

HERITAGE ASSESSMENT OF HISTORIC FARM DWELLING KURUMAN (NORTHERN CAPE PROVINCE)



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EXECUTIVE SUMMARY

General

The site can be classified as a small holding which is located on the outskirts of the town of Kuruman but still within the municipal boundaries of the town. All the characteristics of the site reflect that it used to be a small holding and not a complete large farmstead. As a typical small holding it retained its agricultural origins and land use with water supplied via a well-constructed water furrow that runs through the site serving the property with fresh water for household use and irrigation of the orchards and small fields below the main water furrow.

The farmyard contains most of the traditional buildings, structures and infra structural elements typical of a farmstead on an otherwise larger farm set in a rural environment. In terms of heritage preservation and appropriate memorialization the site is quite unique

Findings

The most significant element on the site is the old dwelling and even though it has been extensively extended, in both its original form and extended form it has typical characteristics associated with the vernacular architecture of farmsteads of both small holdings and on traditional larger farms. The use of dolomite as building stone and the fact that the core dwelling has remained relatively intact makes the building unique and 'rare' as this building tradition will not continue and the existing building therefore has become an example of an almost extinct or endangered vernacular architecture tradition.

Recommendations

General

In order to understand the logic of the recommendations it is essential to demonstrate the process and possibilities in terms of the re-use of a building. When the re-use of a building is implied it does not mean the building will become a monument or museum. Neither will it be 'fossilized' but rather altered towards a new use. This implies that some aspects of the building will be conserved while others need to be modernized and renovated.

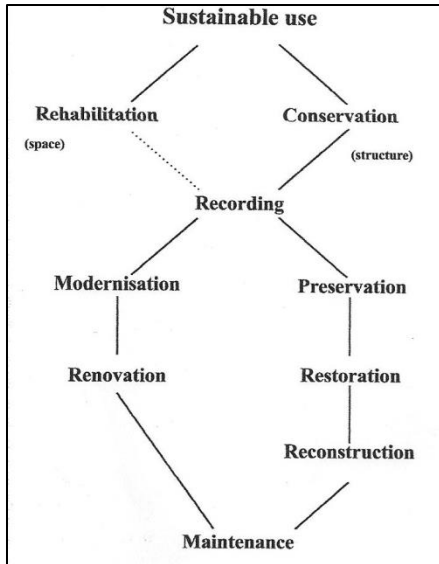


Figure 1. Diagram indicating the dual strategy for the re-use of a building (Drawing: M. Naude 2003)

Recommendations

The dwelling must be retained, re-used and incorporated into the site development plan (SDP) and business plan for the property. In this way the project complies with some conditions relating to the need for historic preservation and appropriate memorialization. In order to reinforce memorialization the following actions must be complied with:

- (a) Record the entire site: measuring of the site and location of all (a) buildings and (b) structures. Such a map will only contain the footprints of these features. The site map must be included in the submission to the PHRA-Northern Cape
- (b) Record the dwelling, outdoor privy, workers dwelling and dolomite ruin: These measured drawings must be done to any scale and be included in the report and submission and application for demolition and alterations (to the site and buildings) presented to the PHRA – Northern Cape
- (c) Every building dwelling, workers dwelling and dolomite ruin must be photographically recorded prior to any demolition and alterations and construction work and included into the submission with the ‘as-built’ drawings of the identified buildings.
- (d) Do a room-for-room investigation to identify heritage risks (architectural and structural) and compile the identified risks in a report with proposed specifications for protection, preservation, re-use and rectifying any structural problems. These would form the basis when and if a ‘conservation management plan’ is required by the PHRA-Northern Cape.
- (e) The space between the front façade of the dwelling and the street must remain open in order to protect and celebrate the visual site line and entire façade of the building. The visibility of the façade of the dwelling forms part of the appropriate memorialization of the building and it is done via protecting the visual axis from the street towards the façade and main entrance.

The outdoor privy, dolomite ruin, workers dwelling and cement brick ruin may be demolished. If the water furrow is still in use or must be retained for serving the property with water according to municipal regulations, it must be re-aligned to serve its new purpose. All other infra structural elements may be removed.

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GLOSSARY OF TERMS

Study Area – refers to the entire area to be developed as indicated on the scale drawings by the client.

Stone Age – The first and oldest part of human history is the Stone Age that is associated with the appearance of early humans between 3-2 million years ago. Stone Age people were hunters, gatherers and scavengers who did not settle in permanent settlements. Places associated with these humans are determined by identifying stone tools that have been preserved in the landscape.

Early Stone Age: 2 000 000- 150 000 Before Present (BP)

Middle Stone Age: 150 000 – 30 000 BP

Late Stone Age: 30 000 – until c. AD 200

Iron Age – A period covering the last 1800 years, when an altered lifestyle was introduced to some geographic areas in southern Africa. During this period villages were established, domesticated crop types such as sorghum, millet and beans were cultivated and several groups herded cattle, sheep and goats. They spoke early variations of the Bantu language and manufactured iron objects.

Early Iron Age: AD 200 - AD 1 000

Late Iron Age: AD 1 000 – AD 1830

Historical period – Since the arrival of white settlers – c AD 1652 (Southern parts of South Africa and AD 1840 (north of the Vaal River)

Cultural significance - According to the ICOMOS Burra Charter cultural significance means '*aesthetic, historic, scientific or social value for past, present or future generations.*

Aesthetic value – Criteria considered for this category may include the form, scale, colour, texture and material of the fabric, the smells and sounds associated with the place and its use.

Historic value – Historic value encompasses the history of aesthetics, science and society and therefore to a large extent underlies all of the terms used for evaluation. A place may have historic value because it has influenced or has been influenced by an historic figure, event, phase or activity. The significance will be greater where evidence of the association or event survives in situ or where the settings are substantially in tact than where it has been changed or evidence does not survive.

Scientific value – The scientific or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information.

Social value – Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

Abbreviations

EIA – Environmental Impact Assessment

EIA – Early Iron Age

ESA – Early Stone Age

LIA – Late Iron Age

LSA – Late Stone Age

MSA – Middle Stone Age

NASA – National Archives of South Africa

NHRA – National Heritage Resources Act

PHRA – Provincial Heritage Resources Agency

SAHRA – South African Heritage Resources Agency

1. BRIEF

The heritage assessment of the farm dwelling and supporting outbuildings is a prerequisite for the submission of an application to the Provincial Heritage Resources Agency in order to determine whether the site may be cleared, and buildings on the site may be demolished or protected as part of the proposed residential development on the site. The study was commissioned by Erioloba Consulting on behalf of ASSMANG and the Khumani Housing Development Company, and was inferred by an earlier Archaeological Impact Assessment (AIA) done by Anton Pelsler on the property in June 2012 (**See report AE01239P**). The detailed work reported on in this document is a result of the findings made during the 2012 survey and the recommendations made in that report. In their comments (August 2012) SAHRA concurred with the findings and recommendations. Anton Pelsler (of APELSER ARCHAEOLOGICAL CONSULTING cc) then requested the assistance of an architectural-historian (Mr. Mauritz Naude, main author of this report) to conduct the expert study on the property and the structures located on it. The property is located on Erf 83 in Kuruman, Northern Cape Province.

2. AIM OF THE STUDY

- *To identify aspects and elements of the site and buildings that may be of exceptional heritage significance.
- *To evaluate any heritage aspects or elements of the site and buildings according to the criteria set out by the National Heritage Resources Act (NHRA)
- *To make recommendations regarding the existing heritage elements on the site which may be impacted upon by the proposed development.

3. ASSUMPTIONS AND CONDITIONS

- *This is not a Heritage Impact Assessment (HIA) report but a specialist report to the HIA report focusing only on the built elements. No public participation process (see *Section 38(3)(e)* of the NHR Act) formed part of this investigation. However, the template and legal framework as determined by the NHRA, of this report is the same as the contents of a heritage impact assessment report as it addresses the same areas of concern.
- *No 'as-built' drawings were available when the heritage specialist visited the site and detailed structural analysis (removal of plaster and any building elements) was done to determine the negative impacts and problems that may be unique to each room or any of the covered spaces.

4. GEOGRAPHIC AREA OF THE STUDY

The farm dwelling is located on the boundaries of the town of Kuruman and does not form part of the core or center of town. The property can be classified as a small holding, a phenomenon common around all urban areas and often used as micro farming units where milk, vegetables and fruit were produced serving the local market and community. It cannot be described as a typical urban erf or 'burger erf' but a 'small holding'. The entire site reflects these small scale agricultural activities as the site is supplied with water via a thoroughly constructed water furrow and sluice system for the irrigation of the orchards and lower lying vegetable beds.

5. METHODOLOGY

- *The site was visited and the various structures and buildings investigated on foot.
- *Photographs were taken for report purposes (and not for recording purposes). The photographs included in this report do not reflect the architectural detailing of every building and structures but remain a selective series of the most critical significant elements.

6. FINDINGS

6.1. Section 38(3) (a) Identification and mapping of all heritage resources impacted on in the area affected.

The site contains various manmade structures and activity areas of different types.

Building 1: principal dwelling

The site is dominated by the principal dwelling facing the street. The building is empty as the site is no longer inhabited.



Figure 1. Side elevation of the dwelling with stoepkammer in the centre and verandahs on both sides

Building 2: dolomite outbuilding

This structure has no roof and its original function is unknown. It is not possible to determine function as it consist only of four walls and has no roof. Its main characteristic is the construction materials: dolomite stone masonry.



Figure 2. Exterior of the remains of a stone outbuilding



Figure 3. Interior of dolomite stone outbuilding

Building 3: outdoor privy

A single outdoor privy occurs on the site at the back of the dwelling. Typical of urban or serviced outdoor privies it functioned as a 'bucket-system' and not as a 'longdrop'.



Figure 4. Detached outdoor privy located at the back of the dwelling

Building 4: workers dwelling

This is the second dwelling on the site and it is assumed that this was where the servants serving the principal dwelling, lived.



Figure 5. Separate workers dwelling in the backyard

Building 5: clay brick ruin

Structure of uncertain function of which only three walls have remained. It is impossible to determine the function of the structure due to the almost complete lack of clues in the remaining built fabric.



Figure 6. Ruin of what seems to be an unfinished or vandalized outbuilding constructed with clay bricks

Other manmade elements on the site are related to structures and infrastructural elements such as water furrows, sluices and a single water reservoir.



Figure 7. Furrow distributor dam adjacent to the dam from where water was irrigated into the gardens and orchard (photograph: M. Naude 2013)



Figure 8. Simple water furrow distributor dam constructed with stone walling



Figure 9. More formal water furrow distributor dam constructed with cement blocks (Photograph: M. Naude 1988)



Figure 10. Wide water furrow on the farm on the farm Letzkraal, Graaff-Reinet district (Photograph: M. Naude 1988)

6.2. Section 38(3) (b) An assessment of the significance of such resources in terms of the heritage assessment criteria in Section 6(2) or prescribed in Section 7.

The region in which the site is located is classified as the Northern Cape and the architectural vocabulary of any of the buildings on this site is interpreted within the region and its typical and unique vernacular architectural traditions. This uniqueness is determined by the general characteristics of the climate, the landscape and the geology of the larger region.

The latter aspect is significant as the principal dwelling and the supporting outbuilding directly adjacent to it is constructed with dolomite stone. Dolomite is a common occurrence in the larger region as it is a common stone type and was quite often used for quality stonemasonry for buildings ranging from simple outbuildings to dwellings and even official government buildings in Potchefstroom, Lichtenburg, Vryburg and Kuruman. A complete record of these buildings does not exist and no publications addressing this aspect of stonemasonry architecture in the region has been published yet.

Building 1: principal dwelling

The dwelling is the principal building on the site and dominates the property as it is the largest of the buildings. The building is oriented parallel to the street suggesting that the street could have been the dominating orienting factor when the building was erected and that the site was not developed as part of a traditional farmstead but may have been an urban landholding located on the periphery of the town. The orientation towards the street is further reinforced by the location of the front door, the front garden and garden gate in relation to the street.



Figure 11. Front elevation of the principal dwelling - view from the street



Figure 12. Back elevation of the dwelling indicating the location of the core dwelling (grey dolomite stone) and bath room stoepkamer (white-washed room)



Figure 23. Side elevation with exposed dolomite gable end and two stoepkamer additions (Photograph: M. Naude 2013)

Building 2: dolomite outbuilding

The original use of the building is unknown. Its distance in relation to the dwelling suggests that it served the dwelling and was used as an annex to any of the household activities associated with the dwelling. It could have been used as a stable but no evidence of large stable doors or other architectural detailing confirms this. The only elements on the building that may suggest the keeping of animals is the two narrow slits in the wall facing away from the dwelling. Similar narrow slits have been associated with the keeping of pigeons. It could also have been used as an outdoor kitchen at some time during its existence but the spatial relationship between the location of the dwelling's kitchen and the entrance to this building does not confirm such a theory. The only other explanation would be that the building was used as a bedroom annex to the dwelling. It may have been used as a boy's room or 'ramkamer' where teenager boys lived.



Figure 3. Side elevation of the dolomite ruin located adjacent to the dwelling but without any indication of the original function of the building (Photograph: M. Naude 2013)



Figure 4. Gable end of the dolomite structure without roof (Photograph: M. Naude 2013)



Figure 5. Detail of stone masonry work on the dolomite outbuilding (Photograph: M. Naude 2013)

Building 3: outdoor privy

This is a well-kept building and quite unique in some ways. Outdoor privies seldom have a protecting wall in front to screen the user from the outside world. This a commercial type of addition to the design of an outdoor privy. Another aspect relates to the use of the bucket system instead of the older and more primitive long-drop or pit system – without the use of a bucket. Buckets were usually common in urban areas where buckets were removed at night and cleaned by a formal service rendered by the local authority.



Figure 6. Side elevation of the detached outdoor privy (Photograph: M. Naude 2013)



Figure 7. Protecting wall of semi-open outdoor privy (photograph: M. Naude 2013)



Figure 8. Simple seat arrangement of interior of the outdoor privy (photograph: M. Naude 2013)

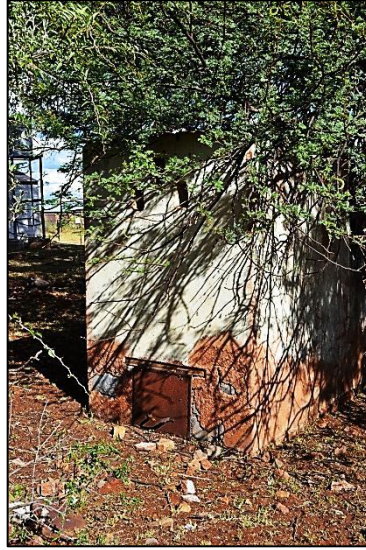


Figure 9. Back of the outdoor privy indicating where the bucket is removed at the lower end of the wall (photograph: M. Naude 2013)

Building 4: workers dwelling

This is quite an extensive dwelling but it started from a simple core dwelling or building used for something other than a dwelling. Over time the core was extended and additions were added until the building became quite an extensive but simple dwelling. One of the exceptional elements to the building is the occurrence of more than one hearth. One of them is located in the kitchen.



Figure 10. Workers dwelling adjacent to the main dwelling (photograph: M. Naude 2013)



Figure 11. Back of workers dwelling (photograph: M. Naude 2013)



Figure 12. Hearth in the kitchen of the workers dwelling (photograph: M. Naude 2013)

Building 5: clay brick ruin

This structure is constructed with homemade sand and cement bricks, laid on top of a foundation of cement bricks similar to those used for the additions and stoepkamers of the principal dwelling. What this structure was used for remains unknown and it contains no architectural elements to guide the investigation towards any possible uses.



Figure 13. Ruin of unknown origin at the back of the dwelling in the backyard (photograph: M. Naude 2013)

Other site elements

One of the exceptional site features, not normally considered as of any cultural significance is the furrow distributor dam, leading from the cemented water channel. Though not of little architectural significance, it remains an historic feature of the site and also a feature that is currently disappearing from our cultural landscape due to the redundancy of water furrows and water irrigation systems in historic urban areas (previously irrigated by furrows).



Figure 14. Water furrow distributor dam with furrow at the back and various outlet pipes in front (Photograph: M. Naude 2013)



Figure 15. Pipes letting water from the principal water furrow into secondary furrows (photograph: M. Naude 2013)



Figure 16. Open water furrow leading directly from the corrugated iron water reservoir (photograph: M. Naude 2013)


6.2.1. Significance criteria in terms of Section 3(3) of the National Heritage Resources Act.

These criteria are determined by the National Heritage Resources Act. The general objective of these criteria is to enable the heritage expert to determine whether the site or any element on a site has cultural significance. However, the criteria also tend to slant towards the identification of places of ‘national’ significance.

For this reason a second set of criteria is included that focuses on the ‘local’ significance.

[The following diagrams indicate ‘significance’ (and not ‘impact’)]

	<i>Criteria</i>	<i>Significance</i>	<i>Rating</i>
1.	<p><i>The importance of the cultural heritage in the community or pattern of South Africa’s history (Historic and political significance)</i></p> <p>Due to the Northern Cape’s unique landscape and climate within the South African landscape context, the site and buildings need to be assessed in terms of determining it significance in the region rather than in the entire South Africa.</p> <p><u>Building 1: principal dwelling</u></p>		

	<p>Although the site and this building are located on the periphery of Kuruman the site can be classified as a ‘small holding’ (may even have been called a small holding during a previous era in the history of Kuruman). Irrespective of this location, the dwelling reflects the vernacular trends of the region in terms of its scale, style spatial layout and architectural vocabulary.</p>  <p>Figure 17. Front facade of the dwelling indicating the impact of the stoepkamers and stoep that is slightly set back (Photograph: M. Naude 2013)</p> <p><u>Building 2: dolomite outbuilding</u> The use of dolomite for any building seems to have been the norm in the region. However, this is not the norm anymore and the use of other materials of a more standard and pre-fabricated origin is now common.</p> <p><u>Building 3: outdoor privy</u> Outdoor privies used to be a common occurrence on farms. However this site is located on the [periphery of the town where privies were also common during a previous era. What makes this privy special is its bucket system which was associated with an earlier period and development in the history of sewage removal in urban centres.</p> <p><u>Building 4: workers dwelling</u> The size and scale of this workers dwelling suggest that it was more than a standard laborers dwelling as it contain more rooms and other elements typical of laborers dwellings. It may have been used by an entire family who lived on the site almost as ‘bywoners’. This makes the little dwelling significant.</p> <p><u>Building 5: clay brick ruin</u> As the use of this structure is unknown it is difficult to determine its significance</p>	<p>High</p> <p>Medium</p> <p>Low</p> <p>Medium</p> <p>low</p>
2.	<p><i>Possession of uncommon, rare or endangered aspects of South Africa’s natural or cultural heritage (Scientific significance).</i></p> <p>The site and the principal building remain ‘common’ and ‘rare’ at the same time</p> <p>The occurrence of a small holding with it historic setting, buildings, structures and planted vegetation in its original character used to be common but due to urban development and densification this site has remained almost pristine and has now become a ‘rare’ occurrence.</p>	<p>Rating</p> <p>High</p>

	<p>The principal dwelling constructed with dolomite stone also used to be quite common but for the same reasons as mentioned above, has now become a rare occurrence. Similar structures and dwellings constructed with dolomite have been demolished or have been altered to the point where they have lost their original character, form, shape and they do not reflect their original architectural vocabulary in the same way this dwelling does.</p> <p>Because of this 'rarity' and the current rate of urbanization and disappearance of these manmade structures, this site and dwelling can be considered 'endangered' examples of a historic period in the history of Kuruman.</p>	
3.	<p><i>Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage (Research/scientific significance)</i></p> <p><u>Building 1: principal dwelling</u> The building is of little scientific value (in this case 'scientific' refers to the hard sciences such as the exactor mathematical and natural sciences). However the building has value to the architectural historian and cultural historian in terms of its social history, urban history and architectural fabric.</p> <p><u>Building 2: dolomite outbuilding</u> The building is of little research or scientific value</p> <p><u>Building 3: outdoor privy</u> The building is of little research or scientific value.</p> <p><u>Building 4: workers dwelling</u> As the building may have been resided-in by bywoners, it remains an exceptional example of a workers dwelling</p> <p><u>Building 5: clay brick ruin</u> The building is of little research value. Other site elements</p>	<p>Rating</p> <p>Medium</p> <p>Low</p> <p>Low</p> <p>Medium</p> <p>Low</p>
4.	<p><i>Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects (Scientific significance)</i></p> <p>The type of site investigated has already been classified above as an 'urban small holding' or 'urban plot'. This type of site and the architecture represented on the site especially the principal dwelling represent a particular 'class' of settlement and represent a unique phase in the urban history of Kuruman. This phase has now become redundant and under threat due to urban development and densification as the urban core expands outwards and engulfs the peripheral agricultural sector.</p>	<p>Rating</p> <p>High</p>
5.	<p><i>Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group (Aesthetic significance)</i></p> <p><u>Building 1: principal dwelling</u> The dwelling type cannot be classified as a typical urban dwelling but rather more typical of farm dwellings. This further enhanced by the type of land use and activities surrounding the dwelling. The dwelling contains most of the characteristics of farm dwellings in the vernacular architectural tradition. This implies a core dwelling being the oldest section of the structure with a number of extensions and alterations that were added over time to make the dwelling more livable and practical for the changing needs of the family or families who lived in the house. The principal</p>	<p>Rating</p> <p>High</p>

aesthetic characteristics of the dwelling is the core section constructed with dolomite stone masonry and the second characteristic is the later additions to the dwelling that renders the house a typical stoepkamer dwelling with verandahs on three sides – a typical aesthetic of farm dwellings in the region and further north towards the former province of the Transvaal. The extensions and additions were executed in a particular building tradition and a particular type of prefabricated cement brick with a textured face making the two phases of development of the floor plan of the building quite distinct and very identifiable.



Figure 18. Prefabricated cement bricks mimicking the texture of stone, used for all the later additions and stoepkamers (Photograph: M. Naude 2013)

Building 2: dolomite outbuilding

The only aesthetic characteristics contained in this building relates to the use of dolomite stone for its construction

Medium

Building 3: outdoor privy

The building contains no aspect relating to aesthetic appeal.

Low

Building 4: workers dwelling

The building contains little aesthetic appeal

Medium

Building 5: clay brick ruin

The structure contains no aesthetic appeal. The building contains the brick type used when the dwelling was extended and altered.

Low



Figure 19. At the base of the structure some of the prefabricated cement bricks used for the additions to the dwelling are exposed where they have been used as foundation material for this structure (Photograph: M. Naude 2013)



Figure 20. Detail of prefabricated cement bricks used for the foundation of the structure (photograph: M. Naude 2013).

6. ***Importance in demonstrating a high degree of creative or technical achievement at a particular period (Scientific significance)***

The use of dolomite as building material makes the buildings on this site unique, rare and of cultural significance. However, the use of dolomite was not the same in every building. The dwelling seems to be the most significant as it reflects the best example of craftsmanship of all the buildings. Dolomite is not the best building stone in the history of vernacular architecture in the northern part of South Africa. The way the dolomite will break when dressed, chipped or hit by a hammer cannot be predicted in the same way sandstone can be predicted. However, it is the best stone available in the region. Even though it is a hard stone type, it is of little aesthetic appeal if not dressed by a master mason (due to the unpredictability of the breakage planes), who is able to shape individual stones into a proper building stone.

Rating



Figure 21. 'Raw' dolomite stone chunks similar to those used for the construction of the core section of the dwelling and the adjacent annex (Photograph: M. Naude 2013)



Figure 22. Interior of the wall exposing dolomite stone used for the construction of the annex to the dwelling (photograph: M. Naude 2013)

Building 1: principal dwelling

The dwelling represents one of the best examples of a building constructed with dolomite stone in the town. A lot of effort went into the dressing of the dolomite stone to build the dwelling. The dwelling is structurally sound and none of the walls have been broken or have cracked to the point where the inner part of the construction is

High

exposed. The stone walls have also been protected by the shallow eaves of the roof, while the foundation was properly laid and solid. Contrary to the core section of the dwelling, all the extensions and alterations are of lesser quality and were constructed with prefabricated brick with a stone facing. These walls were left un-plastered and were whitewashed.

Building 2: dolomite outbuilding

The structure was constructed with chunks of dolomite stone which is the only aspect that may be considered to reflect some creativity and some level of craftsmanship.

Medium



Figure 23. Section through the dolomite wall construction of the annex indicating the use of clay mortar with the stone (photograph: M. Naude 2013)

Building 3: outdoor privy

The building does not contain or reflect a high degree of technical achievement or craftsmanship

Low

Building 4: workers dwelling

The building is a typical workers dwelling reflecting some level of craftsmanship in the way the dwelling has been developed and extended into a fairly large residential unit with many additions and rooms being added over time. Nowhere does the building contain evidence of exceptional craftsmanship or technical achievement.

Medium

Building 5: clay brick ruin

Too little of the structure has remained to be considered as a symbol or an example of any technical achievement

Low

7.	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (Social significance)</i> Neither the site nor the building has any outstanding significance in terms of historic associations relating to events of political, educational, social or economic activities. The site and old dwelling has special significance regarding a previous era and the site with its buildings, structures and infrastructure represents a particular period in the history of Kuruman.	Rating <i>low</i>
8.	<i>Strong or special association with the life and work of a person, group or organization of importance in the history of South Africa (Historic significance)</i> The history of the various owners or any tenants who lived on the site is unknown and it is not possible to determine whether any of the individuals were outstanding members of the community or how they impacted on social or other aspects of civic society in the town of Kuruman.	Rating <i>low</i>
9.	<i>Does the site have any significance in relation to the history of slavery in South Africa.</i> Neither the site nor the building has any association with the history of slavery in South Africa. However, the site contains a small laborer dwelling – though dilapidated and structurally unsound is also of some historic significance. This dwelling can be considered another type of dwelling and reflects the architecture of workers housing of a particular place and period. As very little is known about worker housing on this type of site in Kuruman no comparative evidence or any type series is available to determine the significance of this dwelling.	Rating <i>Low</i> <i>Medium</i>

6.2.2. Significance criteria in terms of historical, artefactual and spatial significance.

Historical significance

As the criteria set out in the National Heritage Resources Act tend to approach heritage from the level of 'national' significance and few heritage sites and features fall within this category, a second set of criteria are used to determine the regional and local significance of heritage sites. Three sub-categories are used to determine this significance:



- (a) Historical significance – this category determines the social context in which a heritage site and resource need to be assessed. These criteria focus on the history of the 'place' in terms of its significance in time and the role they played in a particular community (human context).
- (b) Architectural significance – The objective of this set of criteria is to assess the artefactual significance of the heritage resource, its physical condition and meaning as an 'object'.
- (c) Spatial significance – focuses on the context in which the object and place exists and contributed to the landscape, the region and neighborhood.

	<i>Criteria</i>	<i>Significance</i>
1.	<i>Is the site or building associated with a historical person or group?</i>	<i>Rating</i>


	It is unknown who lived on the site and whether tenants or visitors to the site were of any historic significance.	<i>Low</i>
2.	<p><i>Is the site or building associated with a historical event?</i></p> <p>No records of any particular historical event associated with this property have been found.</p>	<p><i>Rating</i></p> <p><i>low</i></p>
3.	<p><i>Is the site or building associated with a religious, economic social or political or educational activity?</i></p> <p>The site served as a ‘burger erf’ on the periphery of town accommodating families who not only lived at the site but also produced fruit and probably grew their own maize and agricultural produce for sustaining the household but also to sell in town. It was an economic unit and residence at the same time.</p>	<p><i>Rating</i></p> <p><i>medium</i></p>
4.	<p><i>Is the site or any of the buildings of archaeological significance?</i></p> <p>According to the National heritage Resources Act any site or manmade structure older than 100 years is considered and classified as archaeological site. None of the features on the site is older than 100 years.</p>	<p><i>Rating</i></p> <p><i>Low</i></p>
5.	<p><i>Is the building older than 60 years?</i></p> <p><u>Building 1: principal dwelling</u> It remains difficult to determine the age of the original core section of the dwelling without confirmation and cross referencing with literature, plans, drawings or oral evidence. According to the archaeological evidence - the physical evidence on the site – the building may even date as far back as the period 1905 to 1915. It is assumed that the steel frame windows are contemporary additions with the extensions and alterations and may date to the period 1920 to 1930. This makes both the original dwelling and the later additions older than 60 years.</p> <p><u>Building 2: dolomite outbuilding</u> The date when the building was erected is unknown but it could have been erected soon after the stone dwelling was erected.</p> <p><u>Building 3: outdoor privy</u> The date when the privy was erected is unknown.</p> <p><u>Building 4: workers dwelling</u> The date when the workers dwelling was erected is unknown. Based on the extensive additions to the dwelling it is assumed that the core part of the dwelling is the oldest and that the workers who lived on site continued to add to the original core building as the needs of the family changed.</p> <p><u>Building 5: clay brick ruin</u> The date of construction of this structure is unknown</p>	<p><i>Rating</i></p> <p><i>High</i></p> <p><i>High</i></p> <p><i>Medium</i></p> <p><i>Medium</i></p> <p><i>Low</i></p>

Architectural significance (artefactual significance)

These criteria focus on the object or artifact (building or structure or both) itself. They relate to the qualitative aspects of the artifact in terms of technology, period and style.

1.	<i>Criteria</i>	<i>Significance</i>
	<p data-bbox="321 506 1105 533"><i>Is the building an important example of a building type?</i></p> <p data-bbox="370 564 691 592"><u>Building 1: principal dwelling</u></p> <p data-bbox="370 596 1089 743">As mentioned elsewhere, the dwelling is a unique building and example of a ‘farm’ dwelling. As the site is located – or was originally located on the periphery of the town of Kuruman this site would have qualified as a semi-urban small holding allowing the dwelling to be classified as a small holding dwelling.</p>  <p data-bbox="321 1234 1065 1352">Figure 24. View of the main entrance and facade protected by the verandah indicating the use of unplastered dolomite wall construction and timber frame windows (Photograph: M. Naude 2013)</p>  <p data-bbox="321 1829 1097 1885">Figure 25. Top of the gable of the dwelling indicating the installation of a primitive wooden cross or maybe supporting a radio aerial</p>	<p data-bbox="1133 506 1211 533"><i>Rating</i></p> <p data-bbox="1133 596 1195 623"><i>High</i></p>

	<p>(Photograph: M. Naude 2013)</p> <p><u>Building 2: dolomite outbuilding</u> The use of dolomite for the construction of outbuildings on farms in the region is quite typical, but this example has deteriorated to the point where it is no longer a viable example to be protected.</p> <p><u>Building 3: outdoor privy</u> Outdoor privies is nowhere considered important buildings but as a generic utilitarian building serving a basic need it remains one of many – its only significance relates to the fact that his one is a prime example of a outdoor privy using the bucket system.</p> <p><u>Building 4: workers dwelling</u> Very little research has been done on the history of worker housing in the region and this dwelling cannot be classified as a residence relating to slave history. Neither does it reflect the characteristics associated with farm workers nor those of workers quarters associated with mining and factory workers. It reflects the characteristics of a standard dwelling of a family and suggests that the dwelling may have been used by a ‘bywoner’ or another single family who may have worked for the landowners.</p> <p><u>Building 5: clay brick ruin</u> The function and original intent of its use remains unknown</p>	<p><i>Medium</i></p> <p><i>Medium</i></p> <p><i>Medium</i></p> <p><i>low</i></p>
2.	<p><i>Are any of the buildings outstanding examples of a particular style or period.</i></p> <p>All the buildings fall within the niche of ‘vernacular’ architecture with little relation to the more well-known architectural styles such as Victorian, Edwardian or Art Deco.</p> <p><u>Building 1: principal dwelling</u> The dwelling cannot be categorized within the known stylistic periods above as it is a vernacular building and construction was executed within this tradition. In this case the vernacular building trends of Kuruman have not been defined or academically discoursed. However, the common use of dolomite as building stone to create fine buildings in the region is applicable to this dwelling and makes the building quite significant as this building tradition will not be repeated again.</p> <p><u>Building 2: dolomite outbuilding</u> The building does not represent any formal style but express the characteristics of the vernacular architecture of the region.</p> <p><u>Building 3: outdoor privy</u> The building does not express any characteristics of a particular formal style</p> <p><u>Building 4: workers dwelling</u> The building does not express any characteristics of a particular formal style</p>	<p><i>Rating</i></p> <p><i>High</i></p> <p><i>Medium</i></p> <p><i>Low</i></p> <p><i>Low</i></p>

	<p><u>Building 5: clay brick ruin</u> The building does not express any characteristics of a particular formal style</p>	low
3.	<p><i>Do any of the buildings contain fine architectural details and reflect exceptional craftsmanship?</i></p> <p>As all the buildings were erected in the spirit and niche of vernacular architecture they should be interpreted within this paradigm which is not known for its ornateness and elaborate decorative characteristics. This tradition is rather known for its interpretation of basic needs, the use of building materials from the local environs and the simple and sometimes sterile architectural vocabulary.</p> <p><u>Building 1: principal dwelling</u> The interior of the dwelling does not have many detailing and additional architectural features such as fire places or pressed metal ceilings. Only a few elements have remained such as the pantry shelving, the original four panel doors and some wooden sash windows.</p>  <p>Figure 26. Remains of the pantry with some of the shelving in position (photograph: M. Naude 2013)</p> <p>Original wooden sash windows on the front stoep (front elevation and principal façade) and similar windows at the back have remained intact. In some rooms the curtain pelmets have remained.</p>	<p>Rating</p> <p><i>medium</i></p>



lllll

Figure 27. Small wooden frame sash window similar to those still installed on the front stoep (photograph: M. Naude 2013)



Figure 28. Small window with wide and over-designed cement lintel (Photograph: M. Naude 2013)



**Figure 29. Interior of wooden sash window with curtain pelmit
(photograph: M. Naude 2013)**

All the windows in the extensions are mounted steel frames of a later date (probably between 1920 and 1930).



**Figure 30. Interior of steel frame window in bath room (photograph:
M. Naude 2013)**



Figure 31. Steel frame window (Photograph: M. Naude 2013)

Simple unpretentious wooden architraves and skirtings occur throughout the dwelling and the front door is equally simple.



Figure 32. Timber frame interior door with simple undecorated wooden architraves and skirting boards (Photograph: M. Naude 2013)



Figure 33. Timber frame front door with glass at the top (Photograph: M. Naude 2013)

Building 2: dolomite outbuilding

The only craftsmanship reflected in the building relates to the dolomite stone masonry alone. However the stonemasonry in this building is not refined and is quite typical of the construction and character of an outbuilding.

Building 3: outdoor privy

The building reflects very little in terms of fine craftsmanship as it is a simple plastered brick outbuilding.

Building 4: workers dwelling

Even though this is quite an extensive workers dwelling the building technology and the craftsmanship reflected in the structure is fairly mediocre and the materials used were not of the best quality.

Building 5: clay brick ruin

The structure is of little significance

4. ***Are any of the buildings an example of an industrial, engineering or technological development.***

Building 1: principal dwelling


The building is not an outstanding example of any engineering or industrial development. However, the building represents a particular niche in the vernacular architecture of the region

Building 2: dolomite outbuilding

Rating

medium

low

	<p>It only the confirms the preference for the use of dolomite stone in the region and on the site</p> <p><u>Building 3: outdoor privy</u> It does not reflect any engineering development or industrial achievement</p> <p><u>Building 4: workers dwelling</u> The entire building is a amalgamation of rooms with walls built with sundried brick.</p> <p><u>Building 5: clay brick ruin</u> The structure is of no engineering significance</p>	<p><i>low</i></p> <p><i>low</i></p> <p><i>low</i></p>
5.	<p><i>What is the state of the architectural and structural integrity of the building?</i></p> <p><u>Building 1: principal dwelling</u> The core section of the dwelling is in relative good architectural condition but structurally needs to be reinforced. As the building contains so many additions and alterations it remains at the joints where most of the structural problems occur. The original intent of the design of the core part of the building has remained fairly intact while the overall design has been altered dramatically However, this does not imply that the building has lost any of the purist characteristics but that the personality and spirit of the building has only been added onto over time like a historic document.</p>  <p>Figure 34. Deteriorated chimney stack constructed with sundried bricks (Photograph: M. Naude 2013)</p> <p>Roof: As the site is located in area not known for its extensive rainfall roof constructions and coverings are not significant elements on buildings in the region, this building is no exception. The roof sheets have not been painted and rust has had a major negative impact on the corrugated iron sheeting. The sheeting is also not properly secured to the roof structure and brandering anymore and sheets have lifted. The roof structure of the entire building needs a thorough investigation and those parts that were added when the extensions were done seem to be in poor condition.</p>	<p>Rating</p> <p><i>Medium to high</i></p>



**Figure 35. Vandalized porcelain wash basin in the bath room
(Photograph: M. Naude 2013)**

Walls: Due to the poor condition of the roof sheeting water has penetrated into the dwelling at various points causing damaged – however the damage can be mitigated and reversed by replacing the roof sheeting.

The part worst impacted on by moist penetration are the sections that were added to the core building at a later stage.

Moist has penetrated the walls impacting on wall paint, plaster and probably also structural integrity of the walls themselves.



Figure 36. Large areas of the walls of the later additions have been penetrated by rain water due to bad drainage, guttering and roof problems (Photograph: M. Naude 2013).

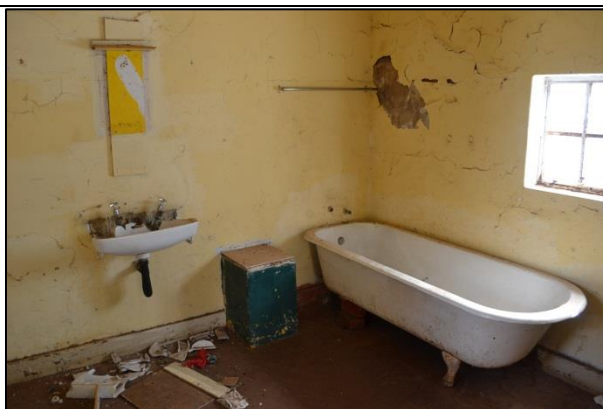


Figure 37. Moist problems are indicated in the plaster and paint of the exterior walls (Photograph: M. Naude 2013)



Figure 38. Alcove of the first hearth - in the kitchen - which was later altered to accommodate a coal stove (Photograph: M. Naude 2013)

Building 2: dolomite outbuilding

The architectural and structural integrity of the building is bad

Low

Building 3: outdoor privy

The structural and architectural integrity of the building is good

medium

Building 4: workers dwelling

The architectural integrity of the building is questionable and the structural integrity is bad

low

Building 5: clay brick ruin

It has no architectural or structural integrity

low

6.

Is the building's current and future use in sympathy with its original use (for which the building was designed)?

Rating

Building 1: principal dwelling

The building has been used for residential purposes until it became

Unknown


	<p>redundant. The future plans for the building is unknown and no drawings have been submitted to the specialist prior to drafting this report.</p> <p><u>Building 2: dolomite outbuilding</u> It remains unknown what the building was used for and the architectural details on the building that have remained intact are of no assistance.</p> <p><u>Building 3: outdoor privy</u> The building only had a single use which will not change. Building 4: workers dwelling</p> <p><u>Building 5: clay brick ruin</u> The use of this building is unknown</p>	<p><i>Unknown</i></p> <p><i>Unknown</i></p> <p><i>unknown</i></p>
7.	<p><i>Were the alterations done in sympathy with the original design.</i></p> <p><u>Building 1: principal dwelling</u> Some of the alterations were done in sympathy with the original intent of the design and some were not. In terms of the intent some ideas were better than others but as is usually the case the execution is seldom done in sympathy with the architectural vocabulary of the original building: When the gable of the original dolomite building was lifted the gradient of the original gable was altered but had no significant negative impact on the form and shape of the building but the work was executed with the newly introduced concrete blocks with a false stone face. The later introduction did not blend well with the original stone face and the later alterations are clearly defined in the texture of the gable walling.</p>  <p>Figure 39. Indication of the elevated gable when the stoepkamers were added - a defined line indicates where the original stone masonry gable ended and the more recent material was added on top (photograph: M. Naude 2013)</p>	<p><i>Rating</i></p> <p><i>Original design still relatively intact</i></p>



Figure 40. The interior walls were also elevated and the roof structure was replaced over time (Photograph: M. Naude 2013)

Building 2: dolomite outbuilding

No alterations can be identified on the structure

Low

Building 3: outdoor privy

No alterations have been identified on the structure

Good

Building 4: workers dwelling

The entire building consist of alterations to the point that it can only be evaluated with all the additions

Fairly dilapidated

Building 5: clay brick ruin

Very little of any of the building elements have remained intact

Low

8.

Were the additions and extensions done in sympathy with the original design?

Rating

Building 1: principal dwelling

The original dwelling – the core section – was constructed with neatly dressed dolomite chunks. When the building was extended it was done with prefabricated cement bricks with a false stone face. The latter material was probably preferred in order to imitate the dressed stone texture of the original walling resulting in all the later additions now clearly distinguishable from the original dwelling. All the latter additions can be identified as these are the only sections that were painted - white washed – whilst the original dolomite dwelling remained unpainted.

Mere extensions while the core remained intact



Figure 41. The later additions and extensions are clearly defined by the whitewashed rooms and supporting columns of the front verandah (Photograph: M. Naude 2013)



Figure 42. One of the stoepkamers on the back verandah that was later added that differs from the original core dwelling constructed with stone masonry (left) (Photograph: M. Naude 2013)



Figure 43. Side gable of the original dwelling and the two stoepkamers added to the back and sides of the core section of the dwelling (photograph: M. Naude 2013)

	<p>Building 2: dolomite outbuilding The building seems to have no later additions and only the original structure has remained.</p> <p>Building 3: outdoor privy The building has not been altered and the structure is still the original structure.</p> <p>Building 4: workers dwelling This building has several additions and extensions to the point where most of the building consists of additions.</p> <p>Building 5: clay brick ruin It can only be classified as a 'structure as it only consist of three walls and without a roof.</p>	<p><i>Low</i></p> <p><i>Low</i></p> <p><i>Difficult to determine quality</i></p> <p><i>low</i></p>
9.	<p><i>Are any of the buildings or structures the work of a major architect, engineer or builder?</i></p> <p>All the buildings can be classified in the category of vernacular architecture as none of them was designed by an architect or engineer. None of the buildings were designed according to any catalogue typology.</p> <p>One of the exceptional aspects of the principal dwelling and dolomite outbuilding is that dolomite was also used for other buildings in town and the craftsmanship inherent in the dwelling also occurs elsewhere in Kuruman suggesting that it may have been the same stonemason. However, no information regarding such a person could be found.</p> <p>If the principal dwelling was designed by a formal architect and had to be approved by a local council, such plans would have existed at the town council. However this site may have been located outside the jurisdiction of the council when the first building was erected and no plans had to be approved.</p>	<p><i>Rating</i></p> <p><i>low</i></p>

Spatial significance

Even though each building needs to be evaluated as single artifact the site still needs to be evaluated in terms of its significance in its geographic area, city, town, village, neighborhood or precinct. This set of criteria determines the spatial significance of the site and any of the buildings and structures.

	<i>Criteria</i>	<i>Significance</i>
1.	<p><i>Can the building or structure be considered a landmark in the town or city?</i></p> <p>Even though the building is not located in in the center of the city it still remains a sensitive but not an outstanding landmark. It has landmark significance because of its historical and architectural character.</p>	<p>Rating</p> <p>medium</p>

2.	<p><i>Does the building contribute to the character of the neighbourhood?</i></p> <p>During the first years of settlement in the neighborhood the dwelling probably reflected the general architectural vocabulary in the precinct but currently it is the only and last example of this type of building that has remained fairly intact and almost pristine in terms of its vernacular character and architectural style.</p>	<p>Rating</p> <p>medium</p>
3.	<p><i>Does the building contribute to the character of the square or streetscape?</i></p> <p>Neither the site nor the principal building relates to any square or similar type of urban element. The dwelling used to form the central focus of a farmstead and farmyard which will now be lost.</p> <p>However, the site and the principal dwelling face towards a street – now classified as a residential street and as such impact on the streetscape.</p>	<p>Rating</p> <p>High</p>
4.	<p><i>Does the building form part of an important group of buildings?</i></p> <p>The site contains several buildings and ruins that used to be functional structures. Each building forms a single entity within the whole and the cluster that makes-up the farmstead. The principal dwelling forms the core of the farmstead and site while the other buildings served as supporting structures. The entire setting with all the buildings, structures, infra structural elements and planted vegetation is of cultural significance.</p>	<p>Rating</p> <p>medium</p>

6.3. Section 38(3) (c) An assessment of the impact of the development on such heritage resources.

As no site development plan (SDP) has been presented to the architectural expert, it is not possible to determine what the impact of the proposed development will be on the site or the building.

No architectural drawings of the proposed re-use or preservation of the dwelling have been submitted to the architectural expert and it is not possible to determine what the impact on the dwelling will be.

6.4. Section 38(3) (d) An evaluation of the impact of the development on heritage resources relative to the sustainable economic benefits to be derived from the development.

The proposed alterations and maintenance will not decontextualize the historic building but will extend the life of the building.

The upgrading, maintenance and renovation work have become critical in order to make the building useful and viable to the landowner.

In the case of the re-use of an historic building within the context of a new commercial residential development is that the older building will enhance the character of the development and will present the community and the future residents some continuity with the history of this part of Kuruman and the neighbourhood.

6.5. Section 38(3)(e) *The results of consultation with the communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.*

The author was not part of the public participation process for this project and no information regarding the results of a public participation process had been submitted to the author for inclusion into this report.

6.6. Section 38(3)(f) *If heritage resources will be adversely affected by the proposed development the consideration of alternatives.*

In order to render the building useful again there are no real alternatives but to identify the problems that need to be addressed to make the building functional but also to protect the critical elements and aspects of the heritage significance of the building. Such a needs analysis would consist of the identification of inherent structural and other problems and not only the identification of the symptoms of these problems.

Drafting of a conservation management policy (CMP) framework based on the obligations derived from the heritage significance of the building may be a precondition determined by the PHRA-northern Cape but is not included in the recommendations in this report.

6.7. Section 38(3)(g) *..plans for mitigation of any adverse effects during and after the completion of the proposed development.*

Drafting of as-built plans of the floor plan, elevations and architectural elements and details of all the buildings supported by a thorough photographic recording of each structure

7. RECOMMENDATIONS

General

In order to understand the logic of the recommendations it is essential to demonstrate the process and possibilities in terms of the re-use of a building. When the re-use of a building is implied it does not mean the building will become a monument or museum. Neither will it be 'fossilized' but rather altered towards a new use. This implies that some aspects of the building will be conserved while others need to be modernized and renovated.

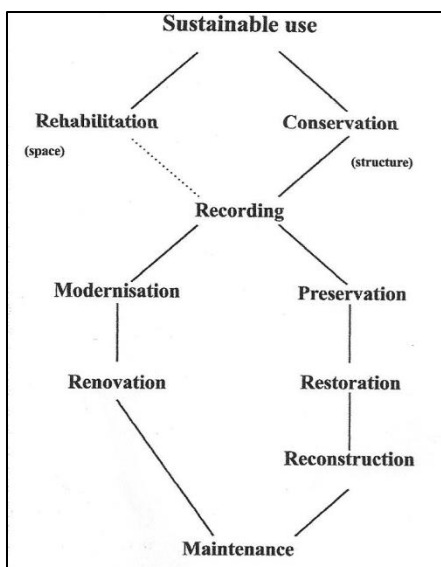


Figure 44. Diagram indicating the dual strategy (conservation and rehabilitation) for the re-use of a building (Drawing: M. Naude 2003)

Recommendations

The dwelling must be retained, re-used and incorporated into the site development plan (SDP) and business plan for the property. In this way the project complies with some conditions relating to the need for historic preservation and appropriate memorialization. In order to reinforce memorialization the following actions must be complied with:

(a) Record the entire site: measuring of the site and location of all (a) buildings and (b) structures. Such a map will only contain the footprints of these features. The site map must be included in the submission to the PHRA-Northern Cape

(b) Record the dwelling, outdoor privy, workers dwelling and dolomite ruin: These measured drawings must be done to any scale and be included in the report and submission and application for demolition and alterations (to the site and buildings) presented to the PHRA – Northern Cape

(c) Every building dwelling, workers dwelling and dolomite ruin must be photographically recorded prior to any demolition and alterations and construction work and included into the submission with the ‘as-built’ drawings of the identified buildings.

(d) Do a room-for-room investigation to identify heritage risks (architectural and structural) and compile the identified risks in a report with proposed specifications for protection, preservation, re-use and rectifying any structural problems. These would form the basis when and if a ‘conservation management plan’ is required by the PHRA-Northern Cape.

(e) The space between the front façade of the dwelling and the street must remain open in order to protect and celebrate the visual site line and entire façade of the building. The visibility of the façade of the dwelling forms part of the appropriate memorialization of the building and it is done via protecting the visual axis from the street towards the façade and main entrance.

The outdoor privy, dolomite ruin, workers dwelling and cement brick ruin may be demolished. If the water furrow is still in use or must be retained to serve the property with water according to municipal regulations, it must be re-aligned to serve its new purpose. All other infra structural elements may be removed.

8. REFERENCES

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