencing on Anderson Street is damaged; scrap metal vandalism occurs daily. The Old Cemetery is the responsibility of the Makana Municipality under the department of Parks and Recreation. There is ongoing concern about the Cemetery's deteriorating state and security risks for visitors to the Old Cemetery.



8.26

Category.N.M.

Type: Religious - cemeteries.

Address: Anderson Street.
'Old Cemeteries'.

Lot No. (?)

Owner: City of Grahamstown.

No PHOTO .

Valuation

Historical Notes: First cemeteries. In use for all of C19.

Architectural Notes: Surrounding walls and gates plus memorials and gravestones.

Condition:

Average: needs maintenance.

Images 37 - 39: Kings Mews along stone wall of Catholic Burial Section and towards Anderson Street; gates to the Catholic section of the Old Cemetery on Roberts Street and Radford Interim Report Vol 3Vol 3

Section 1b: Properties on Roberts Street (facing east):

Roberts Street No 2: erf 1738

8.20

Category.B.

Type: Domestic - house.

Address: (?) Roberts Street.
Kingswood College
Sanitorium.

Lot No. 1738

Owner: Kingswood College.



Valuation

Historical Notes: Late C19 large villa.

Architectural Notes: Double three bay asymmetrical double pile plan with wrap-round verandah. Hipped corrugated iron roof and red facebrick walls. Large pane sash windows. Original front door and French doors. Brick and concrete piers to verandah.

Condition:

Good: verandah changed otherwise virtually original.

Image 40: Roberts Street No 2: Kingswood property; Radford Interim Report Vol 3

This property on erf 1738 originally owned by William Henry Wallace Rowland was transferred to Kingswood College in 1937 and is discussed under the school properties. The original owner was R Stanton in 1874. (Deed of Transfer of erf 1738 1937) It is noteworthy that this is the only double storey house in the street. Across the street are the three storey block of flats known as Kingswood Mews built before 2013.

Roberts Street Nos 4&6: Erf 1743/4



(152)

Category.B.

8.19

Type: Domestic - house.

Address: 4/6 Roberts Street.

Lot No. 1743/4

Owner:

Valuation



Historical Notes: Late C19 semi-detached cottage plus additions.

Architectural Notes: Single storey two units. One (left-hand) T-double pile asymmetrical plan, other single pile with lean-to. Wrap-round wooden verandah. Corrugated iron roof. Walls brick plastered. Large pane sash windows (bay window) and original front door. On street.

Condition:

Average: virtually intact.

Image 41 & 42: Roberts Nos 4 & 6: Radford Interim Report Vol 3.

The image of the subdivided single storeyed Victorian home. house and the description in the Report are similar. The south side unit has an enclosed veranda with some wooden decoration; the bay window on the street and other sash windows are preserved. The owner from 1901 was George Baden Willis and the house was valued at £1000 (Voter's Roll 1936). The house is a category "B" – worthy of preservation.

Roberts Street Nos 8 & 10: erf 1747



Category.C.

8.18

Type: Domestic - house.

Address: 10 Roberts Street.

Lot No. 1747

Owner:

Valuation



Historical Notes: Late C19 cottage. Party wall with adjacent house.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to. Wooden verandah across front. Corrugated iron roof and walls brick plastered. Small pane sash windows and original front door.

Condition:

Good: but some changes.

Images 43 & 44: Roberts Nos 8 & 10; Radford Interim Report Vol 3

This single storey sub-divided house has some of its original features; the sash windows and front door on No 10. From 1901 the subdivision shows separate owners (Matthew McKillen, a shop keeper and John Kinnear) for No 8 and No 10. The Radford Interim Report Vol 3 only mentioned No 10 as a Category "C" as there are alterations; no 8 has steel windows and altered veranda.

Roberts Street No 12: erf 1748



(151)

Category .C.

8.17

Type: Domestic - house.

Address: 12 Roberts Street.

Lot No. 1748

Owner:

Valuation



Historical Notes: Late. C19 cottage.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to. Verandah across front. Corrugated iron roof and walls brick plastered. Small pane sash windows and original front door. Brick piers to verandah. On street.

Condition:

Good: but significant changes.

Images 45 & 46: Roberts Nos 12: Victorian home; Radford Interim Report Vol 3

This single storey house has a verandah (enclosed on one side) with brick pillars; this house is on the street with an addition at the back. The Radford Interim Report Vol 3 concludes that this house is Category "C" because of the alterations to the cottage – especially the windows.

Roberts Street No 14; erf 1749



Category .C.

8.16

Type: Domestic - house.

Address: 14 Roberts Street.

Lot No. 1749

Owner:

Valuation



Historical Notes: Late C19 cottage.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to verandah across front. Hipped corrugated iron roof and walls brick plastered. Small pane sash windows and original front door. On street. Brick piers to verandah.

Condition:

Good: but significant changes.

Images 47 & 48: Roberts Nos 14: Victorian cottage; Radford Interim Report Vol 3

The present condition of this single storey cottage and the Radford Interim Report Vol 3 description are similar; sash windows, hipped iron roof and plastered veranda with one section closed with modern hinged windows. The Radford Interim Report Vol 3 category "C" is because of the major alterations. The condition is good.

Summary: Roberts Street consists of single storeyed houses and cottages with verandas on the street; only one house (Roberts Street Nos 4/6) and the Kingswood Sanatorium on erf 1738) are listed as Category "B"; three houses/cottages are listed as Category "C".

Section 2: Napier Street

This street consists of 9 properties and two subdivided properties (2 & 2a and 8 Napier Street); most are residential (No 2 is a “digs”, No 8 a Kingswood Junior Hostel and No 10 a B&B)

Section 2a: Kingswood Properties on Napier Street (West)

The Wesleyan Girls High School (established 1880; closed after 1934) comprised two boarding houses and a School House (1907-8 *Grahamstown Directory* p 111). Today Kingswood Junior School (WHS School House as a Junior Hostel) and Music School (Walton House) occupy these buildings with an additional modern hostel.



Images 49 & 50: Kingswood properties on Napier Street: Wesleyan High School for Girls School House (Kingswood Junior Hostel) and modern Junior Hostel.

This property is discussed under Kingswood properties. On the map of 1924 (image 35) this property is listed as belonging to the Wesleyan Missionary Society

Section 2b: Properties on Napier Street (East)

. The following residents are listed in 1901:

Arthur, W Napier Street

Coates, L, Napier Street

Gane, P Teacher, Napier Street

Gane EG, Teacher, Napier Street

Murray, Samuel, Napier Street

Queate, WH, James, SH, and AG, Napier Street

Slater, Miss Nancy, Napier Street: Principal, Wesleyan Girls’ High School

Wood, Edgar, teacher, Napier Street. (*Border Redbook* 1901)

In 1905

Right side from Anderson Street

Murray, Samuel boarding housekeeper No 2

Orgill, Niland music teacher No 4

Fella, Miss Emily Agnes dress maker No 6

Barnes, William Harry draper, High Street; residence: Hampshire Villa, No 8 Napier Street

Queate, William No 10

Milne, Mrs James, widow, No 12 and

Thomas Hugh, bookkeeper No 14

Here is Caldecott Street

Stocks, Richard Restall draper and milliner, High Street; 16 Napier Street was his private residence.

Doke, Rev Joseph John, Baptist Minister.” 18 Napier Street (*The Grahamstown Year Book and Directory of 1905-6*)

The properties at Nos 2-6, 8A & 12 have been altered and are not listed in the Radford Report.

Napier Street No 8; erf 1769



8.10

Type: Domestic - house.

Address: 8 Napier Street.

Lot No. 1769

Owner:

Valuation



Historical Notes: Late C19 plus additions.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to plus additions. Corrugated iron roof and walls brick plastered. Large pane sash windows and original front door. On street.

Condition:

Good: virtually original but verandah removed.

Images 51 & 52: Napier Street No 8 & 8A (? As no number visible): Radford Interim Report Vol 3 for No 8.

Today a Kingswood Junior Girls' Hostel ("Erin House" on plaque) has the original large pane sash windows, door and chimneys; modern veranda and roofing. The adjacent building is modern. Napier Street No 8 dated to 1878 (deed of transfer erf 1769 was a substantial property owned by William Harry Barnes, draper, whose residence was Hampshire Villa in 1905 and Gilbert Vernon Suttard in 1934 when it worth just under a £1000. A wooden veranda has replaced the original. Other features are preserved as is noted in the Radford Interim Report Vol 3 where it is listed as a Category "C" building. A modern house on the subdivided plot is at No 8A.

Napier Street No 10; erf 1760



Category.C.

8.9

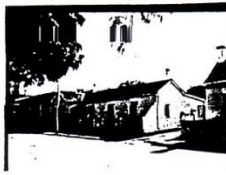
Type: Domestic - house.

Address: 10 Napier Street.

Lot No. 1760

Owner:

Valuation



Historical Notes: Late 'C19 cottage plus additions.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to plus wing to left-hand. Corrugated iron roof and walls brick plastered. Large pane sash windows and original front door. On street.

Condition:

Good: but significant changes. Verandah removed?

Images 53 & 54: Napier Street No 10 Durham B&B; Radford Interim Report Vol 3

This L-shaped cottage (valued at £725 in 1934) was owned in 1920s – 30s by the Whitehorn family. The present B&B owner has preserved the basic cottage, the windows and original front door; iron shutters added; no veranda. Like No 8, the cottage faces Napier Street. Most features are preserved today as was noted in the Radford Interim Report Vol 3 where it is listed as a Category “C” building.

Napier Street No 14; erf 1762



8.8

Type: Domestic – house.

Address: 14 Napier Street.

Lot No. 1762

Owner:

Valuation



Historical Notes: Late C19 villa.

Architectural Notes: Single storey three bay asymmetrical single pile plan plus lean-to. Inset verandah. Corrugated iron roof and walls brick plastered. Steel casement windows (bay window) and original front door. Brick piers to verandah.

Condition:

Good: but significant changes.

Images 55 & 56: Napier Street No 14: Radford Interim Report Vol 3

This single gable, iron roofed single storey, late Victorian house or villa with bay window on south side has steel window replacements. Original veranda with concave curved roofing. The well preserved house juts onto the street (as Roberts Street No 4/6) and the recessed veranda. The Radford Interim Report Vol 3 listed “the villa” as a Category “C” building.

Napier Street No 16: erf 4074: The one of interest is No 16 (No 14 in 1934) which is on the opposite corner (Caldecott/Napier) to No 18 (No 16 in 1934) therefore is a neighbouring property.



Images 57 & 58: Napier Street No 16: Late Victorian house with small pane hinged windows and recessed wooden door with glass panels and rectangular skylight.

This cottage originally owned by Margaret Weymouth Lloyd (valued at £730) and has small paned cottage windows and a recessed glass panelled front door (some similarity to No 18) but is not listed in the Radford Interim Report Vol 3. It does have some interesting features. Recent owners: Peter Jochheim, Wouter Holleman (1986 – 2004); Alke Bradfield (2004 – 2016)

Napier Street No 18: erf 1739 (discussed under Section 6)



Image 59: Napier Street No 18: View from the Caldecott Street intersection.

NOTE: The property is numbered “No 18” under Kingswood ownership. In 1934 this house was valued at £2300; the second most valuable house in Block 8 was 8 Anderson Street (£1825) and 2 Napier Street (£1450)

Section 3: Watermeyer Street

Section 3a: Kingswood properties on Watermeyer Street (east)

The buildings of the Wesleyan High School for Girls are bounded by Watermeyer/Napier Streets and included Walton House (1903)



Images 60 & 61: Wesleyan High School buildings on Watermeyer Street now Kingswood Junior Hostel and new Girls’ Hostel (Watermeyer/Napier Street).

Section 3b: Properties on Watermeyer Street (west)

Watermeyer Street No 2: erf 1799



(145)

Category.C.

8.5

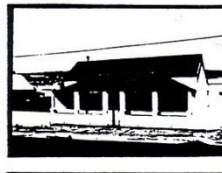
Type: Domestic - house.

Address: 2 Watermeyr Street.

Lot No. 1799

Owner:

Valuation



Historical Notes: Late C19 cottage.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to verandah across front. Corrugated iron roof and walls brick plastered. Large pane sash windows and original front door. On street. Brick piers to verandah.

Condition:

Good: but significant changes.

Images 62 & 63: Watermeyr Street No 3; Radford Interim Report Vol 3

This single storey cottage owned by Frank Meaker in 1934 (valued over £400) has a brick pillared veranda on the street. The Radford Interim Report Vol 3 noted the alterations but listed it as Category "C".

Watermeyr Street No 3 (listed as No 4 in 1986); erf 1800



Category.C.

8.4

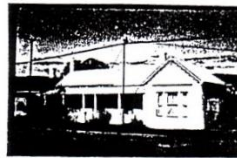
Type: Domestic - house.

Address: 4 Watermeyr Street.

Lot No. 1800

Owner:

Valuation



Historical Notes: Late C19 cottage plus additions.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to plus wing to right-hand inset verandah. Corrugated iron roof and walls brick plastered. Large pane sash windows. Original front door. On street. Fretwork to barge board. Concrete columns to verandah.

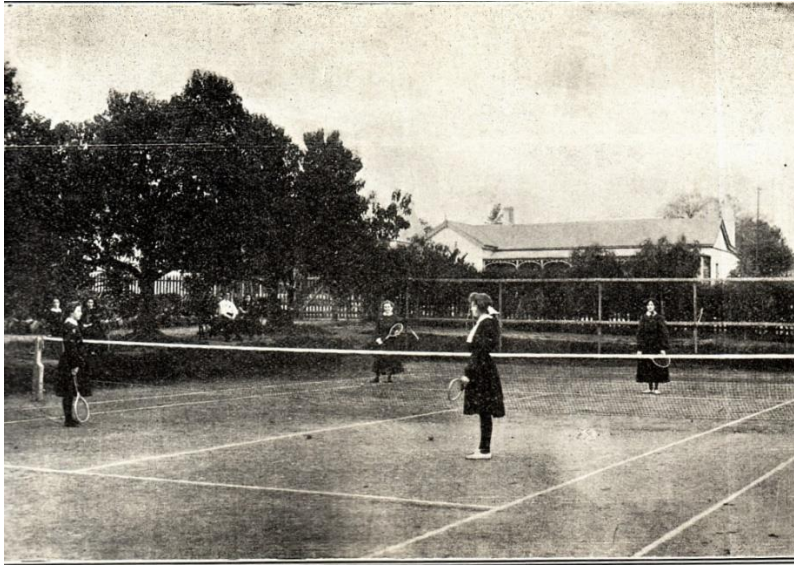
Condition:

Good: but significant alterations.

Images 64 & 65: Watermeyr Street No 4: Radford Interim Report Vol 3.

Like Roberts Street Nos 4/6 and Napier Street No 14, this single storey late Victorian house has one wing; however the gable has wooden fretwork. John Percival Maher owned the house in 1934 (valued at £510). The features of the house are obscured by vegetation.

Watermeyr Street No 5; erf 1801



UPPER TENNIS COURT—W. H. S.

Category.B.

3.3

Type: Domestic - house.

Address: 5 Watermeyr Street.

Lot No. 1801

Owner:

Valuation



Historical Notes: Late C19 cottage plus additions.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to wing to left-hand. Inset wooden verandah. Corrugated iron roof and walls brick plastered. Large pane sash windows. Original front door. On street. Fretwork to barge board.

Condition:

Good: virtually intact.

Images 66 - 68: Watermeyr Street No 5: Slater's Directory 1905;Radford Interim Report Vol 3

This late Victorian single storey house with interesting features: a single gable on east facing left wing, front door and wooden veranda supports. This may be the same house in the background of the photograph in 1907-8 Slater's Grahamstown p 110: Upper Tennis Court of Wesleyan High School, Watermeyer Street. In 1934 the house was owned by Oswald, John and Emma Bennett and valued at £645. The Radford Interim Report Vol 3 noted the good condition of the house and therefore listed it as Category "B".

Watermeyer Street No 6; erf 1801



8.2

Category.B.

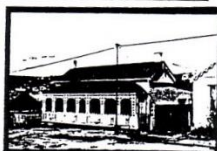
Type: Domestic - house.

Address: 6 Watermeyr Street.

Lot No. 1802

Owner:

Valuation



Historical Notes: Late C19. Cottage C1875.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to. Wooden verandah across front. Corrugated iron roof and walls brick plastered. Large pane sash windows and original front door. On street.

Condition:

Good: virtually intact.

Images 69 & 70: Watermeyer Street Nos 6 and 6A: Radford Interim Report Vol 3.

This single storey late Victorian house with large paned sash windows, wooden panelled door, enamel no "6" and one chimney is dated at ca 1875 (the oldest cottage in the street. Watermeyer Street No 6a (Date unknown) is a semi-detached house with 2 entrances and large paned sash windows. Reginald J Pittaway owned the house in 1934 (Valued at £500). The wooden veranda has been removed and a steel veranda added by the present owner.

Watermeyer Street No 8 (presently called 6A); erf 1803



(143)

Category .C.

8.1

Type: Domestic - house.

Address: 8 Watermeyr Street.

Lot No. 1803

Owner:

Valuation



Historical Notes: Late 'C19 cottage C1880.

Architectural Notes: Single storey four bay asymmetrical single pile plan plus lean-to. Verandah across front. Corrugated iron roof and walls stone. Smale pane sash windows and original front doors. Brick piers to verandah.

Condition:

Average: but some significant changes.

Images 71 & 72: Watermeyer Street No 8 (renumbered at 6A); Radford Report Vol 3.

The original single storey house has a brick pillared veranda. The sash windows and doors are still preserved.

Summary: Watermeyer Street has two Category “B” buildings and three Category “C” buildings; like Napier Street and Roberts Street the house are on the street. Two of the cottages are dated between 1875 (No 6) – 1880 (No 8) which means that the south/lower end of the street was earlier than the north/upper side.

Section 4: Anderson Street

Section 4a: Properties on Anderson Street (south side; north facing); the two villas provide a grouping.

Anderson Street No 2/4; erf 1766



Category .C.

8.12

Type: Domestic - house.

Address: 2/4 Anderson Street.

Lot No. 1766

Owner:

Valuation



Historical Notes: Large semi-detached late C19 villa.

Architectural Notes: Single storey two unit plan each three bay and double pile plan plus service wing. Inset wooden verandah. Corrugated iron roof and walls brick plastered. Large pane sash windows (bay windows) and original front door. Front boundary wall.

Condition:

Good: but significant alterations.

Images 73 & 74: Anderson Street Nos 2 & 4; Radford Interim Report Vol 3.

This single storey semi-detached house has a double gable each with a bay window, sash windows and original doors. In 1934 Cecil John Brook owned the property (Valued at £500) and rented No 4 to CJ Dorfling. No 2 is presently a creche. The Radford Interim Report Vol 3 listed this house as a Category "C" building.

Anderson Street No 6/8; erf no 1764



(148)

Category .C.

3.11

Type: Domestic - house.

Address: 6/8 Anderson Street.

Lot No. 4993

Owner:

Valuation



Historical Notes: Large semi-detached late C19 villa.

Architectural Notes: Single storey extended plan. Double pile plan. M-shaped roof. Verandah across front. Corrugated iron roof and walls brick plastered. Small pane sash windows. Original front door. Brick piers to verandah. On street.

Condition:

Average: but some alterations.

**Images 75 & 76: Anderson Street Nos 6/8 (one section numbered 6a); Radford Interim Report Vol 3. **

This large double pile house has original features like the double hipped roof, the wooden doors, sash windows, yellowwood floors and brick pillared veranda. Like Nos4/6 the house is on the street. The property was owned continuously by the Brook family (Philip and Dorothy Mary) from 1901 to 1972. This house was the second most valuable in Block 8 (Valued at £1825 in 1934).

Section 4b: Properties on Anderson Street (north side; south facing)

Anderson Street No 3: erf 1752



Category.B.

8.15

Type: Domestic - house.

Address: 3 Anderson Street.

Lot No. 1752

Owner:

Valuation



Historical Notes: Small 'infill' late C19 cottage. Unusual building.

Architectural Notes: Single storey one room wide. Double pile plan with inset wooden verandah. Corrugated iron roof and walls brick plastered. Large pane sash windows and original glazed door on street. fretwork to gable.

Condition:

Good: virtually intact.

Images 77 & 78: Anderson Street Nos 1-5: street façade: No 3 Unique cottage; Radford Interim Report Vol 3

This small single stored cottage is adjacent to Nos 1 & 5. The woodwork on gable and veranda make it unusual as does the double glass panelled front door and sash windows. In 1934 Harry Thompson owned No 1 (Valued at £565) and Emily Thompson lived at No 3 (Valued at £280)

Anderson Street No 5: erf 1753



Category .B.

8.14

Type: Domestic - house.

Address: 5 Anderson Street.

Lot No. 1753

Owner:

Valuation



Historical Notes: Late C19 cottage.

Architectural Notes: Single storey three bay symmetrical double pile plan. Hipped corrugated iron roof and walls brick plastered. Large pane round arched sash windows and original matching door. On street.

Condition:

Average: virtually intact.

Images 79 & 80: Anderson Street No 5 and Radford Interim Report Vol 3

The symmetrical cottage is similar to No 1 but large round arched sash windows have been removed and modern windows inserted. The lintels and the arched doorway still exist. (no 16 Napier has a similar recessed entrance) Unfortunately the alterations have affected the heritage value of this cottage. As a Category "B" building, this alteration should never have been allowed. The octagonal chimneys remain.

Anderson Street No 7: erf 1754



(149)

Category.C.

8.13

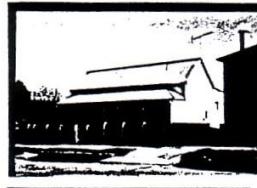
Type: Domestic - house.

Address: 7 Anderson Street.

Lot No. 1754

Owner:

Valuation



Historical Notes: Late C19 cottage.

Architectural Notes: Single storey three bay symmetrical single pile plan plus lean-to verandah across front. Corrugated iron roof and walls brick plastered. Large pane sash windows and original front door. Concrete columns to verandah.

Condition:

Average: but significant alterations.

Images 80 & 81: Anderson Street No 7: and Radford Interim Report Vol 3.

This Category “C” building is a late Victorian house with its veranda. William Henry Arthur Evans owned this house (Valued at £480) from 1930s until his death in 1944 (Voter’s Roll: 1934)

Summary: Anderson Street continued west in 1934; No 9 – 17 were demolished for the grounds of Kingswood College. The residential buildings in this street have been altered. Of the two Category “B” buildings, one has had major features altered on the front façade. Of the three Category “C” building, one has been demolished.

Section 5: Caldecott Street

The only residential property No 3) is on the corner of Watermeyer and Caldecott and is not listed in the Radford Report; the other corner is the Kingswood Music School (No 2A).

Caldecott Street No 3: erf



Images No 82 & 83: Caldecott No 3 & 2A Walton House.

The late Victorian house (No 3) with brick pillared veranda has been altered. Walton House (1903 over doorway) is discussed under Kingswood properties which include the Junior School. The overpass separates Caldecott from African Street.

Conclusion: Block 8 has a number of single storeyed residential properties most of which face the street; a number have verandas with brick pillars (one with wooden supports) and many with Victorian features such as sash windows, wooden and/or glass panelled doors, gables with bay windows. None of the buildings reflect the features of 18 Napier Street which is larger than most houses/cottages in Block 8. However, Anderson Street Nos 6/8 is a very large double pile villa. Also noteworthy is that all of the residential properties are single storeyed and that the Hostel development will be double storey and therefore above the neighbouring properties' roofline. The residential properties of heritage value on all four streets face the street and form street façades.

8. Assessment

The present structure differs from the residence described in the advertisement of 1960 in the following: roof replaced, veranda enclosed, four of the original seven rooms exist but have additions to the enclosed veranda sections, walls opened for entrances, sash windows replaced with steel windows, bathroom windows added (front veranda), flat added at the back. These alterations may have caused the rising damp as the additions have led to lack of ventilation throughout the house.

Of the original features, the following exist on the exterior: the veranda pillars (part of partitions), two bay windows, three chimneys with ceramic pots. On the interior the following exist: two fireplaces, (possibly a third in locked flat), two large paned sash

windows (2x2), wooden tongue and groove ceilings, walls of four rooms, passage arches, wooden flooring (under wall-to-wall carpeting), wooden skirting, wooden panelled front door, several painted wooden doors (single and one double) and door fixtures.

9. General Conclusion

Historic conclusion: The erf demarcation dated from after 1866 and the house dated from the ownership of Restall Stocks (1890s) and ceased to be a residence in about 1978 when the usage changed to a school hostel then a remedial centre for Kingswood College. The Radford Interim Report Vol 3 of 1986-7 does not list 16/18 Napier Street; Nos 8,10 & 14 are listed as category “C” buildings. (ie with similar features of “B” and worthy of restoration). The heritage significance and heritage impact charts are attached. **The mitigating points are that the heritage significance of the house has been considered in a wider context as Kingswood College is a well known South African school. This house must be considered both historically as well as architecturally.**

Heritage style: From the documents available, the conclusion is that the house is over 120 years old and is mentioned on documents dated 1911, 1923, 1941 (see **appendices 1 – 3**) and therefore is protected by the NHRA of 1999. The architecture of the building suggests a bungalow style (single-storey, double pile, one-family rectangular home with a surrounding veranda); such bungalows are unusual in Grahamstown (one example, Rectory, College of Transfiguration, Worcester Street) but several local farms have wooden verandas but not a mixture of large rectangular and slender cement pillars as found in No 18 Napier Street.



Image 84: Bungalow house with pillared veranda of the Nilands – Hollywood at Fort Beaufort.

Heritage significance: The house has had two important owners, Richard Restall Stocks and Jonathan Brookshaw, both businessmen of Grahamstown. It is also connected with the history of Kingswood College: the first meetings which leading to the foundation of the College, were held in Stock’s house in Napier Street and various Kingswood housemasters lived in this house.

The ideal would be to return this house to a status of a residence and restore the dwelling. However, the business plan of Kingswood College and the architect’s plans (not available to the

author) have concluded that demolition of the house and adjoining structures allows for the proposed development. However, the demolition of a heritage building (ie older than 60 years) can only be approved by the Permit committee of ECPHRA. Signed proof of community consultation and opinions of heritage experts must be provided. A record of the features of the house and its history should be part of the Kingswood archives.

In conclusion, this study has outlined the heritage value of the house and its significance to the history of the town and Kingswood College. As Radford concludes, “To walk down both High and Bathurst Street is not only to enjoy a lesson in the history of South African architecture but a living one. This is the aspect that should be stressed most: Grahamstown possesses a unique collection of buildings, the counterparts of which have vanished almost entirely from all the other South African cities.” (Vol 1: 111) With that benchmark, this study concludes that the house at 18 Napier Street contributed to that living history [of Grahamstown] by its association with the school’s history and its ownership by Stocks and Brookshaw but that the architectural aspects have been altered over time – the result is that this house has limited architectural heritage value.

10. References:

Legislation: The National Heritage Resources Act no 25 of 1999

Printed sources:

1. *Slater’s Directory of Grahamstown 1905-7;*
2. *Voter’s Roll 1936; Directories of 1964, 1969 and 1972;*
3. *Grahamstown Journal 1880;*
4. *Grocott’s Mail Jan-June 1960;*
5. Obituary: RR Stocks in *Grocott’s Daily Mail 3-1-1941;*
6. Death Notices of RR and Agnes Stocks; Jonathan and Laura Brookshaw (Archives, Cape Town);
7. Commemoration marriage records for Stocks – Stirr marriage.(Cory Library);
8. Minutes of Joint Executive and Finance Meeting Kingswood College 4-4-1960 Page 2.
9. Deed of Transfer for erf 1739: 1960.

Unpublished report:

Radford D. 1986-7. Unpublished report commissioned in 1986-7 for Grahamstown City Council. Vol 3

Photographs: MF Way-Jones

Maps:

Hoggar Map 1863 SM 3561 (Albany Museum Map collection)

Surveyor-General Cape Town .1924 City of Grahamstown. (Albany Museum Map collection)

Oral history:

Mrs S Fletcher: email: s.fletcher@kingswoodcollege.com

Appendix 1: Death Notice 1430/11

Filed 6 June 1911. 1430

No. 52. C.] Grocott & Sherry,
Printers, Grahamstown.

RESIDENT MAGISTRATE OF ALBANY
Death Notice.

PURSUANT TO THE PROVISIONS CONTAINED IN SECTION 9, ORDINANCE NO. 104.

1. Name of the deceased Agnes Mary Stocks

2. Birthplace of the Deceased Grahamstown

3. Names of the Parents of the Deceased { Father Charles Joseph Stirk
Mother Elyza Stirk

4. Age of the deceased 51 ~~7~~ years 7 months.

5. Condition in life (i.e., calling or occupation) {

6. Married or Unmarried, Widower or Widow { married
(a) Name of surviving spouse Richard Restall Stocks
(b) Name or names and approximate date of death of previous spouse or spouses {

7. The day of the decease: On 27th May 1911 1911

8. At what house or where the person died Amplas & Mee, Grahamstown

9. Names of Children of Deceased, stating separately those born of different marriages.
Majors:
Gladys Mary Stocks
Sidney Gerald Restall Stocks

SUB-DECEASED SPOUSE
ESTATE No. 77213.

Minors:
Beryl Restall Stocks

10. Has the Deceased left any property, and of what kind? Yes immovable ~~movable~~

11. Has the deceased left a Will? Yes

Dated at Grahamstown (Signature) R. Restall Stocks
this 2nd June 1911 Relationship to Deceased Husband

This notice must be filled up and signed by the nearest Relative or Connection of the Deceased who shall at the time be at or near the place of death—or, in the absence of such near Relative or Connection, by the person who shall have the chief charge of the House in or the Place on which the death shall occur, and must be sent either to the Master of the Supreme Court in Capetown, or if the death occurred in the country districts, to the Resident Magistrate of the district, in duplicate.

Appendix 2: Death notice of Jonathan Brookshaw 1828/23 died 28-6-1923

20] **Death Notice.** No. 1828
 18 AUG 1923
 Pursuant to the Provisions contained in the Administration of Estates Act 1913. FICHE,
 CAPE TOWN.

Name of the Deceased Jonathan Glen Brookshaw

Birthplace and nationality of the Deceased Grahamstown English

Names and addresses of the Parents of the Deceased. }
 Father Thomas Brookshaw
 Mother E. E. Brookshaw

Age of the Deceased 63 years _____ months.

Occupation in life of Deceased, or, if a woman, of her husband. } Wagon Builder

Ordinary place of residence of Deceased, or, if a woman, of her husband. } Grahamstown, Napier Street

Married or Unmarried, } Married

Widower or Widow. } _____

(a) Name of surviving spouse (if any) and whether married in community of property or not. } Laura Elizabeth Brookshaw (born Chapman)
married in community of property.

(b) Name or names and approximate date of death of previous spouse or spouses. } ditto a.u.c.
no 4332/1901

(c) Place of last marriage Grahamstown

The day of the decease: On Thursday 28th June 1923

Where the person died } None On the street near Albany Road
 Town or Place Grahamstown
 District Albany

Names of Children of Deceased, and whether Majors or Minors.

State separately the children born of different marriages and give the date of birth of each minor. Names must be written out in full. If there are no children and either or both parents be dead, then give the names and addresses of the brothers and sisters of deceased.

None

11. Has Deceased left any movable property? Yes

12. Has Deceased left any immovable property? Yes

13. Is it estimated that the estate exceeds £300 in value? Yes

14. Has Deceased left a will? Yes

Dated at Grahamstown (Signature) Laura Brookshaw
 State in what capacity and whether at the time at or near the place of death } wife

this 18th day of July 1923.

This notice must be filled up and signed by the nearest Relative or Connection of the Deceased, who shall at the time be at or near the place of death, or in the absence of such near relative or connection, by the person who shall have the charge of the house in or the place on which the death shall occur, and must be sent either to the Master, or, if the death occurred wherein a seat of Provincial Government is not situated, to the Magistrate of the District, in duplicate, within four days of the date of the death.

Appendix 3: section of Obituary of Richard Restall Stocks Grocott's Daily Mail 3-1-1942 p 3

Reference to Stocks' house in Napier Street and founding of Kingswood College in 1896

Among the many activities of Mr. Restall Stocks in Grahamstown may be mentioned the interest he took in the Wesleyan High School. For more than 30 years he was secretary and treasurer of the Wesleyan High School for Girls during its most prosperous years. The school grew amazingly under the Principalship of Miss Laura Slater, an Oxford scholar, and gained wide popularity. Important expansions of its buildings were undertaken, notably the erection of the fine scholastic block and Walton House. In fact W.H.S. was one of the pioneer schools for secondary education in South Africa. Mr. Restall Stocks was one of Kingswood College founders, the first meetings of the College, being held at his house.

A popular and well-esteemed citizen, Mr. Restall Stocks was called upon to render practical help in various directions. He became a trustee of the following institutions: W.H.S. for Girls, Kingswood College, Commemoration Church, and West Hill Wesleyan Church, also secretary to Commemoration Trust properties, member of District properties and member of the Board of Education of the Wesleyan Conference, representative in several Synods and conferences of the Wesleyan Church.

Appendix 4: Auction notice Grocott's Mail 12 April 1960: Sale of "Kuruman" house from estate of the late Laura Brookshaw

MESSRS. ANSLEY & CO. (PTY.), LIMITED, SALES

**SALE OF
Outstanding Residence, Household Furniture,
including Antiques and Period Pieces, Motor
Car, Etc.**

Duly instructed by the Executors in the Estate of the late (Mrs.) J. G. BROOKSHAW, the undersigned will submit to Public Auction on the spot, Napier Street,

On TUESDAY, 12th APRIL, 1960.

FURNITURE and EFFECTS commencing at 10 a.m.;
THE PROPERTY at 12 noon.

1. That well-known Residence "KURUMAN", situate at the corner of Napier and Caldicott Streets. The Dwelling comprises a wide entrance passage, seven rooms, sun porch, kitchen with Esse stove and sink installed, a fully equipped bathroom, pantry, laundry room, verandah on all sides. The main roof is tiled.

Outbuildings.—A large brick under tiles garage, a second garage, servants' rooms, four store rooms, partly brick, wood and iron, conservatory and a log cabin. There are extensive garden grounds, well laid out in lawns, shrubs and flower beds.

2. **Furniture and Sundries:**

Antique sofa and two chairs to match; mahogany nest of tables; octangular mahogany table; solid 4-foot square oak table; occasional tables; four tub shaped easy chairs (mahogany framed); artistic mahogany display cabinet; two Sheritan mahogany chairs; two Period easy chairs; Chesterfield and one chair; music canterbury; old mahogany double bedroom suite; old fashioned brass twin beds; three bedroom chairs; kidney-shaped walnut table; several old clocks; small Chesterfield with two chairs, well sprung and in leather; mahogany extension table; six chairs and two carvers; solid massive oak cupboards; mahogany dinner waggon; tea trolley; cast iron pedestal marble top round table; mahogany linen chest; standing reading lamp; carpets and floor rugs; electric heaters; table Phillips' radio; two commodes; invalid chair; dressing tables and wardrobes; grass chairs; kitchen and other tables; kitchen chairs; refrigerator; meat safe; two steel safes; bins; McLary electric stove; barometer; two garden benches; valuable glass ware, including crystal and cut; cutlery, silver and plated ware; china ware; brass ware; crockery; old vases; old bowls; ornaments; garden roller and usual garden tools; 1958 Consul Motor Car.

Inspection of the Property by appointment with the Auctioneers.
Furniture and Sundries on view day before Sale.
Collectors are strongly advised to attend this Sale.

73, Church Square,
GRAHAMSTOWN.

ANSLEY & CO.-(PTY.) LIMITED,
Auctioneers, Sworn Appraisers &
Estate Agents.

Appendix 5: Minutes of Joint Executive and Finance Meeting 1-6-1960

KINGSWOOD COLLEGE COUNCIL MINUTES 1 JUNE (6) 1960

- 2 -

After considerable discussion it was unanimously RESOLVED on the proposal of Mr. Long, seconded by the Rev. Dr. Hewson, that a two storey science block, adapted to take additional classroom space in a horizontal direction, be approved.

Mr. Engels report on such a project gave the estimated cost as £20,000 including professional fees and altering and renovating the existing science block, but excluded fittings and furniture.

The cost of a three storey block would be approximately £32,000.

Mr. Engels was requested to adapt the existing plans for a two storey block to allow for an extension if necessary to provide a plan of the alterations to the existing science block, and to forward these to the Bursar for transmission to the Industrial Fund for its approval.

Mr. Engels and Mr. Dacam were thanked for their attendance and they left the Meeting.

2. MATTERS ARISING :-

a) PURCHASE OF BROOKSHAW PROPERTY:

Mr. Stephenson reported that the Brookshaw property had finally been purchased for the College at a cost of £5,000 clear, and that Dr. Hobson and he had signed the deed of sale on behalf of the College.

The Bursar reported that he had obtained fire cover for the property.

b) WADE PROPERTY.

Appendix 6:

Deed of Transfer

MADE IN FAVOUR OF

KINGSWOOD COLLEGE.

Deeds Office, Cape Town.

Dated 8th July, 1950.

Wisset, Wadhvani & McBain,
Attorneys, Notaries and Conveyancers,
Cape Times Building,
St. George's Street,
Cape Town.

ESPIN & ESPIN,
ATTORNEYS-AT-LAW,
96 & 93 HIGH STREET,
GRAHAMSTOWN, C.P

(Encls 1740, 1741, 1732, 1733)
(71, 80, 83, 24, 85, 86, 1737)

Appendix 7: Heritage Significance Matrix: Erf 1739

NHRA Criteria	Heritage Significance		
	Mainly Local	Mainly Provincial	Mainly National
HISTORIC VALUE			
It has importance to the community or pattern of South Africa's history or pre-colonial history	x		
It has a strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa	x		
It has significance relating to the history of slavery in South Africa			
AESTHETIC VALUE			
It has importance in exhibiting particular aesthetic characteristics valued by a particular community or cultural group	x		
SCIENTIFIC/RESEARCH VALUE			
It has potential to yield information that will contribute to an understanding of South Africa's natural and cultural heritage	x		
It has importance in demonstrating a high degree of creative or technical achievement at a particular period	x		
It has importance to the wider understanding of temporal changes within cultural landscapes, settlement patterns and human occupation	x		
SOCIAL VALUE			
It has marked or special association with a particular community or cultural group for social, cultural or spiritual reasons	x		
TOURISM VALUE			
It has significance through contributing towards the promotion of a local socio-cultural identity and can be developed as a tourist attraction	x		
RARITY VALUE			
It possesses unique, uncommon, rare or endangered aspects of South Africa's natural or cultural heritage	x		
REPRESENTATIVE VALUE			
It is of importance in demonstrating the principle characteristics of a particular class of South Africa's natural or cultural places or objects	x		
REGIONAL CONTEXT			
Other similar sites in the landscape	x		

Summary of Heritage Significance Matrix

CONDITION OF SITE			
International			
SPHERE OF SIGNIFICANCE	HIGH	MEDIUM	LOW
International			
National			x
Provincial		x	
Local		x	
Specific community		x	
FIELD REGISTER RATING			LOW
National/Grade 1 (should be registered/retained)			
Provincial Grade 2 (should be registered/retained)			
Local/ Grade 3A (should be registered, mitigation not advised)			x
Local/ Grade 3B (High significance; mitigation, partly retained)			
Generally Protected A (High/Medium significance, mitigation)			
Generally Protected B (Medium significance, to be recorded)			x
Generally Protected C (Low significance, no further action)			
GENERAL STATEMENT OF SITE SIGNIFICANCE			
Low			
Medium			
High			

Appendix 8: Heritage Impact Matrix: erf 1739

HERITAGE RESOURCE VALUES	Nature of Impact					
	None	Low	Medium	High	Very High	Positive (P) Negative (N)
HISTORIC VALUE						

HERITAGE RESOURCE VALUES	Nature of Impact					
	None	Low	Medium	High	Very High	Positive (P) Negative (N)
It has importance to the community or pattern of South Africa's history or pre-colonial history			x			
It has a strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa			x			
It has significance relating to the history of slavery in South Africa						
AESTHETIC VALUE						
It has importance in exhibiting particular aesthetic characteristics valued by a particular community or cultural group			x			
SCIENTIFIC/RESEARCH VALUE						
It has potential to yield information that will contribute to an understanding of South Africa's natural and cultural heritage		x				
It has importance in demonstrating a high degree of creative or technical achievement at a particular period		x				
It has importance to the wider understanding of temporal changes within cultural landscapes, settlement patterns and human occupation			x			
SOCIAL VALUE						
It has marked or special association with a particular community or cultural group for social, cultural or spiritual reasons			x			
TOURISM VALUE						
It has significance through contributing towards the promotion of a local socio-cultural identity and can be developed as a tourist attraction			x			
RARITY VALUE						
It possesses unique, uncommon, rare or endangered aspects of South Africa's natural or cultural heritage		x				
REPRESENTATIVE VALUE						
It is of importance in demonstrating the principle characteristics of a particular class of			x			

HERITAGE RESOURCE VALUES	Nature of Impact					
	None	Low	Medium	High	Very High	Positive (P) Negative (N)
South Africa's natural or cultural places or objects						