

HEAD OFFICE

FILE NO.9/2/258/8.....

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Monuments Council filing
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1 May 1990*

*

For previous correspondence see

Old File No.3/T/Re/4.....

MINUTES OF A MEETING OF THE TRANSVAAL PLANS COMMITTEE HELD AT
NORTHWARDS, PARKTOWN, JOHANNESBURG, ON MONDAY 02 JULY 1990 AT 09:00

-3-

ACTION

required to the building as well as what would be required for the restoration. This would be confirmed in writing by the NMC.

MARTINSON

It was nevertheless agreed that as the owner was responsible for damaging the structure, that the onus be put on him to have the advice relating to the structural stability verified by a suitably qualified consultant, whom would also be responsible for supervising the work on site.

4.7 ANSTEYS, COR JEPPE AND JOUBERT STS, JOHANNESBURG
(9/2/228/4)

It was noted that EXCO of the NMC had agreed to the proclamation of ANSTEYS, but the proclamation could not proceed immediately. Furthermore the NMC could accept the donation of the building, subject to the appointment of an independant property consultant.

The chairman reported that Dr Penny of Herbert Penny (Pty) Ltd had been briefed accordingly.

4.8 MARKET THEATRE, OLD MARKET BUILDING, BREE ST, NEWTOWN,
JOHANNESBURG
(9/2/228/46)

Noted that the decision on the covered stage access had to be forwarded to the architect concerned.

MARTINSON

4.9 POTATO SHEDS, ERF 558, NEWTOWN, JOHANNESBURG
(9/2/228/47)

Noted that the design guidelines for the potato sheds still had to be drafted. Copies to be forwarded to the architect and JCC.

PLANS
COMMITTEE

4.10 STAATS MODEL SCHOOL, VAN DER WALT ST, PRETORIA
(9/2/258/8)

It was agreed that a meeting with the relevant Pretoria City Council officials be arranged for Tuesday 10 July 1990 at 09:15 to discuss the road proposals.

VAN DER
MERWE

MINUTE OF A TRANSVAAL PLANS MEETING HELD ON 1990-08-13 IN JOHANNESBURG

ACTION

hind the facade Alterations could be made to make the building viable.

Mrs Bird and Mr Prins described the historical events eg. the issuing of demolition permits on all the other buildings - Surrey House (which they were loathe to do; SA Fire House, ACA House, and the previous 10 Fox Street.

All stands were now in common ownership, meaning that a higher building with greater viability could be constructed.

Mr Nix had not been aware of 101 Fox Street. This changed the situation.

Mr Prins said that Surrey House was architecturally the most important, Triangle House historically and Provincial had the best craftsmanship.

It was AGREED that Mr Nix investigate it and try persuade his client to keep Triangle Provincial and Surrey house as separate entities and build a new block behind it;

- 7.1.2 the NMC could not agree to the demolition of Triangle and Provincial House; and
- 7.1.3 that Mr Nix would report back at a later stage.
- 7.2 Staats Model School, Van der Walt Street, Pretoria (9/2/258/8)

PRESENT:

Mrs F. Bird]	
Mr A. Holm]	National Monuments Council
Mr H. Prins]	
Mrs M. van der Merwe]	
Mr L. Uys]	Gouws, Uys and White
Mr E. Gouws]	

MINUTE OF A TRANSVAAL PLANS MEETING HELD ON 1990-08-13 IN JOHANNESBURG

ACTION

Mr A. Wheale]	
Mr M. Rautenbach]	Van Niekerk, Kleyn + Edwards
Mr J. van Straaten]	
Mr P. Retief]	City Council of Pretoria
Mr H. Vorster]	

Mr Rautenbach explained that the City Council had informed him of the outcome of the meeting with the NMC. He explained the steps to be taken and the excavations on overseas expert would be brought out to consult and draft a report.

The NMC members re-iterated the points raised at their meeting with the City Council i.e.

- guarantee from the City Council that damage be kept to the minimum
- guarantee from the City Council that it would be responsible for the restoration of building
- structural and environmental reports be prepared
- the areas in front and at the back be extended with less thick slabs (+/-) 20 metres to the west of the western boundary of van der Walt Street), and as far as possible to the east of the school
- landscaping be introduced.

After a discussion on all alternatives, it was DECIDED that:

- 7.2.1 the City Council be asked to set an amount of money aside, in a Trust Fund which would meet the full costs of restoration:
- 7.2.2 an architect be appointed at the City Council's expense, who would liaise with the engineers and monitor the impact on the building during construction and would be in charge of the final restoration:

The architect to be nominated by the NMC within the next week.

Mrs v d Merwe

MINUTE OF A TRANSVAAL PLANS MEETING HELD ON 1990-08-13 IN JOHANNESBURG

action

This architect would not be part of the team for the road project.

- 7.2.3 the documentation of the building be done before work was started (e.g colours on walls ect.)
- 7.2.4 landscaping be done to the satisfaction of the NMC.
- 7.2.5 the slab for landscaping stretch as far as +/- 20 meters west of Van der Walt Street, western boundary.
- 7.2.6 trees be planted between the on ramp and the landscaped area.
- 7.2.7 the slab at the area behind the school (east) stretch as far as possible - these details to be supplied soon.
- 7.2.8 all intended work on building e.g. openings for bringing in equipment to be plotted on a drawing beforehand and submitted to NMC.
- 7.2.9 the appointed architect to specify NMC's conditions for building operations once these had been accepted.
- 7.2.10 The NMC give the undertaking in principle that the project could proceed.

8. IN CAMERA

In camera it was later DECIDED to nominate:

a) A Holm, who has past experience with Z.A.R. buildings and restoration - he would recuse himself from Plans Committee meetings whenever this item was discussed; and

b) Mr Revel Fox) Mrs Bird to confirm with the Director.

Mrs Bird

9/2/258/8

1990-10-01

unknown

M.M. van der Merwe (Mrs)

The City Engineer
City Council of Pretoria
P O Box 440
Pretoria
0001

Sir

STAATS MODEL SCHOOL, VAN DER WALT STREET, PRETORIA

1. The meeting held between members of the National Monuments Council Transvaal Plans Committee, City Council engineers, representatives of Van Niekerk, Kleyn + Edwards, and representatives of Gouws, Uys and White, on 1990-08-13 refers.
2. After completion of the discussions the Committee decided that:
 - 2.1 the City Council must provide the NMC with a written guarantee that damage to the building would be kept to the minimum;
 - 2.2 the City Council must provide the NMC with a written guarantee that the City Council would be responsible for the restoration of the building;
 - 2.3 the City Council set an amount of money, as estimated by the conservation Architect, aside in a Trust Fund for the restoration of the building - also to be confirmed in writing;
 - 2.4 an Conservation Architect be appointed by the City Council. The architect would liase with the engineers and monitor the impact on the building during construction and would be in charge of the final restoration. The architect would report back to and liase with the NMC Plans Committee on a regular basis. The architect would, however, not be part of the team for the project but must be independant;
 - 2.5 The NMC Transvaal Plans Committee nominated the following Conservation Architects:
 - 2.5.1 Mr A Holm (who would in this case recuse himself from the Plans Committee);

mvdmsch.038

2.5.2 Mr Revel Fox;

2.6 the appointed architect will specify the NMC's conditions for building operations;

2.7 structural- and environmental reports be prepared;

2.8 full documentation of the building be done before commencement of work (eg. wall colours ect.);

2.9 all structural changes eg. openings to be made for equipment ect. be plotted on a drawing or plan and submitted to the NMC before commencement of work;

2.10 the area to the east of the building be extended as far as possible with less thick slab;

2.11 the slab to the west of the building, stretch as far as +/- 20 m west of the van der Walt Street western boundary (pavement);

2.12 landscaping be done to the satisfaction of the NMC;

2.13 trees be planted between the on ramp and the landscaped area to the west of Van der Walt Street.

3. It was also decided that the NMC give the undertaking in principle that the project could proceed.

Yours faithfully

M. M. van der MERWE

REGIONAL REPRESENTATIVE: TRANSVAAL

MVDM/jb

CC.: VAN NIEKERK, KLEYN AND EDWARDS
P O Box 72927
LYNNWOODRIF
0040

FOR ATTENTION: MR RAUTENBACH

NATIONAL MONUMENTS COUNCIL
7 BENRICO BUILDING, 417 CHURCH STREET EAST.
ARCADIA, PRETORIA 0083



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RAADVIRNASIONALEGEDENKWAARDIGHEDE
BENRICOGEBOU 7, KERKSTRAAT-OOS 417,
ARCADIA, PRETORIA 0083

Ref./Verwys:

Your Ref.: 9/2/258/8

U Verwys:

Enquiries / Navrae:

Mrs v.d. Merwe

Attention: Mr P M Retief

The City Engineer,
City of Pretoria,
P.O.Box 1409
Pretoria. 0001

BY FAX

Dear Sir,

STAATS MODEL SKOOL

Mr.Rautenbach telephoned me on 22nd inst. and the points he raised were discussed by the Plans Committee the same day. The response was as follows:

1. It was agreed that in order to assist the City of Pretoria with information on the extent of the restoration required it approve Mr. Holm's appointment by the consulting engineers for the initial stages i.e. the research and recommendations for restoration and (if these were accepted by the NMC) the drawing up of specifications and estimated costs.

That would mean that your Council would be fully informed of the scope and costs involved in the restoration, thus enabling them to dedicate adequate funds for the repair and restoration work. (The costs of repair would be estimated by VKE advised by Mr. Holm.)

2. This concession did not obviate the requirement that for the next two stages Mr. Holm be appointed by the City Council. These would include:

the period of construction during which he would be involved in monitoring the impact on the building and supervising any work on the historic structure itself.

the post-construction period when repairs and restoration would be under his supervision.

3. The meeting also confirmed the following points made to Mr. Rautenbach:

3.1 That the National Monuments Council at its meeting on 18th October resolved that any major alteration or damage to a

national monument required the approval of the Regional Committee and of the Council itself.

The terms agreed with you by the Plans Committee must therefore be submitted to the Transvaal Regional Committee and then to the Executive Committee of the Council. It would serve no purpose for us to proceed with this submission without a reply from yourself or the Town Clerk.

There is an Executive Committee meeting of the NMC early in December so this could be finalised before the end of the year.

3.2 Mr. Holm's terms of reference would be approved by the Plans Committee.

3.3 The consultants, van Niekerk Kleyn and Edwards would be proceeding at risk. The National Monuments Council was not committed to accepting the tunnel on account of this concession which had been requested by the consultants to enable them to proceed with other work.

Yours faithfully,



F. Bird (Mrs)

Chairman, Transvaal Plans Committee

Cc Messrs van Niekerk Kleyn and Edwards
Messrs Holm Jordaan and Holm

RAAD VIR NATIONALE GEDENKWAARDIGHEDE

L E E R N O T A

LÊER: 9/2/258/8

DATUM: 1990-10-15

INSAKE: Staats Model School, Van Der Waltstraat,
Pretoria

Die volgende adresse en faksnummers is van belang in hierdie geval:

1. Stadsingenieur Pretoria : Mnr C.C. du Randt

Posbus 1409

PRETORIA

0001

2. Faksnummer : 211168

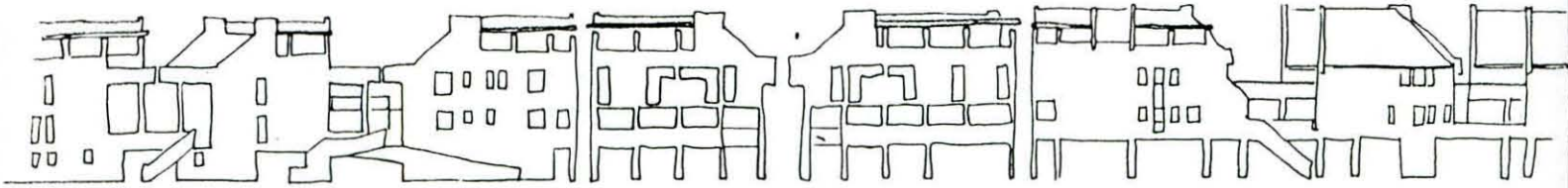
3. Twee manere by projek betrokke : Stadsingenieur :
Paaie Mnr P.F. Retief en Mnr H.D. Vorster

4. Mnr M.J. Rautenbach van Van Niekerk, Klein &
Edwards se faksnummer is 803-7930

MSlabbert

Vakkundige beampte : Transvaal

9/2/258/8



**ARGITEKTE
STADSONTWERPERS**

BK 86/04542/23

GILDEHUIS 5 GUILD HOUSE
BRONKHORSTSTR. 239 BRONKHORST ST.
NIEUW MUCKLENEUK 0181

HOLM + JORDAAN + HOLM

U Verw/Your Ref:

Ons Verw/Our Ref: 369D3 AH/ds

**ARCHITECTS
URBAN DESIGNERS**

CC 86/04542/23

TEL: (012) 46 3226
FAX: (012) 46 3226
TELEX: 3-21649 SA

07 November 1990

Van Niekerk, Klein & Edwards
Posbus 72927
LYNNWOODRIF
0081

Aandag : Mnr Tinus Rautenbach

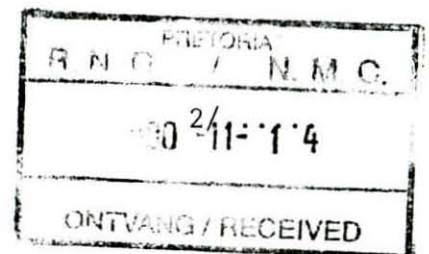
Geagte mnr Rautenbach

STAATSMODELSKOOL

Na aanleiding van ons telefoongesprek waarin u ons meedeel het dat u die inligting van ons brief van 30 Oktober aan die Stadsraad oorgedra het en dat hulle die inhoud in orde vind maar 'n beraming van totale koste aan argiteksgelde asook besonderhede oor die uurtarief verlang, verstrekk ons graag die volgende verdere inligting :

1. Die jongste uurtarief vir 'n argitek volgens die Raad van Argitekte is R172-50 (EENHONDERD TWEE EN SEWENTIG RAND VYFTIG SENT) per uur. Hierdie tarief word van tyd tot tyd hersien en ons sal u inlig wanneer daar weer 'n verhoging is.
2. Die uurtarief van 'n gesalarieerde persoon word met die volgende formule berekening bereken :

Bruto salaris x 13 ÷ 100 x 15c.



3. Ons beraam dat die totale rekening van argitek nie die bedrag van R155 000-00 (EENHONDERD VYF EN VYFTIGDUISEND RAND) sal oorskry nie.

Ons vertrou dat hierdie inligting volledig is en wag u kommentaar af.

Die uwe



A HOLM

a.a. RNG
Mev F Bird

RNG
Mev T van der Merwe

29 NOV 1990

REF:

9/2/258/8

MEMORANDUM: EXECUTIVE COMMITTEE: 1990-12-05

STAATS MODEL SCHOOL, VAN DER WALT STREET, PRETORIA

1. INTRODUCTION

1.1 The building was proclaimed a national monument in accordance with government gazettenumber 474 of 1960-04-08, amended nr 560 of 1960-04-22.

1.2 After submission of plans for a new road near the building, the National Monuments Council decided on 1961-09-19 "om die Stadsraad mee te deel dat die Kommissie geen beswaar het teen die plan vir 'n pad wat onder die gebou deur sal loop soos aan lede voorgele..."

1.3 No detail plans were submitted from 1961 - 1990.

1.4 The relocation of the building is totally unacceptable.

2. DISCUSSIONS ON PROPOSED TUNNEL AND TERMS OF AGREEMENTS

2.1 The consultants of the City Council of Pretoria, Van Niekerk, Kleyn and Edwards, approached the Transvaal Plans Committee for the first time during May 1990.

2.2 The Committee was asked to approve plans for the tunnel, which would go beyond the south wing of the building and would require the demolition of various internal sections so that the drilling equipment could be brought inside the building.

2.3 The Committee was totally opposed to the tunnel, which would endanger the building through differential settlement, and which would isolate it on an island of concrete or a tarmac slab.

2.4 It would also involve major work with heavy equipment causing internal and external damage.

2.5 After various discussions, the Plans Committee asked an interview with the City Council of Pretoria's Chief Engineer, which was held on 1990-07-26. Another meeting with representatives was held on 1990-08-13.

2.6 The City Engineer assured the Committee there was no possible alternative to the tunnel, that the estimated costs of the road was R6 million, that Pretoria required this 8 lane road and that his Council would meet every requirement the NMC made, including:

2.6.1 the City Council's written guarantee that the damage to the

MVDMMOD.038

building would be kept to the minimum;

2.6.2 that the City Council provide the NMC with a written guarantee that the City Council would be responsible for the restoration of the building;

2.6.3 that the City Council would set an amount of money aside, in a Trust Fund to provide for restoration work (this also to be in writing);

2.6.4 that the City Council employ an conservation architect of the NMC's choice to monitor the building during construction and to supervise restoration work;

2.6.5 other controls as set out in our letter dated 1990-10-01.

2.7 At the meeting held on 1990-08-13 all the points were confirmed.

2.8 As soon as they had our written agreement in principle and subject to the condisions, the consultants and City Council started to change the conditions.

2.9 The City Council announced that the consultant had to appoint the architect.

2.10 The consultant then reported that the City Council was willing to repair the building but not to restore it.

2.11 The City Council's Chief Engineer was notified by fax that this was a breach of agreement and that permission for the tunnel depended on the agreements being honoured by his Council.

2.12 The Consultant is employing the architect at risk in terms of an amendment of the Plans Committee (see letter 1990-10-26).

2.13 The first correspondence from the City Council was received by fax on 1990-11-16.

3. REGIONAL COMMITTEE

3.1 Abovementioned development was discussed by members of the Transvaal Regional Committee before referring it to the Executive Committee.

RECOMMENDATED: THAT:

1. the Executive Committee confirm the terms of agreement as set out by the Plans Committee in their letter dated 1990-10-01, and amended letter dated 1990-10-26; and

2. the NMC notify the Town Clerk of Pretoria of this decision.

M.M. van der Merwe (Mrs)

REGIONAL REPRESENTATIVE: TRANSVAAL

1990-11-27

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9/2/258/8

1990-10-01

unknown

M.H. van der Merwe (Mrs)

The City Engineer
City Council of Pretoria
P O Box 440
Pretoria
0001

Sir

STAATS MODEL SCHOOL, VAN DER WALT STREET, PRETORIA

1. The meeting held between members of the National Monuments Council Transvaal Plans Committee, City Council engineers, representatives of Van Niekerk, Kleyn + Edwards, and representatives of Gouws, Uys and White, on 1990-08-13 refers.
2. After completion of the discussions the Committee decided that:
 - 2.1 the City Council must provide the NMC with a written guarantee that damage to the building would be kept to the minimum;
 - 2.2 the City Council must provide the NMC with a written guarantee that the City Council would be responsible for the restoration of the building;
 - 2.3 the City Council set an amount of money, as estimated by the conservation Architect, aside in a Trust Fund for the restoration of the building - also to be confirmed in writing;
 - 2.4 an Conservation Architect be appointed by the City Council. The architect would liase with the engineers and monitor the impact on the building during construction and would be in charge of the final restoration. The architect would report back to and liase with the NMC Plans Committee on a regular basis. The architect would, however, not be part of the team for the project but must be independant;
 - 2.5 The NMC Transvaal Plans Committee nominated the following Conservation Architects:
 - 2.5.1 Mr A Holm (who would in this case recuse himself from the Plans Committee);

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2.5.2 Mr. Revel Fox;

- 2.6 the appointed architect will specify the NCC's conditions for building operations;
 - 2.7 structural- and environmental reports be prepared;
 - 2.8 full documentation of the building be done before commencement of work (eg. wall colours ect.);
 - 2.9 all structural changes eg. openings to be made for equipment ect. be plotted on a drawing or plan and submitted to the NCC before commencement of work;
 - 2.10 the area to the east of the building be extended as far as possible with less thick slab;
 - 2.11 the slab to the west of the building, stretch as far as +/- 20 m west of the van der Walt Street western boundary (pavement);
 - 2.12 landscaping be done to the satisfaction of the NCC;
 - 2.13 trees be planted between the on ramp and the landscaped area to the west of Van der Walt Street.
3. It was also decided that the NCC give the undertaking in principle that the project could proceed.

Yours faithfully

M. M. van der MERWE

REGIONAL REPRESENTATIVE: TRANSVAAL

MVDM/jb

CC.: VAN NIEKERK, KLEYN AND EDWARDS
P O Box 72927
LYNNWOODRIF
0040

FOR ATTENTION: MR RAUTENBACH

NATIONAL MONUMENTS COUNCIL
7 BENRICO BUILDING, 417 CHURCH STREET EAST,
ARCADIA, PRETORIA 0083



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0007

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RAADVIRNASIONALEGEDENKWAARDIGHEDE
BENRICOGEBOU 7, KERKSTRAAT-OOS 417,
ARCADIA, PRETORIA 0083

Ref./Verwys:

Your Ref: 9/2/258/8
U Verwys:

Enquiries / Navrae:

Mrs v.d. Merwe

1990-10-26

Attention: Mr P M Retief

The City Engineer,
City of Pretoria,
P.O.Box 1409
Pretoria. 0001

BY FAX

Dear Sir,

STAATS MODEL SKOOL

Mr. Rautenbach telephoned me on 22nd inst. and the points he raised were discussed by the Plans Committee the same day. The response was as follows:

1. It was agreed that in order to assist the City of Pretoria with information on the extent of the restoration required it approve Mr. Holm's appointment by the consulting engineers for the initial stages i.e. the research and recommendations for restoration and (if these were accepted by the NMC) the drawing up of specifications and estimated costs.

That would mean that your Council would be fully informed of the scope and costs involved in the restoration, thus enabling them to dedicate adequate funds for the repair and restoration work. (The costs of repair would be estimated by VKE advised by Mr. Holm.)

2. This concession did not obviate the requirement that for the next two stages Mr. Holm be appointed by the City Council. These would include:

the period of construction during which he would be involved in monitoring the impact on the building and supervising any work on the historic structure itself.

the post-construction period when repairs and restoration would be under his supervision.

3. The meeting also confirmed the following points made to Mr. Rautenbach:

3.1 That the National Monuments Council at its meeting on 18th October resolved that any major alteration or damage to a

national monument required the approval of the Regional Committee and of the Council itself.

The terms agreed with you by the Plans Committee must therefore be submitted to the Transvaal Regional Committee and then to the Executive Committee of the Council. It would serve no purpose for us to proceed with this submission without a reply from yourself or the Town Clerk.

There is an Executive Committee meeting of the NMC early in December so this could be finalised before the end of the year.

3.2 Mr. Holm's terms of reference would be approved by the Plans Committee.

3.3 The consultants, van Niekerk Kleyn and Edwards would be proceeding at risk. The National Monuments Council was not committed to accepting the tunnel on account of this concession which had been requested by the consultants to enable them to proceed with other work.

Yours faithfully,



F. Bird (Mrs)

Chairman, Transvaal Plans Committee

Cc Messrs van Niekerk Kleyn and Edwards
Messrs Holm Jordaan and Holm

Stadsraad van Pretoria

DÉPARTEMENT VAN DIE STADSINGENIEUR

8E VERDIEPING MUNITORIA
VERMEULENSTRAAT, PRETORIA

MY VERV. NR. 9/2/5/2/19
MY REF. NO.

NAVRAE AAN ENQUIRIES TO P.F. RETIEF PR ENG
(TRANSPORTATION ENGINEERING)

U VERWYS NR. 9/2/258/8
YOUR REF. NO.



City Council of Pretoria

CITY ENGINEER'S DEPARTMENT

8TH FLOOR, MUNITORIA
VERMEULEN STREET, PRETORIA

POSBUS 1409
PO BOX PRETORIA
0001



313-7911
X 7620

TELEGRAFIESE ADRES:
TELEGRAPHIC ADDRESS: AIROTER

Teleks/Telex:
Pretoria Town Clerk, Munitoria, 321955 SA
Fax: 211168

14 November 1990

Regional Representative :
Transvaal
National Monuments Council
PO Box 26018
ARCADIA
0007

ATTENTION : MRS M.M. VD MERWE

Madam

STAATS MODEL SCHOOL : SKINNER STREET SUBWAY

Your letter dated 1 October 1990, and further undated letters (of which faxes were received on 17 October 1990 and 26 October 1990), have reference.

1. Damage to the Staats Model School during the construction of the above subway, will be kept to a minimum, as far as it is reasonably possible.
2. Your letter of 1 October 1990 could be interpreted to state that the Council would be responsible for the restoration of the building as a whole ie also those parts of the building unaffected by construction work. In order that there is no misunderstanding in this regard, we reiterate our verbal undertaking that any part of the building damaged during construction work, will be restored to the satisfaction of the appointed conservation architect.
3. An amount of money, as estimated by the conservation architect, will be set aside and held in abeyance for the restoration of those parts of the building damaged during construction work.

2/...

4. This Department has in principle no objection to appoint an independant conservation architect (Mr A. Holm) as proposed by your Plans Committee. A report will have to be submitted to my Council for approval of such an appointment, and I will require full details of the estimated time that will be spent on investigations, liaison, monitoring, supervision and other functions mentioned in your letters, as well as his hourly rate. In the mean time, as the matter is urgent, mnr Holm may proceed with initial research and recommendations by appointment through the Council's consulting engineers, Messrs Van Niekerk, Kleyn & Edwards, as proposed in your last letter.
5. Points 2.6 to 2.13 in your letter of 1 October 1990 are acceptable to this Department.

I trust that you are now in a position to make a submission to the Executive Committee of the NMC.

Yours faithfully


for C.C. DURAND PR ENG
CITY ENGINEER
/ejb

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ARCADIA, PRETORIA 0083



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Ref./Verwys: 9/2/258/8

Your Ref.:
U Verwys.: 9/2/5/2/19

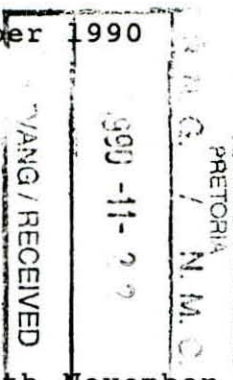
Enquiries / Navrae:

Mrs v.d. Merwe

ATTENTION: Mr P.F. Retief

The City Engineer,
City Council of Pretoria,
P.O. Box 1409
Pretoria
0001

19 November 1990



Dear Sir,

Staats Model School: Skinner Street Subway

Your letter dated 14th November received by fax on 16th November refers.

It is important to clarify this difference of understanding regarding restoration. The point made at our initial meeting was that if you were simply to repair a section damaged during construction it would then differ in paint colour and appear patchy. The whole wall would obviously have to be repainted. It was agreed that the research would be undertaken so that the repairs would not simply reinstate the existing, but would be correct historically as far as is practicable.

Mr Holm has already indicated two examples.

1) The correct paint colours for walls and dadoes. These would then be used throughout, not simply in the specific sections which are damaged.

Since during the construction dust and exhaust fumes are likely to affect the entire building, it will be necessary for it to be repainted throughout.

2) The original photographs show down-pipes which have subsequently been relocated. These could be used to conceal the expansion joints which both the architects and engineers believed necessary.

However, the building was designed symmetrically so that reinstating the down-pipes on one wing only would actually

destroy part of the architectural character. Down-pipes should then be reinstated at the matching point on the other wing.

The Plans Committee believed the following should be the accepted restoration principles:

1. Where alteration / demolition / damage occurs the repair should be correct to the original specifications where possible or practicable in view of the change in use.
2. These restorations should be applied throughout the building, not confined to one wing only.

Points one and two are considered an essential requirement.

3. There may be other original details which have been removed over the years, and which are not affected by the subway construction.

Costs of such restoration will be obtained and submitted for consideration by your Council. (For instance the building originally had a stoep.) It is hoped the Pretoria City Council would be willing to undertake this sort of work so that the building will have benefited to some extent from the subway.

Your letter will be submitted to the NMC Executive Committee Meeting in December.

Yours faithfully,



F. Bird
Chairman, Transvaal Plans Committee.

Stadsraad van Pretoria

DEPARTEMENT VAN DIE STADSINGENIEUR

8E VERDIEPING MUNITORIA
VERMEULENSTRAAT, PRETORIA

MY VERW. NR
MY REF. NO. 9/2/5/2/19

NAVRAE AAN
ENQUIRIES TO P.F. RETIEF PR ENG
(TRANSPORTATION ENGINEERING)

U VERWYS NR
YOUR REF. NO. 9/2/258/8



City Council of Pretoria

CITY ENGINEER'S DEPARTMENT

8TH FLOOR, MUNITORIA
VERMEULEN STREET, PRETORIA



POSBUS 1409
PO BOX
PRETORIA
0001



313-7911
X 7620

TELEGRAFISE ADRES:
TELEGRAPHIC ADDRESS: AIROTER

Teleks/Telex:
Pretoria Town Clerk, Munitoria, 321955 SA
Fax: 211168



14 November 1990

Regional Representative
Transvaal
National Monuments Council
PO Box 26018
ARCADIA
0007

ATTENTION : MRS M.M. VD MERWE

Madam

STAATS MODEL SCHOOL : SKINNER STREET SUBWAY

Your letter dated 1 October 1990, and further undated letters (of which faxes were received on 17 October 1990 and 26 October 1990), have reference.

1. Damage to the Staats Model School during the construction of the above subway, will be kept to a minimum, as far as it is reasonably possible.
2. Your letter of 1 October 1990 could be interpreted to state that the Council would be responsible for the restoration of the building as a whole ie also those parts of the building unaffected by construction work. In order that there is no misunderstanding in this regard, we reiterate our verbal undertaking that any part of the building damaged during construction work, will be restored to the satisfaction of the appointed conservation architect.
3. An amount of money, as estimated by the conservation architect, will be set aside and held in abeyance for the restoration of those parts of the building damaged during construction work.

2/...

4. This Department has in principle no objection to appoint an independant conservation architect (Mr A. Holm) as proposed by your Plans Comittee. A report will have to be submitted to my Council for approval of such an appointment, and I will require full details of the estimated time that will be spent on investigations, liaison, monitoring, supervision and other functions mentioned in your letters, as well as his hourly rate. In the mean time, as the matter is urgent, mnr Holm may proceed with initial research and recommendations by appointment through the Council's consulting engineers, Messrs Van Niekerk, Kleyn & Edwards, as proposed in your last letter.
5. Points 2.6 to 2.13 in your letter of 1 October 1990 are acceptable to this Department.

I trust that you are now in a position to make a submission to the Executive Committee of the NMC.

Yours faithfully


for C.C. DURAND PR ENG
CITY ENGINEER
/ejb

REF:

9/2/258/8

MEMORANDUM: EXECUTIVE COMMITTEE: 1990-12-05

STAATS MODEL SCHOOL, VAN DER WALT STREET, PRETORIA

1. INTRODUCTION

1.1 The building was proclaimed a national monument in accordance with government gazettenumber 474 of 1960-04-08, amended nr 560 of 1960-04-22.

1.2 After submission of plans for a new road near the building, the National Monuments Council decided on 1961-09-19 "om die Stadsraad mee te deel dat die Kommissie geen beswaar het teen die plan vir 'n pad wat onder die gebou deur sal loop soos aan lede voorgele..."

1.3 No detail plans were submitted from 1961 - 1990.

1.4 The relocation of the building is totally unacceptable.

2. DISCUSSIONS ON PROPOSED TUNNEL AND TERMS OF AGREEMENTS

2.1 The consultants of the City Council of Pretoria, Van Niekerk, Kleyn and Edwards, approached the Transvaal Plans Committee for the first time during May 1990.

2.2 The Committee was asked to approve plans for the tunnel, which would go beyond the south wing of the building and would require the demolition of various internal sections so that the drilling equipment could be brought inside the building.

2.3 The Committee was totally opposed to the tunnel, which would endanger the building through differential settlement, and which would isolate it on an island of concrete or a tarmac slab.

2.4 It would also involve major work with heavy equipment causing internal and external damage.

2.5 After various discussions, the Plans Committee asked an interview with the City Council of Pretoria's Chief Engineer, which was held on 1990-07-26. Another meeting with representatives was held on 1990-08-13.

2.6 The City Engineer assured the Committee there was no possible alternative to the tunnel, that the estimated costs of the road was R6 million, that Pretoria required this 8 lane road and that his Council would meet every requirement the NMC made, including:

2.6.1 the City Council's written guarantee that the damage to the

MVDMOD.038

building would be kept to the minimum;

2.6.2 that the City Council provide the NMC with a written guarantee that the City Council would be responsible for the restoration of the building;

2.6.3 that the City Council would set an amount of money aside, in a Trust Fund to provide for restoration work (this also to be in writing);

2.6.4 that the City Council employ an conservation architect of the NMC's choice to monitor the building during construction and to supervise restoration work;

2.6.5 other controls as set out in our letter dated 1990-10-01.

2.7 At the meeting held on 1990-08-13 all the points were confirmed.

2.8 As soon as they had our written agreement in principle and subject to the condisions, the consultants and City Council started to change the conditions.

2.9 The City Council announced that the consultant had to appoint the architect.

2.10 The consultant then reported that the City Council was willing to repair the building but not to restore it.

2.11 The City Council's Chief Engineer was notified by fax that this was a breach of agreement and that permission for the tunnel depended on the agreements being honoured by his Council.

2.12 The Consultant is employing the architect at risk in terms of an amendment of the Plans Committee (see letter 1990-10-26).

2.13 The first correspondence from the City Council was received by fax on 1990-11-16.

3. REGIONAL COMMITTEE

3.1 Abovementioned development was discussed by members of the Transvaal Regional Committee before referring it to the Executive Committee.

RECOMMENDATED: THAT:

1. the Executive Committee confirm the terms of agreement as set out by the Plans Committee in their letter dated 1990-10-01, and amended letter dated 1990-10-26; and

2. the NMC notify the Town Clerk of Pretoria of this decision.

M.M. van der Merwe (Mrs)
REGIONAL REPRESENTATIVE: TRANSVAAL

1990-11-27

MVDMOD.038

MINUTES OF AN EXECUTIVE COMMITTEE MEETING THAT WAS HELD ON
3 DECEMBER 1990 AT THE CULTURAL HISTORY MUSEUM, GEORGE

- 8 -

- b) that as a matter of urgency a press release be prepared.

Director

The Assistant Director : Operations raised the question of procedure to be followed by the Regional Representatives when similar incidents occurred.

It was AGREED that

- a) in the first instance the Regional Chairman be consulted; and
b) if necessary, thereafter an urgent meeting be called by the Regional Chairman of the available Regional Members.

Assistant
Director :
Operations

G. ORANGE FREE STATE

G.1 APPOINTMENT OF COMMITTEE : VEGKOP BATTLEFIELD 9/2/317/2

The memorandum dated 15 November 1990 was NOTED.

After discussion it was DECIDED

- a) to await clarification regarding the future of the Vegkop Battlefield before the appointment of a committee;
b) that the relevant Regional Representative prepare a memorandum on the latest developments regarding the consolidation and the possible transfer of the property; and
c) that the matter be referred to the next Executive Committee meeting.

Regional
Representative
O.F.S.

H. TRANSVAAL

H.1 "STAATS MODEL" SCHOOL, VAN DER WALT STREET,
PRETORIA (9/2/258/8)

The letters to the City Council of Pretoria dated 1 October 1990 and 26 October 1990 were NOTED.

9/...

22

MINUTES OF AN EXECUTIVE COMMITTEE MEETING THAT WAS HELD ON
3 DECEMBER 1990 AT THE CULTURAL HISTORY MUSEUM, GEORGE

- 9 -

The terms of agreement were CONFIRMED on condition that the terms of agreement were as set out by the Transvaal Plans Committee in the two above mentioned letters.

It was also AGREED that the Town Clerk of Pretoria be notified of this decision.

Transvaal
Regional
Representative

H.2 OLD FORT, HOSPITAL HILL, JOHANNESBURG 9/2/228/35

The memorandum dated 27 November 1990 and the letter to Commandant Becker, dated 6 November 1990 were NOTED.

It was AGREED that

- a) the Transvaal Plans Committee continue with negotiations with the relevant parties concerned with the proposed alterations and demolitions at the Old Fort; and
- b) once mutual understanding between the NMC and the Fort Foundation had been reached, a synopsis of the agreement be presented to Council for consideration.

Transvaal
Plans
Committee

H.3 APPEAL AGAINST REFUSAL OF DEMOLITION PERMIT :
ERF 382, RANDFONTEIN (9/2/260/2)

It was NOTED that the owner had appealed against the refusal of the demolition permit and that the Minister had requested that the Executive Committee consider the matter.

After consideration it was DECIDED

- a) not to oppose the demolition; and
- b) that the Minister be advised of this decision.

Assistant
Director :
Operations

10/...

4.2 Staats Model School, Van der Walt Street,
Pretoria (9/2/258/8)

Mrs Bird reported on the correspondence between the NMC and the City Council of Pretoria. The City Council of Pretoria had not confirmed all the terms of agreement. (Mrs van der Merwe mentioned that the City Engineer had said at a recent meeting that the road plan was not the original plan. Mrs Bird said that the original decision was actually then not applicable.

A memorandum had been presented to the Executive Committee.

After a discussion it was DECIDED that:

- 4.2.1 formal permission for the continuation of the tunnel would not be granted until all conditions had been agreed:
- 4.2.2 the City Council be notified that the NMC had not yet seen the full scheme;
- 4.2.3 the City Council be notified that the NMC presumed that there would be requests for further demolition, but no demolitions would be issued until such time as a formal undertaking had been received from the City Council and Department of Transport that the road would be constructed within the next 12 months.

Mrs van der Merwe

4.3 House Bliebers, Erf 382, Randfontein (9/2/260/2)

Mrs van der Merwe reported that the owner of abovementioned property had appealed to the Minister regarding the refusal of the demolition permit. The appeal had been discussed at the Executive Committee meeting held on 1990-12-03. A demolition permit was granted.

The Committee expressed its disappointment as this house was an important building in Randfontein, and the Town Council of Randfontein had proved its concern for preserving the Town's buildings.

MINUTES OF A MEETING OF THE TRANSVAAL PLANS COMMITTEE HELD ON
1991-01-30 IN JOHANNESBURG

-6-

- p8. item 7.4 paragraph 1 line 3: alter "will" to "would".
- p8. item 7.5 paragraph 1 line 2: alter "were" to "was" and line 3 "mentioned" to "described".

The minutes were SIGNED.

5. MATTERS ARISING FROM PREVIOUS MINUTES

ACTION

5.1 Staats Model School, Van der Walt Street, Pretoria (9/2/258/8)

Mr Holm reported on his recent meeting with Mr Rautenbach and the inspection of this building. He also reported on the decorations and colouring of walls, as well as on the suggestion to place the building on rails. NOTED.

Mr Holm was requested to submit his terms of reference to the Plans Committee.

Mr Holm

5.2 Pretorius Street 570, Arcadia, Pretoria (9/2/258/5)

Mrs Van der Merwe reported on the discussions she had had with the owner and two architects on 1991-01-22. The owner had not known of the need to apply for a demolition permit. A record of the discussion would be made.

Mrs van der Merwe

They would like to submit proposals to the Plans Committee at the next meeting. NOTED.

5.3 16 Mint Street, Belgravia, Johannesburg (9/2/228/1/29)

Mrs Van der Merwe reported that no affidavit had been received and that no demolition permit had been issued. NOTED.

9/2/258/8

1991-02-26

9/2/5/2/19

M.M. van der Merwe (mev)

Die Stadsingénieur
Departement van die Stadsingénieur
Stadsraad van Pretoria
Posbus 1409
PRETORIA
0001

VIR AANDAG: MNR. P.F. RETIEF

Meneer

STAATS MODEL SCHOOL, VAN DER WALTSTRAAT, PRETORIA

1. 'n Voorlegging waarby alle skrywes aangeheg was, is vir die Raad vir Nasionale Gedenkwaardighede se Uitvoerende Komitee vergadering, wat op 1990-12-03 gehou is, ingelewer.

2. Die Komitee het die saak van die tunnel en al die voorstelle deeglik oorweeg.

3. Die Komitee se besluit staan opgeteken op pp. 8+9, item 4.1 van die Raad vir Nasionale Gedenkwaardighede se Uitvoerende Komitee notule van 1990-12-03.

4. Ek haal graag vir u die besluit aan: "The terms of agreement were CONFIRMED on condition that the terms of agreement were as set out by the Transvaal Plans Committee in the two above mentioned letters" [d.i. ons skrywes gedateer 1990-10-01 en 1990-10-26].

"It was also AGREED that the Town Clerk of Pretoria be notified of this decision".

5. Gerieflikheidshalwe heg ek die twee genoemde skrywes vir u aan.

Die uwe

M. M. van der MERWE

STREEKVERTEENWOORDIGER: TRANSVAAL

055D017.DOC

0220013.DOC

STREEK/AVRILLEN/COMPTON: 18712/AVR

Die me

2. Oeffentlijkrechtelijke reg. en die twee genoemde artikelen van n. van.

decision.

It was also ADVISED that the Town Clerk of Pretoria be notified of this one articles gedraagt 1880-10-01 en 1880-10-38).

the Transvaal Plans Committee in the two above mentioned letters, [d.]. COMPLETED on condition that the terms of agreement were as set out by 4. En hier staat van n. die resultaat van: "The terms of agreement were

1880-12-03.

Enad van Koninklijke Oeffentlijkrechtelijke de uitvoerende komitee van 3. Die komitee de resultaat van opgetreden op pp. 8+8' van 4.1 van die

oortwee.

3. Die komitee het die zaak van die koning en al die voorstelde deeglijk

1880-12-03 Repon te' ingelever.

Koninklijke Oeffentlijkrechtelijke de uitvoerende komitee verghadering' met op 1. In voorlegging waarbij alle artikelen aangegeven was' te van die raad van

STAATS HOOFD SCHOOL' VAN DEB WATERSKRAAL' PRETORIA

meester

ATB VINDYD: MIE' P.E. BELIEF

0001
PRETORIA
Postbus 1400
Stadsraad van Pretoria
Departement van die Stadsingentent
Die Stadsingentent

8\5\2\5\18

M.M. van der Merwe (mev)

8\5\2\5\18

85-20-1881

a.a. Die Stadsklerk
Posbus 1409
PRETORIA
0001

055D017.DOC

022D01A, DCG

er. s. e
Metelkretz die
8041 anbebe
ALBERTA
1000

Stadsraad van Pretoria

DEPARTEMENT VAN DIE STADSINGENIEUR

8E VERDIEPING MUNITORIA
VERMEULEN STRAAT, PRETORIA

MY VERW. NR 9/2/5/2/19
MY REF. NO.

NAVRAE AAN H.D. VORSTER Pr Eng
ENQUIRIES TO ..(TRANSPORTATION ENGINEERING)

U VERWYS NR 9/2/258/8
YOUR REF. NO.



City Council of Pretoria

CITY ENGINEER'S DEPARTMENT

8TH FLOOR, MUNITORIA
VERMEULEN STREET, PRETORIA



POSBUS 1409
PO BOX PRETORIA
0001



X 7671³¹³⁻⁷⁹¹¹

TELEGRAFIËSE ADRES:
TELEGRAPHIC ADDRESS: AIROTER

Teleks/Telex:
Pretoria Town Clerk, Munitoria, 321955 SA
Fax: 211168

31 January 1991

Regional Representative : Transvaal
National Monuments Council
PO Box 26018
ARCADIA
0007

ATTENTION : MRS M.M. VAN DER MERWE


Madam

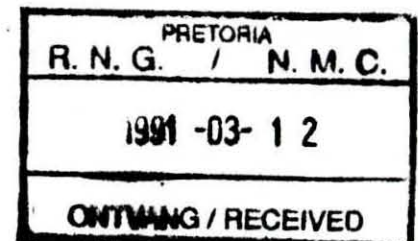
STAATS MODEL SCHOOL : SKINNER STREET SUBWAY

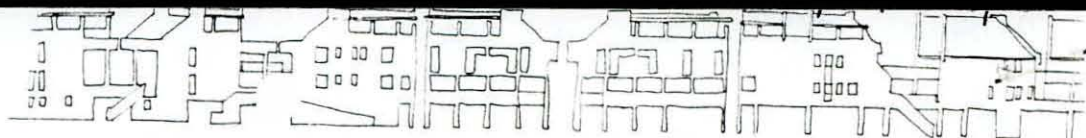
Your letter dated 19 November 1990 refers.

In order to enable this Department to consider the requirements as set out in your letter, could you please confirm whether our letter dated 14 November 1990 has been submitted to the NMC Executive Committee and what decisions were taken.

Yours faithfully


for C.C. DURAND Pr Eng
CITY ENGINEER
HDV/dvdw





ARGITEKTE
STADSONTWERPERS
BK 86/04542/23

HOLM + JORDAAN + HOLM

ARCHITECTS
URBAN DESIGNERS
CC 86/04542/23

GILDEHUIS 5 GUILD HOUSE
BRONKHORSTSTR. 239 BRONKHORST ST.
NIEUW MUCKLENEUK 0181

U Verw / Your Ref:
Ons Verw / Our Ref:

TEL: (012) 46 3226
FAX: (012) 46 3226
TELEX: 3 - 21649 SA

Mev. Tillie van der Merwe
R NG

21-3-91

Beste Tillie,

Hierby aangesluit vind asb ons
briewe wat opdragingskrywing van
Staatsweldkood bevat.
Volgens die briewe moesaftrekte
aan mev Bird en ja gegaan het.

Groete
A H

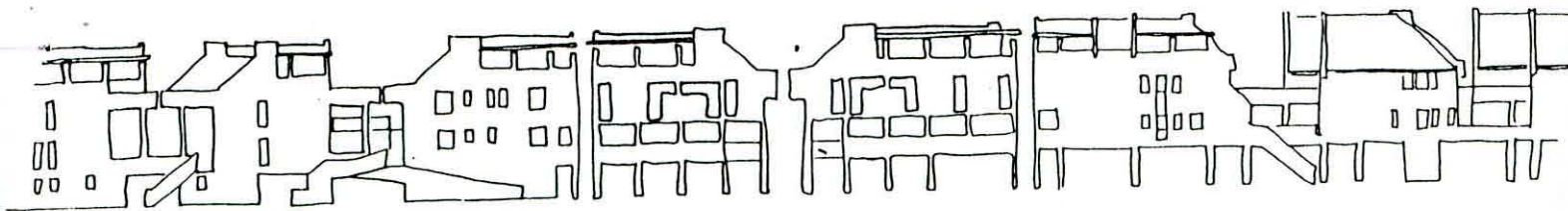
9/2/258/8

MET GROETE

WITH COMPLIMENTS

ALBRECHT HOLM B.A.R.C.H. (PRET) L.I.A./M.I.A. GERRIT JORDAAN B.BOU (UPE) B.A.R.C.H. (UPE) M.E.P. URBAN DESIGN (WITS) L.I.A./M.I.A.
PROF. DR. DIETER HOLM D.A.R.C.H. (PRET) L.I.A./M.I.A.

h2



**ARGITEKTE
STADSONTWERPERS**
BK 86/04542/23

GILDEHUIS 5 GUILD HOUSE
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HOLM + JORDAAN + HOLM

U Verw/Your Ref:

Ons Verw/Our Ref: 369D3 AH/ds

**ARCHITECTS
URBAN DESIGNERS**
CC 86/04542/23

TEL: (012) 46 3226
FAX: (012) 46 3226
TELEX: 3-21649 SA

07 November 1990

Van Niekerk, Klein & Edwards
Posbus 72927
LYNNWOODRIF
0081

Aandag : Mnr Tinus Rautenbach

Geagte mnr Rautenbach

STAATSMODELSKOOL

Na aanleiding van ons telefoongesprek waarin u ons meedeel het dat u die inligting van ons brief van 30 Oktober aan die Stadsraad oorgedra het en dat hulle die inhoud in orde vind maar 'n beraming van totale koste aan argiteksgelde asook besonderhede oor die uurtarief verlang, verstrek ons graag die volgende verdere inligting :

1. Die jongste uurtarief vir 'n argitek volgens die Raad van Argitekte is R172-50 (EENHONDERD TWEE EN SEWENTIG RAND VYFTIG SENT) per uur. Hierdie tarief word van tyd tot tyd hersien en ons sal u inlig wanneer daar weer 'n verhoging is.
2. Die uurtarief van 'n gesalarieerde persoon word met die volgende formule berekening bereken :

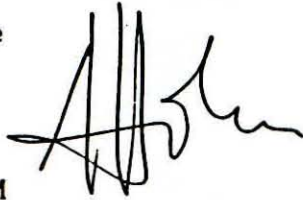
Bruto salaris x 13 ÷ 100 x 15c.

PRETORIA R. N. G. / N. M. C.
1991-04-02 2/.....
ONTVANG / RECEIVED

3. Ons beraam dat die totale rekening van argitek nie die bedrag van R155 000-00 (EENHONDERD VYF EN VYFTIGDUISEND RAND) sal oorskry nie.

Ons vertrou dat hierdie inligting volledig is en wag u kommentaar af.

Die uwe



A HOLM

a.a. RNG
Mev F Bird

RNG
Mev T van der Merwe

30 Oktober 1990

Van Niekerk, Klein & Edwards
Posbus 72927
LYNNWOODRIF
0081

Aandag : Mnr Tinus Rautenbach

Geagte mnr Rautenbach

STAATSMODELSKOOL

In opvolging van ons gesprekke asook die brief van mev F Bird (voorsitter Transvaalse Plannekomitee van RNG) van 26 Oktober 1990 i.v.m. bogemelde, wil ons die opdrag aan Holm + Jordaan + Holm Argitekthe as volg formuleer :


1. Die nodige navorsing en struktuur ondersoek te onderneem en alle relevante inligting te bekom.
2. Advies te lewer oor die ingrypings in die gebou om struktuurwerk uit te voer steeds met die doel om weë te vind wat beskadigings aan die gebou tot die minimum sal beperk en sulke plekke te vind waar die beskadigings die minste gevoelig is. Ons veronderstel dat VKE onderneem om alle nodige hulp te verleen en van sy kant af ook alle pogings aanwend om die gunstigste oplossing te vind.
3. Beplanning en dokumentasie vir restourasiewerk asook samewerking met struktuuringenieur en bourekenaar.
4. Identifiseer en keur van kundige restourasie kontrakteur en ambagsmanne om werk uit te voer. Opstel van kontrak.
5. Kontrakadministrasie van die restourasie kontrak.
6. Voordurend aan RNG verslag doen en RNG se kommentaar in ag neem en verwerk.

Ons verstaan dat ons hierdie werk op die uurtarief volgens die jongste aanbevole skaal van die Instituut van Suid Afrikaanse Argitekte sal uitvoer en dat ons vir items 1 tot 4 deur u firma aangestel en vergoed word en dan vir item 5 deur die Stadsraad direk aangestel en vergoed sal word en in die na-kontrakperiode teenoor die Stadsraad verantwoordelik sal wees.

Ons bevestig dat ons reeds met item 1 begin het en verneem graag spoedig skriftelik van u of u die saak so in orde vind.

Met vriendelike groete, die uwe

A HOLM

A handwritten signature consisting of a stylized 'A' followed by two vertical lines.

n.a. Mev F Bird

Mev T van der Merwe
RNG

9/2/258/8

Stadsraad van Pretoria

DEPARTEMENT VAN DIE STADSINGENIEUR

8E VERDIEPING MUNITORIA
VERMEULENSTRAAT, PRETORIA

MY VERW. NR 9/2/5/2/19
MY REF. NO.

NAVRAE AAN H.D. VORSTER PR ENG
ENQUIRIES TO (TRANSPORTATION ENGINEERING)

U VERWYS NR
YOUR REF. NO.



City Council of Pretoria

CITY ENGINEER'S DEPARTMENT

8TH FLOOR, MUNITORIA
VERMEULEN STREET, PRETORIA



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TELEGRAFISE ADRES:
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Pretoria Town Clerk, Munitoria, 321955 SA
Fax: 211168

2 June 1991

The Chairman
Transvaal Plan Committee
National Monuments Council
PO Box 26018
ARCADIA
0007

ATTENTION : MRS VD MERWE

Sir

THE DOUBLING OF SKINNER STREET, STAATS MODEL SCHOOL

My discussion with Mrs van der Merwe on 2nd July 1991 refers.

As you are aware the National Monuments Council has in principle given permission to the Council to construct a tunnel underneath the Staats Model School, subject to certain conditions.

During the detail design stage of this project, it became evident that the costs involved in providing the tunnel would be more than three times higher than originally estimated, mainly due to unforeseen circumstances. Consequently other alternatives had to be investigated.

Of the alternatives investigated, only the following two alternatives required further attention:

1. Re-align Skinner Street between the Staats Model School and Vista University. (See alternative 2 on attached plans).

This alternative was also investigated at an earlier stage, but because of the limited space available pedestrians could not be accommodated satisfactorily.

After further investigation the possibility to accommodate pedestrians underneath the building of Vista University, between the pillars, underneath the first floor, was discussed with the Rector and his committee, who, in principle agreed to consider this proposal, subject to further information.

Handwritten notes:
m/v...
1991-07-02
79

As can be seen on the plans, it will also be necessary to accommodate pedestrians on the property of the Staats Model School.

2. Re-alignment of Skinner Street and demolish a part of the building of Vista University and possibly the Church on the south-western corner of van der Walt- and Skinner Street. (See Alternative 1 on attached plans.)

For this alternative the northern portion of the building of Vista University will have to be demolished. In this instance the personnel of the University will have to be resettled as the remaining portion of the building would not suit their requirements. This factor will have a serious effect on the completion time of the project.

It is also possible that the abovementioned church may have to be demolished for this alternative.

A preliminary cost estimate has shown that Alternative 1 is in the order of 30% more expensive than Alternative 2, that is about R9 million more expensive.

Should alternative 2 therefore not be acceptable it could have a serious cost implication for the Council.

In view of the abovementioned it would be appreciated if your Committee would consider alternative 2 and supply this Department with your comments/recommendations.

Do not hesitate to contact this Department should you require any further information.

Yours faithfully


for C.C. DURAND PR ENG
CITY ENGINEER

/ejb

**BYLAE
ENCLOSURE**

9/2/258/8

9/2/5/2/19

MM van der Merwe (Mrs)

1991-07-19

The City Engineer
City Council of Pretoria
P.O. Box 1409
Pretoria
0001

FOR ATTENTION: MR H.D. VORSTER

Sir

STAATS MODEL SCHOOL, VAN DER WALT STREET, PRETORIA

1. Your letter dated 1991-06-02 as well as plans PM 326/23 (alternative 1), PM 326/24 (alternative 2) and PM 326/22 refer.
2. The Committee was most delighted with the new plans.
3. After a discussion on the two alternatives during the National Monuments Council's Transvaal Plans Committee meeting held on 1991-07-03, the Committee decided:

"5.10.1 to approve alternative 2 with the following condition:

- 5.10.1.1 that the City Council move the existing southern fence of the Staats Model School at their own cost;
- 5.10.1.2 that the City Council arrange for the acoustic treatment, such as double glazing of the windows on the southern facade; and
- 5.10.1.3 that the width of the median in the road be reduced so as to leave more width for the pavements."

4. On behalf of the National Monuments Council's Plans Committee, I would like to express their appreciation towards the City Council and your department for doing the utmost to preserve the Staats Model School in situ and for the latest road proposals.

062F042.DOC1

5. Please note that our address had changed.

Yours faithfully

M. M. van der MERWE

REGIONAL REPRESENTATIVE: TRANSVAAL

Stadsraad van Pretoria

DEPARTEMENT VAN DIE STADSINGENIEUR

BE VERDILPING MUNITORIA
VERMEULENSIRAAT, PRETORIA

MY VERW. NR 9/2/5/2/19
MY REF. NO.

NAVRAL AAN H.D. VORSTER Pr Eng
INQUIRIES TO (TRANSPORTATION ENGINEERING)

U VERWYS NR 9/2/258/8
YOUR REF. NO.



City Council of Pretoria

CITY ENGINEER'S DEPARTMENT

8TH FLOOR, MUNITORIA
VERMEULEN STREET, PRETORIA



POSBUS 1409
PO BOX PRETORIA
0001



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TELEGRAFIESE ADRES:
TELEGRAPHIC ADDRESS: AIROTER

Teleks/Telex:
Pretoria Town Clerk, Munitoria, 321955 SA
Fax: 211168

13 September 1991

The Regional Representative : Transvaal
National Monuments Council
PO BOX 7888
PRETORIA
0001

Sir

STAATS MODEL SCHOOL, VAN DER WALT STREET, PRETORIA

Your letter dated 19 July 1991 refers.

With regard to the conditions of approval, as set out in you letter, this Department would like to provide the following information:

Paragraph 5.10.1.1 This condition is acceptable.

Paragraph 5.10.1.2 This Department has appointed consultants to carry out a noise impact study. As soon as the study is completed the matter of acoustic treatment will be finalised.

Paragraph 5.10.1.3 Width of the median. Attached is a drawing of the median (cross section). As can be seen the raised portion of the median is only 1,3m wide which leaves very limited space for pedestrians who might seek refuge on the median.

Furthermore, it is a requirement that a traffic signal be erected on the median. It is not possible to erect a traffic signal on a median narrower than 1,3 m.

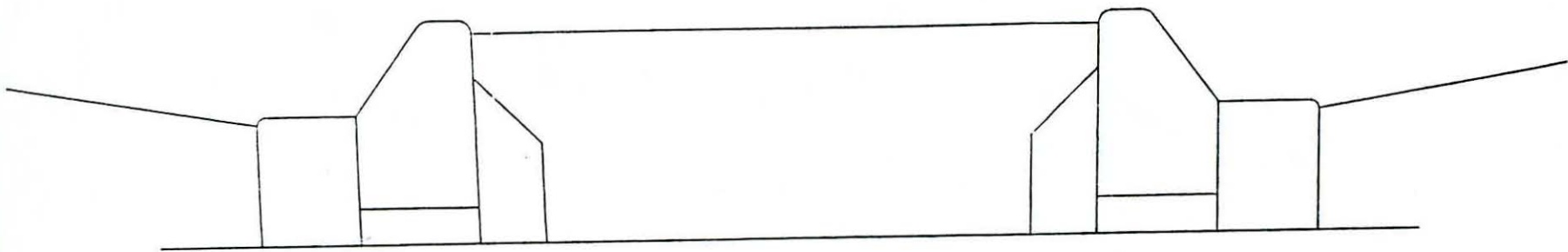
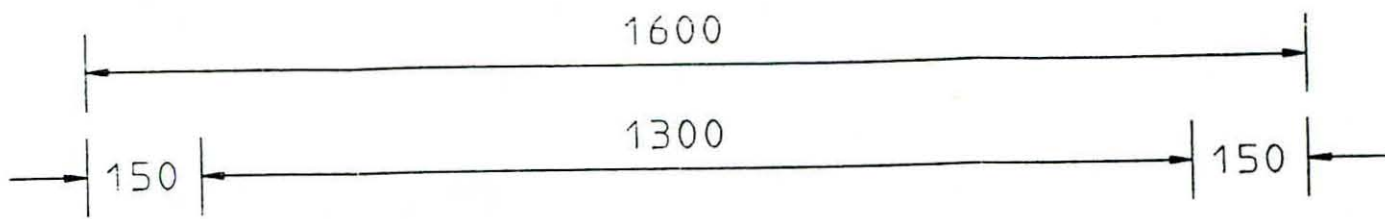
The width of the median provided is already a minimum standard and can therefore not be reduced.

I trust that this will be acceptable to your Council.

Yours faithfully

C.C. Durand
for C.C. DURAND PR ENG
CITY ENGINEER

PRETORIA R. N. G. / N. M. C.
91-10-03
ONTVANG / RECEIVED



SKAAL 1: 10



9/2/258/8

9/2/5/2/19

MM van der Merwe (mev)

1991-11-01

Die Stadsingenieur
Stadsraad van Pretoria
Posbus 1409
Pretoria
0001

VIR AANDAG: MNR. H.D. VORSTER

Meneer

STAATS MODEL SCHOOL, VAN DER WALTSTRAAT, PRETORIA

1. Dankie vir u skrywe gedateer 1991-09-13 en kommentaar op my skrywe van 1991-07-19.

2. U skrywe is deur die Raad vir Nasionale Gedenkwaardighede se Transvaalse Plannekomitee, tydens sy vergadering gehou op 1991-10-21, bespreek.

3. Die kwessie van die mediaan is bespreek en het die komitee dus besluit om u kommentaar hierop te aanvaar.

4. Ek wil graag weereens die ingenieursdepartement vir die goeie samewerking in die Staats Model School-geval bedank.

Die uwe

M. M. SLABBERT

STREEKVERTEENWOORDIGER: TRANSVAAL

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Skinner Street may curve around school

COR UYS, Municipal Reporter

THE entire new R35-million doubled Skinner Street might be made to curve around the south side of the historic Staats Model School.

This was indicated by Dr Chris Swart, management committee member in charge of the city engineer's department, who said the cost of more than R20-million for a subway underneath the Staats Model School, which may not be touched, was too expensive.

The street passing south of the historic monument would mean the city council will have to expropriate and demolish more buildings, including the University of South Africa's Samuel Pauw Building.

Mr Albrecht Holm, deputy chairman of the Pretoria branch of the Simon van der Stel Foundation, has meanwhile reacted to remarks by Dr Swart, describing them as "typically" not touching the

merits of the matter.

Dr Swart had said road construction was "not the foundation's terrain". While the council was "very sensitive" about not damaging historic buildings, it was responsible for development.

"We must also look forward and not backward all the time. It is our task to make the city accessible," he said.

Mr Holm said he could confirm that roads were not the foundation's calling, "but conservation is".

"We see progress not as demolishing buildings, but as utilising the old.

"The destruction caused with the freeway is not limited to the couple of buildings being demolished, but goes much further in that the city is cut into pieces and polluted with noise, exhaust fumes and dangers," he said.