

# PHASE ONE ARCHAEOLOGICAL INVESTIGATION OF THE OLD MOWBRAY HOTEL

Prepared for

**3D Agency**

June 1994



Prepared by

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## 1. INTRODUCTION

Alterations to the rear of the existing main building on Erf 28525 required an archaeological investigation to be carried out. The portion of land which forms the subject of this investigation lies on a fragment of land that originally formed part of a much larger grant. Dating to 1669, this would have been amongst the earliest land grants in the area.

Since alterations were relatively limited, a very specific brief was presented to us. This included testing of the roadway in front of the main entrance for archaeological remains as well as documenting the structure and commenting on the age of the garages which were to be demolished. Also included was an archival and deeds search to document the history of the site. As will be seen, a long and in some cases colourful, history has been revealed.

## 2. ARCHIVAL INVESTIGATION

The archival study presented in this report consists of information drawn from both primary and secondary sources. Information from both these sources has been compiled to form a chronology of events that have taken place at the site of the old Mowbray Hotel. Some information is not site specific but serves to place the events in local historical context.

As will be seen, the original grant of land has been fragmented through subdivision and little resemblance exists between what remains today and what existed in the past. A detailed sequence of deeds transfer information dating from the earliest existing transaction to the 20th century is contained separately in Appendix 1. It must be noted that the deeds search concentrated on tracing further only subdivisions after 1745 that relate to erf 28525.

## 3. CHRONOLOGY

**1669:** The earliest traced reference to the property is made in this year. Unfortunately the original deed appears to be missing (see Appendix 1 for full chronology of transfer details).

**1670:** The property was transferred from Claas Vechtman to Willem Willemsz.

The title deed <sup>1</sup> (Plate 1), which has no diagram attached, is in favour of Willem Willemse bought from Claas Vechtman. According to Adele Keen, Vechtman was "a woodcutter from the Tyrol"<sup>2</sup>. The extent of the land is given as 13 morgen 264 sq rds, the selling price 1100 guilders. The property was sold with houses and sheds (stallinge) "elf trek ossen, twee waagens, een egg en een ploeg" and "gereedschappen aan de gemelde huisinge" and signed 15th April 1670. The observation made by Hoge<sup>3</sup>, that Vechtman had been sentenced to three years hard labour for stabbing a man during a brawl, may be the reason that in 1670 he was forced to relinquish his land. In 1670 he married Beeltje Fredriks of Amsterdam.

A subsequent deed also dated 1670<sup>4</sup> suggests that Vechtman, having acquired a partner in Hendrik Jans, bought the land back from Willemse.

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<sup>1</sup> DO 93/1670

<sup>2</sup> Keen, Adele. Under Devil's Peak: some old houses and the people who lived in them, in Mowbray, Rosebank and Rondebosch. [SAL]

<sup>3</sup> Hoge, J. 1946. Personalities of the Germans at the Cape, 1652-1806. Archives Year Book for South African History. Cape Town.

<sup>4</sup> DO 96/1670

**1672:** The land appears to have changed hands again between these years. There seems to be a missing deed from this time which probably recorded the re-acquisition of the land by Willemse who had also acquired a partner in Johannes Coon. In this year they sold out to Gerrit van der Byl.

**1724:** Johannes Zacharias Beck took transfer of the property from Pieter van der Byl (Gerrit's father). The name Varietas for the estate is first used at this time. The document is signed by Ryk Tulbagh, amongst others, and carries the VOC impression and seal (Plates 2 & 3). Shortly after this, events took place which resulted in the property became known as "Drie Koppen". The subject has been researched in some detail by Margaret Cairns. A copy of an article by her detailing the events<sup>5</sup> is included as Appendix 2.

Pama has also commented on these events. He writes<sup>6</sup>:

"In Thibault's day travel was still on horseback or by wagon, and when one reached Drie Koppen one was sure of refreshment at the old inn there - it was called De Drie Koppen. A record of 1789 says that a 'tap' had been kept there for passers-by from time immemorial. Time immemorial seems to have been less than a century, for in 1723 the burgher Johannes Zacharias Beck, holder of a wine and spirit licence at Rondebosch, obtained a plot of ground adjoining Coornhoop in order to build a tavern. This he did, and soon there were complaints of regular revelry. The following year three slaves, bent on revenge, murdered two Europeans; of the family only the baby was saved because the nurse, a slave, hid it in the oven. The murderers were caught and tried and a grim sentence was passed...Their limbs to be broken without the coup de grace, after which they had to be exposed on the wheel until death ensued, the one with an axe, the other with a knife and the third with a bludgeon over their heads. Axe, knife and bludgeon were the weapons they had used. They were then decapitated and their heads placed upon stakes near the place of execution outside the town until eaten by the birds."

Simcox writes of the same event<sup>7</sup>: "In 1723 Johannes Beck, who conducted a public house at Rondebosch, was granted a licence to open a tavern at the junction of the old Welgelegen Farm road and the road to Wynberg. Some records state that he was murdered in 1724 and the heads of the runaway slaves who had committed gruesome deeds, were impaled on poles outside the site of the present Mowbray Hotel.

Tradition has it that a small child was hidden by a nurse in a large Dutch oven at Welgelegen survived. After the execution the heads were impaled outside the old road and the bodies allowed to rot on the slopes of Devils Peak. The weapons used were the axe, the knife and the bludgeon which are all steeped in Mowbray tradition. Soon afterwards the little settlement (and the pub) became known as Driekoppen."

While the murders and subsequent fate of the perpetrators seems to be well substantiated, the legend of the baby in the oven could not be substantiated.

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<sup>5</sup> Cairns M. 1984. The Driekoppen Murders. The Southern Suburbs Tatler.

<sup>6</sup> Pama, C. Wagon road to Wynberg. Tafelberg. [SAL AQ 1979-274].

<sup>7</sup> Simcox, R.W. 1975. Mowbray Frontier Town. Lions Club. [SAL A968.71 IM].

**1745:** Varietas was subdivided. One piece of the subdivision can be seen on the deed of 1745 (Plate 4). The years preceding the subdivision saw the property change hands on numerous occasions (see appendix 1).

**1771:** Tobias Rogiers bought the farms Varietas, Questenburg and Louwvleit and leased the public house to Jan de Goede.

**1782:** Jan de Goede bought the public house which remained in his name until 1807. According to Leibbrandt<sup>8</sup>, Jan de Goede went to live at Drie Koppen to conduct business on behalf of Jan Bruyns, at that time the owner of the house since 1751.

"In 1771 the house was sold to Tobias Rogier, who kept a branch tap there under similar arrangement. The lease was taken by Jan Welkens in 1776, who owned the farm 'Molenvleit', the dwelling of which was right opposite Drie Koppen, and who personally tapped there that year. The lease fell into other hands, but de Goede continued until 1781, when seeing success, bought the house from Rogier for £7000<sup>9</sup>, fully confident that exclusive tapping privilege would be granted to that house, and the one opposite on Molenvliet. The house had no value attached, on account of its age and bad construction and shortage of land."

De Goede also purchased the house on farm Molenvliet in 1783 for £3600. This purchase did not include arable land as he was more concerned with the buildings which he needed to accommodate his large family. He paid lessees œ1000 and £1200 annually for the tapping rights.

Eventually the lease of the Rondebosch tapping license, (which appears to have been a separate district), was taken by burgher Gerrit Roux who traded on behalf of burgher-lieutenant Johannes Paulus Eksteen. In a plea to the authorities de Goede wrote the following:

"[Eksteen]...who at once had a reed hut erected at the end of the land of his residence, and thus opposite both houses of the Memorialist in which he retails his liquors through a soldier or some other hireling...This conduct of Eksteen deprived de Goede of the means of supporting his numerous family for a whole year, which in consequence has been brought to the verge of ruin... The action of Eksteen also caused many irregularities and wicked deeds in the hut itself, as well as on the highways...[In contrast] during the 18 years in which he has occupied those houses, he had been very careful that no irregularities were ever committed by the sailors, soldiers or slaves calling there..."

Pama<sup>10</sup> writing of the same period and events similarly recounts the Eksteen affair. He further records that de Goede ended his plea to the authorities asking that he be granted a monopoly when it next came to the granting of liquor licenses.

**1803:** A proclamation issued by General Janssens in December of this year<sup>11</sup> is headed:

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<sup>8</sup> Leibbrandt, H.C.V. 1905. Precis of the Archives of the Cape of Good Hope. Requesten (Memorials) 1715-1806. Vol. I, A-E. Cape Times Ltd. [SAL: A 968-7 CAP]

<sup>9</sup> DO 5422/1782

<sup>10</sup> Pama, C. 1979. Wagon Road to Cape Town. Tafelberg. [SAL: AQ 1979-274].

<sup>11</sup> Kaapse Plakaatboek, vol.VI (1803-6). 7/23. Des. 1803. p100.

"Verspreiding van veneriese siektes as gevolg van onsedelike lewenswyse van sekere vroue." [Spread of venereal diseases following from the immoral life style of certain women.

In article 8 of the proclamation he makes specific reference to the Drie Koppen inn:

"Wordende eindelyk aan alle tappers, kosthuishouders en dergelyken, zo in de Kaapstad als daarbuiten, inzonderheid aan de zogenaamde Drie Koppen, geinterdiceerd en verboden aan eenige Hottentottinnen in degen bedoeld, herberging voor korten of langer [tyd] te vergunnen, of aan dezelve .... te tappen, op poene van dadelyke sluiting..."[Lastly to all publicans, boarding-householders and such-like, in Cape Town as well as outside, especially at the so-called Drie Koppen, it is forbidden for any Hottentot woman to be allowed into the inn for a short or long time, or for the same...to draw beer, on pain of immediate closure...]

This reference to the inn raises the possibility that de Goedes' pleas to the authorities regarding the goings on at Eksteen's establishment were prompted by economic rather than moral concerns and that Drie Koppen itself had a rather unsavoury reputation.

**1812:** Thibault's Survey of the properties along the Liesbeeck (Figure 1) shows Varietas with a building, possibly the Varietas homestead indicated. The position of this building does not correspond to the positions of buildings on the current erf and does not correspond to later diagrams or J.F. Comfields drawing of the Inn c1823<sup>12</sup> (Figure 2). It would appear that the building indicated on Thibault's drawing stood approximately where the Mowbray library is today. Unfortunately the original Thibault plan has been damaged in a crucial area meaning that the accuracy of the copy provided is in doubt. We assume too that by this time that there was more than one building on the property. Thibault, usually a thorough surveyor would not easily have made such an error.

**1818:** Title Deed survey diagram shows the extent of the property subdivision in extreme corner of site (Plate 5). Unfortunately, no buildings are shown on the diagram, but this is certainly where the inn was located, later becoming the site of the old Mowbray Hotel. The public house is referred to both as "Driekoppen" and "The Good Hope", part of Varietas, in attached documents<sup>13</sup> (Plates 6 & 7)

**1823:** J.F. Comfield's drawing of the inn (Figure 2) depicts two buildings. One of these is a small gabled house with shuttered windows and a lean-to at the rear. The more northerly building is set slightly back and its shape is more difficult to determine<sup>14</sup>. The fact that these buildings are not indicated on Thibault's plan of 1812 would seem to be an indication that the original inn was in a different location to the later one.

Pama writes<sup>15</sup> that in 1823, the licensee W. Turner advertised that..."The Three Cups Inn had received from England a quantity of ale, Barclay's porter, and so on and calling upon the public to observe the three old cups displayed upon the signboard and not to be deceived by the house opposite the prison purporting to be the original Three Cups."

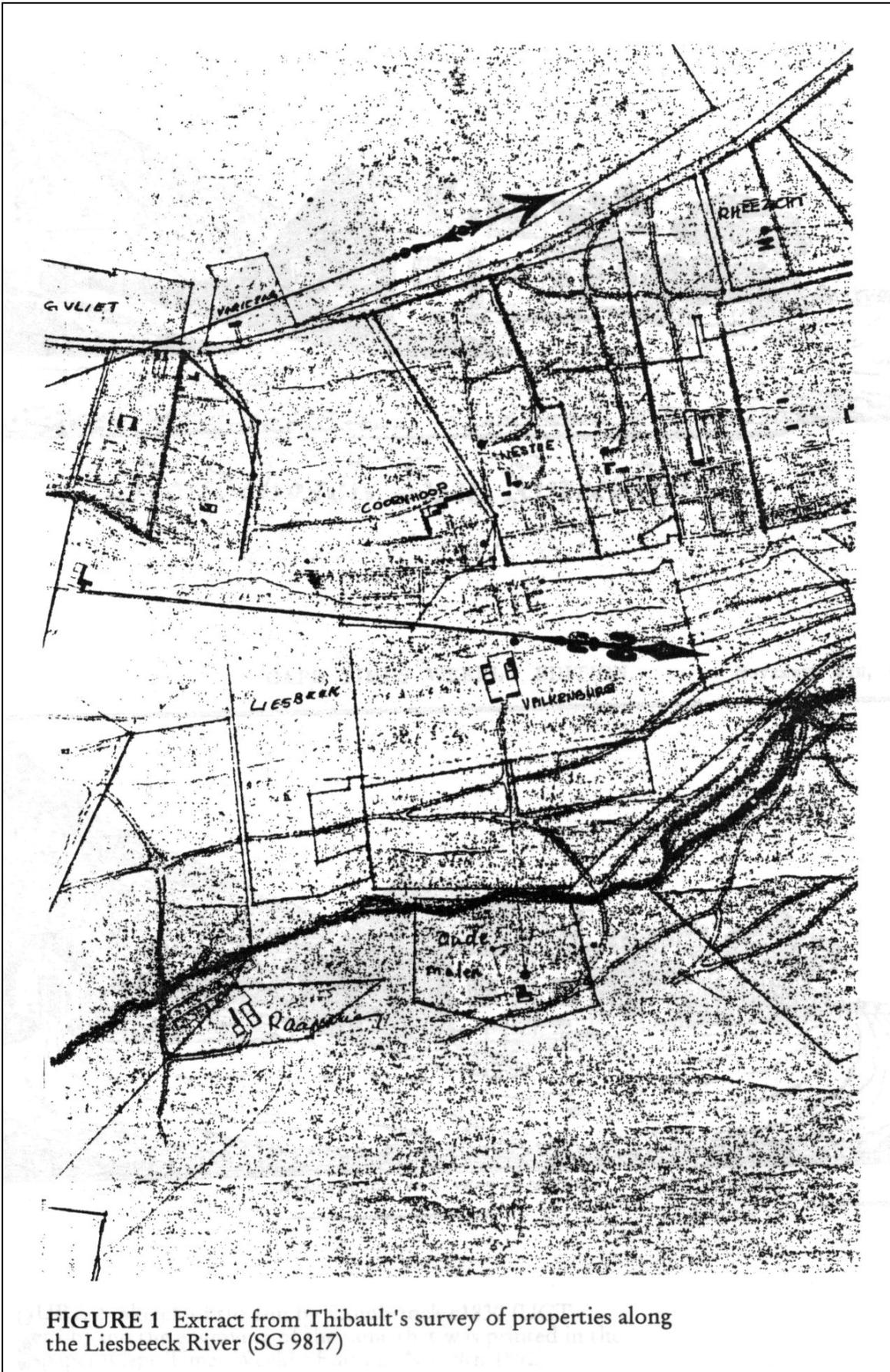
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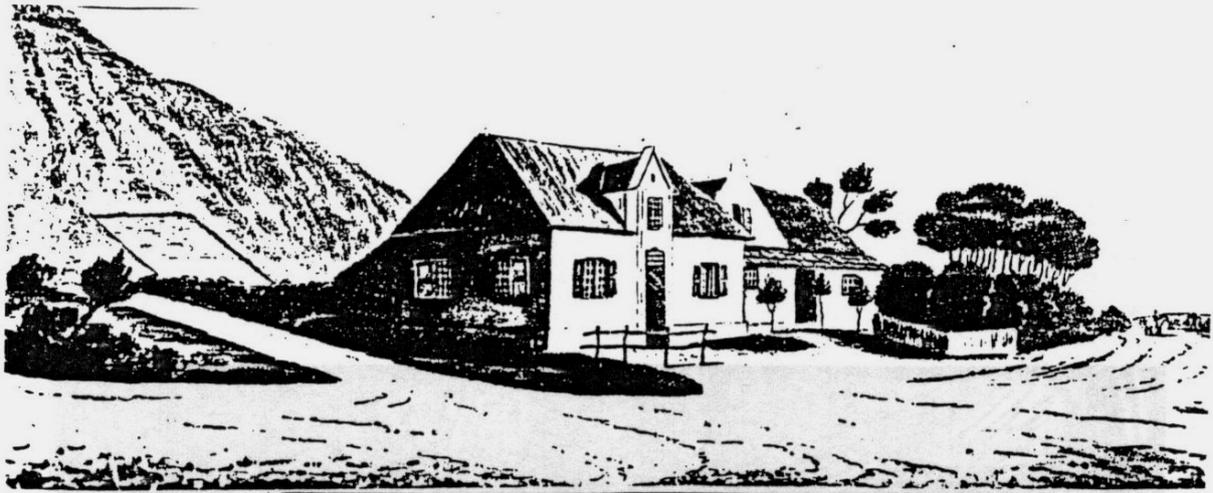
<sup>12</sup> Thibault's survey map. CA M1/238.

<sup>13</sup> SG 194/1818

<sup>14</sup> Cape Times Weekly Edition. November 9 1892

<sup>15</sup> Pama, C. 1979. Wagon Road to Cape Town. Tafelberg.

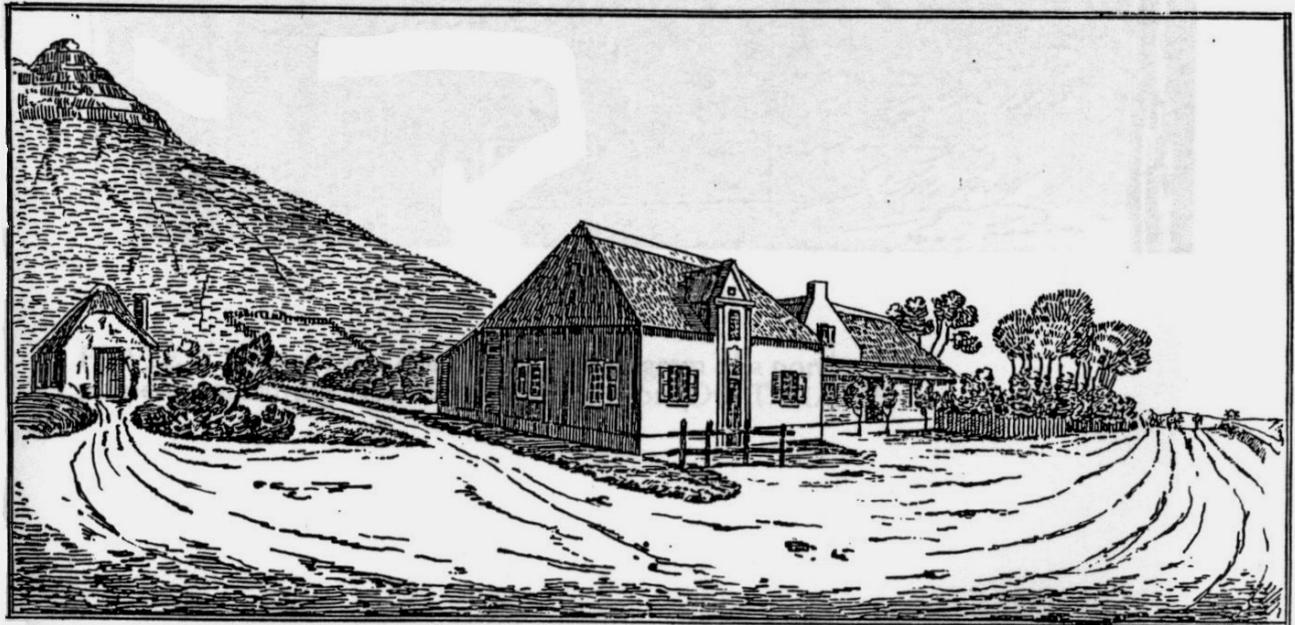




*Rondebosch Inn, Three Ups  
Cape of Good Hope.*

CAPE TIMES WEEKLY EDITION.

NOVEMBER 9TH, 1892.



RONDEBOSCH INN, NEAR CAPE TOWN. 1823.

FIGURE 2 Sketch of the Inn by Combrinck c1830 (UCT Jagger lib) and the engraving of the same that was printed in the newspaper (Cape Times Weekly Edition, Nov 9th 1892)

Seven years later [1830] the Three Cups Pubic House was sold by auction and was described as containing at that time... "an excellent bar, two parlours and two bedrooms of good size".

Pama also notes that by this time a small village [later Mowbray] had sprung up around the Drie Koppen inn and had taken over the inn's name. By then people had forgotten the origin of the Drie Koppen and translated it into "three cups", assumed to be ordinary cups ("kop" in Dutch) for drinking."

**1850:** The name "Mowbray" was given to the village by a township developer who after working on the estate wanted it to be named after his Leicestershire home "Melton Mowbray"<sup>16</sup>.

**1871-5:** Deductions were proposed along the Main Road in 1871 and 1875. On the survey diagram of 1868 (Figure 3), both a Dwelling House and Public House are shown, with the front of the latter falling within the boundary of government land. The positions of these buildings can be easily related to the drawing of 1823 indicating that the buildings had not changed much over the preceding 40 years<sup>17</sup>. The Drake and Braine Mowbray Municipal survey conducted between 1902 and 1909 shows the buildings, although modified, in the same positions as in 1823 (Figure 4). Thus it is not clear what the purpose of the deductions of land were for. It may have been the result of re-measuring and finding that buildings had been placed over the original boundaries of the land grants. The deductions to widen the road marked on the diagram of 1861 may originally have intended that the corner building, marked Public House, would be pulled down or remodeled. The present format of buildings was in place in 1887 but the land areas described in these Quitrent Grant documents do not fit with previous transfers. Wording in the grant "several pieces of land hereby re-granted measuring together..." probably indicates contemporary confusion and an attempt to tidy up the problem.

**1864:** Mowbray and Observatory railway stations were built<sup>18</sup>.

**1887:** The Quitrent survey diagram prepared at this time<sup>19</sup> (Figure 5) shows a whole complex of buildings with the "Mowbray Hotel" shown in the south-east corner. The buildings in the back yard which have been the focus of the archaeological investigations are present on the same alignment as those existing in 1993.

**1891:** A map of the proposed sewerage disposal was drawn up for several local municipalities and printed by W.A. Richards and Sons<sup>20</sup> (Figure 6). An L-shaped building is shown on this plan as well as a building to the rear which is probably part of the outbuildings which later became the garages.

**1889:** A military map was drawn up by Henry P. Northcutt<sup>21</sup> (Figure 7). Only one building seems to show up on this diagram where the hotel is known to have stood.

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<sup>16</sup> Simcox, R.W. 1975. Mowbray Frontier Town. Lions Club

<sup>17</sup> SG No B. 837/1862.

<sup>18</sup> Simcox, R.W. 1975. Mowbray Frontier Town. Lions Club

<sup>19</sup> SG No B. 139/1887.

<sup>20</sup> CA M3/195

<sup>21</sup> CA M2/723

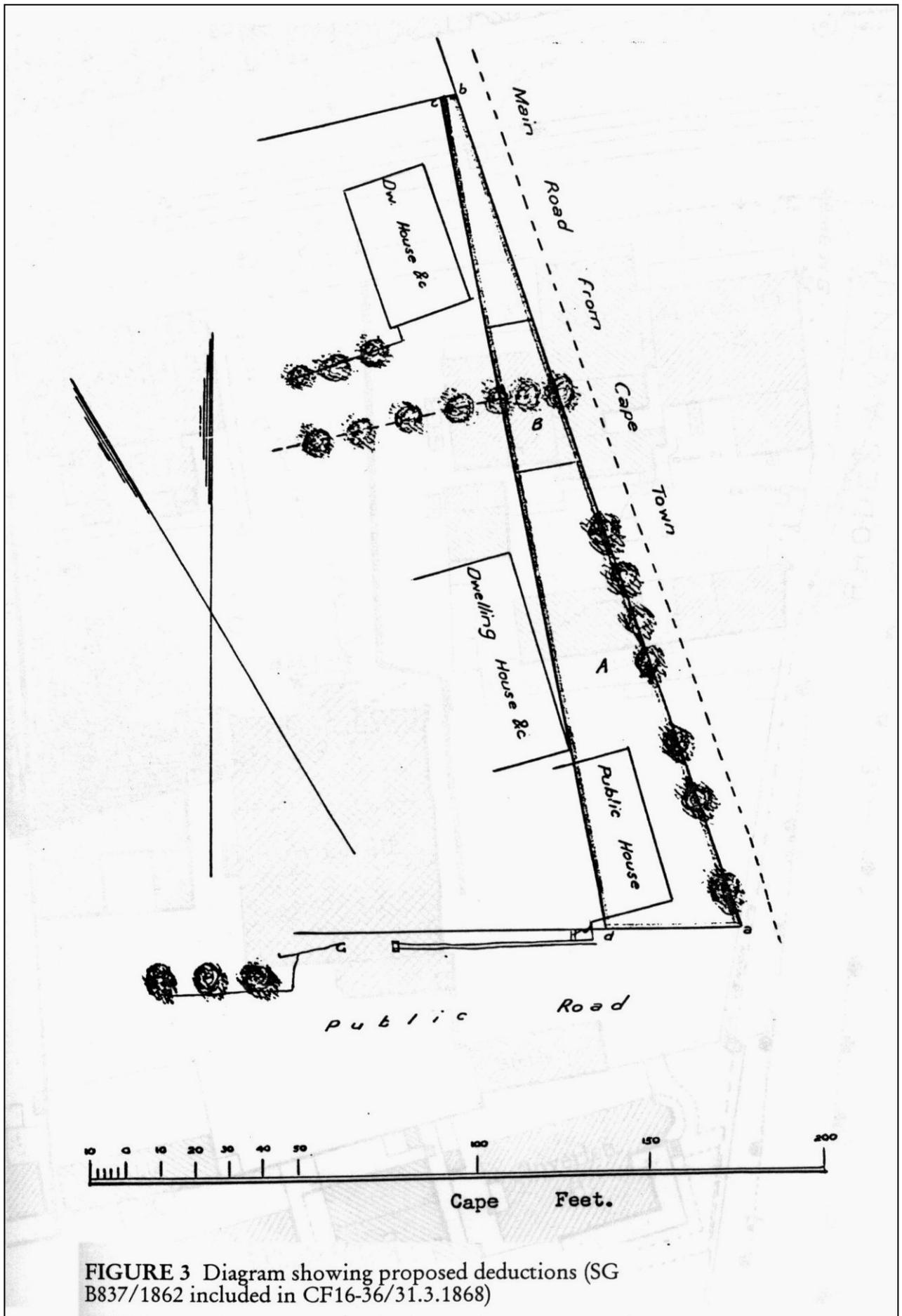
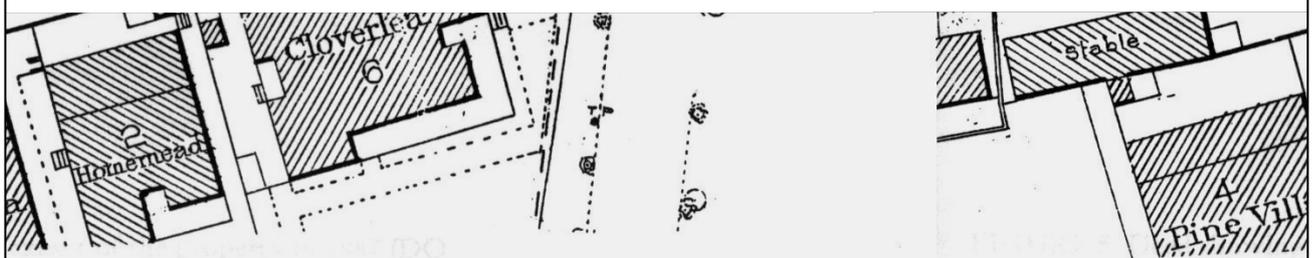


FIGURE 3 Diagram showing proposed deductions (SG B837/1862 included in CF16-36/31.3.1868)

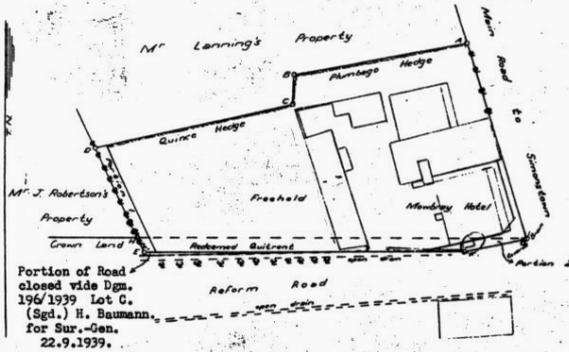


Drake and Braine survey 1902-1909  
 services Cape Town City Council

FIGURE 4 Extract from the  
 (Land and Information S

NO. B. 139/1887.

The Numerical data of this diagram are sufficiently consistent.  
(Sgd.) Max Jurisch,  
Examiner.



Sides feet	Angles	Co-ordinates
	S ° ' "	y feet x
AB 122.41	A 96.23.30	A - 51.76 + 145.76
BC 20.80	B 101.47.50	B - 172.00 + 122.81
CD 138.49	C 255.30.10	C - 172.36 + 102.01
DE 80.50	D 78.30.20	D - 307.02 + 69.67
EF 219.18	E 114.39.50	E - 273.00 - 3.29
FG 45.83	F 168.15.30	F - 53.82 - 2.00
GA 144.64	G 84.52.50	G - 9.00 + 7.59

Fig. A.B.C.D.H.G. = 193 Sq.Roods 73 Sq.Feet of Freshhold.  
Fig. E.F.G.H. = 17 Sq.Roods 37 Sq.Feet of Redeemed Quitrent.  
(Int.) E. H.

28525 CAPE TOWN  
Municipality

Scale. Cape Feet

The figure A.B.C.D.E.F.G. represents 210 square roods 110 square feet of Freshhold, Redeemed Quitrent Land in the Cape Division Nowbray Fieldcornetcy, being an amended diagram of several properties transferred to Sarah Bennett (born Hare) on 2nd November 1874.

See diagrams attached to the following Transfers and Grant:-

Transfer to P. Marrant dated 5 March 1819.  
" M. Butler " 29 Decr 1851.

Transfer to W. Hare S<sup>r</sup> dated 28 August 1871.  
Grant " S. Bennett " 25 April 1887.

Bounded N.wds. by Mr Lanning's Property.  
E. " Main Road to Simonstown.  
S. " Reform Road.  
W. " Mr J. Robertson's Property & Crown Land.

Framed from actual survey by

(Sgd.) Edward H. V. Melvill.  
Government Surveyor.

77.03.17

Copied from diagram relating to Title Deed No. C.Q.23-40 dated 8.7.1887.  
for Surveyor-General  
16.10.1963  
HV/PS

For list of deductions see back of diagram  
CHECKED BY DATA CHECKED

H 7  
V 444

EMP 28525  
Comp. N.11  
Ref.

28525CT

FIGURE 5 Deed showing extent of the property in 1887 (DO CQ23 II Folio 40, 1887)

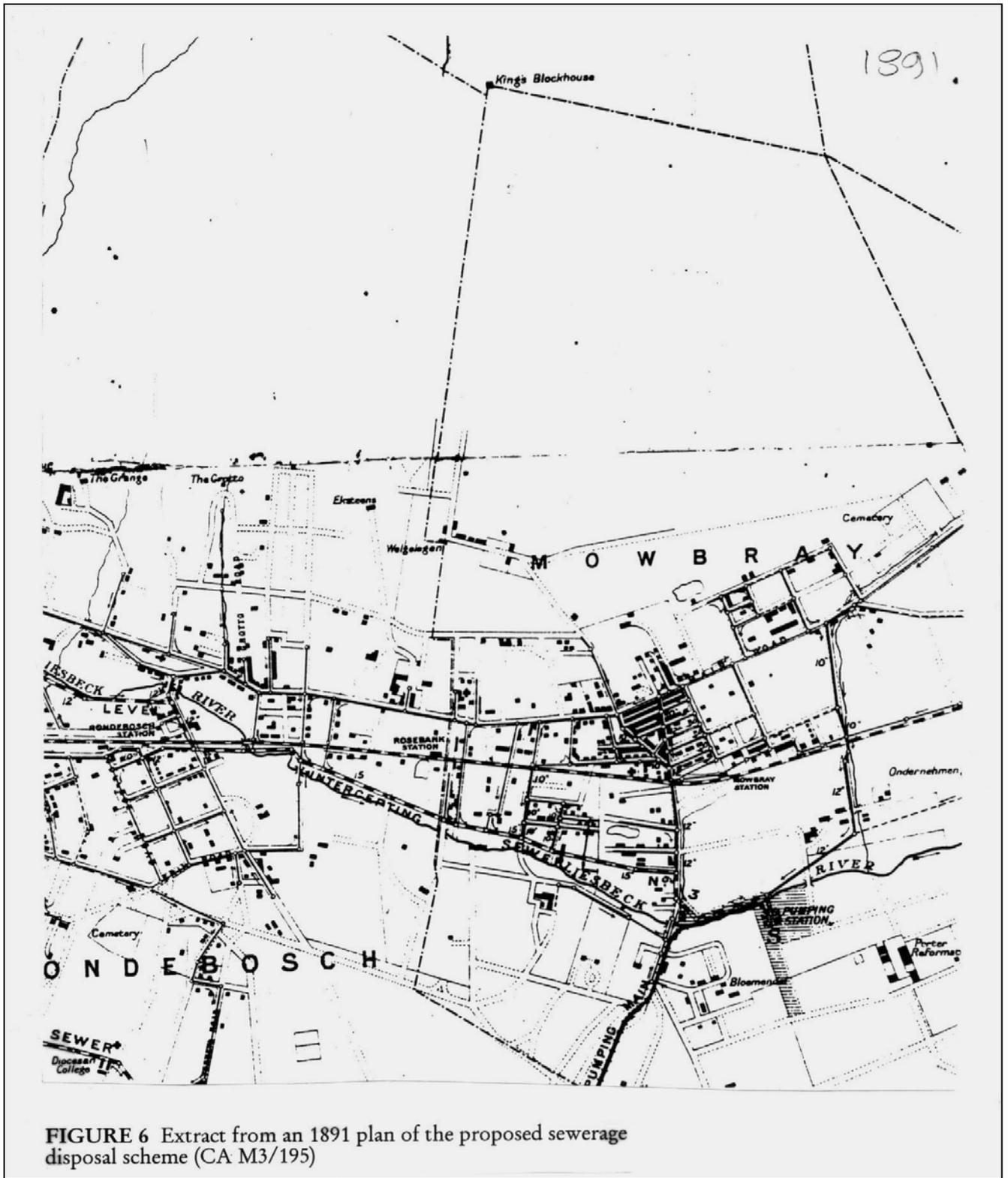


FIGURE 6 Extract from an 1891 plan of the proposed sewerage disposal scheme (CA M3/195)

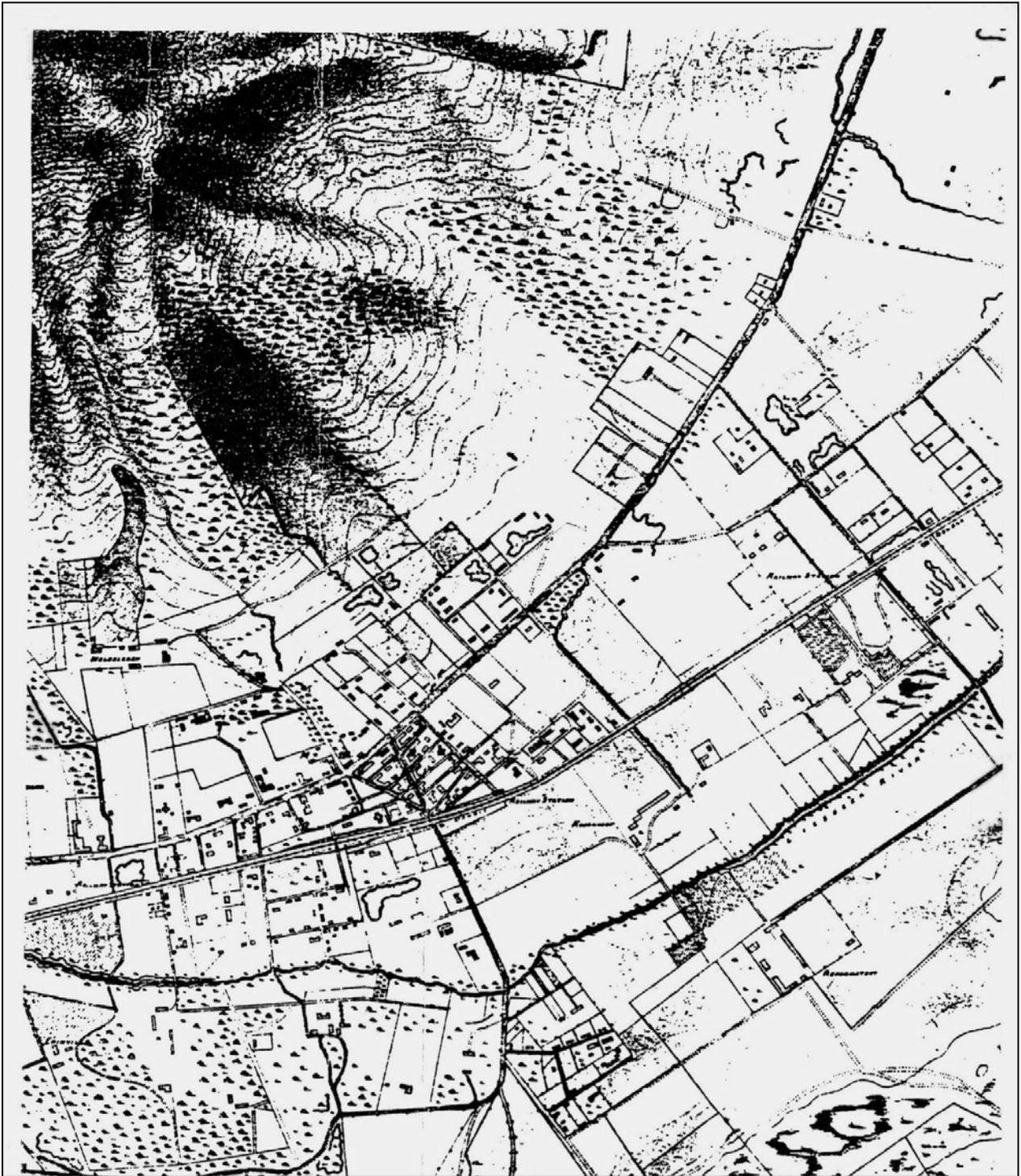


FIGURE 7 Extract from an 1889 military map drawn by Henry P. Northcott (CA M2/723)

**1902:** The Drake & Braine Mowbray Municipal Survey<sup>22</sup> was begun in this year. A similar complex of buildings as present on the 1887 quitrent drawing is shown with cess pits marked (Figure 4). By this time the Mowbray Hotel had taken on a layout and form that has survived through to the present (with modifications)

**1936:** Ohlsson's Cape Breweries take over.

**1992:** Mowbray Hotel was converted to offices.

#### **4. ARCHAEOLOGICAL INVESTIGATION**

The area and buildings that formed the subject of the investigation and the location of test excavations are shown in Figure 9. As the premises were still in full use at the time of the investigation, and access to the rear of the building had to remain open to vehicular traffic, some limitation was placed on the positioning of the test excavations. Also shown are the locations of two geotechnical test holes behind the outbuildings.

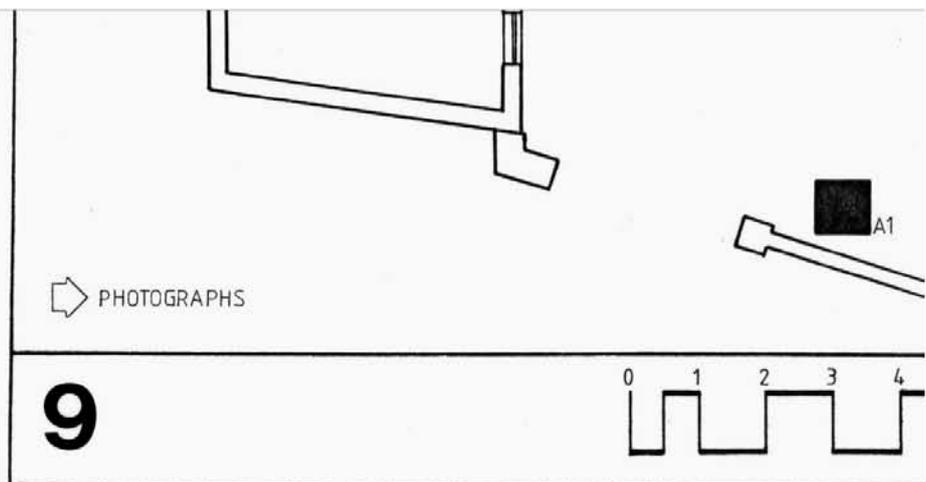
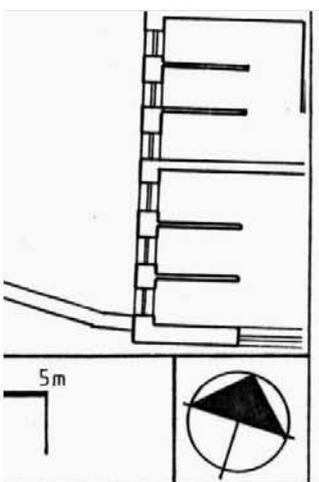
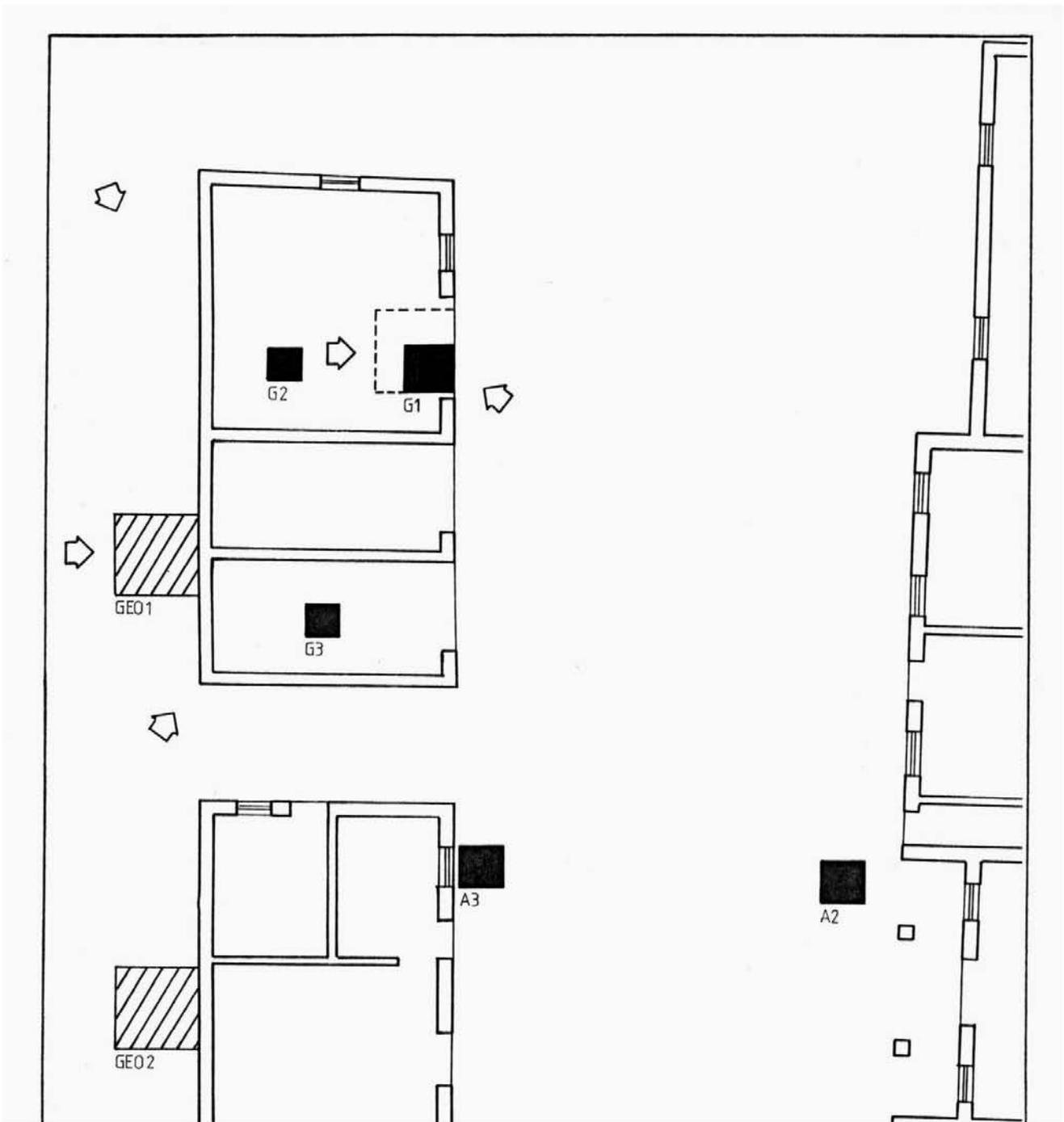
These holes were useful in that they allowed us to immediately to get some idea of the stratigraphic sequence for the site and a small extension of the hole showed the stone foundation of the garages (Plate 8). Three test excavations were placed in the road way. Holes A1 and A2 both contained recent structural material and deposits were disturbed in patches. It was nevertheless clear that sterile substrate consisting of ferruginous gravels in a clay matrix lay at approximately 300-500mm below the surface in both and that a level of reworked ferruginous material was also present. Deposits in excavation A3 were relatively undisturbed and showed a similar profile to those in the geotechnical holes. Sections are presented in Figure 10. In A3 some stratigraphic reversal is evident. This is not unusual on colonial sites where building and landscaping takes place from time to time.

Three test holes were excavated inside the garages. Removal of a cement skim in G1 revealed the presence of an older brick surface (Plates 9 and 10). Both half and whole bricks were used, some placed end on to resemble "cobbles". Since the bricks were not tightly packed, wide gaps have led to the exposed edges becoming worn and rounded and suggests fairly heavy use. It is quite likely that this building was originally used as a stable and coach-house. No bricks were found in the other test holes. The stratigraphic sequence below the bricks is virtually a replica of that in A3. The section is presented in Figure 10.

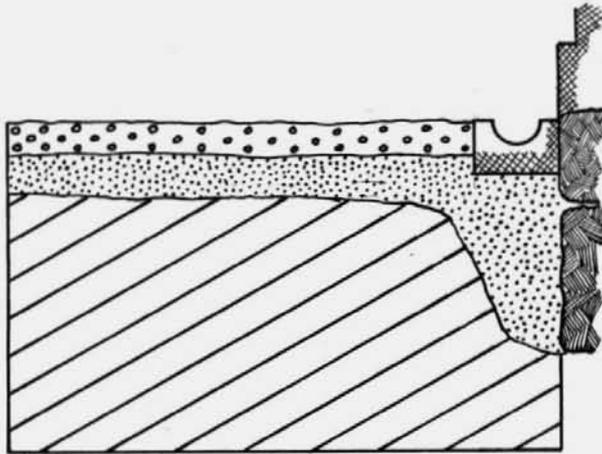
Artefactual material was found in most of the test holes though in most cases quantities were very small. Material recovered from holes A1 and A2 is most likely to have come from a layer of reworked ferruginous material. Some disturbance of this layer has occurred and may have led to contamination and mixing. Material from A3 similarly comes from reworked ferruginous gravel. Although close to the outbuilding, no foundation trench is visible in section. The material appears to be recent and the presence of a piece of red linoleum would seem to confirm this observation. Very small amounts of material were recovered from the test holes in the garages and from the sections of the geotechnical holes.

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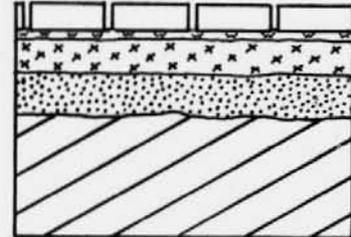
<sup>22</sup> Drake and Braine municipal survey. 1902-1909. [Land and Information Systems, Cape Town City Council]



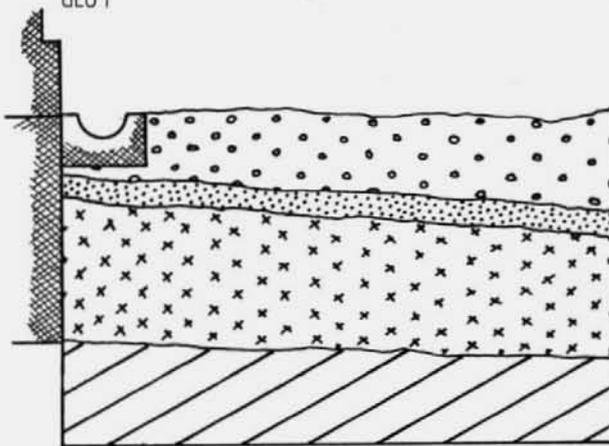
9



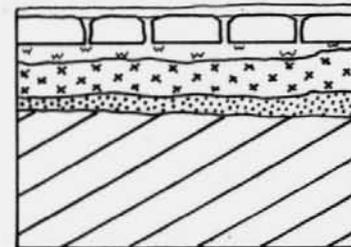
GEO 1



A3



GEO 2



G1

- |  |   |
|--|---|
|  | white sand                                  |
|  | cinder                                      |
|  | reworked material w brick and plaster frags |
|  | reworked ferruginous gravels                |
|  | ferruginous gravel - substrate              |
|  | artefactual material                        |
|  | cement                                      |
|  | stone                                       |
|  | modern brick paving                         |
|  | worn brick "cobbles"                        |

10

0 cm 50 100 150



All the artefactual material seems to be derived from one particular layer, namely, the reworked ferruginous gravel layer. This indicates that material is fairly widespread and has probably resulted from landscaping operations intersecting a dump and subsequently spreading material around the site. Ceramic types suggest that most deposition probably occurred in the latter part of the 19th century. The presence of some oriental ceramics and pipe stems suggest that an earlier phase of deposition in the area is also possible. This would be entirely consistent with the history of the site.

Structural detail: Plaster was removed at various points around the "garage outbuilding". The building was constructed with brick on a stone foundation. Originally mud mortar was used, but as openings were closed up, modern cement and brick has become the norm (Plate 11). Original bricks are fairly hard, certainly fired, but crumbly. Plaster varies between very hard where openings have been closed, and a soft powdery material which is probably the original covering. Brickwork at the corner of the garages adjacent to the drive through between the garage and the other outbuilding does not suggest that the two buildings were ever linked (Plate 12).

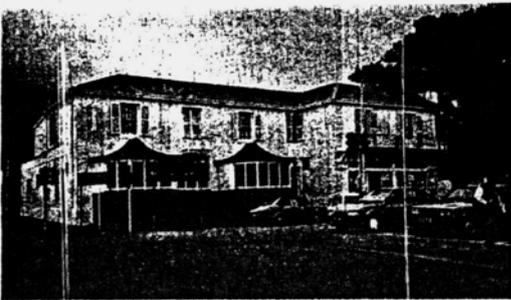
## 5. CONCLUSION

There seems to be no doubt that the parts of the main building now present on the property date back to the 18th century. The buildings adjacent to the main road have however not been part of the physical archaeological investigation and therefore we have not been able to verify this. Similarly, it would appear that an older homestead stood on the site of the Mowbray Town Hall/library. It would be most interesting to determine whether any original fabric remains either within the current structure or below.

The archaeological material found in the vicinity of the garages at the back of the main buildings and an investigation of the structure of the building suggested an occupation dating to the later part of the 19th century. Archival information would seem to confirm this observation. While no direct archival reference is made to the use of the structure, the archaeological observations suggest that it was probably a stable and coach-house and served an important function within the Inn complex.

Finally, the announcement in the press (Figure 11) marks the end of the traditional use of the

NEWS
Southern Argus, Thursday June 4 1992 3



Picture: JENNY VIALI, The Argus.

## Mowbray Hotel to be offices

**Staff Reporter**  
 ONE of the oldest hotels in South Africa, the Mowbray Hotel, has closed and is being converted into offices.  
 The building will serve as a computer centre. Work on converting the bars to offices is under way.  
 The offices should be completed by the end of July.  
 Mr Pieter Wicht, a partner of the developers, said he was converting the hotel to a computer centre because of the high cost of constantly battling

against complaints lodged with the Liquor Board.

The hotel is near the Mowbray Town Hall and opposite the historic Edwardian Schachs buildings.

The hotel dates back to 1723 when Johannes Beck was granted a licence to open a tavern at the junction of Welgelegen farm road and the road to Wynberg.

The hotel changed its name to De Drie Koppen in 1724 when the heads of three slaves who murdered a guest were impaled outside the tavern as a warning.

The hotel was enlarged to a double storey in 1861, and in the 1880s housed the post office where the off-sales is now.

**TIME GENTLEMEN PLEASE:** A popular watering hole, the Mowbray Hotel in Main Road has closed.

FIGURE 11

buildings. It seems that the age old problems related to the supply of liquor had finally caught up. In this way Mowbray lost an important link with its past.

## **6. RECOMMENDATIONS**

6.1. The archaeological investigation has showed that no significant artefact bearing deposits exist in and around the area that has formed the subject of the brief. The garages themselves have been highly modified over the years and architecturally there would seem to be nothing worthy of conservation. Our recommendation would be that the proposed development be allowed to proceed.

6.2. Should any plaster removal or alterations be proposed in future to the inside of the buildings, particularly those which originally formed part of the hotel, then such alterations should be monitored.

6.3. Recommendations are subject to the approval of the National Monuments Council.

## **7. PROFESSIONAL TEAM**

Principal investigators

Dave Halkett  
Tim Hart

Excavations

Dave Halkett  
Tim Hart  
Mzwondile Sasa  
Mzunzima Mjikelezi

Archival and Deeds research

Antonia Malan  
Historical Archaeology Research Group  
UCT

Kathy Rubin  
Cape Town based: Archival and Deeds  
Research  
20 Hely Street  
Maitland 7405

## APPENDIX 1

### LISTING OF DEEDS AND TRANSFERS VARIETAS – MOWBRAY

The following deeds are presented in a standardised format where the information is available. Some abbreviations are used:

i.f.o in favour of  
b.f. bought from  
ext. extent  
s.p. selling price  
d.d. date of signing

#### **Title 93/1670**

No diagram

i.f.o: Willem Willems

b.f: Claas Vechtman

ext: 13 morgen 264 sq rds

s.p: 1100 guilders

d.d: 15th April 1670

descr: Sold with houses and sheds (stallinge) "elf trek ossen, twee waagens, een egg en een ploeg" and "gereedschappen aan de gemelde huisinge"

This transfer refers to a freehold, or title of 1669. A careful search through both grants and transfers for 1669 showed nothing despite checking back as far as 1660. The only title that could possibly relate to this property description is T40/1665 in which Willem Willems is selling to Willem Schalk van der Merwe a piece of land. "in de grote veld op pad tussen Tafel Baai en Falsbaai" in extent 11 morgen 400 sq roods. No forwarding transfer was given. Both signatories were illiterate. The mark of Willem Willemsz is an upside-down W (Plate 1). The text partly reads: "...a piece of land ... with the house standing on it and stables, 11 trek oxen, 2 wagons, one harrow and 1 plough with attachments ...".

#### **Title 96/1670**

i.f.o Claas Vechtman and Hendrik Jans

b.f. Willem Willemse

ext. 13 morgen 264 sq rds

s.p.

d.d. 2nd September 1670

descr: Sold with houses and sheds (stallinge).

#### **Title 135/1672**

i.f.o: Gerrit van der Byl

b.f: Willem Wilemse and Johannes Coon ("in de naam van die E I Comp.")

ext:

s.p:

d.d: 18th March 1672

descr:

#### **Title 1570/1724**

(Called Varietas for the first time) No buildings are drawn.

i.f.o: Johannes Zacharias Beck

b.f: Estate of Pieter van der Byl

ext: 13 morgen 295sq rds

s.p:

d.d: 21 January 1724

descr: Sold with houses and sheds (stallinge). The document is signed by Ryk Tulbagh, amongst others, and carries the VOC impression and seal (Plates 2 & 3). Part 2 states: "In this Table Valley under the Windberg on the great road between Table Bay and the False Cape, the area with Table Bay northwards, the wagon road eastwards, the ex-Burger Councillor Heufke westwards."

**Title 1625/1724**

i.f.o: Rudolph Brits  
b.f:  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 4 October 1724  
descr: Sold with houses and sheds (stallinge)

**Title 1835/1728**

i.f.o: Zacharias Beck  
b.f:  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 15 May 1728  
descr: Sold with houses and sheds (stallinge).

**Title 1904/1729**

i.f.o: Johannes van Helsdingen  
b.f: Zacharias Beck  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 21 June 1729  
descr: Sold with houses and sheds (stallinge).

**Title 2179/1734**

i.f.o: Mattheus de Wulff  
b.f:  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 11 June 1734  
descr: Sold with houses and sheds (stallinge).

**Title 2321/1736**

i.f.o: Johanna Hasselaar  
b.f:  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 20 May 1736  
descr: Sold with houses and sheds (stallinge).

**Title 2363/1737**

i.f.o: Widow Maria Strand  
b.f:  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 3rd April 1737  
descr: Sold with houses and sheds (stallinge).

**Title 2535/1743**

i.f.o: Harmen Combrink  
b.f:  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 15th January 1743  
descr: Sold with houses and sheds (stallinge).

**Title 2621/1744**

i.f.o: Willem Ackerman  
b.f: estate Harman Combrink  
ext: 13 morgen 264 sq rds  
s.p:  
d.d: 27th October 1744  
descr: Sold with houses and sheds (stallinge).

**SUBDIVISION 1**

Diagram 8/1745 shows the northern portion of land resulting from subdivision. This measured 9m 585sq r and no buildings are shown. The southern portion of the subdivision has no survey diagram unfortunately but the earlier diagram of Varietas in 1724 shows clearly where the subdivision occurred. The southern portion was the smaller and made up the balance of the original 13m 264sq r. This portion of land is traced further in the following deeds.

**Title 2664/1745**

No diagram on this deed.  
i.f.o: Jan Hendrik Combrink  
b.f: Willem Ackerman  
ext: 4 morgen 30 sq rds  
s.p: 1650 guilders  
d.d: 22nd September 1745  
descr: called Varietas

**Title 2919/1751**

i.f.o: Johannes Bruyns  
b.f:  
ext: 4 morgen 30 sq rds  
s.p:  
d.d: 28th May 1751  
descr:

**Title 4433/1771**

i.f.o: Tobias Rogiers  
b.f:  
ext: 4 morgen 30 sq rds  
s.p:  
d.d: 16 November 1771  
descr: Together with Varietas he buys Questenburg and Louwvliet

**Title 5422/1782**

i.f.o: Jan de Goede  
b.f:  
ext: 4 morgen 30 sq rds  
s.p:  
d.d: 3rd May 1771  
descr:

**Title 132/1807**

i.f.o: Meindert la Cock  
b.f:  
ext: 4 morgen 30 sq rds  
s.p: 6500 guilders  
d.d: 21st January 1807  
descr: "Huis en stuck bowland" called Varietas

**Title 141/1816**

i.f.o: Antoinie Gerhardus Steinhard  
b.f:  
ext: 4 morgen 30 sq rds  
s.p: 24 000 guilders  
d.d:  
descr:

**SUBDIVISION 2**

Subdivision of the southern portion of land measuring 4m 30sq rds created during subdivision 1.

**Title 128/1818**

i.f.o:  
b.f:  
ext: 2 morgen 275 sq rds  
s.p: 31 000 guilders  
d.d: 20th February, 1818  
descr: "stuk bowland en huis"

**SUBDIVISION 3**

A further subdivision of the portion created by subdivision 2

**Title 731/1819**

i.f.o: P M Marant  
b.f:  
ext: 84 sq rds  
s.p: 6000 guilders  
d.d: 15 January 1819  
descr: "Zeker stuk land met de daarop staande gebowen gelegen in Kaapse district naar de Simons Stad, aan de Driekoppen". NW to Remainder of Varietas, East Public Road, South "aan de weg aan de naamde plaats van G van Reenen".

Attached to this title are two declarations stating the following:

"This is to certify that I have no objection on the part of Henry Batt to Mr Charles Dixon selling a certain part of the land together with the house thereon known by the sign of the Good Hope being a part of the place named Varietas situate at Rondebosch and under Mortgage to Henry Bath." Signed - George [illegible] (Henry Batt's agent)

We the undersigned do hereby certify that we as Securities for Mr Charles Dixon for his place at Rondebosch known by the name of Varietas have no objections to the said Mr Charles Dixon selling or disposing of a small house with a small piece of land annexed being part of the said premises of the said place Varietas". Signed - M. Darrough and J.W. ?

**Title 146/1856**

i.f.o: Michael Butler  
b.f:  
ext: 84 rds  
s.p: £1000 sterling.  
d.d: noting sheet mentions date of 29th Dec 1851  
description: "Certain piece of land with buildings thereon situate in the Cape District extending alongside the public road from Simons Town to Three Cups now called Mowbray being part of the place Varietas".

**Title 269/1871**

i.f.o: William Hare, senior  
descr: 2 pieces of land: 1) "Certain lot of ground in extent 64sq rds 41sq ft 129sq inches ... situate at Driekoppen", from Deed of transfer R I Jones\* (see below) dated 27th July 1832. Marked lot No 1 extending as the Deed of transfer with a diagram made in favour of appearor 29th December 1851. 2) "A certain piece of

land with the building thereon, being part of the place Varietas" in extent 84 sq roods. Purchase price: œ620 sterling.

**\*Title no. 253/1832**

i.f.o: Richard Payne Jones

b.f:

ext:

s.p: 23 guilders

d.d:

descr: Described as "Metten and Varietas" together with building. Goods sold with property listed as; "Horse cart, looking glass, kitchen goods, implements and fixtures". There are subdivisions marked out, but alas no trace of Lot 1. None are numbered.

**Cape Quitrents 23 II folio 40**

i.f.o: Sarah Susannah Bennett (born Hare)

b.f:

ext:

s.p:

d.d: 8th July 1887

descr: A piece of land held by the aforesaid grantee under title deed dated 25th April 1887; registered cape folio 1290; and "I do hereby grant in Freehold unto the said Sarah Susannah Bennet (born Hare) two pieces of land containing together one hundred and ninety three sq rds and seventy three sq ft situate as above comprising 1) a portion of the land called Varietas formerly held by Anthonie Gerhardus Steinhard under deed of Transfer dated 31st May 1816 and mentioned in the certificate of the Colonial Secretary dated 16th June 1817, and 2) a portion of land originally held by Michael Butler under title dated 31st March 1863, on condition that the several pieces of land hereby re-granted measuring together 210 sq rds 110 sq ft represented and described in the diagram hereunto attached and now held by the present grantee under the title deed above referred to dated 25th April 1887, registered Cape folio 1290 and deed of transfer dated 2nd November 1874, shall be subject to all such conditions and regulations as are contained in the respective original grants or subsequent deeds of transfer of the said land, with the exception of the payment of quitrent which has been redeemed as per marginal note hereon."

Transferred to Ohlssons Cape Breweries Limited On  
1st April 1936

## APPENDIX 2

Article by Margaret Cairns

AUGUST 23 1984

The Southern Suburbs Tatler

# The Driekoppen Murders

by  
Margaret Cairns

ALONG the primitive track that in 1724 served as the main road from Rondebosch to the young Cape Town, three slaves set out one July night on evil bent.

The slaves lived and worked at Ecklenburg which lay in the present Belmont Road area and were owned by Johannes Swellengrebel, a free-burger and former company official whose son, Hendrik, was to become governor of the Cape in 1734.

Jonas and Baatjoe of Bougies, an Eastern island whose natives had an unenviable reputation for violence, together with another Baatjoe of Cheribon in Java concealed in their loose clothing an axe, two knives and a kerie which they were shortly to use to commit premeditated murder.

Their destination was Varietas, a local inn or bar which stood on the site of the Mowbray Hotel which was then owned and operated by Jan Zacharias Beck. The innkeeper lived away from his premises leaving them in the nightly care of Wilhelm Sillemann, a German mercenary on hire from the Company's redundant forces.

Sleeping peacefully on his straw mattress Sillemann and Jan de Sweet (probably a Swede) a tailor who was the only occupant of the inn that night were quite unaware of the part they were to play in the coming drama, which was apparently the result of a long standing grudge the slaves had against the two men.

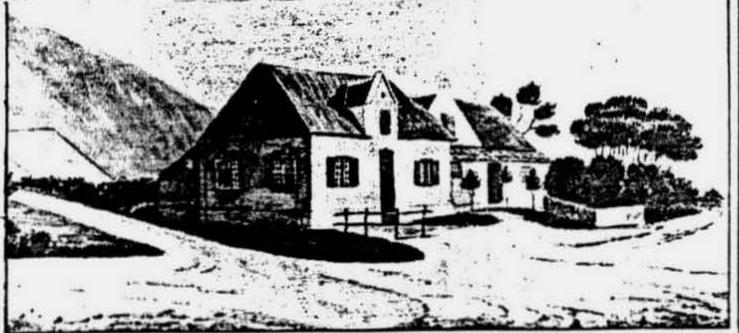
En route to their ultimate destination, Jonas and the two Baatjoes, who had left Ecklenburg about 11 o'clock, spent some time dallying at the local slave lodge which was possibly on Rustenburg, the Company's farm which used large numbers of slaves to cultivate the lands. Here they drank and gambled before finally arriving at Varietas at 1 am.

Their noisy knocking brought Jan to the door and their demand for liquor at that hour was surprisingly met and even more surprisingly they paid for what they had consumed. With this added fortification to their resolve the real reason for their visit became apparent when Jonas enquired of Baatjoe of Cheribon if he were afraid to do the job.

The testimony of the accused at the subsequent hearing as to what then exactly took place is confusing and contradictory, with each man trying to blacken the other and to exonerate himself as is shown in the detailed proceedings of the Court of Justice which have been carefully preserved. In spite of their obvious guilt they were accorded a fair trial even if the outcome were beyond doubt from the start, for the Dutch always adhered very strictly to the correct legal procedure no matter what the circumstances of the case.

It appears that Wilhelm was still lying on his mattress in an adjoining room when he received a blow on the head which fractured his skull. This, and all the other injuries received by Wilhelm and Jan were noted in the postmortem report prepared at daylight the same day by the senior company surgeon, Jan van Schoor. Jan's skull too was fractured by Joris's axe and both the victims were repeatedly stabbed.

With Wilhelm and Jan horribly and messily dead the murderers set about robbing the bodies. From the loose shirt worn by the former they ripped eight silver coin buttons, cut the buttons from his



Driekoppen — scene of grisly misdeeds.

trousers and the buckles from his shoes, all of which items were also of silver. Finally, after tearing a gold ring from his finger they took the key of his kist from his pocket and proceeded to ransack the contents. They removed a little silver box, a container of precious tea, a ship's candle, a barber's scissors and a further 9 silver buttons, and all were placed in the care of Baatjoe of Cheribon who was to take them later to the town for sale. The loose cash was immediately shared.

With no one to hinder them they then partook of quantities of liquor, this time without payment and, some hours later, made what must have been a very unsteady way home to sleep what little remained of the night.

Beck's discovery of the carnage when he arrived at his inn must have been an unnerving experience.

The murderers' plan to dispose of their spoils was their undoing. Baatjoe removed himself and his own kist from Rondebosch to a former owner in the town which in itself must have aroused suspicion for slaves were not permitted such freedom of movement. Within a short time all were in custody and, justice in those days being speedy and violent, they had paid for their crimes with their lives a few weeks later.

The unspeakable manner of their going is not reading for the queasy. Having at last died their lingering death their heads were severed from their bodies, mounted on poles and placed outside the inn whose custom must surely have been affected by the gruesome sight.

Within a few years Varietas became known as Driekoppen, the Three Heads, a name still attached to a university residence in the area today.