

**HERITAGE ASSESSMENT (ARCHITECTURAL)  
OF BUILDINGS ON THE FARM  
STEENKOOLSPRUIT (Site 3) - WITBANK  
(MPUMALANGA PROVINCE)**



*Date: August-September 2013*

*Project by: M. Naude*

*Contact nrs:*

*(012) 8033716 (after hrs)*

*(012) 3464168 (f)*

*(083) 447 2232*

*<mauritzn@telkomsa.net>*

## **EXECUTIVE SUMMARY**

### **General**

The farmstead has become part of a coal mining development. As the farmstead became redundant the buildings were stripped of building materials and structural decay set in. The most significant building on the farmstead is a small sandstone dwelling that can only be classified as a cottage when compared to other farm dwellings in the region. All the buildings have been stripped of their roof structures and roof sheeting resulting in the deterioration of the walls. None of the buildings were still used when the survey was done in August 2013.

### **Findings**

The most significant building on the site is the small farm dwelling. The dwelling is constructed with sandstone and has been altered and extended several times during its existence. The entire roof has been removed exposing the walls. The walls have deteriorated to the extent that the decay and disintegration cannot be reversed. The other structure on the farmstead include a brick walled garage, a coal storageshack and the remains of a small stock kraal.

### **Recommendations**

1. The dwelling, garage and other structures may be demolished with some conditions: Recording of the floor plan prior to any demolition Recording must consist of the following procedures and products: (a) photographic recording of all buildings,(b) measured drawings of the floor plan of the dwelling with (c) descriptions of the materials and features in standard architectural terminology and (d) compiled into a single report. The compilation of this material must be submitted to the PHRA-Mpumalanga.

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## GLOSSARY OF TERMS

**Study Area** – refers to the entire area to be developed as indicated on the scale drawings by the client.

**Stone Age** – The first and oldest part of human history is the Stone Age that is associated with the appearance of early humans between 3-2 million years ago. Stone Age people were hunters, gatherers and scavengers who did not settle in permanent settlements. Places associated with these humans are determined by identifying stone tools that have been preserved in the landscape.

*Early Stone Age: 2 000 000- 150 000 Before Present (BP)*

*Middle Stone Age: 150 000 – 30 000 BP*

*Later Stone Age: 30 000 – until c. AD 200*

**Iron Age** – A period covering the last 1800 years, when an altered lifestyle was introduced to southern Africa. They established villages, cultivated domesticated crop types such as sorghum, millet and beans and they herded cattle, sheep and goats. They spoke early variations of the Bantu language and manufactured iron objects.

*Early Iron Age: AD 200 - AD 1 000*

*Late Iron Age: AD 1 000 – AD 1830*

**Historical period** – Since the arrival of white settlers – c AD 1652 (Southern parts of South Africa and AD 1840 (north of the Vaal River)

**Cultural significance** – According to the ICOMOS Burra Charter cultural significance means '*aesthetic, historic, scientific or social value for past, present or future generations.*

**Aesthetic value** – C

riteria considered for this category may include the form, scale, colour, texture and material of the fabric, the smells and sounds associated with the place and its use.

**Historic value** – Historic value encompasses the history of aesthetics, science and society and therefore to a large extent underlies all of the terms used for evaluation. A place may have historic value because it has influenced or has been influenced by an historic figure, event, phase or activity. The significance will be greater where evidence of the association or event survives in situ or where the settings are substantially in tact than where it has been changed or evidence does not survive.

**Scientific value** – The scientific or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information.

**Social value** – Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

### Abbreviations

**EIA** – Environmental Impact Assessment

**EIA** – Early Iron Age

**ESA** – Early Stone Age

**LIA** – Late Iron Age

**LSA** – Late Stone Age

**MSA** – Middle Stone Age

**NASA** – National Archives of South Africa

**NHRA** – National Heritage Resources Act

**PHRA** – Provincial Heritage Resources Agency

**SAHRA** – South African Heritage Resources Agency

## 1. BRIEF

The identification of buildings and structures considered to be cultural significance and the evaluation of these structures according to criteria determined by the National Heritage Resources Act.

## 2. AIM OF THE STUDY

\*To identify buildings and structures on the proposed development site that may be considered of cultural significance or that may be of exceptional heritage significance

\*To evaluate the buildings and structures on the proposed development site according to the criteria determined by the National Heritage Resources Act and any additional criteria to determine 'cultural significance'.

\*To make recommendations regarding the future use of the identified buildings and structures.

## 3. ASSUMPTIONS AND CONDITIONS

\* This is a specialist report focusing only on the assessment of the buildings and structures on the farmstead.

\*This document is an annexure to a more complete document that forms part of the heritage assessment of features to be impacted on by the proposed coal mining activities.

## 4. GEOGRAPHIC AREA OF THE STUDY

Three farmsteads were investigated on the farm Steenkoolspruit in the Witbank district (Mpumalanga Province). This is one of the farmsteads. The investigation resulted in three reports, each focusing on an individual farmstead. The sites are not geographically related or linked and their histories may be linked but this is not reflected in the locations and settings of any of the sites.

## 5. METHODOLOGY

No desk study on the history of the farmstead and its former residents was done by the architectural historian as the history of the farm was done by another member of the heritage team within PGS Heritage Consulting. The results of research regarding the vernacular architecture of the region (the Highveld region of the Mpumalanga Province) and the occurrence of stone masonry farm buildings in the Province were published by the M. Naude. This information is used as data base for the evaluation of and conclusions regarding the significance of the buildings on this site.

The site was visited and the various buildings were investigated on foot. The dwelling has been redundant for many years during which the entire roof structure has disappeared resulting in extreme deterioration of the structure and disintegration of all walls. The disappearance of windows, doors and ceilings make it almost impossible to date the building on archaeological evidence and physical remains alone.

Photographs of the various buildings were taken for reporting purposes but not as part of a photographic recording.

The investigation excluded interviews and any public participation with interested and affected parties.

The objective of this report is to evaluate the architectural significance of the various buildings and make recommendations regarding the future of the site and the various structures.

## 6. FINDINGS

### 6.1. Section 38(3) (a) Identification and mapping of all heritage resources impacted on in the area affected.

Structure 1 – the remains of a dwelling:



Figure 1. Exterior of the dwelling indicating the degradation of the building (Photograph: M. Naude 2013)



Figure 2. Remains of the front facade of the dwelling (Photograph: M. Naude 2013)

Sandstone farm dwelling with several additions to the core section of the building. The original core was constructed with sandstone and the interior walls were done in plastered brick. The walls were plastered with clay. Some effort was made to do the later additions in sympathy with the original dwelling and the walling was executed in sandstone – but of lesser quality craftsmanship than the original. A unique aspect of the dwelling is the simple gable that was added to the front façade which is completely out of style with the rest of the sandstone structure. The original verandah was constructed with timber posts that later disintegrated and were replaced with plastered brick columns and low steep walling. The building may date from the 19<sup>th</sup> century and

may have been destroyed during the Anglo Boer War. The original gable may have been destroyed in the process and was reconstructed after the war.

Structure 2 remains of a garage:

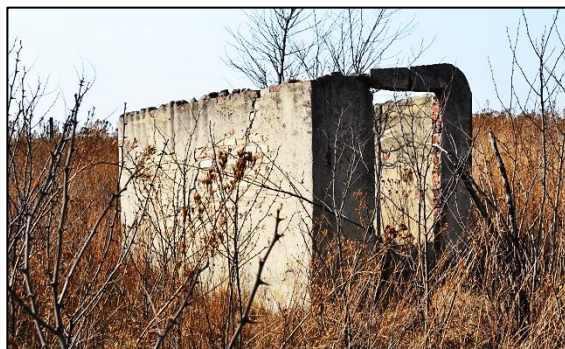
A garage for two standard motorized vehicles constructed with bricks with the entire roof structure removed.



**Figure 3. Exterior wall of the garage indicating the various building materials that were used for construction (Photograph: M. Naude 2013).**

Structure 3 – remains of a small coal shack:

The real function of this structure remains obscured. It only has a door without windows and it is assumed that it is the ruin of a coal shack. No indication of the roof type has been left intact.



**Figure 4. It is assumed that this structure was used for coal storage (Photograph: M. Naude 2013)**

Structure 4:

Remains of a sandstone stock kraal located about 30 m from the dwelling. This structure was constructed in a relatively crude manner with dry stacked walling. One of the special features of the kraal is the way it was located and the choice of setting where it was built. One elevation of the kraal is set directly along a cut in the sandstone outcrop. This ‘saved’ the builder to construct four walls but allowed the kraal to be set slightly below the terraced landscape serving as some protection against cold winter winds at night. Almost the entire floor of the small kraal consists of a flat bed of solid sandstone.



**Figure 5. The remains of a small stock kraal located some distance from the dwelling, set along the vertical slope of stone outcrop (Photograph: M. Naude 2013)**

***6.2. Section 38(3) (b) An assessment of the significance of such resources in terms of the heritage assessment criteria in Section 6(2) or prescribed in Section 7.***

Structure 1 sandstone dwelling: The structure has been abandoned and the building has fallen into ruin. The interior is overgrown with grasses and weeds as the original flooring has been removed completely. The dwelling was constructed with dressed sandstone masonry and plastered on the inside. The roof structure and ceilings have been removed completely. No doors or windows have remained intact. It is a small dwelling and can be described as a ‘cottage’ with no indication of any stoeps or verandahs along any of the sides.

Structure 2 - garage: The building is the size of a double garage for standard vehicles. It was constructed with red stock bricks but never plastered. The most northern corner was constructed with dressed sandstone blocks using simple coursework. The entire roof has been removed.

Structure 3 – coal shack: it is a unique little building with plastered brick walls and a flat roof (now removed) without any windows and a single door.

Structure 4 – sandstone stock kraal: A low walled kraal occurs about 30m from the dwelling along the lower part of the slope where natural sandstone is exposed in horizontal strips forming terraces that were used as part of the stock kraal. The cliffs of these sandstone strips create a safe and protective backdrop to the kraal while a low dry stacked sandstone wall completes the enclosed space.

According to the Burra Charter ‘cultural significance’ means ‘aesthetic, historic, scientific or social value for past, present or future generations’. ‘Cultural significance’ is a concept which helps in estimating the value of places. These terms and their meaning are not mutually exclusive, for example, architectural style has both historical and aesthetic aspects (Burra Charter, 1999).

The categorization into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance (Burra Charter, 1999). However, more precise categories may be used as understanding of a particular place may increase.

For the purposes of this report such categories are used in tandem with the criteria set out by the National Heritage Resources Act.



**6.2.1. Significance criteria in terms of Section 3(3) of the National Heritage Resources Act.**

Criteria	Significance
<p>1. <b><i>The importance of the cultural heritage in the community or pattern of South Africa's history (Historic and political significance)</i></b></p> <p><u>Structure 1 sandstone dwelling</u>: Sandstone and other stone masonry dwellings are quite common in the region but every dwelling is unique in terms of its floor plan, size, scale and application of stone. The original core section of the dwelling was much smaller than the existing floor plan suggests but only small rooms have been added.</p> <p><u>Structure 2 - garage</u>: The date when the structure was erected is difficult to determine and the structure is of little architectural significance.</p> <p><u>Structure 3 – coal container</u>: as coal has always been a common occurrence in the region it was used for energy needs since early times. It can be collected along the banks of spruits and carried to the farmsteads. It is assumed that this little shack was used for storing coal.</p> <p><u>Structure 4 – sandstone stock kraal</u>: The date of the structure is unknown and the kraal is of little architectural significance. Kraals are usually considered minor structures on farmsteads and this lack of interest is reflected in the published material regarding this structure type. On this site, the kraal is quite a small structure of roughly dressed sandstone but still solid and stable.</p>	<p><b>Rating</b></p> <p><b>Medium</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>low</b></p>
<p>2. <b><i>Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage (Scientific significance).</i></b></p> <p><u>Structure 1 sandstone dwelling</u>: Sandstone and other stone masonry dwellings are quite common in the region but this dwelling is unique in terms of its size, scale but not in terms of the application of sandstone.</p> <p><u>Structure 2 - garage</u>: The building is not unique, neither 'rare', as on most contemporary farmsteads garages for the landowners are constructed in this fashion which is quick and easy.</p> <p><u>Structure 3 – coal container</u>: this a rare structure as coal storage was usually done inside one of the outbuildings and not a in a detached building such as this one.</p> <p><u>Structure 4 – sandstone stock kraal</u>: Cattle kraals are usually constructed with dry stacked stonemasonry and dressed stone is not always preferred. On this site it was constructed with little attention to detail and the stone was only roughly dressed.</p>	<p><b>Rating</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>Low</b></p>
<p>3. <b><i>Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage (Research/scientific significance)</i></b></p> <p><u>Structure 1 sandstone dwelling</u>: Sandstone dwellings are quite common in the region but every dwelling is unique in terms of its floor plan, size, scale and application of stone. In this case only the floor plan of the original building has remained.</p>	<p><b>Rating</b></p> <p><b>Medium</b></p>

	<p><u>Structure 2 - garage</u>: The building has a single unique element: the occurrence of a stonemasonry section serving as a plinth at the lowest end and corner of the structure. It is assumed that this was the part of the structure that needed a proper foundation and this may be the reason why large dressed sandstone blocks were used at this point. This alteration to the standard practice may add value to the pool of knowledge of vernacular architecture in the region.</p> <p><u>Structure 3 – coal container</u>: The occurrence of a coal shack as detached building from the dwelling is rather unique.</p> <p><u>Structure 4 – sandstone stock kraal</u>: The location and construction of the kraal reflects a particular mindset in terms of local building methods and locating the structure at a particular point in the landscape (along the vertical cliff of a sandstone outcrop).</p>	<p>Low</p> <p>Low</p> <p>low</p>
4.	<p><b><i>Importance in demonstrating the principal characteristics of a particular class of South Africa’s natural or cultural places or objects (Scientific significance)</i></b></p> <p><u>Structure 1 sandstone dwelling</u>: The dwelling reflects a period when the farmers of the region were relatively poor and only could afford to live in small cottage-like dwellings. These dwellings were constructed with sandstone taken directly from the surrounding landscape.</p> <p><u>Structure 2 - garage</u>: The building contains no outstanding characteristics that would make it special in terms of elevating it to a particular ‘class’ of cultural places.</p> <p><u>Structure 3 – coal container</u>: the presence of this little container is unique but is not of such architectural significance to be protected and conserved.</p> <p><u>Structure 4 – sandstone stock kraal</u>: The kraal is not an exceptional structure within the architectural typology for the region but does make a contribution to the history of vernacular sandstone kraal architecture in general.</p>	<p><b>Rating</b></p> <p><b>Medium</b></p> <p><b>Low</b></p> <p><b>Low</b></p> <p><b>low</b></p>
5.	<p><b><i>Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group (Aesthetic significance)</i></b></p> <p><u>Structure 1 - sandstone dwelling</u>: The vernacular architecture of the dwelling can only be described as a cottage or bungalow. It is not a large ‘villa-type’ dwelling and does not reflect the lavishness of some other farm dwellings of a larger scale and size elsewhere in the region. A small section of a gable is still visible but as the building is nothing but a ruin it has no aesthetic elements to enhance the character of the building.</p>	<p><b>Rating</b></p> <p><b>Medium</b></p>



Figure 6. Small remnant of the front gable (Photograph: M. Naude 2013).



Figure 7. Remnants of the front gable seen from the interior (Photograph: M. Naude 2013)

Structure 2 - garage: The building contains no exceptional aesthetic characteristics.

*Low*

Structure 3 – coal container: The building contains no exceptional aesthetic characteristics.

*Low*

Structure 4 – kraal: Contains no exceptional aesthetic characteristics and construction details.

*low*

6. ***Importance in demonstrating a high degree of creative or technical achievement at a particular period (Scientific significance)***

***Rating***

Structure 1 sandstone dwelling: The execution of the construction with sandstone is common but not exceptional. Stone masonry dwellings are quite common in the region but every dwelling is unique in terms of its floor plan, size and scale.

***Medium***

	<p><u>Structure 2 - garage</u>: It is a utilitarian structure with the only exceptional aspect the section of the one wall constructed with sandstone, otherwise it contains no elements of exceptional aesthetic quality.</p> <p><u>Structure 3 – coal container</u>: it contains no elements of exceptional aesthetic quality</p> <p><u>Structure 4 – sandstone stock kraal</u>: The kraal is evaluated within a ‘kraal-typology’. It contains no elements of exceptional aesthetic quality.</p>	<p><i>Low</i></p> <p><i>Low</i></p> <p><i>low</i></p>
7.	<p><b><i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (Social significance)</i></b></p> <p>Neither the site nor the buildings have any special association with a particular community or cultural group. The only association it may have would relate to the Afrikaner cultural group and its association with vernacular farm architecture of the early 20<sup>th</sup> century.</p>	<p><i>Rating</i></p> <p><i>Low</i></p>
8.	<p><b><i>Strong or special association with the life and work of a person, group or organization of importance in the history of South Africa (Historic significance)</i></b></p> <p>Neither the site nor any of the buildings are associated with a person or group of importance in the history of South Africa.</p>	<p><i>Rating</i></p> <p><i>Low</i></p>
9.	<p><b><i>The significance of the site relating to the history of slavery in South Africa.</i></b></p> <p>Neither the site nor any of the buildings have any relationship to the history of slavery in South Africa.</p>	<p><i>Rating</i></p> <p><i>low</i></p>

### 6.2.2. Significance criteria in terms of historical, artefactual and spatial significance.

As the criteria set out in the National Heritage Resources Act tend to approach heritage from the level of ‘national’ significance and few heritage sites and features fall within this category, a second set of criteria are used to determine the regional and local significance of heritage sites. Three sub-categories are used to determine this significance:

- Historical significance – this category determines the social context in which a heritage site and resource need to be assessed. These criteria focus on the history of the ‘place’ in terms of its significance in time and the role they played in a particular community (human context).
- Architectural significance – The objective of this set of criteria is to assess the artefactual significance of the heritage resource, its physical condition and meaning as an ‘object’.
- Spatial significance – focuses on the physical context in which the object and place exists and how it contributed to the landscape, the region, the precinct and neighborhood.

### *Historical significance*

As the criteria set out in the National Heritage Resources Act tend to highlight places and features that may be of ‘national’ significance and few heritage sites and features fall within this category, a second set of criteria are used to determine the regional and local significance of heritage sites. Three sub-categories are used to determine this significance:

- (d) Historical significance – this category determines the social context in which a heritage site and resource need to be assessed. These criteria focus on the history of the ‘place’ in terms of its significance in time and the role they played in a particular community (human context).
- (e) Architectural significance – The objective of this set of criteria is to assess the artefactual significance of the heritage resource, its physical condition and meaning as an ‘object’.
- (f) Spatial significance – focuses on the context in which the object and place exists and contributed to the landscape, the region and neighborhood.

<i>Criteria</i>	<i>Significance</i>
1. <i>Is the site or building associated with a historical person or group?</i>  Neither the site nor any of the buildings are associated with a historical person or group.	<i>Rating</i>  <i>Low</i>
2. <i>Is the site or building associated with a historical event?</i>  The site is not associated with an historical event.	<i>Rating</i>  <i>Low</i>
3. <i>Is the site or building associated with a religious, economic, social, political or educational activity?</i>  The farm is only associated with farming – as economic activity and represents a period when farmers were not wealthy but survived based on their subsistence farming activities.	<i>Rating</i>  <i>Low</i>
4. <i>Is the site or building of archaeological significance?</i>  The architectural historian did not investigate the site to identify Stone Age or Iron Age artefacts as this was done by the appointed archaeologist for the project.  The dwelling may be older than 100 years and may have been erected prior to 1913.	<i>Rating</i>  <i>Medium</i>
5. <i>Are any of the buildings or structures on the site older than 60 years?</i>  <u>Structure 1 sandstone dwelling</u> : The dwelling is older than 60 years  <u>Structure 2 - garage</u> : The garage is not older than 60 years.  <u>Structure 3 – coal container</u> : Not possible to determine its age as it contains no materials that would give an indication of age or period.  <u>Structure 4 – sandstone stock kraal</u> : The kraal may be contemporary to the dwelling and be older than 60 years.	<i>Rating</i>  <i>High</i>  <i>Low</i>  <i>Low</i>  <i>high</i>

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*Architectural significance (artefactual significance)*

	<i>Criteria</i>	<i>Significance</i>
1.	<p><b><i>Are any of the buildings or structures an important example of a building type?</i></b></p> <p><u>Structure 1 sandstone dwelling</u>: This sandstone dwelling represents the smaller cottage type farm dwellings but has been extended and altered over time to become a larger dwelling with the additions adding interior spaces but not qualitative architectural character. The additions altered the original floor plan and resulted in a unique floor plan and vernacular character.</p> <p><u>Structure 2 - garage</u>: This is a minor building and many of these buildings occur on farmsteads in the region</p> <p><u>Structure 3 – coal container</u>: this is quite an exceptional little building – only because no examples of these have ever been recorded. It remains of cultural historical significance but not of architectural significance.</p> <p><u>Structure 4 – sandstone stock kraal</u>: cattle kraal is a typical structure and example of simple dry stacked stone masonry craftsmanship quite common on farms on the Highveld.</p>	<p><b><i>Rating</i></b></p> <p><i>Medium</i></p> <p><i>Low</i></p> <p><i>High</i></p> <p><i>medium</i></p>
2.	<p><b><i>Is any building an outstanding example of a particular style or period.</i></b></p> <p>None of the buildings must be and can be compared to formal building styles at the time or of any European or international style. They are all executed in the vernacular building tradition which is a regional phenomenon. It is within this paradigm and building tradition that they should be evaluated and assessed.</p> <p><u>Structure 1 - sandstone dwelling</u>: This is not one of the outstanding examples of sandstone architecture in the region as the masonry work reflects no exceptional ornamental or decorative work and also does not demonstrate examples of exceptional problem solving. Sandstone and other stone masonry dwellings are quite common in the region but this dwelling is unique in terms of its floor plan, size and scale.</p> <p><u>Structure 2 - garage</u>: The building represents no style or period</p> <p><u>Structure 3 – coal container</u>: The building represents no style or period</p> <p><u>Structure 4 – sandstone stock kraal</u>: The building represents a period when sandstone masonry was still practiced as a proper craft. This craft is no longer practiced for the construction of fine stone built cattle kraals and has become an extinct aspect of the farming engineering in the region</p>	<p><b><i>Rating</i></b></p> <p><i>Medium</i></p> <p><i>Low</i></p> <p><i>Low</i></p> <p><i>Medium</i></p>
3.	<p><b><i>Do any of the buildings contain fine architectural details and reflect exceptional craftsmanship?</i></b></p>	<p><b><i>Rating</i></b></p>

**Structure 1 sandstone dwelling:** The building contains and reflects the most architectural detailing on the site. However, these details are crude and all of the fixtures and fittings in the building have been removed..

*Medium*

The building contains details but they tend to be unrefined such as the construction of the window sills, the lack of attention to quoining at the corners, around windows and doors and the manner in which the front gable has been executed.



**Figure 8. Quoining at the one corner of the dwelling that has remained intact demonstrating the level the stone was dressed (Photograph: M. Naude 2013)**



**Figure 9. Sandstone window sill and timber lintel (Photograph: M. Naude 2103)**



**Figure 10. Remains of timber lintel of window (Photograph: M. Naude 2013)**





**Figure 11. Detail of window lintel with architrave strip on top, still intact (Photograph: M. Naude 2013)**

Structure 2 - garage: The garage is a simple rectangular structure constructed with stone and bricks but without a roof (2013).

*Low*



**Figure 12. Original sandstone base that could have served as a wall or may have been built specifically as base for the garage wall (Photograph: M. Naude 2013)**

Structure 3 – coal container: It contains no elements of exceptional craftsmanship.

*Low*

Structure 4 – sandstone stock kraal: The kraal walls were constructed with dry-stacking of sandstone. Stone was selected on site and roughly chipped prior to construction. Construction commenced directly on the surface without foundations and the walls are not very stable.

*Low*



Figure 13. Section of the sandstone walling of the stock kraal (Photograph: M. Naude 2013)

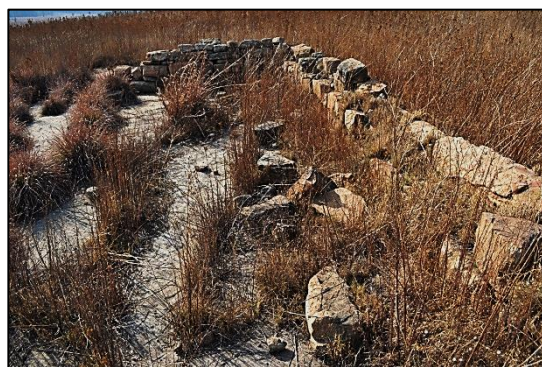


Figure 14. The stone kraal was erected on a flat sandstone bed where the stone appears as an outcrop and now serves as floor for the kraal (Photograph: M. Naude 2013)

<p>4.</p>	<p><i>Are any of the buildings an example of an industrial, engineering or technological development.</i></p> <p>None of the buildings reflect exceptional engineering characteristics in commercial terms but the stone masonry of the various buildings reflect the general craftsmanship characteristics of vernacular building methods of the region.</p> <p>The dwelling is the only structure with some standard of vernacular masonry work. It remains the standard method common the region (the use of dressed sandstone) but the work was not executed in such monumental or crafty manner that the building must be retained.</p>	<p><b>Rating</b></p> <p><b>Low</b></p>
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	 <p data-bbox="329 642 1105 726"><b>Figure 15. The construction method of the stone walling of the dwelling has been exposed at several locations indicating the simple construction method used (Photograph: M. Naude 2013)</b></p>	
<p data-bbox="237 785 261 810">5.</p>	<p data-bbox="326 785 1052 842"><b><i>What is the state of the architectural and structural integrity of the building?</i></b></p> <p data-bbox="326 877 1105 1024"><u>Structure 1 sandstone dwelling:</u> Both the architectural and structural integrity of the building has seriously deteriorated. The building has been altered so many times that the original floor plan of the building is difficult to reconstruct. The entire roof has disappeared and the walls have deteriorated to the extent that it cannot be reversed.</p>  <p data-bbox="386 1486 1049 1543"><b>Figure 16. Exterior of the only elevation that has remained intact (Photograph: M. Naude 2013).</b></p>	<p data-bbox="1138 785 1211 810"><b><i>Rating</i></b></p> <p data-bbox="1138 877 1187 903"><b><i>Low</i></b></p>



Figure 17. Interior of the same wall (Photograph: M. Naude 2013)



Figure 18. Disintegration of the walling due to permanent exposure to rain and sun resulting in the destruction of the entire building (Photograph: M. Naude, 2013)

Structure 2 - garage: The structural integrity is good, though the entire roof structure was removed exposing the walls.

*Low*

Structure 3 – coal container: The structural integrity of the building is bad

*Low*

Structure 4 – sandstone stock kraal: The structural integrity of the kraal is fair as it is a simple structure and it was constructed as an open structure with a roughly rectangular floor plan without any elaborate construction and structural detailing.

*low*

6. ***Is the building's current and future use in sympathy with its original use (for which the building was designed)?***


***Rating***


Structure 1 sandstone dwelling: The structure is empty and has been stripped of most of its essential building detailing leaving it as a ruin that cannot be restored.

*Low*

Structure 2 - garage: The building has no roof and is not used

*low*

	<p><u>Structure 3 – coal container</u>: The building is a ruin without roof and door.</p> <p><u>Structure 4 – sandstone stock kraal</u>: The structure is not used anymore, but may be restored for the same use as stock kraal if necessary.</p>	<p><i>low</i></p> <p><i>low</i></p>
7.	<p><b><i>Were the alterations done in sympathy with the original design.</i></b></p> <p><u>Structure 1- sandstone dwelling</u>: The dwelling has been altered extensively and both sandstone and brick walling were added to the original core structure. Some effort was made to do the alterations in sympathy with the original structure but the difference in style, materials and craftsmanship is obvious and clearly distinguishable.</p>  <p><b>Figure 19. An interior wall was added to subdivide a room into two separate rooms - using sundried bricks (Photograph: M. Naude 2013)</b></p> <p><u>Structure 2 - garage</u>: The building has not been extended and it remains difficult to interpret the reason for the use of two building materials: sandstone masonry and unplastered red stock bricks.</p> <p><u>Structure 3 – coal container</u>: No alterations were made to the building</p> <p><u>Structure 4 – sandstone stock kraal</u>: The kraal is still in its original form and shape.</p>	<p><b><i>Rating</i></b></p> <p><i>Not in sympathy</i></p> <p><i>Sympathetic</i></p> <p><i>NA</i></p> <p><i>NA</i></p>
8.	<p><b><i>Were the additions and extensions done in sympathy with the original design?</i></b></p> <p><u>Structure 1 sandstone dwelling</u>: The dwelling was extended and added-onto several times with different degrees of success.</p>	<p><b><i>Rating</i></b></p> <p><i>Low</i></p>

	 <p><b>Figure 20. Exposed sundried brick walling of a later extension (Photograph: M. Naude 2013)</b></p> <p><u>Structure 2 - garage:</u> The building has not been extended.</p> <p><u>Structure 3 – coal container:</u> The building has not been extended</p> <p><u>Structure 4 – sandstone stock kraal:</u> The kraal is still in its original form and shape.</p>	<p><i>Low</i></p> <p><i>Low</i></p> <p><i>low</i></p>
9.	<p><i>Are any of the buildings or structures the work of a major architect, engineer or builder?</i></p> <p>None of the buildings were designed by an architect or engineer as they were built in the vernacular tradition.</p>	<p><i>Rating</i></p> <p><i>low</i></p>

### *Spatial significance*

Even though each building needs to be evaluated as single artifact the site still needs to be evaluated in terms of its significance in its geographic area, city, town, village, neighborhood or precinct. This set of criteria determines the spatial significance

	<i>Criteria</i>	<i>Significance</i>
1.	<p><i>Can the building or structure be considered a landmark in the town or city?</i></p> <p>As the site is located on a farm and isolated from any urban centre the buildings have no impact on any town or city. None of the buildings can be considered as a landmark in the landscape and its current location.</p>	<p><i>Rating</i></p> <p><i>Low</i></p>

2.	<p><b><i>Do any of the buildings contribute to the character of the neighbourhood?</i></b></p> <p>None of the buildings or structures can be considered of outstanding architectural character in its current setting and state as they have all been ruined to the level where they are equal in terms artefactual significance.</p> <p>The sandstone dwelling and cattle kraal are the most significant buildings on the site. In this case the dwelling is in scale and monumentality the most significant structure – though almost completely destroyed.</p>	<p><b><i>Rating</i></b></p> <p><b><i>High</i></b></p>
3.	<p><b><i>Do any of the buildings contribute to the character of the square or streetscape?</i></b></p> <p>The site does not relate to any urban square or streetscape.</p>	<p><b><i>Rating</i></b></p> <p><b><i>Low</i></b></p>
4.	<p><b><i>Do any of the buildings form part of an important group of buildings?</i></b></p> <p>The dwelling and stone cattle kraal are the most significant structures on the site but their importance has been destroyed due to the level of degradation.</p>	<p><b><i>Rating</i></b></p> <p><b><i>medium</i></b></p>

***6.3. Section 38(3) (c) An assessment of the impact of the development on such heritage resources.***

The site is owned by a mining company and the subterranean structure will be mined for coal. Mining implies complete demolition of the buildings as coal mining is extracted according to the open-cast mining procedure. As coal mining involves blasting it is impossible that mining near the building will withstand the vibrations resulting from blasting. Whether this portion of the land will be mined has not finally been decided yet.

***6.4. Section 38(3) (d) An evaluation of the impact of the development on heritage resources relative to the sustainable economic benefits to be derived from the development.***

The proposed development has a higher economic benefit than any income to be derived from protecting, keeping and re-using the buildings. Using this criterion as a measure for protection seems to favor the continuation of the development and does not favor the protection and re-use of the buildings.

***6.5. Section 38(3) (e) The results of consultation with the communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.***

This report does not include any public participation activities and interviews with interested and affected parties

***6.6. Section 38(3)(f) If heritage resources will be adversely affected by the proposed development the consideration of alternatives.***

Few alternatives exist. When the land is to be mined the buildings will be demolished. Even if the area is not mined the buildings will deteriorate completely until they remain as middens.

***6.7. Section 38(3)(g) ..plans for mitigation of any adverse effects during and after the completion of the proposed development.***

The principal mitigation measure is to have the buildings properly recorded and the data and information replicated and compiled in a report. Whether the area be mined and the buildings be lost, the only way to protect or memorialize the buildings is to photograph the buildings and at least measure and record the floor plan of the dwelling and incorporate the data into the report that will be submitted to the PHRA-Mpumalanga..

## 7. RECOMMENDATIONS

2. The dwelling, garage and other structures may be demolished with some conditions: Recording of the floor plan prior to any demolition Recording must consist of the following procedures and products: (a) photographic recording of all buildings,(b) measured drawings of the floor plan of the dwelling with (c) descriptions of the materials and features in standard architectural terminology and (d) compiled into a single report. The compilation of this material must be submitted to the PHRA-Mpumalanga.

## 8. REFERENCES

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### **Acknowledgement**

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