

1 SAHRA PERMIT APPLICATION

PROPOSED RESTORATION TO O R TAMBO DWELLING
&
POST CONSTRUCTION LANDSCAPING

OR Tambo Homestead,
Mdikiso Village,
Mbizana Local Municipality,
Oliver Tambo District Municipality,
Eastern Cape Province, South Africa

Prepared by



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15 FEBRUARY 2013

Introduction

The South African Department of Arts and Culture (DAC) have initiated a number of Legacy Projects to honour prominent Liberation Struggle icons. The objective of the OR TAMBO LEGACY PROJECT is to create a living link between the legacy of OR Tambo and the greater South Africa, while recognizing both the tangible and intangible heritage inherent to his natal district.

The intention of the project includes:

- Expounding the legacy of OR Tambo as a hero of the struggle and an international iconic figure;
- Regenerating a heritage site of national significance;
- Implementing a broad spectrum of interventions for community development; and
- Honouring the family of OR Tambo through the rehabilitation of existing infrastructure, including the home of his sister, Mrs Gertrude Tambo.

The interventions herewith proposed relate specifically to the conservation of the two-roomed OR Tambo Dwelling, located within the OR Tambo Homestead at Mdikiso, and post-construction landscaping.

SITE AND STRUCTURE HISTORY

The history of the establishment of the OR Tambo Homestead and Dwelling construction is described in the separate document submission Annexure A containing all site photographs and architectural/construction drawings.

HERITAGE STATEMENT

A historical synopsis and heritage statement for the OR Tambo Homestead is contained in the document titled Submission to SAHRA for permit application (dated 15 February). It is a revision of the document submitted to SAHRA on 26 August 2012.

PROPOSED INTERVENTIONS

The proposed post-construction landscaping of the historical precinct of the OR Tambo Homestead is as follows:

- Concrete grass-block landscaping should be angled along the peripheries of the OR Tambo Dwelling and the other three historical structures to ensure adequate drainage.
- All disturbed areas are to be re-grassed with *Cynodon dactylon* sods, as salvaged during the construction phase. These should further be power-seeded with the same species to accelerate recovery.
- No formal hard paving of designed pathways should be considered immediately. Visitors and residents will determine pathways along existing paths and post-construction “desire lines” as access requirements dictate. Grass-blocks may be considered at those *loci* where ponding, erosion or trampling is to the detriment of the grass cover.

CONCLUSION

We request that SAHRA review and respond to this permit application urgently, given the high political profile of the project.

Yours sincerely



Len van Schalkwyk and Elizabeth Wahl

PERMIT APPLICATION
RESTORE & UPGRADE
O R TAMBO TWO BEDROOMED DWELLING

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RESTORE & UPGRADE

O R TAMBO DWELLING (TWO BEDROOMED FLAT)

1. PURPOSE OF THE DOCUMENT

This documents and its attachments is submitted in accordance with the National Heritage Resources Act of 1999 in fulfilment of requirements for a permit to undertake construction works to restore alter and upgrade the building hereto referred as the O R Tambo Two Bedroomed Dwelling.

2. BACKGROUND

The National Department of Arts and Culture has initiated several legacy projects to establish commemorative symbols of South Africa's history and to celebrate its heritage. The purpose behind these legacy projects is to create monuments, museums, plaques, outdoor art, heritage trails and other symbolic representations that will serve as visible reminders of, and commemorate, the many aspects of South Africa's past. The National Department of Arts and Culture (DAC) have appointed the Independent Development Trust (IDT) as an implementing agent for some of the projects within this programme. In establishing this particular programme, Government aims to:-

- Expound the legacy of our Great Leaders
- Expound the legacy of our Struggle Heroes
- Regenerate Significant National Heritage Sites
- Engage with a Broad Spectrum Interventions for Community Development
- Create a linkage between cultural heritage and the country's National Development Agenda

3. OBJECTIVES OF THE INTERVENTION AT THE O R TAMBO HOMESTEAD

The main objective of the intervention at the OR Tambo Homestead, is to create a living and tangible link with the great personality of the late Mr. OR Tambo and the great events in South Africa that were influenced by his actions. This will be achieved through the implementation of intangible heritage methods into the way we approach the tangible heritage.

Heritage values are inseparable from the economic, cultural and social values in which they are embedded, and which they help to create; in this case the development of the OR Tambo Homestead will empower the entire Nkantolo community, both socially and economically. The OR Tambo Legacy Project comprises key developments interventions involving construction. The implementation of the O R Tambo Legacy project is premised on the Government Community Based Programme, which focuses on creation of employment and transformation of socio-economic conditions for the immediate participating communities

4. STAGE OF DEVELOPMENT: OR TAMBO HOMESTEAD

The sub-project under consideration is the OR Tambo Homestead Site comprising the following work elements:-

- a. Refurbishment of the existing Aunty Ghetty dwelling due to lack of structural integrity.
- b. Construction of new structures (House and Two Rondavels)
- c. Repairs to the four (4) existing rondawels.
- d. Perimeter fencing of entire homestead property.
- e. Fencing and making good the existing Vegetable Garden, Cattle Kraal and Chicken Coop.
- f. Potable water supply, ablutions and sanitation, electricity supply
- g. Refurbishments of the O R Tambo Two Bedroomed Dwelling
- h. Landscaping.

A permit was granted for the implementation of construction works for **PHASE 1**, items (a) – (f)

This submission is seeking permission from SAHRA for construction works to proceed for the following element:-

- **O R Tambo Two Bedroomed Dwelling**
- **Landscaping for Homestead**

5. DESCRIPTION OF EXISTING STRUCTURES: OR TAMBO DWELLING

This two roomed brick and mortar dwelling, construction date and source unknown, is significant as it the house in which the late OR Tambo lived upon return from exile. The dwelling displays irreparable structural damage by virtue of to the poor quality of the original construction, substantiated by a report from a structural engineer. Additionally, the roof of the dwelling has also failed, structurally.

- **CONSTRUCTION HISTORY**

The OR Tambo Homestead was constructed in 1942 by the *mfundisi* (minister) of the Full Gospel Church at Nkantolo, Mr Natinga Mjuba. OR Tambo remembered Mr Mjuba as follows (Callinicos 2004: 33):

‘This culture of sharing prevented an uneven distribution of wealth, and ensured a loyal commitment by all to the wellbeing of the community. One could not easily accumulate large herds by cheating anybody – and certainly not by stealing – simply because the neighbours would immediately notice. Tambo specifically recalled a neighbour known as Natinga, meaning ‘Nothing’.

”He was a new immigrant into our area and at first he stayed at my home, with his wife and children and he had arrived with nothing. We gave him a goat or two – I can’t remember how many – and helped him to set up a home about three quarters of a mile from our home... [Natinga had] no cattle to begin with. And he was loaned some cattle in keeping with the practice of the time of lending cattle out, on condition that the beneficiary would look after the cattle and see to their natural increase, and then after so many years, there would be repossession of the original number – the individual cattle – leaving the rest of the increase with the person who had been looking after the cattle... Within a few years, Natinga was a fairly well-off man; he had married two more wives, had a lot of children and his herd of cattle had increased. He had many goats and was a well-established, respected man... To achieve that position, he had cheated no one. He had robbed nobody, and he was in turn willing to help others who were less able to solve their problems than he was”.

The homestead constructed in 1942 included a large L-shaped building comprising four rooms: three bedrooms and a dining room. This building was demolished in 1985. The existing OR Tambo Dwelling was constructed on part of the foundations of this building in 1989 by the late Mr Lalamntwini Mpingana Zulu (Figure 2). Mrs Gerty Tambo and her sister commissioned and paid for the construction.

- **CONSTRUCTION MATERIAL**

The OR Tambo Dwelling was constructed with a cement block and cement mortar first course on a brick footing. The walls comprise sundried clay bricks and daga mortar, plastered with cement internally and externally. There was a gutter along the western roof edge, but this was removed once the plank

holding it in place had rotted away. There is no ceiling and the corrugated iron roof; roof timbers; metal windows and window frames; metal door frame and cement floor are all original.

- **MAINTANANCE HISTORY**

The wooden front door has been replaced twice and the structure has been repainted twice. The original interior wall colour was white and that of the exterior cream. The roof was painted on top with red oxide 2-3 years after construction; the interior of the roof is painted white in the entrance hall, but those of the rooms are unpainted.

In 1999 tile windowsills were installed and large cracks in the western wall were repaired with cement and chicken wire.

- **CONSERVATION & RESTORATION INTERVENTIONS**

A conservation and restoration proposal has been prepared by Iliso Engineering. See Appendix B and C.

6. DESCRIPTION OF INTENDED INTERVENTIONS OR TAMBO HOMESTEAD

- **Preservation of the OR Tambo Dwelling**

The proposed construction works at the OR Tambo Dwelling will consist of the following:

- Restore and repair the existing structure and roof
- Repair walls and flooring.
- Replacement of windows and doors
- Repair and Upgrading of the existent electrical installation.

7. DESCRIPTION OF RELATIONSHIP BETWEEN THE STRUCTURAL ELEMENTS & FUNCTIONALITY

The proposed work is being undertaken based on an “existing conditions” survey and with a clear understanding of the significance and impacts of buildings, structures, furnishings and related objects. The work has taken into account the new use, which is compatible with the preservation of the historic character of the landscape.

8. CONCLUSION AND RECOMMENDATION

In conclusion, the proposed work will ensure restoration of this cultural landmark and will promote the establishment of visible cultural heritage structures that celebrate and commemorate the OR Tambo legacy. We recommend that the proposed conservation and restoration interventions be implemented with the sanction of SAHRA.

Reference

Callinicos, L. 2004. Oliver Tambo: Beyond the Engeli Mountains. Claremont: David Philip Publishers.

Family and site history obtained from Mrs Gerty Tambo, Mr Vernon Tambo and Mr Vumile Tambo; Interviews conducted by Len van Schalkwyk and Elizabeth Wahl; August to October 2012; OR Tambo Homestead.

Appendix A

Site Illustrations

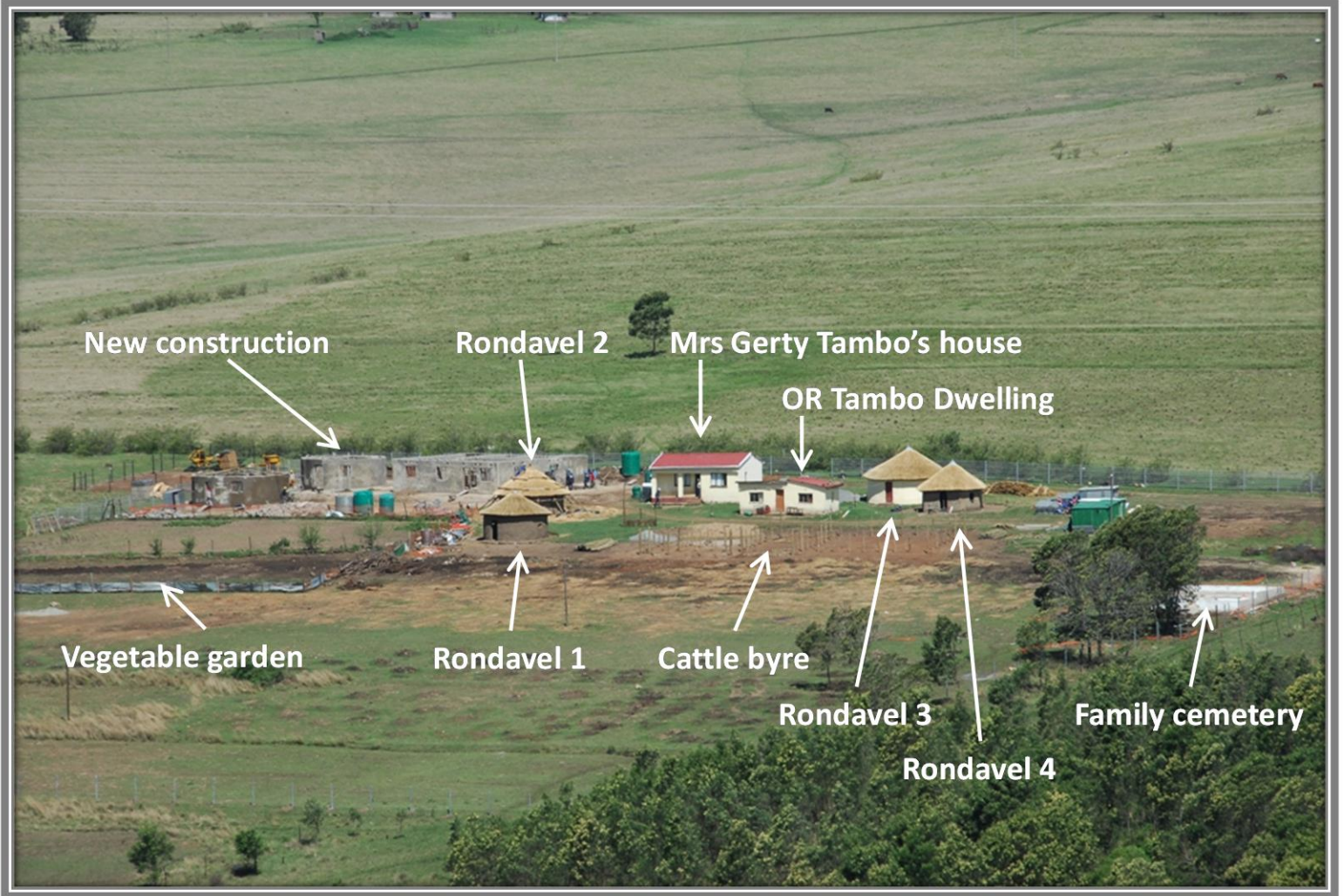


FIGURE 1 OR TAMBO HOMESTEAD LAYOUT; PHOTOGRAPH TAKEN 18 OCTOBER 2012.



FIGURE 2 POSITION OF OR TAMBO DWELLING RELATIVE TO EARLIER STRUCTURE

FIGURE 3



FIGURE 4



FIGURE 5



FIGURE 6



FIGURE 7



FIGURE 8



FIGURE 9



FIGURE 10



FIGURES 9 AND 10 NORTHERN ELEVATION.



FIGURES 11 AND 12 NORTHERN AND NORTH-EASTERN WINDOW EXTERIORS, L TO R.



FIGURES 13 AND 14 SOUTH-EASTERN AND SOUTHERN WINDOW EXTERIORS, L TO R.



FIGURES 15-18 FRONT DOOR WITH DETAIL.





FIGURE 19 ENTRANCE FOYER.



FIGURE 20 ENTRANCE FOYER ROOF INTERIOR.



FIGURE 21 CRACK IN ENTRANCE FOYER EASTERN WALL ABOVE ENTRANCE DOOR.



FIGURES 22-25 NORTHERN ROOM INTERIOR DETAIL.





FIGURES 26-29 SOUTHERN ROOM INTERIOR DETAIL.





FIGURE 30 SOUTHERN ROOM WINDOW INTERIOR JUXTAPOSED WITH IMAGE IN FIGURE 31

BELOW.

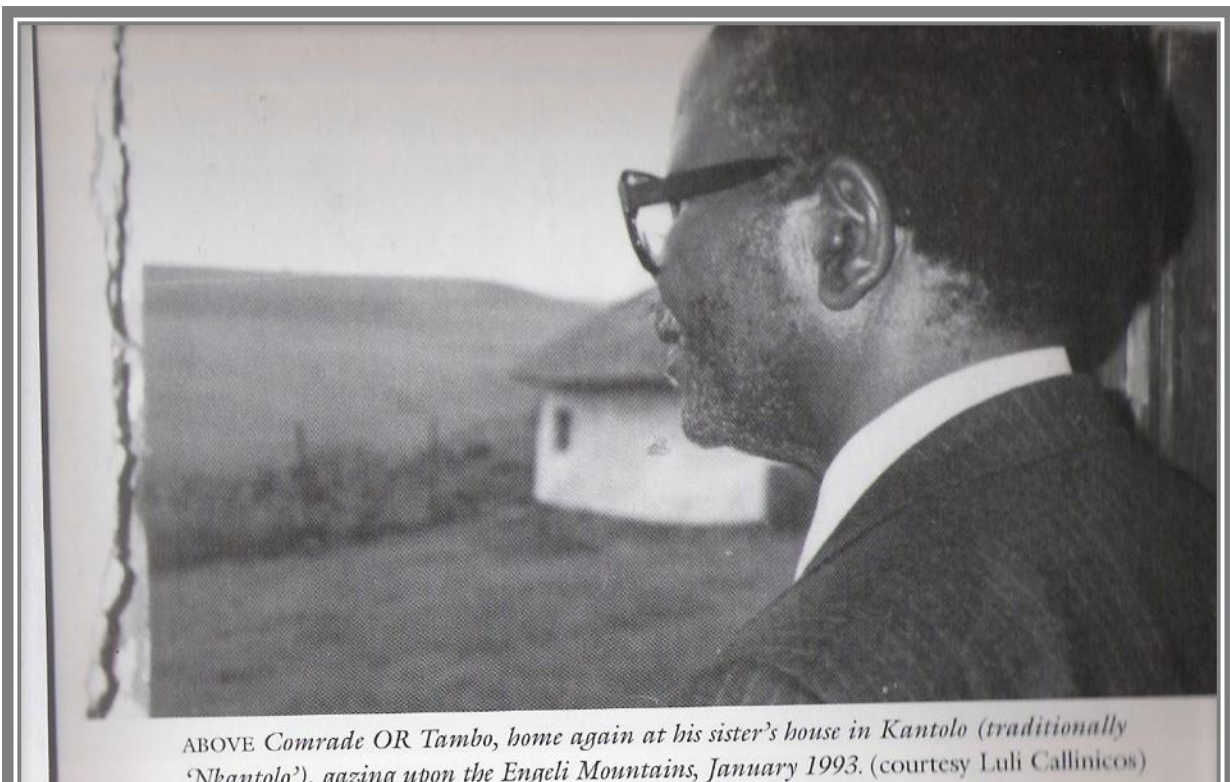


FIGURE 31 IMAGE FROM CALLINICOS (2004).



FIGURE 32 CRACKS IN WESTERN EXTERIOR WALL.

Appendix C

See attached drawings