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## **HISTORICAL INVESTIGATION OF THE EXISTING OUTBUILDINGS AT THE FARM SMALDEEL 202, KROONSTAD, FREE STATE**

### **INVESTIGATION**

The farm Smaldeel 202 in the district of Kroonstad was visited on 12 August 2005 and the outbuildings earmarked for the proposed developments were inspected. Dr Johan du Preez of Cebo Environmental Consultants, Bloemfontein, accompanied me to the site.

The building was examined for possible classification as a structure older than 60 years, a historical farm building or a building of unique architectural design. The Heritage Impact Assessment (HIA) is done in terms of the National Heritage Resources Act (NHRA), (25 of 1999) and under the Environmental Conservation Act, (73 of 1989).

### **LOCALITY**

The farm Smaldeel 202 is located in the district of Kroonstad (Surveyor-General O.F.S. 1973) along the N1 main road from Ventersburg to Kroonstad (Maps 1&2). The turn off from the N1 is on the S166 secondary road (Map 3).

The developments will include the rearrangement of the existing farm shed (27°53'40"S. 027°12'32"E. Altitude 1416m) into a restaurant and a reception hall with catering facilities.

### **DISCUSSION**

The farm shed is of an exceptional design resembling a typical European barn (Figs.1-3). The roof design resembles a Mansard roof, which is explained as a type of covering that has a steep lower part and a less steep upper part on all

four sides of a building (Fig.7). The building is possibly not considered as unique, but could be one of two or three of this design in the country.

The barn is a double storied building with a concrete staircase leading up to the second level (Fig.3). The first floor consists of wooden boards carried on wooden beams which are supported by brick built columns (Fig.5).

Large wooden doors on the western and eastern ends allow access to the ground floor as well as the second level (Figs.2-3). Sloping roofed annexures were added on the southern and northern sides of the main building (Figs.1,2&4).

According to the family, the building was planned and built by Mr Walter George Plant Verster, the former owner of the farm. Mr Verster had been the Chairman of the Merino Breeders Association at a certain stage. According to his children he went on an overseas trip to Germany and the United States and on his return he decided to build the shed. Mr Verster passed away in 1969.

Judging from the design and the construction of the building it could be speculated that somebody with a more specialised knowledge of building methods could have been involved in the design. Unfortunately it could not be ascertained if an architect or builder had been drawn in during the erection of the structure.

The age of the building could not be determined with certainty. According to the relatives, the structure probably dates from about 1952 or earlier. An eyewitness account by a retired architect from Bloemfontein, places the building in the year 1949.

Other information about the building and its construction could not be traced and it seems that all the old people who had first hand knowledge of the building have passed away.

## **RECOMMENDATIONS**

I recommend that the proposal should be referred to the Permit Committee of the Free State Provincial Heritage Resources Agency (PHRA) in Bloemfontein, for a final decision.

## **MITIGATION**

Mitigation measures will depend on the recommendation made by the Permit Committee of the Free State Provincial Heritage Resources Agency (PHRA) in Bloemfontein.

## **ACKNOWLEDGEMENTS**

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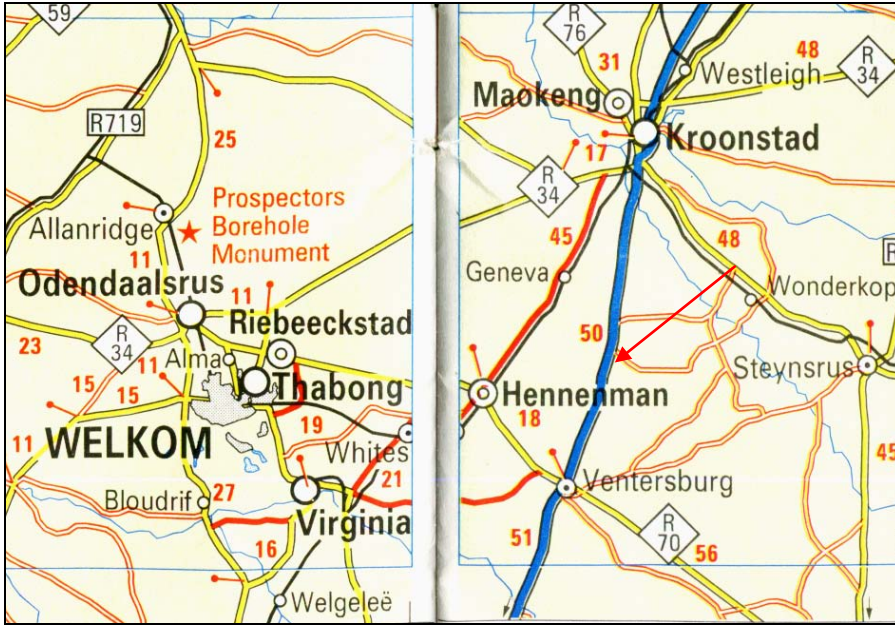
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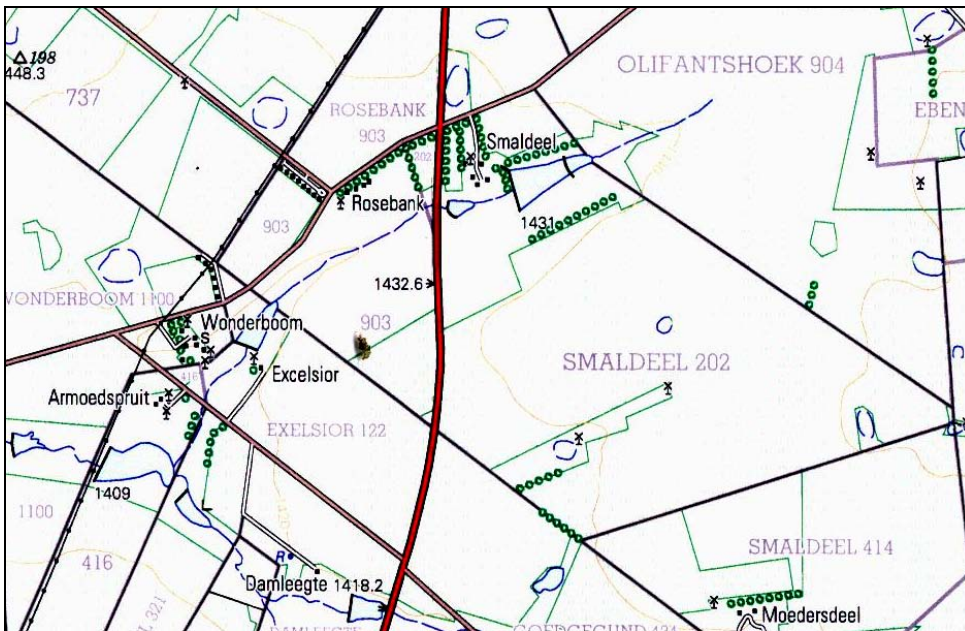
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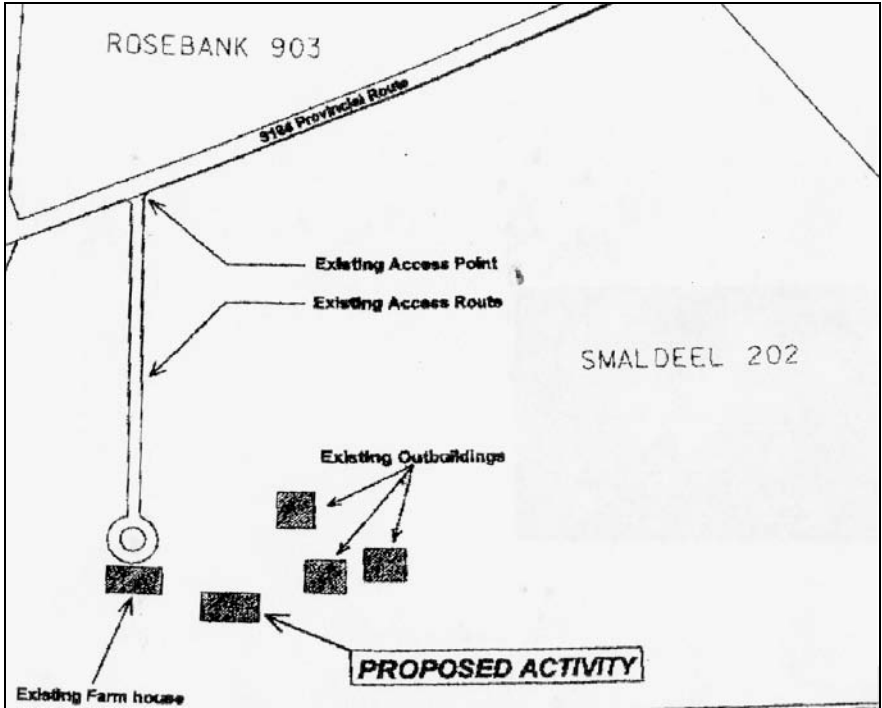
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Map 1 Locality of the farm Smaldeel along the N1 between Ventersburg and Kroonstad.



Map 2 Smaldeel 202 along the N1 (2727CC).



Map 3 The locality of Smaldeel 202. The position of the barn is also indicated.

**LIST OF ILLUSTRATIONS:**

Fig.1 A north view of the building with northern annexure at Smaldeel, Kroonstad.



Fig.2 Eastern view of the barn at Smaldeel, Kroonstad.



Fig.3 Western view of the barn at Smaldeel, Kroonstad.



Fig.4 A view of the southern annexure.



Fig.5 A brick column which carries the beams and wooden floor of the first storey.



Fig.6 Detail of the roof of the barn at Smaldeel, Kroonstad.



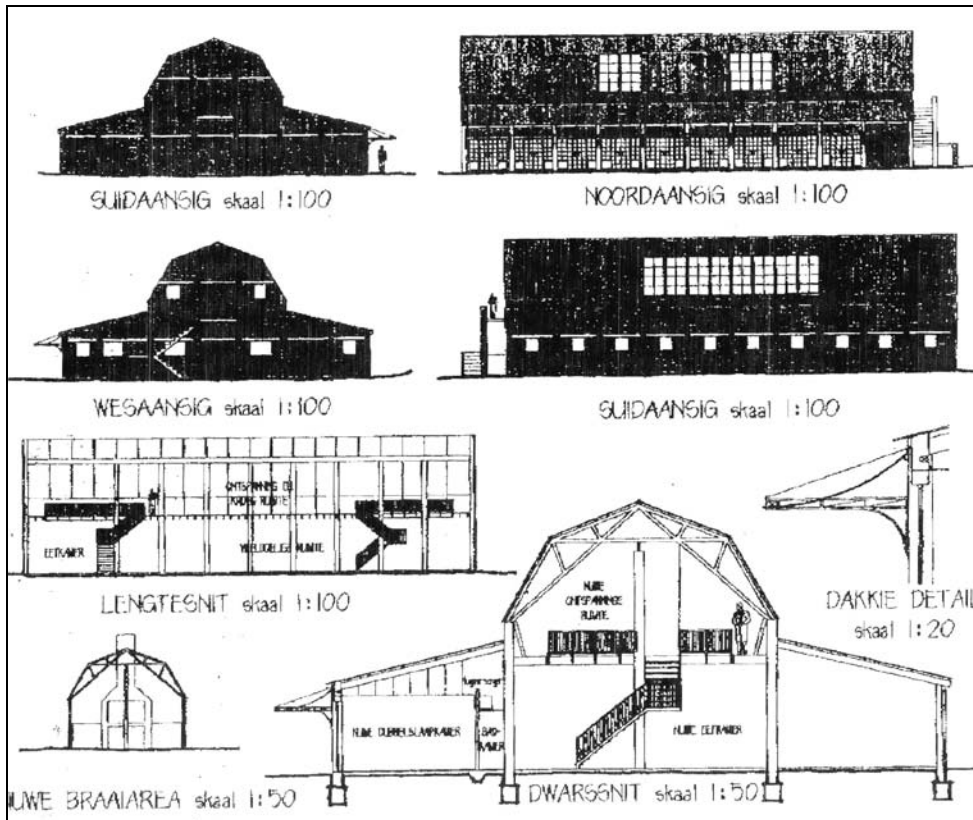


Fig.7 Architectural plans of the barn building at Smaldeel, Kroonstad.



Fig.8 The farm house at Smaldeel, Kroonstad.