

## **130 BOOM ST. ERF 2213 PIETERMARITZBURG**

### **HERITAGE REPORT**

Prepared for VNA Consulting

03 November 2020



Prepared by :

**Lindsay Napier architect**

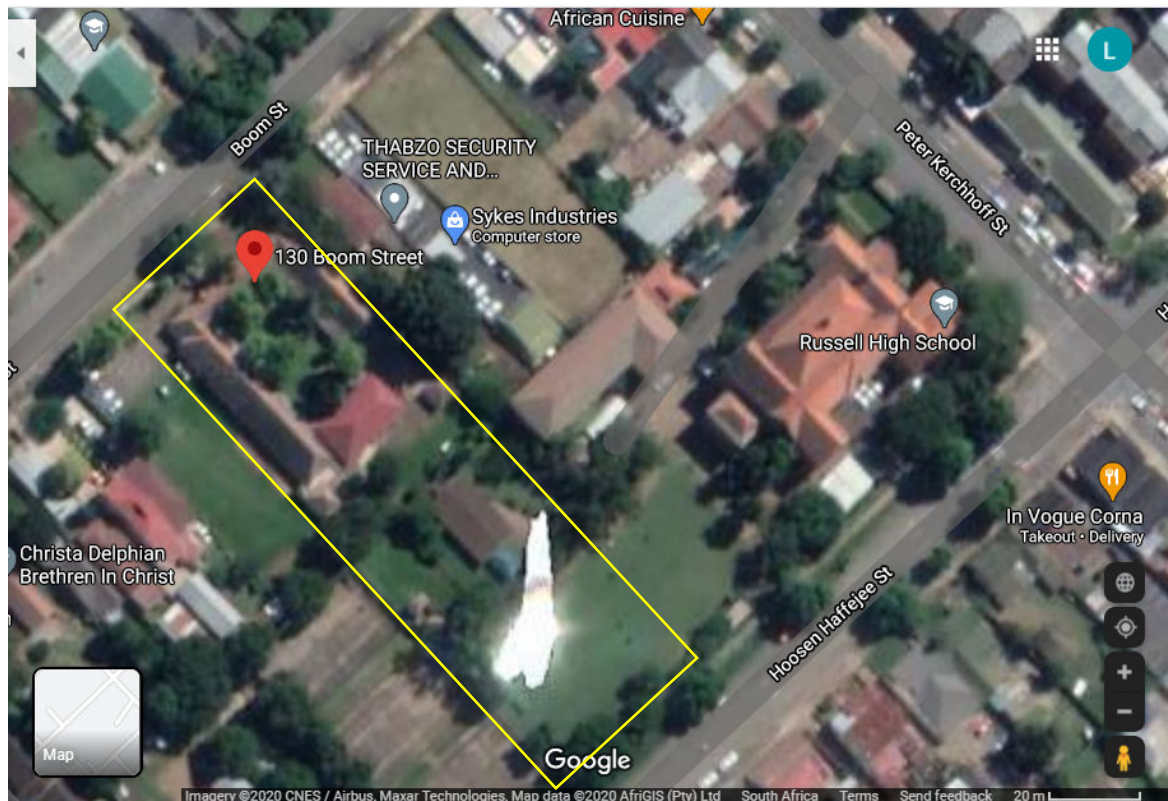
#### **Architectural Heritage Consultant**

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## 1. SITE AND LOCALITY

The site extends from Boom street to Hoosen Haffeejee st. A portion of the site (on Hoosen Haffeejee st.) is used by Russel High School, the Boom street side contains the building under study here (130 Boom st) and is presently occupied by the Department of Education. The entire site and all structures on it are protected by the Heritage Act and they will require a permit from Amafa for restoration, alteration, conversion or demolition.



### Legislation :

The site was declared a “National Monument” under the NMC Act in 1979. This was replaced by the Amafa Heritage Act in 2000.

The buildings at 130 Boom st are currently “Generally protected” by clause 37 of the KZN Amafa and Research Institute Act 2018 (Act No.5 of 2018).

A Heritage Assessment of the buildings will be required to inform the decisions around change of use and choices of materials in the restoration.

Generally, existing materials are to be restored or replaced with the same or equal approved materials. No change to the form of the roof and gables will be allowed without valid motivation.

### Amafa procedures and application process :

1. Form J application: Application for comment (by Amafa) on the proposed development of the site.
2. Heritage Impact Assessment report requirement, triggered by a development site over 5000sqm (to be determined by Amafa from the Form J application).
3. Site development plan application

4. Form H : Permit application (Msunduzi municipality requirement).
5. A restoration report to accompany the Form H application.
6. Tender : Amafa accreditation requirements for tenderers
7. Construction monitoring: compliance with conditions of the permit, monitoring of alterations/ restorations/ re-purposing of existing protected structures.

Information to accompany the assessment:

1. Field survey Photographs
2. Land survey with building footprints
3. As-built drawings
4. Proposal drawings
5. Record drawings
6. Title deeds

#### PROPOSED DEVELOPMENT :

The proposed decanting of classrooms from Russell High School to this site is an appropriate use of the buildings. The current use of offices and stores has had an impact on the building due to the rooms being closed for long periods, creating damp conditions and due to the lack of a maintenance plan. Although the proposed use of the buildings as classrooms, it does provide an opportunity to restore the buildings to their original use and an opportunity to see where conditions can be improved for better long-term maintenance.

## 2. HISTORY :

The building built on Boom Street was for the “Pietermaritzburg Model Junior Primary School”.

The surveyor general’s diagram is undated, but resembles that of the late 1800’s.

The building is a robust building of masonry walls and a Broseley-tiled roof. Construction and materials date it to the early 1900’s.

Ten classrooms, a staff/admin block and a hall are arranged around a central open courtyard, with ablutions situated to the rear of the building. The frontage to Boom street has two facebrick gables of Cape Dutch origin. Each gable has an arched entranceway with corbelled brickwork detail. A small bell-tower is situated on the centre of the main roof facing Boom street.

The courtyard has a beautiful scale (30x17m) with steeply pitched tiled roofs descending down over the covered walkways onto solid timber posts. The school hall roof is raised to provide more volume internally, but tiles have been replaced with roof sheeting.

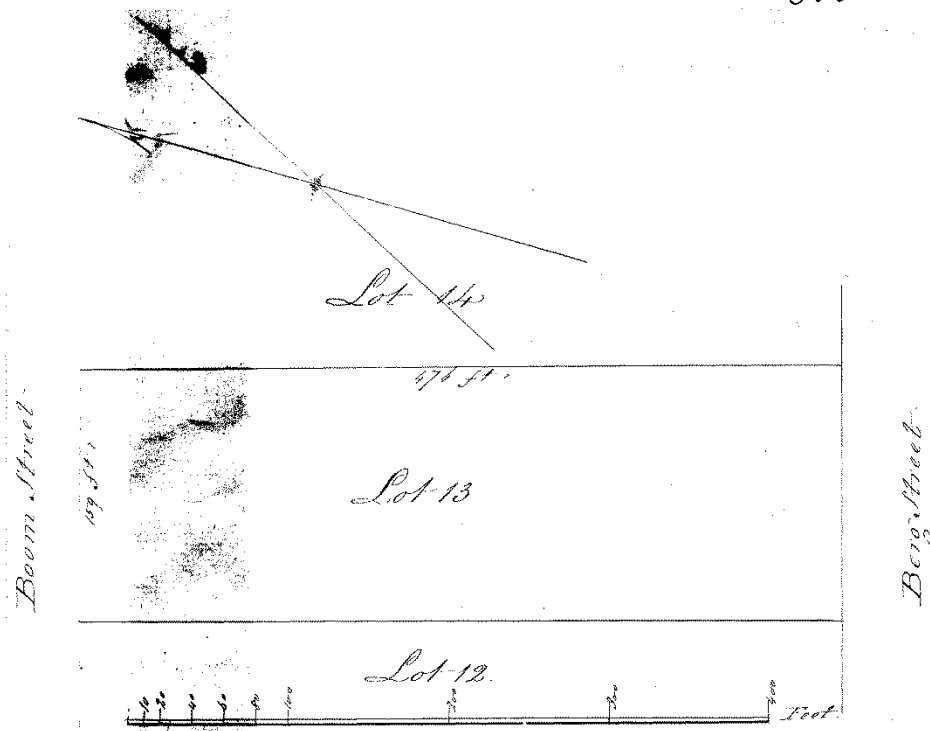
The property is listed in “The Buildings of Pietermaritzburg” Volume 1 (1986) by The Pietermaritzburg City Council. The architectural features listed are notable and should be retained in their original form. (See section 3)

The “listing criteria” categorises the building as one that has local historical importance and importance in the urban streetscape.

See text below :

<i>Address :</i>	<i>130 BOOM ST (frontage 127 Berg st)</i>
<i>Building name :</i>	<i>Model Junior Primary School</i>
<i>Lot no.:</i>	<i>2213 PMB</i>
<i>Ref :</i>	<i>2213/02</i>
<i>Valuation Roll no.</i>	<i>0067603</i>
<i>Existing use (1986)</i>	<i>Educational</i>
<i>Description :</i>	<i>Single storey institutional building : tiled roof : bell tower : plastered brick walls : Cape Dutch Revival gables at entrances : timber framed sliding sash small pane windows and louvred shutters.</i>
<i>(Listing) Criteria :</i>	<i>1(a) National and/or Historical Importance 1(b) Displays National and/or local architectural Importance 2. has rare or outstanding Architectural example 3. Grouping of architectural merit 4. Contributing to the urban setting</i>

GV2/13  
GV 2 F13



Now LOT...2213.....PIETERMARITZBURG

The above figure represents a piece of ground containing 1 acre 2 roods 34 perches, situated in the Town of Pietermaritzburg in the District of Natal. Bounded NE by Lot 14, SE by Berg Street SW by Lot 12, NW by Boom Street. And is marked (Lot 13 in Berg Street) on the General Plan.

Witnessed by me  
Clara Pieter Lot Surveyor

Reg. Div.  
FT

The whole of this property has been declared a National Monument vide G.N. N° 2650 d.d. 30-11-1979.

G64/1846

*M. G. Gandy*  
FOR SURVEYOR-GENERAL, NATAL

13-1-1980

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PT 58-23A2



### 3. METHODS OF CONSTRUCTION :

#### 3.1 ROOF :

The roof is steeply pitched and covered with Clay “Large English Broseley” roof tiles, a flat rectangular tile that is laid like shingles over rectangular battens. The covering results in a double layer tile in every condition except at the eaves. The last row of tiles at the eaves were round-nosed to create an attractive scalloped edge.

The roof trusses are solid and steeply pitched to allow for the tiles.

The ends of the exposed roof timbers under the walkway and roof eaves are decoratively cut. The outer eaves (outer walls of the classrooms) are extended on decorative “gallows-brackets” evenly spaced between windows.

Unfortunately, the battens have rotted over the years where water has crept in, resulting in odd tiles sliding off the roof, creating a “domino” effect and allowing more water to penetrate the battens.

A small percentage of tiles have been lost from each large roof plane.

The valleys at each corner have collapsed over the walkways, due to lack of maintenance and build-up of plant material in the gutters and valleys. Trees that were planted close to the walkway roofs have impacted on the gutters and roofs with falling branches and leaves.

It is recommended that the roof tiles be lifted and all the battens replaced with a new insulating underlay. Roof tiles are to be cleaned and reused and the balance of missing tiles replaced with matching “recycled” or specially made tiles. All ridge cappings, valley gutters and flashings are to be replaced or refixed and waterproofed.

Damaged roof timbers are to be replaced with matching members in modern structural timber. Where roof trusses have been compromised by termites or borer, these members are to be strengthened under a structural engineer’s supervision.

The bell-tower is to be checked for stability and maintenance.









### 3.2 WALKWAYS

Timber posts are to be restored and painted in-situ, missing posts are to be replaced with Balau or Iroko timber and painted to match existing. The roof beam and fascia is to be restored and strengthened where necessary.

The concrete floor of the walkway has been worn over the years and can be restored with “Stoep paint”.

The tongue and groove ceiling has deteriorated and been damaged by the failing roof.





### 3.3 WALL DETAIL

The outer walls of the complex have facebrick plinths, quoining on the corners and facebrick window cills. The majority of the walls are plastered and painted.

The inner courtyard walls have facebrick plinths to one course above window cill height and plastered and painted above.





### 3.4 WINDOWS AND DOORS :

Windows are a variety of small pane windows, painted and sitting on a mahogany cill piece.

Notable “school-type” windows are in the outer walls of the classrooms, sash windows with fanlights are in the walkway walls.

Windows in the staff rooms facing Boom street have timber louvred shutters.

Ablutions have openings in the wall, barred for security.



Each classroom has timber “fittings” typical of a modern classroom in that period. These include picture rails, pinboards, chalkboards, a built-in storage cupboard, dado and window cills, skirting boards. All are painted hardwood. Ceilings are plaster board with coverstrips. Original tongue and groove ceiling boards existing in the roof space, concealed by the newer plasterboard at some stage.



### **3.5 EXTERNAL DRAINAGE :**

The existing stormwater drainage is historically surface reticulation connecting to drains at the Boom street side. The channels and drains have not been maintained and may have an effect on the build up of water in the courtyard in a storm.

All drains are to be cleaned and rodded to ensure flow of storm water off the site or into storage tanks.