BOSCHENDAL HOMESTEAD

FARM 10/1674 DRAKENSTEIN

HERITAGE REPORT

in terms of section 27 of NHRA

18 APRIL 2015



PREPARED FOR:

THE OWNERS, BOSCHENDAL FARM

PREPARED BY:

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HERITAGE REPORT: BOSCHENDAL HOMESTEAD, DRAKENSTEIN

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	С	over: Boschendal Homestead, April 2016	

AUTHOR OF THIS REPORT

This Heritage Report was compiled by Stuart Hermansen, sole member of Hermansen Associates cc trading as HB Architects, as an independent consultant, and has been prepared at the cost of the owner.

The author deemed it necessary to compile a Report in this format as the Heritage Western Cape [HWC] pro forma 'Annexure A' application form does not sufficiently contain all the fields of information considered necessary to fully describe and assess this application.

Declaration:

I declare that there are no circumstances that compromise my objectivity in compiling this Report. Further, I have no vested or financial interest in the outcome of the application, whether successful or not.

Stuart Hermansen, Pr Arch 6148, B Arch [UCT], BAS [UCT], MSAIA, MCIfA

Further information regarding the qualifications, experience and professional standing in heritage resource management of Stuart Hermansen is available on request from stuart@hermansen.co.za

LIMITATION OF RESPONSIBILITY

It is tacit that the information supplied to Stuart Hermansen/HB Architects by the owner and his consultants is current and correct.

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1. <u>INTRODUCTION & PURPOSE OF THIS HERITAGE REPORT</u>

This Heritage Report has been prepared by Stuart Hermansen of HB Architects for the majority shareholder, Rob Lundie of Canombys Pty Ltd, to assist with the conversion of the historic Boschendal homestead to the Farm's flagship wine-tasting venue.

The purpose of this Heritage Report is to describe the limited work to be done to the homestead, namely the removal of a wall and bathroom installed in the 1970's restoration by the well-known restoration architects, Gawie and Gwen Fagan.

Appropriate redecoration proposed by Graham Viney Designs aims to combine authentic Boschendal homestead-era interiors with a few contemporary items to create an elegant, tasteful atmosphere.

Comments from the Stellenbosch Municipality Planning Advisory Committee, and registered conservation bodies have been solicited for inclusion in this application.

2. HERITAGE LEGAL/REGULATORY REQUIREMENTS

2.1. SECTION 27, NATIONAL HERITAGE RESOURCES ACT [NHRA]

The farm and buildings was previously a National Monument, and so was automatically graded a Provincial Heritage Site.

Subsequently, the historic werf with its buildings is one of the central themes in the 2008 SAHRA grading of the Dwarsriver Valley as a National Heritage Site.

In terms of its formal heritage status, a Permit must be issued by HWC either condoning, rejecting or approving the application with conditions, before any work may take place.

2.2. STELLENBOSCH MUNICIPALITY ZONING SCHEME REGULATIONS

The homestead is currently zoned Agriculture with Consent Use: Tourist Facility [Museum] The Consent Use will be subject to a change of use to Consent Use: Tourist Facility [Wine Tasting and Sales].

3. BACKGROUND

The current owners of Boschendal have been revitalising the Boschendal legacy since taking ownership in 2012. [See attached Financial Mail article]

Extensive effort and investment has taken place in upgrading the farm and tourist facilities.

Part of the drive to breathe new life into Boschendal is to change the homestead from a gloomy, outdated museum to the farm's flagship wine-tasting venue.

The homestead is not formally zoned as a museum, but falls under the overall werf consent use of 'Tourist Facility'. The decision to present the homestead as a museum was made by Amfarms, the owners at the time of the restoration in the 1970's. It has no formal status as a museum.

Most of the contents of the homestead, which belonged to Amfarms, was sold to the current owner with the transfer of the property. The owners of the remaining items on loan to Boschendal have been requested whether they wish to continue their loan, or require their items to be returned.

4. <u>REPORT</u>

I visited Boschendal homestead on 17 March 2016, and inspected the current room arrangement that is proposed to be converted to a small wine tasting suite. The removal of the wall and bathroom is desirable in that it returns the subdivided room to its original proportions, and removes an anachronistic bathroom from the homestead.

Further, recent paint layer analysis by Freya Lincoln reveals that the current colour scheme in the back room is inaccurate, and the redecoration necessitated by the successful outcome of this application would give opportunity to correct the colour scheme to the original space.

5. STATUS QUO

Currently the homestead retains all of the details and qualities that was established in the significant and laudable restoration by Gabriel Fagan Architects in the 1970's.

I understand that an anomaly that arose in the restoration of the homestead was the pragmatic need to accommodate the farm manager in the homestead. The current museum bedroom, with the room behind, was allocated to accommodate the practical needs of the farm manager, including the-then contemporaneous requirement of a bathroom.

6. PROPOSAL

As this contemporary residential function was been dispensed with many years ago, the removal of the wall and bathroom offers the opportunity of returning the homestead to its original spatial layout. Most of the sanitary items have already been removed from the bathroom.

The insertion of a small opening in the concrete floor [built at the time of the bathroom] for the purpose of installing a small wine hoist allows the original basement wine cellar to be connected directly to the house, and the re-instatement of the cellar as a wine storage facility is consistent with its original use.

As mentioned earlier, the completion of the above will facilitate the redecoration of the room in colours that more closely match the original than are currently there.

The redecoration of the homestead to suit the purposes of a functions venue by Graham Viney Designs is appropriate to the style and date of the homestead. Also, a number of inappropriate replica furniture items are being removed, and the house will be furnished with selected period pieces and contemporary furniture.

The above application will be submitted along with the change of Consent Use to Tourist Facility [Wine tasting and Sales].

Description of interior redecoration by Graham Viney Designs:

Furniture:

Reuse where possible the Cape furniture owned by Boschendal; upholstered furniture now needed will be of the prototypes made at the time. [See the legend attached to the seating plan.]

Fabrics:

These are all designs from the period 1810 – 1825 chosen to complement the existing friezes and wall colours.

Wall colours and friezes:

To remain except where to be made good with a far more accurate Sienna colour revealed in a subsequent scrape by Freya Lincoln.

Floors:

Indian rush mats (assumed the same as the "Bengal mats" which Lady Herschel mentions as being used in Cape houses of the date) will be imported to protect the floors.

Chandeliers:

Copying the Melck brass chandelier at Kersefontein to replace the generic Eagle Electric items suppled in the 1970s.

7. RECOMMENDATION

The above proposals are all consistent with the proposed conversion of the homestead to the Boschendal flagship wine-tasting venue, and improve the heritage significance of the resource by the removal of the inappropriate contemporary bathroom.

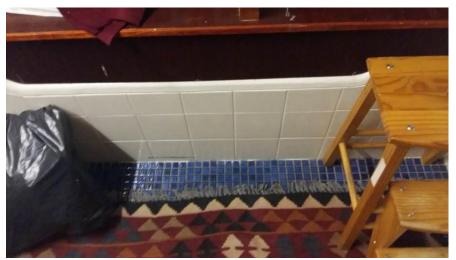
8. PHOTOGRAPHS



1: Wall beyond proposed to be removed



2: Wall proposed to be removed



3: Remaining bath and tiles



4: Gable wall with cellar entrance



6: Cellar below bathroom



5: View into cellar entrance



7: View out of cellar

9. PROPOSALS BY GRAHAM VINEY DESIGN

