

HISTORICAL ASSESSMENT BRANDWACHT FARM, STELLENBOSCH

Prepared for

SRK CONSULTING ENGINEERS & SCIENTISTS

By

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**APRIL
1999**

Executive summary

According to records available at the Stellenbosch Library Museum, the earliest title deeds to Brandwacht farm were granted to Mathian le Roux in 1741. Records of title deeds before then have unfortunately been lost, but the farm is thought to date back to about 1721.

The homestead is Cape Dutch, built sometime in the 1780s, but was altered in the 1820s. The house was subsequently extensively altered internally during the 1950s. The facade of the homestead has remained unchanged, however.

The flat roofed wine cellar has also been extensively altered internally.

An early photograph of the farm shows that at least one farm building has been demolished.

- ✧ A farm manager's cottage built in the 1920s has been converted into a guest cottage, which has also been renovated and altered quite extensively, both internally and externally.

Sheds on the farm were constructed in the 1950s and labourers cottages during the 1970s.

The homestead and wine cellar, although retaining their original facade, are not considered to be historically significant, as they have been extensively altered. They have, however, been given a medium historical sensitivity rating.

significant

Although the vineyards on the farm contribute to the 'sense of place', they are not considered to be historically significant. Vineyards older than 50 years do not fall under the protection of the National Monuments Act 50 year old protection clause.

The following recommendations have been made:

- Proposed restoration, alterations, renovation, and/or destruction of the homestead and wine cellar on the farm Brandwacht, ~~are subject to~~ ^{must} approval by the National Monuments Council. ~~The buildings are older than~~ 50 years of age and are thus protected under the National Monuments Act (Act No. 28 of 1969 as amended). *should be carried out*
- A more detailed assessment of the property and buildings is required.

The above recommendations are subject to the approval of the National Monuments Council Plans Committee.

1. INTRODUCTION

1.1 Background and brief

The Agency for Cultural Resource Management has been requested by Steffen Robertson and Kirsten to undertake an initial assessment of the cultural and historical significance of the farm Brandwacht in Stellenbosch.

A mixed development for the farm is envisaged. This includes a proposed country hotel, residential components and an office complex. Some agricultural activity is also envisaged.

2 TERMS OF REFERENCE

The terms of reference for the historical study were:

1. to assess the historical significance of the farm ~~and~~ ^{+ 13} 54, 11, 35 vineyards.

3. THE STUDY SITE

The study site for the proposed development is illustrated in Figure 1.

Brandwacht farm is situated off the R44, approximately 2 km south of the town of Stellenbosch.

4. STUDY APPROACH

4.1 Method of survey

The approach used in the study entailed a field assessment of the farm and its related buildings. A limited desk top study was undertaken.

5. RESULTS OF THE HISTORICAL ASSESSMENT

According to the records of the Stellenbosch Museum, the earliest title deeds to Brandwacht were granted to Mathian le Roux in 1741¹. Records of title deeds before then have unfortunately been lost, but the farm is thought to date back to about 1721. Early title deeds most likely occur in the Stellenbosch Deeds Office.

¹ with thanks to Mr Wilhelm Malherbe of the Stellenbosch Museum Library.

Current buildings on the site include the homestead, wine cellar, guest cottage, sheds, and labourers cottages.

An early photograph of the farm shows that at least one farm building has been demolished.

5.1 ~~Manor~~^{Homestead} house

The ~~manor house~~^{homestead} is Cape Dutch, built sometime in the 1780's. The farm was previously quitrent land. The custom of turning H-shaped homesteads into rectangular, 2-storeyed buildings seems to be been centred largely in the town of Stellenbosch. At Brandwacht, this was probably done late during the last century (±1820's), using as a basis a much older homestead (Fransen & Cooke 1980). The homestead was further extensively altered internally during the 1950's. The Cape Dutch character of the facade has remained unchanged, however.

According to the current owner, Mrs M. Pudeu (pers. comm.), an application was made by her parents in the 1960's to the National Monuments Council, for National Monument status to be conferred on the homestead. This was turned down as the house had been extensively altered, and retained little of its original Cape Dutch character.

Historical significance of homestead: **medium**

Suggested mitigation: renovations and alterations to the homestead are subject to approval of the National Monuments Council

5.2 Wine cellar

A flat-roofed wine cellar has also been extensively altered internally. The cellar currently serves as a function hall. The roof and trusses have been replaced, the internal walls have been strengthened, and a new raised floor laid. The cellar has also been sub-divided to accommodate a kitchen, and storage units. A one-roomed flat has been also been added. Stables are attached at one end.

Historical significance of cellar: **medium**

Suggested mitigation: renovations, alterations and/or destruction of the wine cellar are subject to the approval of National Monuments Council

5.3 Cottage

- ✕ A farm manager's cottage built in the 1920's has been converted into a guest cottage, which has also been renovated and altered quite extensively, both internally and externally.

Historical significance of cottage: **low**

Suggested mitigation: **renovations, alterations and/or destruction of the cottage is subject to the approval of National Monuments Council**

5.4 Storage sheds and labourers cottages

Storage sheds on the farm were constructed in the 1950^s and labourers cottages during the 1970^s.

Historical significance of shed and labourers cottages: **low**

Suggested mitigation: **none required**

5.5 Vineyards

Although the vineyards contribute to the 'sense of place', they are not considered to be historically significant. According to Mr David Hart of the National Monuments Council (pers. comm.), vineyards do not fall under the 50 year old National Monuments Act protection clause, and are as a result not protected under the Act.

6. CULTURAL AND HISTORICAL SIGNIFICANCE OF BRANDWACHT

All early farms retain to some extent cultural and historical significance. However, since the homestead and wine cellar on the farm have been altered extensively, the historical and cultural significance of Brandwacht farm has been diminished. In addition, at least one farm building on the property has been demolished. The farm has therefore been given a medium historical sensitivity rating.

7. LEGISLATION

Historical sites over 50 years of age, including buildings and structures, are protected under the National Monuments Act (Act No. 28 of 1969 as amended). Any proposed alterations or renovations to any building or structure over 50 years of age, is subject to approval by the National Monuments Council.

8. RECOMMENDATIONS

With regard to the proposed development of the farm Brandwacht, the following recommendations are made.

^{file} 1. Proposed restoration, alterations, renovation, and/or destruction of the homestead, wine cellar and guest cottage on the farm Brandwacht, ~~are subject to approval~~ by the National Monuments Council. ^{must be approved}

2. A more detailed assessment of the homestead and wine cellar ^{should be carried out} is required.

The above recommendations are subject to the approval of the National Monuments Council Plans Committee.

9. REFERENCES

Fransen, H. & Cook, M.H. 1980. The old buildings of the Cape. AA Balkema: Cape Town.

Die weidlike deel van Thurbair is vanday nog deel van Vredenburg Vlt. maar die oestlike deel het die deel grond van Vredenburg RFF en as gevolg 18186, was 'n een ^{was} hof Thurbair in aparte planne. [Kyk S. Q.R. IX, 27 datum 4.8.1831]

9. 11. 1736 T 2344: Heide Tennekel WOP-20841: 22m 237^f van Thurbair
 NUWE FLEURBAIX.

(a) 11m 190^f van

(b) 11m 47^f van Thurbair

(c) 3m 66^f 72st van Vredenburg RFF q. 5.9.1806 (338); Paul Roux Saeg (RFF) x ^{Stroom} Pijp

(d) 161x 446^f 72st R.R. q. 15.12.1818 aan Paul Roux

STraal 25m 303^v 72st FH en 16m 446^f 72st van QR

22. 11. 1842 T 1445: Paul Roux van Agnesse Pijp 11m 446^f 72st van Paul Roux S.

3. 8. 1843 44 : Paul Ryt Roux (aan heide in uit(c) en (a) + Reël-t van R.R.

BRANDWACHT (COTTAGE FARM) 62m 393^v QR VII, 58

Vred. geboude in outsked

* 27. 12. 1741 (Vedone): Mathias & Roux

27. 6. 1753 T 3035 : Adrian Smuts

1. 10. 1756 T 3227 : Mathias & Roux

13. 1. 1762 T 3703 : Philp Hartog

1757 T 6151 : Paulus Jhd Hartog van Waa Philp Hartog

25. 7. 1794 T 6848 : Petrus Roux

6. 2. 1808 T 10 : Jhd Petrus de Villiers Tsjip

* 28. 1. 1825 T 12 : Jhd Cornis Skelien

11. 7. 1828 T 116 : W^m Octavio Atkinson

4. 6. 1839 T 582 : John Allison

3. 4. 1845 T 7371 : WIS W^m O. Allison, was die Cottage van hof Allison

[29. 12. 1845 T 1623 : Dan Francis Roux is hof → na Dorchester]

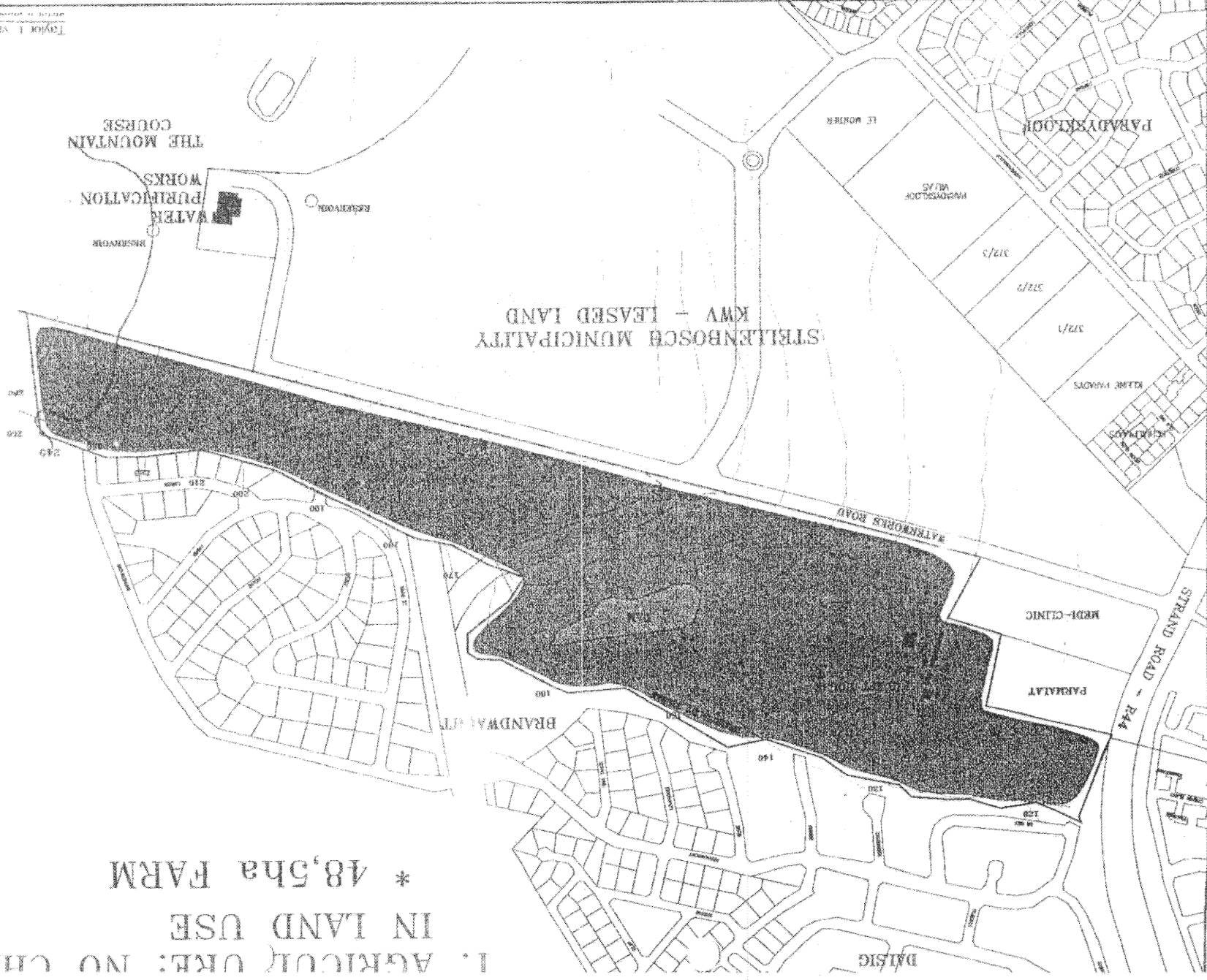
Reël-t 29. 12. 1845 T 1624 : Constant & Nelt de Kuyt & Schults

27. 8. 1852 T 1398 : Jacobus Paul Roux

21. 8. 1855 (286) : Dan Francis de Kuyt & Schults

20. 10. 1866 (247) : Jac^o Paul Roux

1. AGRICULTURE: NO CHANGE IN LAND USE * 48,5ha FARM



Taylor I van Rensburg | van der Spuy | Visser

12.3 STELLENBOSCH MUNICIPALITY IDP

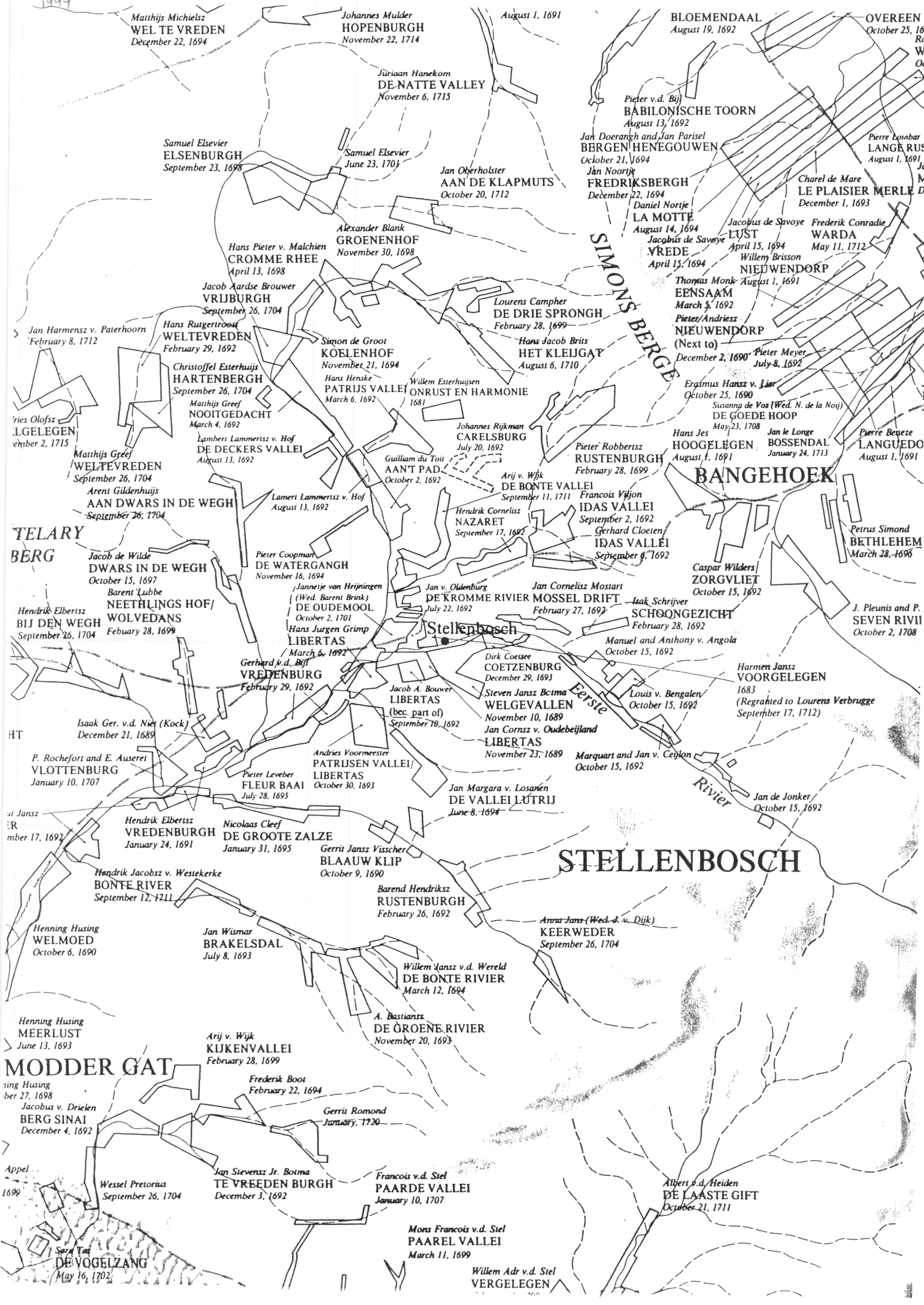
This Section provides a summary of the proposed goals of the Stellenbosch IDP (Chapter 2, Report No. 3, Stellenbosch Municipality IDP, February 1999) as they relate to the proposed change of land use for Brandwacht Farm. The numbers provided correspond with those in the IDP Report, No. 3. Note that these are still under discussion.

2.2 Broad Goals:

- 2.2.1. All growth and development solutions must be sustainable. Thus an integrated economic, social, environmental and spatial plan that is sustainable must be encouraged and promoted. Weigh "social cost" (where possible) when alternatives are presented.
- 2.2.2. Pursue an optimum relationship between preservation of agricultural land and the containment of urban sprawl and development.
- 2.2.3. Promote higher densities in urban development.
- 2.2.5 Encourage and manage tourism.
- 2.2.10 Develop ways of co-operation with the Winelands District Council and Provincial Administration of the Western Cape and work towards planning.

2.3 Natural Environment

- 2.3.2 Ensure sustainable development in all areas of concern as defined in the Environmental Act. A Strategic Environmental Assessment (SEA) will provide essential guidelines for regional development and will provide the basis for assessing sustainability of solutions.
- 2.3.4 Conserve the character of the town – uniqueness and beauty, rural environment, spirit of place, quality of life. Conserve historically important farms.
- 2.3.5 Conserve agricultural land (quality soil, cultivated or not) and farm land (cultivated land of any quality).
- 2.3.6 Protect and manage conservation areas (e.g. Stellenbosch mountain). (*Protect and manage inside our area and advise and assist the Winelands District Council*).
- 2.3.7 Green gateways should be visually pleasing. Developments should be set further back (up to 100m).
- 2.3.16 Determine and proclaim contour lines to mark highest points of development. Do character assessment study and a visual impact assessment (under the guidance of other principles contained in this document) before determining this line – as it is not a simplistic line that follows for example the 240m contour.
- 2.3.19 Recognise the Integrated Environmental Management (IEM) process (as per Department of environmental Affairs and Tourism Guidelines 1992, or as



Matthijs Michielsz
WEL TE VREDEN
December 22, 1694

Johannes Mulder
HOPENBURGH
November 22, 1714

August 1, 1691

BLOEMENDAAL
August 19, 1692

OVEREEN
October 25, 1691

Juriaan Hanekom
DE NATTE VALLEY
November 6, 1715

Samuel Elsevier
ELSENBURGH
September 23, 1698

Samuel Elsevier
June 23, 1701

Jan Oberholster
AAN DE KLAPMUTS
October 20, 1712

Pieter v.d. Bijl
BABILONISCHE TOORN
August 13, 1692

Jan Doerangh and Jan Parisel
BERGEN HENEGOUWEN
October 21, 1694

Jan Noortje
FREDRIKSBERGH
December 22, 1694

Daniel Nortje
LA MOTTE
August 14, 1694

Jacobus de Savoye
VREDE
April 15, 1694

Charel de Mare
LE PLAISIER MERLE D
December 1, 1693

Jacobus de Savoye
LUST
April 15, 1694

Thomas Monk
EENSAAM
March 5, 1692

Pieter/Andriesz
NIEUWENDORP
(Next to)

December 2, 1690

Erasmus Hansz v. Lier
October 25, 1690

Susanna de Vos (Wed. N. de la Noij)
DE GOEDE HOOP
May 23, 1708

Hans Jes
HOOGEGELEN
August 1, 1691

Jan le Longe
BOSSENDAL
January 24, 1713

Pieter Meyer
July 8, 1692

Pierre Benezé
LANGUEDO
August 1, 1691

Caspar Wilders
ZORGVLIET
October 15, 1692

J. Pleunis and P.
SEVEN RIVIER
October 2, 1708

Harmen Jansz
VOORGELEGEN
1683

(Regranted to Lourens Verbrugge
September 17, 1712)

Louis v. Bengalen
October 15, 1692

Marquart and Jan v. Ceijlon
October 15, 1692

Jan de Jonker
October 15, 1692

Anna Jans (Wed. J. v. Dijk)
KEERWEDER
September 26, 1704

Willem Jansz v.d. Wereld
DE BONTE RIVIER
March 12, 1694

A. Bastiansz
DE GROENE RIVIER
November 20, 1693

Arij v. Wijk
KIJKENVALLEI
February 28, 1699

Frederik Boot
February 22, 1694

Gerrit Romond
January, 1720

Jan Stevensz Jr. Botma
TE VREEDEN BURGH
December 3, 1692

Wessel Pretorius
September 26, 1704

Jan Stevensz Jr. Botma
TE VREEDEN BURGH
December 3, 1692

Appel
1699

Wessel Pretorius
September 26, 1704

Albert v.d. Heiden
DE LAASTE GIFT
October 21, 1711

Mons Francois v.d. Stel
PAAREL VALLEI
March 11, 1699

Willem Adr v.d. Stel
VERGELEGEN

Alexander Blank
GROENENHOF
November 30, 1698

Hans Pieter v. Malchien
CROMME RHEE
April 13, 1698

Jacob Aardse Brouwer
VRIJBURGH
September 26, 1704

Hans Rutgertrout
WELTEVREDEN
February 29, 1692

Christoffel Esterhuijs
HARTENBERGH
September 26, 1704

Matthijs Greef
NOOITGEDACHT
March 4, 1692

Lambert Lammerisz v. Hof
DE DECKERS VALLEI
August 13, 1692

Matthijs Greef
WELTEVREDEN
September 26, 1704

Arent Gildenhuijs
AAN DWARS IN DE WEGH
September 26, 1704

Jacob de Wilde
DWARS IN DE WEGH
October 15, 1697

Barent Lubbe
NEETHLINGS HOF/
WOLVEDANS
February 28, 1699

Hendrik Elbertsz
BIJ DEN WEGH
September 26, 1704

Pieter Coopman
DE WATERGANGH
November 16, 1694

Jannetje van Heijningen
(Wed. Barent Brink)
DE OUDEMOOL
October 2, 1701

Hans Jurgen Griimp
LIBERTAS
March 6, 1692

Gerhard v.d. Bijl
VREDENBURG
February 29, 1692

Isaak Ger. v.d. Nier (Kock)
December 21, 1689

P. Rochefort and E. Auseret
VLOTTENBURG
January 10, 1707

Pieter Leveber
FLEUR BAAI
July 28, 1695

Hendrik Elbertsz
VREDENBURGH
January 24, 1691

Nicolaas Cleef
DE GROOTE ZALZE
January 31, 1695

Gerrit Jansz Visscher
BLAAUW KLIP
October 9, 1690

Hendrik Jacobsz v. Westekerke
BONTE RIVER
September 12, 1711

Henning Husing
WELMOED
October 6, 1690

Jan Wismar
BRAKELSDAL
July 8, 1693

Barend Hendriksz
RUSTENBURGH
February 26, 1692

Willem Jansz v.d. Wereld
DE BONTE RIVIER
March 12, 1694

A. Bastiansz
DE GROENE RIVIER
November 20, 1693

Arij v. Wijk
KIJKENVALLEI
February 28, 1699

Frederik Boot
February 22, 1694

Gerrit Romond
January, 1720

Wessel Pretorius
September 26, 1704

Jan Stevensz Jr. Botma
TE VREEDEN BURGH
December 3, 1692

Francois v.d. Stel
PAARDE VALLEI
January 10, 1707

Mons Francois v.d. Stel
PAAREL VALLEI
March 11, 1699

Willem Adr v.d. Stel
VERGELEGEN

SIMONS BERGE

BANGEHOEK

TELARY BERG

Stellenbosch

STELLENBOSCH

Eerste Rivier

Rivier

MODDER GAT

DE VOGELZANG