

Archaeological Impact Assessment of a building on the historic Fredericksburg Farm No 1602, Franschoek

Prepared for:

Malherbe Rust Architects

on behalf of:

Fredericksburg Langgoed Pty Ltd

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Executive Summary

This report presents the results of structural analysis of a building on Fredericksburg Farm (No 1602) in the Drakenstein Valley, Franschhoek. It is proposed this building be developed into residential accommodation.

Investigations included plaster stripping and fabric analysis of the building itself, together with GIS analysis of map and survey data of the property and associated *werf* buildings. This was related to results of previous archaeological excavations and historical research on the farm to interpret the history of the investigated building.

Structural analysis revealed the building to comprise six phases, the earliest of which is for a rectangular structure built entirely with stone. This early building was quarried for construction materials, but was re-built within its original footprint. This footprint was retained throughout subsequent phases and, with the exceptions of some minor additions, represents the current form and extent of the investigated building. Analysis of maps and property surveys indicate this building to be the only structure of current *werf* situated on the historic La Motte Farm, and that it is directly referenced by the historic access to the farm.

These factors suggest this building is an early component of the Fredericksburg *werf*, and potentially represents the original homestead on the historic La Motte Farm. The building is therefore a heritage resource of **high significance** to the settlement and development of the farm. As such, it is representative of early European settlement in the area and of the early Cape Colony. The *werf*, comprising the current late C18th homestead, the investigated building and three other buildings, is significant in the regional context of the Winelands. It is suggested that the investigated building and the associated *werf* be accorded **Grade 3A**.

It is recommended that the footprint and the form of the building represented in Phases 1 to 4 be preserved, with only limited alterations to or partial demolition of the historic fabric surviving in its outer walls. Every effort should be made to preserve the form of this original building, with all alterations and additions being sympathetic to the form and character typical of a historic I-plan farm building.

Archaeological investigation by excavation should take place prior to any disturbance of the sub-floor deposits within this structure. Mitigation of disturbance to sub-floor deposits within the Phases 5 and 6 extensions to the south-east of the structure can be limited to monitoring of works by an archaeologist.

There is a high potential for very good preservation of archaeological deposits and structures below the current concrete floors. These archaeological remains are of **high significance** for informing us on European settlement and early colonial expansion of the Cape Colony. It is recommended all sub-surface work undertaken at the site or within 100m of the historic *werf* buildings should be subject to archaeological monitoring.

The proposed redevelopment of the *werf* should be allowed to proceed, subject to the recommendations detailed in chapter 5 (summarised above) being made conditions of this redevelopment.

Details of landowner and applicant

Project Description	Alterations to outbuilding on Fredericksburg Farm (No 1602), Main Road, Simondium.
HWC Case Number	120905NN07M
Landowner and Applicant	Fredericksburg Langgoed Pty Ltd PO Box 55 Simondium 7670
Project architect	Malherbe Rust Architects P.O. Box 85 Paarl 7622 contact person: Chris Fick Tel: 021 872 1623 email: afick@mrarchitects.co.za

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1. Introduction

This report presents the results of structural analysis of a building on Farm 1602 Fredericksburg, Main Road, Simondium. The farm is situated in the Drakenstein Valley, 19 km north-west of Franschhoek. The property is the product of a combination and gradual reduction of the historic grants of Frederiksburg and La Motte Farms, granted in 1694. The building investigated in this report is situated on the south-eastern end of the historic farm werf.

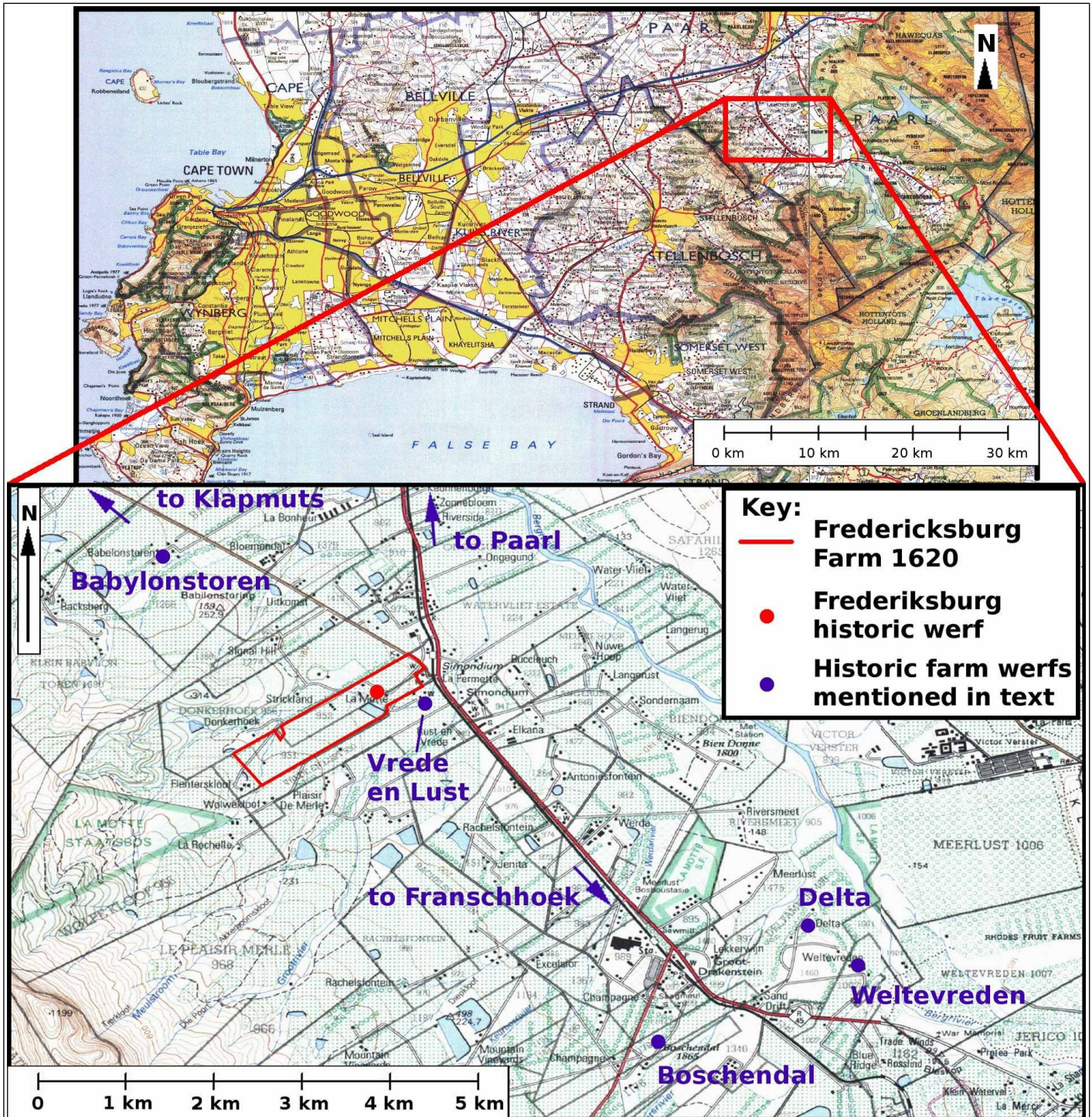


Fig. 1: Map showing site location outlined in red with werf indicated by red dot. 1:250000 maps 3318 and 3319 (above) and 1:50000 maps 3318DD and 3319CC below; © Chief Directorate Surveys and Mapping.

No definitive plans have been drawn up for the redevelopment of the building, though Malherbe Rust Architects have been appointed to the project. An application for plaster removal related to the proposed redevelopment was submitted to Heritage Western Cape (Case Number: 120905NN07M) and is the subject of a Record of Decision (RoD) by Heritage Western Cape issued on 3 October 2012 (Appendix 2). This allowed for the removal of plaster render from the building to allow for investigation of the underlying fabric.

The author was approached by Ms Anne-Marie Fick of Malherbe Rust Architects to undertake an archaeological assessment of this structure, and on 5 February 2013 was appointed by Mr Schalk Joubert (CEO) on behalf of the applicant, Fredericksburg Langgoed Pty Ltd. The results of the archaeological assessment of this building are presented in this report.

1.1 Site location and description

Fredericksburg Farm is located in the Drakenstein-Simondium Valley on the Simondium to Klapmuts road, approximately 19 km to the north-west of Franschhoek, travelling on the R45 to Simondium and then left onto the road leading to Klapmuts (unassigned road linking the R45 with the R44; Fig. 1). The farm is situated close to this road's junction with the R45, with the werf located c. 430m south-west of the Main Road and centred on co-ordinates S 33° 50' 17.56", E 18° 56' 55.41". Current Access to the werf is along a tree-lined avenue, running directly from the Main Road to the north-east.

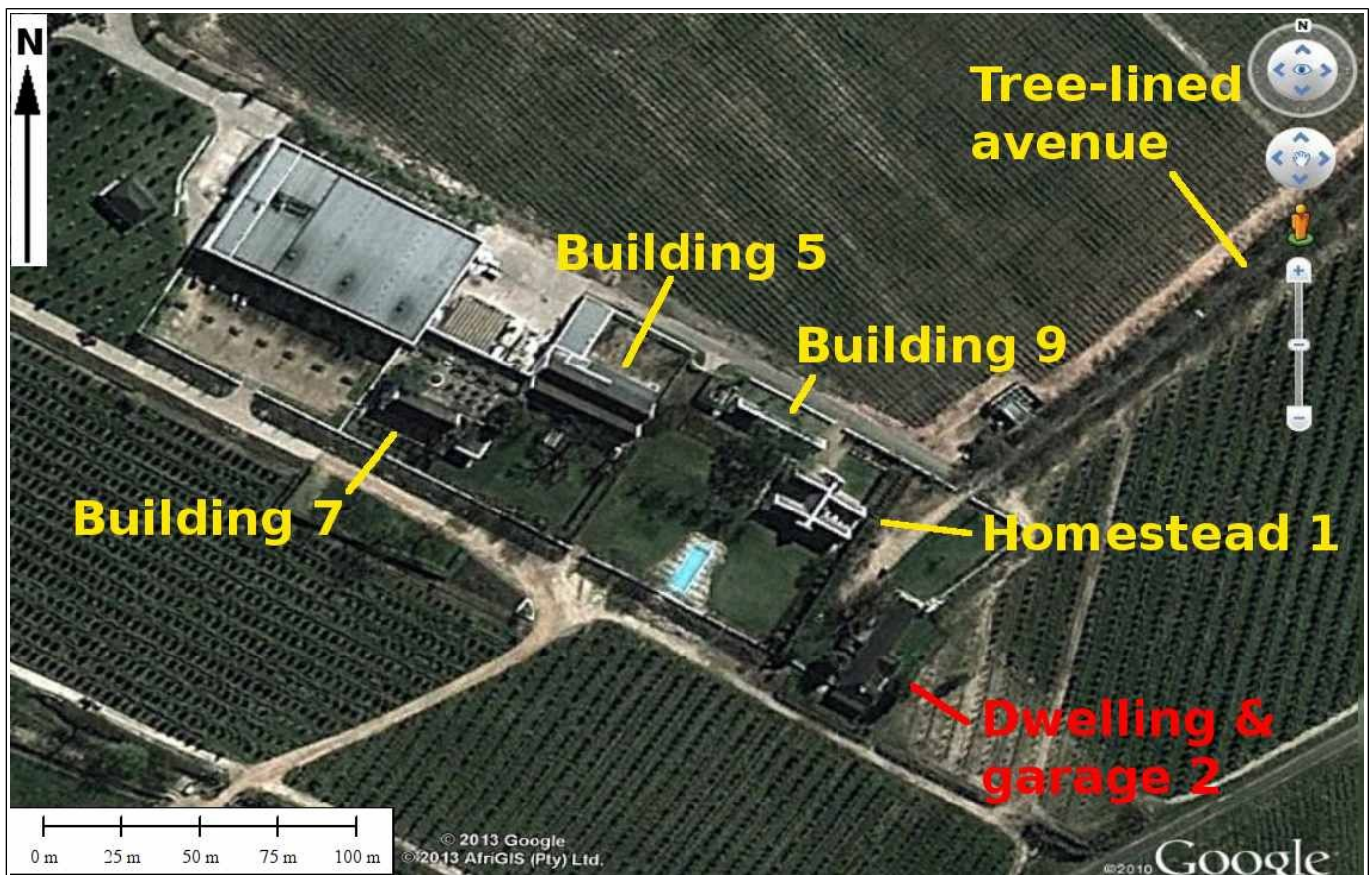


Fig. 2: Satellite image of the current Fredericksburg werf; © Google Earth 2013. Building numbers after 1981 survey of property (Fig. 14), investigated building labelled in red.

The werf at Fredericksburg was built on flat ground between the 80m and 100m contours (1:50 000 topographical map 3318DD; Fig. 1). It is situated to the north of a stream that has a confluence with the Grootrivier approximately 800m to the north-east of the werf, this in turn flows into the Bergrivier approximately 3.4 km to the north-east. Both tributary and Grootrivier have their sources in the nearby Simons-

berg Mountains, rising to the south-west of the farm. The summit of Kanonkop (957m a.s.l.) is situated 3.4km south-west of the *werf* and forms the north-west extent of this range that continues to the south-east, dominating the view and landscape to the south and south-west of the farm.

The current *werf* comprises five buildings with layouts typical of historic farm buildings, four with an I-plan (one of these having a parallel double-width I-plan) and the homestead in the form of an H-plan. The *werf* buildings are predominantly orientated north-west to south-east, with the main axis of four of these five buildings (including the H-plan homestead) on this alignment. The single exception is the southernmost *werf* building with its long-axis aligned north-east to south-west, perpendicular to the other buildings. This building is the main focus of this archaeological assessment (Fig. 2).

The historic access to the *werf* is most likely indicated by the avenue lined with mature trees, running directly from the Klapmuts road to the north-east to the south-eastern end of the *werf*. The trees terminate just outside the current *ringmuur* but the track possibly continues into the *werf* to a point between the homestead and the investigated building. At the point where the trees end, the track turns c. 90° to the north-west and continues along the northern side of the *ringmuur*, parallel to the main axis of the *werf* and other buildings.

The investigated building was recently used as a dwelling on the farm (marked as “Dwelling & garage 2” on Fig. 2), with the south-western half housing the residential rooms and the north-eastern end used as a garage. The building is not currently in use and has undergone recent alterations and partial demolitions related to the proposed redevelopment. In addition to the complete removal of the plaster render from the internal faces of the building walls, alterations to the building prior to this investigation also included the removal of all modern internal dividing walls from the main section of the I-plan structure. The dividing wall between the garage and residential sections is currently in place, as well as a modern brick dividing

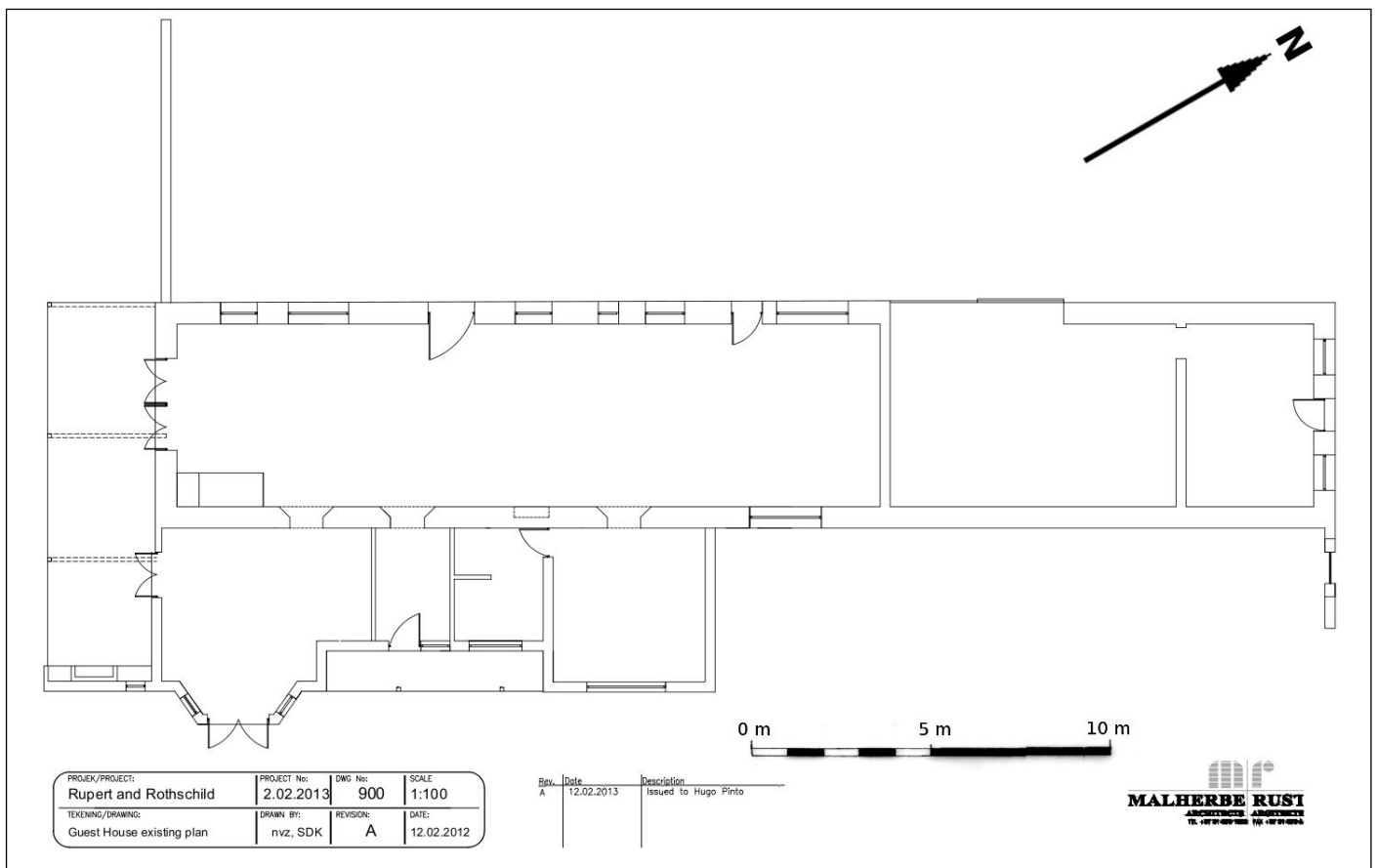


Fig. 3: Architects 2013 survey of investigated building; © Malherbe Rust Architects.

wall within the garage at the north-eastern end of the building. A measured plan of the current building was undertaken by Malherbe Rust Architects and is presented as Figure 3. This has been used as the basis for further survey and plans of the site.

As part of the proposed redevelopment of the site and in accordance with a permit issued by Heritage Western Cape on 3 October 2012 (Case Number: 120905NN07M), the plaster render was removed from the internal face of the building walls, exposing historic building fabric along the entire length of the building. This report presents the results of an archaeological assessment of this structure, also referred to as 'the site' or 'dwelling and garage 2' on the 1981 survey plan (Figures 2 and 14).

1.2 Background

Regional

The broader pre-historic and, to a greater extent, colonial historical context of the Simondium-Drakenstein Valley is relatively well documented and researched. The following is a summary of the history of human occupation of the valley, based on historical analysis undertaken by Ms Harriet Clift with some added references to more recent investigations.

PRECOLONIAL PERIOD (pre 1652): The presence of hand axes, commonly found along eroded river banks and in ploughed fields, attest to the human occupation of the Drakenstein Valley since the Early Stone Age (as early as 900,000-700,000 years ago). Hunter-gatherers continued to occupy the landscape throughout the Middle Stone Age (c. 500,000 to between 50-25,000 years ago) and into the Later Stone Age (from 30,000 years ago to the start of the Colonial Period in 1652).

Five rock art sites are known from the area around the Wemmershoek Dam, situated c. 12.6 km to the east of the farm. Three of these sites were described by Manhire and Yates (1994) as containing paintings in the fine line tradition similar to rock art recorded in the Cederberg, as well as cruder finger dots believed to be a later tradition.

Archaeological remains dating to the Later Stone Age and Contact Periods were discovered on Solms-Delta Farm, c. 4.6 km to the south-east of Frederiksburg, and were the focus of an archaeological excavation carried out by the Archaeological Contracts Office, now ACO Associates. A series of trenches excavated beyond the extent of the early homestead recovered a significant density of stone artefacts in relation to area excavated, suggesting this had been an occupational open site dating to the Later Stone Age (Orton, in press).

Hunter-gatherer groups in the area either assimilated and/ or were displaced by groups practising a nomadic pastoralist subsistence strategy. Historical documents confirm that the Khoekhoe herders were the predominant inhabitants in the Cape at the time that the first Europeans started frequenting the Cape. The Drakenstein region, including Paarl and Franschoek, was 'discovered' by Europeans while on expeditions to barter for cattle with the Khoekhoe.

EARLY COLONIAL PERIOD (c 1687 to late 1700s): Dutch and Huguenot settlers and free blacks were granted freeholdings along the banks of the Berg and Dwars Rivers from the late 17th century. This provided the foundations for the establishment of a distinctive pattern of settlement. The pattern of early colonial settlement in the Valley consisted predominantly of rectangular grants placed perpendicular to the Berg River. However, the courses of other smaller streams and tributaries were also a major factor in establishing the location and orientation of early rectangular farm grants, as indicated in Guelke's (1987) plan of late C17th and early C18th farm grants in the Drakenstein Valley (Fig. 4). The position and orientation of farm werfs were equally considered with respect to their relationship with the Berg and

Dwars Rivers and other smaller water courses. Due to favourable conditions for habitation and cultivation, settlement tended to be concentrated along these river courses.

COLONIAL EXPANSION PERIOD (late 1700s to early 1800s): a period of great agricultural prosperity and expansion, especially in the wine industry (Smuts 2012a). It was during this period that most of the larger, grander historical farm werfs were established, either newly built or altered/rebuilt, to reflect the status and prosperity of its owners. Examples include: Vrede and Lust Farms, originally owned by Jacques de Savoye and combined early on as “Vrede en Lust”, immediately south-east of Frederiksburg; Babylonstoren 2.3 km to the north-west; and Zandvliet/ Delta, Lubek/ Weltevreden, Boschendal, Lekkerwijn, and Meerrust, all within 4.7 km to the south-east (Figures 1 and 5). The use of the eastern valley floor occurred during the mid to late 19th century. It was predominantly used for grazing purposes. The resulting extensive land use pattern to the east is thus in contrast to more intensive, fine grained pattern to the west of the Berg River.

EMANCIPATION PERIOD (Mid to late 1800s). After slavery was abolished in 1834 slave labour was resettled in farm villages or in mission settlements such as Pniel c 1842.

INSTITUTIONAL PERIOD (early 1900s to 2000): During the 18th and 19th centuries, Drakenstein was well known for its mixed farming; grain fields, grazing lands and vineyards but with an increasing emphasis on wine production. Up until the 1850s wine was one of the most important sources of income for the Cape Colony and the Drakenstein became a major wine production area (Smuts 2012a). In the late 19th century the wine industry at the Cape collapsed as a result of *phylloxera*. By the 1890s, 80% of the vineyards of Drakenstein had been destroyed (Van Zyl 1987).

The Drakenstein Valley was chosen as a viable area for a demonstration project for a scheme introduced by CJ Rhodes to develop the deciduous fruit export industry. Under the instruction of CJ Rhodes, 29 farms were bought up in the Valley and in 1902 were consolidated under Rhodes Fruit Farms, which from the 1960s until recently was owned by Anglo American Farms. The institution associated with Rhodes Fruit Farms lasted more than a century and had a major impact on the cultural landscape of the Valley.

It led to a number of significant changes: improvements to the road and railway network; the restoration/rebuilding of a number of historical farm werfs, most notably the work designed by Sir Herbert Baker; an increased demand for farm labour and the construction of labourer's villages such as Baker designed village of Lanquedoc (6.4 km south by south-east) and Kylemore (8.1 km to the south); the establishment of pine forests; an increase in cultivation from vineyards to orchards; the development of a range of agro-cultural activities, such as a saw-mill and fruit cannery; and the establishment of a number of social institutions to serve a newly emerging community, such as St Georges Anglican Church (c 1906) and Drakenstein Games Club (5.2 km to the south-east). The powerful institutional memory associated with Rhodes Fruit Farms is very much evident in the landscape in terms of its settlement and farming patterns, architecture, social institutions and labour economy.

(after: Clift 2007, pp. 108-117)

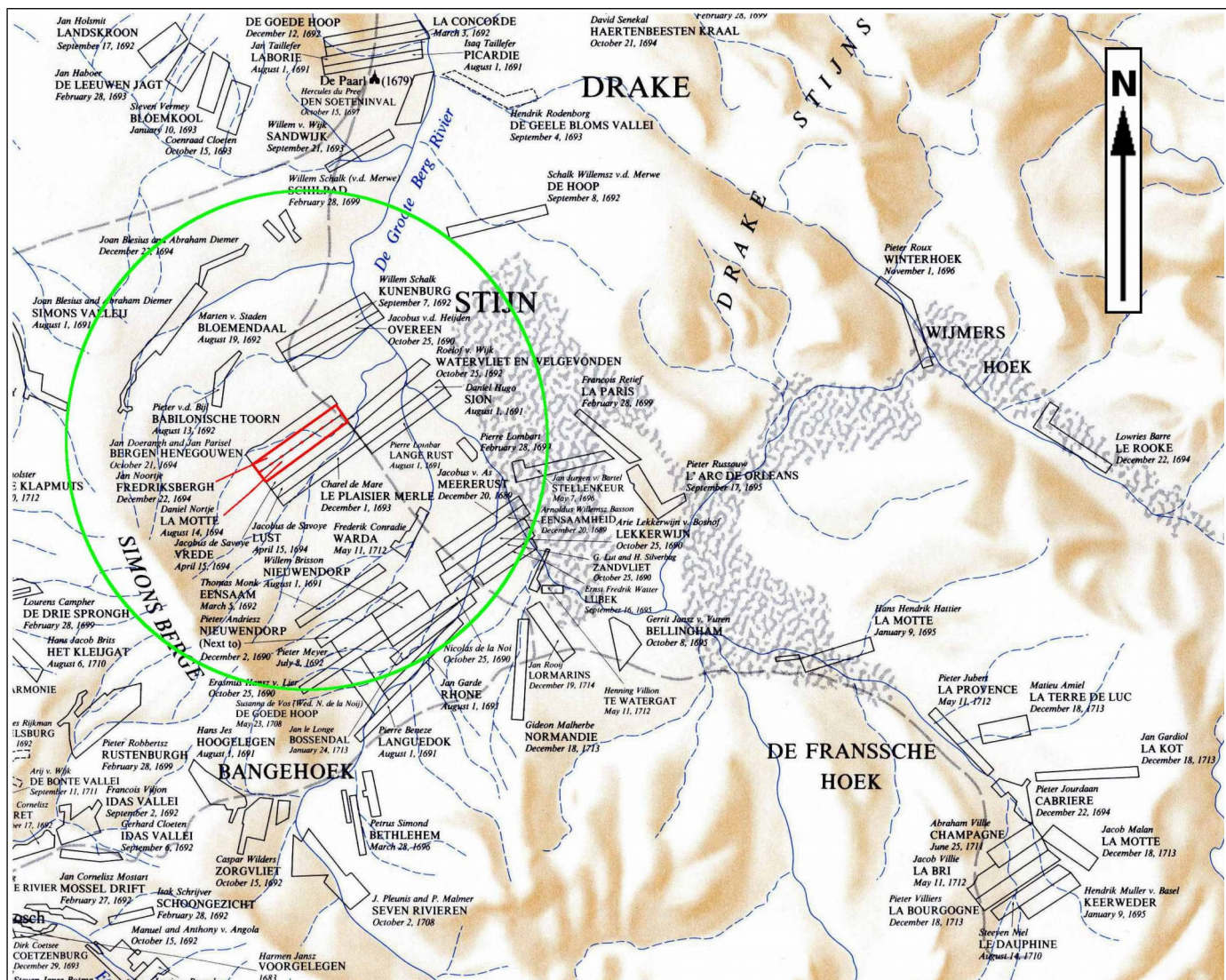


Fig. 4: Map of freehold land grants at the Cape Colony 1657-1750; after Guelke 1987. Red outline shows combined historic grants of Frederiksburg and La Motte Farms; the green circle is an approximate 5 km radius around the site.

Farm history

Frederiksburg Farm is situated within a cultural landscape of high heritage significance. The bulk of Early Colonial grants in the Drakenstein Valley fall within a 5 km radius of the site (Fig. 4). Of the 34 farms within that range on Guelke's (1987) map, over 90% were late C17th grants, including the two grants of Frederiksburg and La Motte in 1694. Only 3 farms within that 5 km radius were granted in the early C18th, the latest of which was Boschendal in 1713.

The early transfer history of Frederiksburg Farm has been researched by Ms Jean Blanckenberg for a restoration project undertaken in 1991. The following section is based on her research.

The Farm "Fredrik's Burg" has its origins in the early colonial settlement of Europeans in the Drakenstein Valley, granted by Simon van der Steel in 1694 to the Burgher Jan Nortje (Old Stellenbosch Freehold Vol. 1 Part 2 fol. 387).

There were close ties between this farm and the adjoining La Motte Farm, also granted in 1694 to Jan's brother, Daniel Nortje (Old Stellenbosch Freehold Vol. 1 fol. 373). Although Frederiksburg was sold outside the Nortje

which the homestead eventually developed, although it could also just as likely have been descriptions of two rooms associated with the homestead, but not actually components of the homestead building.

In addition, the inventory of 1790 significantly mentions a wagon house and wine cellar. These would have been buildings separate from the homestead, indicating the Frederiksburg/ La Motte *werf* comprised at least three buildings by the late-C19th.

The property was again transferred several times during the C19th and the deeds for the two historic farms were separated at some point. Deeds for the Remainder of Farm No 952, named as “Frederiksburg”, and the Remainder of Farm No 951, “La Motte”, were transferred to Coenraad Johannes Beyers in 1894, and the two farms were again united under a single ownership.

(after: Blanckenberg 1991)

The spelling of the farm's name changed between Frederik's Burg/ Berg, Fredriksburg, Frederiksberge, and other variations on this theme throughout the various historic documents. For simplicity, 'Frederiksburg Farm' will be used throughout this report to refer to the historic farm and its *werf*.

Previous archaeological investigations

The results of an archaeological excavation of the Frederiksburg homestead, directed by Prof. H. J. Deacon, were reported on by Ms Darryn Seeman and included in the 1991 Restoration Report. Those excavations determined the homestead had a previous phase as a T-plan house that most likely corresponded to the 1790 inventory of a putative T-plan house (Seeman 1991). The north-eastern section was found to abut onto the back of the central section of the T-plan (Fig. 6). The north-western section that gives the homestead its currently H-plan footprint was not included in the 1991 excavation plan and is therefore likely to have been added after this date.

The homestead building had c. 700mm thick stone foundations built up to a height of 1.0m, then continued with brick-built walls ranging from 400mm to 500mm in thickness. It was speculated that a “pioneer house has not been incorporated into the present Frederiksbergh” (Seeman 1991, pp 7), although the recorded site plan could suggest the presence of earlier foundations. Structures interpreted at the time as supports for a later wooden floors were in fact annotated as “foundations of inner walls” and “passage” in the 1991 plan of the trench excavated in the kitchen, the northern room at the 'base' of the T-plan (Appendix 3). These features could link with the annotated “c. 1790 foundation for cross wall” in the western room at the front of the house to potentially represent the footprint of an earlier rectangular building (Fig. 6).

The ceramics recovered from the excavation span the entire Colonial Period. Three sherds dating to the C17th excavation attest to the presence of Europeans at the farm during the earliest Colonial Period in the valley, but its the bulk of ceramics dating to the latter half of the C18th (53 sherds) and to the mid-C19th (86 sherds) that most likely dates the construction and use phases of the homestead from the excavated deposits. As expected, evidence for occupation continued through to the late C19th (16 sherds), with modern C20th glass and ceramics also recovered from excavated deposits (Seeman 1991).

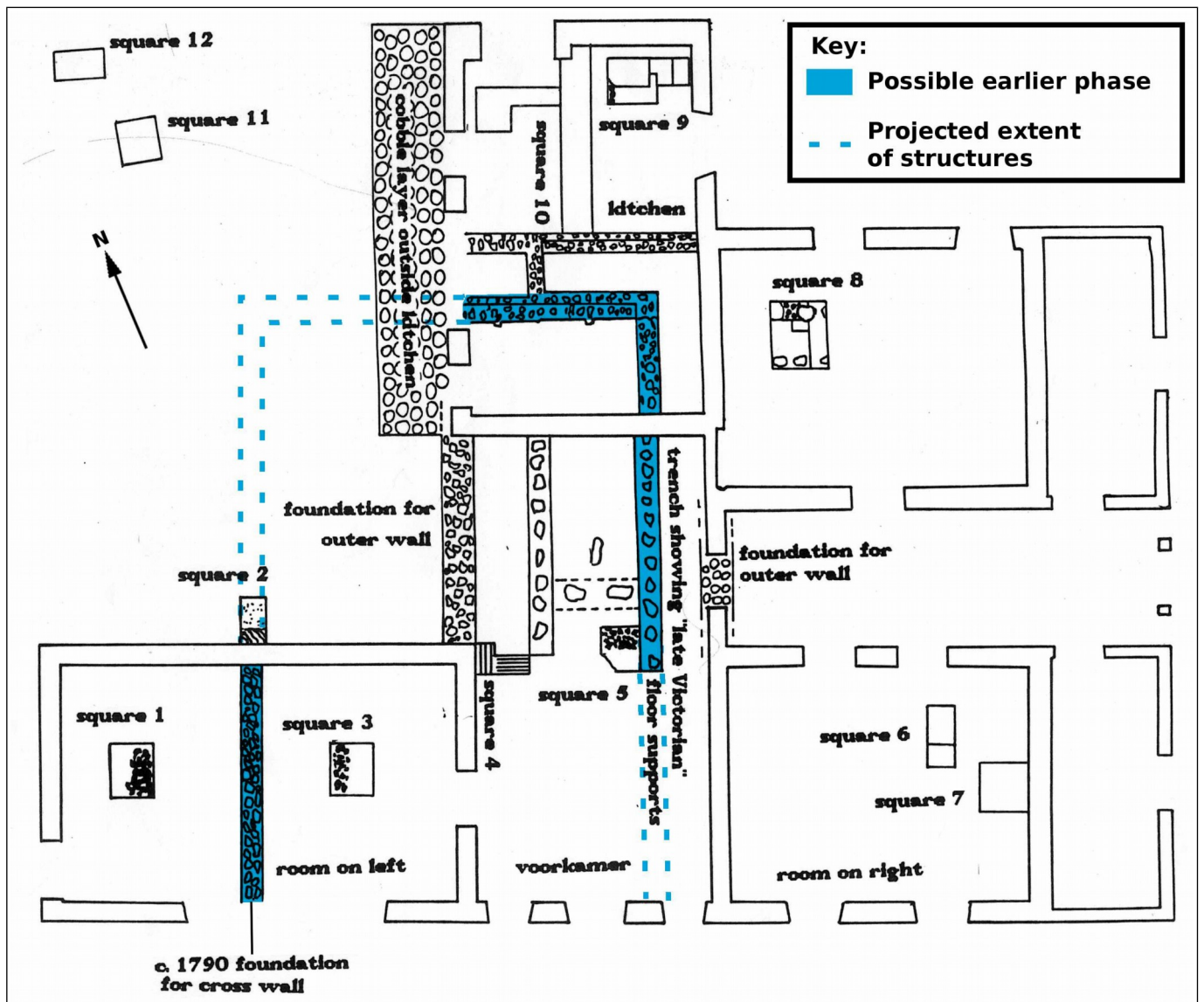


Fig. 6: Plan of 1991 excavations of Frederiksburg homestead; after Seeman 1991 Fig. 1

Sections of plaster render were also removed as an investigation of the outbuilding north of the homestead (Building 9 on Fig. 2). This revealed at least two historic building fabrics representing at least two construction phases to this building. The earliest was the stone-built section comprising the two western rooms of Building 9, with the brick-built extension to the east of this structure representing a second phase (Seeman 1991). It is worth noting that the two-room structure represented by the early stone-built component of Building 9 could account for the 2 *buiten kamers* (outside rooms) recorded in the 1790 inventory (Blanckenberg 1991), suggesting these rooms were not connected to the homestead building.

1.3 Terms of reference

The site and surrounding buildings on the Frederiksburg werf are protected under section 34(1) of the National Heritage Resources Act (No 25 of 1999), which states:

“No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.”

Heritage Western Cape (HWC) is the relevant provincial heritage resources authority, and the permitting body for any proposed alterations to the site. On 3 October 2012 a permit was issued by HWC (Case Number: 120905NN07M) to undertake plaster stripping at the site (Dwelling 2; Figures 2 and 3). This was

to investigate the underlying building fabric.

No specific terms of reference for the archaeological investigation were detailed in this Record of Decision. I met Ms Anne-Marie Fick of Malherbe Rust Architects at the site on 4 February 2013 and she instructed me to produce an Archaeological Impact Assessment of the building. The objectives of this Assessment are to:

- Undertake a detailed structural analysis of construction materials present in the building's fabric to establish the construction and development phases of these structures.
- Estimate the date and determine the character, function and preservation quality of each phase identified in the structural analysis.
- Identify any other heritage resources that would be impacted by the proposed redevelopment.
- Assess the significance and recommend a grading of heritage resources at the site.
- Assess the impact of the proposed development on heritage resources.
- Make recommendations for the mitigation or conservation of heritage resources with respect to the proposed redevelopment.

2. Archaeological investigation

2.1 Building analysis

The on-site investigation consisted of archaeological analysis of the exposed construction fabric throughout the building. The methods for removal of the overlying plaster render are unknown as this had been undertaken prior to the author visiting the site.

Individual context recording was used for all exposed structures, with each distinct construction fabric assigned a context number from a running sequential register. Detailed descriptions of the type of construction materials (stone/bricks, mortar type, etc.), construction methods, and overall dimensions were recorded for each context.

The relationship between each context (building fabric) and every other context it had a physical interface with was recorded. This was then used to produce a Stratigraphic Matrix diagram. The Matrix diagram includes every context number assigned during this investigation and illustrates the direct stratigraphic relationships between them, where this was exposed. Interpretation of the architectural features represented by these contexts (such as openings for doorways/ windows or their subsequent blocking), together with similarities between contexts in construction methods and materials, allows their grouping into distinct phases of construction and/or demolition. This phasing of contexts establishes a relative dating for the sequence of construction, alterations and development to the building throughout its history.

Photographs of each context and of specific details in their relationships were taken with a 1.0m or 2.0m scale. General shots of the buildings were taken with a 2.0m scale, where appropriate. Some have been selected as plates for the main body of this report, with the remainder recorded on a CD-ROM and listed in Appendix 4.

2.2 Map GIS analysis

The objective of this analysis is to identify traces of the historic and archaeological record on the current landscape of the site and its surroundings. As this landscape is a cultural one, resulting from centuries of farming by European settlers, it aims to interpret the archaeology of the landscape as an aid to interpreting

the development of the historic *werf* and its component buildings.

Survey plans of the farm properties were geo-rectified onto the 1:50,000 maps of the site obtained from the Chief Directorate Surveys and Mapping, as well as satellite images obtained from Google Earth. Images were rendered using the Global Mapper GIS software package. Analysis of the accurate overlaying of these may identify historic buildings and property boundaries still evident in the landscape today. The relative position of these to historic tracks, water-courses and other natural features is also used to help interpret development of the site.

3. Results

3.1 Building analysis

Six construction phases were identified in the building. These were established through analysis of stratigraphic relationships between each context, together with interpretation of the structures they represent and comparison of construction fabric of each context. A relative dating sequence for the alterations and additions to the building throughout its history was thus established. This relative phasing is limited to the contexts identified in the course of this investigation. It is likely that further investigation would provide a refinement of the sequence presented in this report. The following section will discuss each phase and the interpretations for each context assigned to it.

An estimated date for each phase is proposed. However, as there was no artefactual material associated with any context, no conclusive dating can be established for each phase from this investigation alone. Dating of historic buildings in the Cape based solely on construction materials and methods have been shown to be unreliable at best. Accurate dates for historic building fabric, specifically where the above ground structures have been substantially altered in later phases, can only be confidently ascertained with artefactual data, usually recovered through excavation of *in situ* deposits (Smuts 2012a). Nevertheless, in order to provide a historical context, estimated dates for each phase are suggested. These are based on GIS analysis of aerial photographs in combination with geo-referenced deed plans, previous investigations of the Frederiksburg *werf* buildings and archaeological excavations of historic buildings on other farms in the Drakenstein-Simondium Valley.

Comparative sites such as Zandvliet/ Delta and Babylonstoren can provide useful guides for changes in construction methods and materials over time. Changes and trends in these practices have been recorded on several buildings at those farms, where they were phased and dated through excavation (Pinto *et al* 2009; Smuts 2012a, 2012b; Smuts and Clift 2009, 2010b). Care should be taken in using dates of changes to construction practises on one farm to date similar changes on a second farm. There most likely was a great deal of variability in building practises even on contemporary neighbouring farms. However, general historic trends in construction methods and materials observed on historic buildings within the Drakenstein Valley have been used to guide the dating of phases identified in the current investigation. These dates, however, should be considered as broad estimations in lieu of artefactual evidence.

Phase 1: late C17th/ early C18th

The earliest construction at the site was wall 01, forming the external wall of the main rectangular (I-plan) building footprint (Fig. 7). This was built with irregular sub-angular sandstone blocks (average size of 330mm by 230mm) that had been selected from a quarry site, with most blocks faced on at least three sides (the upper, lower and wall-face sides of the blocks as laid). Some smaller blocks (average 90mm by 60mm) were not deliberately faced and were used as packing for levelling the bed of the overlying stone in the wall. The blocks were set in a soil mortar, consisting of a pale yellow sandy-silt. They were generally uncoursed, with the only exception to this being larger quoin blocks (maximum dimension: 1000mm

x 200mm x 280mm) at the southern corners of the building, faced on at least four sides and laid horizontally in alternating courses, first left then right about the corner of the building. Wall 01 was built with an overall thickness of 620mm.

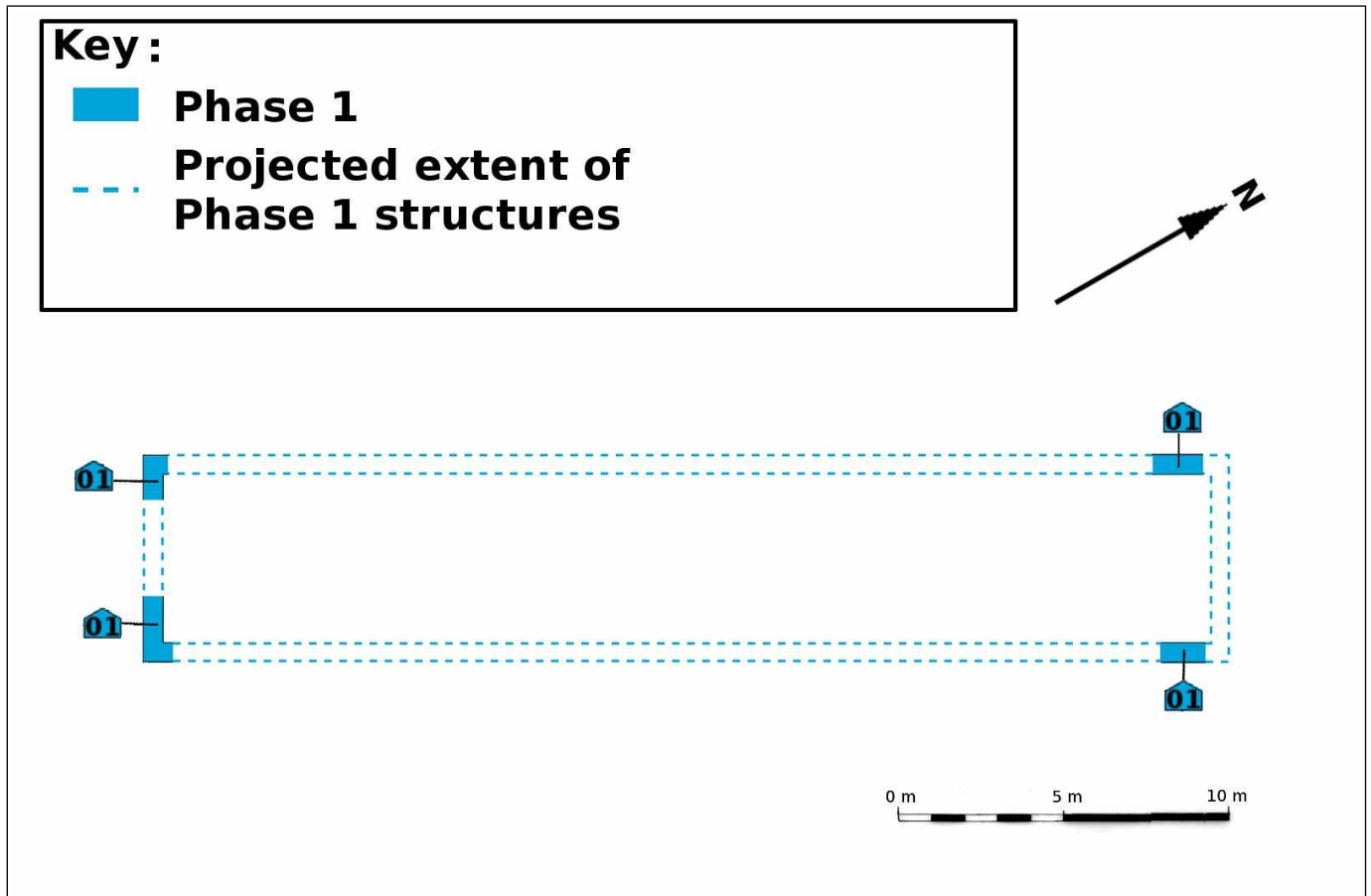


Fig. 7: Plan of Phase 1 structures.

Wall 01 represents the footprint of a rectangular building, measuring c. 33.0m in length (NE by SW) and 6.4m in width (NW by SE). The main sections of fabric from this original building surviving in the current structure comprise remnants of the southern gable wall and the corners at either end of this wall built with quoin stones. Short length returns of wall 01 continue along both side walls for less than a meter from building's south-west corners. Mirroring this construction at the north-eastern end of the building, both side walls have short 1.5m and 1.7m tracts built in stone (eastern and western elevations respectively). These are situated close to the north-eastern gable wall, but do not survive as the building's current corners and gable wall itself, as these were re-built in a later phase. However, the presence of stone fabric to roof height adjacent to both gable walls at either end of the building indicates the Phase 1 structure, represented by wall 01, extended the length of the building's current footprint. This means the length and overall form of this building, with the exception of minor additions in later phases, was established in Phase 1 and has remained largely unchanged throughout its history.



Plate 1: North-west corner of building: sun-dried brick wall 02 on the left; overlying the robbed edge of stone-built wall 01 in the centre; which is overlaid by red-brick gable wall 03 on the right. View to the north-west.

Plate 2: Stone-built wall 01 along eastern elevation. Shows wall 01 (centre) was originally built to higher level along the side building walls than the 150mm high footing continuing to either side; overlain by sun-dried brick wall 02; both truncated by red-brick window 06. View to south-east.

The sections of wall 01 described above relate to tracts that survive to roof height of the original building (c. 2.70m high). In addition to this, wall 01 also continues as a stone-built footing for both of the building's side walls, surviving to a regular height of c. 150mm above internal floor level. The Phase 2 brick walls were built directly onto this remnant of wall 01 (see below). The fabric of these low-level stone footings was keyed-in and an obvious contemporary continuation to the roof high sections of wall 01 at either end of the building. The overall surviving form of wall 01 is therefore of roof high sections that extend along the building's side walls from the corners of the building for short tracts (c. 1.5m long), and are then reduced in an irregular diagonal edge to a regular height of 150mm that continues the length of the building (Plate 1). This construction method is unlikely to have been an original design, requiring further explanation.

The four 2.70m high sections close to the corners of the building and the south-western gable of wall 01 are built entirely with stone, indicating the original walls of the Phase 1 building were built in stone to roof height. The fact that the continuation of the building's side walls reduce in height in an irregular diagonal edge indicate this not an original construction feature of wall 01, but rather a result of subsequent collapse or partial demolition of this structure. The additional fact that the remnants of wall 01 along the building's side walls continue at a regular height, ranging between 150mm and 250mm, further suggests this was a planned partial demolition of the side walls of the Phase 1 building, rather than a structural collapse of wall 01. It would be very unlikely that a 'natural' collapse of wall 01 would leave the corners at both ends of the building virtually intact to roof height, while at the same time reducing the height of the remaining length of both side walls to a neat horizontally level.

The single exception to this was a short tract of the south-eastern side wall below Phase 5 window 06 (see below; Fig. 12), where the stone-built fabric survives to a height of c. 600mm above internal floor level (Plate 2). As this stone coursing is an obvious continuation of the lower 150mm high sections on either side, this is further indication that wall 01 was originally built to a greater height along the building's side walls than the surviving 150mm high footings.

These factors therefore point to the Phase 1 building being originally built entirely with stone. The surviving structural remnants of wall 01 suggests the side walls of this building were deliberately razed to a height of between 150mm to 250mm (above current floor) and rebuilt with brick in Phase 2. The purpose of this would presumably be to re-use the quarried and dressed stone from this building on another construction elsewhere on the farm. These alterations left the stone-built end gable walls and short tracts of the side walls close to the building's corners in place for stability in the re-built Phase 2 structure.

The overall extent of wall 01 represents the footprint that formed the basis for alterations and additions to the building in subsequent phases.

Phase 2: later half of C18th

Phase 2 is represented by wall 02, surviving as tracts along the building's north-west and south-east side elevations (Fig. 8). It was built to the same 620mm thickness as wall 01 at both ends of the building. Wall 02 was built with yellow/ brown sun-dried bricks, set in a similar coloured soil mortar. The bricks were of irregular dimensions (average 230mm x 120mm x 70mm) and had weathered, rolled edges. They are of artisanal manufacture and were most likely produced locally on the farm.

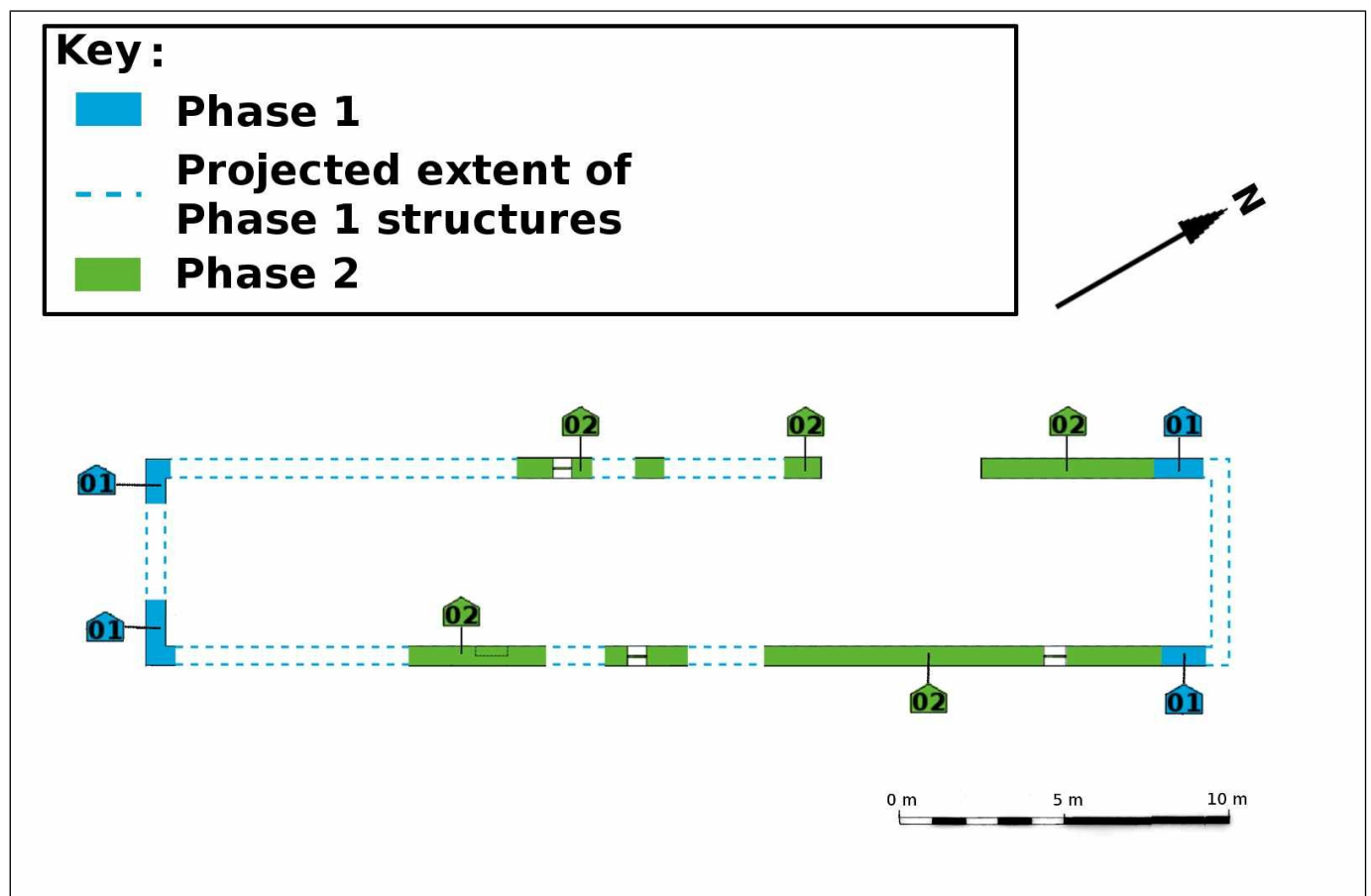


Fig. 8: Plan of Phase 2 structures.

Wall 02 represents the reconstruction of the building's side walls. These were built directly onto the surviving stone-built 150mm high footing of wall 01 left after the building's stone was robbed at the end of Phase 1. Wall 02 was built onto and to the same 2.70m height as the higher sections of wall 01 close to the building's corners at both ends of the building (Plate 1). This re-building would have comprised the entirety of the building's side elevations, although alterations to the building's configuration in subsequent phases have truncated the majority of wall(s) 02 in the south-western half of the building.

The best preserved sections of wall 02 in the north-eastern half of the building show that the current double-doorway through the western façade is a surviving feature of the Phase 2 building. It may also have been a feature of the Phase 1 building, but not enough of the underlying wall 01 fabric has been exposed to determine this conclusively. This feature was maintained in the current layout and served as the doorway into the garage during the building's recent use as a dwelling. It is likely that the use of the north-eastern half of the building as a garage has meant that wall 02 is better preserved in this half of the building, whereas it was substantially re-configured in the south-western half as a result of alterations relating to the residential use of this section of the building.

Two windows to the eastern façade were Phase 2 features. These were located approximately 5.0m and 17.7m from the northern end of the building and were simple, narrow openings (720mm and 620mm wide respectively). One other similar sized window opening was found on the western façade that could date to Phase 2, though this is not certain as it had been fitted and survived in the current structure with modern fenestrations. The only other architectural feature surviving from Phase 2 is the northern jamb of the window immediately south of the double-doorway to the western façade; the southern jamb of this window was extended and rebuilt in a subsequent phase (window 05; Plate 4).

Phase 3: C18th/ C19th

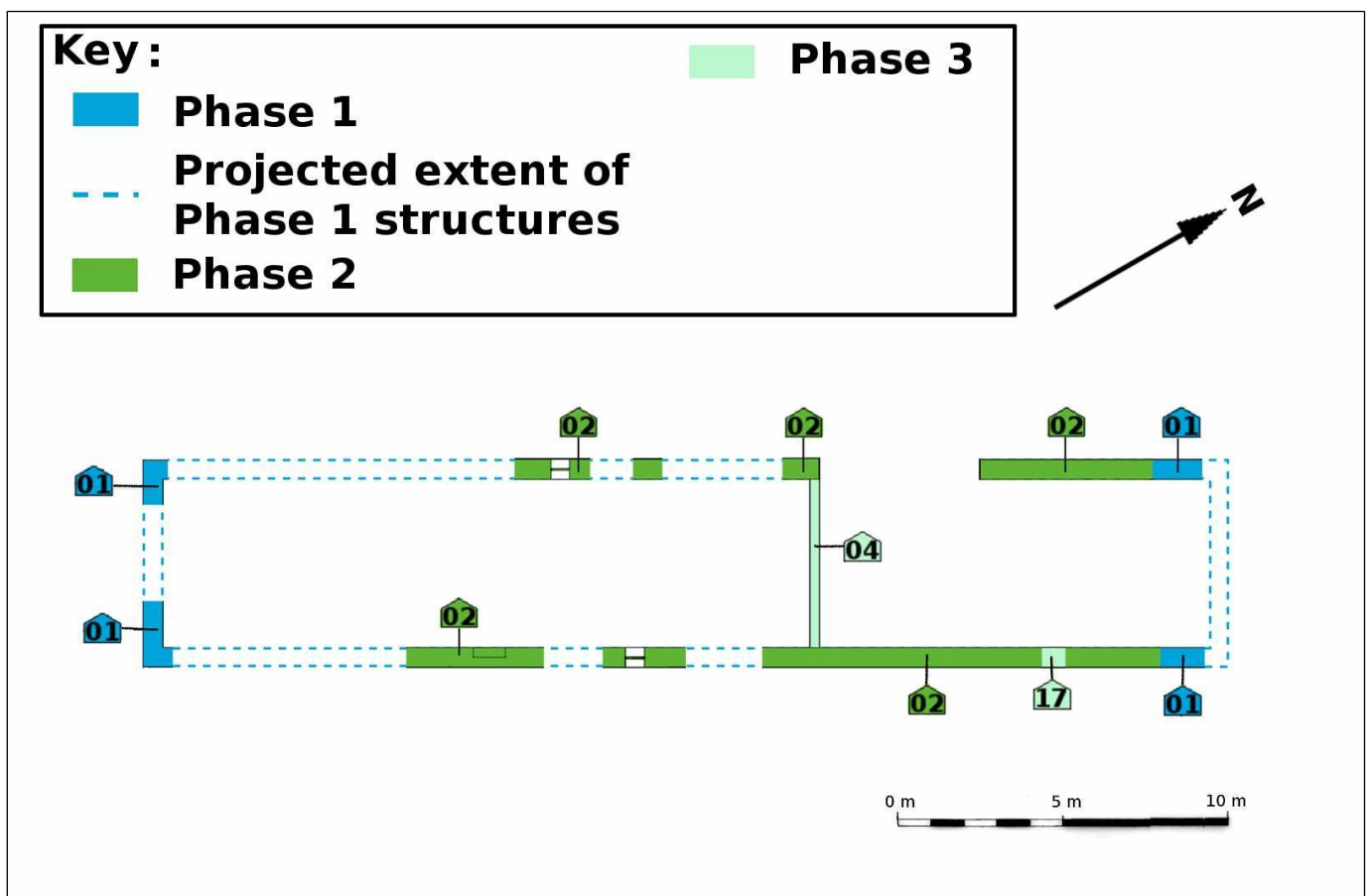


Fig. 9: Plan of Phase 3 structures.

Phase 3 is represented by internal dividing wall 04. This structure was built with brownish/ yellow bricks that appear to have been low-fired but are relatively robust and not friable under hard finger pressure. Some pale orange, fired bricks were also used in the lower part of the wall, indicating at least two different batches were used in the construction of wall 04. Both types were set in hard soil mortar, consisting of a pale grey silty-sand. The bricks were of artisanal manufacture, with rounded edges, and of slightly varying

dimensions (average 225mm x 110mm x 70mm).

It should be noted that because wall 04 is not keyed-in to the outer building walls (represented by wall 02), it is correctly recorded as abutting building wall 02 and has therefore been assigned to a later phase. It is nevertheless possible that wall 04 could be contemporary with wall 02, as it is not unusual in historic farm buildings for internal divisions to be built after the outer walls have been completed, even if both form part of the planned building layout (Smuts 2012b; Smuts and Clift 2010b). As a result, internal dividing walls aren't necessarily keyed-in to the external building walls even though they may be a contemporary construction. In this regard it is even conceivable that wall 04 could be contemporary with the original Phase 1 construction, where it would have abutted the outer stone building walls and was then more easily retained in place during the demolition of wall 01 and its reconstruction as wall 02.

The blocking-up of the Phase 2 window, represented by structure 17, has been assigned to Phase 3. Although the bricks used in both wall 04 and blocking 17 are similar, they could nevertheless represent different episodes, with structure 17 belonging to a later phase (Plate 3).

Wall 04 is the only pre-C20th internal dividing wall that survives above floor surface in the current building layout. It was retained in the current layout as a division between the garage space in the northern section and the residential rooms in the southern section of the building during its recent use as a dwelling.

Phase 4: C19th



Phase 4 comprises the re-building of the northern gable, represented by wall 03 (Fig. 10). This was built with moderately well-fired orange bricks, containing small white grit inclusions, and measuring 225mm x 105mm x 75mm. These were evenly fired throughout and at higher temperatures than bricks from previous phases. Wall 03's bricks were, however, still slightly friable and not quite uniform enough to suggest they were modern mass-produced materials. These were set into a pale grey/ white silty-sand mortar, containing white grit inclusions and possibly some lime mixed in, although no shell fragments were apparent as inclusions. The composition of the soil mortar is similar to that used in the manufacture of the bricks.

The northern gable wall was probably rebuilt as wall 03 after the partial collapse or other structural problems with what had up to that point been the stone-built Phase 1 wall 01. Wall 03 was built directly onto the surviving remnants of wall 01 at the northern end of the building (Plate 1), forming the two corners at that end of the building that survive in the current building (Fig. 10). The central section of gable wall 03 was truncated by alterations to it in subsequent phases.

Plate 3: Eastern elevation. Stone-built wall 01 up to 200mm; overlain by wall 02 with window; window blocking 17; overlain by roof support 19. View to south-east, 2.0m scale.

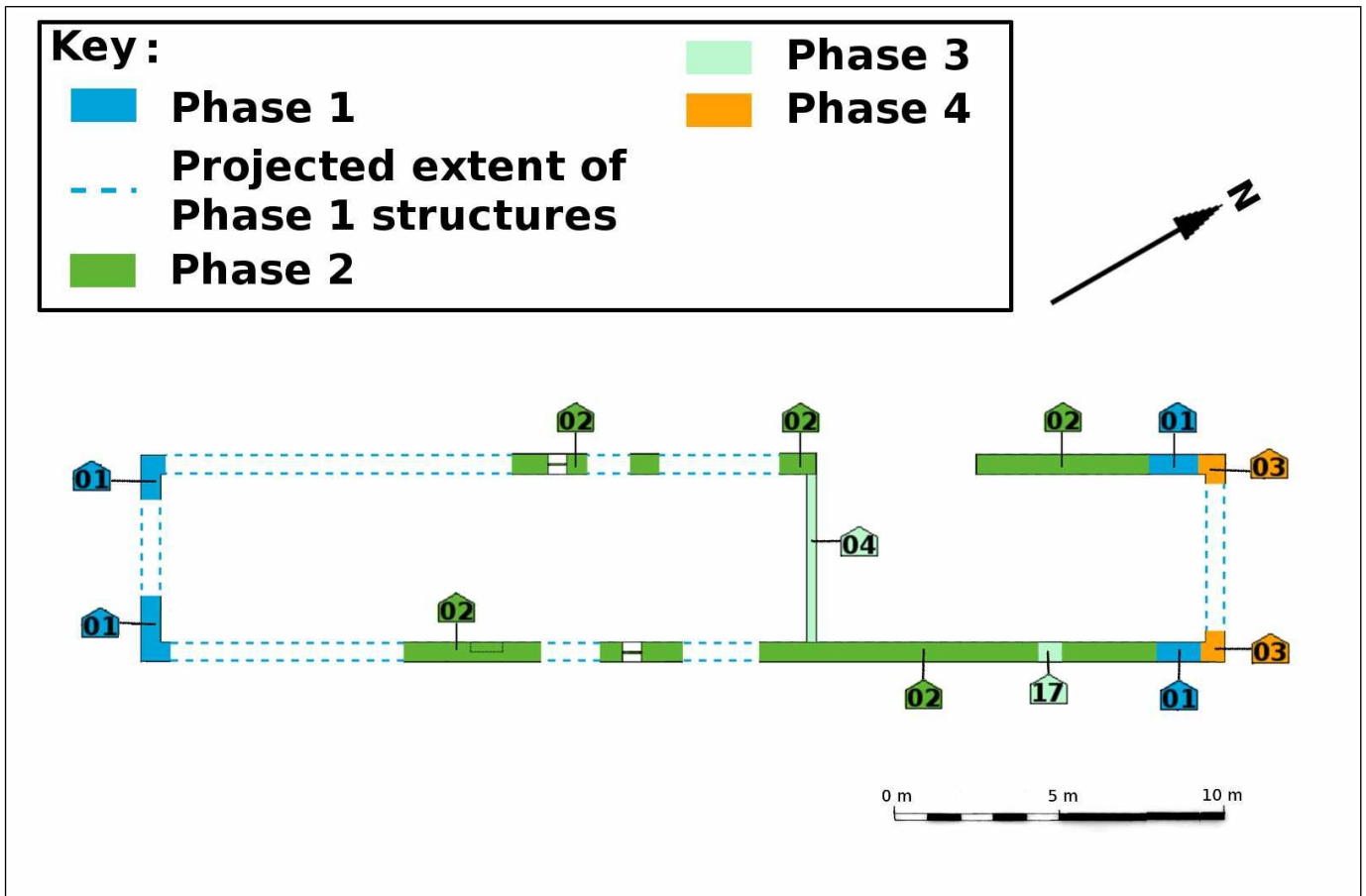


Fig. 10: Plan of Phase 4 structures.

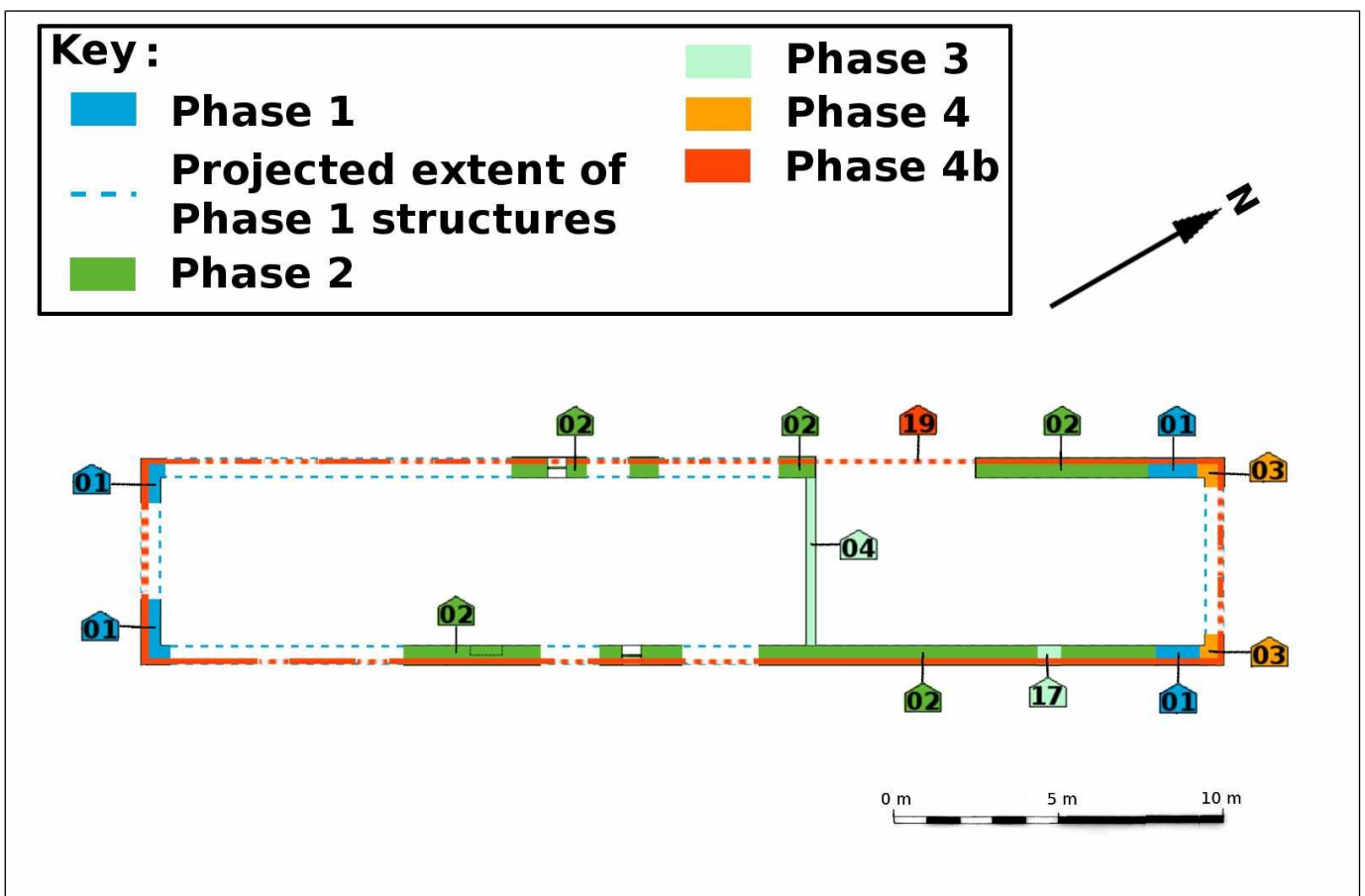


Fig. 11: Plan of Phase 4b structures.

At some point the roof level of the building was raised by approximately 850mm, raising the outer building walls to an overall height of c. 3.55m (Plate 3). This construction is represented by structure 19 (Fig. 11), built with sun-dried and low-fired bricks, set in a yellow/ brown soil mortar. Of the bricks in wall 19 that were fired, most were unevenly so. Individual bricks in structure 19 would often have one half remaining a sun-dried brown colour and the other half showing an oxidised orange colour (Plate 3). This again indicates an artisanal manufacture that most likely took place locally on the farm.

The raising of the roof level with structure 19 was undertaken after the re-building of gable wall 03. Wall 03 was only built up to the 2.70m height of wall 02, indicating the previous roof level was still in use when wall 03 was built. The upper section of both gables was subsequently rebuilt as structure 19. Although this means that the raising of the roof level (structure 19) strictly belongs to a subsequent construction phase to wall 03, for the simplification of phasing structure 19 has been included as belonging to Phase 4b (Fig. 11). This raising of the roof level certainly pre-dates Phase 5 structures, all of which were built with mass-produced C20th materials.

Phase 5: post-1920

The Phase 5 structures represent substantial alterations to the configuration of the southern section of the building. The footprint of the original Phase 1 building was extended during this phase, with two single-room 'wings' added onto the south-east elevation. These extensions represent the first additions to the building's footprint and its basic I-plan form for the first time since its construction (Fig. 12).

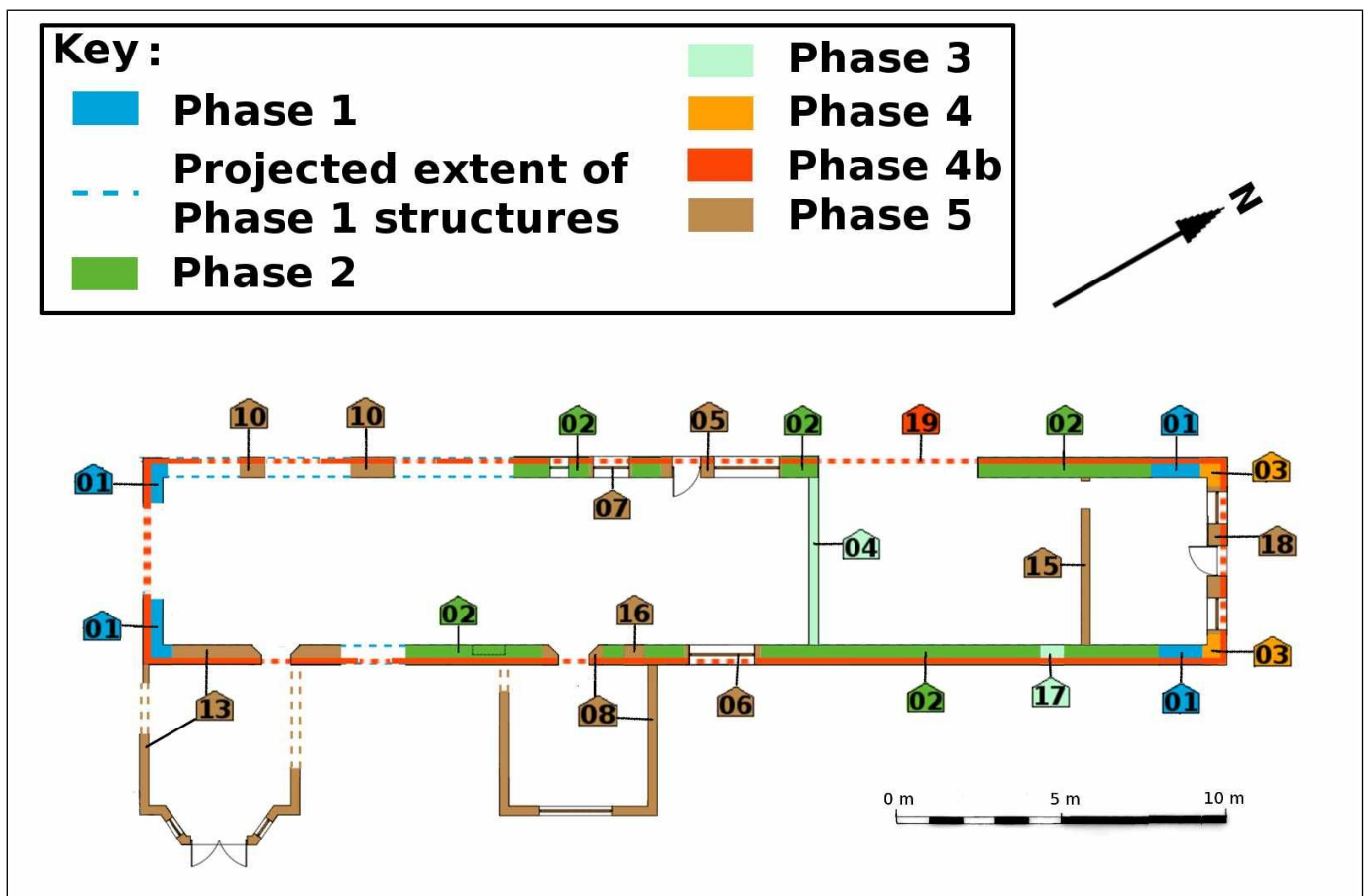


Fig. 12: Plan of Phase 5 structures.

Running from north to south, the Phase 5 structures comprise two windows and a doorway inserted through the northern gable wall, represented by structure 18, and dividing wall 15. Along the western façade: inserted window and doorway 05 ; inserted window 07; and inserted doorway and window 10. Along the eastern façade: inserted window 06; blocked-up window 16; single room extension with an

interconnecting doorway to the eastern elevation, recorded as structure 08; single room with bay window extension with an interconnecting doorway to the eastern elevation, recorded as structure 13. The concrete surfaces present throughout the current building are also likely to have been laid during this phase, with overlying floor surfaces (such as floor tiles) either laid during this phase or Phase 6.



Plate 4: Western elevation. Phase 5 window 05 inserted into sun-dried brick of wall 02. View to the north-west, 2.0m scale.

All Phase 5 structures were built using the same construction methods and materials. These consisted of mass-produced, highly-fired, reddish/ orange bricks, containing white grit and red/ purple grit inclusions (measuring 235mm x 115mm x 75mm). These were set in a pale grey cement mortar that had the appearance of containing a significant quantity of lime mixed into it. All Phase 5 windows and doorways were built with large, 200mm thick concrete lintels inserted into the sun-dried brick fabric of wall 02, and then supported by structures (door and window jambs) built with Phase 5 bricks and cement mortar. The only exception is the northern jamb of window 05, where the sun-dried bricks of wall 02 are retained in a straight vertical edge supporting the inserted Phase 5 concrete lintel (Plate 4). The southern jamb of this window is a Phase 5 structure, representing the widening of this window during this phase and also supporting the lintel of the contemporary doorway immediately to the south (recorded as structure 10; Fig. 12).

Wall 04 was retained in the Phase 5 building as a division between two areas with distinct functions. The southern section of the building was converted into (or renovated as) residential accommodation, and the northern half of the building was used as a garage accessed by a double-doorway through the western elevation.

The garage section was further subdivided by wall 15, with a 3.6m long room spanning the width of the building at the northern end. The northern gable wall was also partially re-built to incorporate two windows and a doorway, recorded as wall 16. All other Phase 5 internal divisions within the original I-plan building, representing the layout of the residential southern half of the building, were demolished as part of the current redevelopment.

The post-1920 date for Phase 5 was determined by the steel fenestrations of windows 05 and 06 (Plates 2 and 4). This material and design is typical of windows manufactured after the 'inter-war' period (between World Wars I and II), characterised by their interchangeable segments of standardised sizes. These became more widely available in Britain and worldwide after 1918-1920 (The Building Conservation Directory 2012). The windows in this building probably date to the 1950's or 1960's.

Phase 6: c. 1990's

Along the western façade, all Phase 6 structures represent a reconfiguration of existing Phase 5 windows and doorways. From north to south, these structures comprise: window and doorway 09; window 11; and window 12 (Fig. 13). Windows 09, 11 and 12 represent a narrowing of the 2.00m wide Phase 5 window

openings with a concomitant lowering of the window ledges, resulting in Phase 6 windows with overall dimensions of 1.04m in width by 1.55m in height. Structure 09 also represents the widening of an existing doorway, with the southern door jamb remaining as Phase 5 structure 10 and the northern door jamb being rebuilt (and presumably widened) as Phase 6 structure 09.

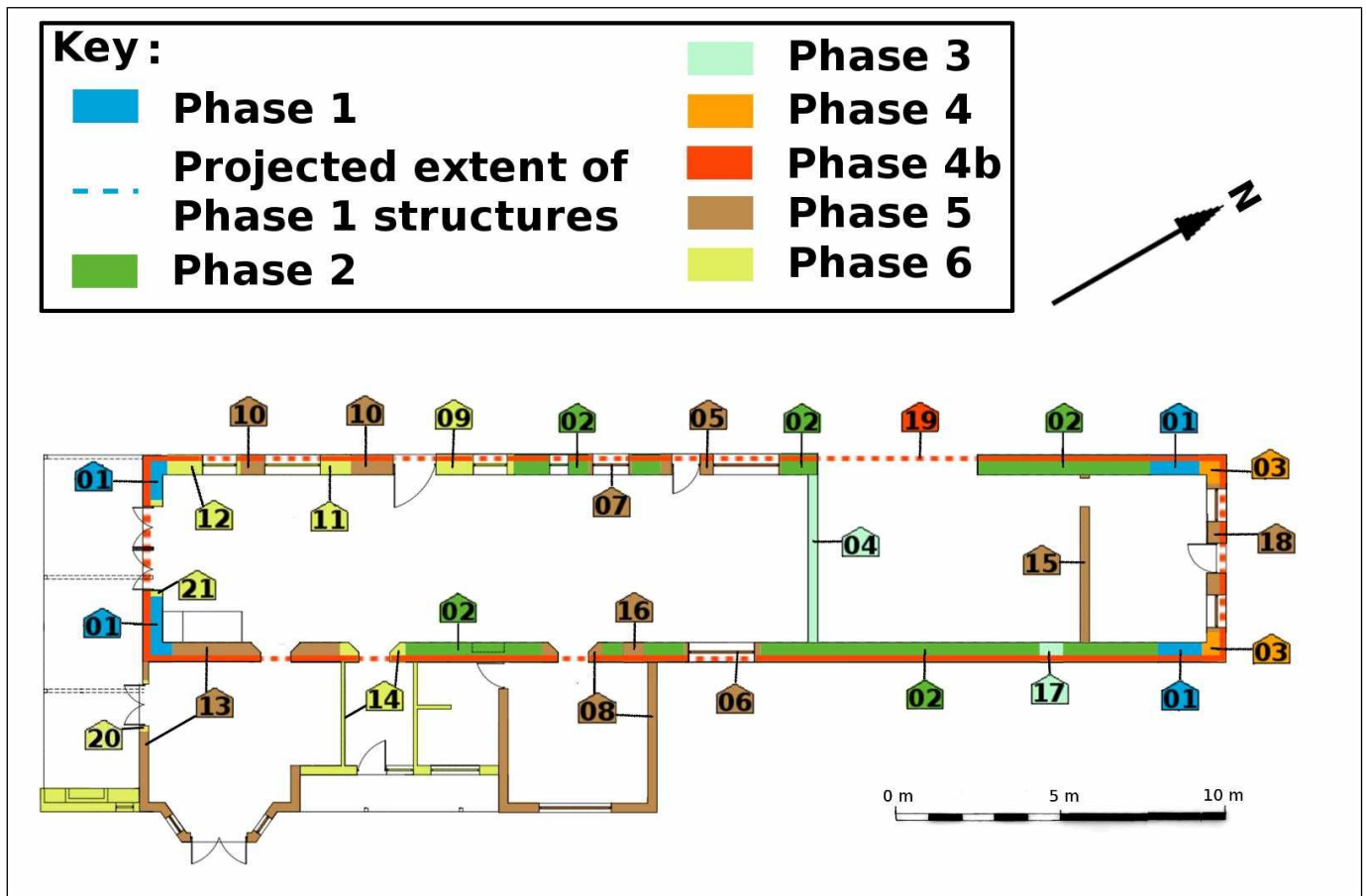


Fig. 13: Plan of Phase 6 structures.

Two double doorways with French doors were inserted along the southern façade. Doorway 21 was inserted into the original building's end gable wall, truncating stone-built wall 01. Doorway 20 was inserted into the Phase 5 extension to the south-east of the building represented by structure 13. These double doorways provided access to the *stoep* and associated *braai* structure built onto the building's southern façade, which means it is likely that these were also Phase 6 structures (Fig. 13).

An extension was built on to the building's south-eastern elevation with a corresponding doorway leading to the central I-plan section, both recorded as structure 14. Extension 14 spanned the gap between the Phase 5 extensions, abutting structures 08 and 13 to the north and south respectively. Structure 14 comprised: an en-suite bathroom to the room built as structure 08 to the north; a hallway or passage leading from the central I-section of the building to an external doorway, providing access to a concrete *stoep* along the eastern façade between Phase 5 extensions 08 and 13; and an extension to the room represented by structure 13, by demolishing the room's northern wall and extending it into structure 14.

All Phase 6 structures were built with the same construction methods and materials. These consisted of factory-produced, highly-fired reddish/ orange bricks (measuring 225mm x 110mm x 70mm), containing white grit inclusions. These were similar to Phase 5 bricks, but were darker red in colour and, where a cross-section was exposed, displayed a dark grey colour indicating a more reducing firing process. They were set in a grey cement mortar that was more indurated than the cement mortar used in Phase 5, with a noticeably greater processed cement component. The concrete lintels used in in Phase 6 also had a greater cement component and were noticeably thinner (<100mm thick) than those used for doorways and windows in Phase 5 (c. 200mm thick; Plate 5).

The door fittings and style of openings used in Phase 6 are of a modern fashion, common since the late 1980's and throughout the 1990's.

3.2 Map GIS analysis

A survey from 1981 recorded the extent of the combined properties Remainder of Farm 951 and Remainder of Farm 952, historically known as Frederiksburg and La Motte respectively. This survey was particularly useful in the GIS analysis as it recorded the *werf* buildings at the time in relation to the property boundaries. This is presented as Figure 14. This survey plan was geo-rectified onto the 1:50,000 topographic map from the Chief Directorate of Surveys and Mapping (Fig. 1) and recent satellite images from Google Earth (Fig. 2).



Plate 5: Western elevation showing structures from Phases 5 and 6. Note the more lime-based cement used in Phase 5 (centre) compared to the grey cement of Phase 6 window blocking on left. View to north-west, 2.0m scale.

The most striking feature of the 1981 deed survey is the fact the *werf* structures are built on either side of the historic property boundary of Frederiksburg and La Motte, with this boundary actually bisecting the current homestead. When overlaying features from other maps, namely the track depicted on the 1:50,000 map and the existing tree-lined avenue leading from the Klappmuts road, it is clear that these also cross the boundary between the two 1694 grants (Fig. 17). It is common for different farms to have shared communal tracks for access to their respective *werfs*, with sometimes most of the length of the track running through neighbouring properties (e.g. access to Lubek/ Weltevreden through Delta Farm; Pinto 2013). The shared access to Frederiksburg and La Motte Farms, just like their early fortunes, were most likely more closely linked than usual as they were farmed by brothers, Jan and Daniel Nortje respectively (Blanckenberg 1991).

By 1711, a mere 17 years after the original grants, both farms are united in the estate of Daniel Nortje's widow (*ibid* 1991). This consolidation in ownership of both properties is reflected in the overall layout and development of the *werf* structures, no better exemplified than by the siting of the the large H-plan homestead on the historic boundary between the farms. Excavations have shown the homestead was previously a T-plan house, its construction dated to the later half of the C18th by artefactual data and corroboration in historic inventories (Seeman 1991). The original T-plan homestead was therefore built long after

the farms had been united in a combined “Frederiksburg and La Motte” deed early in the C18th, and its development on the property boundary between the farms supports this.

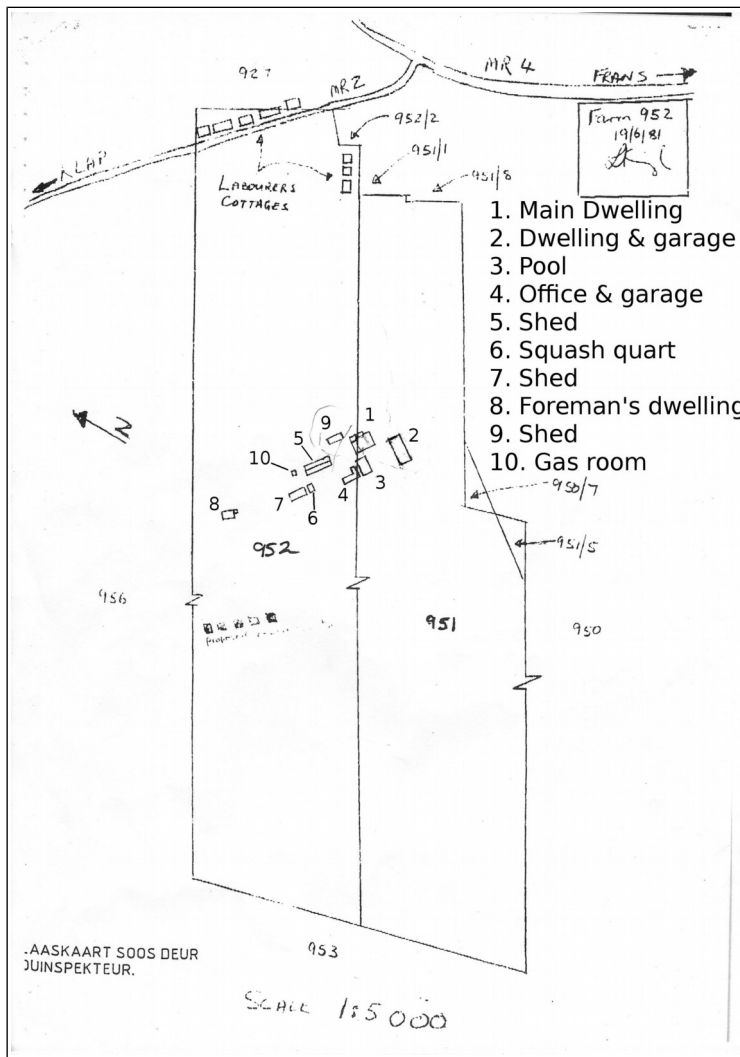


Fig. 14: 1981 survey of property with werf buildings

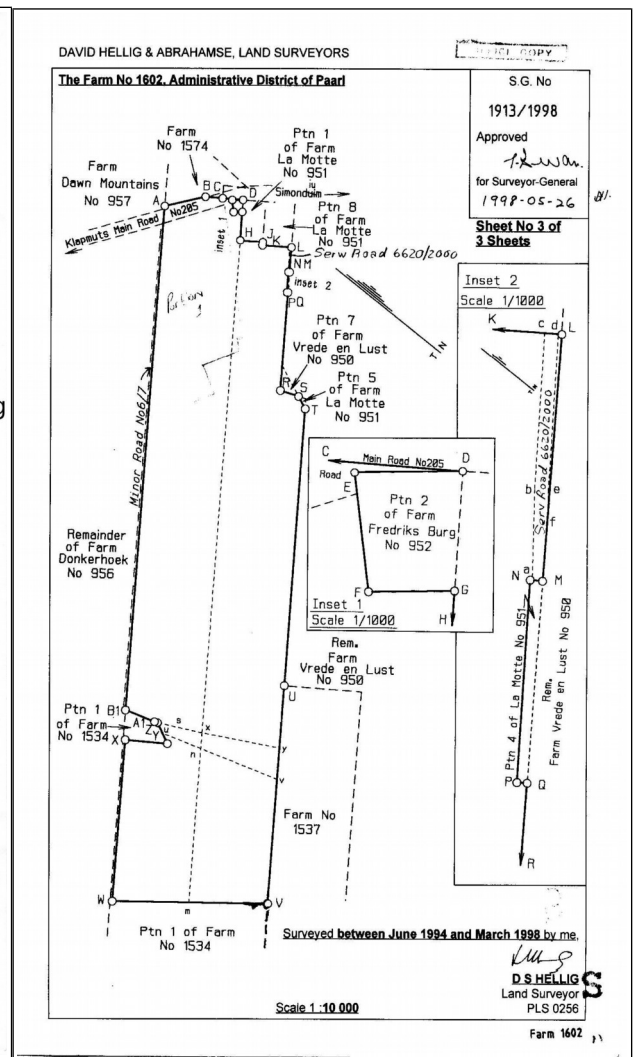


Fig. 15: 1998 survey of Farm 1602, Chief Surveyor General.

It was noted in the excavation report that a “pioneer house” was not evident within the excavated structures of the homestead (Seeman 1991, pp 7). The “pioneer house” alluded to is likely to refer to a simpler I-plan structure, usually envisaged as being built with sun-dried bricks or other readily available low-cost building material, into which the 'T'-Plan house would have supposedly developed. Irrespective of building materials, this 'pioneer' building would represent the earliest sign of European presence on the landscape, whether a basic but complete farmhouse or a simpler *knecht* (farm manager) accommodation. These 'pioneer' buildings were invariably rectangular in shape (I-plan footprint), of varying lengths but usually of a standard width ranging between 5.5m-6.5m.

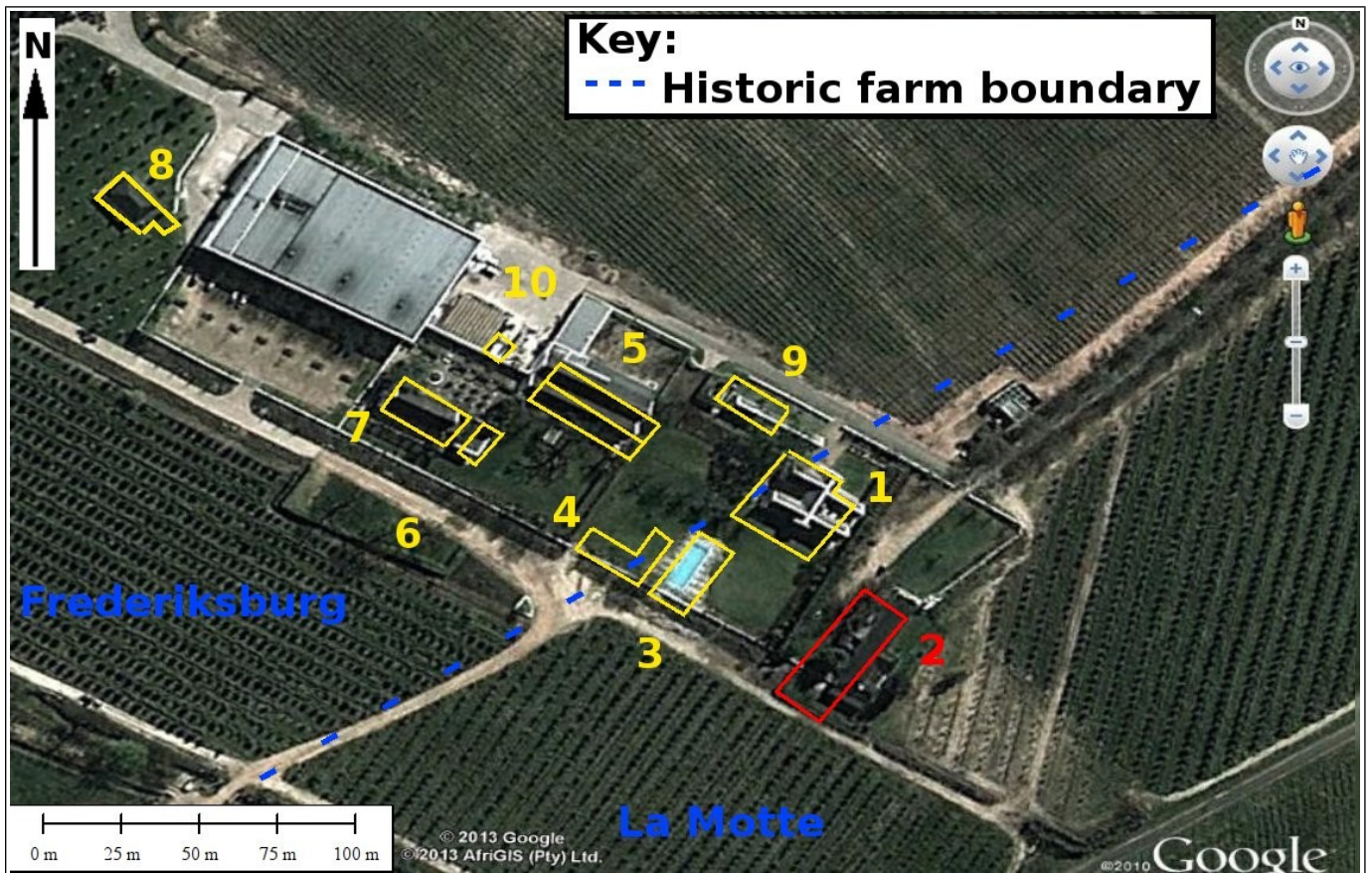


Fig. 16: Satellite image of Frederiksburg werf (© Google Earth) with geo-rectified overlay of the the structures on the 1981 survey presented as Figure 14. Investigated building in red and other structures outlined in yellow.

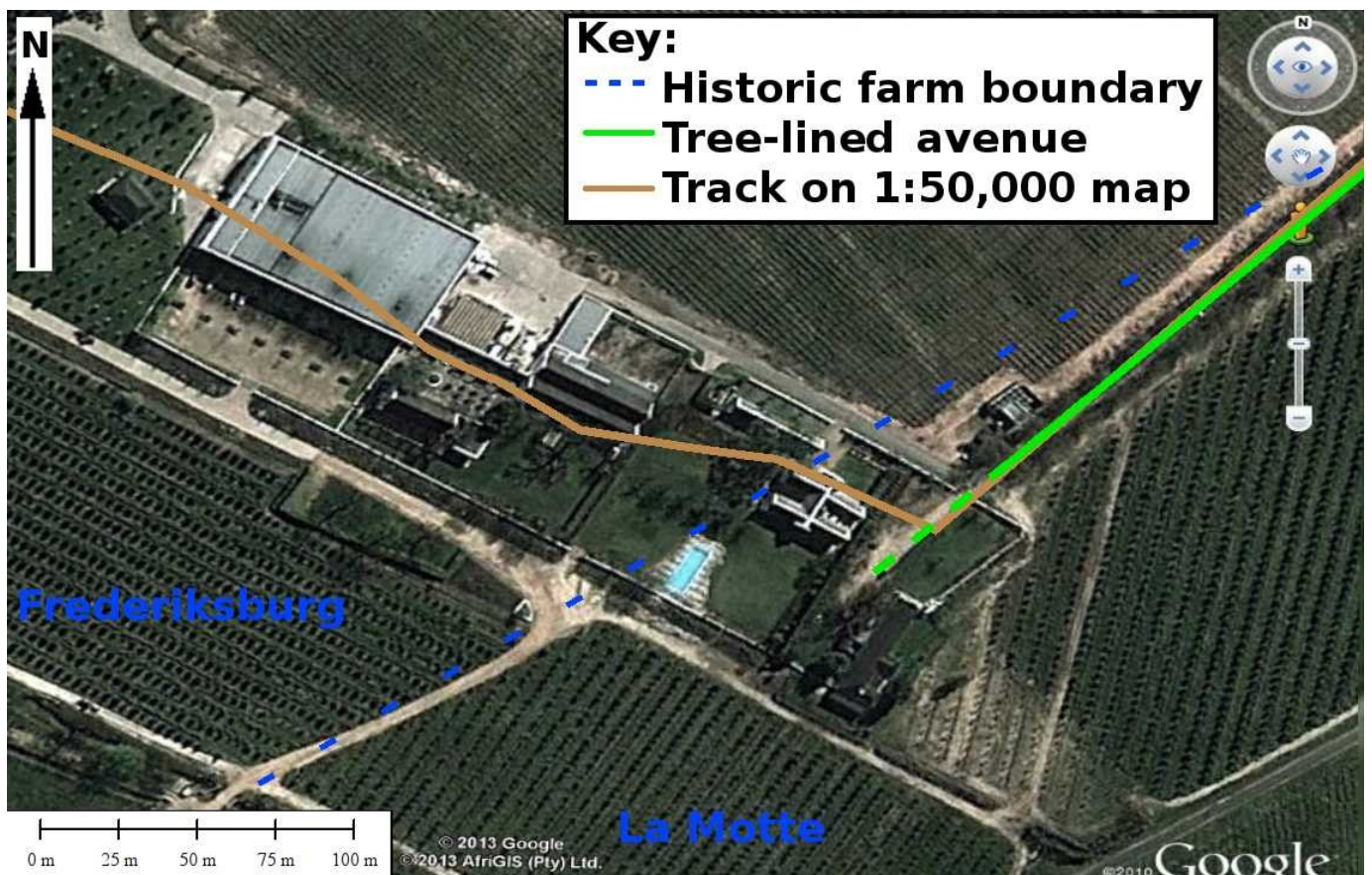


Fig. 17: Satellite image of Frederiksburg werf (© Google Earth) with geo-rectified overlay of track on 1:50,000 map and emphasised current tree-lined avenue.

In this case, assuming both brothers occupied their farms soon after they were granted the land, we should perhaps search for two 'pioneer' buildings, one for each farm. A glance of the aerial photograph of the current Fredericksburg *werf* shows four such I-plan buildings, recorded as structures 2, 5, 7 and 9 on the 1981 survey plan (structure 5 is technically a double I-plan). Significantly, all except the building analysed in the current investigation (shown in red in Fig. 16) were built to the north of the boundary between the farms, on the historic Frederiksburg grant. This means the investigated building is the single surviving historic structure of the current *werf* situated within the historic La Motte Farm boundary. This alone would be a valid argument for considering this structure a candidate for a 'pioneer' building on the original La Motte Farm.

Support for this interpretation can be argued by overlaying the deed plan, the track depicted on the 1:50,000 map and emphasising the mature tree-lined avenue on the aerial photograph. This highlights the direct referencing of the investigated building by both the track and tree-lined avenue, and how these eventually intersect the boundary between farm grants to the north-east. Note particularly how, even beyond the south-western pair of planted trees in the avenue, the southern edge of the track clearly continues straight into the *werf* itself, right up to the investigated building (Figures 16 and 17).

Allowing for distortion on the overlay of the track from the 1:50,000 map (shown in brown on Fig. 17), there is a close correlation between the corner in the track depicted on the map with the current corner formed by the end of the avenue and the track leading to the north-west along the north side of the current *werf*. This track runs parallel and adjacent to another I-plan building (recorded as building 9 on 1981 survey plan; Fig. 16) that, significantly, is located within the historic boundary of Frederiksburg Farm. The layout is that of a track from the main road to the north-east leading to a right angle junction (currently referenced by the south-western end of the tree-lined avenue): with one road continuing straight to the I-plan building investigated in this report, located on La Motte (building 2); and another turning to the north-west and running parallel to an I-plan building located on Frederiksburg (building 9; Figures 16 and 17).

The investigations in 1991 (Seeman) and the current investigation have shown that both these I-plan buildings (buildings 2 and 9), together with the homestead built in the area between them (building 1; Fig. 16), all have historic building fabric. Excavation and historic records indicate the homestead was a late C18th building, at least 50 years older than the grant of both farms in 1694. The GIS analysis suggests these I-plan buildings (buildings 2 and 9), referenced by mapped tracks that have survived in the current landscape as tree-lined avenues, are perhaps the earliest buildings on the respective Frederiksburg and La Motte Farms. The interpretation that the homestead (building 1) is a later addition to these buildings is supported in the map analysis which shows the homestead sited on the boundary between the historic properties (Figures 14 and 16), presumably after the farms were combined in the early C18th.

This interpretation of the early *werf* layout, with a common access to two buildings sited close together but on different farms, also fits with the known history of these land grants. The two brothers to whom the farms of Frederiksburg and La Motte were granted, Jan and Daniel Nortje, are likely to have planned the development of their farms together and may have opted to live close to each other in the landscape. Accordingly they built their original homesteads (represented by buildings 2 and 9) close to each other with a common access from the main road, but significantly with each on their respective property. This interpretation also explains why the tree-lined avenue remains referencing what becomes the south-eastern end of the later combined *werf*, rather than referencing the later, grander homestead or the centre of the *werf*.

4. Conclusion

Structural analysis of the building's fabric has identified at least 6 distinct construction phases, indicating the building underwent a number of redevelopments that altered its layout and configuration. It is, however, difficult to determine from this assessment whether these signified significant changes in the building's specific functions and uses throughout its history. Nevertheless, the number of phases and the use of traditional pre-C20th materials in the 4 earlier phases attests to the longevity of this structure. GIS analysis of map and survey data further suggests this building is potentially one of the earliest structures on La Motte Farm, representing the only historic building surviving within the Remainder of that C17th freehold farm.

Phase 1: late C17th/ early C18th

The Phase 1 structure comprised a rectangular building with overall dimensions of 33.0m by 6.4m, with its long-axis orientated north-east by south-west. This was entirely stone-built with a soil mortar, reflecting the building materials used in the construction of the earliest structures on historic farmsteads established in the late C17th/ early C18th in the Drakenstein Valley: Zandvliet/ Delta Farm (Pinto *et al* 2009; Smuts 2012a) and Weltevreden Farm (Pinto 2013) to the south-east; and Babylonstoren (Smuts and Clift 2009, 2010b) to the north-west. The direct referencing of the building by the historic track leading straight to the main road, represented by the tree-lined avenue (Fig. 17), emphasises the potential for this to be one of the earliest buildings built on the historic La Motte Farm. It may therefore represent that farm's original homestead, probably dating to when the farm was granted in 1694 or shortly thereafter.

The sandstone used in the construction of the Phase 1 building consisted of tabular blocks, some measuring over 1.0m in length, and most of which had been faced on several sides. This contrasts with the early stone-built structures on the nearby farms referenced above, where they were built with irregular, rolled sandstone boulders and pebbles set in a soil mortar (Pinto 2013; Pinto *et al* 2009; Smuts 2012a; Smuts and Clift 2009, 2010b). On those farms these boulders can be quarried from just beneath the topsoil, where they formed geologically as fluvial deposits of large palaeo-rivers. The tabular blocks used at Frederiksburg could not have been hewn from material occurring naturally in the talus deposit eroding from the mountains, or from similar fluvial/ alluvial deposits on which the site could be located. This suggests the Phase 1 building stone was quarried from rock outcrops, most likely from the Simonsberg mountains to the south-west of the farm.

A possible reason for this extra expenditure in labour to quarry and transport stone blocks to the site, as opposed to quarrying rounded boulders closer to site, may be attributed to the absence of these raw materials from the farm property. The 1991 excavations of the homestead building recorded the underlying geological deposits as coarse sand with ferricrete nodules, with no mention of river cobble deposits (Seeman 1991). It may therefore simply be that the fluvial deposits yielding usable building blocks are not extant on Frederiksburg Farm, requiring the quarrying of stone for construction from outcrops further away. Alternatively, the use of dressed stone blocks instead of irregular boulders may have been a conscious choice based on a number of possible reasons, such as better quality (easier to build and overall stronger structure with cut blocks) or perceived higher status of one type of material over another.

The end of Phase 1 is marked by the robbing of the stone from the side walls of the building. Whatever the underlying reason, the fact that stone for construction at Frederiksburg was roughly dressed and quarried at probably some distance from the site, meant that building stone on this farm was an expensive resource with regard to the energy expended to procure it. This single factor would make the quarrying of the stone from the Phase 1 building for construction of another structure a more economical option than entirely procuring new stone blocks.

There are no signs that the building was in disrepair when it was robbed of stone. From the fact that both side walls were systematically razed to a height of between c. 150mm to 250mm (above current floor surface), while care was taken to ensure the end gable walls were left in place to roof height, we can deduce the following:

- the quarrying of the stone blocks from the building is likely to have been planned given its systematic execution;
- the building was in good repair prior to this, with all its original corners intact;
- the care to leave the corners and end gables built in the original stone blocks shows that the subsequent re-construction of this building was also planned in the robbing of the side walls, otherwise the gable walls would have also been robbed.

This last point also meant that the most complicated aspect of erecting a rectangular building, the corners and end gables, would have already been completed and built in stone blocks, which is a better construction material and less prone to failure than sun-dried bricks.

Given the building was structurally sound when it was quarried for stone, this interpretation is only logical if the ultimate use of the recycled stone was for the construction of a building of greater importance or of a different layout. In other words, the building wouldn't be quarried for its stone and re-built with clay bricks if the ultimate purpose was to erect an identical rectangular building with the recycled stone, as it would just be simpler to erect a new building with clay bricks. In this respect, the construction of a new T-plan homestead (building 1) in the area between the putative original Frederiksburg and La Motte homesteads (buildings 9 and 2 respectively; Fig. 16) would be a likely explanation for the robbing of stone from this building.

The excavations of the homestead in 1991 showed the foundations to be built with stone (Seeman 1991), although its type and form was not reported. Artefacts from the excavated deposits date the T-plan homestead to the latter half of the C18th (Seeman 1991), which is supported by an inventory from 1790 describing the rooms of a T-plan house (Blanckenberg 1991). Based on this interpretation, the robbing of the Phase 1 building is likely to have taken place when the new homestead was built in the latter half of the C18th.

Due to the razing of side walls and the alterations to the gable walls in subsequent phases, no architectural features that could indicate the layout of the Phase 1 building, such as the number, type and location of door and window openings, have survived. The only internal division that could potentially have survived from this phase is wall 04, assigned conservatively to Phase 3 (see above). Because of this, it is difficult to state the function of this Phase 1 building with any certainty from structural analysis alone. The interpretation of the *werf* development presented, together with evidence of construction materials used and their robbing at the end of Phase 1, suggests this building is an early component of the *werf*, potentially the earliest homestead on the historic La Motte Farm.

There is a **high potential** for preservation of sub-floor remains, in the forms of structures and floor deposits, that relate to the Phase 1 use of this building below the current concrete floors. These remains relate to the earliest European settlement and development of these farms in the Drakenstein Valley as a whole. These are therefore considered of **high significance** in terms of Local and Provincial Heritage. As these remains also represent and can inform us on the early Cape Colony, given its development and impact on South African history, they are also relevant to National Heritage. Any impact to them as part of the current development must be mitigated.

Phase 2: later half of C18th

Phase 2 represents the rebuilding of the building's side walls with sun-dried bricks after these were robbed of their stone. As this subsequent rebuilding was planned in the quarrying of the building stone, this is likely to have taken place immediately after this event. This re-building is therefore interpreted as dating to the latter half of the C18th when the T-shaped homestead (building 1; Fig. 16) was built, prompting the robbing of the Phase 1 building.

Other than the northern gable, wall 02 remained relatively intact in the north-eastern section of the building during subsequent phases. The double doorway on the western elevation is a built feature from Phase 2 that survives in the current building layout. Other than the window to the eastern elevation, there are no other openings in this section of the building, although there most likely would have been through the northern gable wall. Nevertheless, the double doorway and single window indicate this section of the building (north of wall 04) was re-built for an industrial function, rather than residential occupation, in Phase 2. This would have probably been related to storage and/ or processing of farm produce, storage of equipment, or other ancillary function related to production on the farm.

The Phase 2 building walls in the south-western section of the building (south of wall 04) were substantially truncated in subsequent phases. Evidence for a single window to the eastern elevation and for an original northern side to a window on the western elevation survive in the current building fabric. Because of this later truncation of wall 02, it is difficult to say with certainty what this section of the building was used for from analysis of the above ground structures alone, but it is likely this information will be preserved in sub-surface structures and deposits.

This building therefore remained on the *werf* as an outbuilding (building 2) to the newly built T-plan homestead to the west (building 1; Fig. 16). The 1790 inventory of "Frederiksburg and La Motte", in addition to the homestead, records 2 outside rooms, a wagon house and a wine cellar (Blanckenberg 1991). The northern section of the Phase 2 building could and most likely accounts for one of those structures. The use of the southern section of the building is less certain, and it is possible that it was already used for residential occupation during Phase 2, such as a *jonkershuis* or for slave accommodation. However, it could just as likely been the continuation of the space in the northern section that was used for the same or some other function related to production on the farm.

As with Phase 1, there is a **high potential** for preservation of sub-surface remains, in the forms of structures and floor deposits, relating to the Phase 2 use of this building below the current concrete floors. These remains also relate to the early settlement and development of European farms in the region, but are also representative of a more established and evolved settlement pattern of *werfs* with multiple buildings on a farm with a developing economy. These archaeological remains can provide information on the economic development of the farm on a site level, as well as on the economic development of early colonial farms in the Drakenstein Valley.

These archaeological remains are considered of **high significance** in terms of Local and Provincial Heritage. As these remains can also inform us on the early Cape Colony they are therefore also relevant to National Heritage. Any impact to them as part of the current development must be mitigated.

Phase 3: C18th/ C19th

Wall 04 is the only pre-C20th internal division surviving in the current building (Fig. 13). Since its construction, there was never any doorway through wall 04. This wall has therefore always served to divide the building into two sections that most likely had very different functions, as there was no need for direct access between them. The Phase 2 double-doorway in the building's northern section remained in

use, and it is likely that this section of the building retained an industrial or storage function associated with production on the farm.

It should be pointed out that wall 04 has been assigned to Phase 3 based on the fact that it abuts the Phase 2 outer building walls, and is therefore interpreted as being erected after wall 02. However, this can also be the case with contemporary internal divisions, as they were sometimes built after the exterior building walls and therefore abutted them, but were nevertheless elements of a contemporary phase (Smuts 2012b; Smuts and Clift 2010b). This construction method means it is conceivable that wall 04 could be contemporary with wall 02 or even the original Phase 1 construction: abutting the outer stone-built walls and therefore making it easier to keep in place during the demolition of Phase 1 outer building walls and their reconstruction in Phase 2. Evidence to determine this phasing may be present in subsurface deposits.

The blocking of a Phase 2 window in the north-eastern half of the building (structure 17; Fig. 9) suggests a change from a more active and living use of this section of the building, to a more closed, perhaps storage related function. Although assigned to Phase 3, blocking 17 is not necessarily contemporary with wall 04 and could have happened at any stage after Phase 2, though the materials used suggest this happened before Phase 5.

The Phase 3 above ground structures are in themselves of **medium significance**, though the historic division of the building in two sections by wall 04 should be represented in the plans for the proposed redevelopment of the site. However, there is potential for further information regarding these structures and the development of the site preserved in sub-floor deposits within the building.

Phase 4: C19th

Phase 4 represents two structural changes to the building: the repair of the north-eastern gable (wall 03) and raising of the roof level (structure 19; Fig. 11). Wall 03 was built with higher-fired bricks and a stronger lime based mortar than structures of previous phases. These were nevertheless rustic in appearance and were not modern mass-produced materials. They may still have been produced locally on the farm, though the higher firing and lime mortar could indicate these were bought from professional manufacturers, presumably from Cape Town.

The raising of the roof level with structure 19 by 850mm (overall height 3.55m) was built with sun-dried and low-fired bricks, set with a soil mortar. These materials were almost certainly produced on the farm. Although these materials appear to be a regression to inferior materials than those used in wall 03, structure 19 directly overlay the rebuilding of gable wall 03, indicating the raising of the roof happened after the repair to the gable. This raising of the roof structure is likely to coincide with the change from, presumably original, thatch roofing to a corrugated metal roof. This would date this alteration to the latter half of the C19th or early C20th. This was the last alteration to the building prior to the use of modern C20th bricks and mortar in Phase 5.

The Phase 3 above ground structures are in themselves of **medium significance**. However, there is potential for further information regarding these structures and the development of the building preserved in sub-floor deposits within the building.

Phase 5: post-1920

The Phase 5 alterations to the site used Phase 3 wall 04 as a division between two sections of the building with distinct functions. The south-western section of the building was converted into (or renovated as) domestic accommodation, and the north-eastern section was used as a garage accessed by a double-doorway through the western elevation. The footprint of the original I-plan structure of previous phases

was also extended for the first time with two rooms to the south-eastern elevation (structures 08 and 13; Fig. 12).

The overall footprint, layout and functions of the building established in Phase 5 were essentially retained through Phase 6, and remained as the most recent use of this structure as a dwelling prior to the current redevelopment. The Phase 5 windows and doorway inserted into the northern gable and dividing wall 15 in the northern garage section are retained in the current building. In addition to the extensions of the two rooms to the south-east, the only other features from Phase 5 that survive intact in the current building are two 2.0m wide windows, immediately south-west of wall 04 on either side of the building (structures 05 and 06; Fig. 12). The surviving steel fenestrations are typical of those manufactured and standardised in Britain after 1918-1920 (The Building Conservation Directory 2012), that became more widely available worldwide after this date. The style of these features in the investigated building probably date Phase 5 to the 1950's or 1960's (Plates 2 and 4).

The Phase 5 above ground structures are of **low significance**. Other than the windows that specifically date Phase 5 to post-1920, there is no structural element of this phase of significance from a heritage point of view. The windows are themselves of **low significance** and sufficiently mitigated in this investigation.

Phase 6: c. 1990's

Phase 6 structures represent renovations and additions to the residential structures built during Phase 5, and were confined to the southern section of the building. These included an extension to the south-east elevation (structure 14), joining the previous Phase 5 extensions, and the construction of a *stoep* and *braai* structure along the south-western elevation with corresponding French doors into the southern building façade (doors 20 and 21; Fig. 13) The building's northern section continued to be used as a garage space and was unchanged structurally. This was the last major redevelopment of this building and has remained in use until the current proposed redevelopment.

The style of openings and fittings used in this phase are of a recent fashion, most likely dating from the 1990's. All Phase 6 structures are therefore of **low significance** and no further heritage mitigation of these is required.

5. Recommendations

The site incorporates historic building fabric and is likely to have sub-surface archaeological deposits. These are protected under Sections 34 and 35 of the National Heritage Resources Act (No 25 of 1999). As such, no alteration or demolition of any part of this structure, nor any excavation or disturbance of sub-surface deposits within and surrounding this structure may be undertaken without a permit issued by Heritage Western Cape.

The site is likely to relate to the early development of farm buildings on this *werf*, with the Phase 1 structure potentially representing the original homestead on the historic La Motte Farm and dating to the late-C17th. As such, the site is locally important in investigating the establishment and subsequent development of this historic farm. On a wider local and regional level, they are significant with regard to settlement patterns of the early Cape Colony, as well as the subsequent colonial expansion of the late C18th and early C19th in the Drakenstein-Simondium Valley. Investigations of this type of structure adds to our understanding of the development and expansion of the early Cape Colony.

In accordance with the National Heritage Resources Act (No 25 of 1999), it is recommended that the site

be recorded as a **Grade 3A** heritage resource. This is to include all standing structures within the I-plan footprint of the original building and all sub-surface deposits within 100m of the site.

It is also recommended that the **Grade 3A** be extended to the surviving buildings recorded in the 1981 survey that are possibly components of the historic *werf* (buildings 1, 2, 5, 7 and 9; Figures 14 and 16) as well as any other archaeological material within 100m of the historic *werf*. Sub-surface deposits, such as associated historic middens, are often found close to the buildings themselves and can provide good archaeological evidence of the farm's consumption and economy.

There have been no official plans drawn for the renovation of the site, but it is envisaged that the proposed redevelopment will have a **Low to Medium Impact** on this heritage resource. A set of recommendations are proposed in the guiding of these plans to ensure this is the case. It is recommended that the proposed redevelopment of the investigated building (building 2; Fig. 16) be allowed to proceed, subject to:

- the following recommendations being made conditions of redevelopment;
- review of the final proposed plans by the author (Hugo Pinto), with an opportunity to comment to HWC;
- the approval of Heritage Western Cape.

It is recommended the following be made conditions of development:

- (1) The footprint of the original rectangular building (comprising Phases 1 to 4; Figures 7 to 11) should be preserved. Every effort should be made to preserve the form of this original building, with all alterations and additions being sympathetic to the form and character typical of a historic I-plan farm building. This is a heritage resource of **High Significance**.
- (2) No disturbance of sub-surface deposits is to be undertaken within the footprint of the building without further archaeological mitigation. Any breaking or removal of the current screed floor surface should be mitigated by a full archaeological excavation of the impacted areas if this falls within the footprint of Phases 1 to 4 (Figures 7 to 11). These potential archaeological remains are of **High Significance**.
- (3) If there is sub-surface disturbance of deposits within the Phases 5 and 6 extensions to the building (extensions 08, 13, 14 and the *stoep* to the south-western elevation; Fig. 13), mitigation can be limited to archaeological monitoring of these works. This should be undertaken by a professional archaeologist with experience in historical archaeology. These potential archaeological remains are of **High Significance**.
- (4) An effort should be made to conserve the surviving historic building fabric in the northern half of the building and the southern end gable. This includes
 - both side walls (recorded as 02) to the north-east of wall 04 (Fig. 16);
 - dividing wall 04;
 - northern gable wall 03 and adjoining sections of wall 01;
 - southern gable wall 01.

Any alterations to these structures should be kept to a workable minimum and subject to point (1) above. These structural remains are of **Medium Significance** and sufficiently mitigated in this report.

(4.a) If possible, the double doorway into the north-western façade surviving from Phase 2 should be retained as a surviving feature of the building's history as a working farm outbuilding.

(4.b) If dividing wall 04 is to be completely removed, this should be mitigated with archaeological

monitoring of its demolition to identify or temporarily recover any artefacts that may date this structure. An effort should be made to represent this historic division of the building in the proposed development, such as with a wall 'nib' of exposed historic fabric or a change in flooring materials marking the extent of wall 04.

- (5) Proposed alterations to or partial demolition of the outer walls of the I-plan building should be focused in the south-western half of the building, which has been more substantially altered in recent decades during Phases 5 and 6. Alterations and additions to the site from Phases 5 and 6 are of **Low Significance** and fully mitigated in this report. Subject to points (1) and (3) above it is recommended that the partial or full demolition of structures from these late phases be allowed to proceed.

It is emphasised that **no subsurface works** should be allowed to proceed at the site without archaeological mitigation. If any section of the concrete floor within the I-plan footprint of the historic building is to be removed, this should be monitored by an archaeologist. Heritage Western Cape must be notified of any exposed archaeological deposits and/or structures, and these must be adequately recorded by an archaeologist before being altered or removed.

Any future redevelopment of the site should consider that this is a historic farm Building dating to the Early Colonial period, with the **potential for excellent preservation of internal structures and floors**. This has been shown to be the case with archaeological excavations of similar buildings that have remained in use to the present day, where maintained roof structures and modern floor surfaces served as protection to sub-surface historic structures and floor surfaces, as was the case at Delta Farm (Pinto *et al* 2009) and at Babylonstoren (Smuts and Clift 2009, 2010b).

Excavations of those buildings determined the development and changes in their character and function through time. These investigations greatly increased our understanding of the development and economy of their respective farms from the Early Colonial period to their more recent modern history, which in turn helps our understanding of these factors in the early Cape Colony (Smuts 2012a; Pinto & Smuts *in press*).

Heritage buildings of this nature are increasingly limited resources under threat of development that can result in the destruction of their heritage significance. Although it is recommended that the emphasis should be on preserving and protecting these heritage resources *in situ*, if proposed developments threaten to negatively impact their heritage significance, then adequate mitigation that preserves these buildings 'in record' should be set as conditions for their redevelopment.

6. References

Clift, H., 2007. Appendix 3: Historical Research. In: S. Winter and N. Baumann, ed. 2007. *Heritage Impact Assessment Two Rivers Farm: Portions 1 to 15 of Weltevreden Farm No 1646 & Portions 5 of Jerico Farm No 1014, Groot Drakenstein*. Unpublished report prepared for Two Rivers Development Company (Pty) Ltd, pp. 108-117.

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7. Appendix 1: Survey plans of Farm 1602

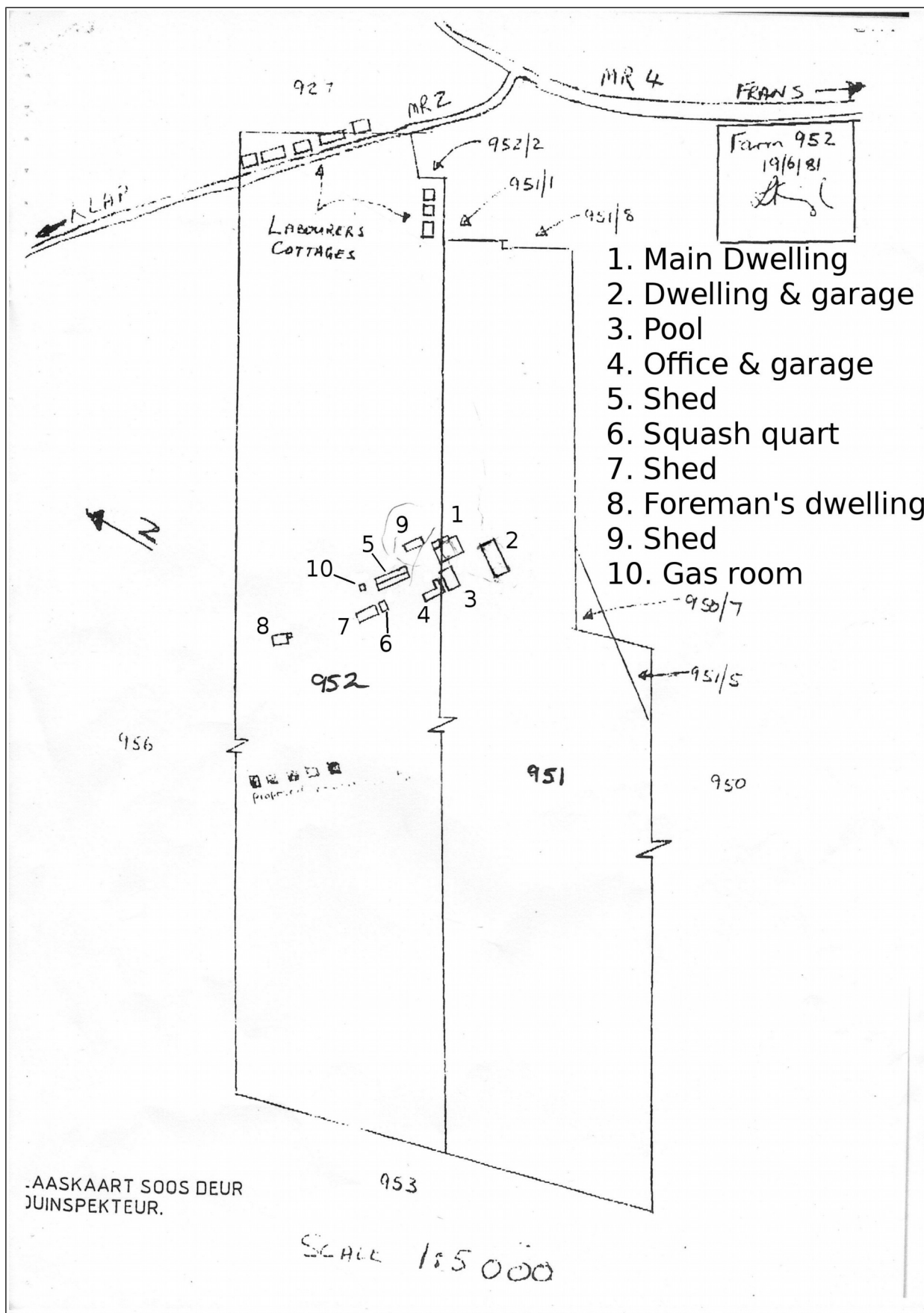


Fig. 18: 1981 survey of Farms 951 and 952 with werf buildings.

ORIGINAL COPY

The Farm No 1602, Administrative District of Paarl

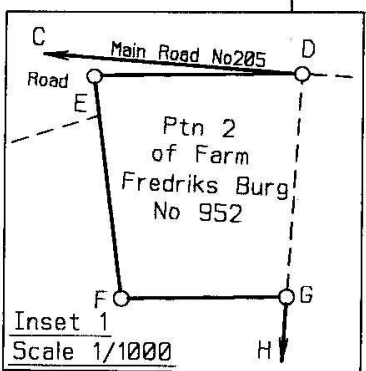
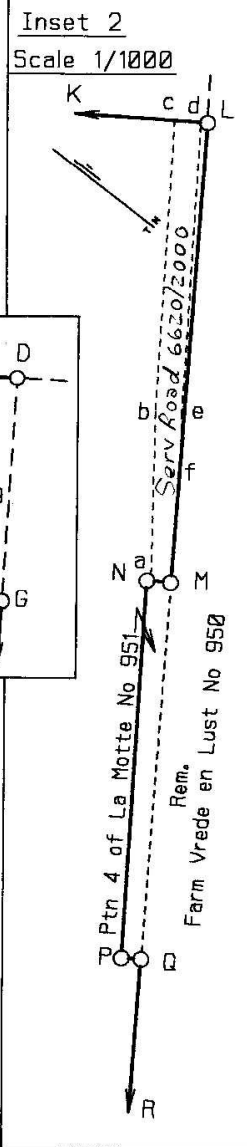
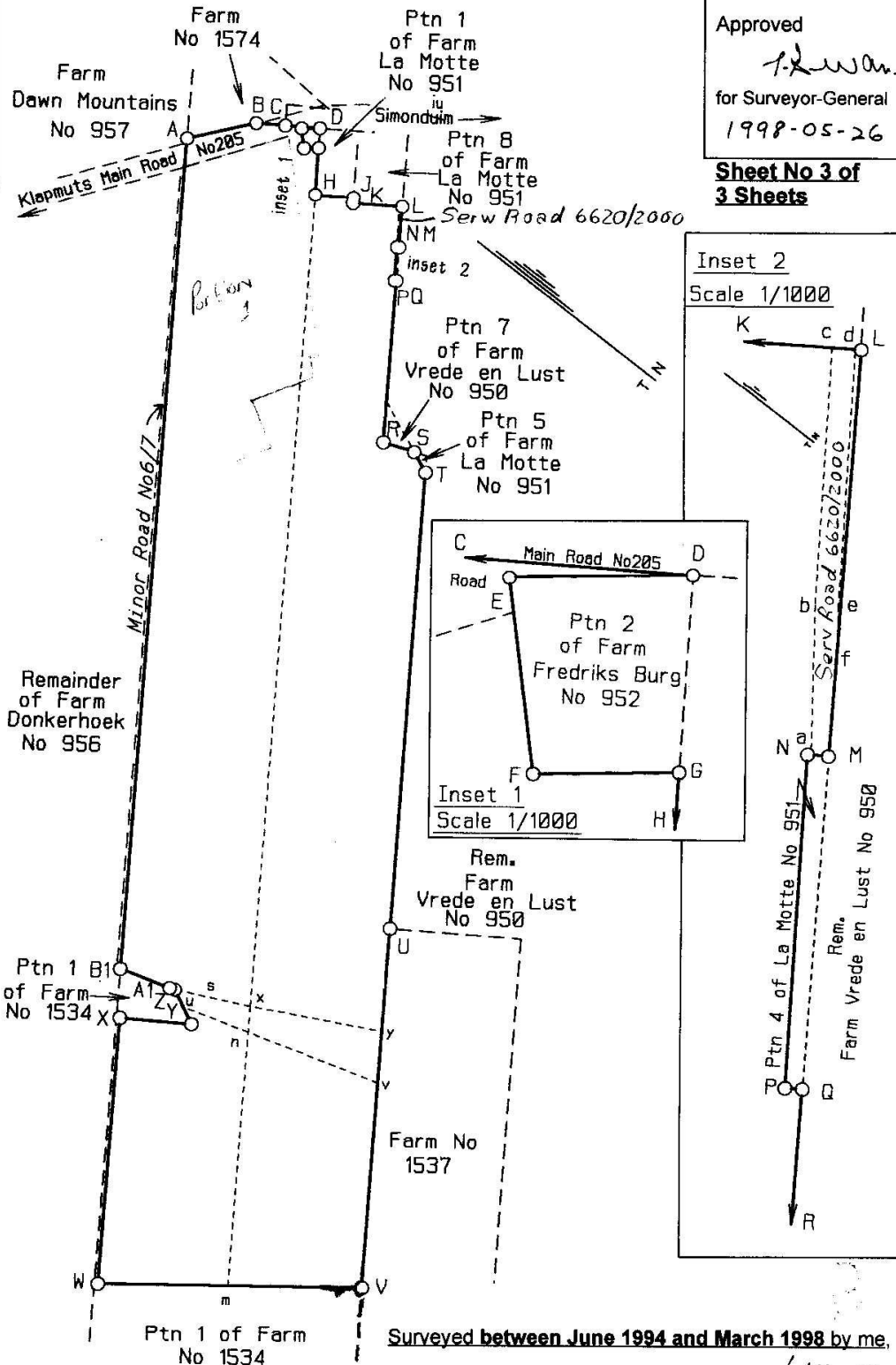
S.G. No

1913/1998

Approved

[Signature]
for Surveyor-General
1998-05-26

**Sheet No 3 of
3 Sheets**



Remainder of Farm Donkerhoek No 956

Rem. Farm Vrede en Lust No 950

Ptn 1 B1 of Farm No 1534

Farm No 1537

Ptn 1 of Farm No 1534

Surveyed between June 1994 and March 1998 by me,

[Signature]
D S HELLIG
Land Surveyor
PLS 0256

Scale 1:10 000

Farm 1602

Fig. 19: 1998 survey of Farm No 1602

8. Appendix 2: HWC Record of Decision

Case Number: 120905NN07M
File Number: HM/SIMONDIUM/Farm 1602 Fredericksburg
Enquiries: Ntombekhaya Nkoane
E-mail: Ntombekhaya.Njobe@westerncape.gov.za
Tel: (021) 483 9783
Date: 03 October 2012



PERMIT

CASE NUMBER: 120905NN07M

Issued in terms of Section 34(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from date of issue

Heritage Western Cape hereby notifies:

Fredericksburg Langgoed Pty Ltd
PO Box 55
Simondium
7670

This permit has been issued for:

Proposed Action: Strip plaster removal on out building (South of manor house)

Site: Farm 1620 Fredericksburg, Main Road, Simondium.

Permit issued in accordance with drawings:

No: 101 Revision: A

Dated: 2012-09-04

Drawings prepared by: Malherbe Rust Architects.

HWC Date Stamped:

Conditions applicable to this Permit:


1. Remove 400mm of plaster around the external façade at lintel height.

Should you have any further queries, please contact the official above and quote the case number.

NOTE:

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be present on the site at all times and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**

Yours faithfully


Andrew Hall

Chief Executive Officer/Director
Heritage Western Cape

www.capegateway.gov.za/culture_sport

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9. Appendix 3: Plans of 1991 homestead excavation

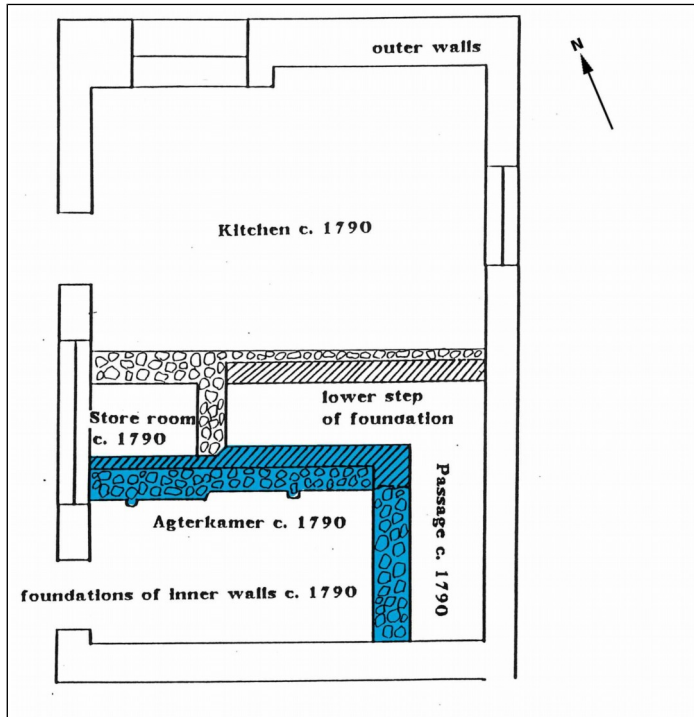


Fig. 20: Plan of 1991 excavations of kitchen at northern end of homestead; after Seeman 1991 Fig. 2

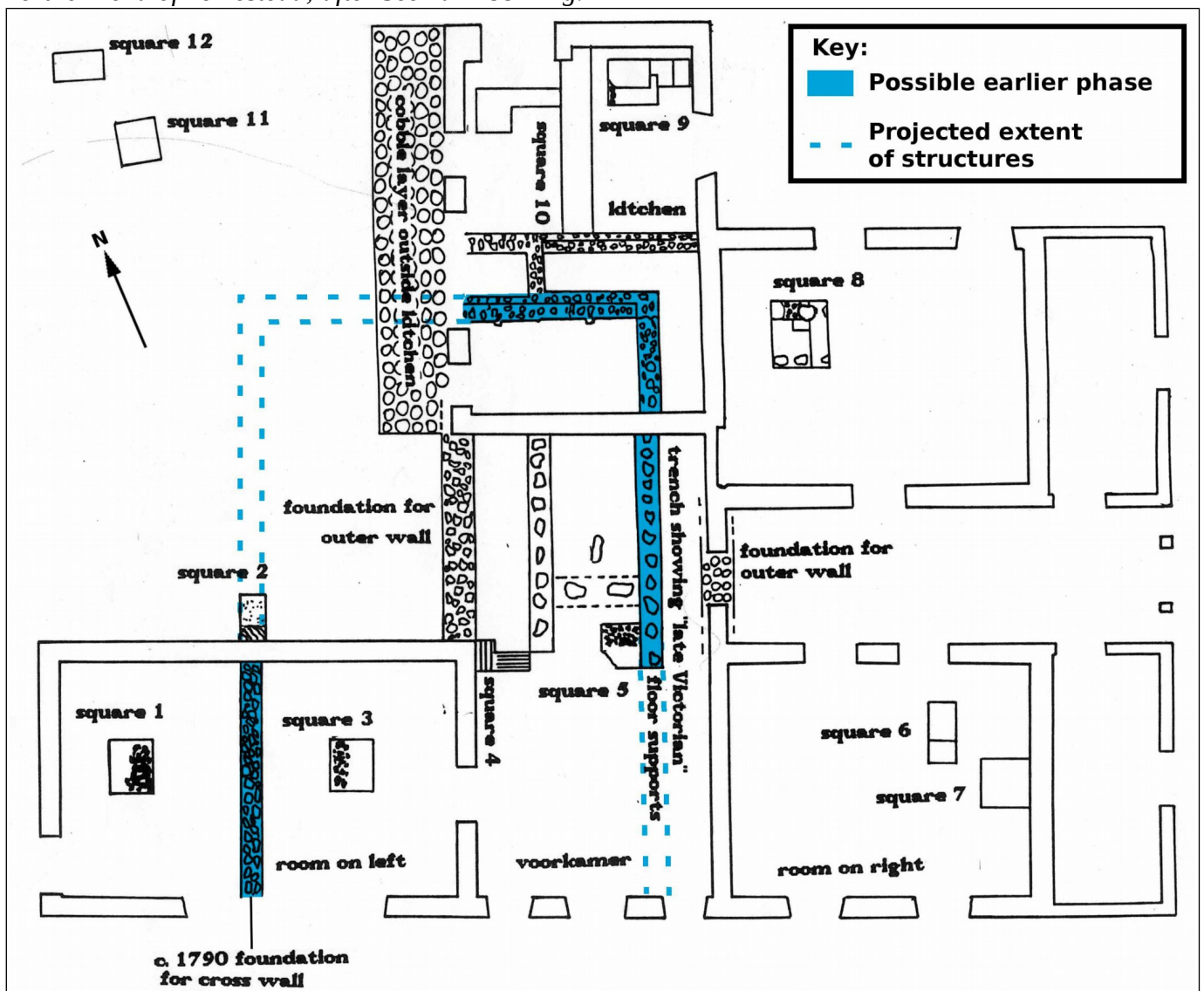


Fig. 21: Plan of 1991 excavation of Frederiksburg homestead; after Seeman 1991 Fig. 1