

**HERITAGE SURVEY OF THE PROPOSED
TOBOSHANE VALLEY ESTATE, EAST LONDON**

FOR COASTAL & ENVIRONMENTAL SERVICES

DATE: APRIL 2009

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INTRODUCTION

Umlando cc was contracted by Coastal & Environmental Services to undertake a heritage assessment of the Toboshane Valley Estate. The proposed development intends to build a housing estate and related infrastructures on current pastures: the non-pasture land will not be developed.

The area is located approximately 10km north of East London (figs. 1-2) and forms part of East London's early colonial farming history. East London 'began' as a village in the 1850s and the main farms in the study area were established by 1862. There is thus potential for historical archaeology (in terms of rubbish early dumps), and historical architecture (in terms of vernacular architecture). The area of proposed development was also surveyed for general archaeological material.

Several buildings that may be of architectural interest as well as two Stone Age sites were noted during the survey.

METHOD

The method for Heritage assessment consists of several steps.

The first step forms part of the desktop assessment. Here we would consult various databases. These databases tend to be restricted to archaeological and palaeontological sites. Consulting with the relevant authorities will also cover known battlefields and historical sites. We also consult with an historical architect, palaeontologist, and an historian where necessary.

FIG. 1: LOCATION OF THE PROPOSED TOBOSHANE VALLEY ESTATE

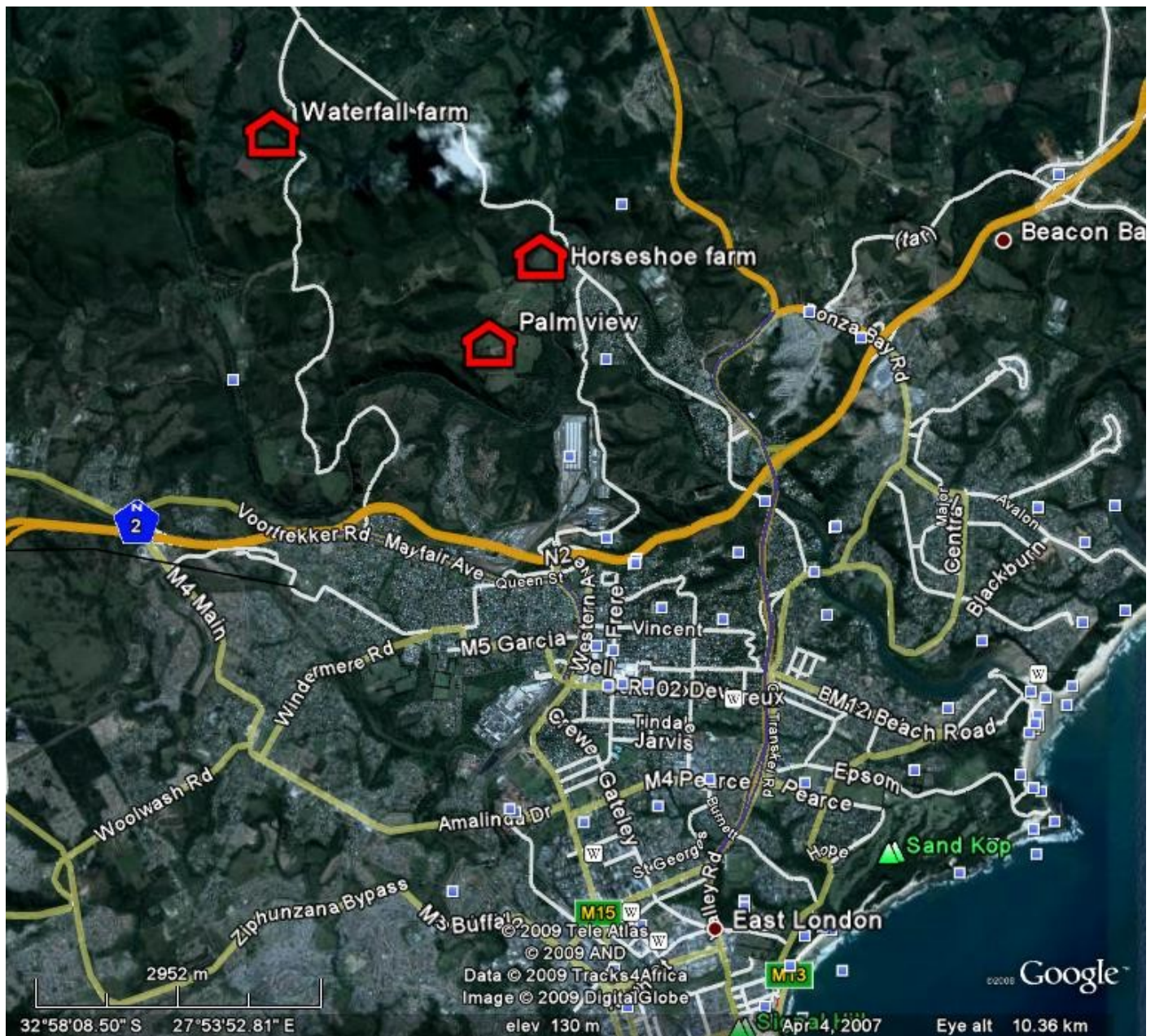
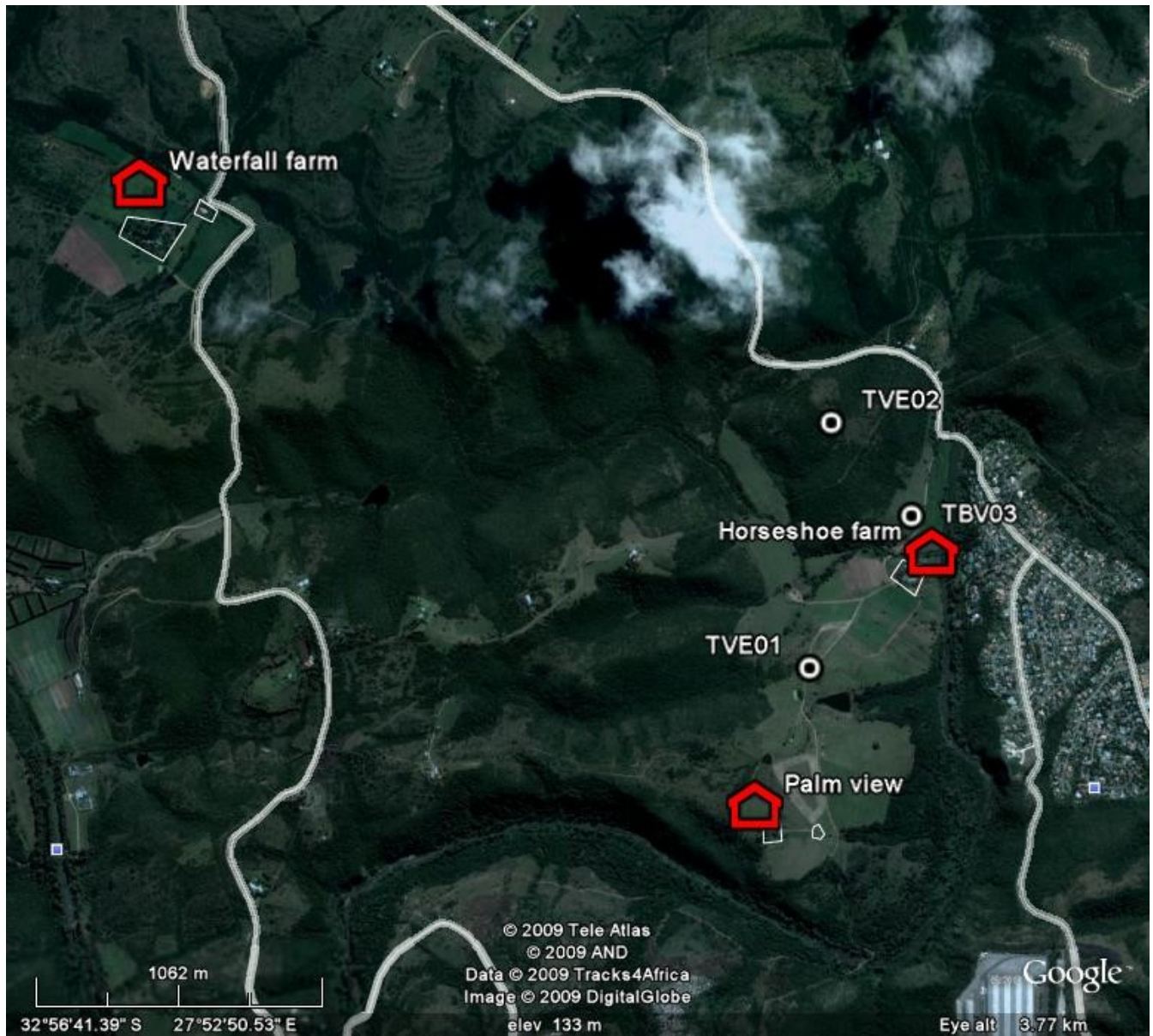


FIG. 2: CLOSE-UP OF THE LOCATION OF THE PROPOSED TOBOSHANE VALLEY ESTATE



The initial archaeological survey (i.e. fieldwork) consists of a foot survey where the selected development area is to occur. The survey results will define the significance of each recorded site, as well as a management plan.

All sites are grouped according to low, medium and high significance for the purpose of this report. Sites of low significance have no diagnostic artefacts, especially pottery. Sites of medium significance have diagnostic artefacts and these are sampled. Sampling includes the collection of artefacts for future analysis. All diagnostic pottery, such as rims, lips and decorated sherds are sampled, while bone, stone and shell are mostly noted. Sampling usually occurs on most sites. Sites of high significance are excavated and/or extensively sampled. Those sites that are extensively sampled have high research potential, yet poor preservation of features. We attempt to recover as many artefacts from these sites by means of systematic sampling, as opposed to sampling diagnostic artefacts only.

Defining significance

Archaeological sites vary according to significance and several different criteria relate to each type of site. However, there are several criteria that allow for a general significance rating of archaeological sites.

These criteria are:

1. State of preservation of:

1.1. Organic remains:

1.1.1. Faunal

1.1.2. Botanical

1.2. Rock art

1.3. Walling

1.4. Presence of a cultural deposit

1.5. Features:

1.5.1. Ash Features

1.5.2. Graves

1.5.3. Middens

1.5.4. Cattle byres

1.5.5. Bedding and ash complexes

2. Spatial arrangements:

2.1. Internal housing arrangements

2.2. Intra-site settlement patterns

2.3. Inter-site settlement patterns

3. Features of the site:

3.1. Are there any unusual, unique or rare artefacts or images at the site?

3.2. Is it a type site?

3.3. Does the site have a very good example of a specific time period, feature, or artefact?

4. Research:

4.1. Providing information on current research projects

4.2. Salvaging information for potential future research projects

5. Inter- and intra-site variability

5.1. Can this particular site yield information regarding intra-site variability, i.e. spatial relationships between various features and artefacts?

5.2. Can this particular site yield information about a community's social relationships within itself, or between other communities?

6. Archaeological Experience:

6.1. The personal experience and expertise of the CRM practitioner should not be ignored. Experience can indicate sites that have potentially significant aspects, but need to be tested prior to any conclusions.

7. Educational:

7.1. Does the site have the potential to be used as an educational instrument?

7.2. Does the site have the potential to become a tourist attraction?

7.3. The educational value of a site can only be fully determined after initial test-pit excavations and/or full excavations.

8. Other Heritage Significance:

8.1. Palaeontological sites

8.2. Historical buildings

8.3. Battlefields and general Anglo-Zulu and Anglo-Boer sites

8.4. Graves and/or community cemeteries

8.5. Living Heritage Sites

8.6. Cultural Landscapes, that includes old trees, hills, mountains, rivers, etc related to cultural or historical experiences.

The more a site can fulfill the above criteria, the more significant it becomes. Test-pit excavations are used to test the full potential of an archaeological deposit. This occurs in Phase 2. These test-pit excavations may require further excavations if the site is of significance (Phase 3). Sites may also be mapped and/or have artefacts sampled as a form of mitigation. Sampling normally occurs when the artefacts may be good examples of their type, but are not in a primary archaeological context. Mapping records the spatial relationship between features and artefacts.

RESULTS

Three farm complexes, two Stone Age sites, and one recent historical area were recorded during the survey. General pictures of farm buildings are illustrated in Appendix B and not repeated in the main text.

TBV01

TBV01 is located on the hill between Horseshoe and Palm Valley farm buildings. The site is on the top of the hill and was exposed by the road cutting.

The site consists of two Middle Stone Age (MSA) and one Late Stone Age (LSA) flake. The MSA flakes were made from dolerite, while the LSA flake was from quartz. More flakes probably occur around the hill; however, the grass was too dense to undertake a survey in that specific area.

Significance: The site is of low significance.

Mitigation: No further mitigation is required. The developer will need to apply to SAHRA for a permit to damage the site before construction begins

TBV02

TBV02 is located on the hill northwest of the Horseshoe Farm buildings. An Eskom Holdings (Pty) Ltd. servitude runs along the top of the hill. The site is on the top of the hill. The hill was covered in dense bush and grass, resulting in poor archaeological visibility.

The site consists of one large MSA core, and two flakes. These were observed in cleared area along the saddle of the two hills. More artefacts would probably occur in the area.

Significance: The site is of low significance.

Mitigation: No further mitigation is required. The developer will need to apply to SAHRA for a permit to damage the site before construction begins

TBV03

TBV03 is located on a gentle slope of pasture land, below TBV02 and northwest of Horseshoe farm. We were informed that there used to be two thatched huts used by the local farmers when the river was in flood. The huts were used as overnight huts until the river subsided. There are no remains of these huts in the area today. There are three areas that have shallow depressions, but I could not discern any definite outline.

Significance: The site is of low significance.

Mitigation: No further mitigation is required. The developer will need to apply to SAHRA for a permit to damage the site before construction begins

HORSESHOE FARM COMPLEX

Horseshoe Farm consists of several buildings that have been attached to the original house (fig. 3). Whelan (see Appendix B) summarises the building as follows:

“The structures on Horseshoe Farm consist of a main dwelling with an M- shaped roof, and attached outbuildings. These are plastered and painted and under corrugated sheeting. Although the structures have been much altered, the skeleton of the original late-nineteenth century structure can be seen in the M-roof with its valley gutter, and the roof-space ventilator in the gable ends, both characteristic of settler buildings of this period... The details of the property transfers corroborate this by situating the grant (as above) in 1862 to AD Smith. It is suspected that this structure dates back to the original grant.

This structure is **characteristic** of a farm dwelling from both a scale and proportion point of view, and, although some of its early origins have been lost, these qualities are not compromised to any great extent. It has value in a rural setting. It could **feasibly be reused** in a new development, dictating a scale and an aesthetic quality to new work. ... it is recommended that any investigations of an historical nature deemed necessary could be executed by a local specialist.”

Significance: The architectural report (Appendix B) indicates that the building is significant in its architectural style and age.

Mitigation: The development would need to apply for a destruction and alteration permit if any of the buildings are modified. A more detailed architectural survey will then be required.

FIG. 3: LAYOUT OF HORSESHOE FARM COMPLEX



PALM VALLEY FARM BUILDINGS

The deeds office places the original building at 1862 (see Appendix A). Whelan (see Appendix B) summarises the building as follows:

“The main structure on Palm Valley Farm is a simple plastered and painted dwelling under corrugated sheeting. There is a simple decorative gable over the main entrance portico. The windows are steel casement.

The original deed of grant to the whole farm, then known as grant 318, was in 1862 to one AD Smith. Portion 2 it seems was created in 1934, and sold to Ivor Catherine. It is suspected that this house dates from this period, and certainly the architectural character would be in keeping with this. Other structures such as the shed ... are in similar modest form, characteristic of a working farm...

The structures on Palm Valley farm are good examples of the architectural genre, and possibly one of many similar examples. **They appear solid and suitable for reuse**, and should demolition be required their quality against similar extant structures should be assessed. As in the previous example, any investigations with regard to the historic associations would have to be carried out locally with an appropriate expert, should the need arise.”

Significance: The architectural report (Appendix B) indicates that the building is significant in its architectural style and age.

Mitigation: The development would need to apply for a destruction and alteration permit if any of the buildings are modified. A more detailed architectural survey will then be required.

WATERFALL FARM

Waterfall farm was visited, as it was a potentially old building. Whelan summarises the building as follows (see Appendix B for full analyses):

“The main house at Waterfall farm has **little formal architectural merit**, has lost elegance through the enclosing of the main second story veranda, and comprises a collection of structures of different massing and languages. The main decorated gable in a Cape Dutch fashion redeems some of the negative features, such as the steel windows and roofing. It appears as though some maintenance is required, and at face value the house appears as a solid structure, and could well be reconfigured for reuse.

However, these comments do not allow for any historic association with the property. ...an appropriate professional based in East London should be consulted.”

Significance: The architectural report (Appendix B) indicates that the building is of low significance.

Mitigation: A more detailed architectural survey will be required if the building is to be damaged or altered in any manner.

MANAGEMENT PLAN

STONE AGE SITES

The Stone Age sites recorded in the study area are in a secondary context and of low significance. The development should apply to SHARA for a destruction, or damage, permit for these sites.

FARM BUILDINGS

TBV03 no longer exists and it is unlikely to have a deposit due to its temporary nature and short time of use. In terms of a ‘Living Heritage’ it has been recorded and perhaps the current owner should see if any old photos exist of these structures.

The three farm buildings vary in significance. Palm Valley and Horseshoe Farm are both older than 60 years and are thus protected by heritage legislation. We would not recommend that they are further altered or demolished for the

sake of the development. Waterfall Farm does not appear to be older than 60 years and appears to be of low significance. All three farms would need to be investigated in more detail if they are to be altered or destroyed, and the two older farms would need permits from SAHRA.

Any rubbish dumps that are exposed by the development will need to be assessed by an archaeologist and/or historian, as some of the rubbish dumps will date back to the 19th century and are thus protected by heritage legislation. The on-site instruction for construction activity should include stoppages for rubbish dumps. If a rubbish dump is exposed during construction, the ECO should photograph the artefacts, and email the pictures to the archaeologist who can then make an assessment regarding the dump. Old rubbish dumps would probably need to be sampled and/or excavated.

CONCLUSION

A heritage survey of the proposed Toboshane Valley Estate was undertaken. The survey recorded two Stone Age sites, three historical buildings and area that is associated with a living heritage oral history.

The Stone Age sites are all of low significance and no further mitigation would be required. The houses were recorded as they were of possible historical value. Of the three houses, two are older than 60 years and are thus protected by the National Heritage Resources Act. The buildings are good examples of local historical buildings and should be preserved.

APPENDIX A

DEEDS SEARCH FOR HORSESHOE AND PALM VALLEY FARMS

HORSESHOE [Portion 1, farm 822, formerly Div. A of farm 318]

Previous owners:

- Original diagram, **A.D. Smith**, title deed ELQ.1.13/a, 30 September 1862
- **H.F. Bartel** [no deed numbers or dates of transfer available]
- **Gordon Leslie Geach**, transfer deed number 357, 8 July 1932
- **Millicent Pearl Nicholls**, widow, born Sparks, D.O.B. 7 September 1887, deed number 844/1938, 8 August 1938
- **Leslie Sparks Nicholls**, D.O.B. 27 April 1918 and **William James Nicholls**, D.O.B. 20 September 1909 [trading as Nicholls Brothers], deed 205/1948
- **Leslie Sparks Nicholls** and **Helen Joan Nicholls** [born Booth] D.O.B. 10 October 1925 [each owning half shares], deed number 1256, 3 July 1968
- **Helen Joan Nicholls**, widow, [estate Leslie Nicholls], deed number 1658, 16 June 1981
- **Joan Lesley Hempel**, born Nicholls, [estate H.J. Nicholls], deed number 2859, 5 June 1997

PALM VALLEY [Portion 2, farm 822, formerly Div. B of farm 318]

Previous owners:

- Original diagram, A.D. Smith, title deed ELQ.1.13/a, 30 September 1862
- **H.F. Bartel** [no deed numbers or dates of transfer]
- **Ivor Hinton Dudley Catherine**, D.O.B. 31 July 1906, deed number 618/1934, 24 August 1934
- **Herbert Thornton Smith**, D.O.B. 9 April 1906, deed number 846/1946, 1 July 1946
- **Leslie Sparks Nicholls**, D.O.B. 27 April 1918 and **William James Nicholls**, D.O.B. 20 September 1909, trading as Nicholls Brothers, deed number 580/1949, 29 April 1949
- **Leslie Sparks Nicholls**, D.O.B. 27 April 1918 and **Helen Joan Nicholls**, D.O.B. 10 October 1925 [each owning half shares], deed number 1255, 3 July 1968
- **Helen Joan Nicholls**, D.O.B. 10 October 1925, widow, [estate Leslie Nicholls], deed number 1658, 16 June 1981
- **Diane Lynette Everard**, born Nicholls, [estate H.,J. Nicholls] Deed number 2853 5 June 1997

APPENDIX B:

HISTORICAL-ARCHITECT REPORT



archaic consulting

architecture: research: conservation: anthropology: impacts consulting

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Brief architectural assessment of the properties known as Waterfall Farm, Palm Valley and Horseshoe Farm, East London district

Introduction:

Debbie Whelan from Archaic Consulting was requested by Gavin Anderson of Umlando Cultural Heritage and Tourism to assess the structures on the above properties in terms of their architectural merit. This was done using photographs provided to Archaic Consulting by Mr. Anderson. It was also requested that an attempt be made to establish any historic associations with the properties, given their grants and settlement in the 1860's. This was intended as a short desktop survey where Archaic Consulting operates from KwaZulu-Natal.

Although an effort was made through local channels to establish the possibility of historic associations with these properties, particularly with Waterfall Farm, this has proven difficult given lack of access to institution-based documentation such as Land Registers and deeds information, and the restrictions in terms of time for the research.

Should it prove absolutely necessary to establish the history of these properties for the purposes of either interpretation or demolition, it is strongly recommended that appropriate local structures and enthusiasts in the East London area be contacted in this regard.

Waterfall Farm

The main house on this property is a much altered double-story structure with a prominent decorative gable in the Cape Dutch fashion. The walls are stucco'ed and painted. The second-story veranda has been enclosed with brick and mortar and steel windows. (see Fig 1)



Fig 1: Showing front elevation of house with gable

Besides the gable, there is an enigmatic coat-of-arms situated on the wall of the rear courtyard. (see fig 2) It is understood that the Ewing family lived there for a time in the 1970's and that the prominent coat-of-arms could have belonged to this period. An attempt was made to contact the Ewing family in East London, but to no avail.



Fig 2: Showing coat-of-arms to rear courtyard

There is little diagnostic material to assist in dating the building, and what is there that is evident dates from the late twentieth century. Most of the windows are standard steel casements, and evidence of non-standard or old construction methods is non-existent. It appears as though the building is roofed with asbestos tiles.



Fig 3: Showing rear courtyard and elevation



Fig 4: Close up of gable

Conclusions and recommendations:

The main house at Waterfall farm has **little formal architectural merit**, has lost elegance through the enclosing of the main second story veranda, and comprises a collection of structures of different massing and languages. The main decorated gable in a Cape Dutch fashion redeems some of the negative features, such as the steel windows and roofing. It appears as though some maintenance is required, and at face value the house appears as a solid structure, and could well be reconfigured for reuse.

However, these comments do not allow for any historic association with the property. As noted in the introduction, should this need to be investigated, an appropriate professional based in East London should be consulted.

Palm Valley Farm (portion 2 of farm 822)

The main structure on Palm Valley Farm is a simple plastered and painted dwelling under corrugated sheeting. There is a simple decorative gable over the main entrance portico. The windows are steel casement.



Fig 5: Showing the main structure on Palm Valley Farm

The original deed of grant to the whole farm, then known as grant 318, was in 1862 to one AD Smith. Portion 2 it seems was created in 1934, and sold to Ivor Catherine. It is suspected that this house dates from this period, and certainly the architectural character would be in keeping with this. Other structures such as the shed (see fig 6) are in similar modest form, characteristic of a working farm.



Fig 6: shed on Palm Valley farm

Conclusions and recommendations:

The structures on Palm Valley farm are good examples of the architectural genre, and possibly one of many similar examples. **They appear solid and suitable for reuse**, and should demolition be required their quality against similar extant structures should be assessed. As in the previous example, any investigations with regard to the historic associations would have to be carried out locally with an appropriate expert, should the need arise.

Horseshoe Farm (portion 1 of farm 822)

The structures on Horseshoe Farm consist of a main dwelling with an M-shaped roof, and attached outbuildings. These are plastered and painted and under corrugated sheeting. Although the structures have been much altered, the skeleton of the original late-nineteenth century structure can be seen in the M-roof with its valley gutter, and the roof-space ventilator in the gable ends, both characteristic of settler buildings of this period (see Fig 7). The details of the property transfers corroborate this by situating the grant (as above) in 1862 to AD Smith. It is suspected that this structure dates back to the original grant.



Fig 7: roof-space ventilator and M-roof form

The rear elevation has had an early veranda enclosed with steel fenestration. (see Fig 8)



Fig 8: enclosed rear veranda



Fig 9: view of M-roof form with valley gutter

It is not easy to ascertain the condition of the structure, given the heavy coat of paint.

Conclusions and Recommendations:

This structure is **characteristic** of a farm dwelling from both a scale and proportion point of view, and, although some of its early origins have been lost, these qualities are not compromised to any great extent. It has value in a rural setting. It could **feasibly be reused** in a new development, dictating a scale and an aesthetic quality to new work. As with the other examples, it is recommended that any investigations of an historical nature deemed necessary could be executed by a local specialist.

APPENDIX C:

SITE RECORD FORMS

UMLANDO ARCHAEOLOGICAL SITE RECORD FORM

SITE CATEGORY: (X where applicable)

Late Stone Age: X

Early Iron Age:

Late Iron Age

Historical Period:

Recorder's Site No.: TBV1

Official Name: Horseshoe farm

Local Name: Horseshoe farm

Map Reference: 32°56'58.97"S 27°53'24.17"E (alt = 71 m)



DIRECTIONS TO SITE: SKETCH OR DESCRIPTION.

From Horseshoe Farm, travel SW along dirt road to the top of the hill. Site is on this hill

SITE DESCRIPTION:

Type of Site: Open scatter

Merits conservation: No

Threats: yes

What threats: Possible development

RECORDING:

Graphic record: None

Digital pictures: Yes

Recorder/Informant: Name: Gavin Anderson

Address: PO Box 102532, Meerensee, 3901

Date: 27 Feb 2009

Owner:

References:

DESCRIPTION OF SITE AND ARTEFACTUAL CONTENT.

The site consists of two Middle Stone Age (MSA) and one Late Stone Age (LSA) flake. The MSA flakes were made from dolerite, while the LSA flake was from quartz. More flakes probably occur around the hill; however, the grass was too dense to undertake a survey in that specific area.

UMLANDO ARCHAEOLOGICAL SITE RECORD FORM

SITE CATEGORY: (X where applicable)

Stone Age

Early Iron Age:

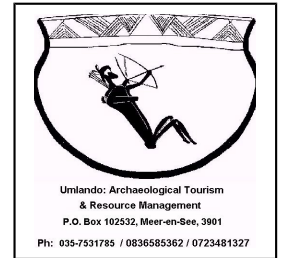
Late Iron Age

Historical Period:

Recorder's Site No.: TBV2

Official Name: Horseshoe farm

Map Reference: 32°56'29.37"S 27°53'26.99"E (alt = 101 m)



DIRECTIONS TO SITE: SKETCH OR DESCRIPTION.

TBV02 is located on the hill northwest of the Horseshoe Farm buildings. An Eskom Holdings (Pty) Ltd. servitude runs along the top of the hill. The site is on the top of the hill. The hill was covered in dense bush and grass, resulting in poor archaeological visibility.

SITE DESCRIPTION:

Type of Site: Open scatter

Merits conservation: No

Threats: yes

What threats: Possible development

RECORDING:

Graphic record: None

Digital pictures: Yes

Recorder/Informant: Name: Gavin Anderson

Address: PO Box 102532, Meerensee, 3901

Date: 27 Feb 2009

Owner:

References:

DESCRIPTION OF SITE AND ARTEFACTUAL CONTENT.

The site consists of one large MSA core, and two flakes. These were observed in cleared area along the saddle of the two hills. More artefacts would probably occur in the area.

UMLANDO ARCHAEOLOGICAL SITE RECORD FORM

SITE CATEGORY: (X where applicable)

Stone Age
Early Iron Age:
Late Iron Age
Historical Period:

Recorder's Site No.: TBV3
Official Name:
Local Name:
Map Sheet:
Map Reference: 32°56'40.54"S 27°53'39.30"E (alt = 36m)



DIRECTIONS TO SITE: SKETCH OR DESCRIPTION.

TBV03 is located on a gentle slope of pasture land, below TBV02 and northwest of Horseshoe farm.

SITE DESCRIPTION:

Type of Site: old structure/feature
Merits conservation: No
Threats: yes
What threats: Possible development

RECORDING:
Graphic record: None
Digital pictures: Yes

Recorder/Informant: Name: Gavin Anderson
Address: PO Box 102532, Meerensee, 3901
Date: 27 Feb 2009
Owner:
References:

DESCRIPTION OF SITE AND ARTEFACTUAL CONTENT.

We were informed that there used to be two thatched huts used by the local farmers when the river was in flood. The huts were mainly overnighting huts until the river subsided. There are no remains of these huts in the area today. There are three areas that have shallow depressions, but I could not discern any definite outline.

UMLANDO ARCHAEOLOGICAL SITE RECORD FORM

SITE CATEGORY: (X where applicable)

Stone Age
Early Iron Age:
Late Iron Age
Historical Period: ?

Recorder's Site No.: Waterfall Farm
Official Name: Waterfall Farm
Map Reference: 32°56'5.08"S 27°51'49.28"E (alt = 182 m)



DIRECTIONS TO SITE: SKETCH OR DESCRIPTION.

From Horseshoe Farm, take Smytheland Rd northwest to the intersection with Baden-Powell Rd. Turn left into latter and continue downhill. After river crossing drive 600m and take right turn into farm.

SITE DESCRIPTION:

Type of Site: building
Merits conservation: No
Threats: yes
What threats: Possible development

RECORDING:
Graphic record: None
Digital pictures: Yes

Recorder/Informant: Name: Gavin Anderson
Address: PO Box 102532, Meerensee, 3901
Date: 27 Feb 2009
Owner:
References:

DESCRIPTION OF SITE AND ARTEFACTUAL CONTENT.

The main house at Waterfall farm has **little formal architectural merit**, has lost elegance through the enclosing of the main second story veranda, and comprises a collection of structures of different massing and languages. The main decorated gable in a Cape Dutch fashion redeems some of the negative features, such as the steel windows and roofing. It appears as though some maintenance is required, and at face value the house appears as a solid structure, and could well be reconfigured for reuse.

UMLANDO ARCHAEOLOGICAL SITE RECORD FORM

SITE CATEGORY: (X where applicable)

Stone Age
Early Iron Age:
Late Iron Age
Historical Period: X

Recorder's Site No.: Horseshoe Farm
Official Name: Portion 1, farm 822, formerly Div. A of farm 318
Map Reference: 32°56'48.56"S 27°53'38.78"E (alt = 37 m)



DIRECTIONS TO SITE: SKETCH OR DESCRIPTION.

Take Main Road to Nahoon Valley Park. It becomes Smythlands Rd and goes into Dorchester Heights. Continue with this road northwards until you cross the river. At first T-junction turn left. Farmhouse is along this road.

SITE DESCRIPTION:

Type of Site:
Merits conservation:
Threats: yes
What threats: Possible development

RECORDING:
Graphic record: None
Digital pictures: Yes

Recorder/Informant: Name: Gavin Anderson
Address: PO Box 102532, Meerensee, 3901
Date: 27 Feb 2009
Owner:
References:

DESCRIPTION OF SITE AND ARTEFACTUAL CONTENT.

The structures on Horseshoe Farm consist of a main dwelling with an M-shaped roof, and attached outbuildings. These are plastered and painted and under corrugated sheeting. Although the structures have been much altered, the skeleton of the original late-nineteenth century structure can be seen in the M-roof with its valley gutter, and the roof-space ventilator in the gable ends, both characteristic of settler buildings of this period... The details of the property transfers corroborate this by situating the grant in 1862 to AD Smith. It is suspected that this structure dates back to the original grant.

This structure is **characteristic** of a farm dwelling from both a scale and proportion point of view, and, although some of its early origins have been lost, these qualities are not compromised to any great extent. It has value in a rural setting. It could **feasibly be reused** in a new development, dictating a scale and an aesthetic quality to new work. ... it is recommended that any investigations of an historical nature deemed necessary could be executed by a local specialist."

UMLANDO ARCHAEOLOGICAL SITE RECORD FORM

SITE CATEGORY: (X where applicable)

Stone Age
Early Iron Age:
Late Iron Age
Historical Period: X

Recorder's Site No.: Palm Valley Farm
Official Name: Portion 2, farm 822, formerly Div. B of farm 318
Map Reference: 32°57'18.66"S 27°53'18.33"E (alt = 100m)



DIRECTIONS TO SITE: SKETCH OR DESCRIPTION.

As for Horseshoe Farm, but continue with dirt road past Horseshoe to the next farm.

SITE DESCRIPTION:

Type of Site: Building
Merits conservation: Yes
Threats: yes
What threats: Possible development

RECORDING:
Graphic record: None
Digital pictures: Yes

Recorder/Informant: Name: Gavin Anderson
Address: PO Box 102532, Meerensee, 3901
Date: 27 Feb 2009
Owner:
References:

DESCRIPTION OF SITE AND ARTEFACTUAL CONTENT.

The main structure on Palm Valley Farm is a simple plastered and painted dwelling under corrugated sheeting. There is a simple decorative gable over the main entrance portico. The windows are steel casement.

The original deed of grant to the whole farm, then known as grant 318, was in 1862 to one AD Smith. Portion 2 it seems was created in 1934, and sold to Ivor Catherine. It is suspected that this house dates from this period, and certainly the architectural character would be in keeping with this. Other structures such as the shed ... are in similar modest form, characteristic of a working farm...

The structures on Palm Valley farm are good examples of the architectural genre, and possibly one of many similar examples. **They appear solid and suitable for reuse**, and should demolition be required their quality against similar extant structures should be assessed.