

Public Participation document:

VERMONT

Overstrand Heritage Landscape Group:

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Prepared for the

Overstrand Municipality

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Site Description:

Onrust and Vermont originated as two separate seaside villages in the early to mid 20th century, but eventually merged into one settlement.

Historical Background:

In 1913, 435 erven were surveyed at what would become the resort town of Vermont. Onrus-Vermont was officially established in 1920.

Heritage Significance:

Constraints/Vulnerabilities:

Proposed heritage conservation areas and special areas:

Heritage Management Recommendations:

Sources:

Site name: Vermont House Type of resource: Building
Location: 3419 AC: 34 25' 4.29" S, 19 9' 46.08" E Google Earth
Erf/Farm : 559/
Address: 28 Marine Str Vermont

Description:

Pitched corrugated iron roof with Cape Revival gable end. Gable end dated 1926.
Front veranda, now enclosed.
Materials: Brick; Corrugated iron
Associated landscape features:

Original use: Residential
Current use: House
Landscape type: Continuing
Design/Style: Cape Revival
Construction date: 1926
Historical period in which constructed: Union
Theme: Recreation

Historical information:

Built in 1926 for Joel Krige, former owner of the Mission House, Onrus (Annandale 1191)

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3B

Significance: Ability to demonstrate the role of Vermont as a holiday destination dating to the early 20th century.
Good example of a Cape Revival house dating to the early 20th century.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve
- Remedial action to enhance



- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)

Proposed conservation/Special areas:

References/Sources:

CONSERVATION MANAGEMENT IMPLICATION FOR HERITAGE GRADINGS AND HERITAGE RESOURCES (Compiled by Baumann & Winter Heritage Consultants 2004)

Site name: Vermont House **Type of resource:** Building
Location: 3419 AC: 34 25' 2.22" S, 19 9' 45.70" E Google Earth 2009
Erf/Farm : 1127/
Address: 6 Albatross Str Vermont

Description:

Pitched corrugated iron roof with Cape Revival gable ends. Front veranda with solid balustrade and precast columns. Shuttered windows. Stone boundary wall. Recently altered with new loft window.

Materials: Brick; Corrugated iron

Associated landscape features:

Original use: Residential

Current use: House

Landscape type: Continuing

Design/Style: Cape Revival

Construction date: 1926

Historical period in which constructed: Early 20th century

Theme: Well-known personality



Historical information:

Built by Rocci de Villiers c1926. In 1934 it was bought by Marthinus Gysbert Viljoen (great great grandson of Dr Anthonie Gysbert Viljoen, Director of the Onrust Syndicate). In 1945 it was bought by Mr Botha, a retired bank manager. Then it was sold to Mr vd Spuy and then to Jan Rabie and Marjorie Wallace (Annandale 1192).

Association with writer Jan Rabie and artist wife, Marjory Wallace

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Approved grading:

Suggested grading: 3B

Responsible heritage authority: HWC

Significance: Association with well known Afrikaans writer Jan Rabie, and SA artist, Marjorie Wallace, who lived at Vermont from 1969. Good example of a Cape Revival house dating to the early 20th century.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve
- Remedial action to enhance
- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)

Proposed conservation/Special areas:

References/Sources:

Berman, Esmé. 1983. Art & Artists of South Africa. AA Balkema, Cape Town, Rotterdam

Rabie, Jan. 1986. Sestigers in Woord en Beeld. Perskor, Johannesburg

CONSERVATION MANAGEMENT IMPLICATION FOR HERITAGE GRADINGS AND HERITAGE RESOURCES (Compiled by Baumann & Winter Heritage Consultants 2004)

Site name: Vermont House **Type of resource:** Building
Location: 3419 AC: 34 25' 4.11" S, 19 9' 30.98" E Google Earth 2009
Erf/Farm : 1186/
Address: 11 Duiker Str Vermont

Description:

Single storey building with low pitched roof. Bagged walls with aluminum framed windows and shutters. House designed for the artist. Significant interior features include the fireplace decorated with perlemon shells by the artist. Spectacular sea views.

Materials: Aluminum shutters and windows

Associated landscape features:

Original use: Residential

Current use: House

Landscape type: Continuing

Design/Style: Modernist

Construction date: 1970s

Historical period in which constructed: Republic

Theme: Well-known personalities



Historical information:

Association with artist Cecil Higgs

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act:

Approved grading:

Suggested grading: 3C

Responsible heritage authority: HWC

Significance: Association with the life and work of Cecil Higgs, one of the most significant SA women artists of her generations. Cecil Higgs' move to the coast in the 1940s briefly at Onrust and then in Cape Town, influenced her work, especially her compositions of sea-life. She settled at Vermont in 1967.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Berman, Esmé. 1983. Art & Artists of South Africa. AA Balkema, Cape Town, Rotterdam

CONSERVATION MANAGEMENT IMPLICATION FOR HERITAGE GRADINGS AND HERITAGE RESOURCES (Compiled by Baumann & Winter Heritage Consultants 2004)

Site name: Vermont House Type of resource: Building
Location: 3419 AC: 34 25' 3.00" S, 19 9' 32.98" E Google Earth 2009
Erf/Farm : 572, 573/
Address: 13-15 Duiker Str Vermont

Description:

Double storey flat roofed house
Materials:
Associated landscape features:

Original use: Residential
Current use: Double storey mono pitch
Landscape type: Associated
Design/Style:
Construction date: 1980s
Historical period in which constructed: Republic
Theme: Well-known personality

Historical information:

Association with artist Gregoire Boonzaaier

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Association with life and work of world renowned artist Gregoire Boonzaaier who lived at Onrust from the 1960s until his death in 2005 at the age of 95. Boonzaaier had a major influence on SA art. He was instrumental in the introduction of the modern art form to the South African public from the 1930s to the 1950s and in the creation of Cape Impressionism, and was acknowledged for his teaching efforts in the rural areas.

Constraints and Opportunities:

Heritage Management Recommendations:
Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible



- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Berman, Esmé. 1983. Art & Artists of South Africa. AA Balkema, Cape Town, Rotterdam

CONSERVATION MANAGEMENT IMPLICATION FOR HERITAGE GRADINGS AND HERITAGE RESOURCES (Compiled by Baumann & Winter Heritage Consultants 2004)

Site name: Vermont House Type of resource: Building
Location: 3419 AC: 34 25' 1.68" S, 19 9' 44.88" E Google Earth 2009
Erf/Farm : 549/
Address: 8 Albatross Str Vermont

Description:

Three linked thatched rondawels. Timber frame windows
Materials: Brick; thatch
Associated landscape features:

Original use: Residential
Current use: Rondawel
Landscape type: Continuing
Design/Style: Rondawel
Construction date: Early to mid 20th century
Historical period in which constructed: Union
Theme: Recreation

Historical information:

Note layout in Syndicate brochure of 1922

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Ability to demonstrate the role of Vermont as a holiday destination dating to the early to mid 20th century. Good intact example of a rondawel cottage dating to the early to mid 20th century.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)



- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Annandale 1193

CONSERVATION MANAGEMENT IMPLICATION FOR HERITAGE GRADINGS AND HERITAGE RESOURCES (Compiled by Baumann & Winter Heritage Consultants 2004)

Site name: Vermont House Type of resource: Building
Location: 3419 AC: 34 25' 0.24" S, 19 9' 39.02" E Google Earth 2009
Erf/Farm : 8441/
Address: Vermont Ave Vermont

Description:

Hipped red tiled roof. Shuttered sashes. Front stoep has been enclosed. Walled garden.

Materials: Brick; Tile

Associated landscape features:

Original use: Residential

Current use: House

Landscape type: Continuing

Design/Style:

Construction date: Early 20th century

Historical period in which constructed: Union

Theme: Recreation

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Ability to demonstrate the role of Vermont as a holiday destination since the early 20th to mid century.
A fairly intact example of early to mid 20th century house.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)



- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

CONSERVATION MANAGEMENT IMPLICATION FOR HERITAGE GRADINGS AND HERITAGE RESOURCES (Compiled by Baumann & Winter Heritage Consultants 2004)