

Kleinbosch Farm

Conservation Statement - March 2022

CASE NUMBER 21091320
Farm 1576, Dal Josaphat, Paarl



Anne-Marie
Fick
HERITAGE CONSULTING

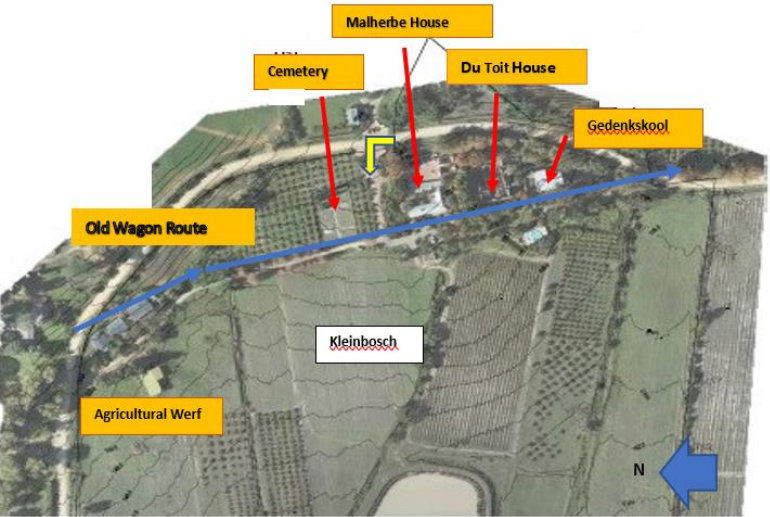
Introduction

Kleinbosch Farm is located in the Dal Josaphat Valley east of Paarl. It contains a linear Cape farm werf at the southern end of the property, consisting of the Huguenot Gedenkskool building, the H-plan Du Toit house (with Hen House), the Malherbe house, and a historic cemetery, as well as a modern agricultural werf area, at the northern end of the property. The buildings are located in a mature treed setting.

The Gedenkskool, Du Toit- and Malherbe Houses, and the cemetery have PHS heritage status. The site is significant historically, architecturally, aesthetically, socially, technically, spiritually and has associational relevance in the history of slavery in South Africa.

Kleinbosch farm has recently changed ownership and regeneration plans have been proposed for the werf and greater farm, which will strengthen the agricultural production and establish/renew a cultural centre for learning. The cemetery is owned by SAHRA, and does not form part of the proposals for the farm, but will continue to be maintained as per SAHRA.

The development follows a S38 heritage impact assessment process. Phase 1 of the HIA has been tabled at the joint HWC committees (IACOM-BELCOM-APM) and the heritage indicators and the site development plan has been endorsed by the committees. This document has been prepared by the appointed Heritage Consultant on request of the joint IACOM, BELCOM and APM committees of HWC to accompany the building plan submissions (including the S27 applications and the proposed new buildings on pre-existing footprints on the historic werf) and forms part of the overhead Heritage Impact Assessment documents and process.



Significance	
Historic	Origins of place, earliest settlement, French Huguenot, Afrikaans Language Movement
Architectural	Cape Dutch/ Cape farm/ layering
Aesthetic	Linear arrangement, Tree setting, mountain backdrop, rural setting
Social	Afrikaans Language Movement; First Afrikaans school; Huguenot Trust
Technical	Printing of First Afrikaans Newspaper
Spiritual	Spring water; First Nation: Hawequa !Xam
History of Slavery	Records and anecdotal information of slaves that lived on the farm

Understanding the buildings and the setting:

Historical overview

The farm was established when French Huguenot refugee, Francois du Toit, was granted the land for agricultural purposes by the V.O.C in 1695. Cape farm buildings were designed and constructed by their farmer owners and slave labourers. The Gedenkskool building was originally a cellar with stables, and later became an Afrikaans medium school; the two houses have always had residential function, although the Malherbe House was partially utilized as cellar for a while.

The werf reflects various historical periods. The Gedenkskool reflects the late 18th Century period with British architectural influence, as does the Malherbe House (in its layering), while the Du Toit, H-plan, house reflects earlier Cape Dutch architecture, layered through stylistic and footprint additions over time, typical of the evolution of Cape farm homesteads. Various other buildings existed on the werf, and can be found on old maps or photographs but have been lost over time. These are the pre-existing footprint sites or “Missing Footprint” sites referenced in the HIA.

The farm affected the development of the local area through subdivisions which enabled the farmers’ children to inherit land and establish their own farm werfs which relate to the ‘parent farm’ in the landscape, thereby creating a closely knit/densified farming community. (Druk-My-Niet, Valencia/Noubepaald and Helena Farms, and their various later subdivisions)

Kleinbosch farm was the setting for the establishment of the Afrikaans Language Movement group ‘Genootskap vir Regte Afrikaners’ (GRA), which printed the first Afrikaans language newspaper on the premises (Die Afrikaanse Patriot) and established the Huguenot Gedenkskool, the first Afrikaans-language medium school. Famous historic and literary figures connected to the farm and the Movement include Totius, DF Malherbe, SJ Du Toit, President Paul Kruger and Voortrekker figure, Piet Retief.

The history of two further groups of people also relate to the farm, this being slave labourers, mentioned above for their contribution to the built form, of which records were kept and some anecdotal stories remain; as well as the First Nations People, such as the Hawequa !Xam who inhabited the greater Drakenstein Valley prior to agricultural settlement, and whose occupation of the landscape in terms of kraals and movement were nomadic and their understanding of the landscape in spiritual as well as practical terms, with grazing and camping in the valley bottoms, near the river banks, and spiritual functions in high (mountainous) places and at water sources.

Architectural overview

Du Toit House & Hen House	<p><u>Who built it/ influenced the design:</u> Francois Du Toit built the initial phases and subsequent owners expanded and modified the building over time</p>
<p><u>Style and Character</u></p>	<p>Earliest form of the homestead would have been simple rectangular structure with thatch roof and hipped ends, internal division wall dividing sleeping from cooking areas, Access through west façade, casement windows on long facades.; later the building developed into a H-plan Cape Dutch homestead with thatched roof, ornate gables, casement windows, to which it was restored after the early 20th century change to corrugated iron roof, and sash windows.</p>
<p><u>Building Materials</u></p>	<p>Earliest rectangular structure in front wing (including entrance and rooms to the north) stone walls, some only up to hip height. Later additions & upper portions of the low stone walls of orange clay brick and lime plastered. Full archaeological record in the AIA.</p>
<p><u>Architectural modifications, extensions/ demolitions over time</u></p>	<p>Initial early stone building expanded to form a 3-roomed dwelling (full extent of current front wing) with hipped end gables and internal hearth at southern end for the kitchen. Later developed into H, possibly with intermediary T-phase, kitchen moved to back, muurkas separated the voorkamer from gaandery, 3 additional rooms as sleeping and living areas. Hipped ends replaced with gables around the end of the 18th century. The 1830 plans indicate the H-plan with its extended tail. 1850 Hearth added; Later half of 19th C mostly cosmetic and internal changes; “Victorian” sash windows put in place of original casements in 1892; replacement of thatch roof with corrugated sheeting and building up of eaves height in 1920; Restoration in 1970’s back to 18th century style with reinsertion of casement windows, though not a faithful representation; Fire in 2017 gutted the building, wall ruin remains. The hen-house was changed to a guest room in the late 20th century.</p>
<p><u>Use</u></p>	<p>Homestead; was also used as dining space for Huguenot Gedenkskool students (1890) and as initial classroom space.</p>



Above Left: The Hen House in its current form – fire damaged ruin.



Above Right: The Du Toit House in its current form – fire damaged ruin.

Below Left: Photo of Du Toit house with its casement windows and external shutters(Drakenstein Heemkring: Gribble Collection) after 1860

Below Right: Photo of Du Toit house with sliding sash windows and internal shutters in the late 19th century

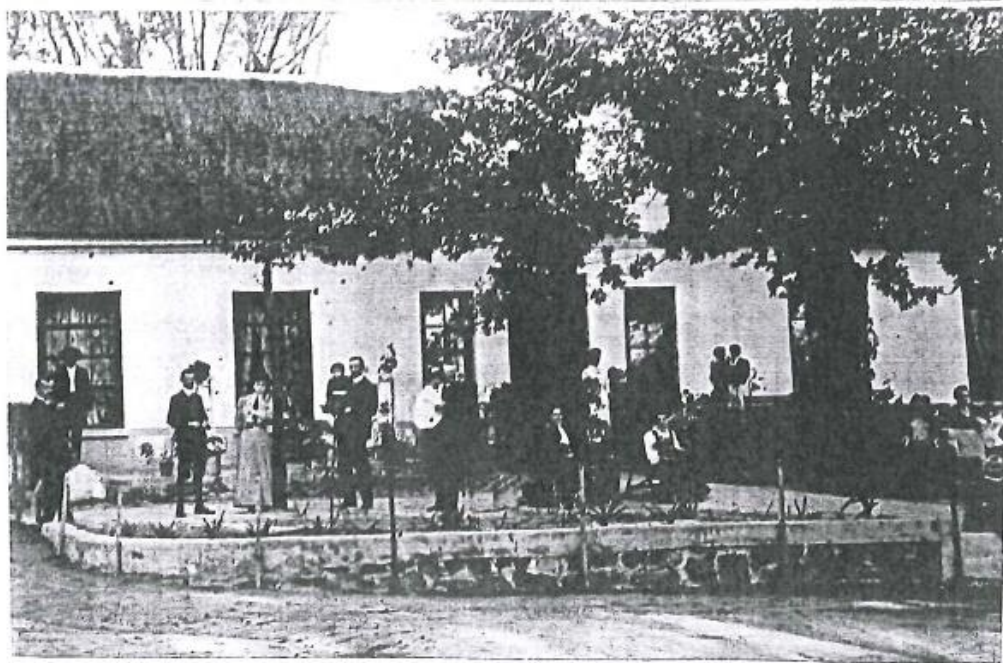
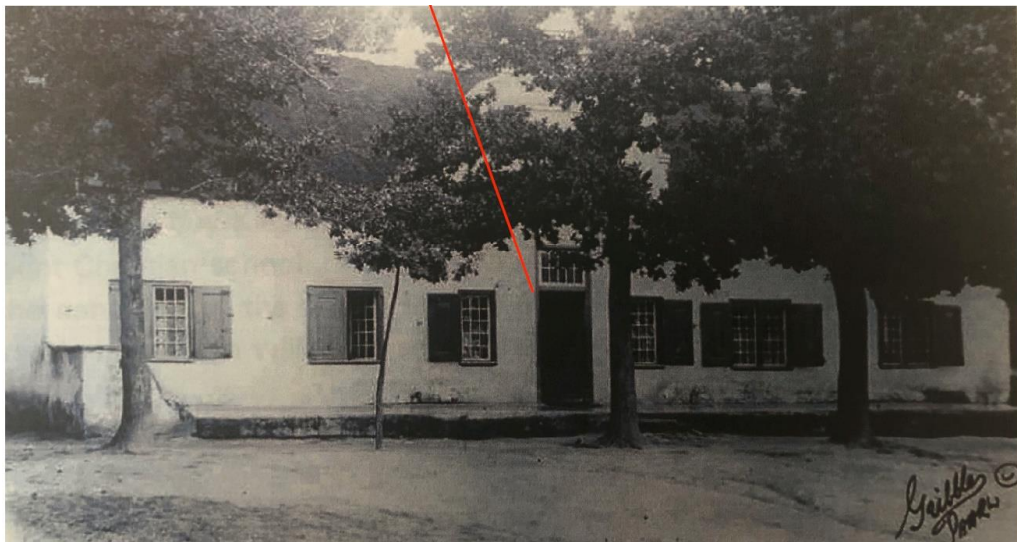




Figure 11. Du Toit House in c.1892, showing the entrance and adjacent casement window (Drakenstein Heemkring, Gribble Collection, in Albertyn, 2017: 68)



Figure 12. Du Toit House in c.1892, showing the facade with externally shuttered casements and a steep end seat at northern end (Drakenstein Heemkring, Gribble Collection, in Albertyn, 2017: 67-68)

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Figure 8. Du Toit House facade in 1906, still under thatch, but showing the sash windows which replaced the earlier externally shuttered casements in the 1890s (Afrikaanse Language Museum, in Albertyn, 2017: 74)



Figure 9. Du Toit House in 1910, shown from south west, with an end seat enclosing the southern extent of the stoep (Rossouw, n.d. in Albertyn, 2017: 74)



Figure 10. Du Toit House in 1920, showing the corrugated roofing, raised eaves and loft ventilators. Note internal shutters, also on stoep, formalised terrace and wagon route leading past front of house (Drakenstein Heemkring, in Albertyn, 2017: 75)

October 2021

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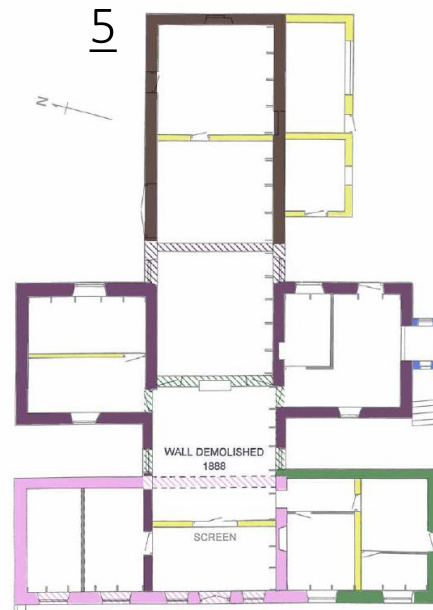


Figure 41. Du Toit House phasing (RSA, 2021)

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KEY

- Early C18th
- Pre 1792
- Pre-1830
- Pre 1850
- C19th
- Late C19th
- C20th

DU TOIT HOUSE and HEN HOUSE

Important Graphic Material:

1. Historic photographs of the Du Toit house prior to Mamacos restoration;
2. Gawie Fagan survey prior to Mamacos restoration
3. Vos survey prior to Mamacos restoration
4. Vos depiction of possible earlier form of hen house
5. Detailed fabric analysis as per 2021 Phasing Report by archaeologist Katie Smuts

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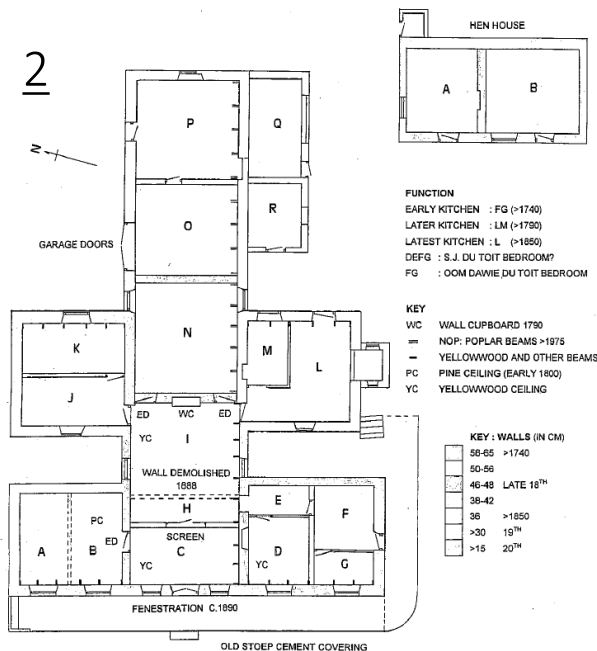


Figure 13. Fagan Plan as at 1972, annotated

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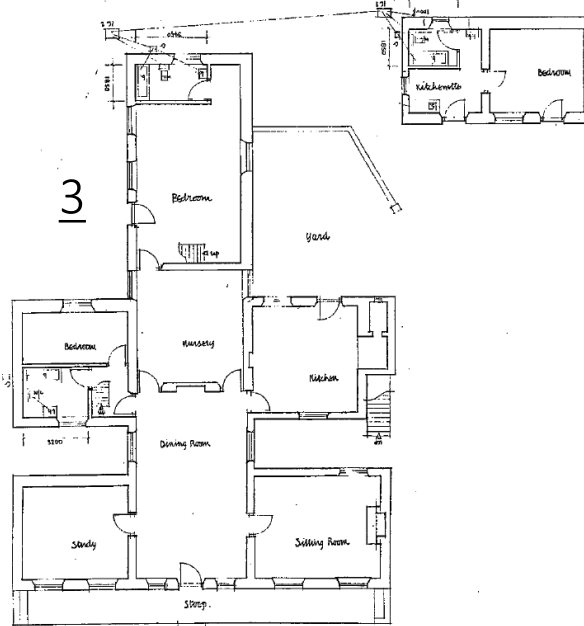


Figure 14. Groundfloor Plan as at 1975 (Mamachos, 1975)

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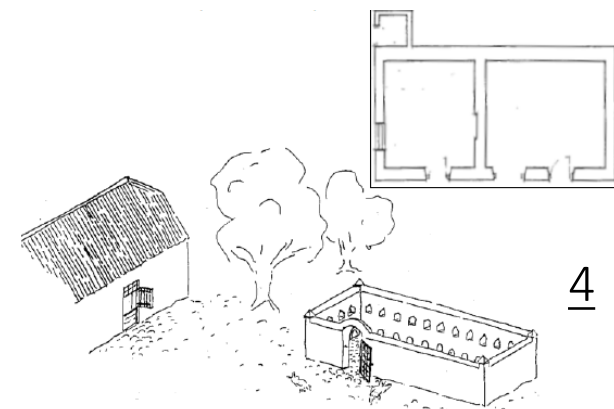


Figure 18. Vos' sketch of the possible original form of the fowl run; inset shows Fagan's plan prior to its redevelopment as Hen House Cottage (Vos, 2001: 201-202)

October 2021

Phasing Report

Phasing Report 13

<h2>Malherbe House</h2>	<p><u>Who built it/ influenced the design:</u></p> <p>This is one of the original historic buildings on the farm, built by the farmer owners at the turn of the 18th century. It became the home of DF Malherbe in the late 19th century, member of the GRA and instrumental in the Afrikaans Language Movement.</p>
<p><u>Style and Character</u></p>	<p>A layered building spanning from 1790 to the 20th century, with notable Victorian style elements, and loss of historic fabric resulting from 1970s restoration.</p>
<p><u>Building Materials</u></p>	<p>Brick, stone, mortar and plaster. Very limited plaster stripping was done by Hennie Vos in 2000.</p>
<p><u>Architectural modifications, extensions/ demolitions over time</u></p>	<p>In its original form, it would have been a rectangular structure., dating to c.1790 (east-west leg), later became L-shaped, around 1810-30. The house was modernized in the late 19th/early 20th century (period between 1880-1939) when Victorian styled layering was added, and it became the primary dwelling house of one half of the subdivided werf. (Malherbe/ Du Toit subdivision)</p> <p>A stone lined furrow can be seen on the 1940 photograph of the west façade of the house. This was the overflow of the brandy still, that was housed in the northern end of the building at the time.</p> <p>The house was renovated in 1974, and further (somewhat questionable) additions were made in the late 20th century</p>
<p><u>Use</u></p>	<p>Progression of use is likely to have been wine cellar, then stables, then dwelling. The northern end of the building also standing in as cellar again in the late 19th early 20th century.</p>



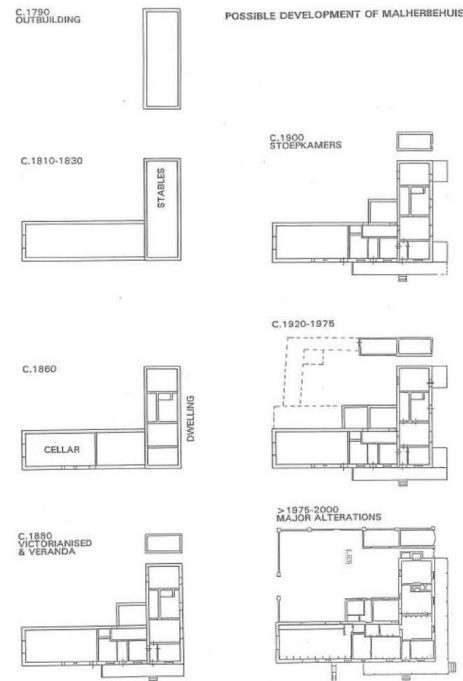
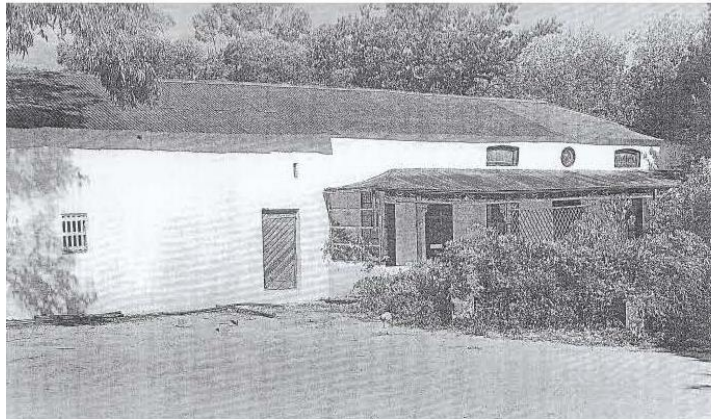
Above Left: The Malherbe House in its current form.



Above Right: The Malherbe House in its 'Victorianized' early 20th century form (Vos, P95-97 photo c1930)

Far Right: Photo of DF Malherbe in front of the cellar portion of the house (c1940) (Vos p95-97)

Right:
Illustrations
by archaeo-
logist,
Hennie Vos,
2002



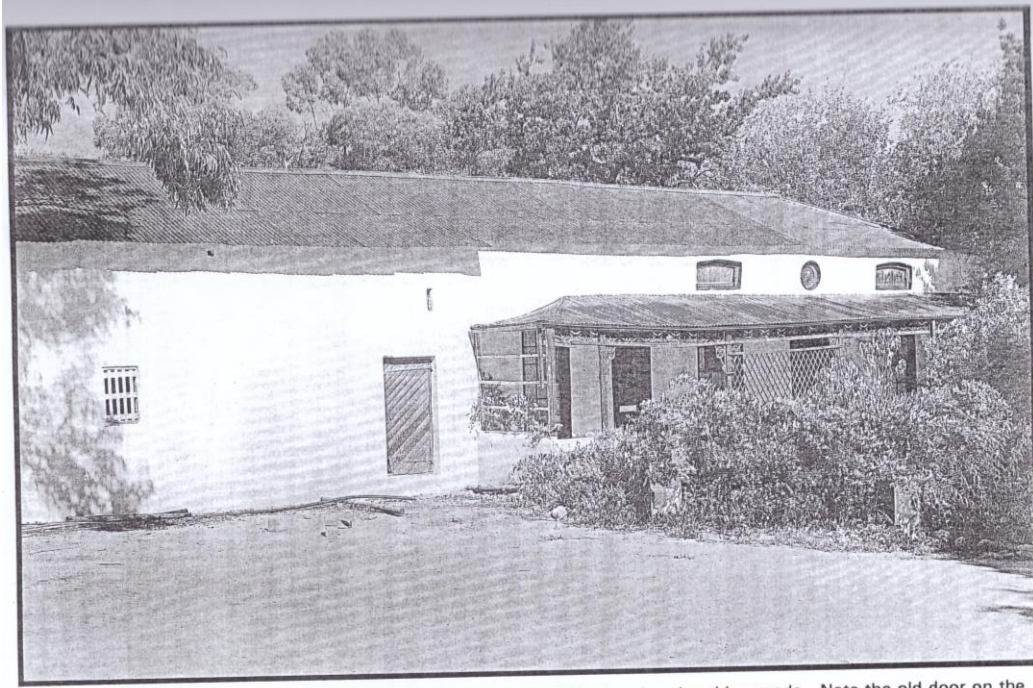
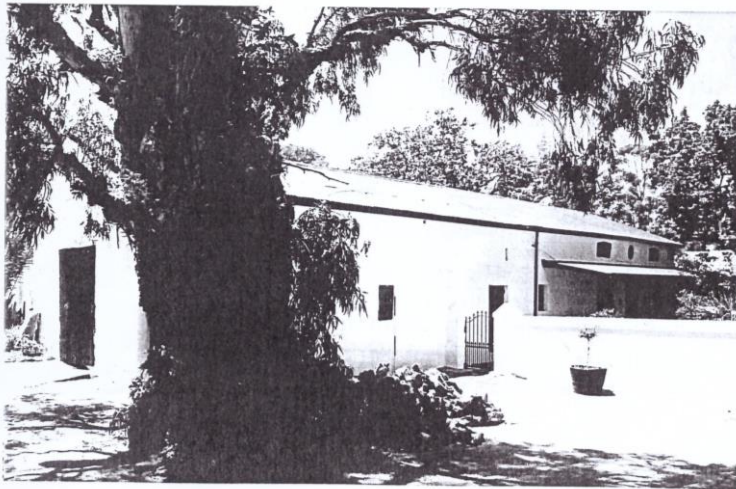


FIG.78 View of the western facade of Malherbehuis in early 1970, showing the old veranda. Note the old door on the right of the window. Its upper portion was in glass with a moulded fern pattern, with coloured glass-strips on the border (André Pretorius).



17. View of cellar with the giant Eucalyptus Red Ironbark Mugga.

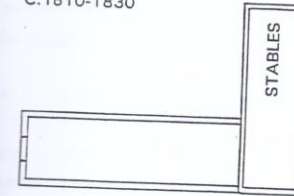
MALHERBE HOUSE Important Graphic Material:

Images from the
Hennie Vos
document.

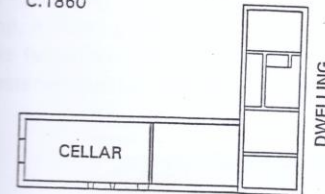
C.1790
OUTBUILDING



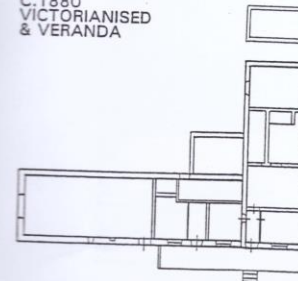
C.1810-1830



C.1860

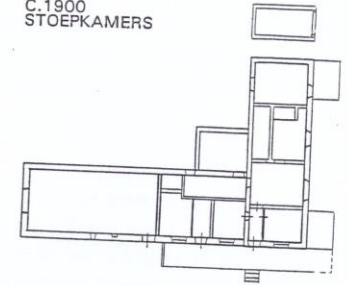


C.1880
VICTORIANISED
& VERANDA

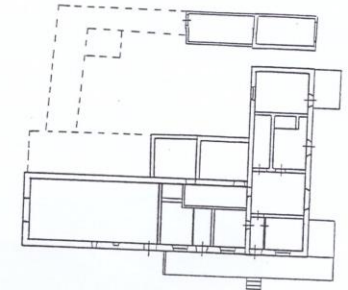


POSSIBLE DEVELOPMENT OF MALHERBEHUIS

C.1900
STOEPKAMERS



C.1920-1975



>1975-2000
MAJOR ALTERATIONS

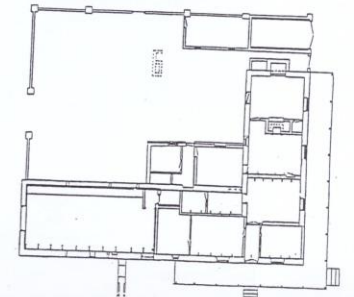
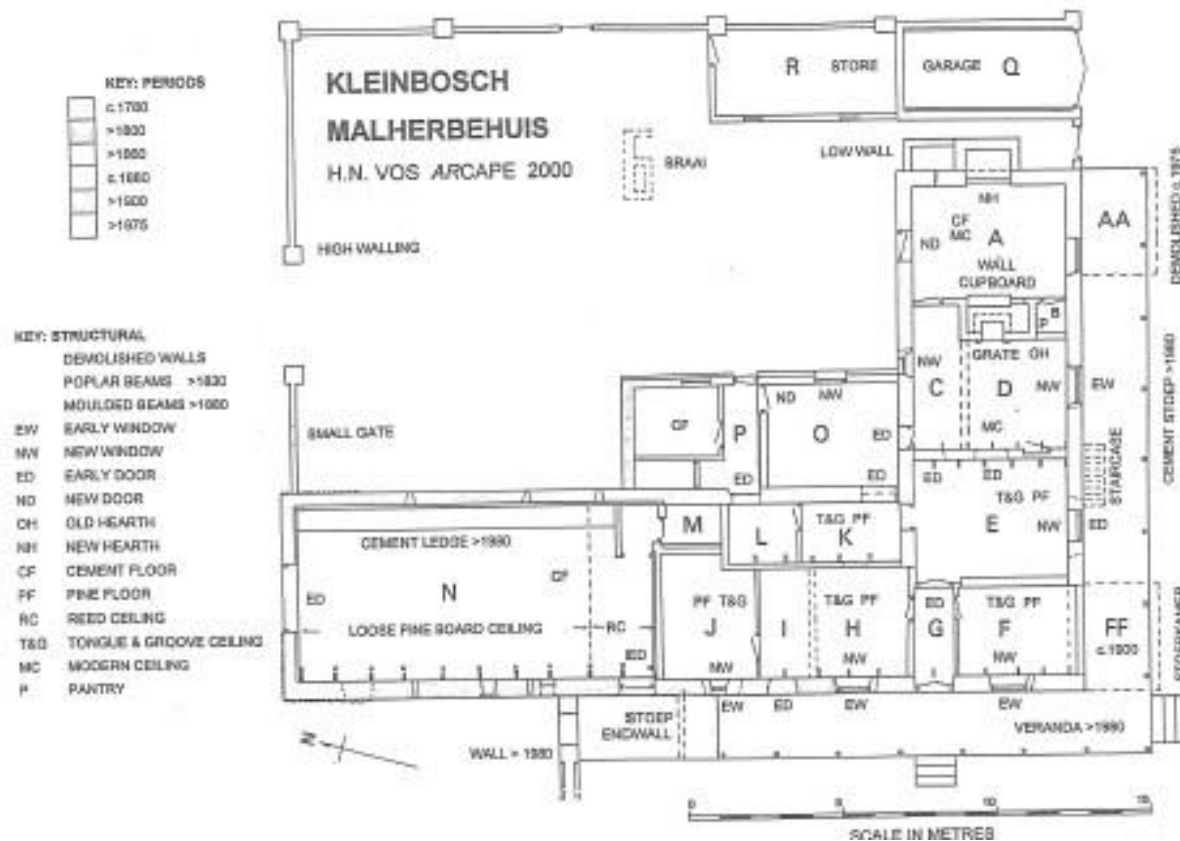


FIG.79 Possible evolution of the Malherbehuis (Vos 2000).



Above: Malherbe house as documented by archaeologist, Hennie Vos, 2002 Note cement ledge in room N depicting the room used as a wine cellar

<h2>Gedenkskool</h2>	<p><u>Who built it/ influenced the design:</u> Initial single story form: Early settlers Double story form: Members of the GRA movement</p>
<p><u>Style and Character</u></p>	<p>Double story flat roof, urban character, plaster coining, late 19th century british influence detailing, 20th C restoration has replaced upper windows with smaller panes than originally. Originally 2x3 divisions. Building name on parapet; originally paint treated more monochrome, high colour contrast on window surrounds and coining is a recent introduction.</p>
<p><u>Building Materials</u></p>	<p>Typical combination of stone footings and plinth/ walls combined with raw brick construction and lime plaster. Lots of layering expected. No new archaeological investigation performed. Previous restoration by Gawie Fagan's architecture office.</p>
<p><u>Architectural modifications, extensions/ demolitions over time</u></p>	<p>Initially the building was a thatched roof single story and contained a wine cellar, stables and an open kraal. In the late 19th century it was developed into a double storey to house the gedenkskool (1882), and for a while a thatched roof portion remained (as can be seen on the c1883-90) photograph, but this has since been demolished. The upper floor was demolished in 1920 (as can be seen in the 1945 aerial photo), and was reconstructed in 2002 by Gawie Fagan's architecture office. During these works, the ruined stables and kraal was demolished.</p>
<p><u>Use</u></p>	<p>Initially Cellar and Stables; (may also have housed slaves mentioned in the early 18th C inventory), then converted to school in the late 19th C (1881) Served as school until 1910.; later restored and converted to museum and conference facility for Huguenot Gedenk Trust</p>

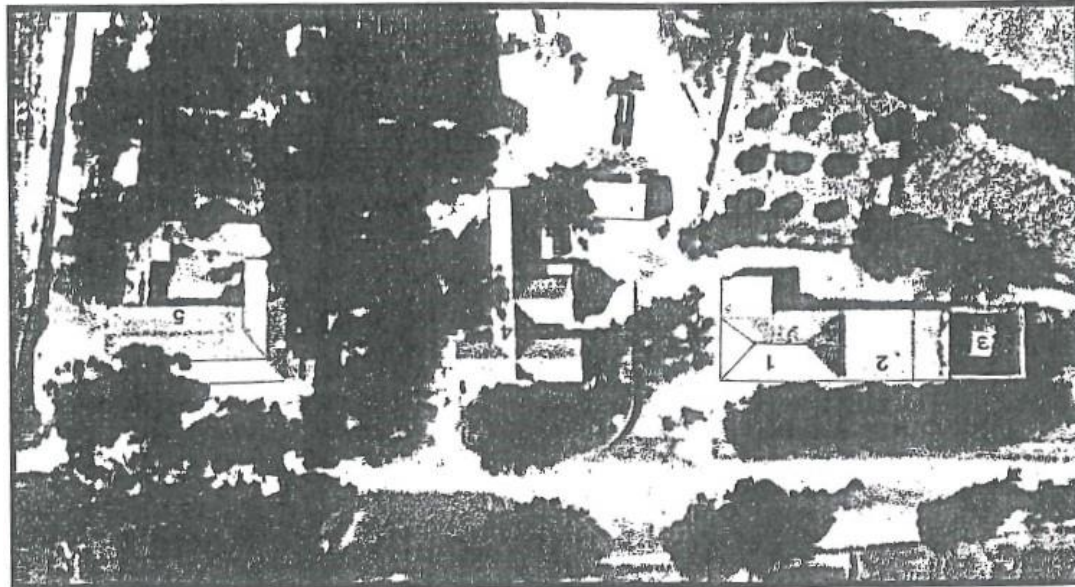


Above Left: The Gedenkskool in its current form, after the upper floor was reconstructed.

Above Right: The Gedenkskool in c.1883-90, with its wooden letters above parapet façade and fine Georgian style elements. Note the thatched remnant of the cellar on right (no longer present) (Gribble, Heemkring Paarl)



Right: Kleinbosch werf c.1945 note a portion of the gedenkskool had a hipped pitch roof here, at this time the building was again single storey. (SG.1945)



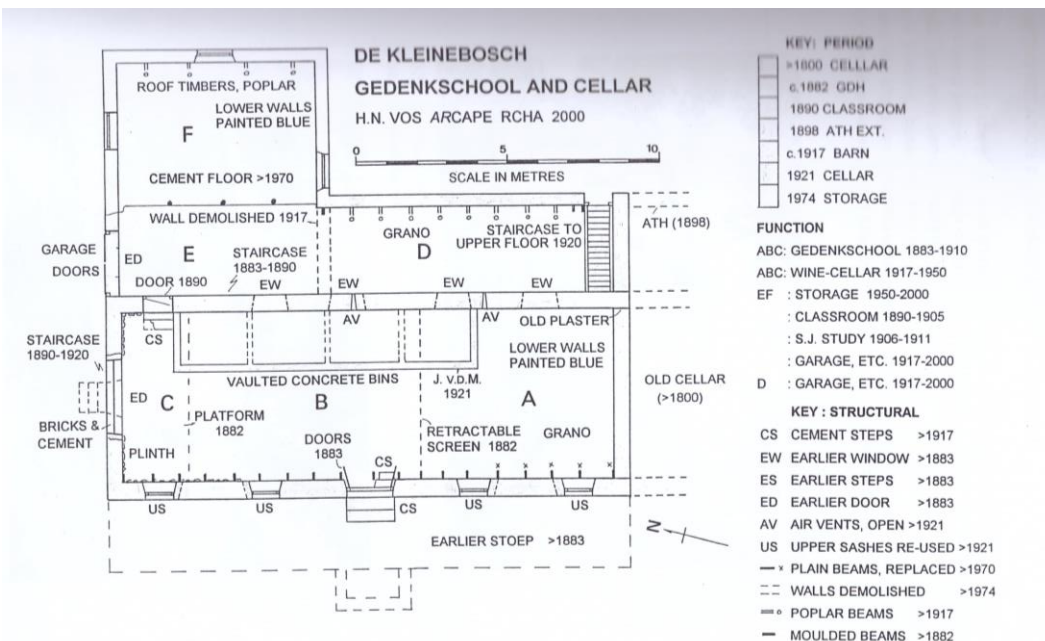


FIG.106 Groundplan of the GDH as interpreted by archaeologist (Vos 2000).

Above and Right: Hennie Vos analysis of 2000

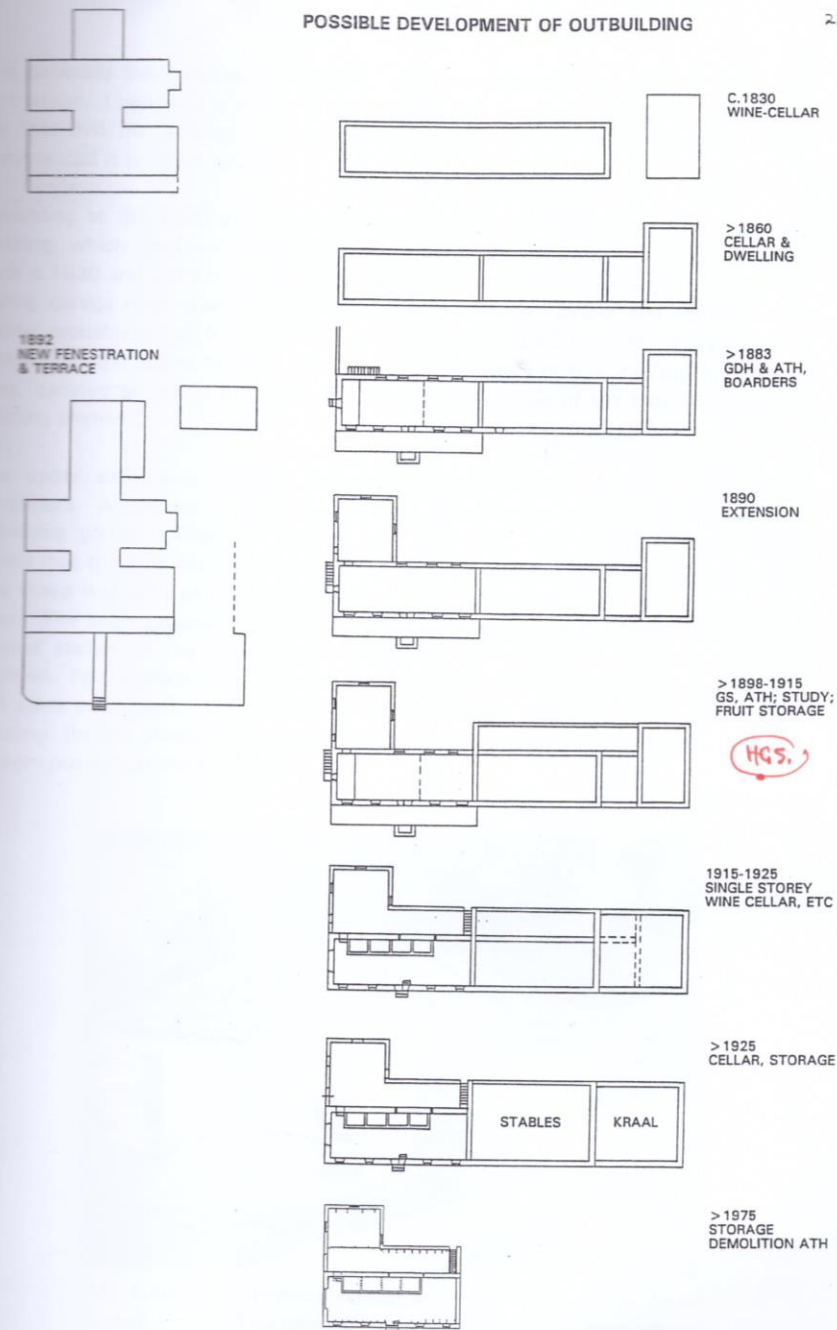


FIG.107 Possible development of the buildings from 1800 to 2000 (Vos).

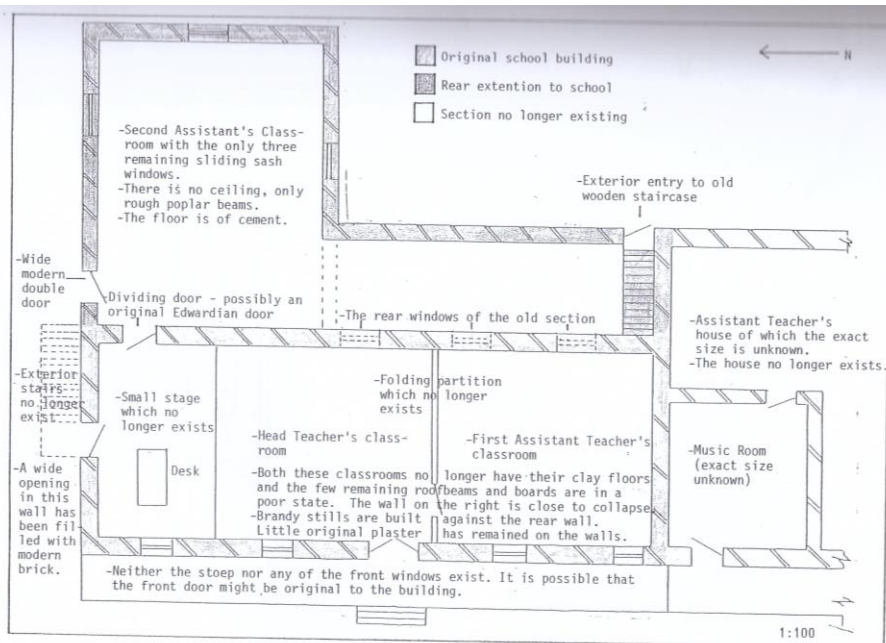


Fig. 2 THE FLOORPLAN OF THE GROUND FLOOR OF THE SCHOOL (adapated from Henn 1982)

FIG 103 Groundplan of the GDH as interpreted by Harris of the US (1995).

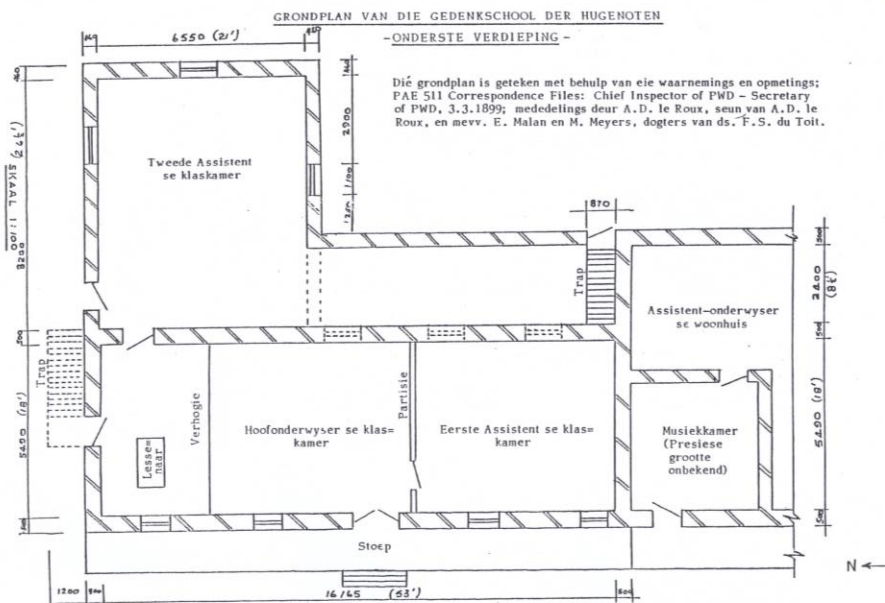


FIG.101 Groundplan of the GDH as interpreted by Henn (1982).

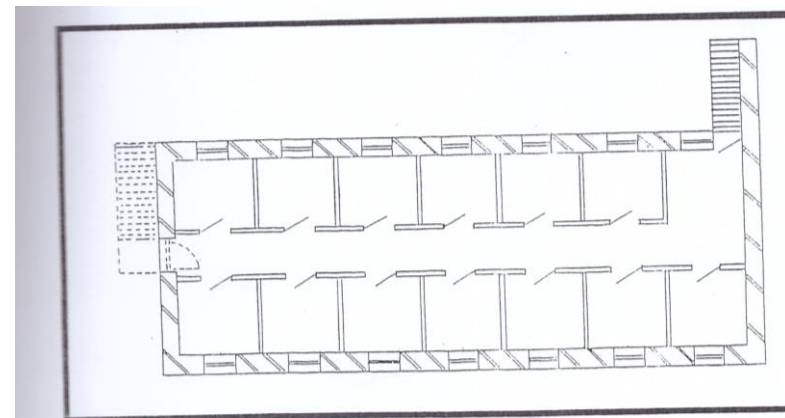


FIG.102 Upper plan of the boarders' quarters as interpreted by Henn (1982).

Above and left: Henn drawings

Below: Footprint on 1898 map

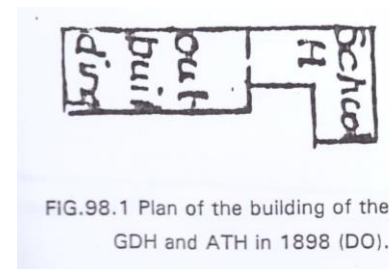
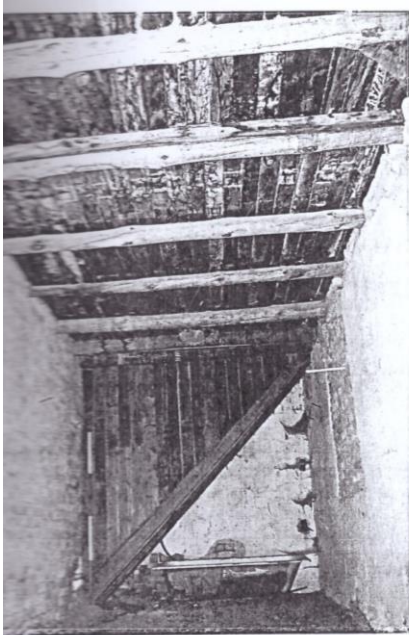


FIG.98.1 Plan of the building of the GDH and ATH in 1898 (DO).



10. In Room D2/3/4 the staircase of c.1920 is boxed in.



111. The staircase of c.1920 is in fair condition.

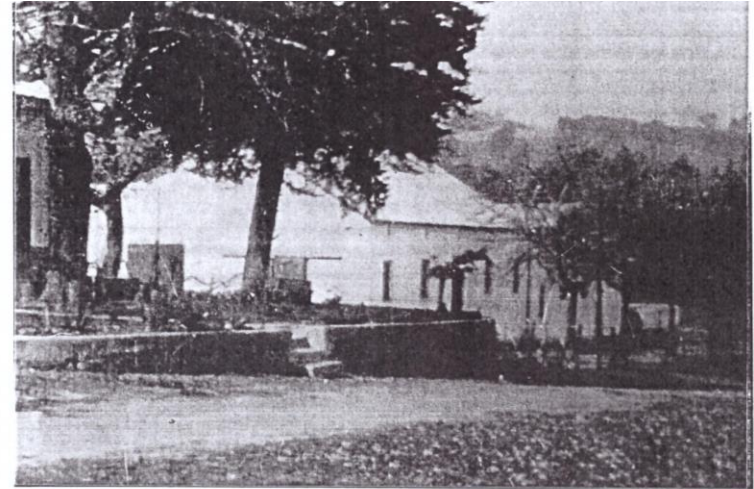


FIG.99 View of the GDH turned into a cellar, fruit and equipment store by c.1920. The ATH appears to have a rudimentary pediment gable and a low kraal wall is visible at the end (Mounted photograph DK).

Above and Right: 20th century pre-Fagan restoration Gedenkskool

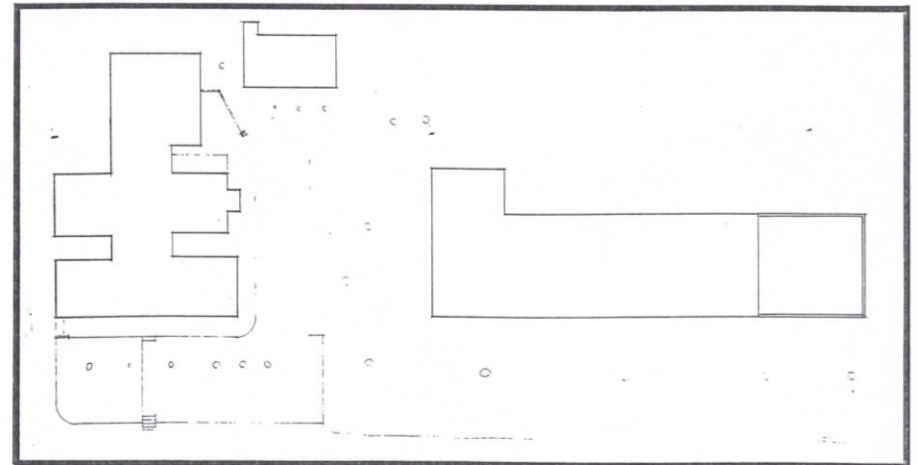
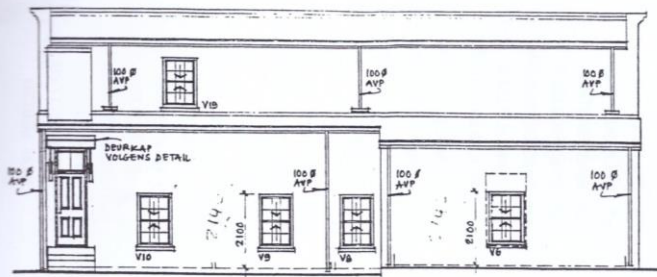


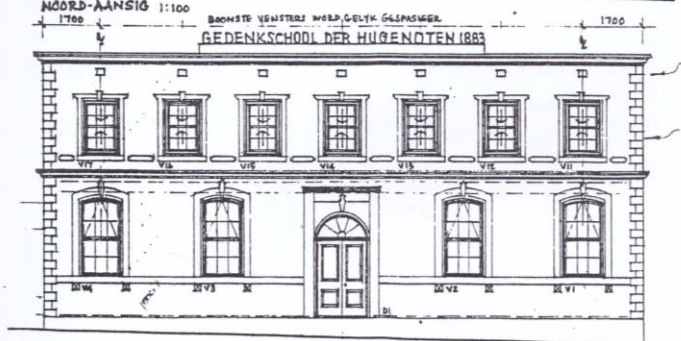
FIG.100 A measured outline of this building in 1972 (Fagan, Architect, CT).



005-AANSIG 1:100



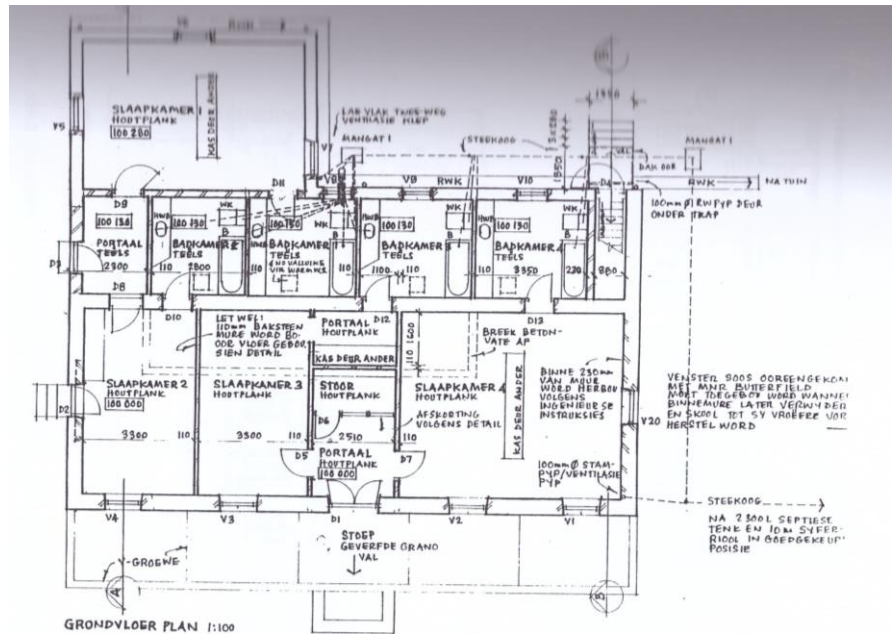
NOORD-AANSIG 1:100



WES-AANSIG 1:100

FIG.105.2 Elevations of the GDH as to be reconstructed (Architect Fagan 2000).

Above and right : GF Fagan drawings 2002;



GRONDVLOER PLAN 1:100

FIG.105.1 Groundplan of the GDH as to be reconstructed (Architect Fagan 2000).

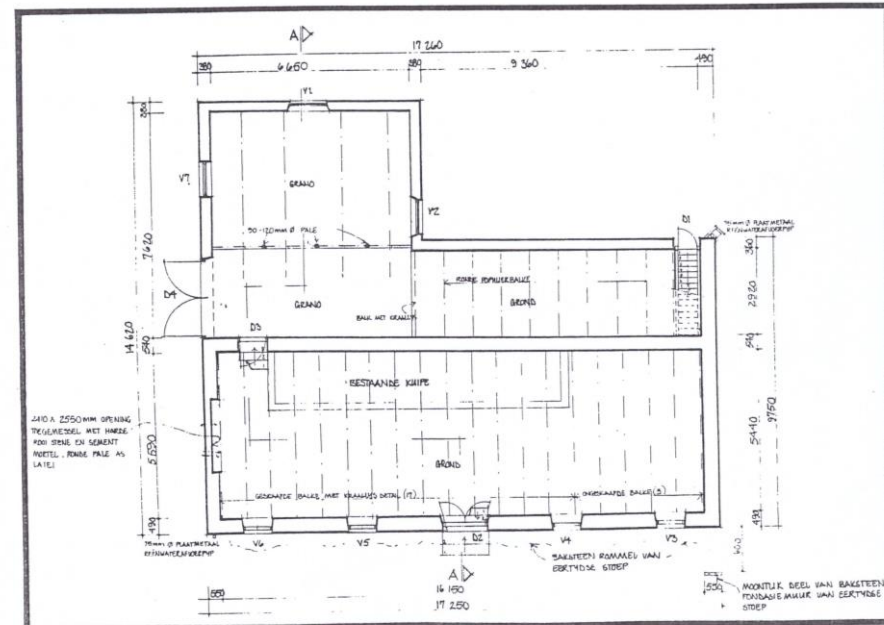


FIG.104.1 Groundplan of the existing elevation the GDH (Architect Fagan 1996).

<p>Pre-existing/ "Missing" footprint sites</p>	<p><u>Who built it/ influenced the design:</u> A: Early settler family – Du Toit B: Du Toit family built early form; GRA developed the building into double story form; Fagan restoration and complete reconstruction of top floor C: Du Toit family/ GRA</p>
<p><u>Style and Character</u></p>	<p>These buildings no longer exist, and no photographic records exist for sites A and C. Site B has photographic evidence (although only a small portion of it is visible on the photo): The stables at the Gedenkskool southern end, had a thatched roof, single story, stone plinth base.</p> <p>The buildings that were at sites A and C are expected to have been simple werf buildings, that would have been low and functional, with clay brick walls (perhaps white washed), thatched roofs (simple form - hipped), perhaps stone walls in places (could have been entire walls, or only foundations/ plinths) and typical kraal walls.</p>
<p><u>Building Materials</u></p>	<p>Shallow stone foundations would be expected, but no material has been found so far. Archaeological monitoring will be applied.</p>
<p><u>Architectural modifications, extensions/ demolitions over time</u></p>	<p>No material has been found on site yet; all these structures are lost.</p>
<p><u>Use</u></p>	<p>A: Use unknown B: Wine cellar and dwelling – Stables - Gedenkskool, assistant teachers house and boarding for students – study and fruit storage – back to wine cellar – back to storage – museum and conference after Fagan restoration C: Was intended as cellar; used as boarding house</p>

A: Use unknown; footprint on 1898 map is only reference

B: See also p.11-16 Gedenkskool. This site (which was an extension to the Gedenkskool) has undergone much layering of use and form over the years, that is best represented in the Vos diagram on p13, prior to the final complete demolition of the extension during the Fagan restoration. Its functions have included wine cellar, dwelling, stables, school, teachers house, student boarding, study, fruit storage, general storage, cellar (again) and museum/conference.

C: When the cellar building at B was converted to the Gedenkskool in 1882, a new cellar was built west of the wagon road, at C. Soon after it was built it was however used as a boarding house for the school children, and the cellar function had to move to a room on the northern end of the Malherbe house. The building that existed at C, housed 20 children, in 10 rooms, two per room. It had a corrugated iron roof, but was apparently badly constructed and is noted to have been in disrepair in 1899 already, and further damaged by a storm in 1902. It was eventually demolished in 1940.

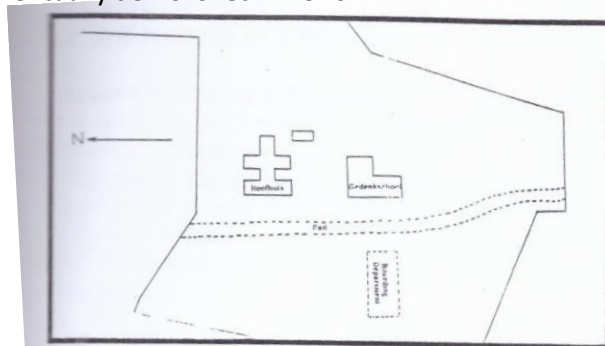


FIG.58 Site plan of DK with the GS and the Boarding Dept (BD) as conceived by Henn (1982:244.1).

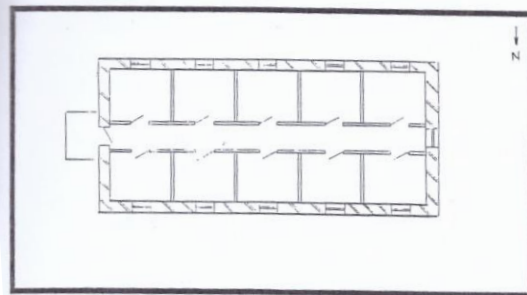
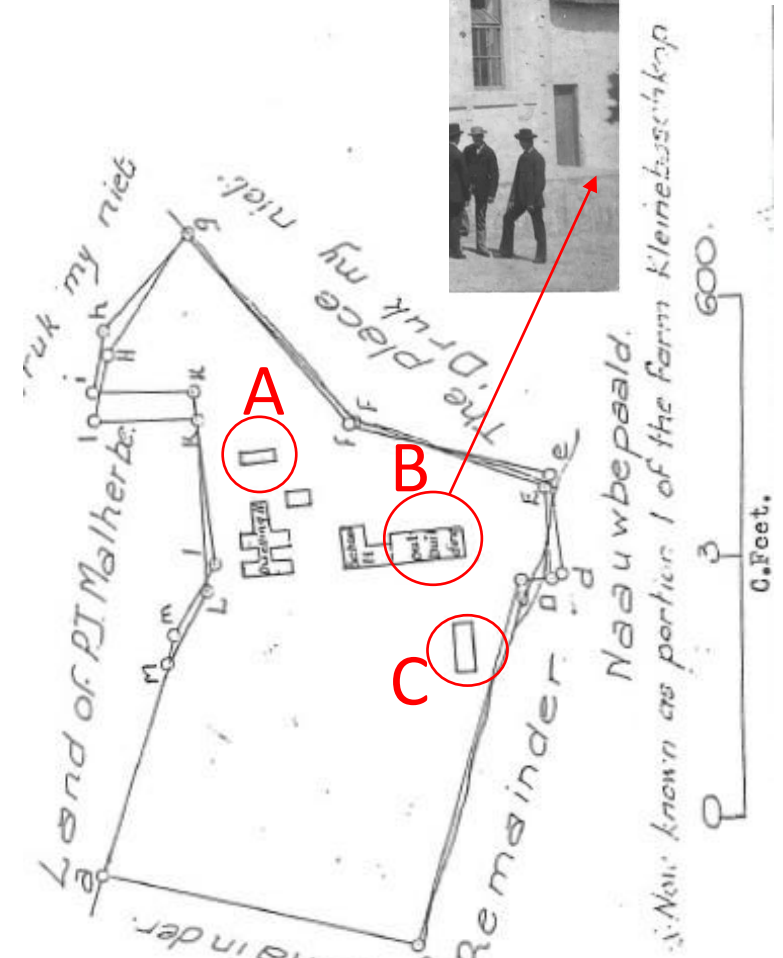


FIG.59 The Boarding Dept. as interpreted by Henn (1982).



Above: Kleinbosch survey 1898, after the Gedenkskool was built. (Deeds Office 1914/1899)

Note the three building sites (since demolished: A - The building behind homestead, B - the outbuilding south of the school, and C - the new cellar west of the wapad.

Setting

The historic buildings are set within a werf with dense mature tree covering, and surrounded by agricultural land (mostly guava orchard or farm presently, vineyards on surrounding farms, and fallow fields) with dramatic mountain wilderness backdrop and distant views to Paarl mountain; mid-distance views to related neighbouring farms.

Culturally significant landscape features include: three water courses with a spring at the northern one; agricultural planting; old embankment and stone wall at Druk-My-Niet axis road; avenue of oak trees; wagon road (historic trajectory); bamboo thicket; poplar groves; cyprus at graves; riverine corridors; mature trees of various species (incl exotic); old mango trees; lane of old (estimated 200-300yrs old) European olive trees south of the DMN axis road, above the old embankment; grave stone at base of yellowwood tree behind Gedenkskool; remnant werf wall below (west of) the wagon road on the southern end of the werf.

The riverine corridors (natural and established through channeling) have mature wild olive and other trees, as well as wild grasses and natural vegetation which form a habitat to various creatures from insect, reptile, amphibian, to larger (mammals) such as mongoose, cat, small deer, etc.

The land slopes gently down in a east to west direction, with the wagon road forming the mid terrace, the historic buildings set slightly higher above a row of oak trees, and the remnant werf wall and agricultural land at a slightly lower level behind another row of oaks. Many oaks have been lost, but stumps remain, which indicate the former spatial arrangement.

Archaeological overview

The cemetery contains both actual graves as well as representative stones, and both marked and unnamed grave stones, and it is believed that baptized slave men and women were buried here along with the farmer families, which is fairly unusual.

The buildings have historic layering, and detailed study of the fabric (with plaster stripped) reveal their evolution/development over time. The Du Toit house and Hen House with its walls left bare of plaster due to the 2017 fire is well documented and presented in the archaeologist's Phasing Report and AIA. Previous restoration exercises in the 1970s and 90s give limited information in terms of archaeological record on the other buildings. The pre-existing footprint ("Missing footprint") sites will be monitored for evidence of remnant building foundations, and as per HWC request, monitoring along the watercourses has been added to the archaeological workplan.

Stone age artefacts are often found in ploughed land in the area. A small number of such items (hand-axes and stone weights) are stored in the Gedenkskool building.

Overview of social and community value

The history of the farm is valued for its associative contribution to the Afrikaans language development, which makes it of importance to a broad social grouping, not delineated along race, class or ownership lines. The architecture and setting is valued by the descendants of the cultures that combined to form it. The landscape furthermore has spiritual meaning to the First Nations People, with specific reference to water sources – specifically mentioned* by the Hawequa !Xam is the spring towards the northern end of the wagon road.

*The representatives of the First Nations group were included in the IAP engagement process. They met with the project consultants for a discussion, but did however not respond with a written comment. Minutes of the meeting were taken by Anne-Marie Fick.

Elements that contribute Significance

The significance of the site and buildings have been unpacked in detail in the Heritage Impact Assessment of which the Phase 1 with the Site Development Plan, Identification of Heritage Resources and Heritage Indicators have been endorsed by HWC. Here the elements that contribute to the significance of the site and buildings are highlighted.

General

PRESERVATION OF HISTORY: First Nations, Early farmer settlement; Huguenot families; history of slavery; Afrikaans Language Movement- use of plaques, information boards, museum exhibits.

HISTORIC USES: Late 19th century inventories (1869-1893) lists the following uses/spaces/functions: large homestead, stables, coach house, pigsty, 2 servant rooms, smithy, chicken coup, quince lane

Agricultural cultivation and cultural landscape.

Werf

Natural fauna and flora; Oaks, bamboo and poplar trees; order, regularity and simplicity of werf layout; wagon road and linear arrangement along road; werf wall historic fabric and delineation; views to related places; rural character; soft edges; Druk-My-Niet/Kleinbosch Axis road; surfaces, width and edges of roads; very old olive trees on DMN axis; other mature trees and dense tree cluster at werf buildings; old mango trees at pool area; cypress at graves; wild olives in riverine corridors;

Malherbe House

Historic fabric (including layering, but not including late 20th century additions)

Du Toit House and Hen House

Surviving historic fabric after fire ruin

Gedenkskool

Groundfloor surviving historic fabric, Fagan reconstruction of double storey. Embankment behind; GDT marked stone at Yellow wood tree behind;

Missing Footprint Sites A, B and C

Historic significance in the werf layout & density. These would have been simple structures of traditional building materials.

(By reinstating them, the architectural expression of the new buildings must be so that they blend well with their historic setting, and 'place-marker' function, while subtly communicating distinction from old buildings. Traditional building methods and materials, simple rectangular form with no elaborate details would be appropriate. Modern statements and overt contrasts would be detracting.)

Condition of the buildings and site

The farm werf is currently subdivided by walls and garden in an ornamental style. The endorsed SDP will reinstate the unity of the werf and its buildings with the recreation of the wagon road, and the simplification of the planting patterns which will be represented on a landscape plan, and the reinstatement of some pre-existing uses/footprints.

The Gedenkskool – well maintained, some inaccuracy in top floor windows, deviation from Fagan reconstruction plans.

The Du Toit house and Hen House is in complete ruin and will need reconstruction. The remnant walls are protected and remain in place.

Malherbe House is in good condition. The stylistic layering must be retained, but the insensitive late 20th century additions can be reworked. The 1970s restoration was not authentic and lacks the correct detailing, and the modern walling is insensitive. Several insensitive modern additions are located to the east of the house. Although the condition is good, maintenance is required.

Outline Policies

1 Attitude to Building Form in relation to Position

1.1 New buildings behind (east of) the historic buildings

- These buildings should not create a dominant visual backdrop to the historic buildings, but should be well screened by both the historic buildings and the vegetation, as viewed from the Wagon Road.
- The 1970s bypass road behind the werf is not considered historically significant, and not the ordering element/ visual approach to Kleinbosch werf. It is located on a higher contour than the werf, and effective tree screening can be achieved/ enhanced along the boundary, so as not to give the new buildings a prominence along this road, as their dynamics of elevation and approach must be internal to Kleinbosch werf.
- Their screened position as well as their subordinate position (not facing onto the wagon road) enables a moderately size, and the use of a formed roof.
- The architectural style should be a legible but subtle new layer, consistent with the rest of the intervention. See point 4 below: Interpretation.

1.2 New buildings west of the wagon road

- These buildings should introduce the minimum of visual impact, since they are in front of the linear werf, and visible from the wagon road.
- Keep buildings as low as possible (in overall height, and in relation to NGL)
- Use of concrete flat roofs is recommended

(Outline Policies continued...)

1.3 The proposed new Agricultural Werf, situated away from the historic werf

- Maintain the continuity/ consistent use of form/ architectural language that has been set up for the interventions on the historic werf (See point 4: Interpretation), by repeating the use of hipped end roof form, but with the use of corrugated iron roof cladding, and not thatch.

2. Use of Historic/Research Information

The following available information should be utilized in the formulation of design proposals:

2.1 Du Toit House and Hen House

- Katie Smuts' Fabric Analysis: Phasing Report of Du Tot and Hen House 2021
- Hennie Vos documentation, prior to 1070s Mamacos renovation: gaandery screen; beam positions; and general descriptions.
- Gawie Fagan's survey of the house in 1975

2.2 Malherbe House

- Hennie Vos documentation, prior to 1070s Mamacos renovation – including photographs
- Gawie Fagan's survey of the house in 1975

2.3 Gedenkskool

- Henn, Vos and Fagan plans and photographs
- Historic photographs dating to the end of the 19th, turn of the 20th century

2.4 Missing Footprint Sites

- 1898 Map
- Henn drawings

(Outline Policies continued ...)

3. Major Corrections to earlier Restoration efforts

3,1 Du Toit House

None – ruin offers clean start on restoration

3,2 Malherbe House

Archaeologist, Hennie Vos, researched and recorded the building prior to the 1970s Mamacos work. The building can therefore be corrected back to its form prior to the 1970s interventions, such aspects include the correct verandah detailing and the werf wall.

3,3 Gedenkskool

First floor windows to be replaced with the correct replica timber windows, as per the 1880's photographs and Fagan drawings.

4. Interpretation

4,1 Distinction between the historic fabric and the new fabric (in restoration)

- It is important that a legible distinction is created between the genuine historic fabric and the new fabric used in restoration of the three historic structures.
- New doors and fenestration: replica timber elements to be authentic in detailing and should be dated (e.g. small brass plaque) on the inside of the frames.
- New ironmongery: to be hand made by a blacksmith, but without decorative form – i.e. straight straps

4,2 Distinction between the historic buildings and the proposed new infill buildings.

- There is homogeneity in the buildings on site, even though they are layered in different time periods, they have unity in their materials, and represent a cross generational family of buildings that suit each other.
- It is important that a legible distinction is created between the historic buildings and the proposed new infill buildings.
- At the same time, it is important to maintain a fairly homogenous architectural idiom in character with an old Cape farm. The aim should be to preserve the genus loci of the place, and not to introduce an overt 'signature' onto the werf
- The new buildings should all be treated in a consistent architectural language, so that they can be interpreted as the single collective intervention that they are. Individual treatments or style of alteration should be resisted – consistency in materials and detail must be priority
- Information boards can be considered to further communicate the history of the buildings, and site.

(Outline Policies continued ...)

4,3 Interpretation of Pre-Existing Historic Footprint

SITE A: (Behind Du Toit House)

The 1898 map indicates the footprint of an earlier structure, of which the function and form is not known. The reinstatement of the footprint outline, without the creation of a reimagined building/architectural form is appropriate, since there is no further information available. Thus a landscape element such as the proposed open braai space, with only low walls to demarcate this earlier footprint site, is appropriate. Archaeological monitoring is in effect as per the approved workplan.

SITE B: (Addition to Gedenkskool)

This site has the most information of the three missing footprint sites. The 1898 map indicates the extended footprint, the Vos research gives a timeline and phased development of the building (deducted from old maps, photographs and archival records). There are also drawings by Henn from 1982 as well as Fagan from 2000. The proposed reinstatement of this addition is an effective way of accommodating new requirements on the farm, but should be executed with the necessary distinction between historic fabric and new additions. This former historic extension can be seen on old photographs to have had a pitched thatched roof. Only a small section is visible on the available photograph, and therefore accurate reconstruction is not possible, but rather the creation of a new building form, based on the principles set out for work on the historic werf and based on the 'known' footprint. Archaeological monitoring is in effect as per the approved workplan.

SITE C: (Building west of the wagon road)

The 1898 map indicates a building west of the wagon road, opposite the Gedenkskool. The original building is recorded to not have been well constructed, and did not last long. It was a boarding school, of which historian, Henn, drew up a floorplan in 1982, based on the information gleaned from archival research. (Vos p114) The building also temporarily fulfilled agricultural functions. The Henn drawings indicate the position as perpendicular and across from the double story portion (remaining portion) of the Gedenkskool, while the 1898 map indicates the building further south. The construction of a new building in the approximate location and its use as cow shed/ agricultural function, is appropriate to the farm. Archaeological monitoring is in effect as per the approved workplan. A position further north (more in line with Henn) downplays the prominence of such a new building, together with the principles of creating subtle distinction, minimum visual impact through the low lying aspect and concrete flat roof.

5. Uses

5,1 Building use: Compatible uses for the historic buildings are very important. The two houses are best used as dwellings/ museum showcasing earlier dwelling. The Gedenkskool can suitably be used as 'classroom' space/ conference/ museum. New buildings facing on to the wagon road must not have uses that necessitate excessive amount of windows. Farm buildings, by their nature, had few windows.

5,2 Landscape use: The agricultural nature of the werf and buildings is an essential part of their special historic character. Landscape to retain its nature as working agricultural farm. The spring area, which has been identified to have cultural/ spiritual meaning to a specific cultural group, should be retained in its natural state. Consideration can be given to how special groups may be facilitated to access the site for cultural purposes.

Ongoing IAPs consultation process:

S38 Phase I is concluded;
S27 applications will circulate for 30 days to parties, prior to HWC submission;
S38 Phase II : parties will be invited to the Joint IACOM-BELCOM-APM meetings

AECTEM (Drakenstein Municipality)
Chief Seda of the Hawequa !Xam group
Drakenstein Heritage Foundation
Hugenote Gedenk Trust
Paarl 300 Foundation
SAHRA

Appendices

- HIA Ph2 document (dated March 2022)
- Archaeologist's updated workplan and confirmation letter.
- Final AIA
- Structural Phasing of Du Toit House and the Hen House, Kleinbosch Farm 9/1576, Dal Josaphat, Katie Smuts for Rennie Scurr Adendorff

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