

# PHASE 1 ARCHAEOLOGICAL INVESTIGATION ALBION SPRINGS, RONDEBOSCH

Prepared for

**LTA Developments (Pty) Ltd**

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Prepared by

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# 1. INTRODUCTION

A proposal call was recently put out by the City Council for the development of the Albion Spring site in Newlands. The developers brief required that existing historic buildings be restored and that archaeological assessment of parts of the site be undertaken. As a result the Archaeology Contracts Office of the University of Cape Town was commissioned by LTA Developments (Pty) Ltd to conduct a Phase 1 investigation of the site which was to include the collation of known historical documentation from a variety of sources. Furthermore, the results of the investigation should be structured in such a way as they might form the core of a display, which depending on negotiations with the future lessee, may be situated in the refurbished pump house.<sup>1</sup> The location and plan of the site can be seen in Figure 1.1.

Our knowledge of the site prior to the investigation suggested that we could expect to find traces of structures and artefacts dating from the early 19th century and continuing up until the present. Although the site formed part of a very early land grant by Jan van Riebeeck to a free burgher, no structures were added until a water mill was erected in the 19th century.

The brief required us to examine the mill precinct and to attempt to locate the position and possible structural remains of the mill race which conveyed water from a dam on the Liesbeeck River to the Albion Mill. It was unknown prior to testing whether any remains of the older structures had survived the substantial later developments of the site.

An important aspect of the site is the Albion spring located beneath the pumphouse. To this day it delivers a large volume of water (until recently the spring was utilised by the City Council to supplement the domestic water supply.) Investigation of the role of the spring has formed a part of the study in as far as supply of water to local residents (such as Colonel Bird) and the operation of the mill are concerned. The Liesbeeck river also formed an integral part of the site - its role will be discussed in detail in a following section of the report.

The archaeological and archival work when read together provide an insight into aspects of changing use of the site over time from farming to industrial as well as locate the site in the context of the immediate surrounds and in the broader urban environment.

## 2. HISTORICAL OVERVIEW OF THE ALBION MILL ESTATE

### 2.1 The early history - Rouwkoop until 1816

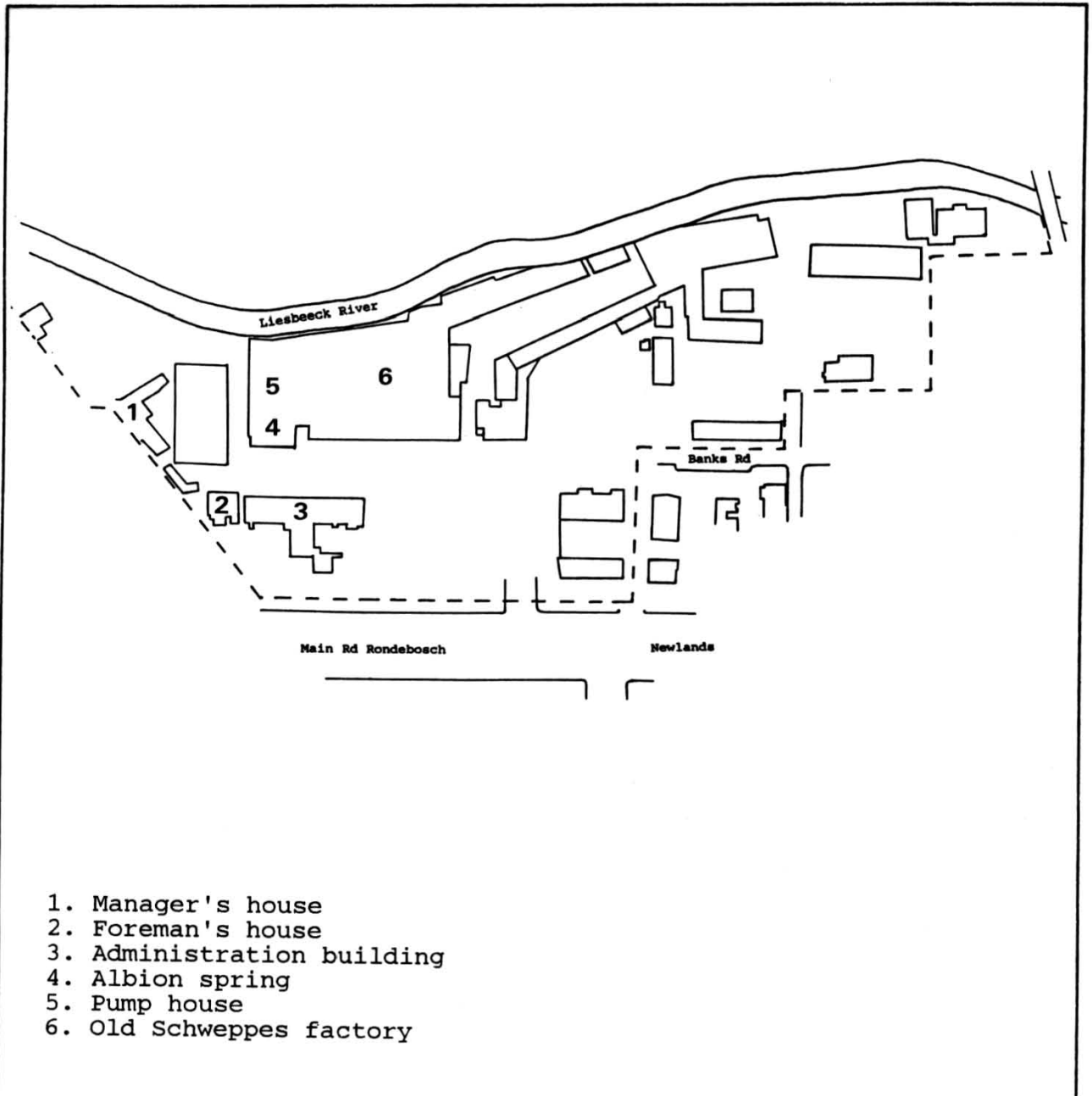
In January 1660, Harman Remanjenne was granted a piece of land straddling the Liesbeek (Figure 2.1) but lying largely to its east.<sup>2</sup> This estate which measured 13 morgen, 343 square roods, became known as Rouwkoop. After numerous cases of unpaid debt and a case of assault, Remanjenne was banished to Robben Island in 1669.<sup>3</sup>

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<sup>1</sup> Although the contents of this report should provide an adequate history of the site that could be adapted into a display, further reference material is housed at the Archaeology Contracts Office, Department of Archaeology, University of Cape Town.

<sup>2</sup> Deeds Office CV 1 21 5/1/1660

<sup>3</sup> Dictionary of National Biography



# 1.1







Frans Gerrits, a neighbouring freeburgher, bought Rouwkoop from Harman Remanjenne in 1663.<sup>4</sup> The main crop being grown along the Amstel<sup>5</sup> was probably wheat, although van Riebeek was also fostering viticulture.

In 1666 Gerrits sold the land to a speculator, Carel Willems Thetrode.<sup>6</sup> The sale however lapsed when Thetrode found himself in trouble with the authorities, and Jan Pietersz Louw who owned the farm Louwvliet on the southern border of Rouwkoop, acquired the estate in July 1667. The transfer is now lost. A period of financial difficulty soon saw Jan Pietersz, who had overstretched his resources in buying land in the Liesbeek valley, barter his town property and Rouwkoop with the Saldanah trader, Jan Verhagen.<sup>7</sup>

Jan Verhagen was murdered by Hottentots in Saldanah in 1673, and his wife Annetjie Bruyns took refuge as a housemaid with the Geldenhuijsens on Roodenburg, a neighbouring farm. Suffering from alcoholism, and disillusioned with life at the Cape, Annetjie applied in 1678 to return to Holland and sold Rouwkoop to Christoffel Poulusen and Hendrik Sneeuwindt.<sup>8</sup> Soon after the death of Sneeuwindt's wife in 1693, a ship carrying orphaned girls from Amsterdam arrived at the Cape, and in November of that year Hendrik Sneeuwindt married Abigail Vroom who was one of these (Louw and Malan 1984).

Following Sneeuwindt's death in 1701, Abigail Vroom ran Rouwkoop for two years on her own, before marrying the wealthy Stellenbosch landowner, Jacobus van der Heyden (also Heijdon). When van der Heyden was incarcerated in the castle for 27 days after signing the petition with Adam Tas against the prices set for grain, his wife Abigail Vroom appealed at the castle for his release. She died in Stellenbosch in 1713 during a smallpox epidemic.

Jacob van der Heyden gave the estate to his son, Jacob van der Heyden Jnr in 1718, one year after his marriage and this now included an extra 2 Morgen 45 Roods and 5 Feet granted to him in 1715.<sup>9</sup> In 1748 the estate was further enlarged by a grant of 3 Morgen and 109 Square Roods.<sup>10</sup> Between 1718 and 1799 Rouwkoop changed hands several times (see appendix 1 for transfers). Arend Munnik took transfer of Rouwkoop in 1799 and he was to be the last person to own the estate in its undivided form.<sup>11</sup> Thibault's plan of the area (1812) does not show any structure on the western bank of the Liesbeek but does seem to indicate the presence of fields and tracks. (Figure 2.2)

## 2.2 De Hoop estate up to 1851

After the death of Arend Munnik in 1815, the estate was auctioned in 1816, and was divided into two portions. Johan Frederik Munnik (Figure 2.3) bought the land to the east of the Liesbeek,<sup>12</sup> and Johannes Gerhardus Munnik, his brother, the land to the west (Figure 2.4).<sup>13, 14</sup> This portion of Rouwkoop was increased in size in 1817 with the granting of two additional pieces of land to

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<sup>4</sup> Deeds Office T26 21/6/1663

<sup>5</sup> This was the name of the river before it became the Liesbeek

<sup>6</sup> Deeds Office T36 12/9/1666

<sup>7</sup> Deeds Office T87 11/7/1670

<sup>8</sup> Deeds Office T157 10/9/1678

<sup>9</sup> Deeds Office T1252 19/9/1718; CV284

<sup>10</sup> Deeds Office CV2/1748

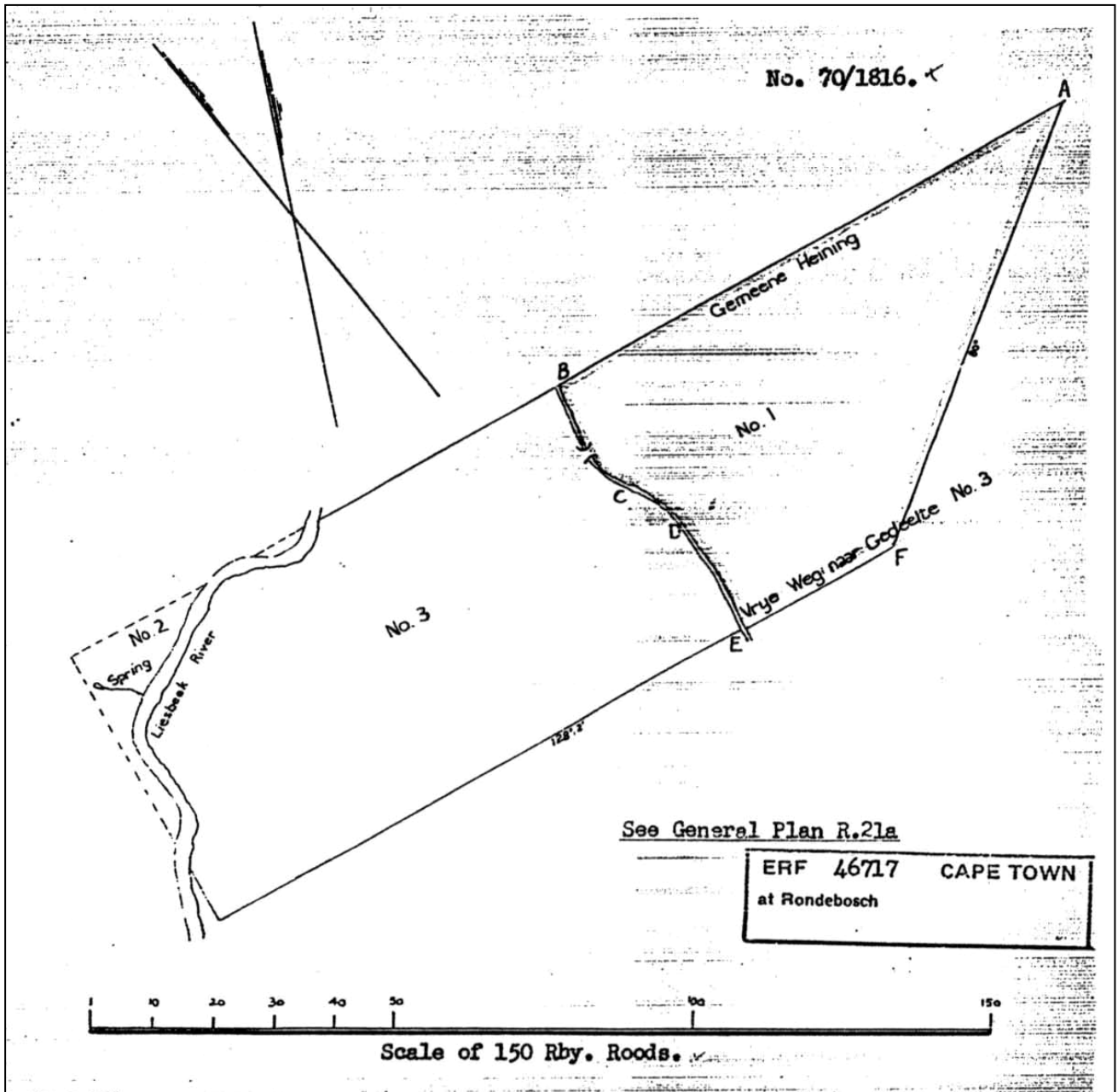
<sup>11</sup> Deeds Office T7664 7/4/1799

<sup>12</sup> Deeds Office T96 16/8/1816

<sup>13</sup> Deeds Office T101 16/8/1816

<sup>14</sup> The brothers were not related in any way to Arend Munnik.





The Figure No. 1, represents 12 Morgen and 450 Square Roods of Land being part of a Piece of Land granted in Freehold to Harman Ramajenne on the 5th January, 1660 situated in the Cape district at Rondebosch.

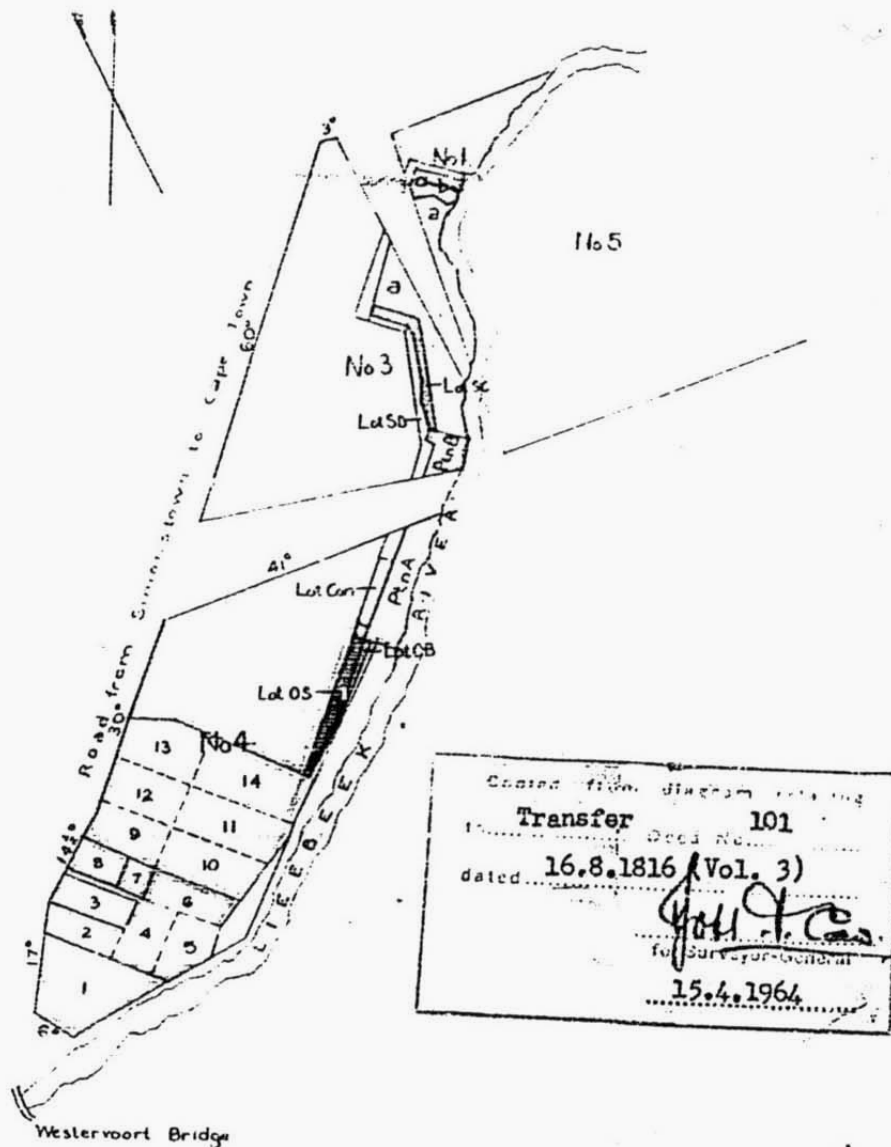
Extending North to the Place of Mr. Walker  
 East " the uncultivated Flats  
 South " the Place of Mr. Fredrik Dreyer  
 and West " the Liesbeeks River

Surveyed by me in January, 1816,

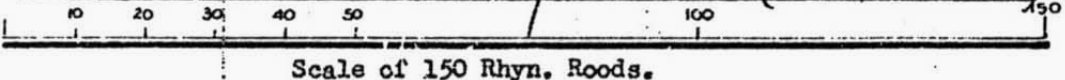
(Sgd.) Jno. Melvill,  
 Govt. Surveyor.

Figure 2.3

BH-7DD  
 X424



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Scale of 150 Rhyn. Roods.

The figure Nos. 1, 3 & 4 represent three pieces of ground situated in the Cape District at Rondebosch along the Liesbeek River. No. 1 containing 253 Square Roods is part of a piece of ground granted to Harman Ramajenne the 5 January 1660- No. 3 containing 2 Morgens is part of a piece of ground granted to Jacobus van den Heyden the 4th February 1715 - No. 4 is a piece of ground containing 3 Morgens & 109 Square roods granted to Hendr. Heyns in freehold the 3d September 1748, being together 5 Morgen & 362 Square Roods.

Extending N.E. to the Estate of Colonel Bird  
 East to the Liesbeek River  
 S.W. to the Westervoort Bridge and  
 West to the Great Road to Simons Town

Measured and divided in January 1816 by me,  
 (Sgd.) Jno. Melvill.  
 Govt. Surveyor.

Figure 2.4

Munnik (Figures 2.5 and 2.6).<sup>15</sup> The Land to the east retained the name Rouwkoop, while the portion belonging to Johannes Gerhardus became known as De Hoop. Neither the transfer deeds, the advertisement of the auction<sup>16</sup>, nor the inventory of the estate of Arend Munnik<sup>17</sup>, refer to the existence of a water mill at this time. Johannes Gerhardus was to allow his brother and subsequent owners of Rouwkoop free access to the spring at De Hoop to collect drinking water.

With the division of the estate, it was stipulated that the bridge across the Liesbeek between the two portions should be removed. The bridge was rebuilt soon thereafter as J. G. Munnik was living with his brother at Rouwkoop (presumably while his dwelling was being built on De Hoop), and needed access to his land. This bridge although a temporary structure was allowed to stand until it decayed and collapsed. The absence of a bridge was later to become a source of dispute between Munnik and a subsequent owner of Rouwkoop, William Hawkins.<sup>18</sup>

In 1818 first mention is made of a mill at De Hoop when permission was given to build a dam across the Liesbeek at the most southerly part of the estate. This dam was constructed to create a pond from which water could be led off to drive the mill wheel. At the same time Johannes Frederich Dreyer, owner of Louwvliet, was also given permission to construct a dam across the Liesbeek. This was to be placed above the Westervoort Bridge and water would be lead from here to his mill at Louwvliet (later to become known as Josephine Mill).<sup>19</sup> To prevent disputes over water supply, an arrangement between the two mill owners was made whereby Dreyer and Munnik would take water from their respective dams on alternate days only. Munnik's water was to be supplemented by a small spring "under or near the bridge at Westervoort", and would be shared with Colonel Bird who stayed at Liesbeek Cottage on the property bordering De Hoop on the north-east. He was to be allowed to draw off a certain amount of water from the sluice leading to De Hoop mill for his horticultural activities and had teak and iron pipes specially constructed for this purpose.<sup>20</sup>

By the beginning of the 1830's disputes had begun to arise between the proprietors of De Hoop, Liesbeek Cottage, and Louwvliet. Jacob Letterstedt, who after the death of Johannes Frederich Dreyer, had married his widow, began to ignore the arrangement to take water to Louwvliet Mill on alternate days only. Munnik in turn obstructed the flow of water to Colonel Bird. After two years of interruptions to his water supply, and faced with the prospect of losing his orangery, Colonel Bird suggested a different system of supplying water to the three estates. His suggestion was that all the water from the top dam, together with the water from Newlands Spring, should be allowed to flow to the mill at Louwvliet, after which it could re-enter the Liesbeek and be caught in a new dam just below, from which it could be taken off in a sluice to the De Hoop mill and to Liesbeek Cottage. This system allowed greater flow of water and dispensed with the need for the mill owners to draw water on alternate days.<sup>21</sup>

The sluice taking the water from the Liesbeek to De Hoop mill at this time is described as being a square, laminated wooden trough about two and a half foot wide.<sup>22</sup> The flow was not very

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<sup>15</sup> Deeds Office OCF 6-160 16/8/1816

<sup>16</sup> C.T.Gazette & S.A. Advertiser 19/12/1815

<sup>17</sup> Cape Archives MOOC 7/1/72 ref 28

<sup>18</sup> Cape Archives CSC 21/1/1/13 ref 31

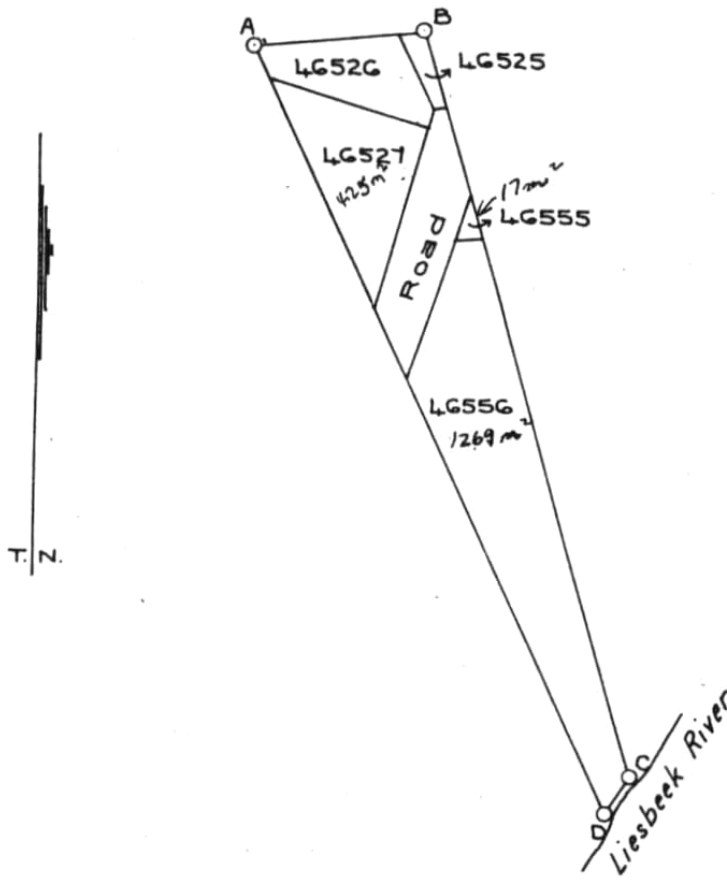
<sup>19</sup> Cape Archives CO 3976 ref 68

<sup>20</sup> Cape Archives CO 3976 ref 68

<sup>21</sup> Cape Archives CO 3976 ref 68

<sup>22</sup> Cape Archives CO 3976 ref 68

S.G. No. 7439/68  
 Approved  
*[Signature]*  
 Surveyor-General  
 10.12.1968



Scale 1:1200

The figure represents A.B.C.D. of land, being 23584 Square Feet of land, being ERF 46552 CAPE TOWN

situate at RONDEBOSCH in the Municipality of CAPE TOWN Administrative District of CAPE Province of Cape of Good Hope.

Framed in terms of Section 39 of Act 9 of 1927, from a survey by John Melvill.

This diagram is annexed to deed of Grant O.C.F. 6-160 dated 16th June, 1817 i.f.o. J.G. Munnik

File No. S. 3817/9  
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FOR ENDORSEMENTS  
 SEE BACK OF DGM.

Figure 2.5

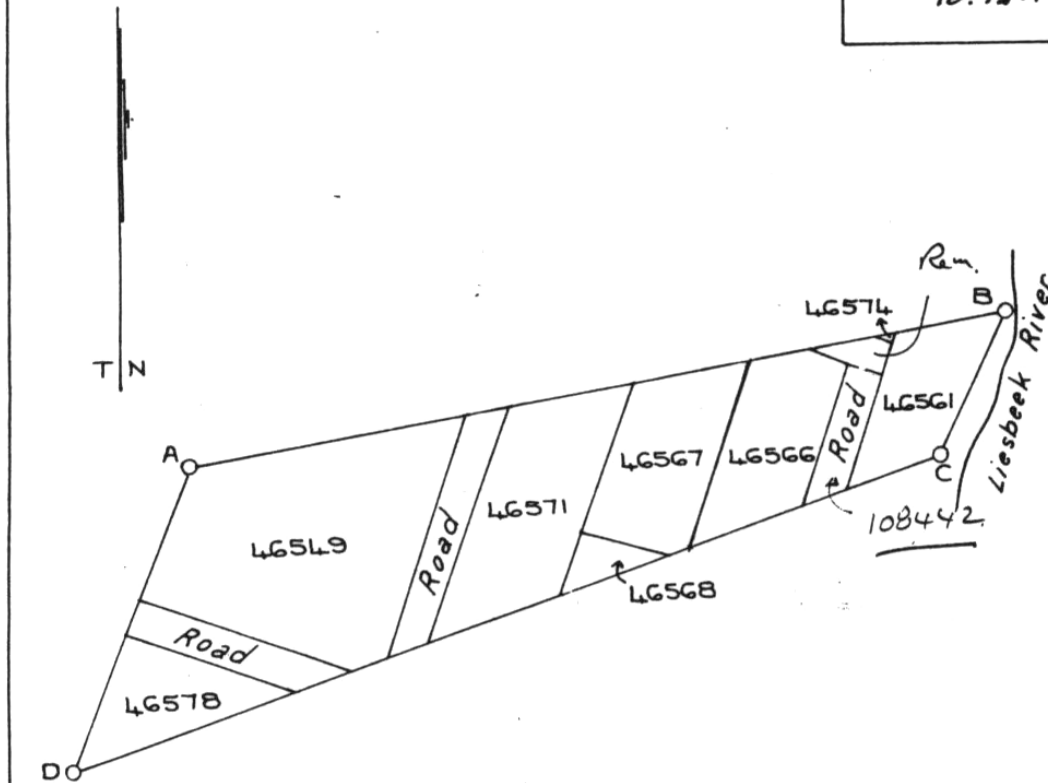


OFFICE COPY

S.G. No.  
7440/68

Approved

*J.G. Munnik*  
Surveyor-General  
10.12.1968



Scale 1:1200

The figure represents A.B.C.D. 50576 Square Feet of land, being

ERF 46553 CAPE TOWN

situate at RONDEBOSCH in the Municipality of CAPE TOWN  
Administrative District of CAPE  
Province of Cape of Good Hope.

Framed in terms of Section 39 of Act 9 of 1927, from a survey by  
John Melvill.

This diagram is annexed to  
Deed of Grant O.C.F. 6-160  
dated 16th June, 1817  
i.f.o. J.G. Munnik

File No. S. 3817/9  
Comp. BH-7DD/X423, 441

FOR ENDORSEMENTS  
SEE BACK OF DGM.

Figure 2.6



strong since the fall between the dam and the mill was slight.<sup>23</sup> The result was a supply of water that was very slow and easily obstructed. Despite using the new system of water courses put forward by Colonel Bird, Munnik refused to grant rights of water to Liesbeek Cottage, and once more obstructed the flow of water to Colonel Bird. The report of the Civil Commissioner noted that if the trough from the Liesbeek to De Hoop mill were doubled in width (to five foot) there would be ample water, all year round, for the running of De Hoop mill, and for Colonel Bird's horticultural activities. In a complaint to the authorities dated 1835, Colonel Bird noted that De Hoop Mill was seldom in use at that time due to a shortage of wheat.

During the inquiry into the canal system between the mills, no mention is made of De Hoop ever using water from the Albion Spring. There seemed to be no embargo on using the water from springs for "industrial" purposes and indeed the race leading to Louwvliet mill was supplemented by water from Newlands Spring.

With industry in the city swelling, and more and more people receiving piped water, the reservoirs on Table Mountain were proving inadequate to keep up with demand. In 1835 the water authorities looked in to the possibility of purchasing either the De Hoop or Newlands Spring, to supplement the supply to the city centre. After noting that the 706152 gallons produced at Newlands spring in a twenty four hour period was tied up in awkward servitudes, the city engineer proceeded to examine Albion Spring as a potential alternative. He reported:-

"From there we proceeded to Mr J.G.Munnik's also at Rondebosch, distant from Town 5 miles, and have with the permission of the proprietor measured the spring at his place discharging a quantity of about 549036 gallons in 24 hours per Mr Chrisholm's measurement as annexed and with no other servitude attached thereon than the allowance of drinking water only to the proprietors of the late Mr Arend Munnik's place, now in the possession of Mr Hawkins, which supply of drinking water Mr Munnik states to be taken and carried from the spring and do consist of about 4 buckets per diem."

The purchase of De Hoop as a water supply to Cape Town was preferred due to its proximity to Town, and to the freedom from servitudes on the water. The plans went further:-

"This object your commissioners are of the opinion could easily be allowed by the purchase of Mr Munnik's property, the water thereof reserved for the use of the Town and other public purposes, and the buildings erected thereon sold, as well as the land in small building lots with the use of the Liesbeek water, which would in their opinion bring about 1/3 the whole value.... Your commissioners have further to add that they have good reasons to think that Mr Munnik would be inclined to sell his place with the spring on it at a very remunerative price."<sup>24</sup>

A costing exercise was carried out, but the scheme was not put into place at that time. Some 50 years later, in 1889, the spring was bought by the Cape Town District Waterworks in order to supply the suburbs with piped water.

By 1830 the bridge across the Liesbeek to Rouwkoop had fallen into disrepair, and William Hawkins who was now the owner of Rouwkoop, and thus entitled to water from the spring, requested J.G.Munnik to repair it. Munnik refused on the grounds that although access to the

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<sup>23</sup> It would have been difficult to dam the water in the lower dam to the extent that more fall would be created to provide increased flow to the De Hoop mill without causing the water in the tail race of Louwvliet to back up and impede the operation of its wheel.

<sup>24</sup> Cape Archives CO 435

spring was a right, the bridge was not. A court case ensued, but the matter eventually seems to have been settled privately. The terms of the settlement were that in return for the repair of the bridge across the Liesbeek, William Hawkins would leave Munnik a piece of land on the east side of the river (see Appendix 4 for transcripts). Having this piece of land meant that Munnik could apply to change the course of the river away from his mill which apparently was being damaged by erosion of the bank during times of flood.<sup>25</sup> Munnik had requested that the civil commissioner inspect the site and consider a plan to divert the flow of the river away from the mill. This permission was subsequently given with the condition that:-

`provided the level of the water course be the same as the one now existing and as broad as the stone walls at the end of the walk on Mr Hawkin's place'<sup>26</sup>

It would appear from his letter of request to the authorities that he had already sold the estate and was attempting to complete the task before the land was transferred.<sup>27</sup> After selling De Hoop to William Hunt for 2000 pounds in 1837,<sup>28</sup> Munnik went into liquidation. Hunt, a baker of bread and biscuits, and wheat chandler, earlier had premises in town but it seems as if he may not have had a sufficient supply of water there to carry on his business. The spring at De Hoop would have proved a perfect source to him as well as the fact that in the process he acquired his own mill. He immediately requested that he be allowed to construct a new sluice from the Liesbeek to his mill, similar to several others that already existed (see Appendix 4).<sup>29</sup> Permission however was withheld due to the previous difficulties experienced by the government over water rights between De Hoop, Louwvliet and Liesbeek Cottage. Their response went as follows:-

"Government has decided against embroiling itself in any fresh matter of dispute which would inevitably follow any alteration of the present arrangements, what ever they may be; and consequently any further application on the subject will be without avail'....`You will at the same time acquaint Mr Hunt that the property of the stream is in the Crown, and that His Excellency prohibits any other person from erecting any new sluice in its course or heightening any now existing therein."<sup>30</sup>

William Hunt took ill soon after he bought De Hoop. He died in October 1837 at Albion Cottage, aged 37, and his wife Hannah and two daughters were left to manage the business. In November of that year the estate which included the Albion Mill, dwelling and land was valued at 5000 pounds.<sup>31</sup> It seems that during the period that the estate was owned by the Hunts that the mill was renamed.

The dispute over water was to continue between the next generation of proprietors of De Hoop and Liesbeek Cottage. John Saunders, who was advertising Liesbeek Cottage as a guest house in the Cape Almanac in the late 1830s, brought a lawsuit against Hannah Hunt for withholding water and blocking the pipe that by agreement between Colonel Bird and Mr Munnik was to bring a constant flow of `4 square inches' to Liesbeek Cottage. Hannah Hunt denied the charges.<sup>32</sup>

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<sup>25</sup> Cape Archives CSC 21/1/1/13 ref 31

<sup>26</sup> Cape Archives CO 3988 ref 51

<sup>27</sup> Cape Archives CO 3988 ref 51

<sup>28</sup> Deeds Office T163 28/2/1837

<sup>29</sup> Cape Archives CO 3993 ref 85

<sup>30</sup> Cape Archives CO 4904 ref 85

<sup>31</sup> Cape Archives MOOC 13/1/80 pg 4

<sup>32</sup> Cape Archives CSC 2/1/1/44

Hannah Hunt later married Henry Corder. In 1851 the estate was liquidated and sold to Alexander van Breda for the sum of 2000 pounds.<sup>33</sup> Liquidation papers describe the estate of Albion Mill thus:

*"Comprising a Dwelling House with Outbuildings, Water Mill and Granary, Vineyard and Orchard and Garden in extent 6 Morgen 277 Square Roods."*<sup>34</sup>

Alexander van Breda who also owned Boshof estate in Newlands should have felt at home as the new owner of the Albion estate as he had previously had a lawsuit brought against him by William Hawkins for placing a dam across the Liesbeek further up stream.<sup>35</sup> In 1859 the southern portion of the estate was sold off in lots.<sup>36</sup> With the remainder of the estate sold as Lots in the early 1860's.

### **2.3 Albion Mill estate: post subdivision**

A summary of the sale of lots made by Alexander van Breda in the early 1860's is presented in Appendix 2. Most of these were undeveloped at the time. Those that were developed were in the vicinity of the mill, Lot 1 appearing to contain the main dwelling house, a building still existing today as a terrace. Lots 2 and 3 appear to have contained cottages, and Lot 4 a long building on its northern boundary. (Appendix 3: 1-4)

Many of the lots, some of them subsequently built upon, were reconsolidated by Johannes Albertus van Breda in the late 1870's, and sold to the Cape Town District Waterworks in 1890. (see Appendix 2)

The mill itself was transferred to George Urry in 1862, together with much of the land running alongside the Liesbeek.<sup>37</sup> A plan of the Mariendahl and the Albion Mill Estates (Figure 2.7), dated 1863 clearly shows the mill and part of the buildings on Lot 1. The sluice indicated on this plan differs from the course laid out in a plan dated 1835 (Figure 2.8) although it still originates at the dam built below the Louwvliet Mill. On this plan it clearly stops at the spring immediately north of the Albion Mill. No details of the relationship of the mill wheel to the mill race can be deduced from this plan however although it suggests that the wheel was utilising overflow from the spring.

Albion Mill and associated land was transferred to the estate of the late Jacob Letterstedt in 1866.<sup>38</sup> Letterstedt, had before his death renamed Louwvliet to Mariendahl and had turned the estate into a successful brewing and milling business. He died in 1862, leaving Letterstedt and Co. to his daughter, Lydia, when she reached maturity in 1876. When Lydia Letterstedt, Comtesse de Montmort, finally took transfer of Albion Mill estate, it still contained the mill machinery and fixtures.<sup>39</sup> She erected an Ice Factory on the site which used water from the spring as part of the process.

On the evening of the 10th Dec 1886 the ice factory was destroyed by an explosion and fire (Figure 2.9). A report which appeared in the Cape Times the following day gives a detailed

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<sup>33</sup> Deeds Office T317 25/3/1851

<sup>34</sup> Cape Archives MOOC 13/1/42 ref 50

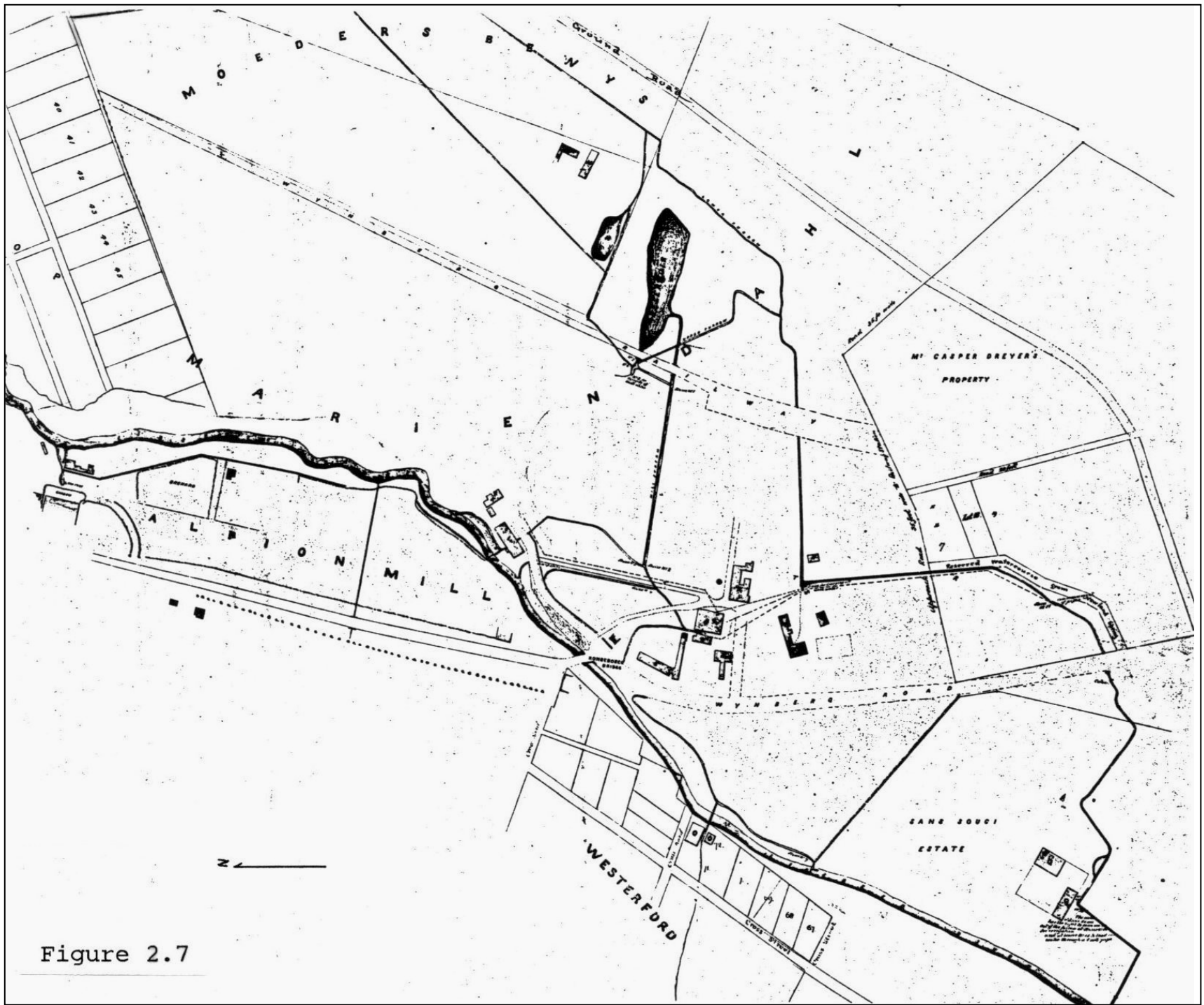
<sup>35</sup> CSC /2/1/1/28 ref 26

<sup>36</sup> Subdivisions shown on the diagram annexed to the 1816 transfer.

<sup>37</sup> Deeds Office T551 20/6/1862

<sup>38</sup> Deeds Office T292 26/1/1866

<sup>39</sup> Deeds Office T438 22/5/1878



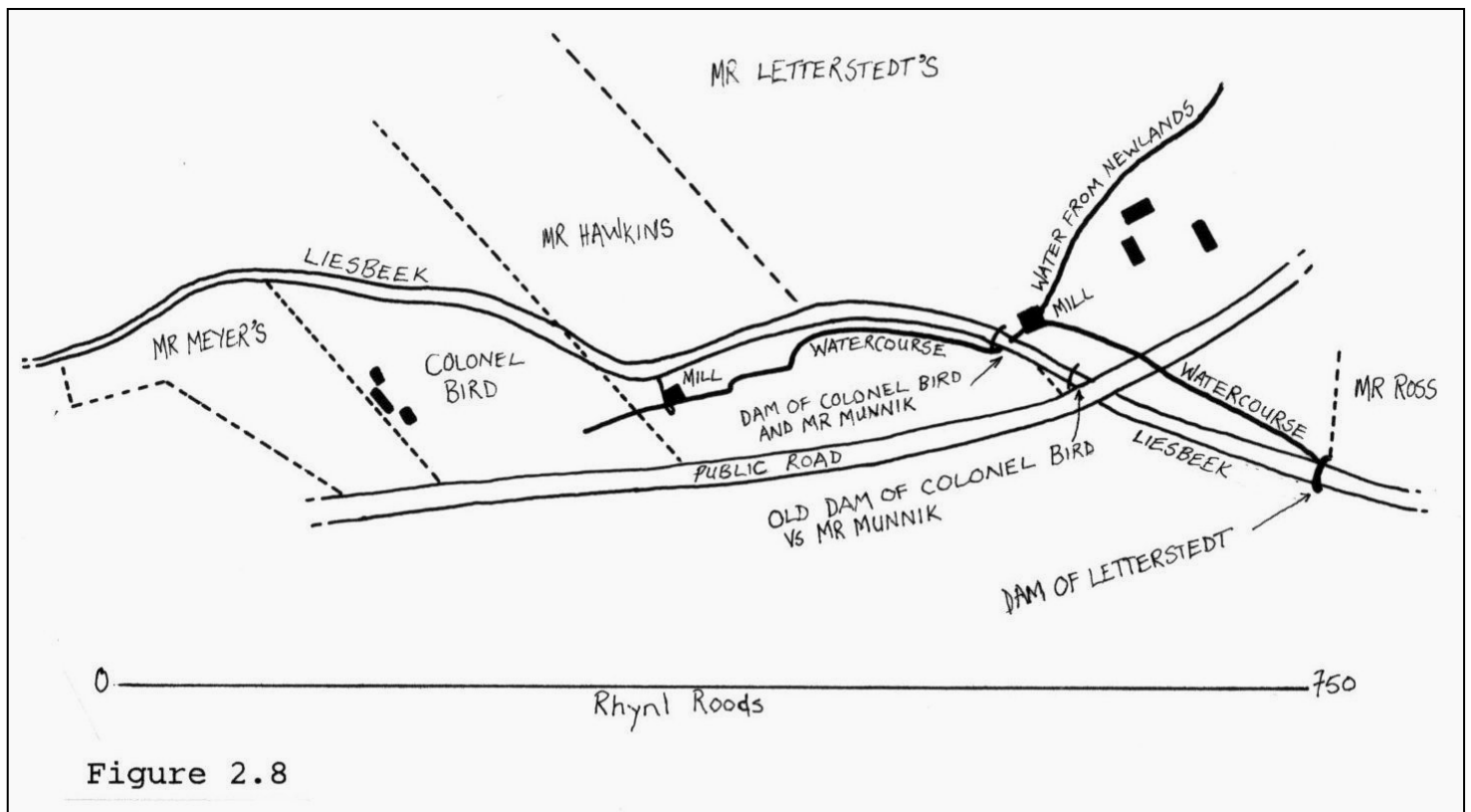


Figure 2.8

## FIRE AT RONDEBOSCH.

### ICE FACTORY BURNT DOWN.

A fire broke out in the small hours of yesterday at—of all places—an ice factory, and the conflagration did not cease until the whole place had been completely gutted, a great amount of valuable machinery being destroyed. The building was the Albion Spring Ice Factory, situated about fifty yards from the lower side of the main road, near the Westerford Arms, Rondebosch. At 2 o'clock in the morning Mr Sanderson, the manager, with two workmen, were engaged in the engine-room attending to the gear when, suddenly of course, an explosion occurred. There is no doubt this explosion must have resulted from the ether, which had found a place of escape through some defect in the piping, ascending as it does in vapour towards the roof, where it came into contact with the oil lamps. As a matter of fact, the explosion was heard as though it occurred overhead, and in a moment the lamps and the whole atmosphere in the engine-house appeared in a flame. The men made haste to get out of the building as quickly as they could, but Mr Sanderson, looking back, noticed that the fireman's clothes were burning about the legs and lower part of the body. The poor fellow, a coloured man, named Michael, seemed greatly excited, and was doing his best to put out the fire, but to little purpose, and by the advice and assistance of Mr Sanderson he was got out of the building and jumped into the mill-stream close by. Mr Sanderson sustained burns to his hand in going back to help the man. The manager had also the presence of mind to run and put the damper on the boiler, in order to save an explosion there, and the attempt was actually successful, as notwithstanding the thorough damage done to the other part of the building and machinery, the boiler was found in the end to have been left intact, only the gauze glass being cracked. The flames shot through the upper part of the building like a sheet, and in a few moments the forage store, where some 4,000 lbs of forage were packed, was in a blaze. After this it was not long before flames were to be seen breaking out in all parts of the block. This block is somewhat extensive, consisting of a main building, with substantial brick walls and slate roof; the engine and refrigerator-house, with part brick and part wooden walls, and galvanised iron roof, the boiler house, and several out-houses. The whole block measures some 80 feet in length by 35 feet in width; the walls of the main building are fully forty feet in height, and the engine and refrigerator house 30 feet high. In the latter place there are six sets of tanks, each

set being capable of holding 2½ tons of ice. Mr Sanderson states there were about ten tons of ice in the line of tanks at the time of the outbreak of the fire, and is of opinion there must still be a large quantity of ice remaining even after the fire. This has no connection with the patent safe in a furnace, and the frozen duck which was found inside it! As the place is still smouldering an attempt to get to the tanks to view the ice might have proved hazardous. The main building, one of three stories, contained the forage on the first floor, and a small engine and some odd pieces of machinery occupied part of the ground-floor. A hand extingueur was obtained, and used early after the outbreak, and was charged several times, but of course proved no more than a plaything in such a fire. Some assistance was also attempted by the Comte de Montmort, who arrived with several men from Letterstedt's Brewery, with a hose and small fire appliances, and something was done with another hose on the premises; but the best work of a well-organised fire brigade would have proved ineffectual to save the block, which was soon a mass of flame, shooting in long forks to the southward of the building, a northerly wind blowing at the time. Had the wind been in the opposite direction, there is no saying what the consequences might have been, as, close by, on the north and east sides, there are a number of private houses, while a mineral water manufactory nearly adjoins. As it was, the occupancies of these houses, among whom is Mr Sanderson, being apprehensive of the wind changing, and their properties inevitably catching alight, lost no time in removing their furniture to a distance. Unfortunately, however, a number of the very obliging people, ever-ready to render assistance, proved themselves to be anything but scrupulously honest, a large quantity of clothing and other goods being missed after the worst of the excitement was over. The fire had to be allowed to burn itself out, which it did fiercely enough, spectators alleging they do not remember ever having seen such a bright conflagration in the district. The whole of the block is completely gutted, and all parts of the building were still smouldering when our representative visited the spot to-day. The only piece of brickwork connected with the factory which remains intact is a stoutly-built chimney stack, about sixty feet in height, which, being semi-detached, was apparently untouched. The building, out-buildings and machinery are insured by the proprietress, the Countess de Montmort, in the Commercial Assurance Company, Cape Town, for £2,100, of which sum £750 is on the machinery. The damage is estimated by the manager at much more than the above sum. The fireman Michael, who was severely burnt about the legs and arms was conveyed to his home, where he was attended to by a medical man, and is doing fairly well.

Figure 2.9

description of the event. It appears that the factory was working late when ether gas, used in the condensers, leaked into the roof space where it was ignited by the hanging lamps. A description of the building appearing in the report reads as follows:-

*"This block is somewhat extensive consisting of a main building with substantial brick walls and a slate roof; the engine and refrigerator house with part brick and part wooden walls and galvanised iron roof, the boiler house, and several out-houses. The whole block measures some 80 feet in length by 35 feet in width; the main buildings are fully forty feet in height, and the engine and refrigerator house 30 feet high. In the latter place there are six sets of tanks, each capable of holding two and a half tons of ice.....The main building, one of three stories, contained the forage on the first floor, and a small engine and some odd pieces of machinery occupied part of the ground floor."*

The only part of the factory not destroyed was the brick chimney stack that was partially detached from the main block. The Mineral Water Manufactory nearly adjoining the Ice Factory was unharmed by the fire.<sup>40</sup>

Lydia Letterstedt sold the estate of Mariendahl to Anders Ohlsson in 1888. At the same time she also sold the Albion Ice Factory and Mill to Daniel and Henry Dix for the sum of 1000 pounds.<sup>41</sup> The layout of the buildings can clearly be seen on the diagram attached to the deed of transfer (Figure 2.10).<sup>42</sup> The sale included the land running along the Liesbeek towards the south, but did not include the spring which lay on a portion of land still owned by her (Figure 2.11). This diagram also shows very clearly that the course of the Liesbeeck had been altered, probably to allow for extensions to the ice factory. A number of special conditions were attached to the sale; the Dix's were to be allowed the use of 100 000 gallons a day from the spring for domestic and manufacturing purposes, Lydia Letterstedt would be allowed to construct a tail race from Josephine Mill to deliver water at any point near or beyond the Albion Mill in a culvert or underground metal pipe,<sup>43</sup> and the buyers were not allowed to bore for water without the permission of the seller.

Dix sold the Albion Mill and Ice Factory some two years later to Ohlsson's Brewery for 3014 pounds.<sup>44</sup> When Ohlsson's sold the estate to Pegrams and Son in 1920,<sup>45</sup> the transfer stipulated that of the initial servitude of 100 000 gallons of water per day from the spring allowed to the owner of the Albion site, 60 000 would be pumped to Ohlsson's Brewery, and the remaining 40 000 would go to Pegrams and Son. It seems however that Worden and Pegram who had been based in Harrington Street in Cape Town had previously been renting the use of the spring. In 1913, trading as 'Excelsior', they applied for electrification for pumping purposes at the Albion Springs. Schweppes subsequently bought out Worden and Pegram, and Pegram became a director of Schweppes.

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<sup>40</sup> This mineral water factory was most likely to be the 'Albion Spring Mineral Water Factory' which belonged to Mr C.E. Pillans. Pillans had bought Lots 4 and 5 with buildings just north of the spring in 1885. The headquarters of the company, which held an appointment to Lord Milner, was at Albion Lodge. He was probably renting the spring at the time.

<sup>41</sup> Although the mill is still listed in the transfer it seems unlikely that it was still functioning as no mention of it was made in the report of the fire. The ice factory had probably been established in the old mill building which had subsequently undergone changes and additions.

<sup>42</sup> Deeds Office T5 V1 4/1/1888

<sup>43</sup> The reason for this is not clear as she had sold her interests to Ohlsson which one presumes included the mill. The water may have been supplementing supply to the ice factory although the Dix's allocation from the spring seems to have been a generous amount.

<sup>44</sup> Deeds Office T268 30/1/1890

<sup>45</sup> Deeds Office T6813 9/5/1920



# DEED OF TRANSFER,

BY VIRTUE OF A POWER OF ATTORNEY.

Drawn by

Contra-signer

I know all Men whom it may concern,

THAT Henry Ralph Ardenne appeared before me Registrar of Deeds, he the said Appraiser being duly authorized therein by a Power of Attorney, granted to him by Lydia Corinne Doligny de Montmort (born Letterstedt) married without ceremony of matrimony to Sean Antoine Etienne Coppin Ducorne de Montmort and by him duly assisted

dated the 31st day of December 1887 and then up at Cape Town in the presence of two competent Witnesses, which Power of Attorney was exhibited on the 31st Day; and the said Appraiser declared that his Constituent, the said

Lydia Corinne Doligny de Montmort Letterstedt

had truly and lawfully did, and that he, the said Appraiser, did by these Presents, Cede and Transfer the said Property, to and in behalf of

Daniel Thomas Dix and Henry Horatio Dix

their Heirs, Executors, Administrators, or Assigns certain freehold land with the buildings and erections thereon now known as the Albion Mill and Ice Factory situated on the Liesbeek River at Rondebosch in the Cape Division, with the boundaries and features being as follows, to-wit:

I. Part of the lot marked No. 6 on the General Plan Plan of Rondebosch part of the land granted to Herman Rammann on 5th January 1860 and transferred to J. G. Munnik on 16th June 1871.

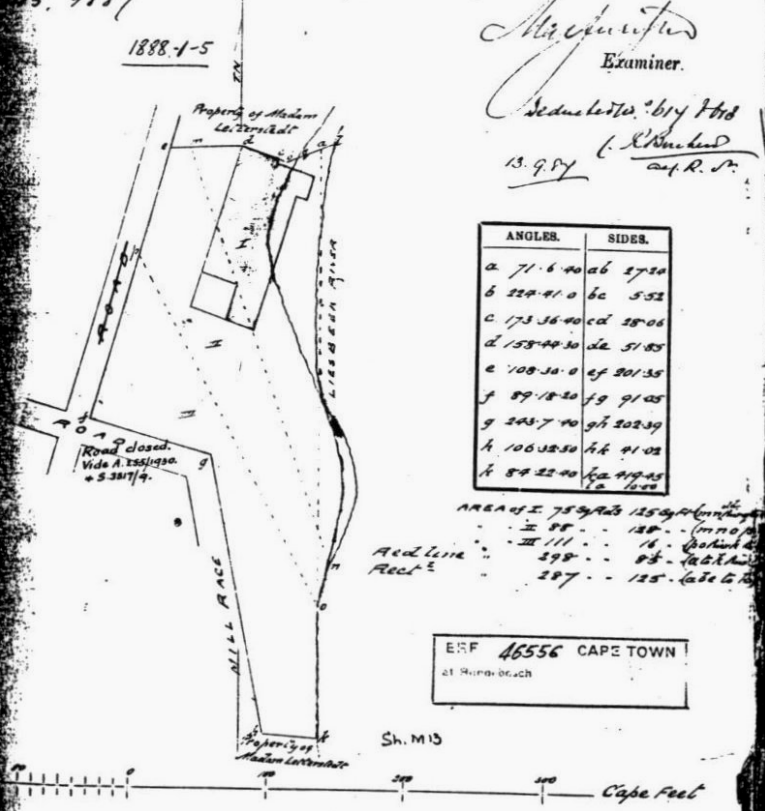
II. Part of the lot marked No. 6 portion of the land granted to J. G. Munnik on 16th June 1871.

III. Part of the lot marked No. 16 and the lots marked No. 16, 17, and 18 on the said general plan portion of the land granted to Jacobus van der Heyden on 4th February 1715 and transferred to J. G. Munnik on 16th August 1876, all these being portions of land lastly transferred to the Appraiser, constituted on 22nd May 1887 and measuring two hundred and seventy four square feet and one hundred and twenty five square feet.

Bounded N. by property of Madame de Montmort  
S. by Liesbeek River  
E. by Mill Race  
W. by Road and Mill Race

As will more fully appear from the annexed diagram framed by the Surveyor Frank Holtz and subject to such conditions as are mentioned or referred to in the Deed of Transfer of 22nd May 1887 and to the following conditions:

Merical Data of this Diagram are sufficiently consistent.



ANGLES.	SIDES.
a 71.6.40	ab 27.50
b 224.41.0	bc 5.53
c 173.36.40	cd 28.04
d 158.44.30	de 51.85
e 108.36.0	ef 201.35
f 89.18.20	fg 91.05
g 248.7.40	gh 202.39
h 100.38.30	ha 41.02
A 84.22.40	ha 41.02

AREA I. 75.94.00 125.94.00  
 II 88. 120. (1770.0)  
 III 111. 16. (16.8.0)  
 Area Line 298. 88. (16.8.0)  
 Rect 287. 125. (16.8.0)

ERF 46556 CAPE TOWN  
 at Rondebosch

The Figure, lettered abcd efgh represents — Morgen 275 Square Feet of Ground, situated at Rondebosch on Liesbeek River Division, being 1/25th a portion of the land granted to Herman Rammann on 5th January 1860; 2/25th a portion of the land granted to Jacobus van der Heyden on 4th February 1715; and the last transferred to Lydia Corinne Doligny Letterstedt on 22nd May 1887.

- N. by Property of Madame Letterstedt (now de Montmort)
- S. —
- E. — LIESBEEK RIVER
- W. — ROAD & MILL RACE

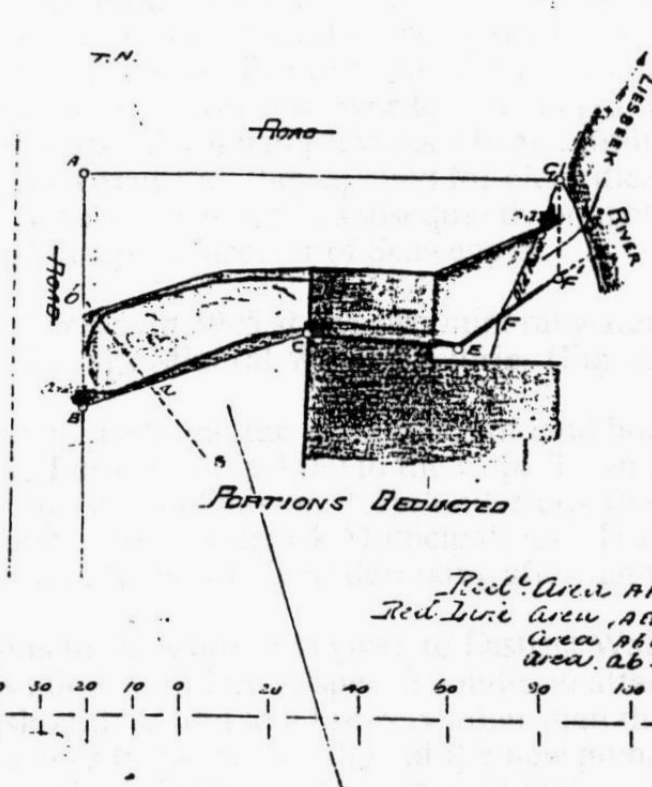
that this Diagram belongs to the Deed  
 Surveyed by me, COPIED.  
Frank Holtz  
 Government Surveyor  
 made in favour of \_\_\_\_\_ July 1887

FOR E. DEPARTMENT SEE BACK OF DIAGRAM Cape Town Sheet M. 18.

Figure 2.10



1889-22-84



ANGLES.	SIDES.
A 90° 0' 0"	AB 52.00
B 71° 30' 0"	BC 51.85
C 201° 15' 30"	CD 24.06
D 186° 23' 20"	DE 5.52
E 135° 19' 0"	EF 27.24
F 125° 32' 10"	FG 21.95
G 90° 0' 0"	GA 104.80

Rods. S.F.  
 Total Area ABCDEFG = 27.142  
 Red Line Area ABCDEFG = 28.75  
 Area ABCDEFG = 25.20 } 27.0  
 Area a b B = 1.27

10 30 20 10 0 20 40 60 80 100 Cape Feet

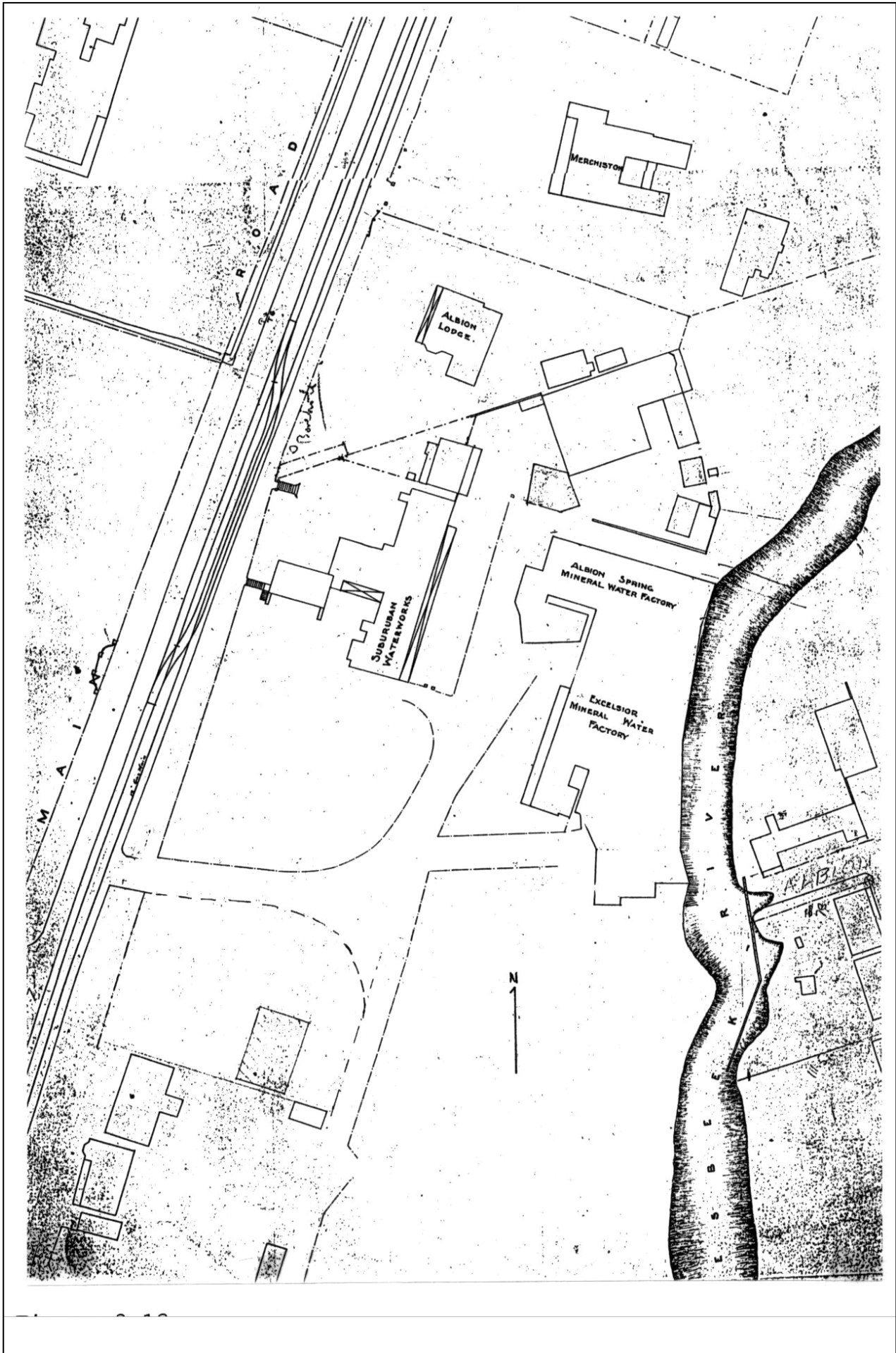
ERF 46555 CAPE TOWN  
at Rondebosch

The above Figure, lettered ABCDEFGdRwG, represents Morgen, 27 Square Rods, Square Feet of Ground, situated at Rondebosch in the Cape Division, being 1<sup>557</sup>/<sub>10000</sub> portion of the land transferred to J. G. Murrisk on the 16<sup>th</sup> ~~June~~ August 1846 2<sup>nd</sup>ly a b B, a portion of the land granted to J. G. Murrisk 16<sup>th</sup> June 1817 in freehold.

Now held by Lydia C. D. Listerstedt by Deed of Transfer dated 22 May 1878.

Bounded N. <sup>roads</sup> by Road  
 S. - " Portions Deducted  
 E. - " Liesbeek River (Inner Edge of Bank)  
 W. - " Road

Figure 2.11



A plan<sup>46</sup> drawn in 1905 shows two mineral water factories on the site - Excelsior and Albion Springs Mineral Water Factories (Figure 2.12)

The Spring itself and the small piece of land bordering on its northern bank was sold by Lydia Letterstedt in 1889 to the Cape Town District Waterworks, a company floated by Anders Ohlsson.<sup>47</sup> He undertook to supply water to the inhabitants of Claremont and Woodstock Municipalities. The two municipalities had the option to acquire jointly the whole undertaking after ten years.

All rights to the water was given to District Waterworks except for the 100 000 gallons allowed to Dix. A special condition attached to the sale was that no more water should be sold to a brewery other than the 60 000 gallons already being piped to Ohlsson's Brewery. Building of the new pumping station and boiler room (designed by J. Delbridge) was immediately commenced in preparation for the arrival of the two compound condensing engine pumps and steam boiler from England. Offices and houses were built nearby at a cost of 10 000 pounds. The administrative offices for the waterworks were in the existing terrace in front of the pumping house, marked Lot 1. This building was built some time before 1862. In 1890 a temporary pump was installed over the spring and it was run and maintained by members of Ohlsson's staff. The new pumps were installed by the middle of July 1891 and ensured a supply of over a million gallons of water per day.<sup>48</sup>

The pumps were obviously very effective and in 1892 the Supreme Court ruled that the Cape Town District Waterworks should allow 500 000 gallons of water to flow into the Liesbeek River in every 24 hour period to ensure that the river continued to flow.

After 10 years, the municipalities of Claremont and Woodstock exercised their right to take over the Cape Town District Waterworks Company, and 1913 saw the unification of the two local municipalities. The Cape Town City Council installed electrical pumps at Albion Spring, and the old steam pumps were removed. The water was still pumped directly into the reticulation system with the excess flowing into a small reservoir above Newlands. After the laying of new pipes from Steenbras Dam in 1947 played a less important role in water supply to Cape Town.

### **3. ARCHAEOLOGICAL INVESTIGATION;**

Throughout the discussion of the findings of the excavations we have utilised the existing buildings as reference points. (The excavations of the mill are referred to in terms of the basement and sub-basement rooms of the Schweppes factory). Excavations took place in the interior of the Schweppes factory (Figure 3.1) and outside between buildings (Figure 3.2).

An inspection of the site at the time of monitoring of geotechnical excavations had revealed some stone walling at the foot of a later brick wall in the sub-basement. This was the first indication that some older structural remains had survived the building of both the ice factories and the mineral water factories. Having examined the plans that were available showing the location of the mill and ice factories, we concluded that this footing was likely to be part of one of these early buildings. This was the starting point of our investigations in this area.

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<sup>46</sup> City Engineers Department

<sup>47</sup> Deeds Office T84 6/7/1889

<sup>48</sup> Timoney, T. (undated) Albion Spring - Historical. Unpublished paper.

### **3.1 Liesbeeck embankment**

The plan of area 1 presented in Figure 3.1 shows the location of test excavations. Since we had located part of one of the older walls of either the mill or the ice factory, we decided to cut a trench perpendicularly across the room to establish whether or not an adjacent feature could be located. A stone wall (Plate 3.1) was detected in this trench but it was immediately evident that it ran at an angle to other walls and occurred at a lower level suggesting that it was not part of the same building. We expanded the excavation laterally to follow this feature which we found extended across the entire width of the room except where it had been disturbed on the north-east side by one of the geotechnical holes. On excavation of the deposits on the east side of this feature we were able to establish that it lay on a foundation at a depth of some 2 meters below the cement floor surface. At this stage we had to assess the depth by probing as the inflow of ground water into the excavation prevented us from digging below approximately 1.6 meters, even with the assistance of pumps. This area is affected by its proximity to the spring and the fact that the canalisation of the Liesbeeck is keeping the water table high.

The depth of the foundation and of the structure in relation to the Liesbeeck River suggested that this feature related in some way to the river rather than being the wall of a building. Subsequent deeds research seems to confirm this interpretation. Gerhardus Munnik had applied to the authorities for permission to alter the course of the Liesbeeck to prevent damage to the mill during winter floods. This permission was granted and while no details of how he went about the rerouting are found, we assume that he must have filled the portion of the stream adjacent to the mill with soil and rubble, and then edged it with the stone embankment to prevent further washaways. We have been able to trace the feature extending into Area 2 but disturbance has taken place here which prevented us from following it. It may not have continued further in that it was positioned on the bend of the river where undercutting was occurring.

It is possible that in 1888 a further land reclamation on the west bank of the Liesbeeck took place. The Deed of Transfer<sup>49</sup> indicates that a large alteration has been made to the river bank to make way for part of the Ice Factory. At this time Munnik's embankment was probably covered over with fill. Fragments of glass and ceramics recovered from this reclamation support a late 19th century date.

#### **3.1.1 Mill and mill race**

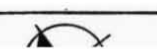
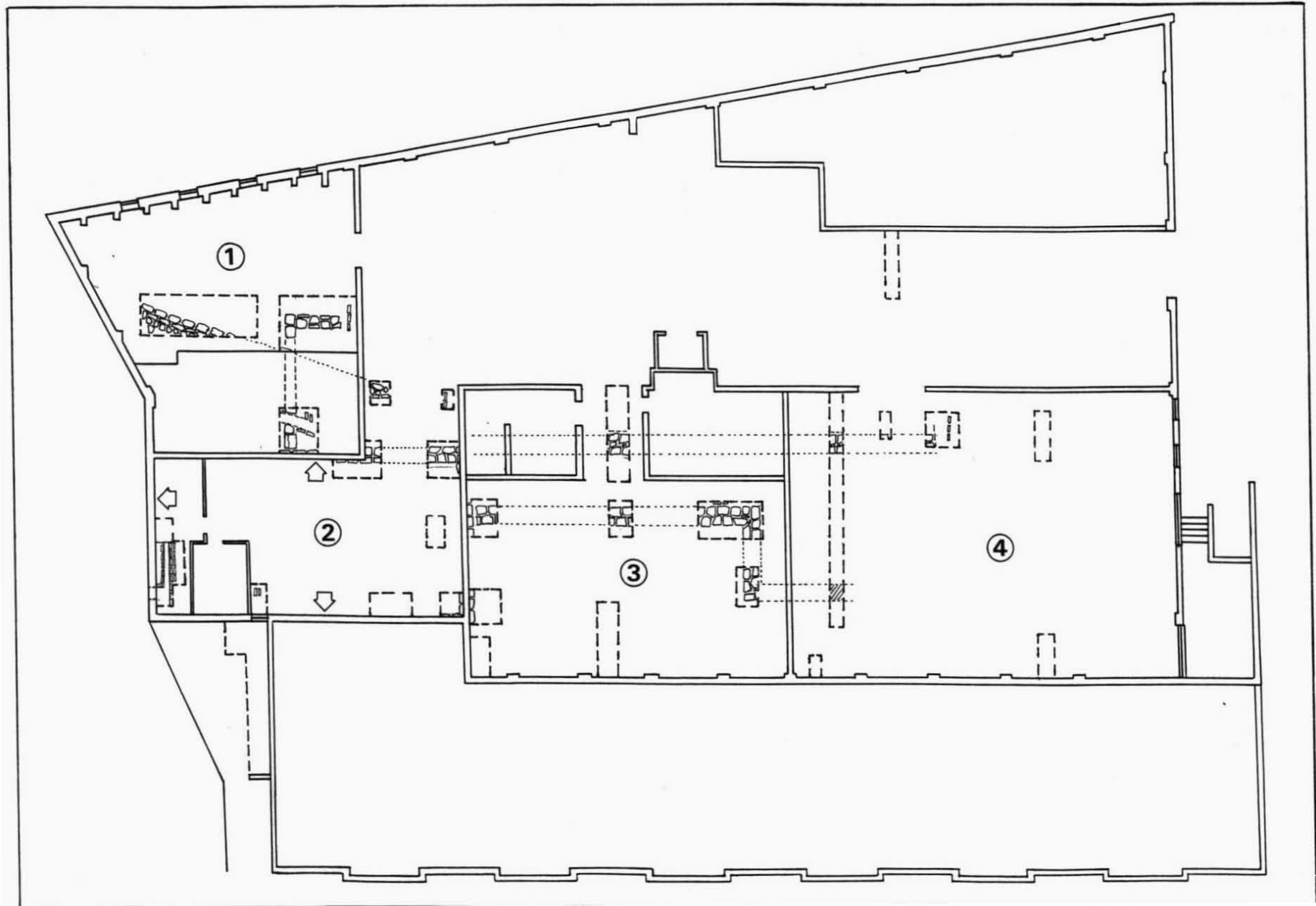
The stone footing in area 1 was probably part of the mill which gave us reason to suspect that the opposite wall would lie parallel to it on the north east. By moving into Area 2 we hoped to isolate further traces of stone walling. The location of test excavations and plaster removals in Area 2, 3 and 4 are shown in Figure 3.1.

##### **3.1.2.1 Area 2**

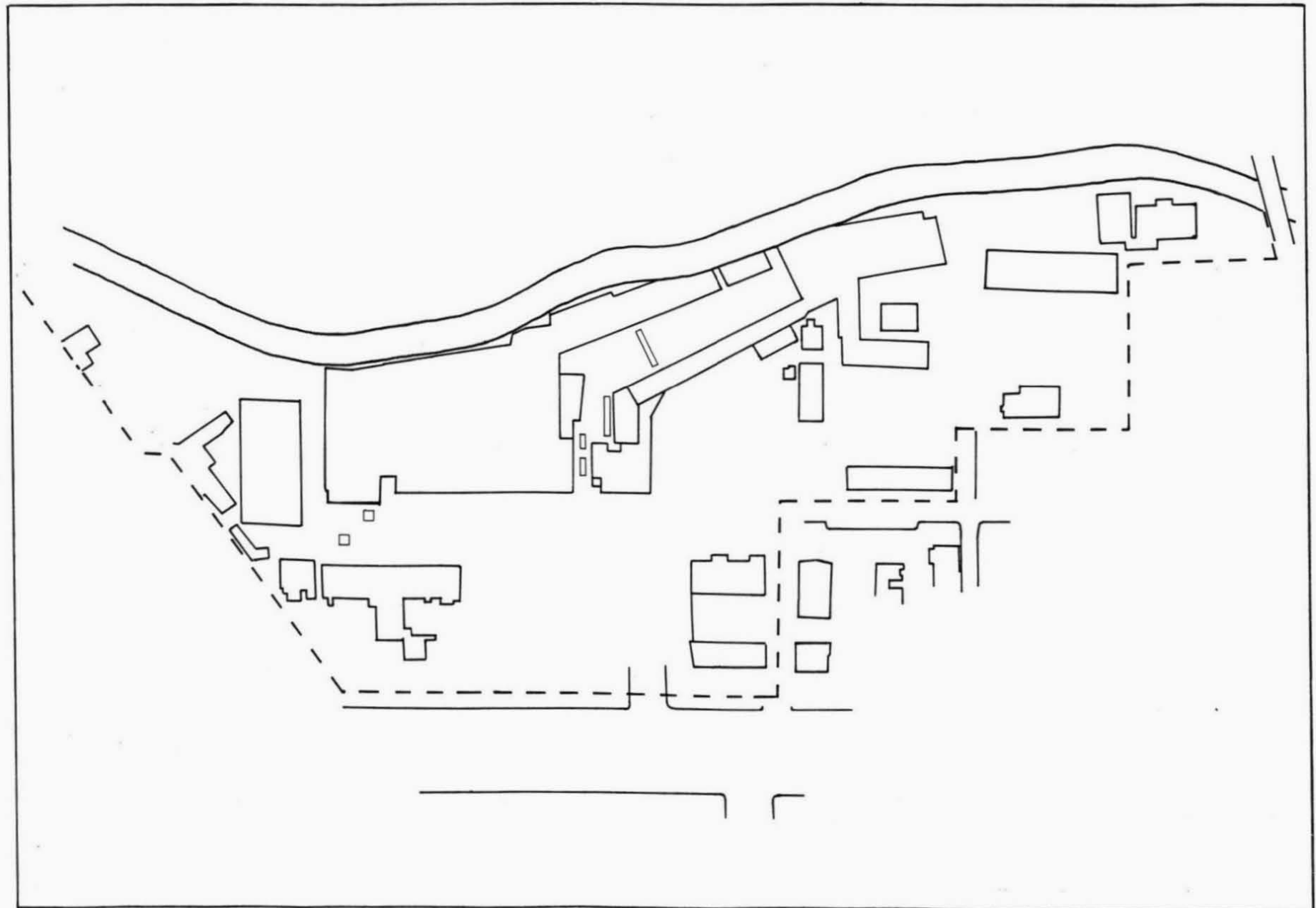
Stone footings were located at the base of each of the walls in Area 2 (Plate 3.2) suggesting that this part of the factory retained some shape of earlier buildings. A test hole and plaster removal along the north-east wall revealed a brick arch (Plate 3.3) lying below floor level. Immediately adjacent to this arch were a number of brick features (Plate 3.4) which were clearly not of the same age and almost certainly relate to the ice factories.

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<sup>49</sup> Deeds Office T5 V1 4/1/1888

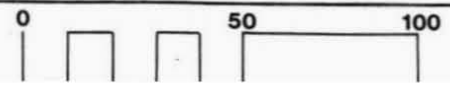


brick features



32

test holes



m

The depths of these features suggest that the north-eastern end of area 2 was lower than those to the south. We were prevented from broadening the excavation by the fact that the modern walls partitioning this area had no foundations and would collapse if we were to remove anymore deposit. The arch probably represents the aperture through which the drive axle of the mill would have passed into the "machine room" of the mill. From here a set of gears and shafts turned the mill stone. The mill wheel was usually mounted lower than prevailing ground level so as to maximise the energy of the water driving it. This is a common feature in water mills according to Walton (1974). It is possible that the De Hoop (Albion) mill had an overshot wheel. It would therefore follow that the mill wheel was mounted on the north-east wall. We assume that there should be an additional wall adjacent to the north-east wall which partitions the machine room from other parts of the mill. The later brick additions probably represent re-use of an existing feature (the mill gear pit). An iron pipe mounted into the base of the brick features may indicate that water was being pumped from this point.

#### **3.1.1.1 Area 3**

The test excavations in area 3 and 4 allowed us to locate a number of wall footings. We believe that some of these represent additional parts of the mill - perhaps bakery and stores. The footing abutting the south-western wall of the mill does not lock into the structure and hence may represent a slightly later addition. It will also be seen that this wall does not continue straight but in fact has some angles in it. The south-eastern wall of the mill located in area 2 continues through into areas 3 and 4 suggesting that there is a long straight wall on the Liesbeeck side. This however, appears to be angled or stepped out slightly from the alignment of the original mill wall. The position of the walling in the excavations layout closely resembles the plan of the mill on the 1863 Mariendahl plan except for the fact that the layout of the mill on the plan is a mirror image reversal of the layout as indicated by the archaeology. Figure 3.3 shows an enlargement of the 1863 mill plan and the layout that we have interpreted from the structural remains.

#### **3.1.1.2 Area 4**

We were unable to trace the southern end of the mill as disturbance has occurred in area 4. The structure of the wall on the main road side in area 4 no longer exists although we have been able to establish that it did extend into area 4 by the presence of what is certainly an old foundation trench at the point where the wall should be. The Liesbeeck side wall has been terminated by some later brick features. The southern end of the mill may have continued towards the middle of area 4 and not to the point where the factory wall now stands.

#### **3.1.1.3 Mill race excavations**

Recent deductions on the position of the mill race (as presented in the proposal call) are based on details presented on the 1863 plan of the Mariendahl estate. Similarly, supposed structural detail has been assumed from the illustration in Walton (1978: Fig 23).

Archaeological test investigations were conducted specifically to establish the position of the race. The locations of the tests are shown on Figure 3.2. The trenches in the alley between the factory and the pump house and those along the north-west wall of the factory in areas 3 and 4 were positioned to test those areas that would have originally lain on the mountain aspect of the mill.





Plate 3.1



Plate 3.2

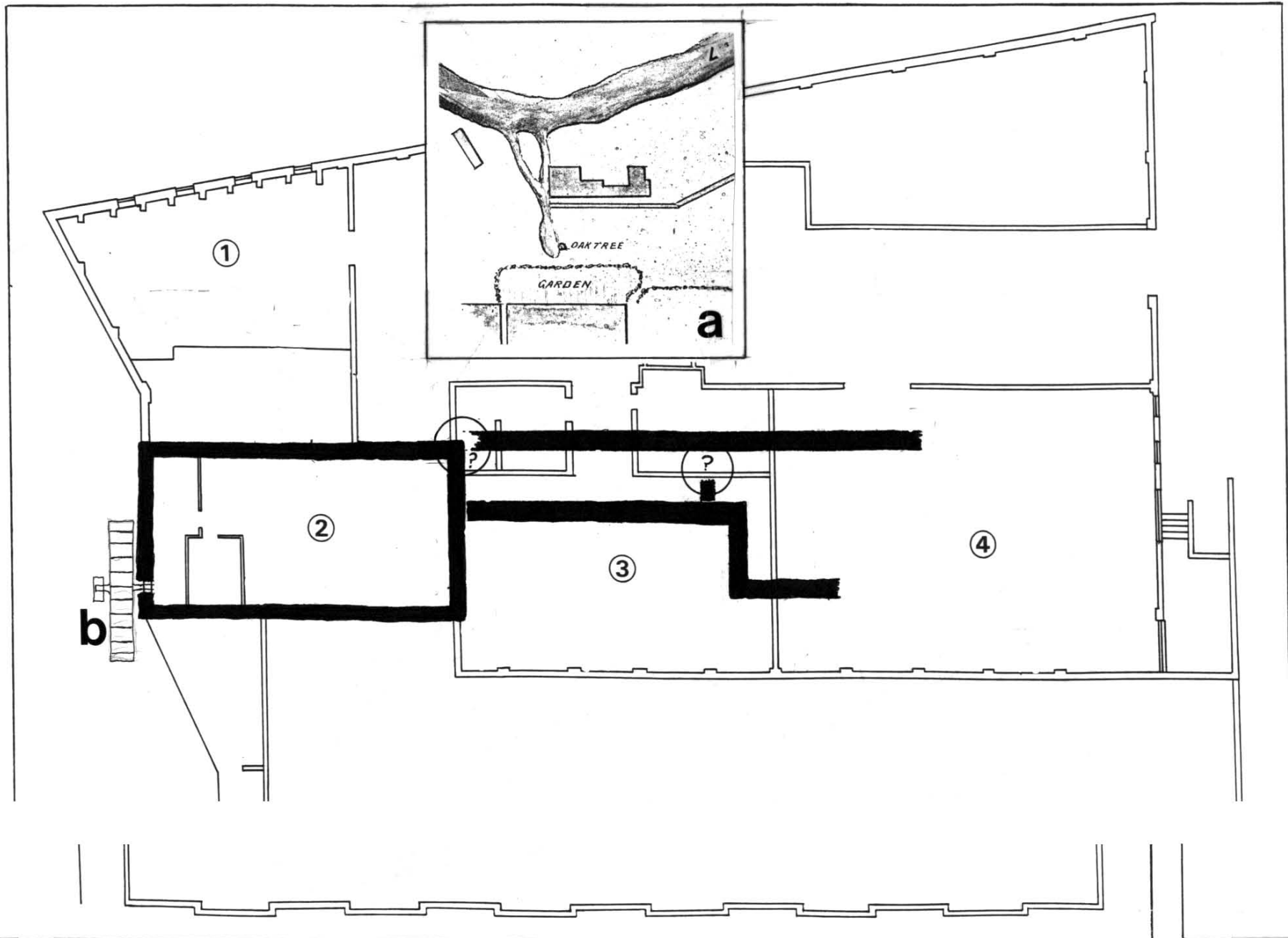




Plate 3.3



Plate 3.4



a. from 1863 plan of Mariendahl Estate  
 b. presumed position of waterwell



33

No trace of any feature that could be interpreted as a race was found in these tests. Subsequently, archival work has shown that the race was constructed from wood (see section 2). Although no details are supplied as to how the race was laid, there is a strong possibility that it may have been located above ground so as to facilitate the operation of an over-shot water wheel. If this were the case, the chances of finding sub-surface remains are slight. The illustration as indicated in Walton (1978) is clearly incorrect and rather relates to the existing channel which lies between the Spring reservoir and the Liesbeeck river. This channel which was built a long time after the mill, is most likely to have served as a point from which pumps operated (it lies immediately below the room with the gantry crane in the pump house).

The excavations did reveal the fact that granite cobbling which was probably laid after the subdivisions of the 1860's is still intact under the tarmac of the Schweppes yard (Plate 3.5).

The most confusing aspect of the mill investigation is its location adjacent to the spring. This has resulted in the temptation to assume that water from the spring was used to drive the mill wheel. Archival records make no mention of this being the case, but instead document various court cases held to establish rights to water flowing in the mill race. The very fact that a race had to be built at all suggests that either water from the spring was not allowed to be used for industrial or irrigation purposes or the source was too low to channel water to the wheel. This being the case, the reason for the initial positioning of the mill so close to the Albion spring remains unknown.

The archival sources suggest that a race was in existence from the mill's inception. In addition, the 1863 Mariendahl plan shows a race to be present in that year. Stephan Hunt who owned the mill in 1835, applied for permission to build a mill race (see section 2) which was refused by the authorities. The archival sources are inconsistent as we have been unable to establish why Hunt needed to build a new race while the presence of an existing race is well documented during Munnik's period of ownership. We can only assume that the water supply to the mill was technically and legally problematic which inspired Hunt to apply for a race of his own.

### **3.1.2 The Spring and surrounds**

Test excavations were positioned in the roadway between the pump house and the old waterworks offices. The position of these is shown on Figure 3.2. The purpose of excavating here was to try and establish whether or not the spring might have been located in another spot in earlier years. The fact that the road is used for vehicular traffic, as well as the presence of water, telephone and electricity services prevented us from undertaking an extensive excavation. The deposits which we did observe suggested that quite a lot of fill had been dumped here. Some of the fill close to the surface contained artefactual material dating to the late 19th early 20th century. There is likely to have been a degree of disturbance in the vicinity of the present pumphouse as a result of the construction of this building and the reservoir below.

Our observations based on 19th century plans indicate that the eye of the spring may not have moved to any great extent, and that depressions or previous structures that existed around it in the past were formalised with the construction of the reservoir. Part of the garden shown adjacent to the spring on the plans has given way for the road rather than the access to the spring having been moved towards the Liesbeeck. The diagram on the transfer (Figure 2.11) clearly shows the eye of the spring next to an oak tree on the east side of the road.<sup>50</sup> Similarly,

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<sup>50</sup> Deeds Office T84 6/7/1889



Plate 3.5



excavations conducted in the alleyway showed that disturbance had taken place. At some point, this area had been used to dump old mineral water bottles and boiler ash presumably subsequent to the construction of the Schweppes factory as the material banks up against existing walls. Thus the dumping was probably the result of a cleanup.

### **3.1.3 Ice Factory**

During the course of the test hole programme which has focussed primarily on finding the mill, traces of what we believe to be the ice factory have been uncovered. The position of these remains is shown in Figure 3.1. These consist largely of fragments of brick walling. One test hole in area 1 produced fragments of fibrous white material (raw asbestos fibre) presumably used as insulation. From what we are able to deduce from both plans and material remains, the ice factories may have incorporated the mill structure hence the brick features in what may be the machine room and gear pit of the mill. Brick features are found beyond the south-eastern wall of the mill and as far as area 4. Some large stone blocks lying partially on reclaimed land on the Liesbeeck side of the old embankment wall seem to form a shallow wall footing. The blocks are large and thus probably carried some load. We assume that these were also part of the ice factory.

Slate roofing material which was found in the fill of the machine room and may represent part of the roof of the ice factory is consistent with archival descriptions.

### **3.1.4 Artefactual material**

There is very little artefactual material in most of the areas that we have dug. What we have found has often been limited to the light brown deposits containing amounts of builder's rubble. We have seen no evidence of any in situ material. In areas 2,3,4 and outside in the yard it would appear that the undisturbed substrate consists of a dark brown to black clay/soil. This does not appear to contain artefacts. In area 1 artefact bearing deposits were located in the fill on the Liesbeeck side of the old embankment wall. These also date to the late 19th century.

## **4. CONCLUSIONS**

### **4.1 The spring**

Our original assumption that the mill was sited to make use of a portion of the spring water for driving the water wheel appears to be unfounded. The owners of the mill went to great lengths to install a mill race to bring water from a point on the Liesbeeck some distance away where a dam had been built. The damming of the river was a bone of contention to those living downstream who insisted that their rights were being infringed. Among these was Colonel Bird who owned land adjacent to Munnik's property. As a result of a court case held to examine the dispute, it was decided that he was to receive a portion of the water from the race each day for irrigation of his orange trees. The court ruling includes observations which were made by inspectors who stated that the water in the race was adequate to run both the Louwvliet and De Hoop mills. No mention is made of the spring as supplying any water for this purpose and we must assume that it was for drinking only. We know that inhabitants on the east bank of the Liesbeeck had rights to the spring water and Gerhardus Munnik had received a piece of land on the east bank as a result of his having repaired the bridge over the Liesbeeck to provide access to the spring.

Examination of 19th century plans shows that the catchment pit of the spring has not been moved but instead the garden of the waterworks building was reduced to make way for a road. Excavations in the area indicated that the deposits have been disturbed as a result of the construction of the underground reservoir and landscaping operations to level the area. If any earlier catchment features existed on the site, it is likely that they have been disturbed by later reservoir construction.

## **4.2 Mill**

Excavations and plaster removal in areas 1 and 2 of the existing Schweppes factory revealed stone wall footings and some structures which we have interpreted as being the foundations of the original mill which archival sources indicate as having been built early in the last century. Features of interest are the existence of an arch (mill axle aperture), a possible sunken machine room. Later additions to the south side of mill appear to be a reversal of those indicated the 1863 Mariendahl map - evidence of a possible cartographical error. The archaeological excavations have shown that an artificial stone embankment had been constructed to protect the mill from being damaged by flood waters from the Liesbeeck.

## **4.3 Mill race**

The existence of a mill race is referred to on several occasions in the archival record. In addition, watercourses are indicated on maps of 1835 and 1863. In this instance the archival material is contradictory and focuses mainly on water right disputes and fails to provide a clear indication of the role that the race played through time. Archaeological testing, which has been concentrated on likely areas indicated on maps of the last century has failed to provide evidence of the race. Archaeological excavations in the mill area have brought into doubt the accuracy of the 1863 Mariendahl map. It is possible therefore, that the course of the race has been inaccurately recorded which means that portions of it may exist in un-investigated areas. The balance of archival evidence points to the fact that the race was constructed of wood and was probably positioned above ground.

## **4.4 The Ice factory and subsequent structures**

After 1876 the Albion mill no longer functioned as mill but was converted to an ice factory. The archaeological investigation has shown that parts of the mill building were expediently utilised in the construction of the factory. The process of utilisation of existing structures and foundations continued well into the 20th century. Although a great deal of demolition has taken place over the years the wall footings as well as sections of lower walling of the original mill building have been utilised (and preserved) in the area 1 sub-basement and area 2 of the Schweppes factory.

# **5. RECOMMENDATIONS**

1. The mill. The oldest and most archaeologically sensitive portion of the site is the original mill remains in areas 1 and 2. Although the excavations thus far have determined that remains of the mill exist, further excavation will be required to establish details of its configuration. For this reason we would recommend that a limited but focussed second phase of excavation is undertaken. This would be aimed at establishing whether a sunken machine room, gear pit or any mechanical workings exist towards the northern side of the mill. The work will have to take place after the demolition of modern partition walls, which at present, impede further

investigations. For this reason we suggest that the excavations be undertaken after the demolition of the Schweppes factory - possibly in conjunction with the building operation.

2. Artefactual material. Other archaeological material likely to be encountered on the site are bottle dumps from the mineral water factories and domestic dumps that originated from the dwellings built on the property after 1860. Geotechnical trenches positioned in the garden of the supervisor's house produced quantities of ceramics and bone. An archaeologist should be present to sample the finds when foundation trenches are placed in this area.

3. Display. The retention of certain archaeological features for display as part of the new development will create a focus of human interest and a sense of historic continuity. The Liesbeeck river itself, is historically important as it was the hub of the oldest VOC land grants and therefore a centre of some of the earliest European settlement in Africa. Possible areas that could be considered are portions of the old embankment of the Liesbeeck and the arch portion of the mill (this shares a common wall with the pump house and could, together with the spring form part of an attractive display in the pump house). The inclusion of some artefactual material and a brief history would enhance the quality of the exhibit.

The fact that the first structure (De Hoop Mill) on the Albion site was erected early in the 19th century with the bulk of residential buildings only being constructed after 1860 means that the area is not sensitive in terms of the archaeology of Dutch occupation. British period occupation is also quite late. The most important area on the site is the mill precinct under the Schweppes factory. Few early industrial sites have been researched in South Africa which mean that loss of potential information through development activities should be avoided. The archaeological investigations have produced no reason that development of the Albion site be impeded. It would however be desirable that provision is made for further investigation of the mill.

## **6. REFERENCES**

Louw, J. & Malan L. 1984. The Louws of Louwvliet. Cape Town: AA. Balkema.

Walton, J. 1974. Water mills, wind mills and horse mills of South Africa. Cape Town: Struik.

Walton, J. 1978. The Josephine mill and its owners. Cape Town: The Historical Society.

## **7. ACKNOWLEDGMENTS**

Mr H. Mouton (Silberbauers) Mr Ralph Taylor (CCC), Melanie Atwell (CCC) and Mr Terence Timoney (Waterworks retired) allowed us access to knowledge and material in their possession.

## **8. INVESTIGATION TEAM**

Consultant  
Principal investigators  
Archival research  
Excavation

Martin Hall  
Dave Halkett, Tim Hart  
David Hart  
Dave Halkett, Tim Hart,  
Envor Jephta  
Mzumzima Mjikelezi  
Mzwondile Sasa

## **APPENDIX 1**

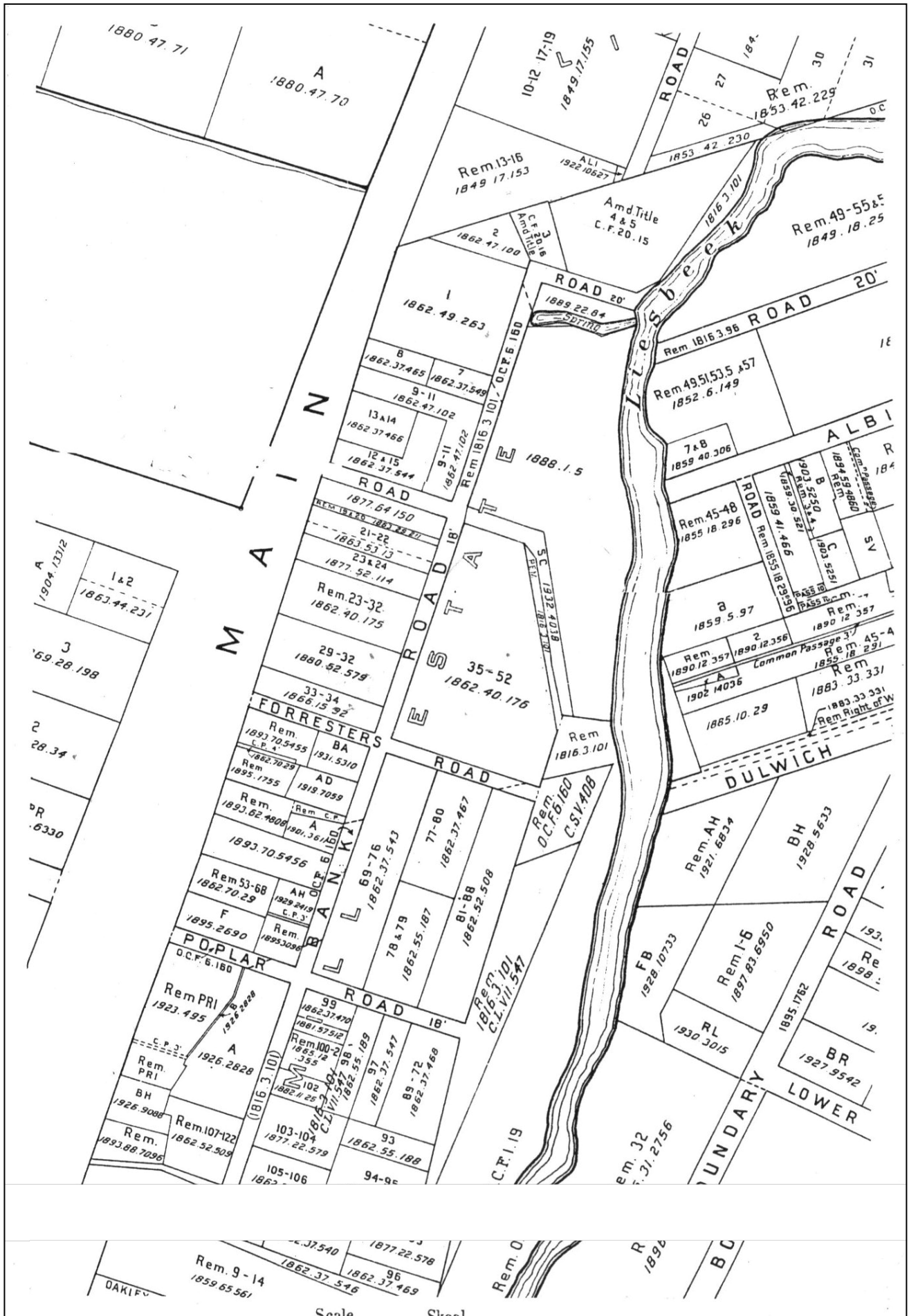
**A summary of property transfers relating to the original Rouwkoop estate. This remained complete until it was divided in 1816 after the death of Arend Munnik.**



Transfer From	To	Date	Description
CV1 21	grant	5/1/1660	13 M, 343 SR
T26	Remanjenne	21/6/1663	13 M, 314 SR built and unbuilt land
T36	Gerrits	12/9/1666	13 M, 189 SR
T87	Jan Pieters	11/7/1670	13 M, 189 SR
T157	Annitjie Bruyns (Wid Jan Verhagen)	10/9/1678	13 M, 189 SR (1240 glds)
T178	Christoffel Poulusen	20/8/1681	13 M, 189 SR
T1252	Jacob v d Heyden (Husb of wid of Hendrick Sneewindt) Further grant:	19/9/1718 II CV 284	15 M, 234 SR (gift)
T1802	Jacob v d Heyden	17/7/1727	15 M, 234 SR (6400)
T3341	Hendrik Heynes	26/6/1758	Rouwkoop aan de Ronebosje en land annex aan de Liesbeek R. 15 M, 234 SR
	(Further grant)	III CV 2/1748)	3 M, 109 SR
T3681	Aletta Heyns (wed Andries Grove Jnr)	5/10/1761	15 M, 234 SR 3 M, 109 SR
T3898	Johannes Roep	15/11/1763	18 M 343 SR
T7664	J.A.Hitsman	7/4/1799	18 M 343 SR
T101	Est:Arend Munnik	16/8/1816	Lots 1,3,4 1) 253 SR 3) 2 Morgen 4) 3 Morgen, 109 SR
T163	Johannes Gerhardus Munnik	28/2/1837	6 M, 277 SR A & B, Lots 1,3,4 Albion Mill (De Hoop) 2000 Pounds
T317	Est: W. Hunt	25/3/1851	Lots 1,3,4 with buildings Rouwkoop and Albion Mill together with fixtures appertaining to said Mill and Bakery (2500 Pounds)

## **APPENDIX 2**

**Appendix 2 contains a summary of transfers which took place after as a result of the subdivisions post 1860. The locations of the various erven, components and lots are indicated on the accompanying maps.**



PLAN 12725

Station	Angle	Distance	Coordinates
10+00	120° 00' 00"	100.00	100.00
10+10	120° 00' 00"	100.00	196.96
10+20	120° 00' 00"	100.00	293.92
10+30	120° 00' 00"	100.00	390.88
10+40	120° 00' 00"	100.00	487.84
10+50	120° 00' 00"	100.00	584.80
10+60	120° 00' 00"	100.00	681.76
10+70	120° 00' 00"	100.00	778.72
10+80	120° 00' 00"	100.00	875.68
10+90	120° 00' 00"	100.00	972.64
11+00	120° 00' 00"	100.00	1069.60
11+10	120° 00' 00"	100.00	1166.56
11+20	120° 00' 00"	100.00	1263.52
11+30	120° 00' 00"	100.00	1360.48
11+40	120° 00' 00"	100.00	1457.44
11+50	120° 00' 00"	100.00	1554.40
11+60	120° 00' 00"	100.00	1651.36
11+70	120° 00' 00"	100.00	1748.32
11+80	120° 00' 00"	100.00	1845.28
11+90	120° 00' 00"	100.00	1942.24
12+00	120° 00' 00"	100.00	2039.20
12+10	120° 00' 00"	100.00	2136.16
12+20	120° 00' 00"	100.00	2233.12
12+30	120° 00' 00"	100.00	2330.08
12+40	120° 00' 00"	100.00	2427.04
12+50	120° 00' 00"	100.00	2524.00
12+60	120° 00' 00"	100.00	2620.96
12+70	120° 00' 00"	100.00	2717.92
12+80	120° 00' 00"	100.00	2814.88
12+90	120° 00' 00"	100.00	2911.84
13+00	120° 00' 00"	100.00	3008.80
13+10	120° 00' 00"	100.00	3105.76
13+20	120° 00' 00"	100.00	3202.72
13+30	120° 00' 00"	100.00	3299.68
13+40	120° 00' 00"	100.00	3396.64
13+50	120° 00' 00"	100.00	3493.60
13+60	120° 00' 00"	100.00	3590.56
13+70	120° 00' 00"	100.00	3687.52
13+80	120° 00' 00"	100.00	3784.48
13+90	120° 00' 00"	100.00	3881.44
14+00	120° 00' 00"	100.00	3978.40
14+10	120° 00' 00"	100.00	4075.36
14+20	120° 00' 00"	100.00	4172.32
14+30	120° 00' 00"	100.00	4269.28
14+40	120° 00' 00"	100.00	4366.24
14+50	120° 00' 00"	100.00	4463.20
14+60	120° 00' 00"	100.00	4560.16
14+70	120° 00' 00"	100.00	4657.12
14+80	120° 00' 00"	100.00	4754.08
14+90	120° 00' 00"	100.00	4851.04
15+00	120° 00' 00"	100.00	4948.00
15+10	120° 00' 00"	100.00	5044.96
15+20	120° 00' 00"	100.00	5141.92
15+30	120° 00' 00"	100.00	5238.88
15+40	120° 00' 00"	100.00	5335.84
15+50	120° 00' 00"	100.00	5432.80
15+60	120° 00' 00"	100.00	5529.76
15+70	120° 00' 00"	100.00	5626.72
15+80	120° 00' 00"	100.00	5723.68
15+90	120° 00' 00"	100.00	5820.64
16+00	120° 00' 00"	100.00	5917.60
16+10	120° 00' 00"	100.00	6014.56
16+20	120° 00' 00"	100.00	6111.52
16+30	120° 00' 00"	100.00	6208.48
16+40	120° 00' 00"	100.00	6305.44
16+50	120° 00' 00"	100.00	6402.40
16+60	120° 00' 00"	100.00	6499.36
16+70	120° 00' 00"	100.00	6596.32
16+80	120° 00' 00"	100.00	6693.28
16+90	120° 00' 00"	100.00	6790.24
17+00	120° 00' 00"	100.00	6887.20
17+10	120° 00' 00"	100.00	6984.16
17+20	120° 00' 00"	100.00	7081.12
17+30	120° 00' 00"	100.00	7178.08
17+40	120° 00' 00"	100.00	7275.04
17+50	120° 00' 00"	100.00	7372.00
17+60	120° 00' 00"	100.00	7468.96
17+70	120° 00' 00"	100.00	7565.92
17+80	120° 00' 00"	100.00	7662.88
17+90	120° 00' 00"	100.00	7759.84
18+00	120° 00' 00"	100.00	7856.80
18+10	120° 00' 00"	100.00	7953.76
18+20	120° 00' 00"	100.00	8050.72
18+30	120° 00' 00"	100.00	8147.68
18+40	120° 00' 00"	100.00	8244.64
18+50	120° 00' 00"	100.00	8341.60
18+60	120° 00' 00"	100.00	8438.56
18+70	120° 00' 00"	100.00	8535.52
18+80	120° 00' 00"	100.00	8632.48
18+90	120° 00' 00"	100.00	8729.44
19+00	120° 00' 00"	100.00	8826.40
19+10	120° 00' 00"	100.00	8923.36
19+20	120° 00' 00"	100.00	9020.32
19+30	120° 00' 00"	100.00	9117.28
19+40	120° 00' 00"	100.00	9214.24
19+50	120° 00' 00"	100.00	9311.20
19+60	120° 00' 00"	100.00	9408.16
19+70	120° 00' 00"	100.00	9505.12
19+80	120° 00' 00"	100.00	9602.08
19+90	120° 00' 00"	100.00	9699.04
20+00	120° 00' 00"	100.00	9796.00
20+10	120° 00' 00"	100.00	9892.96
20+20	120° 00' 00"	100.00	9989.92
20+30	120° 00' 00"	100.00	10086.88
20+40	120° 00' 00"	100.00	10183.84
20+50	120° 00' 00"	100.00	10280.80
20+60	120° 00' 00"	100.00	10377.76
20+70	120° 00' 00"	100.00	10474.72
20+80	120° 00' 00"	100.00	10571.68
20+90	120° 00' 00"	100.00	10668.64
21+00	120° 00' 00"	100.00	10765.60
21+10	120° 00' 00"	100.00	10862.56
21+20	120° 00' 00"	100.00	10959.52
21+30	120° 00' 00"	100.00	11056.48
21+40	120° 00' 00"	100.00	11153.44
21+50	120° 00' 00"	100.00	11250.40
21+60	120° 00' 00"	100.00	11347.36
21+70	120° 00' 00"	100.00	11444.32
21+80	120° 00' 00"	100.00	11541.28
21+90	120° 00' 00"	100.00	11638.24
22+00	120° 00' 00"	100.00	11735.20
22+10	120° 00' 00"	100.00	11832.16
22+20	120° 00' 00"	100.00	11929.12
22+30	120° 00' 00"	100.00	12026.08
22+40	120° 00' 00"	100.00	12123.04
22+50	120° 00' 00"	100.00	12220.00
22+60	120° 00' 00"	100.00	12316.96
22+70	120° 00' 00"	100.00	12413.92
22+80	120° 00' 00"	100.00	12510.88
22+90	120° 00' 00"	100.00	12607.84
23+00	120° 00' 00"	100.00	12704.80
23+10	120° 00' 00"	100.00	12801.76
23+20	120° 00' 00"	100.00	12898.72
23+30	120° 00' 00"	100.00	12995.68
23+40	120° 00' 00"	100.00	13092.64
23+50	120° 00' 00"	100.00	13189.60
23+60	120° 00' 00"	100.00	13286.56
23+70	120° 00' 00"	100.00	13383.52
23+80	120° 00' 00"	100.00	13480.48
23+90	120° 00' 00"	100.00	13577.44
24+00	120° 00' 00"	100.00	13674.40
24+10	120° 00' 00"	100.00	13771.36
24+20	120° 00' 00"	100.00	13868.32
24+30	120° 00' 00"	100.00	13965.28
24+40	120° 00' 00"	100.00	14062.24
24+50	120° 00' 00"	100.00	14159.20
24+60	120° 00' 00"	100.00	14256.16
24+70	120° 00' 00"	100.00	14353.12
24+80	120° 00' 00"	100.00	14450.08
24+90	120° 00' 00"	100.00	14547.04
25+00	120° 00' 00"	100.00	14644.00
25+10	120° 00' 00"	100.00	14740.96
25+20	120° 00' 00"	100.00	14837.92
25+30	120° 00' 00"	100.00	14934.88
25+40	120° 00' 00"	100.00	15031.84
25+50	120° 00' 00"	100.00	15128.80
25+60	120° 00' 00"	100.00	15225.76
25+70	120° 00' 00"	100.00	15322.72
25+80	120° 00' 00"	100.00	15419.68
25+90	120° 00' 00"	100.00	15516.64
26+00	120° 00' 00"	100.00	15613.60
26+10	120° 00' 00"	100.00	15710.56
26+20	120° 00' 00"	100.00	15807.52
26+30	120° 00' 00"	100.00	15904.48
26+40	120° 00' 00"	100.00	16001.44
26+50	120° 00' 00"	100.00	16098.40
26+60	120° 00' 00"	100.00	16195.36
26+70	120° 00' 00"	100.00	16292.32
26+80	120° 00' 00"	100.00	16389.28
26+90	120° 00' 00"	100.00	16486.24
27+00	120° 00' 00"	100.00	16583.20
27+10	120° 00' 00"	100.00	16680.16
27+20	120° 00' 00"	100.00	16777.12
27+30	120° 00' 00"	100.00	16874.08
27+40	120° 00' 00"	100.00	16971.04
27+50	120° 00' 00"	100.00	17068.00
27+60	120° 00' 00"	100.00	17164.96
27+70	120° 00' 00"	100.00	17261.92
27+80	120° 00' 00"	100.00	17358.88
27+90	120° 00' 00"	100.00	17455.84
28+00	120° 00' 00"	100.00	17552.80
28+10	120° 00' 00"	100.00	17649.76
28+20	120° 00' 00"	100.00	17746.72
28+30	120° 00' 00"	100.00	17843.68
28+40	120° 00' 00"	100.00	17940.64
28+50	120° 00' 00"	100.00	18037.60
28+60	120° 00' 00"	100.00	18134.56
28+70	120° 00' 00"	100.00	18231.52
28+80	120° 00' 00"	100.00	18328.48
28+90	120° 00' 00"	100.00	18425.44
29+00	120° 00' 00"	100.00	18522.40
29+10	120° 00' 00"	100.00	18619.36
29+20	120° 00' 00"	100.00	18716.32
29+30	120° 00' 00"	100.00	18813.28
29+40	120° 00' 00"	100.00	18910.24
29+50	120° 00' 00"	100.00	19007.20
29+60	120° 00' 00"	100.00	19104.16
29+70	120° 00' 00"	100.00	19201.12
29+80	120° 00' 00"	100.00	19298.08
29+90	120° 00' 00"	100.00	19395.04
30+00	120° 00' 00"	100.00	19492.00
30+10	120° 00' 00"	100.00	19588.96
30+20	120° 00' 00"	100.00	19685.92
30+30	120° 00' 00"	100.00	19782.88
30+40	120° 00' 00"	100.00	19879.84
30+50	120° 00' 00"	100.00	19976.80
30+60	120° 00' 00"	100.00	20073.76
30+70	120° 00' 00"	100.00	20170.72
30+80	120° 00' 00"	100.00	20267.68
30+90	120° 00' 00"	100.00	20364.64
31+00	120° 00' 00"	100.00	20461.60
31+10	120° 00' 00"	100.00	20558.56
31+20	120° 00' 00"	100.00	20655.52
31+30	120° 00' 00"	100.00	20752.48
31+40	120° 00' 00"	100.00	20849.44
31+50	120° 00' 00"	100.00	20946.40
31+60	120° 00' 00"	100.00	21043.36
31+70	120° 00' 00"	100.00	21140.32
31+80	120° 00' 00"	100.00	21237.28
31+90	120° 00' 00"	100.00	21334.24
32+00	120° 00' 00"	100.00	21431.20
32+10	120° 00' 00"	100.00	21528.16
32+20	120° 00' 00"	100.00	21625.12
32+30	120° 00' 00"	100.00	21722.08
32+40	120° 00' 00"	100.00	21819.04

**Post-Subdivision  
Component 11 Lots 6,16,17,18 (Erf 46556)  
(Mill and Associated Land)**

T551	Alexander van Breda	George Urry	20/6/62	***	Lots 6,16,17,18, A & B 1 M, 40 SR, 133 SF Incl: Mill & Fittings 1000 Pounds
T292	Inso: G.Urry	Est: Jacob Letterstedt	26/1/1866		Lots 6,16,17,18, A & B 1 M, 40 SR, 133 SF Incl: Mill & Fittings
T438	Est Jacob Letterstedt	Lydia Letterstedt	22/5/1878	***	Freehold with Buildings 1) Albion Mill with machinery and fixtures 1 M, 40 SR, 133 SF, Lots A&B, 6,16,17,18 2) Lots 9, 10,11,12,13 (158 SR, 135 SF) 3) Lot 3 (16 SR 86 SF)

**Component 10  
(Erf 46555)**

T84 T6760	Lydia Letterstedt C.T.D.W.	Cape Town District Waterworks Mun: Claremont & Woodstock	6/7/1889 16/10/1900		Spring and land North 27 SR (Erf 46555)
T5v1	Lydia Letterstedt	Daniel Dix & Henry Dix	4/1/1888		Albion Mill and Ice Factory Lots 6,16,17,18 (275 SR, 125 SF) 5500 Pounds
T268	Daniel Dix	Ohlssons Brewery	30/1/1890		Albion Mill and Ice Factory 3014 Pounds Lots 6,16,17,18
T6813	Ohlssons Brewery	Pegram and Son	19/5/1920		Albion Mill and Ice Factory 7500 Pounds Lots 6,16,17,18

**Component 33  
Lot 1(Erf 46527) 124 SR, 48 SF**

T263v49	Alexander van Breda	P.G.vd Byl	18/8/1862		(Buildings) 1200 Pounds
T265	P.G.vd Byl	J.A. van Breda	18/5/1865		Gift
T439	J.A.van Breda	C. Town District Water Works	31/3/1890		
T6760	C.T.D.W.	Mun. Claremont & Woodstock	16/10/1900		

**Component 1****Lot 2 (Erf 46526) 24 SR, 79 SF**

T100v47	Alexander van Breda	A.J.Zeederberg	7/8/1862	(Cottage) 200 Pounds
T46	A.J.Zeederberg (Dec Estate)	J.A.van Breda	4/6/1868	(Buildings) Together with Lots 9, 10, 11 (179 Pounds 10 Schillings)
T439	J.A.van Breda	C. Town District Water Works	31/3/1890	
T6760	C.T.D.W.	Mun. Claremont & Woodstock	16/10/1900	

**Component 2****Lot 3 (Erf 46525) 16 SR 86 SF**

T256	Alexander van Breda	Michael Joseph Louw	12/7/1862	(Cottage) 150 Pounds
T102	Michael Joseph Louw	Est:Jacob Letterstedt	14/10/1871	(Cottage) 150 Pounds
T438	Est:Jacob Letterstedt	Lydia Letterstedt	22/5/1878	Freehold with Buildings 1) Albion Mill with machinery and fixtures 1 M, 40 SR, 133 SF, Lots A&B, 6,16,17,18 2) Lots 9, 10,11,12,13 (158 SR, 135 SF) 3) Lot 3 (16 SR 86 SF)
T83	Lydia Letterstedt	C.T.D.W.	6/7/1889	*** Lot 3 (16 SR 86 SF)
CF20 F16	Re-grant	C.T.D.W.	30/10/1891	
T6760	C.T.D.W.	Mun: Claremont & Woodstock	16/10/1900	

**Component 3****Lot 4 (Erf 46581) 56 SR, 107 SF**

T101	Alexander van Breda	A.J. Zeederberg	7/8/1862	(Buildings) 250 Pounds
T229	A.J. Zeederberg (Dec Estate)	Henry Tooth	21/9/1867	(Buildings) 42 Pounds

**Lot 5 (Erf 46582) 76 SR, 98 SF**

T258	Alexander van Breda	Henry Homes Ley	12/7/1862	(Land) 55 Pounds
T365	H.H. Ley	Barderdien and Saval	31/1/1863	(Buildings) 75 Pounds
T264	Barderdien and Saval	Henry Tooth	24/9/1867	(Buildings) 150 Pounds

**Lots 4 and 5  
(Erf 46524) 127 SR, 63 SF**

T453	Henry Tooth (Inso Estate)	Est:William Johnson Richard Rothkugel	20/12/1873	(Buildings) 850 Pounds
T454	Est:W.Johnson Richard Rothkugel	Francis Goodliffe	20/12/1873	(Buildings) 625 Pounds
T181	F.Goodliffe	William McLeod	20/12/1873	(Buildings) 840 Pounds
T100	Inso:W.McLeod	Francis Goodliffe	6/3/1877	(Buildings)
T68	F.Goodliffe	William Prosser	4/10/1887	(Albion Brewery) 550 Pounds
T48	William Prosser	Woodline Cloete	4/2/1880	(Buildings) 950 Pounds
T670	Woodline Cloete	Josias Brink	30/10/1880	(Buildings) 850 Pounds
T671	Josias Brink	Henry G.Cloete	30/10/1880	(Buildings) 910 Pounds
T239	Henry G.Cloete	John Mackendrick Steele&Alexander Powrie	13/3/1882	(Buildings) 910 Pounds
T 153	J.M.Steele	Edward Pillans	10/11/1885	(Buildings) 600 Pounds
CF20/15Re-grant		Edward Pillans	30/10/1891	
T10627	Edward Pillans	T.Stewart	2/12/1922	2100 Pounds (Incl Albion Lodge)
T11439	T.Stewart	Pegram Ltd	29/12/1923	Incl Albion Lodge
T4980	Pegram		6/6/1924	

**Component 31  
Lot 7 (Erf 46529) 15 SR, 79 SF**

T549v37	A.van Breda	J.C.Stephen	30/6/1862	30 Pounds
T550	J.C.Stephen	George Urry	30/6/1862	(Land) 30 Pounds
T335	George Urry	J.A.van Breda	21/10/1865	(Land) 10 Pounds
T439	J.A.van Breda	C.T.D.W.	31/3/1890	
T6760	C.T.D.W.	Municipality Claremont & Woodstock	16/10/1900	

**Component 32  
Lot 8 (Erf 46528) 17 SR, 13.92 SF**

T465v37	A. van Breda	Hendrik L. Wiehr	25/6/1862	(Land) 30 Pounds
T 45	H.Wiehr	J.A.van Breda	4/6/1867	(Land) + Lots 13,14 (15 Pounds)
T439	J.A.van Breda	C.T.D.W	31/3/1890	
T6760	C.T.D.W.	Municipality Claremont & Woodstock	16/10/1900	

**Component 30  
Lots 9,10,11 (Erf 46530) 47 SR, 66.36 SF**

T102v47	A. van Breda	A.J.Zeederberg	7/8/1862	(Land) 90 Pounds
T46	A.J.Zeederberg (Dec Estate)	J.A.van Breda	4/6/1868	(Buildings) + Lot 2 (179 Pounds 10 Schillings)
T439	J.A.van Breda	C.T.D.W.	31/3/1890	

T6760 C.T.D.W. Municipality Claremont & Woodstock 16/10/1900

**Component 29**

**Lots 13,14 (Erf 46531) 28 SR, 125.7 SF**

T466v37 A.Van Breda Hendrik L. Wiehr 25/6/1862 (Land) 60 Pounds  
T45 H.Wiehr J.A.van Breda 4/6/1867 (Land) + Lot 8 15 Pounds  
T439 J.A.van Breda C.T.D.W. 31/3/1890  
T6760 C.T.D.W. Municipality Claremont & Woodstock 16/10/1900

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**Component 28**

**Lots 12,15 (Erf 46532) 33 SR, 56.75 SF**

T544v37 A.Van Breda George Kirk Patrick 30/6/1862 (Land) 60 Pounds  
T431 inso:G.K.Patrick Walter Searle 12/5/1865 (Buildings) 30 Pounds  
T180 Walter Searle William McLeod 11/12/1874 (Buildings) 700 Pounds  
T575 William McLeod D.Benjamin 31/5/1876 (Buildings) 25 Pounds  
T576 D.Benjamin J.A.van Breda 31/5/1876 (Buildings) 25 Pounds  
T439 J.A.van Breda C.T.D.W. 31/3/1890  
T6760 C.T.D.W. Municipality Claremont & Woodstock 16/10/1900

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**Components 25, 26**

**Portion Lots 19 and 20 (Erven 46533, 46534)**

T211 A.van Breda Salmondien 13/6/1863 Lots 19,20 (Land) 50 Pounds  
T149 Est:Salmondien Rabia Nevis 6/12/1877 Lots 19,20 (Buildings) 35 Pounds

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**Component 26**

**Portion Lots 19,20 (25 SR 7.8 SF)**

T150 Rabia Nevis J.A van Breda 6/12/1877 Portion Lots 19,20 35 Pounds  
T439 J.A.van Breda C.T.D.W. 31/3/1890  
T6760 C.T.D.W. Mun. Claremont & Woodstock 16/10/1900

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**Component 27**

**Rem Lots 19, 20 (8 SR, 76.7 SF)**

T3571 Est:Rabia Nevis Town Council of Woodstock, Mowbray, 3/6/1908 Remainder of Lots 19,20  
Rondebosch and Claremont



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**Component 18****Lots 35-52 (Erf 46559) 228 SR, 23 SF**

T176	A. van Breda	H.J. de Wet	9/7/1862	148 Pounds 10 Schillings
T74	H.J.de Wet	J.A. van Breda	6/12/1864	90 Pounds (Land)
T439	J.A.van Breda	C.T.D.W.	31/3/1890	
T6760	C.T.D.W.	Mun. Claremont & Woodstock	16/10/1900	

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**Lots 1, 2, 7-15, 19, 20, 35-52**

T439	J.A.van Breda	Cape T. District Water Works	31/3/1890	3250 Pounds
T6760	C.T.D.W.	Mun. Claremont and Woodstock	16/10/1900	

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**Component 24****Lots 21, 22 (Erf 46535) 29 SR, 73.5 SF**

T13	A.van Breda	Samaai Fagendien	2/11/1863	(Land) 50 Pounds
T68	Samaai Fagendien	Rabia Nevis	4/10/1866	(Land) Gift
T3571	Est:Rabia Nevis	Town Councils of Woodstock, Mowbray Rondebosch and Claremont	3/6/1908	

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**Component 23****Lots 23,24 (Erf 46536) (29 SR, 56.7 SF)**

T176	A. Van Breda	H.J. de Wet	9/7/1862	(Lots 23-32) 150 Pounds
T198	Inso:H.J. de Wet	A. Van Breda	18/9/1866	(Lots 23-32) 60 Pounds
T578	A. Van Breda	H.C.Dreyer	30/4/1877	(Lots 23-32) 100 Pounds
T114	H.C.Dreyer	Rabia Nevis	8/10/1877	(Lots 23-32) 100 Pounds
T3571	Rabia Nevis	Town Councils of Woodstock, Mowbray, Rondebosch and Claremont	3/6/1908	

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**Components 13, 14, 15**  
**Lots 81-84 (Erven 46566, 108443/2)**  
**Lots 81-88**

T508v52	A. van Breda	A. van der Byl	1862	(Land) 80 Pounds
T504	A. van der Byl	Charles Bone	20/1/1879	(Buildings) 300 Pounds
T265	Charles Bone	W. Herscleb	26/5/1880	(Buildings) 395 Pounds
T168	W. Herscleb	Lionel Benjamin	6/3/1882	(Buildings) 550 Pounds
T5818	Lionel Benjamin	Rachael Williams	9/10/1895	(Buildings) 250 Pounds
T8291	Est: R.Williams	C.W.Champion	16/8/1919	(Buildings) 350 Pounds
11541	C.W.Champion	Schweppes (SA)	20/9/1943	Lots 81-84

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**Component 35**  
**Lots 77 and 80 (Erf 46567) 52 SR, 72 SF**

T467	A. van Breda	H. Wicht	25/6/1862	(Land) 60 Pounds
T240	H. Wicht	J.A.Bam	18/12/1867	(Land) 15 Pounds
T5108	J.A.Bam	N.J.Pietersen	11/9/1894	(Building) 100 Pounds
T6671	N.J.Pietersen	F.W.Pietersen	30/6/1937	
T9423	F.W.Pietersen	F.McGregor- Condie	19/8/1942	
T1329	F.M.Condie	Cadbury Schweppes	12/2/1943	
T41185	Cadbury Schweppes	Munic Cape Town	5/12/1974	

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### **APPENDIX 3**

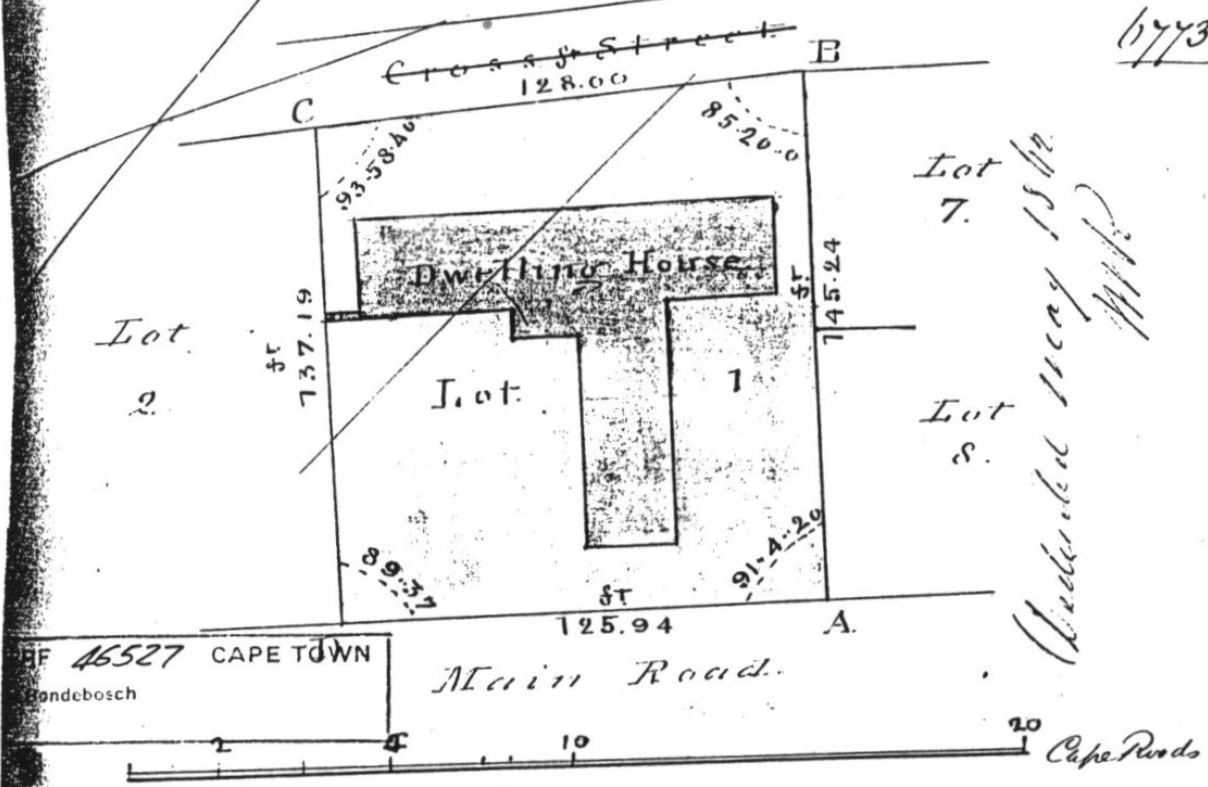
**This appendix contains copies of post 1860 transfers of lots 1-4 that indicate the presence of buildings. The reader is referred the lot and component maps contained in Appendix 2 for locations. Of particular interest is Lot 1 of 1862 showing the dwelling house which now forms part of the Administration building.**

1.405  
measured data  
1862

of this diagram was

L. J. Cloete  
1873

1862-47-263



above Diagram ABCD comprises an extent of 124  
 rods & 48 Sq. Feet of ground, situate in the Cape Division  
 Rondebosch, & bounded N by Lot 2, S by Lots 7 & 8, E by  
 Street & W by Main Road, being the Lot marked  
 in the General Plan of the Estate "Allion Mill",  
 referred to A. J. Van Breeta.

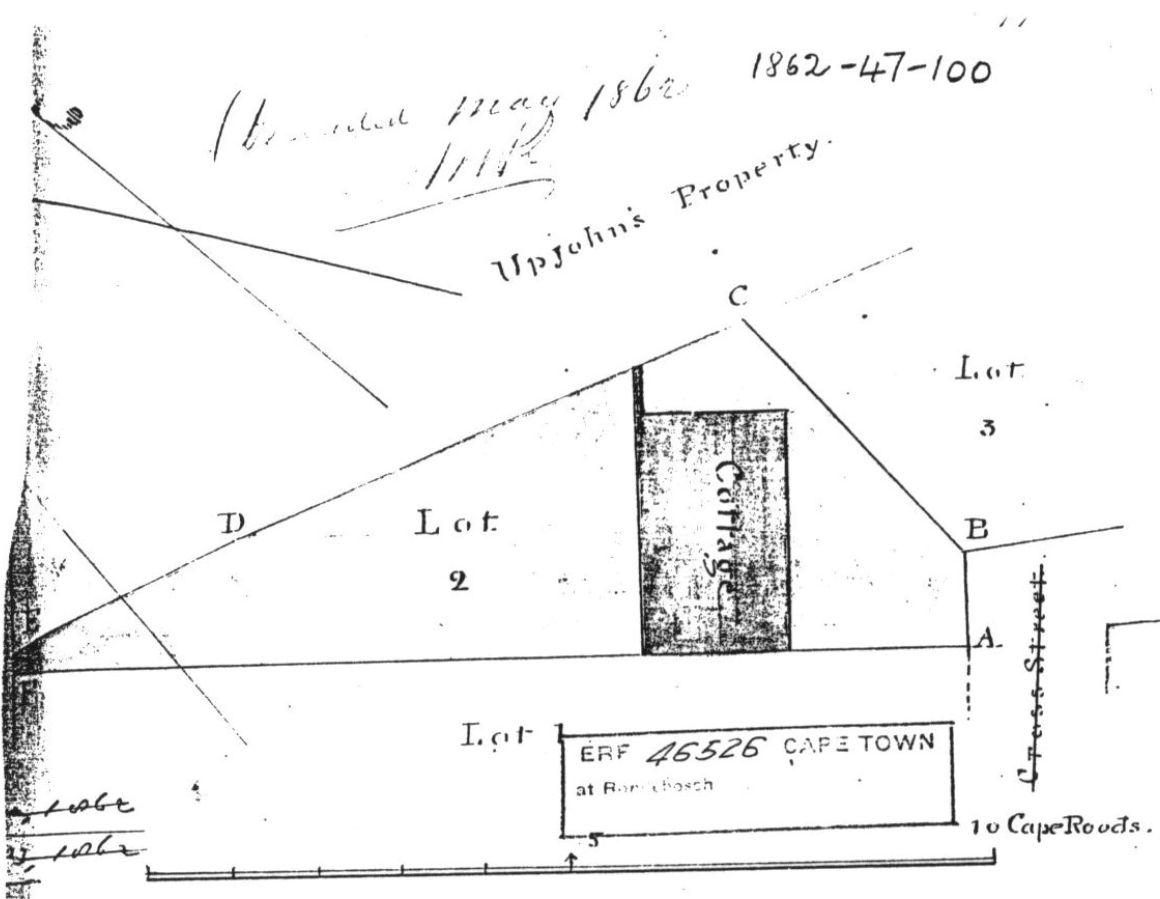
Surveyed & subdivided  
 by me.

L. J. Cloete.  
 Govt. Surveyor.

1861.

Cape Town Sheet M. 13.

Diagram contains an area of 29.8 Sq. Rods.  
 ground, belonging to the front made to Munnik, June 1817,  
 marked Cal.



The above Diagram A to F comprises an extent of 24 Sq. Rods & 79 Sq. Feet of ground, situate in the Cape Division, at Rondebosch, & Bounded N by Property of Upjohn, S by Lot 1, E by Lot 3 & Cross Street, & W by Main Road, being the Lot marked N<sup>o</sup> 2 in the General Plan of the Estate "Albion" transferred to A. T. Van Breida.

Surveyed & subdivided

Dec. 1857.

By me.

Sides.	Angles.
13.00	A 86-1-20
46.25	B 141-4-20
78.00	C 110-6-20
36.00	D 178-50-70
1.99	E 113-34-30
157.19	F 90-23-0

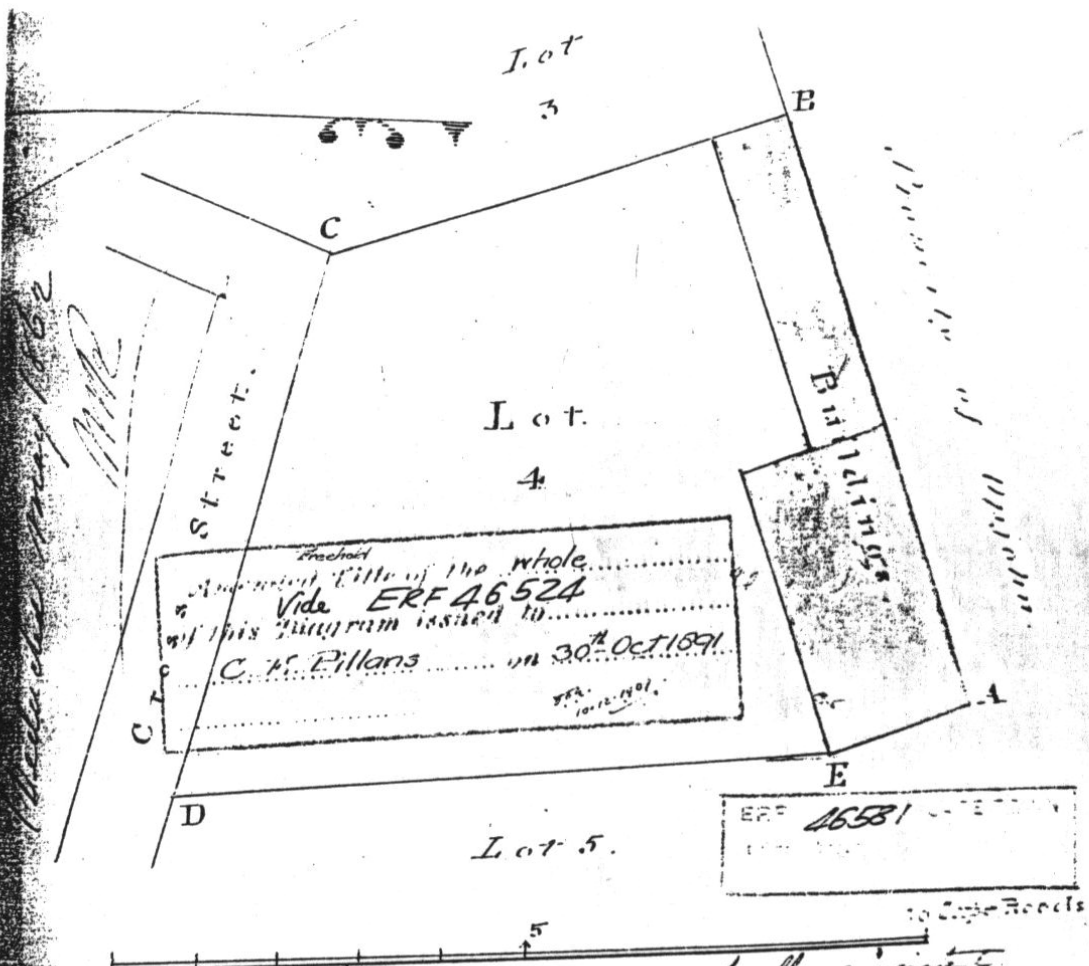
L. J. Cloete.

Govt. Surveyor.

This Diagram contains an area of 27 Sq. Rods, & 10 Sq. Feet of ground belonging to the front road to Almond. June. 1857, & marked a B E F.







...ial data of this diagram are mutually consistent  
 1862 L. C. Cloete

above Diagram A to E comprises an extent of 58 Sq. Rods.  
 Part of ground, situate in the Cape Division, at  
 Bosch, & Bounded N by Property of Upjohn, S by  
 Street, E by Lot 5, & W by Lot 3, being the 1st marked  
 on the General Plan of the Estate "Albion Hill" transferred  
 to J. Van Breda.

Surveyed & subdivided  
 by me,  
 L. C. Cloete.  
 1861

Sides.	Angles.
92.04	A 91-26
69.90	B 91-21-50
84.00	C 122-50-30
97.30	D 70-35-0
94.04	E 163-44-40

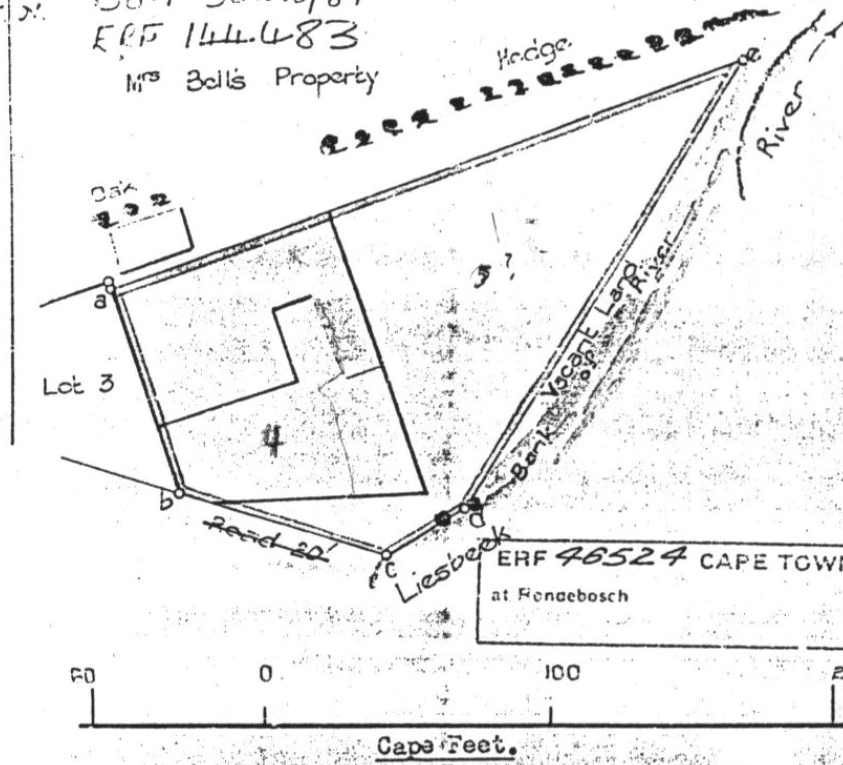
Cape Town 1861

LOT 4.



ANGLES.			SIDES.	
a	91.26	.40	ab	77.77
b	125.27	.50	bc	75.33
c	131.49	.20	cd	32.66
d	152.27	.0	de	136.49
e	33.49	.10	ea	235.99

INCLUDED IN CONSOL  
 DGM 5622/89  
 ERF 144.483  
 Mrs Bell's Property



Road lettered along Ddy  
 closed. Vido TIC's Notice d. 1989. 05. 19  
 File 3. 7951/98 p. 97  
 MR [Signature]  
 SURVEYOR-GENERAL  
 DATE 89. 6. 11

ERF 46524 CAPE TOWN  
 at Rondebosch

The above Figure, lettered a b c d e represents 127 Square Roods, 63 Square Feet of Ground, situated at Rondebosch in the Cape Division, being a Resurvey for an Amended Title (Act 9, 1879) of Lots 4 & 5 of the "Albion Mill" Estate, No. 4 transferred to A.J. Zeederberg 7th August 1862 & No. 5 to H.H. Ley 12th July 1862, now held by C.E. Pillans by Deeds of Transfer dated 8th June, 1886 and 10th November, 1885.

Bounded Nwds by Mrs. Bell's Property  
 S " " Road & Liesbeck River  
 SE " " Vacant Land  
 W " " Lot 3

Surveyed by me.  
 (Sgd.) J.J. Bisset.  
 Government Surveyor.  
 August, 1889.

Copied from the diagram relating to  
 Title Deed No. C. F. 20. 15  
 dated 30th October, 1891  
 In favour of  
 Charles Edward Pillans.  
 W. G. Hardwick  
 for SURVEYOR-GENERAL  
 CAPE TOWN  
 11-6-1951

M1463  
 H-7DD  
 X424 C  
 Cape Town Sheet M. 13. M1450  
 BH-7DD  
 X423  
 ERF 46524  
 Comp. M13

1073 445

## **APPENDIX 4**

**The following are extracts from letters (and replies) from J.G. Munnik and W. Hunt to government requesting permission to alter the course of the Liesbeeck River secondly, to construct a mill race.**

16 December 1836  
CO 3988 ref 51

16 Dec 1836

Memorial to his Excellency General Sir Benjamin D'urban KCB ...

The Memorial of Johannes Gerhardus Munnik of Rondebosch.

That the memorialist some time ago received as gift from the late William Hawkins a piece of ground situated over the Liesbeek River and opposite the memorialist's place called De Hoop for the purposes of altering the watercourse of said River [] Memorialist 's mill which is close by the same having several times before sustained damage by the stream of water being to close there to - And as Memorialist has since sold said place de Hoop to Mr Hunt humbly [] that it may please your Excellency to direct the Civil Commissioners to inspect the same previous to effecting the alteration.

etc etc  
Johannes Gerhardus Munnik.

Report

The Civil Commissioners inspected the land alluded to by memorialist on the 9th Inst in the presence of Clerk Burton Esq on behalf of the late W. Hawkins Esq and he is of the opinion that there is no objection to the memorialist proceeding in allowing the water course of the River as agreed between him and the late Mr Hawkins provided the level of the new course be the same as the one now existing and as broad as the stone walls as at the end of the main walk on Mr Hawkin's place, now shows.

18

Civil Commissioner's Office C.T. 10 January 1837

CSC 21/1/1/13

Rondebosch Feb 11 1830

Sir,

When in Dec 1815 the place called Rouwkoop was publicly sold, the Auctioneer had by the executors of the late Mr Arend Munnik openly declared on the sale that if the place was bought in two lots the bridge laying across the Liesbeek river should not remain but be taken away - this was done - but being the purchaser of the lower part and lodging with my brother Mr J.F.Munnik who had purchased the upper part of the place, a new bridge was laid for my passage to my premises. This bridge was suffered to remain and decay, but there exists no right to having a bridge - the right of taking drinking water from the spring was never denied or hindered, But to accommodate you! I will permit a new bridge to be erected across the Liesbeek River to take drink water from the Spring, provided you will give me a small piece of ground as pointed out by me for the purpose of bringing the river in a straight line. This I think will satisfy both parties and avoid an expensive law suit.

I am yours  
Obed  
J.G. Munnik

CO 3993 ref 85

The Memorial of William Hunt of the place `Hoop' situated at Rondebosch.

Humbly shewith that Memorialist being desirous to lay a sluice in the Liesbeek river in order to lead water to his mill similar to several already standing in said River, Humbly prays that it may please you Excellency to allow Memorialist the similar indulgence,

William Hunt

Rondebosch 21 Feb 1837

CO 4909 2 March 1837

Letter to the Civil Commissioner for the Cape District

Sir

On the 21st Ultmo Mr William Hunt of the place `Hoop' situated in Rondebosch applied to Government for leave to lay a sluice in the Liesbeek River in order to lead the water to his mill in a like manner as it is led to several other mills already standing on that stream. H E remembering the recent disputes between the former proprietor of this mill and his neighbours which could not be settled by the interference of Government, determined without any previous reference to you on a subject which has already given you so much useless trouble - to negative Mr Hunt's request; and it was accordingly notified to him on the 24th Feb that his memorial could not be complied with. Mr Hunt has however made a personal appeal to H.E. by whom I'm now directed to request you will send for the applicant, and inform him - after explaining the circumstances of the previous disputes that the government has decided against embroiling itself in any fresh matter of dispute which would inevitably follow any alleviation of the present arrangements whatever they may be; and consequently any further application on the subject will be without avail.

You will at the same time acquaint Mr Hunt that the property of the stream is in the Crown, and that H.E. prohibits him, or any other person from erecting any new sluice in its course, or heightening any now existing therein

John Bell