

A REPORT ON THE ARCHAEOLOGICAL POTENTIAL OF MONTEBELLO

Prepared for

**University of Cape Town
Planning Unit**

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1. EXECUTIVE SUMMARY

The Archaeology Contracts Office (ACO) of the University of Cape Town was commissioned by the University of Cape Town Planning Unit to conduct an archaeological assessment of the Montebello Institute of Design, Newlands. Although the site lies on a portion of land that was first granted in the 17th century, a detailed archival examination and a field inspection has shown that the portion of land in question was not in close proximity to residential structures and is unlikely to be archaeologically sensitive. A watching brief has been recommended in the instance that midden material may be exposed if landscaping takes place.

2. INTRODUCTION

The Archaeology Contracts Office of the University of Cape Town was commissioned by the University of Cape Town Planning unit to conduct an archaeological assessment of the University owned property known as Montebello, Newlands, Cape Town. The land in question currently houses the Montebello Institute of Design, the workshops of which are accommodated in a complex of old farm buildings and stables. Montebello used to be part of the farm, Papenboom. Papenboom was granted in the 17th century. Together with several other farms located along the banks of the Liesbeeck River, this area is the oldest focus of colonial agriculture in South Africa. For this reason it is important that any open land in this area should be subject to a Phase 1 archaeological assessment before development takes place.

An inspection of the site gave no indication of substantial below surface archaeological material so an archival study was undertaken to provide evidence that could assist in informing us of the archaeological potential of the area. This detailed study has provided information on the development of the area, the people who owned it and places the site within its historical context. However, evidence about structures on the Montebello site is scarce as very few of the historic texts commented on ancillary farm buildings - the main points of comment being the large residences of the various notable people who owned Papenboom during the 18th and 19th centuries.

The structures that exist on Montebello at present have been recorded and commented on in detail in a study undertaken by the U.C.T school of architecture¹. A copy of this material is currently in the possession of John Rennie (Architects).

3. 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 presently known as the Montebello Institute of Design in Newlands, Cape Town. The information detailed below, although not always site specific, serves to place the events in local historical context.

The site in question comprises of two *erven* - *erf* 48291 and *erf* 48276 (now consolidated as *erf* 124334) which originally formed part of the farm Papenboom (Plate I and 2). The latter original grant of land has however 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 well into the 20th century is contained separately in Appendix I. The Deeds Office search concentrated on tracing only the subdivisions of the original Papenboom that relate to the present site of the Montebello Institute of Design. Particular emphasis was given to tracking down references to the buildings that presently exist on *erf* 124334.

¹ De Jager, R. Fehrsen, P. and Katz, M. 1982. *Montebello Stables - conservation and use appraisal*. University of Cape Town School of Architecture. (coordinators: John Rennie and Lindsay Valk). Unpublished document: John Rennie (Architects).



Plate 1 Papenboom (arrowed) circa 1700



Plate 2 Papenboom circa 1812

3.1 CHRONOLOGY

1695 The earliest traced reference to the property is made in this year, when the first trained brewer, Rutgert Mensing, was sent to the Cape Colony by the Council of Seventeen (the directors of the VOC). A report forwarded by the Cape Governor to the Council in August 1696 summed up the situation. It read: "*The Dregterland brought Rutgert Mensing and his family, to set up as a free brewer here, and we have given him 30 morgen of land, named Papenboom about 1½ hours distant from the Castle, above the Liesbeek River, near to the Schuur[present Groote Schuur] - a place, according to his own statement, provided with the finest and best water for his purpose. We have given him the boilers, and further assisted him in every way. He will soon be ready to commence.*"² Although the original diagram for the property is missing, the title deed for 'De Papenboom' confirms that Rutgert Mensing³ was granted 30 morgen of land on which he was permitted to "*beploegen, bezaayen, beplanten, betimmeren*" [*plough, sow, plant, establish a forest or wood*] and otherwise make use of the land "*ende zyne brouwneming*" [*for his brewery*].⁴ Papenboom was situated between two pieces of government ground, Groote Schuur and Newlands farm, on the mountain side of the Liesbeek River, extending until above modern Newlands Avenue.

Mensing heralded from Deventer in the Netherlands and was accompanied by his wife Gerbregt Berdenis and a son.⁵

1697 Only in June 1697 did the Cape government inform Amsterdam that the brewery was up and running. Numerous complaints were, however, made concerning the quality of the beer produced and Mensing himself confessed to the Governor that he did not know how to prevent the beer from going sour.⁶ Gradually, these problems were solved.

1702 In 1702 Mensing died, leaving his widow to continue the brewery business with the help of her son Willem, whose wife was the sister of Adam Tas. Mrs Mensing was apparently rather unpopular and, while she controlled the brewery, the quality of the beer decreased substantially.⁷

P. Kolbe, the Dutch traveler made several observations about Papenboom when he traveled across the Peninsula in the early part of the 17th century. Traveling between "*een zeer ruime schuur*" [one expansive barn] (Groote Schuur) and the government land "*Nieuwland*" (the farm Newlands), he described "*een wel geordineert brouwhuis, den beer Willem Mensink toebehorende, welkers vader met zyn gantsche huisgezin, uit Deventer geboortig, door de Compagnie kosteloos bier is gebragt, om achter op zyn Deventers bier to brouwen, en zich daar mede to geveren; waarentegen by gehouden is, aan pack, welke de Tappers doorgans gewoon zyn te betalen, de Compagnie hare onkosten weder goed te doen, gelyk ik te zyner tyd daar van*

² Rosenthal, E. 1961. Tankards and Tradition. Cape Town: Howard Timmins. pp 22

³ DO T158, 26.08.1695

⁴ DO O.C.F. 1/236, 26.08.1695

⁵ Pama, C. 1983. Die Groot Afrikeanse Familienaamboek. Cape Town: Human & Rousseau. pp 223

⁶ Rosenthal, E. 1961. Tankards and Tradition. Cape Town: Howard Timmins. pp 21-22

⁷ *ibid*

*uitvoerlyker melding doen zal.*⁸ [a well ordered brewery, belonging to Willem Mensink, whose father, with his friendly family, born in Deventer, were brought here by the Company, to brew his Deventers beer, of which he sells to all the publicans. From the money that they pay him, the Company will benefit.]

1713 Willem Mensing sold Papenboom (including the brewery) to Rudolf Fredrik Steenbok for 8000 Gulden Indische in this year.⁹ Unfortunately, very little is recorded concerning Steenbok himself.

1716 Steenbok was granted¹⁰ a further 18 morgen, 20 square roods of land in August 1716. Although the diagram attached to this title deed shows the position of this grant, it does not illustrate the entire extent of Papenboom, nor are the positions of any buildings illustrated. Only the Liesbeek River, a '*wagenweg*' (modern Newlands Avenue), and a '*fiontein*' or spring are indicated. The brewery buildings themselves appear to have been situated on the river's side of Newlands Avenue, slightly north west of the spring.

1725 This year, the enlarged Papenboom (now 48 morgen 20 square roods) was bought by Coenraad Feyt for a total of 19000 Gulden Indische." This price included '*losse goederen*' [movable goods] to the value of 10000 Gulden Indische.¹¹ A list of some of these goods was included in this transfer deed:

7 mans slaven, 6 ossen, 1 wagen, 25 leedige bier vaaten, 40 sacken, 169 mudde mout en 4 van de garst, als ook 't huysraad end gereedschappen. [7 men slaves, 6 oxen, 1 wagon, 25 empty beer barrels, 40 sacks, 169 hectolitres malt and four of barley, together with other household goods and equipment]

Coenraad Feyt had come to the Cape as a soldier from Alverdissen in Germany in 1708. He worked as a silversmith in Cape Town from 1712, where he met and married Pieterella Bockelberg in September that year. He remarried in 1721 to Maria Koster. Feyt died in 1727, two years after he had bought Papenboom.¹² Feyt's wife apparently continued to run the brewery, possibly later marrying Godlieb Christiaan Opperman, who sold the property in 1735.

1735 According to the deed of transfer¹³ Opperman sold Papenboom to Michiel Daniel Lourig. Included in the sale were four slaves (named Valentyn, Bastiaan, Samson and Leander), one horse-wagon (with all the harnesses), four trained horses, one ox-wagon with eight oxen (and equipment for the same), one cart (including a cart-horse and harness). Other equipment included a plough, harrows, twenty empty beer barrels, 30 sacks and unnamed other building and garden equipment. Lourig, a

⁸ Kolbe, P. 1727. *Naaukeurige en uitvoerige beschryving van de Kaap de Goede Hoop*. Vol.I. Amsterdam: Balthazar Lakeman. pp74

⁹ DO T952, 8.11.1713

¹⁰ DO OCF 2 (part 2)/296 (1716)

¹¹ DO T 1697, 27.08.1725

¹² Pama, C. 1983. *Die Groot Afrikaanu Famitieeaamboek*. Cape Town: Human & Rousseau. pp 119 " DO T2257, 23.08.1735

¹³ DO T 2257, 23.08.1735

German by birth, arrived at the Cape in 1727.¹⁴ Also a soldier, he asked for *burgher* papers, and settled here.

- 1738 Hans Jurgen Honk, from Cleeburg in Germany, had arrived at the Cape on board the 'Westerdijxhoorn' in 1723.¹⁵ He paid 21600 Gulden Indische for Papenboom in 1738. The deed of transfer for the property¹⁶ listed exactly the same items as those detailed above, along with the four slaves, as being transferred to him together with the land.
- 1763 '*De Papenboom met de daarop staande brouwery van het Caap*' [Papenboom with the Cape brewery standing on the property] passed into the hands of Johan Willem Hurter in this year. A detailed list of the movable items sold with the farm was included in the deed of transfer.¹⁷ The Dutch version of this list is expounded in Appendix II, together with an English translation. Noticeably, the number of slaves had increased to thirteen, while the non-household goods included a horse-wagon, a (??) wagon, and an ox wagon with all the necessary equipment. Ten horses, twenty-five cattle, one brandy kettle, twenty hectolitres of malt, twelve half sown sailcloth sacks, seven empty containers and fourteen empty beer barrels, together with other barrel-work completed the list of non-household goods.
- 1783 A daughter of Johan Willem Hurter, namely Aletta Catharina Hurter, had married Dirk Gysbert Van Reenen in 1776. In his will, dating to 1783, Johan Willem left "*de zroonplaats genaamt de brouwery*" along with all the equipment on the farm to his daughter's husband,¹⁸ and later that year the land was transferred to Dirk Gysbert van Reenen for the sum of 110,000 Gulden Indische.¹⁹ Born in 1754, Dirk Gysbert (or Gysbertus) was a son of the Cape Patriot leader, Jacob Van Reenen. Described as "*a most industrious and progressive farmer*"²⁰, van Reenen apparently did well as owner of the brewery on Papenboom. He profited from the century-old monopoly which the owners of the property had, to brew beer and to supply the inns and country houses at the Cape with it.

During the remainder of the eighteenth century, van Reenen obtained more land adjoining Papenboom, eventually increasing the size of the property from 48 morgen 20 square roods to 147 morgen 447 square roods, and extending the boundary of the farm further up the mountain as well as to either side.²¹ He was particularly successful at growing hops, a vital ingredient for the brewing of beer, and indeed, was the only person in the Colony to grow this kind of crop.²²

¹⁴ Leibbrandt, H.C.V. 1906. *Precis of the Archives of the Cape of Good Hope (Requesten or Memorials) Vol.ii, F-0.* Cape Town. pp 670

¹⁵ Leibbrandt, H.C.V. 1906. *Precis of the Archives of the Cape of Good Hope (Requesten or Memorials) Vol.ii, F-0.* Cape Town. pp 523

¹⁶ DO T2389, 06.02.1738

¹⁷ DO T68, 18.11.1763

¹⁸ SA MOOC 7/1/29 (79)

¹⁹ DO T5590, 22.08.1783

²⁰ De Kock, W.1. & Kruger, D.N. 1972. *Dictionary of South African Biography. Vol ii.* Pretoria: Published for the Human Sciences Research Council. pp 797

²¹ cf. DO O.C.F. 3/201; O.C.F. 6/152; C.Q. 6/152 and C.Q. 3/8

²² De Kock, W.J. & Kruger, D.N. 1972. *Dictionary of South African Biography. Vol ii.* Pretoria: Published for the Human Sciences Research Council. pp 797

Papenboom mansion

Dirk Gysbert Van Reenen was one of the most well-known owners of the farm. Early in the nineteenth century Robert Semple described his estate, "*the Brewery*", as "*as well known and as famous at the Cape as that of Constantia.*"²³ The residence which he had built for himself on the mountain side of Newlands Avenue (slightly towards Cape Town from the present Foresters Arms Tavern) was designed by the Colonial architect L.M. Thibault; and was a primary reason for the high esteem in which his property was held. Late in the eighteenth century, van Reenen's neighbour, Lady Anne Barnard noted that Dirk van Reenen in her opinion possessed "*the only House at the Cape which had the air of a European mansion.*"²⁴ She further commented that this mansion was "*erected by his own slaves from an Italian drawing he happened to meet with*", although it was undoubtedly based on a design by Thibault. Sir Alfred Beit has argued²⁵ that the building was fashioned after the design of the *Petit Trianon*, at Versailles. Plate 3 is a copy of the drawing which Lady Anne Barnard made of the homestead.

Lady Anne Barnard recorded that Dirk van Reenen supplied beer to the army and navy and was thus fearful of sharing his monopoly with anyone. Stopping at the mansion, she described their visit in length: "*The family received us all with open countenances of gladness and hospitality, but the openest countenance and the most resolute smile amounting to a grin, was born by a Calf's head as large as that of an ox, which was boiled entire and served up with the ears whole and a pair of gallant young horns ... the teeth were more perfect than dentist ever made, and no white satin was so pure as the skin of the countenance this melancholy merry smiler, and a tureen of Birds nests soup were the most distinguished 'plats' in the entertainment. The soup was a mess of the most aromatic nastiness I ever tasted, somewhat resembling Macaroni perfumed with different scents, it is a Chinese dish, and was formerly so valued in India that five and twenty guineas was the price of a tureen full of it ... The springer also made its appearance boiled in large slices ... Admirable... The pastry was good... the game abundant but ill cooked... the beef bad, the mutton by no means superior... the poultry unremarkably good and the venison of the highest flavour but without fat, this was supplied however by its being larded very thickly ..., all sorts of fruits in great perfection Pines excepted of which there are not any at the Cape... "*

She made further observations regarding the garden: "*Mynheer carried us after dinner to see his blow of tulips & of other flowers, the tulips were very fine, the carnations beautiful, all were sheltered from the winds which descend from the Mountains by myrtle hedges which I have expressed in the drawing I made of his garden which was more picturesque than any one I had been in but had I found a great variety of wildflowers associated with the tame ones I should have had more admiration to bestow, as the combination of their colours are much to my fancy.*"²⁶

²³ Semple, R. 1805 (2nd ed.). *Walks and Sketches at the Cape of Good Hope*. London: C.& R. Baldwin. pp 109-110

²⁴ Lewin Robinson, A.M. 1994. *The Cape Journals of Lady Anne Barnard, 1797 - 1798*. No. 24. Cape Town: Van Riebeeck Society. pp 265

²⁵ Beit, Sir A. 1947. L.M. Thibault in *Quarterly Bulletin of the South African Public Library*. Vol.i, no.4. pp 100

²⁶ Lewin Robinson, A.M. 1994. *The Cape Journals of Lady Anne Barnard, 1797 - 1798*. No. 24. Cape Town: Van Riebeeck Society. pp 265-266

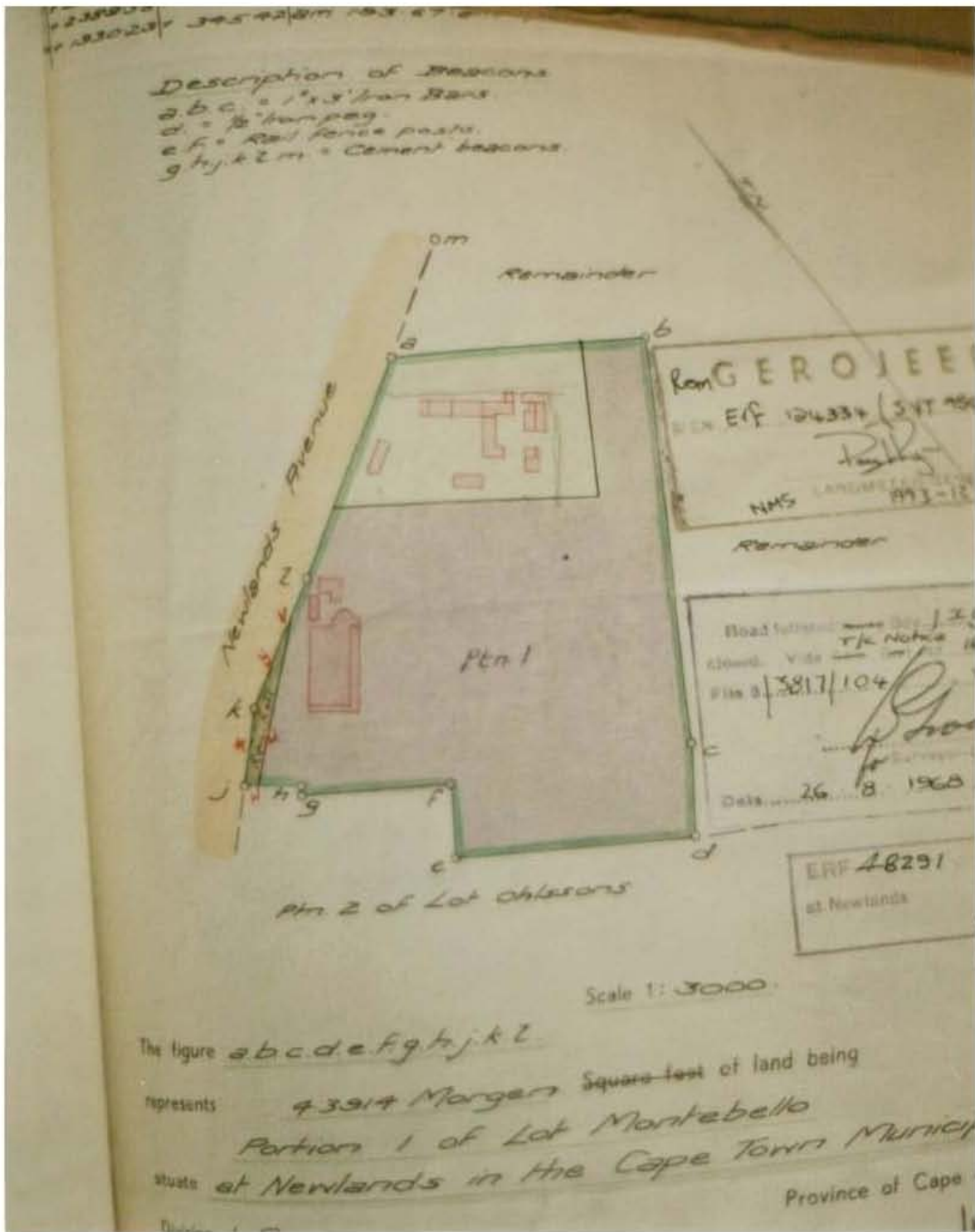


Plate 3 Diagram showing “portion Montebello”
 with the stable complex and main house
 (19th - 20 centuries)

Early in the nineteenth century when Robert Semple stopped at Papenboom for refreshments while on his way to Simon's Town, he wrote: *"The house of Mr. van Reenen, though not yet completed, is by far the most elegant of any building, public or private, in the whole colony. It was planned by Mr Thibault, a French engineer, who built the Amsterdam battery. Behind the house a copious spring of pure water gushes out at the foot of the devil's hill, and which together with the springs of Nieweland form the beginning of the Salt River; adjoining is a wood of silver trees, so called from the glazed, silvery appearance of the leaves ... Behind the brewery is a path by which persons acquainted with these hills can reach the summit of Table Mountain."*²⁷

1810 When William Burchell, the traveller and botanist, rode along what is now Newlands Avenue, he passed by Newlands farm, then the official country residence of the Governor. *"Near this place", he noted "is a beautiful spot, called the Brewery, where, in the midst of groves and plantations, stands an elegant mansion, built after the designs of Mons. Thibault, the Government architect and surveyor."*²⁸

The missionary, George Thompson, also illustrated this mansion in his travelogue, doing so "as a representation of a country seat of the superior class of Dutch inhabitants"²⁹ Thompson described Dirk Gysbert van Reenen as *"uniting the frank hospitality of the old Dutch colonist with the enterprising spirit of modern times."* The much lauded mansion apparently burnt down in the mid-nineteenth century, but details regarding even the date of this fire are scanty.

After 1795, Dirk van Reenen suffered financially because of the policy of free trade adopted by the British government from that date. He thereby lost his monopoly on the production and sale of beer in the colony.³⁰ Van Reenen is also well known for his participation in the journey of Governor Janssens, Henry Lichtenstein and Paravicini Di Capelli into the interior of southern Africa in 1803.³¹

1820 According to a deed of transfer dating to 7 July this year³², Dirk Gysbert van Reenen transferred ownership of Papenboom to his youngest son, Daniel Van Reenen, for the sum of 120,000 Gulden Indische. The younger van Reenen had accompanied his father into the interior in 1803.

1836 Daniel van Reenen maintained control of the property and in 1836 consolidated the title deeds in an amended freehold grant.³³ The diagram attached to this grant subdivided the 147 morgen 447 square roods of the property into a number of 'Lots' numbered alphabetically. These subdivisions were soon sold off to interested buyers, a process probably necessitated by the poor financial state of the Van Reenens, owing to the loss of control of the brewing industry. Dirk Gysbert van Reenen was in fact insolvent at the time of

²⁷ Semple, R. 1805 (2nd ed.). Walks and Sketches at the Cape of Good Hope. London: C.& R. Baldwin. pp 110

²⁸ Burchell, W.J. 1953 (Reprint of 1822). Travels in the Interior of southern Africa. Vol.I. London: The Batchworth Press. pp 30

²⁹ Thompson, G. 1827. Travels and adventures in southern Africa. London: Henry Colburn. pp 141

³⁰ De Kock, W.J. 8c Kruger, D.N. 1972. Dictionary of South African Biography. Vol.II. Pretoria: Published for the Human Sciences Research Council. pp 797

³¹ cf. Blommaert, W.& Wiid,J.A. 1937. Die Joernaal van Dirk Gysbert van Reenen - 1803. Cape Town: Van Riebeeck Society.

³² DO T217, 07.07.1820

³³ DO C.F. 4/33

his death, his debts totalling 60 000 rix dollars.³⁴ A list headed 'Particulars of the Estate Papenboom, adjoining Newlands - according to the plan by John Skirrow, Land-Surveyor'³⁵ provided details of the different lots of ground. Although annexed to a later transfer deed, this list probably dates to 1836 as the plan mentioned was probably the diagram indicating the positions of the various lots. Daniel van Reenen finally died in August 1842.³⁶

1837 Lots B and E of this subdivision of the Estate Papenboom were sold to Rudolph Cloete, the son of Hendrik Cloete of Groot Constantia, in March 1837 for £2055 or 82200 rix dollars.³⁷ These two lots, measuring in total extent 13 morgen 300 square roods were described clearly in the list mentioned above. The exact information mentioned for each lot is therefore detailed below:

Lot E

A piece of ground, about 3 morgen of woodland, planted with firs.

These two allotments [lot E and the adjoining lot F], from the timber and extensive frontage to the public road of about 900 feet, form advantageous building lots.

Lot B

'The Brewery' comprising a small cottage; a brewery with fixed plant, consisting of a large copper with fixtures, liquor-back, mash-tun, under-back, pump, teakwood cooler, and two coolers lined with lead (including a double one); a store adjoining; *a building comprising stores and stables*; and a building forming a row of labourers' cottages.

This allotment is highly fertile and delightfully sheltered, and comprises an extent of about 7.5 morgen, possessing the advantage of an abundant supply of the purest spring water conveyed from the well-known fountain on Lot A.

Attached to the lot is the lucrative grant of free license to brew, as well as free licenses for four houses in Cape Town to sell beer, to continue to the proprietor for his life, during the lives of Mr D. van Rheenen and his son and should they die before the 23rd August 1843 then only until that period. The value of this privilege is equal to about ; £70 per annum." [my emphasis]

Erf 48276 falls entirely within the limits of Lot E, while Erf 48291 falls entirely within the limits of the adjoining Lot A. The complex of buildings currently incorporated into the Montebello Institute of Design are known to have included stables, a cow shed and a gatekeepers cottage. The small cottage presently utilised as a restaurant could have been the 'small cottage' associated with the brewery, although this is by no means certain as its architecture is clearly Victorian. Other small cottages dating to the mid-19th century or earlier exist along Palmboom Road off Newlands Avenue. It is also possible that Rudolph Cloete built himself a new residence adjoining the brewery, which may, or may not have replaced this 'small cottage'. This is the core

³⁴ De Kock, W.J. & Kruger, D.N. 1972. Dictionary of South African Biography. Vol.II. Pretoria: Published for the Human Sciences Research Council. pp 797

³⁵ Annexed to DO T96, 21.03.1837

³⁶ De Kock, W.J. & Kruger, D.N. 1972. Dictionary of South African Biography. Vol.II. Pretoria: Published for the Human Sciences Research Council. pp 797

³⁷ DO T96, 21.03.1837

of the large building (running parallel to Newlands Avenue) *which* is used today by South African College schools as Michaelis House.

Rudolph Cloete, who acquired these two lots was born in 1807. Although little is known about him, it is recorded that he married a member of the Van Reenen family, Johanna Charlotte Robertha van Reenen, in January 1826.³⁸ This probably explains why the Van Reenens were willing to sell off the core of their property to Cloete.

1861 In January, the above Lots forming the remainder of the Papenboom estate, together with two other adjoining Lots were sold by Rudolph Cloete to his son Daniel for £2500.³⁹ Born in 1833, Daniel Cloete married Augusta Wilhelmina Magdalena Cloete in 1860.⁴⁰ Portrait photographs of Daniel Cloete and his wife Augusta exist. They were discovered in a Cloete Family photograph album donated to the South African Library.⁴¹ Daniel Cloete died in Wynberg in 1877.

1887 In January this year, the Trustees of the insolvent estate of the late Daniel Cloete and his surviving spouse Augusta Wilhelmina Magdalena Cloete sold the property (now comprising 13 morgen 190 square roods and 54 square feet) to Anders Ohlsson, whose firm was then trading as A. Ohlsson and Co.. According to the deed of transfer, Ohlsson bought the property for £41520.⁴²

Anders Ohlsson was a skilled trader who became interested in the local brewing business after occasional shipments of imported ale were lost because of the deterioration of the quality of the ale following a long sea voyage.⁴³ Ohlsson apparently started production at the brewery on Lot B, and he soon expanded his market to include both the eastern and western Cape. His success attracted British investors and in 1889 the firm was converted into a public company, with Ohlsson's Cape Breweries having a capital of £350 000. In 1900 Ohlsson erected a new, larger brewery building at the site of the Mariendahl Brewery alongside the Liesbeek River. This is still the site of the South African Breweries establishment in Newlands.

Anders Ohlsson is known to have lived in a palatial residence called 'Montebello', while his estate was known for its "fine garden".⁴⁴ Montebello exists as Michaelis House and is part of the South African College Schools property.

1920 After Anders Ohlsson died in 1912, the executors of his estate consolidated his Papenboom property. In 1920, the term 'Montebello' is used for the first time to describe the property in official sources. Totalling 10 morgen 255 square roods and 29 square feet, 'Lot Montebello' included 7m 362sr 56sf of the 13 morgen acquired by Ohlsson's, 2m 335sr of Lot F, 148sr of Westervoort and 9sr 117sf of Montebello

³⁸ Lombard, R.T.J. (ed.). 1986. South African Genealogies. Vol.I, A-C. Pretoria: Published for the Human Sciences Research Council.

³⁹ DO T1, 01.08.1861

⁴⁰ Lombard, R.T.J. (ed.). 1986. South African Genealogies. Vol.I, A-C. Pretoria: Published for the Human Sciences Research Council.

⁴¹ SAL Album 5/392

⁴² DO T219, 27.01.1887

⁴³ De Kock, W.) & Kruger, D.N. 1972. Dictionary of South African Biography. Vol II. Pretoria: Published for the Human Sciences Research Council. pp 523

⁴⁴ Anon. 1906. Men of the Times - Old Colonists of the Cape Colony and Orange River Colony. Johannesburg: The Transvaal Publishing Company. pp 324

A.⁴⁵ A diagram attached to the deed of transfer illustrates the extent of Lot Montebello and indicates the position of the buildings on the property.

Later in 1920, the executors of Ohlsson's estate sold Lot Montebello to Maximillian Michaelis for L7500.⁴⁶

1928 In December 1928 Maximillian Michaelis transferred the property, to Lilian Elizabeth Michaelis for £17000.⁴⁷

1953 By 1953 Lilian Michaelis had sold off much of the Montebello property to South African College Schools, and in this year obtained an amended grant for the remainder of the property (called portion 1) - including the main residence and the stable complex (see Plate 4).⁴⁸ On the diagram attached to the deed of transfer, the residence and the stables are separated by a red line, possibly signifying a fence.

Lilian Michaelis also sold off the section of Lot E adjoining the stable complex (then designated 'portion 2' or *erf* 48276) in 1953 to South African College Schools.⁴⁹

1956 Lilian Elizabeth Michaelis sold the largest portion of the Lot Montebello property - the section on which the residence was built totaling 3.4678 morgen - to S.A.C.S. in February 1956 for £25000⁵⁰ Portion 2 (or *erf* 48276) was transferred by S.A.C.S. back to Lilian Elizabeth Michaelis for the sum of £3000.⁵¹ (see Plate 3).

1975 The remainder of portion one of Lot Montebello (now *erf* 48291) remained in the hands of Lilian Elizabeth Michaelis until 1975, when she transferred the 7911 square meters of the property (including the stables and other buildings thereon) to Maximillian Gustav Alfred Cecil Michaelis.⁵² *Erf* 48276 was also transferred to the M.G.A.C. Michaelis at the same time. Cecil Michaelis thus obtained the entire *erf* 124334 (made up of *erf* 48276 and *erf* 48291).

1980 Cecil Michaelis has allowed U.C.T the use of the property for the Montebello Institute of Design from 1980, after which he ceded the property itself to U.C.T.

4. FINDINGS

The archival investigation has isolated the history of U.C.T owned portion of Montebello within the broader history of Papenboom. It has clearly demonstrated that the both the brewery and major residential buildings of the 18th and 19th centuries did not encroach on the portion of land that is the subject of this study. It is also apparent that no other structures of significance were built on this land other than the stable complex (Plate 4) and cottage (Plate 5) that are present today.

⁴⁵ DO T3341, 12.03.1920

⁴⁶ DO T 12214, 27.08.1920

⁴⁷ DO T13181, 21.12.1928

⁴⁸ DO T8441, 10.06.1953

⁴⁹ DO T8444, 10.06.1953

⁵⁰ DO T2194, 23.02.1956

⁵¹ DO T2197, 23.02.1956

⁵² DO T37373, 28,11.1975



Plate 4 Cottage at Montebello (1996)



Plate 5 Stable complex at Montebello (1996)

The precise date of the building of the stable complex is unclear but is expected to have been built in the latter half of the 19th century. What is known is that the complex was enlarged in 1904 to include a Motor House for A. Ohlsson⁵³. The architect was able to ensure that an almost identical brick was used with the result that the motor house was bonded on with such skill that the join is hardly noticeable. This is indirect evidence that the stable complex does not predate the motor house by a many years as the same building materials were available. Another avenue that could be explored is the dating of the trade marks on the ironwork⁵⁴ in the stables. Similar studies in other parts of the world have been successful but at present there is a lack of reference material in South Africa which means that the co-operation of an overseas institution will be necessary. Unfortunately stables were considered to be utilitarian structures that did not attract the attention of 19th century writers who commented on the more spectacular aspects of the area.

It is not expected that the study area has a high archaeological potential as it is well clear of any of the residential buildings. Fragments of 19th century ceramics have been observed in the parking area among the fir trees but this is not dense enough to be described as a midden. The types of archaeological deposit that may possibly exist are buried 19th century middens, water conduits from the springs, and the remains of farm animals that may have been disposed of in the area.

5. RECOMMENDATIONS

1. There is a possibility that older fabric may exist within the restaurant which means that if any plaster is to be removed, the opportunity should be used to inspect the site and record the fabric. As a general principal, any fabric that is exposed on the site during the course of renovation should be recorded.
2. If extensive landscaping of the area is to take place, an archaeologists should be appointed to inspect the site and mitigate any archaeological material that is exposed during this process.

6. PROFESSIONAL TEAM

Principal investigator
Archival research

Tim Hart
Dennis Neville

The Archaeology Contracts Office would *like* to thank John Rennie (Architect) for informative discussion and also allowing access to material in his possession.

⁵³ A new motor-house for A Ohlsson esq at Montebello, Newlands. Claremont municipal approved plan No 1438. November 1904 by John Parker, Cape Town City Council Records.

⁵⁴ Robertson G. and Robertson, J. 1977. Cast Iron Decoration - A world survey. London: Thames and Hudson.

APPENDIX 1

TRANSFER DEED INFORMATION

This TD: T158,26/08/1695
Next TD: T952,08/11/1713
Prev. TD: none
Erf:
Farm name: 'De Papenboom'
Extent: 30 morgen
Diagram: none
Price: none given
From: Grant To: Rutgert Mensing

This TD: T952,08/11/1713
Next TD: T1697,27/08/1725
Prev. TD: T158,26/08/1695 Erf:
Farm name: 'Den Papenboom'
Extent: 30 morgen
Diagram: none
Price: 8000 Gulden Indische
From: Willem Mensing
To: Rudolf Fredrick Steenbok

This TD: O.C.F. 2 (part II)/296 (1716)
Next TD: T1697,27/08/1725
Prev. TD: none Erf:
Farm name: 'Den Papenboom'
Extent: 18 morgen 20 square roods Diagram: 22/1716
Price: none given
From: Grant To: Rudolf Predrick Steenbok

This TD: T1697,27/08/1725
Next TD: T2257,23/08/1735
Prev. TD: T952,08/11/1713 Erf:
Farm name: 'Den Papenboom'
Extent: 48 morgen 20 square roods
Diagram: none
Price: 19000 Gulden Indische (9000 -'Plaatsen'; 10000 -'Losse Goederen') From:
Rudolf Fredrick Steenbok
To: Coenraad Feyt
Notes: [Deed of transfer included list of 'losse goederen'] 7 mans slaven
6 ossen 1 wagen 25 leedige bier vaaten 40 sakkens
169 mudde m out en 4 van de garst, als ook 't buys raad end gereedschappen

This TD: T2257,23/08/1735
Next TD: T2389,06/02/1738
Prev. TD: T1697,27/08/1725 Erf:
Farm name: 'Den Papenboom'
Extent: 48 morgen 20 square roods Diagram: none
Price: 36000 Gulden Indische (28000 - 'Plaatsen'; 8000 - 'Losse Goederen')
From: Godlieb Christiaan Opperman
To: Michiel Daniel Lourig

Notes: [Deed of transfer included list of 'losse goederen']
"...nog vier manslaven met namen Ualentyn, Bastiaan, Samson en Leander, een paardewagen met de tuygen en vier geleerde paarden, een oue zvagen met agt ossen en toebehoren, een kar met desselfs paard en tuyg, 20 ledige bier vaaten, 30 sacken, een ploeg, eggen, en al bet ander bouw en thuyng gereedschap... "

This TD: T2389,06/02/1738
Next TD: T68, 18/11/1763
Prev. TD: T2257,23/08/1735 Erf:
Farm name: 'Den Papenboom met de daarop staande brouwery"
Extent: 48 morgen 20 square roods Diagram: none
Price: 21600 Gulden Indische
From: Michiel Daniel Lourig
To: Hans Jurgen Honk
Notes: [Deed of transfer included list of 'losse goederen']

"...nog vier manslaven met namen Valentyn, Bastiaan, Samson en Leander, een paarde-wagen met de tuygen en vier geleerde paarden, em osse wagen met agt ossen en toebehoren, een kar met desselfs paard en tuyg, 20 ledige bier vaaten, 30 sacken, een ploeg, eggen, en al bet ander bouw en thuyng gereedschap... "

This TD: T68,18/11/1763
Next TD: T5590,22/08/1783
Prev. TD: T2389,1738 Erf:
Farm name: "Zeekere plaats ofte hofsteede geleegeen boven de Liesbeeks Rivier, genaamt de Papenboom, met de daarop staande Brouwery van de Caap..." Extent: 47m 120sr 72sf
Diagram: none Price: 26000 guilders From: Michiel Daniel Lourig
To: Johan Willem Hurter
Note: Very important list of household articles, including stable contents.

This TD: T5590,22/08/1783
Next TD: T217,07/07/1820
Prev. TD: T2389,06/02/1738 Erf:
Farm name: "de Papenboom, met de daarop staande Brouwery van 't Caapsche moutbier..."
Extent: 47m 120sr 72sf Diagram: none
Price: 110 000 guilders
From: Executors of the estate of the late Johan Willem Hurter
To: Dirk Gysbert van Reenen

This TD: Old Cape Freeholds, V.3/201 Next TD:
Prev. TD: Unclear Erf: 1357 Farm name: 'De Brouwery'
Extent: 83m 489sr
Diagram: 17/1779 [clear diagram showing the Liesbeek River, the farm boundary and Newlands Avenue]
Price: none listed
From: The Government of the Cape To:

This TD: Old Cape Freeholds, V.6/152 (Diagram only, no title deed) Next TD:
Prev. TD: Unclear
Erf:
Farm name: 'Brouwery' or 'Papenboom'
Extent: 83m 489sr
Diagram: 221/i817 [clear diagram showing the Liesbeek River, the farm boundary and Newlands Avenue]
Price: none listed
From: no transferee listed
To: no transferor listed

This TD: Cape Quitrents, V.3/8 (Diagram only, no title deed)
Next TD: T217, 07/07/1820 to D. van Reenen Prev. TD: Unclear
Erf:
Farm name: Annex to 'Brouwery' or 'Papenboom' Extent: 57m, 46sr
Diagram: 293/1818 [clear diagram showing the farm boundary and Newlands Avenue]
Price: 14 ryksdaalders and 2 skillings From: GRANT
To: Dirk Gysbert van Reenen

This TD: T217,07/07/1820
Next TD: Unclear
Prev. TD: Unclear Erf:
Farm name: 'De Brouwery' or 'De Papenboom' Extent: 74m 350sr & 85m S15sr Diagram:
none
Price: 120000 guilders
From: Dirk Gysbert van Reenen
To: Daniel van Reenen

This TD: Amended grant Cape Freehold 4-33
Next TD: [rem to R. Cloete, 13m 300sr] Prev. TD: None
Erf: 47801
Farm name: 'The Brewery' or 'Papenboom'
Extent: 147m 447sr
Diagram: 233/1836 [Original annexed diagram showing the various subdivisions of the land - Better copies of this map are filed with the next TD]
Price: none given
From: Ammended grant
To: Daniel van Reenen, Dirk Gysberts son

This TD: T96,21/03/1837
Next TD: T1, 01/08/1861
Prev. TD: C.FH 4-33
Erf: none given
Farm name: 'The Brewery' or 'Papenboom'
Extent: 13m 300sr

Diagram: 53/1837 [Clear colour diagram showing the extent of the land, the boundaries of Lots B and E and the position of Newlands Avenue - no buildings indicated - Diagram notes that the portion marked B (Lot B) is the Brewery] Price: L2055 or 82200 guilders

From: Daniel van Reenen, Dirk Gysberts son

To: Rudolph Cloete

Neighbours NW to high road

NE to Lot F of the said estate

SE to the land of Mr R. Cloete, also to Lots C & D of the said estate SW to Lot D of the said estate and to Newlands

Notes: "Certain piece of land ... being the remaining part of the estate "Papenboom" or "The Brewery" comprising a small cottage, a brewery with fixed plant, consisting of a large copper with fixtures, liquor back, nash tun, underback, pump, teakwood cooler, and two coolers lined with lead, including a double one; a store adjoining a building comprising stores and stables, and a building forming a row of labourers cottages...."

[see attached Appendix I for all the other documents filed with this deed of transfer] Conditions: "...the appearers ... further cede and transfer over to the said Rudolph Cloete Hendrik's son, the grant for a free licence to brew, as well as free licences for four houses in Cape Town..."

This TD: T1, 01/08/1861

Next TD: T219,27/01/1887

Prev. TD: T96, 21/03/1837

Erf: none given

Farm name: Remaing extent of 'The Brewery' or 'Papenboom'

Extent: a. The Brewery - 13m 300sr; & b. Lot F - 2m 450sr c. Part of Westervoort

Diagram: None Price: L2500 From: Rudolph Cloete, H. son

To: Daniel Cloete, R. son

Notes: a. "Certain piece of land ... being the remaining part of the estate "Papenboom" or "The Brewery" comprising a small cottage, a brewery with fixed plant, consisting of a large copper with fixtures, liquor back, nash tun, underback, pump, teakwood cooler, and two coolers lined with lead, including a double one; a store adjoining a building comprising stores and stables, and a building forming a row of labourers cottages...."

This TD: T219,27/01/1887

Next TD: T3341,12/03/1920

Prev. TD: T1, 01/08/1861

Erf: none given

Farm name: Remaing extent of 'The Brewery' or 'Papenboom'

Extent: a. The Brewery -13m 190sr 54sf; & b. Lot F - 2m 450sr

c. Part of Westervoort - 273sr 108sf; & d. No.2 in lot D - 323.5 sr Diagram: None

Price: L41520

From: Walter Searle and George William Steytler, Trustees of the insolvent estate of Daniel Cloete and surviving spouse Augusta Wilhelmina Magdalina Cloete. To: Anders Ohlsson, trading under the style or firm of A. Ohlsson and Co.

This TD: T3341,12/03/1920

Next TD: T12214,27/08/1920
Prev. TD: T219,27/01/1887 Erf: 48275
Farm name: Lot Montebello
Extent: 10m 255sr 29sf (comprising ptn of a. Papenboom (7m 362sr 56sf); b. Lot F (2m 335sr); c. ptn of Westervoort (148sr); d. Montebello A (9sr 117sf) Diagram:1505/1920 - A clear, good map of the entire property, including buildings already present on the site.
Price: none given
From: Certificate of registered title on the request of the executors of the estate of the late Anders Ohlsson
To: The estate of the late Anders Ohlsson Neighbours: NW by Newlands Avenue NE by Dean St. SE by Road, rem. extent Montebello Brewery SW by Montebello Brewery

This TD: T12214,27/08/1920
Next TD: T13181, 21/12/1928 (to L.E. Michaelis) Prev. TD: T3341,12/03/1920 Erf: 48275
Farm name: Lot Montebello and Lot Montebello A
Extent: 1. IOm 255sr 29sf (comprising ptn of a. Papenboom (7m 362sr 56sf); b. Lot F (2m 335sr); c. ptn of Westervoort (148sr); d. Montebello A (9sr 117sf); & 2. part of Lot Montebello A - 54sr 30 sf
Diagram: None for total, but Dgm no. 2413/1920 for 2. above. Price: L7500
From: Estate of the Late Anders Ohlsson
To: Maximillian Michaelis

This TD: T13181,21/12/1928
Next TD: a. T8441, 10/06/1953 (para 3); & b. T8444, 10/06/1953 (para 1,2,4 plus rem. para 3)
Prev. TD: T12214,27/08/1920 Erf: 48275
Farm name: Lot Montebello and Lot Montebello A
Extent: 1. [Lot MA - ptn of other land]; 2. [Lot MB - ptn of other land]; 3. Being Lot Montebello - 10m 255sr 29sf; 4. Montebello A - 54sr 30 sf; 5. Lot B [ptn of lots in Rondybosch]
Diagram: None Price: L17000 From: Maximillian Michaelis
To: Lilian Elizabeth Michaelis

This TD: T8441,10/06/1953
Next TD: T37373,28/11/1975
Prev. TD: T13181,21/12/1928
Erf: 48278 (ptn 1)
Farm name: Ptn of Lot Montebello Extent: 4.3914m Diagram: 1003/52 [a nice, clear, colour diagram which shows all the buildings on the portion of land clearly. The present Montebello land is seperated from the SACS land on this diagram]
Price: none given
From: Certificate of Registered title applied for
To: Lilian Elizabeth Michaelis (widow)

This TD: T8444,10/06/1953
Next TD: T2197,23/02/1956
Prev. TD: T13181,21/12/1928 Erf:
Farm name: Remaining extent of Lot Montebello Extent: 6.0339 morgen Diagram: none
21
Price: L35000 for this and four other properties
From: Lilian Elizabeth Michaelis (widow)
To: Trustees of the South African College Schools

This TD: T2197,23/02/1956
Next TD: T37373,28/11/1975
Prev. TD: T8444,10/06/1953 Erf: 48276
Farm name: Portion 2 of Lot Montebello Extent: 39.966 sf Diagram: 388/55 Price: £3000
From: South African College Schools
To: Lilian Elizabeth Michaelis

This TD: T37373,28/11/1975
Next TD: On microfilm
Prev. TD: T8441,10/06/1953;
Erf: 48291 and 48276
Farm name: not listed
Extent: 7911 square meters and 3962 square meters Diagram: none
Price: none given
From: Lilian Elizabeth Michaelis (widow)
To: Maximillian Gustav Alfred Cecil Michaelis

APPENDIX 2

LIST OF MOVABLE GOODS LISTED IN THE DEED OF TRANSFER (T68, 18.11.1763) FOR PAPANBOOM, WITH AN ENGLISH TRANSLATION.

"...als, twee cabinschten met het daarin zynde gemaakte linnengoed, hoederen &c., een glase cas met porcelyn, een kleyndere ditto, een schryf comptoirtje, een lessenaar, vier kisten, waaronder een met copere beslag, drie ledikanten met derselver behangsels, ses bedden met hun verder toebehooren, ses tafels in svort, agt en twintig stoelen, agt en twintig stoel cussens, drie groote spiegels, thien schilder ryon, een groote folians bybel met copere beslag, agt ophaal gordynen, een gemeene huys horologie, een kopere lantaarn, een kopere kroon, een ditto hang lamp, met al het combuys goed, aarde werk en porcelyn in soort, voorts, een bolden wagen, een osse wagen, thien paarden, vyf en twintig beesten in soort, een brandewyns keeteltjie, twintig muiden mout, twalf halfsteeken syldoekse sacken, seven ledige leggers, veerthien ledige bier-vaten, en een parthy kleyn vaatwerk, in so wyders derthien slaven en slavinnen, met naams Hannibal, Valentyn, Leander, Cupido, Soebo, Timer, Oemuer, Salomi, Tjaak, Philander, Anthony, Beginder en Tanja, en eyndelyk het volgende silverwerk, als, een sckenckbord, twee doozen, twee zoutvaten, een mosterd ditto, een soup lepel, seshien leepels, twaalf vurcken, en ses messen met silvere (?)..."