

# STELLENBOSCH OU KERKHOF

## HERITAGE STUDY

For owners, architects and developers of the Ou Kerkhof town block, Stellenbosch,  
co-ordinated by Taylor van Rensburg van der Spuy (TV3) Architects and Planners

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# STELLENBOSCH OU KERKHOF HERITAGE STUDY

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Cover: detail of Johannes Schumacher panorama 1776 (Smuts 1979:56)

## INTRODUCTION

This is a heritage study of the central Stellenbosch block bounded by Church Street, Ryneveld Street, Plein Street and Andringa Street – one of the original town blocks of Stellenbosch. It is clearly a highly significant and very sensitive heritage site as it was the first churchyard in the town, on the centre of which the first church was located. It thus has a very long development history and an interesting variety of buildings from different periods is located on it, from what is said to be the oldest surviving fabric (the “Tuinpoort”), to various 20th Century buildings. It is also clearly an important archaeological site.

The reason for the study is a proposal to develop an inner-block pedestrian route connecting various properties on the block. The proposal, which consists of several interventions on separate sites with different owners, includes the redevelopment of several properties, with the provision of basement parking, shops and a series of new “activity nodes” along the pedestrian route, and residential accommodation above. The proposal is being co-ordinated by Taylor van Rensburg van der Spuy (TV3) Architects and Planners, who have prepared a Precinct Development Plan for the block (TV3 drawings c2309/1 et seq).

A Heritage Impact Assessment under S. 38 of the National Heritage Resources Act (NHRA) is not required since the site of the development does not exceed 5000m<sup>2</sup> or involve rezoning, subdivision or consolidation. However, since the block is in the centre of the Historical Core of Stellenbosch and is clearly of great heritage significance, it was decided to commission a heritage study to inform and guide the actions of the various developers. The study also provides a framework for the Heritage Committee of the Stellenbosch Municipality to assess the various site proposals, which are to be submitted individually.

## THE BRIEF

The brief for this study had two components:

1. Contextual study
  - study the general development history of the entire block and its immediate context, in order to understand the phases of its past development and the “layering” of its present state of development,
  - analyse the context of the block, including surrounding streetscapes,
  - identify significant features and spatial issues and
  - prepare guidelines and development indicators for the block in its context, arising from the above.
2. Detailed site studies
  - investigate and assess of the heritage values (historical, architectural, archaeological, environmental, associative, etc) of each of the various properties affected, as appropriate to the specific impact of the proposed development on each, through on-site inspection and archival research.
  - prepare site-specific guidelines and “development indicators” resulting from the heritage values, eg which buildings and features should be retained and restored, which might be altered without negatively affecting heritage values, which might be removed; which parts of the site could accommodate new development, guidelines regarding such development; also opportunities for the development to enhance heritage values and for heritage features to add value to the development.

Concurrently with the preparation of this study, an investigation is being done by archaeologists Hennie Vos and Mary Patrick to establish whether there are any historical graves remaining on the only undeveloped portion of the block (the parking area behind Edgars, in Church Street). Their findings should also be taken into account.

## NOTES ON ARRANGEMENT OF PLACE STUDIES

Each place (the block as a whole, each of the surrounding streets, and each site which is affected by the proposal) is discussed under the headings below. Essential illustrations are included. Additional illustrations (historical and current photographs and graphics) are in Volume 2, which is available on request.

### **Description**

### **Illustrations**

### **Maps**

### **History**

#### **Heritage Assessment:**

The assessment of heritage values is arranged in the form of a table using the following categories of significance (from S. 3(3) of the National Heritage Resources Act).

#### **Historical pattern**

Importance in the course or pattern of South Africa's history (e.g. associated with important events or developments)

#### **Rarity**

Possesses uncommon, rare or endangered aspects of SA's natural or cultural heritage

#### **Information eg archaeology**

Potential to yield information that will contribute to an understanding of SA's natural or cultural heritage (study of the building fabric, archaeology, spatial arrangements and alignments, palaeontology, geology, patterns of flora and fauna, etc, may provide currently hidden information which is not immediately accessible)

#### **Typicality**

Demonstrates principal characteristics of a particular class of SA's natural or cultural places or objects (eg is a good example of a type of building or place)

#### **Aesthetic eg architectural**

Exhibits a particular aesthetic characteristics valued by a community or cultural group

#### **Technology, creativity**

Demonstrates a high degree of creative or technical achievement at a particular period

#### **Spiritual, cultural**

Has a strong or special social, cultural or spiritual association with a particular community or cultural group







#### **Social history.**

Strong or special association with life or work of a person, group, organisation of importance in SA's history

#### **Slave history**

A site of significance relating to the history of slavery in SA

Graphic symbols are used for the degree of significance in each category:

						
Outstanding	Very significant	Significant	Some significance	Slight significance	no significance	no information on which to base an assessment

### **Grade**

- 1 = Special national significance
- 2 = Regional (provincial) significance
- 3 = Local significance

### **Statement of significance**

#### **Proposal and Impact**

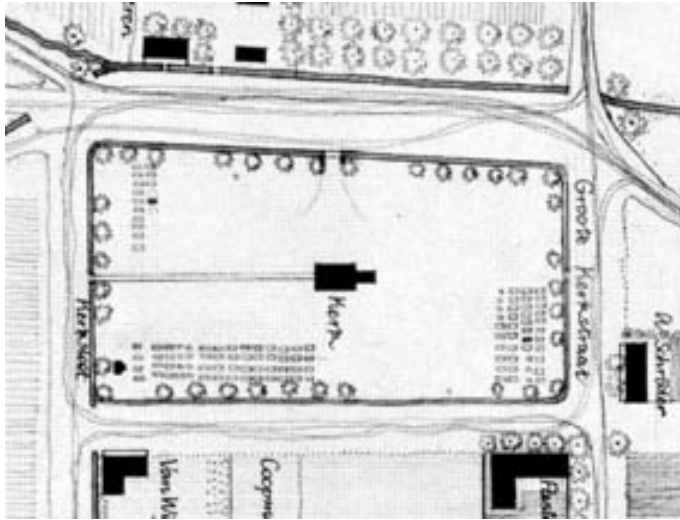
Throughout this report, development proposals assessed are based on TV3 drawings c2309/1 et seq, which we refer to as the “Precinct Development Plan”. Although the proposals have changed in some respects since these drawings were prepared (and are still changing), the basic concepts and ideas remain reasonably constant. Where necessary, a discussion of subsequent proposals which have resulted in new issues has been added in [square brackets].

### **Development indicators and guidelines**

## **ACKNOWLEDGEMENTS**

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 Willem Malherbe  
 Hannelie Jonker, Librarian, Stellenbosch Museum  
 Bernabie de la Bat and Deon Carstens, Department of Economic Development Services,  
 Municipality of Stellenbosch  
 The Heritage Committee of the Municipality of Stellenbosch

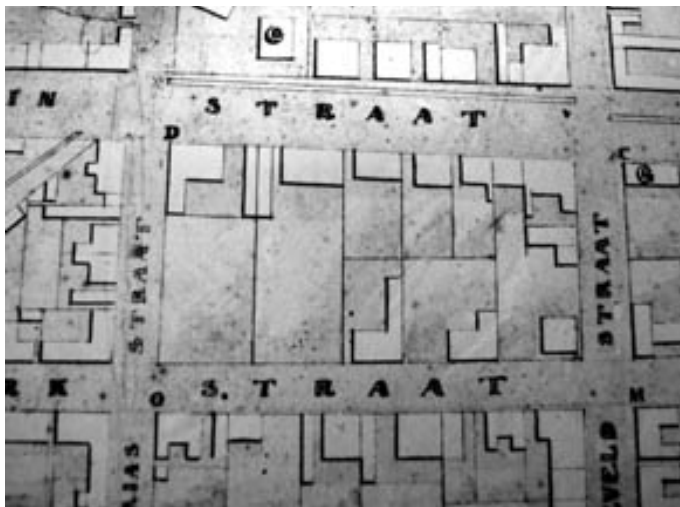
## MAP SUMMARIES



1710-83 deduced map Hugo and Stander (Smuts 1979:50)



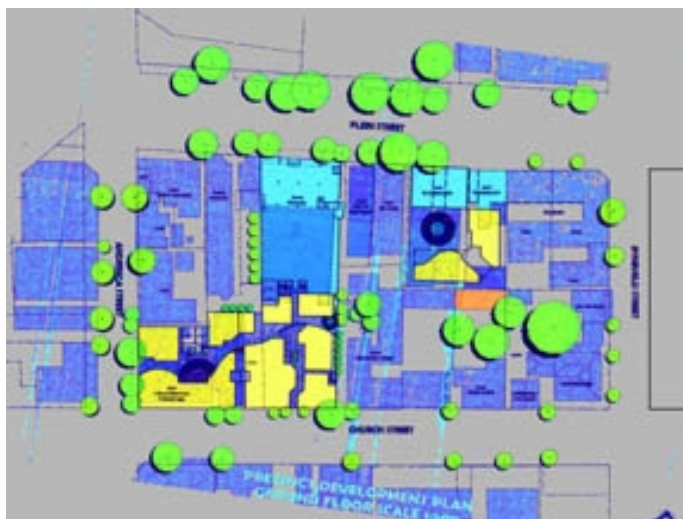
1817 Hertzog map (Smuts 1979:91)



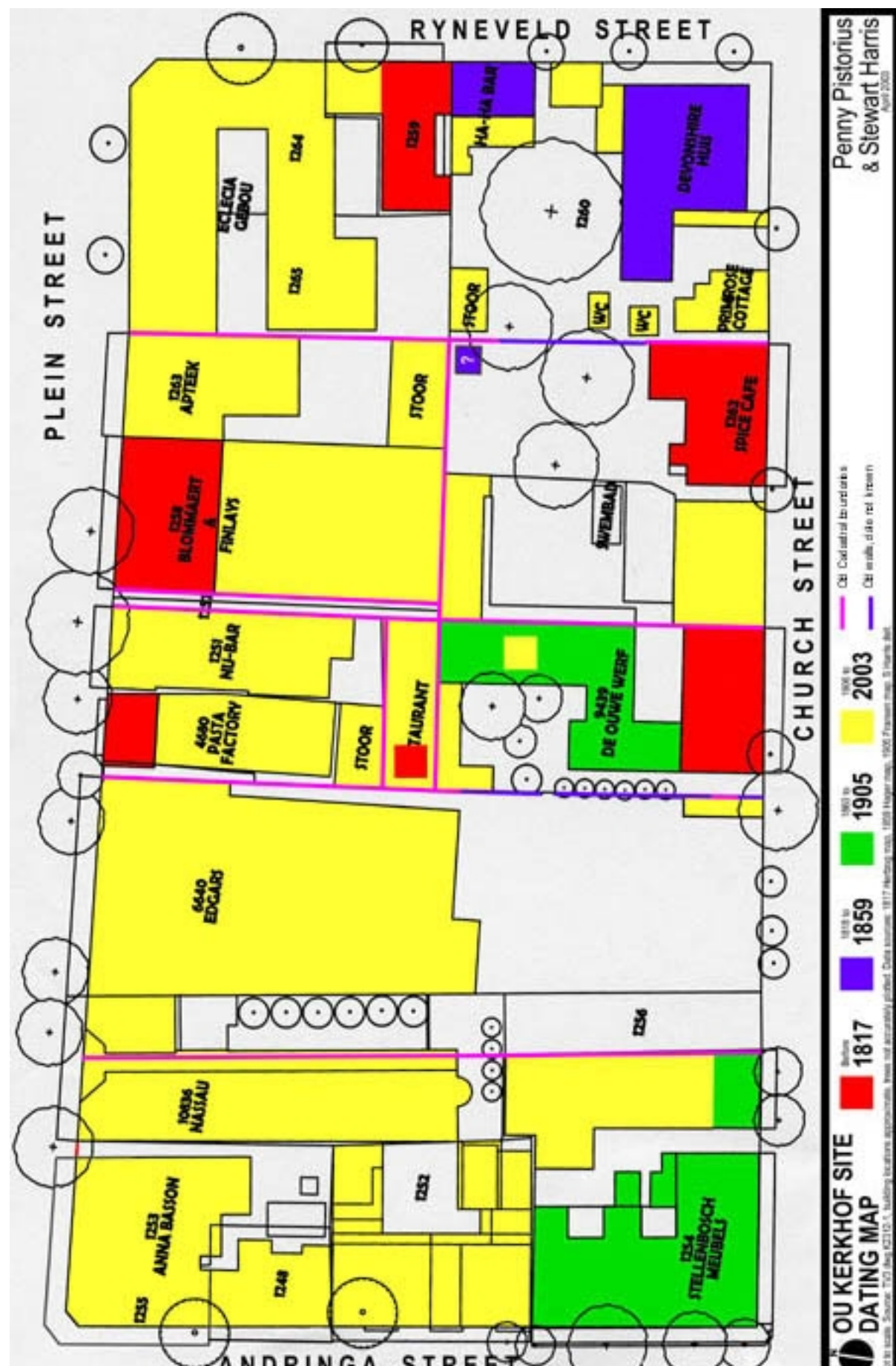
1859 Hager map (courtesy Stellenbosch Museum)



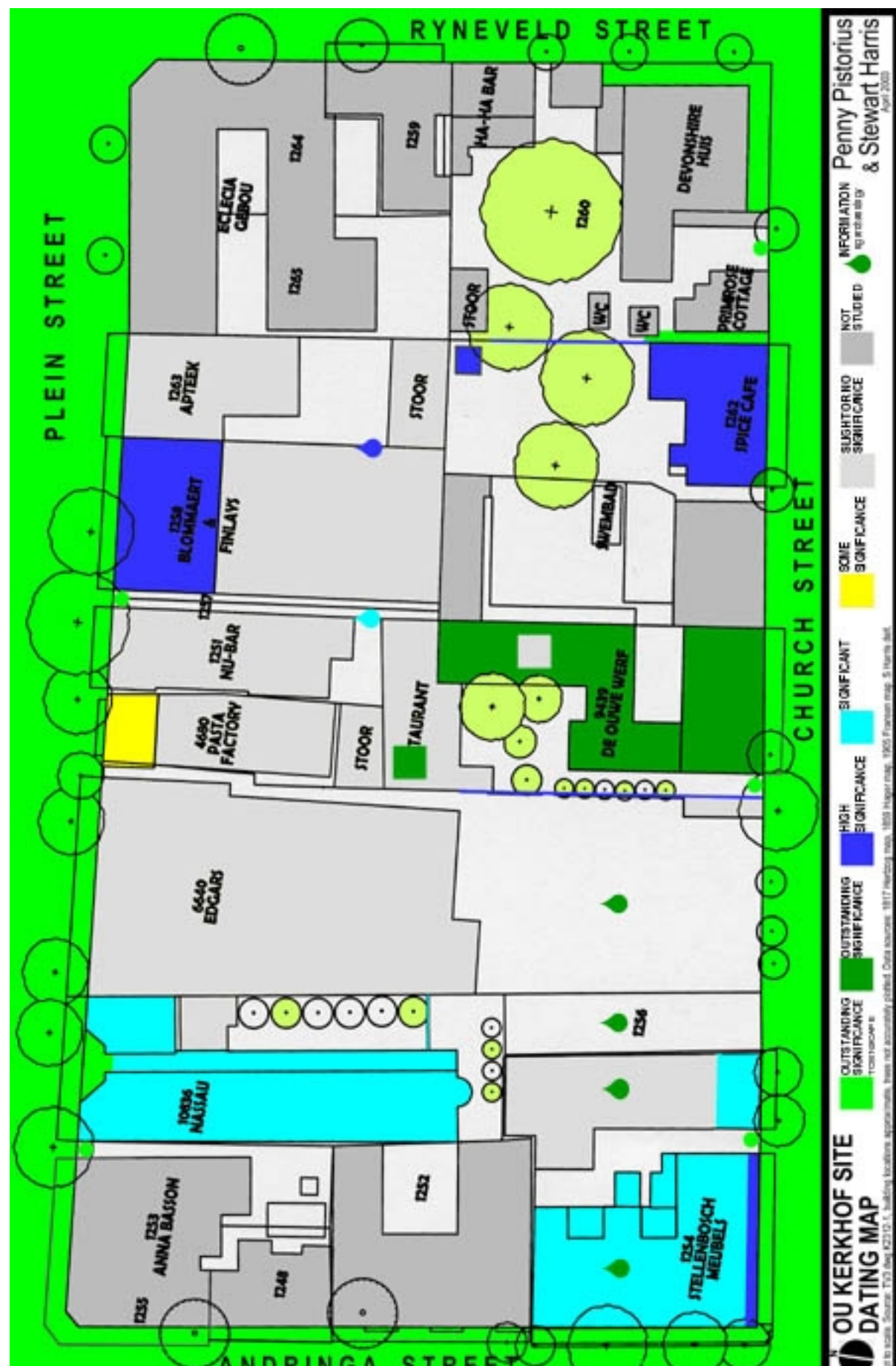
1905 Fransen map reconstructed from panorama (Smuts 1979:100)



2003 Precinct Development Plan concept (courtesy TV3 Architects and Planners, colour altered)







## STELLENBOSCH OU KERKHOF CONTEXT



1905 courtesy Stellenbosch Museum

## WHOLE BLOCK

### Description

A very early urban block in the middle of the historical core of Stellenbosch, a town laid out in 1685 which has outstanding heritage significance. Bounded by Church Street, Ryneveld Street, Plein Street and Andringa Street.

### Illustrations



1710 Stade drawing shows rectangular church, hipped pitched roof, belltower, entry on west, site surrounded by hedgerows (& ditch? shown only on Hugo/Stander), pillars (gateposts?) on north (Smuts 1979:80).



Schumacher 1776 shows no buildings or site features, trees on site edges except Andringa (Smuts 1979:56).



c1880 Naude panorama shows rear of Devonshire House centre of picture. Right is Spice Café, then gabled D'Ouwe Werf, nothing visible on Stellenbosch Furnishers site. Left of Devonshire House is rear of HaHa Bar, then original UPU building (courtesy Stellenbosch Museum)



1905 panorama

(Smuts 1979:99). Devonshire House is left of centre in the photograph. To its right are indistinguishable buildings, then the double-storey D'Ouwe Werf, then the Andringa St façade of Stellenbosch Furnishers.

### Maps

1710-83 deduced map Hugo/Stander (Smuts 1979:50). 1817 Hertzog sketch (Smuts 1979:54). 1817 Hertzog map (Smuts 1979:90). Fransen summary maps 1710, 1770, 1817, 1859, 1905 (Smuts 1979:86-100). 1859 Hager map (Stellenbosch Museum). c2000 aerial photograph (Dept Surveys and Mapping). 2003 Precinct Development Plan (TV3 Architects and Planners).

### History

Stellenbosch was founded by Simon van der Stel in 1679 and laid out by Landdrost Johannes Mulder in 1685. Site reserved for church from Baron Van Reede's 1685 '*Instruktie*'. First Stellenbosch church, built 1686-7 size 22x40 Rhenish feet, regulation that all deceased of village and district had to be buried in this churchyard (Meiring et al 1979:44). Burnt down 1710, services held elsewhere but new church not built till 1717-22 (Fransen & Cook 1965:46, Meiring et al 1979:44) so burials probably continued. Refer to archaeological study by Hennie Vos. Land lay fallow, subdivided 1783 into 10 uneven erven (Meiring et al 1979:44) – erf shapes following site features.

"Stellenbosch was the first village at the Cape to be formally laid out as a regional centre, and for sixty-five years – after 1679 – administered all the settled hinterland beyond the Peninsula. In the mood of the times, Commander van der Stel named it after himself, and planned it on a baroque authoritarian grid pattern. The channelled course of a stream was made one boundary (which, probably later, became a street – Pine Street6 [Plein St?]) and the wagon road to Cape Town (Dorp Street), the other. Forming a shallow cross in the centre of this space were two main streets of the village, each terminated at the ends by major buildings serving as foci – the landdrost's house, government offices, church and watermill. But Van der Stel did more than this. In the baroque tradition of controlled vistas he planted oak trees at carefully spaced intervals down both sides of the streets, so that the whole became a formal unity on the grand scale irrespective of irregularities or gaps in the buildings. Wherever the gaze wandered it was eventually channelled down an axis to one of the symmetrical facades framed by the perspective of the trees. Rippling water in the shadow of the oaks relieved the straight line of the furrows which ran the length of the streets, serving to lead water to the houses, and arousing nostalgic reminiscences of the canals in the towns of the Low Countries.

"No other town established under the Company's regime at the Cape achieved such an integrated character as this, and none appears to have been so carefully designed ..." (Lewcock 1963: 390-91)

Described by Lady Anne Barnard in 1797: Stellenbosch had a "beautiful" plan, "regularly built, with one broad street, flagged over, and terminated by the church, three streets going off at each side from the main street. These large streets are the garden

grounds of the houses that compose them, and are planted with rows of large oaks; the houses, being whitened every year, . . . and the spreading branches of the trees meeting at the top form a green canopy over the seven alleys, which are thus always cool and rendered impervious to the rays of the sun.” (quoted Lewcock 1963:390)

## Heritage Assessment

<b>Historical pattern</b>	■	Heart of historical core of Stellenbosch: associated with foundation and formation of Stellenbosch, colonial expansion, formation of SA society.
<b>Rarity</b>	■	Site of first church – foundations extant: demonstrate early construction methods. Part of first baroque town layout in SA;
<b>Information eg archaeology</b>	■	Church foundations. Graves and other artefacts probable. When d'Ouwe Werf land was subdivided in 1783, old graves were disturbed <sup>1</sup> .
<b>Typicality</b>	–	
<b>Aesthetic eg architectural</b>	■	Central part of outstanding townscape with many superb buildings.
<b>Technology, creativity</b>	–	
<b>Spiritual, cultural</b>	■	Site of first church: foundations remain. Burial sites are spiritually very sensitive and are specifically protected by S. 36 of the NHRA.
<b>Social history</b>	■	Full ownership search not attempted Site of first church: foundations remain; individual places discussed later.
<b>Slave history</b>	◆	Slaves who were Christians may have attended church (Meiring et al 1979:11) – and are therefore probably also buried in churchyard

## Grade

1

## Statement of significance

As the site of the first church in Stellenbosch (South Africa's second town), this block is of outstanding historical and socio-cultural significance. It is in the centre of an historical townscape of outstanding historical, cultural and aesthetic significance. There is outstanding archaeological potential.

## Proposals and impact

Throughout this report, development proposals are based on TV3 drawings c2309/1 et seq, which we refer to as the precinct development plan.

Creation of new inner-block circulation, retail and activities:

- increase in complexity, vitality of historical centre – positive impact
- new opportunities for economic activity – positive impact
- possible competition with street activity – impact difficult to predict, but see guidelines
- increased permeability and provision of alternative pedestrian routes – positive impact

- potential confusion of traditional urban pattern of “active public front” and “intimate quiet back” – guidelines for mitigation below

Provision of new residential accommodation:

- extended active hours in centre – positive impact, including on security
- compatible with existing mixed use of historical core – positive impact

Provision of parking

- positive impact on economic viability of the area
- potential positive impact on streetscapes, if it results in net reduction of on-street parking in surrounding narrow streets (eg in pedestrianised Church Street)
- ingress and egress points – potential minor negative impact on streetside pedestrian flow, not significant only if in Plein Street

Impact of building proposals on streetscapes, inner block features and historical cadastrals is discussed under streets and individual properties below

### **Development indicators and guidelines**

In general the concept of the proposal – to introduce a pedestrian route through the interior of the city block, with various associated spaces, arcades and new boutique shops, and with residential accommodation on the upper floors – is supported as being a positive and sensitive way to optimise opportunities for development in the historical core while conserving existing heritage resources. It enables the positive use of presently unutilised “backyard” spaces, and can link existing interior gardens and courtyards behind buildings in a dynamic way, increasing the amenity value of the block by providing a variety of different spaces and experiences.

The construction of basement parking is also supported in principle as it will provide considerable parking for this area of town, and potentially contribute to the viability of pedestrianisation of Church Street and Andringa Street – considered a desirable heritage outcome.

Additionally, Dorpsteeg is local precedent for a route through a block, so the idea is not completely alien or new in Stellenbosch historical core (with the proviso that Dorpsteeg is a unique and historically significant space that should not be imitated). The successful Heritage Square development in Cape Town – the redevelopment of a whole city block, utilising existing historical buildings and rear spaces – undertaken under the aegis of the Cape Town Heritage Trust, also provides relevant precedent. Many European cities such as Bologna and Copenhagen have successfully undertaken “inner block” developments in historical areas as part of urban renewal programmes. Typically, these involve the removal of accretions from the rear of historical buildings so as to open out the inner block space, which can then be improved in a variety of ways such as for new infill development, parking, gardens, courtyards and improved service spaces.

Regarding the development proposal as a whole, the following principles should apply:

- Heritage features and values should be used as *design generators*. This will ensure that the “village character” sought in this development is authentic, and not invented or applied as a “Stellenbosch theme” (as with the proposed introduction of a new “meulsloot” in the arcade – a displaced and misinterpreted feature that undermines the real history of this block as well as the real mill stream and Dorpsteeg in the next block). For example, the new building behind Stellenbosch Furniture’s façade must be generated as a real extension of that façade; the rear façade of Blommaert must be revealed and celebrated; the several garden walls that form cadastral memories should be incorporated in the design; the important D’Ouwe Werf house (and its side lane) should not be overpowered by the new parking lot building, and the inner circulation past the remnants of the old church (of outstanding significance but hidden) should affect and give form to the arcade design there.
- Recognise that the interior of the block is a different “world” from the historical streets

and should provide a varied sequence of informal, intimate, “soft” and secretive spaces and paths which contrast with the more formal, public street spaces.

- The inner places have an historical meaning and there are heritage remnants which should be utilised and not swept away, such as passageways and garden walls between properties. The rears and sides of adjacent historical buildings form the envelope to the inner space and should be suitably integrated and recognized.
- Historical cadastrals set up a rhythm, not only of buildings on the street, but of interior spaces, which contributes to the richness and variety of the block. Therefore the internal path should not be unified across boundaries: the transition from site to site should be expressed through the varied character (and scale) of back spaces and buildings and the use of boundary elements such as walls, fences, hedges, and gateways. This applies particularly to the south west corner of the block and the new “town square”/courtyard behind Blommaert, where new development is concentrated.
- The rectilinear arrangement of buildings to each other and to site boundaries, which is characteristic of the townscape of Stellenbosch<sup>2</sup>, results in the creation of geometric, rectangular passages, rear spaces, courts and gardens. The route through the inner block should reflect this village geometry, rather than seeking to impose a curvilinear or angular pattern of paths and spaces. (There is no objection, however, to arcades and shopfronts *inside* a building taking on an angular or curved form).
- Historical Stellenbosch village has a fine grain and texture of buildings and spaces (as seen in both figure-ground and ground-figure drawings). This applies particularly to the pattern of spaces and buildings in the interior of street blocks. The traditional balance between buildings and exterior spaces is partly a function of building materials and methods which may no longer apply, but it is also generated by natural light and ventilation requirements which should apply, being a feature of sustainable development. This balance between buildings and spaces generates the complex, secretive, surprising character of inner-block Stellenbosch, with narrow passages opening suddenly and delightfully into generous spaces (the side entrance to Spice Café garden and the rear spaces of erf 1260 are prime examples; Nassau is a very good modern example). The scale, bulk and coverage of new buildings forming part of this development should be such that they respect this balance. The scale, bulk and coverage of buildings proposed on erven 1254, 1256 and 6640 is such that the exterior spaces are fragmented, becoming mean and overshadowed. The special character of inner-block Stellenbosch has inspired this development (and will be one of the main drawcards for it). Therefore at least one exterior space in balance with the building/s should be provided on each site (Stellenbosch Furniture and Edgars) – as has been done at “Stellenplein” (Blommaert/Pharmacy).
- This part of Stellenbosch is characterised by varied heights – a fine-grained mix of single, double and some three storey buildings which contributes to the quality of both inner block spaces and the streetscapes around the block. New buildings (or parts of buildings) in the development should be varied in height, rather than monotonously 3-storey.
- In special cases, when a considerable public benefit or heritage benefit (such as a considerably improved streetscape through desirable variation of heights, or the protection or improvement of the view of a significant building or feature, or a desirable mix of uses and activities which contributes to the vitality of the historical core) may be derived only by reducing development rights such as bulk/height/coverage (ie, at the cost of the developer), consideration should be given to permitting limited portions of a development which are not visible from the street or a public place to be four storeys (for example a penthouse apartment). This should not be viewed as establishing a precedent for four-storey development, but as a negotiated trade-off which applies in *special* and *specific* cases. The public/heritage benefit derived must be clearly stated in each case.

- In general (see also guidelines for streets), setting back the top (usually third) floor of a building is not regarded as effective unless the floor is set back sufficiently or is in such different materials that it does not *read* as part of the “main” building. Traditional Stellenbosch buildings have a base (stoep, plinth, etc) and a body, which is clearly capped and finished off with a parapet or roof. A small setback (particularly if the top floor is in the same materials as the rest of the building) is read as a stepped facade, which weakens the building and confuses the composition.
- The development should not focus on the inner block at the expense of the existing streets: new buildings and alterations should make a positive contribution to and enhance existing streetscapes.
- Out of respect for the outstanding townscape and heritage qualities and buildings on and around this block, new infill buildings should be quiet, contemporary “background” buildings. See Stellenbosch Development Guidelines, pg. 42 and 50-56.<sup>3</sup>



## CHURCH STREET

### Description

Axial street terminated by Dutch Reformed Church on the east and Meulplein on the west. Lined by oak trees (but with many gaps) which unify and frame the axial views and street space, and buildings representing all periods, from the oldest surviving building, Schreuder House on Ryneveld Street corner, to the 21st Century building just completed cnr Andringa Street. Most (not all) buildings are on the front boundary, but varied transition elements – stoeps, verandahs, walls, gardens – and the variety of building types, styles and heights result in great interplay of space and contribute to the streetscape – eg the single storey Stellen sound and Spice Cafe. Various sidewalk paving – cement, brick, gravel; standard kerbs and bitumen road. 18m wide, with oaks 2m in from edges (ie 14m wide avenue). Motor vehicles one way east, parking both sides.

Notable buildings (national monuments, now provincial heritage sites; those **on** or **facing** Ou Kerkhof block as indicated) include OM Bergh House, **Schreuder House**, **Devonshire House** and **De Ouwe Werf** on the north and **Coopmanshuis** (no. 33), **Hofmeyr Hall** and Van Niekerk House (Maiden's Hope, No 47) on the south. Oaks also declared.

### Illustrations



011 series.



1866 Church tower being built.

See also Stellenbosch Furnishers, D'Ouwe Werf etc.

### Maps

1710-83 deduced map Hugo/Stander (Smuts 1979:50). 1817 Hertzog sketch (Smuts 1979:54). 1817 Hertzog map (Smuts 1979:90). Fransen summary maps 1710, 1770, 1817, 1859, 1905 (Smuts 1979:86-100). 1859 Hager map (Stellenbosch Museum). c2000 aerial photograph (Dept Surveys and Mapping). 2003 Precinct Development Plan (TV3 Architects and Planners).

### History

Church Street, then stretching only between Ryneveld and Andringa Streets, was laid out in 1685 - Church/Ryneveld is the oldest cross-road in the town (Smuts 1979:51,63,103;

Meiring et al 1979:18; Fransen & Cook 1965:45).

By 1710, according to a drawing by Stade from which a map has been deduced by Hugo<sup>4</sup> (Smuts 1979:50), it had a ditch on the Ou Kerkhof side and beyond that the graveyard and church. There was not yet an oak avenue up the street but Hugo deduces there was a line of trees along part of the churchyard, and, on the opposite side of the street, in front of the original Pastorie on the corner of Ryneveld St. The only other building was a house on the opposite corner of Andringa; most buildings were in Dorp/Ryneveld Streets.

Most of Stellenbosch burnt down in 1710, and several times thereafter – one of the worst blazes was in 1803. A particularly accurate and detailed map was drawn in 1817 by surveyor Hertzog. By then a most important and creative change had come about: a new church was built to terminate the axis of Church St in 1717-22; it was enlarged in 1814. By 1817 the opposite side of the street was lined with buildings but the Ou Kerkhof side had only two: the Spice Café and D'Ouwe Werf, which had a very large front gable and high thatched roof. Substantial cores of both these buildings survive. On the Stellenbosch Furnishers and Car Park sites there were cruciform shaped gardens and by this time the avenue of oaks lining the street was well-grown.

By 1859, according to Hager's map, very little had changed – except that the elegant double-storey Devonshire House had been built, perhaps shocking in its new style. Shortly after, in 1863, another landmark appeared – the powerful spire of the church.

During the Victorian period the south side of the street continued to densify and everywhere windows and front doors were replaced and corrugated iron stoeps added. D'Ouwe Werf was made double storeyed in the early 1890s. Another significant change in the town at the end of the century was the appearance of business premises with High Victorian detailing above and shopfront below; Stellenbosch Furnishers had appeared by 1905.

The remainder of the 20th century saw only discrete modernisation, like electricity, of the Ou Kerkhof side of the street. In c1960 the stables of Stellenbosch Furnishers was rebuilt (the façade in a persuasively 19th century form, Stellen sound) and in the 1990s, no 32 Church St.

It is currently proposed to pedestrianise Church Street.

## **Heritage Assessment**

See next page

## Heritage Assessment

<b>Historical pattern</b>	■	Outstanding illustration of the course and pattern of history – the progress and layering of a Stellenbosch street.
<b>Rarity</b>	■	One of the two original streets in Stellenbosch, a unique town. Axis on Moederkerk.
<b>Information eg archaeology</b>	□	Some potential (in the sidewalks and street itself.
<b>Typicality</b>	◆	Axial arrangement of street to church typical of Cape towns eg Graaff-Reinet. Outstanding example of Stellenbosch historical core townscape.
<b>Aesthetic eg architectural</b>	■	Outstanding townscape values: church on axis, many outstanding buildings, oaks
<b>Technology, creativity</b>	◆	Key part of first baroque authoritarian grid town plan in SA with axial streets; axis between church and water mill.
<b>Spiritual, cultural</b>	■	Multiple. Outstanding public place. Leads to Moederkerk.
<b>Social history</b>	■	Multiple, outstanding significance in the street itself and the buildings which line it.
<b>Slave history</b>		No specific references found.

## Grade

1

## Statement of significance

One of the principal streets in Stellenbosch's original village grid, which became a celebrated baroque town layout. After construction of Moederkerk (from 1717), Church Street became axis between church and Meulplein, connecting economic and spiritual centres. Concentration of buildings of outstanding architectural, socio-cultural and historical significance. Outstanding historical, socio-cultural and townscape values.

## Proposal and Impact

Precinct development plan affects northern side and western end of this part of Church Street. A new building is proposed on the Stellenbosch Furniture/Stellensound site. Another new building is proposed on the parking lot and erf 1256. Both new buildings have ground floor retail and 2 floors of residential with balconies to the street. Both new buildings set back from boundary between erven 1256 and 1254, creating a service "passage" overlooked by upper floor balconies, but which is not part of the pedestrian arcade system. Church Street access to the inner block arcade is via an internal arcade through the new parking lot building.

## Development indicators and guidelines

See also individual properties.

Church Street is an outstanding element in the townscape of Stellenbosch and, despite the great variety of buildings along it, has a strong and unified character which combines elements of grandeur (its axuality, vista of the Moederkerk, Hofmeyr Hall and several other buildings of stature) and intimacy (its narrow width, oak trees, "domestic" scale of buildings). Townscape issues such as scale, height, texture and rhythm are therefore crucial.

The project must be compatible with the Municipal proposal to pedestrianise Church Street.

The following guidelines should apply:

- Stellenbosch Furniture facade should be retained, and the new building behind it should be of the same width (not extended as shown on drawings) and take its form from an understanding of the retained façade.
- To conform to the rhythm and varied scale of buildings in the street, erven 1254, 1256 and (rear of) 6640 should accommodate three buildings rather than two<sup>5</sup>.
- Buildings could be attached, but must be visibly “separate”.
- Buildings should reflect old cadastral property boundaries. This applies also to the interior junctions between buildings behind the street front, for example along the inner arcade.
- Height of buildings and number of stories should be varied (see also individual properties).
- Transition elements should be varied between buildings.
- Buildings should preferably have symmetrical street facades, particularly that on the parking lot (“memory” of historical centrally-placed garden gate and path; sympathetic to symmetry of existing buildings around it).
- Balconies should “clip on” to the facade wall, not be created from set back terraces.
- If upper floor/s are set back (for example to achieve variety in height), they should be set back sufficiently not to be visible from the street (including any pergola/roofing over terrace).
- Missing trees in rows of oaks should be replaced.

## RYNEVELD STREET

### Description

Intimate and dignified, narrow street, which connects the University and Jan Cilliers in the north to Dorp St. One way south, parking both sides, standard bitumen and kerbs. 13m wide with oaks 1,5m in from edges, including some very large, old ones in this part. Various pavement materials (brick, cement) on west side; on the east the gravel sidewalk, with stone edgings to the museum buildings, contributes to the strong "Village" character and sense of history. However the historical street character (and traditional linear connectivity) is severely undermined by the great traffic circle at the Plein Street/Ryneveld Street crossing, with its inappropriate materials and planting and overpowering geometry.

Notable buildings include (**on** or **facing** Ou Kerkhof block as indicated) the quiet authority given by **Devonshire House** front door, **Schreuder House** frontage, **Museum complex entrance** to mid-block circulation, the side of the **Old Police Station/Slave School** (Goldfields Hall) and the whole tied by the **oak trees**. Both north and south of the block are many other important buildings.

### Illustrations



012 series

### Maps

1710-83 deduced map Hugo/Stander (Smuts 1979:50). 1817 Hertzog sketch (Smuts 1979:54). 1817 Hertzog map (Smuts 1979:90). Fransen summary maps 1710, 1770, 1817, 1859, 1905 (Smuts 1979:86-100). 1859 Hager map (Stellenbosch Museum). c2000 aerial photograph (Dept Surveys and Mapping). 2003 Precinct Development Plan (TV3 Architects and Planners).

### History

The intimate and quietly dignified character of Ryneveld St was formed at an early time and is wonderfully present today. Ryneveld in 1710 was the top of a T junction, and the buildings along the east side (like the Schroeder House 1709) faced it, giving it a distinct presence. Its southern end was terminated on Dorp St by the gaol. Even after Church St had been extended, and the church axis built, Devonshire House in the 1850s preferred to face Ryneveld. Naturally, mid-block buildings faced it – like the UCU core (before 1817) and the Ha-Ha Bar (before 1859). Only at the north end did buildings present their sides to the street, like the slave school and later police station on the east and, on the Ou Kerkhof side, an H shaped house that was succeeded by Eclectia in the mid 20th century. Other 20th century building works have been models of appropriate development – the entrance to the museum (true to its period yet at peace with its neighbours), the breaking open of the HaHa ground floor which provides a quiet energy, and the way sidewalk materials have been retained and contained.

## Heritage Assessment

<b>Historical pattern</b>	■	Illustration of the course and pattern of history – the progress and layering of a Stellenbosch street
<b>Rarity</b>	■	One of the two original streets in Stellenbosch village grid.
<b>Information eg archaeology</b>	□	Some potential (in the sidewalks and street itself).
<b>Typicality</b>	◆	Good example Stellenbosch core townscape.
<b>Aesthetic eg architectural</b>	■	Outstanding townscape values.
<b>Technology, creativity</b>	□	First baroque authoritarian grid town plan in SA; axis on gaol
<b>Spiritual, cultural</b>	■	Outstanding public place
<b>Social history</b>	■	Multiple – both as far as street events and local residents are concerned
<b>Slave history</b>	◆	Slave school cnr Plein St

## Grade

1

## Summary of significance

A street of outstanding historical, cultural and townscape significance which retains a very strong “village” character.

## Proposal and Impact

Connect the pedestrian route to Ryneveld Street between the Ha Ha Bar and Devonshire House. The proposal has only slight impact on Ryneveld Street.

## Development indicators and guidelines

The two possibilities for connecting through – the existing gateway to the lane alongside the HaHa Bar or the garage door to the Devonshire House attachment – are both suitable; a link through the garage door would be more generous and therefore preferable; existing fabric should be retained, and any new gates either simple and traditional or simple and clearly modern.

Missing trees in rows of oaks should be replaced.

## PLEIN STREET

### Description

Plein Street is a broad, straight street which runs from the Braak to Drosty Street, where it narrows and jogs, continuing to Jonkershoek as Van Riebeeck Street. Although, like the streets in the original Village grid, it has terminated vistas, it is noticeably different from the other streets around the block. It is much wider at 20m with the oaks (some of them very old and large) 3-5m from the buildings. It is perceptibly an *edge* to the tight-grained blocks of the original village. The north side has different qualities from the south: the scale of buildings, eg the Town Hall<sup>6</sup> and Absa, is much bigger and they present themselves to the street<sup>7</sup> in a more "conscious", grand and pretentious way; the neo-Baroque walls of the mill stream are also an attempt at formal grandeur. The south side, shrouded by oak trees (not declared), is more typical of the old town core; although there are more 20th century buildings than old buildings, in the main these are modestly scaled<sup>8</sup>.

Modern traffic engineering has undermined the historical qualities of Plein Street: in particular, the great traffic circle at Ryneveld Street is very disturbing; the angled wall at the east end is also unsuccessful, encouraging the eye to slide past, instead of terminating and containing the street space in the Stellenbosch tradition.

The use of the front of the Town Hall for parking undermines the building, which is designed to be seen in a formal garden setting.

Notable buildings (national monuments, now provincial heritage sites; those **on** or **facing** Ou Kerkhof block as indicated) include **Tuinpoort** (1953) and the **millstream** (declared?).

### Illustrations



013 series



Undated c1900s? photo (Smuts

1979:126 ex Stel Mus) shows Ou Kerkhof side - a line of many small single storey buildings and two double storeys. Pictures of Plein Street itself include Smuts 1979:106-8,126-19,220-221.

### Maps

1710-83 deduced map Hugo/Stander (Smuts 1979:50). 1817 Hertzog sketch (Smuts 1979:54). 1817 Hertzog map (Smuts 1979:90). Fransen summary maps 1710, 1770, 1817,

1859, 1905 (Smuts 1979:86-100). 1859 Hager map (Stellenbosch Museum). c2000 aerial photograph (Dept Surveys and Mapping). 2003 Precinct Development Plan (TV3 Architects and Planners).

## History

Perhaps no street in Stellenbosch changed as dramatically as Plein Street did between the beginning and the end of the 20th century. This was the old edge of the town, with the Wesleyan Parsonage and large gardens to the north, formed by being the route of the mill stream and the road to Jonkershoek. On the Ou Kerkhof side there was a ditch and the entrance through gateposts to the old churchyard. This was divided up in 1783, and one of the gateways then made to an erf survives. By 1817 there were many H shaped houses each side with small werfs - Blommaert may incorporate an H shaped house, and NuBar-Pasta Factory may incorporate old fabric. So development stood until well into the early 20th century. The new Town Hall in 1941, which gave a new civic dignity to the environs, and the coming of the motor car which found the size of the road convenient, set great change in motion. The next few years saw the Art Deco Cuthberts building, and later Eclecia. The 1950s-60s saw Nassau, Edgars, Pharmacy, and the Nu-Bar frontage. The late 20th century saw the massive ABSA building and traffic engineering interventions. Despite the radical 20th century changes, the Ou Kerkhof side of the street hangs together, as most of the post-1940 buildings are modestly scaled and shielded by massive oaks.

## Heritage Assessment

<b>Historical pattern</b>	●	Good illustration of the course and pattern of history – the progress and layering of a Stellenbosch street including the introduction of civic affairs.
<b>Rarity</b>	●	A very early street in Stellenbosch town grid, route of mill stream
<b>Information eg archaeology</b>	□	Some potential (in the sidewalks and street itself). Meulsloot would have high potential.
<b>Typicality</b>	□	Fair example Stellenbosch core townscape
<b>Aesthetic eg architectural</b>	●	High townscape values
<b>Technology, creativity</b>	–	
<b>Spiritual, cultural</b>	●	Important public place, with civic pride of Town Hall, Meulsloot
<b>Social history</b>	●	Multiple – both as far as street events and local residents are concerned
<b>Slave history</b>	●	Slave school cnr Ryneveld St (not on Ou Kerkhof site)

## Grade

1

## Summary of significance

As one of the streets forming the early Stellenbosch village grid, Plein Street has outstanding historical and social and very good townscape significance.



## **Proposal**

Double ingress/egress to basement parking through existing Pasta Factory building and single through existing opening alongside Pharmacy (one may be ingress and one egress if the two basements can be combined). New ground floor arcades through existing Edgars and Blommaert connect to inner block arcade and spaces. Further pedestrian access through Nassau and existing (historical) lane between Nu Bar and Blommaert. 3rd storey on 2-storey Edgars.

## **Development indicators and guidelines**

Slight impact on Plein Street. Height and scale not much affected (Edgars only).

Refurbishment of Pharmacy and Blommaert positive impact

Access to basement parking:

- No objection to access to basement parking in Plein Street (far preferable to access from Church Street)
- The front part of the Pasta Factory building should be retained as the entrance to the basement parking (design to approval of Heritage Committee).
- Present cantilever over access alongside Pharmacy is disturbing; positive townscape impact if it could be altered to comply with the traditional Stellenbosch way of making an opening *through* the building.

Not part of proposal, but for consideration

- The use of the existing historical Tuinpoort would be desirable and offer opportunities to recapture a lost aspect of its meaning.
- The Nu-Bar building is intrusive; its redevelopment (or even refurbishment) would improve the townscape.

Missing trees in rows of oaks (eg outside Pharmacy) should be replaced.

## ANDRINGA STREET

### Description

Narrow village street, similar to but harder, more bustling and commercial than Ryneveld. 13m wide with oaks and one plane tree 1,5m in from edges. One way north, parking both sides, standard bitumen and kerbs. Various pavement materials (brick, cement) and raised stoeps.

Notable buildings (national monuments, now provincial heritage sites; those **on** or **facing** Ou Kerkhof block as indicated): no buildings but **oaks** declared 1968.

### Illustrations



014 series

### Maps

1710-83 deduced map Hugo/Stander (Smuts 1979:50). 1817 Hertzog sketch (Smuts 1979:54). 1817 Hertzog map (Smuts 1979:90). Fransen summary maps 1710, 1770, 1817, 1859, 1905 (Smuts 1979:86-100). 1859 Hager map (Stellenbosch Museum). c2000 aerial photograph (Dept Surveys and Mapping). 2003 Precinct Development Plan (TV3 Architects and Planners).

### History

In 1710 this street, called Kerksloot, had a ditch on the east Ou Kerkhof side with an entrance across a bridge on the axis of the old church. The west side was just fields but by 1817 had become packed with little houses. Meanwhile, the Ou Kerkhof side remained gardens, and the side of a house onto Plein St. (Already from 1750s the street had been visually terminated on Dorp St by the Parsonage.) This pattern was still evident in 1859, but by 1905, on the Ou Kerkhof side, the Plein St corner had been well extended across the later Cuthberts Building site and Stellenbosch Furnishers had been built. The 20th century saw this east side completely altered – Art Deco Cuthberts in the 1940s, a revamp of Stellenbosch Furnishers in the 1950s, and Villa Centra flats and the Bookshop soon after.

There are current proposals to pedestrianise Andringa Street.

### Heritage Assessment

Historical pattern	●	Illustration of the course and pattern of history – the progress and layering of a Stellenbosch street.
Rarity	□	A very early street in Stellenbosch village grid.
Information eg archaeology	□	Sidewalks and street itself have some potential.
Typicality		Good example Stellenbosch core townscape.

	□	
<b>Aesthetic eg architectural</b>	●	Very good townscape values
<b>Technology, creativity</b>	□	Part of first baroque authoritarian grid town plan in SA; axis on parsonage
<b>Spiritual, cultural</b>	□	Good public place
<b>Social history</b>	●	Multiple
<b>Slave history</b>		Unknown. Continues northward to Mosque.

## Grade

1

## Statement of significance

As one of the streets forming the original Stellenbosch village grid, Andringa Street has outstanding historical and social and very good townscape significance.

## Proposal and Impact

New building cnr Church St, side of retained facade of Stellenbosch Furniture: ground floor retail with interior arcade entrance to inner block pedestrian "mall". Two floors residential.

## Development indicators and guidelines

See Stellenbosch Furniture.

## INDIVIDUAL SITES AND BUILDINGS

## STELLENBOSCH FURNITURE

Church St cnr Andringa St, erf 1254  
(see also Stellen sound)

### Description

Double storey parapet building. Andringa Street façade, c1950s, has continuous shopfront with concrete projecting frame, steel windows first floor between projecting concrete string course, high parapet. Church Street façade, late 19th or early 20th century, has stoep (decorative encaustic tiles entrance recess), continuous plate glass timber shopfront (remnant painted letters), first floor has four 6x3 sashes with fine glazing bars, some internal shutters (both are mid-Victorian features), high plain parapet (rebuilt to old height), all walls replastered. Ground and first floor interiors are open spaces with masonry columns, some cast-iron columns (in place of removed earlier walls). Typical Victorian materials - matchboard ceilings, Oregon floors, sash windows, French doors, architraves, etc. Roof (corrugated sheeting on trusses) slopes back from both streets.

### Illustrations



021 series



Undated c1900s photos show double storey building with very high parapet, possibly with a third floor (loft?). Church St has stoep, double storey balcony, ground shopfronts [another pic shows first floor 4? openings, parapet has line of very small windows or ventilators]. Andringa façade of masonry partially seen: horizontal rustication ground floor, bold banded brickwork 1st floor, 2nd floor a line of 8 slot openings (poss blind) [seen on Naude panorama]. Continuous height parapet on both streets.

c1900s, courtesy Cape Archives.

c1900s (Smuts 1979:124 courtesy Stellenbosch Museum ex Murison).

1905 Andringa St elevation (lower levels obscured): detail of Naude panorama courtesy Stellenbosch Museum.

c1920 (Smuts 1979:221 courtesy Stellenbosch Museum).

### Maps

1710-83 shows graves

1817 garden with central path, small building (garden shed?) on Church St

1859 no buildings shown

1905 Building on both streets, L shaped, continuing to a U shape by including the Stellen sound building which was originally its stables.

### History

In this corner of the old churchyard there were several rows of graves with a little structure at the end of them (Hugo 1710-83 map). Later, it was the garden of an important H shaped house facing Plein Street, laid out in a cruciform pattern (Hertzog 1817 map). (History of this property endnote<sup>9</sup>). Then, in 1882, the old property was subdivided and the Church St end was sold to Mrs Magdalena Theron<sup>10</sup> (selected Deeds Office transfers endnote<sup>11</sup>). The main building she erected seems to have been a terrace with several units<sup>12</sup> and she may have begun trading from the one facing the Church and Andringa corner – an attractive trading position. In the olden days, people ran their shops from their homes but as the 19th century wore on, places took on specialist uses. By the turn of the century new building forms had emerged to accommodate shops<sup>13</sup> – commercial buildings with huge expanses of glass – as radical a change as out-of-town shopping centres were in the late 20th century. Stellenbosch Furnishers was remodelled at this time – internal walls were knocked down and the upper storeys supported on columns, the new open-plan interior was lined with matchboarding and a vast shop window put along the whole Church St frontage (supporting the heavy old fabric above). The Potash family started trading there in 1945 and continue till today. In the mid 20th century the Andringa St facade was replaced in typical 1950s style. This has quite an impact visually but once through it you are in a typical, somewhat crumbling, Boland shop.

### Heritage Assessment

<b>Historical pattern</b>	◆	This shopfronts illustrates the pattern of newly-emerging shops in Stellenbosch at the turn of the 20th century
<b>Rarity</b>	●	Late 19th century shopfront, lettering - few known to remain as so often altered
<b>Information eg archaeology</b>	◆	Building fabric potential, interior materials eg columns. 1710-83 deduced map shows graves, 1817 map a small building (high potential).
<b>Typicality</b>	●	Double storey buildings with large shopfronts a notable feature of early 20th C Stellenbosch
<b>Aesthetic eg architectural</b>	◆	Church St façade (shopfronts, internally shuttered sashes); contribute to streetscape
<b>Technology, creativity</b>	–	
<b>Spiritual, cultural</b>	–	
<b>Social history</b>	□	Town and regional shop
<b>Slave history</b>		Poss graves

### Grade

If graves then 1.  
Building = 3.

### **Statement of significance**

A typical Victorian shop with some High Victorian features on Church St (sashes with internal shutters, fine glazing bars) and rare surviving shopfront with signage, this building has been much altered both internally and externally and is in poor condition. The building fabric is of some historical, archaeological and architectural interest – but most materials have reached the end of their lives. The building makes a significant contribution to the Church Street townscape, but the Andringa Street facade does not contribute. The site may have graves and/or other archaeological material dating from period of the first church.

### **Proposal and Impact**

Demolish building, retaining Church Street facade (not shown on Precinct Development Plan drawings). Excavate 2-level parking basement. New 3-storey building (ground floor shops, 2 floors residential) behind retained facade and extending across site of Stellsound building, with small open courtyard; new face to Andringa Street with entrance to arcade.

### **Development indicators and guidelines**

Retain Church Street facade, including stoep and recessed entrance with encaustic tiles and return flank wall to Andringa St.

- Engineers to ensure adequate support and/or underpinning of facade during demolition of remainder of building and subsequent excavation (basements may have to be set back from Church Street boundary).
- Facade elements such as shopfronts and signage to be restored and repaired.
- Re-introduction of a 2-storey verandah over the stoep could be considered: design opportunity.
- A building fabric record should be made before and during demolition.
- Consider the re-use of internal features and materials such as cast-iron columns, staircase.

Basement parking:

- Prior to excavation of basement, undertake investigative excavation and, if necessary, recording, exhumation and removal of graves and contents, appropriate study and analysis, re-interment

Relationship of new building to existing facade:

- First floor level behind existing facade to correspond to existing (for viable use of existing windows)
- New building to be same width as existing facade.
- It may be possible to fit a third floor behind parapet (which has been rebuilt at some stage), with insertion of appropriately spaced small windows: design to approval of Heritage Committee. A couple of old photographs show how this was done in the early 20th century (eg Smuts 1979:124)
- Corner junction of new to old to be resolved satisfactorily to both faces.

New building:

Should not attempt to ape authentic fabric but contribute to the sense of place and spatial context:

- Comply with parapet height on Church St and be within 10m height limit
- Simple, modern walled architecture on Andringa Street; avoid historical references such as plaster mouldings (but may be inspired by the limited information available about the previous building eg Naude panorama).
- No setback of top floor.
- Facade symmetry and composition into bays preferable.
- No setback from boundaries.
- Upper floor balconies (if any) recessed or clip-on; not a combination.
- Possible re-use of elements and materials such as cast iron columns, Oregon pine.

- Balance between building and open space/courtyard (figure-ground) – consider desirability of natural light and ventilation to flats and creation of a positive courtyard space as a “node” in the arcade (see also Stellensound). Existing footprint may provide clues.

The replacement of missing oaks in Church Street is indicated.



## **STELLEN SOUND**

No ... Church Street, erf 1254  
(see also Stellenbosch Furniture)

### **Description**

Small single storey store, moulded parapet, quoins, modern shopfronts. Frontage, if old, is replastered. Rear of building is early 1960s, and possible the frontage is also (pers com Mr Potash).

### **Illustrations**



022 series

### **Maps**

1710-83 graves.

1817 part of Stellenbosch Furniture site – a garden. Long building into site by 1905.

### **History**

When Stellenbosch Furnishers was built c1882, it had a long outbuilding at the side with its end on Church St – a typical Stellenbosch form<sup>14</sup>. Transport was a key necessity for a shop, and the outbuilding housed stables and sheds, and probably servant's accommodation. It was demolished c1960 to provide better storage space, except for the front room which by then seems to have been remodelled to its present form.

### **Heritage Assessment**

See next page

## Heritage Assessment

<b>Historical pattern</b>	–	
<b>Rarity</b>	□	Only single storey parapeted building on the block (Spice Café and walls around Devonshire House garden are also single storey)
<b>Information eg archaeology</b>	–	Low building fabric potential. 1710-83 deduced map shows graves (High potential).
<b>Typicality</b>	◆	Long, narrow, single storey service buildings such as barns/coach houses, with their narrow side to the street are characteristic in Stellenbosch.
<b>Aesthetic eg architectural</b>	◆	Contributes to streetscape, single storey adds variety.
<b>Technology, creativity</b>	–	
<b>Spiritual, cultural</b>	–	
<b>Social history</b>		See Stellenbosch Furnishers – this site part of that property.
<b>Slave history</b>		Poss graves

### Grade

If graves 1

Building = 3

### Statement of significance

The role of this simple little building in Church Street should not be underestimated, even if it is not historical. It contributes to the complexity of the streetscape through its height, its type (the only single storey parapeted building in the block), narrow frontage, building line and stoep, which contribute to the variegated building rhythm. A building with a similar footprint (long and narrow - possibly the Stellenbosch Furniture stables) occupied roughly this site before 1905, and this relationship of outbuilding to main building is characteristic of Stellenbosch.

### Proposal and Impact

Demolish building. Excavate 2-floor parking basement, new 3-storey building (Precinct Development Plan shows it as part of the building to replace Stellenbosch Furniture, set back from boundary of erf 1256).

### Development indicators and guidelines

Retain the front portion of the building as a single storey:

- Retain and secure the front part of the building during excavation of the parking basement, to the same line as Stellenbosch Furnishers.
- Rebuild the rear portion of the front to the present line where it joins the shed behind (clearly visible on site).

Basement parking:

- Prior to excavation of basement, undertake investigative excavation and, if necessary, recording, exhumation and removal of graves and contents, appropriate study and

analysis, re-interment

New building behind single storey parapeted section (see also Church Street Development Indicators):

Should not attempt to ape authentic fabric but contribute to the sense of place and spatial context:

- Comply with 10m height limit, having set back upper floors behind single storey portion.
- Roof of parapeted section could serve as a first floor terrace (very desirable to a restaurant, for example).
- New building could attach to new Stellenbosch Furniture building behind single storey portion, but (as seen from street) should be a visibly different building and should ideally retain ground floor access at this point, either to the arcade or to upper floor flats.
- Balance between building and open space/courtyard (figure-ground) – consider desirability of natural light and ventilation to flats and creation of a positive courtyard space as a “node” in the arcade (see also Stellenbosch Furniture). Existing footprint may provide clues.

**PARKING LOT**

part erf 6640, part erf 1256  
(see also Edgars)

**Description**

Tarred parking area with trees, low garden wall east

**Illustrations**

023 series

1889 Leighton drawing (Smuts 1979:118) shows part: high garden wall, rectangular door, small window.

**Maps**

1710-83 graves.

1817 garden with central path.

1905 still no buildings.

**History**

Since subdivision, this has been open land associated with the various buildings facing Plein Street on the same erf – first as a garden, shown on the 1817 Hertzog sketch as including erf 1256, with a central path. An 1889 sketch shows a high wall and gate on Church Street. There is a remnant of the side wall of this garden adjacent to D'Ouwe Werf, with an existing opening in it which may relate to the cross path of the old garden. At some stage (not researched) erf 1256 was deducted; the Stellen sound building encroaches onto this erf. In the 20th century it became used as a parking area.

**Heritage Assessment**

See next page

## Heritage Assessment

<b>Historical pattern</b>	●	Garden wall, site never built on
<b>Rarity</b>	□	This site never built on: historical open space in street fabric behind high wall.
<b>Information eg archaeology</b>	●	Garden wall 1710-83 deduced map shows graves
<b>Typicality</b>	–	
<b>Aesthetic eg architectural</b>	–	
<b>Technology, creativity</b>	–	
<b>Spiritual, cultural</b>	–	Possible graves
<b>Social history</b>	□	
<b>Slave history</b>		Poss graves

### Grade

If graves 1  
Garden wall 3  
Remainder nil.

### Statement of significance

This site has been part of the graveyard of the first church of Stellenbosch, a symmetrical garden and a parking area. It has never been built on.

### Proposal and Impact

Excavate 2-storey parking basement: may require temporary access from Church Street.  
New 3 storey building across erf 6640 and 1256, set back from boundary of erf 1254 but not from front part of boundary with De Ouwe Werf. Retail ground floor, off-centre arcade entrance from Church Street to inner block route. Two floors residential with set back first and second floor balconies on Church Street, wrapping around both corners.

Longer-term: when Edgars vacates, re-use front part of building. Demolish remainder and extend 2-floor basement. New extension behind existing building: ground floor retail with link through to “mall” (and possibly Nassau courtyard), first floor offices, second floor residential, including second floor added to front part of building on Plein Street.

### Development indicators and guidelines

See also Church Street guidelines Edgars Building guidelines.

Note that the exclusion of the Edgars Building from current redevelopment proposals impacts on the nature of development of the parking lot, onto which the development rights of the erf are being packed. However Church Street is a much more sensitive streetscape than Plein Street, with resultant greater impact if the development seeks to realise full-erf rights on this half of the erf.

An integrated site development plan for the whole site (with the parking lot as phase 1

and the proposals for Edgars Building as phase 2) should be prepared. It would provide clarity regarding the longer-term development intentions and could lead to better resolution of several currently problematic issues (such as the relationship of the buildings and open spaces on the two parts of the site to each other, the entrance to the parking and the routing and inter site connections of the inner-block “arcade”).

#### Basement parking:

- Vehicular access from Church Street to basement parking is a serious impact, given the character of the street and proposals for pedestrianisation. Should temporary access be necessary, there must be a clear time limit.
- Prior to excavation of basement, undertake investigative excavation and, if necessary, recording, exhumation and removal of graves and contents, appropriate study and analysis, re-interment.
- Historical wall along D'Ouwe Werf boundary to be safeguarded during excavation and construction.
- Any vehicular access from Church Street to be temporary only: this implies linking the basement to the Plein Street basement as early in the phasing as possible, which would require demolition of the rear part of the Edgars building.

#### New building (see also Church Street and Edgars Building guidelines):

Should contribute to the sense of place, streetscape and spatial context:

- The building should not overpower the very important D'Ouwe Werf building. Consider generous setback of top floor from Church street (open terraces to upper flats) and use of different, lighter materials for this storey.
- Possible 2-storey clip-on verandah.
- Comply with 3-storey and 10m height limit generally; special trade-off (see block guidelines) to allow one or two penthouse apartments above this height could be considered, if set well back from the street on the inside of the block (subject to site development plan for the whole erf).
- Balance between building and open space/court (figure-ground) – consider desirability of natural light and ventilation to flats and creation of a positive courtyard space as a “node” in the arcade.
- Set back from historical wall along D'Ouwe Werf boundary for the entire length of the old wall (side garden opportunity). This will also allow more light into the historically important side space of D'Ouwe Werf.
- Inner block spaces and pedestrian route to respond positively to existing steps/gate to D'Ouwe Werf tea garden, which provides access to church ruins.
- Existing lane between Edgars Building and D'Ouwe Werf restaurant (along the side of which the old wall continues) has some positive qualities, particularly as viewed from the parking lot and should be incorporated into the pedestrian route to the Blommaert/Pasta Factory courtyard.
- Simple, contemporary walled architecture to street: may interpret, but should not imitate, historical elements. May have a notably different character to inside, facing courtyard – perhaps a continuation of the lighter materials of the top floor (see note above).
- To respect building rhythm in Church Street, facade symmetry, with central entrance to arcade and articulation of facade into bays is recommended.
- Any temporary access from Church Street to basement parking should be integrated with the building so that it does not appear to be an incomplete composition in the interim.
- Gaps in street oaks should be filled.

## D'OUWE WERF

30-32 Church Street, part erf 9439

### Description

Double storey 3-bay house with raised moulded parapet and fluted corner pilasters. 2x2 central door with arched top panels and sunrise fanlight. 6x6 sashes (replacements? upper sash is outward-opening) with moulded plaster surrounds. Stoep with end walls, narrow brick sidewalk. (An 18th century single storey thatched house with Georgianised ground floor openings, after 1889 raised to two stories.) Late 20th century single storey buildings over old church foundations at rear. Old garden wall west.

### Illustrations



024 series



1889 Leighton drawing (Smuts

1979:118) shows gable, high thatch roof, Georgian fanlight.

c1880 Naude panorama detail, courtesy Stellenbosch Museum.

1905 Naude panorama detail, courtesy Stellenbosch Museum.

c1900 photo (Smuts 1979:118) shows 2 stories, lower Georgian joinery retained. 18th century arched entry to yard, room over, in both pics.



Museum.

c1900s photo of Harmonie, courtesy Stellenbosch

## Maps

1710-83 graves adjacent, old church at rear  
1770 site undeveloped  
1817 ss deep plan  
1859 ss deep plan with rear wing east  
1905 ds ditto

## History

This was one of the first ten erven sub-divided from the old churchyard in 1783 – the old church foundations are at the rear of the site. In the 1990s they were archaeologically investigated, and brick buildings were erected over them – they are a popular stopping-off place on guided tours of Stellenbosch.

Ters van Huyssteen writes: “D’Ouwe Werf is old, rapidly approaching 200 years. It has had several names, this old house: Harmonia ... But most of the older villagers knew it as Arcadia, a boarding house that offered lodgings to many of the town’s erstwhile ‘parlour boarders’. It may be the oldest existing boarding house from bygone days, not only in Stellenbosch but in South Africa. What we do know is that it was taking in paying guests as long ago as 1802. Famous men lodged here, among them probably the learned Dr Heinrich Lichtenstein, who accompanied Commissioner-General de Mist on his travels through the country in 1803. In those days one could board for three rixdollars a day, all meals included; only imported wines were extra. And yet the unknown author of *Gleanings in Africa* complained that the owner of Arcadia, Mr Wolfram of Hesse-Cassel, Germany, though hospitable and amiable, tended to overcharge his lodgers; the author thought three rixdollars too much, although he admitted that the tables groaned under the daily ration of fruit. Almost 60 years later, in December 1860, Governor Sir George Grey also lodged at Arcadia on his visit to Stellenbosch, probably while escorting Prince Alfred. For Oom Wouter and Aunt Betjie Wium, having the governor under their roof must have been quite an occasion ...” (Meiring et al 1979:43-4).

There are no buildings shown on Fransen’s 1770 reconstructed map (Smuts 1979:87) and Schumacher drew only fields and trees in 1776 (Smuts 1979:56) so the date of 1802 on the old gable (incorporated into the 1890s double storey) is persuasive<sup>15</sup>. It was an unusual Cape vernacular building because it was double depth – like a compressed H shape but without a valley gutter between – which meant the thatched roof was very high. This in turn meant very large gables on the ends and in the middle – see Leighton’s 1889 drawing. Fransen notes they had liquorice scrolls like Laborie (Smuts 1979:119) – see more in endnote<sup>16</sup>. In the Georgian period (lasting perhaps as late as the 1850s in country districts) the Cape windows were replaced by English pattern sliding sashes, and a typical sunrise fanlight and door was introduced. Very late in the 19th century it was raised to two stories with a flat roof and corner quoins, and the windows were given plaster surrounds. At some time in the 20th century the windows were replaced (outward-opening fans with the same panes as sash windows), the window surrounds were given heavy mouldings and pilasters were introduced at the corners.

## Heritage Assessment

See next page



## Heritage Assessment

(the archaeological remains on the site are assessed separately, next page)

### D'Ouwe Werf

<b>Historical pattern</b>	●	Continuing tradition of guest houses and hotels. Demonstrates layering of unusual Cape Dutch house into a double storey.
<b>Rarity</b>	●	Double depth (compressed H) thatched house is incorporated in fabric - rare type, like Groot Constantia.
<b>Information eg archaeology</b>	■	House outstanding building fabric potential.
<b>Typicality</b>	◆	Typical mid-late Victorian features though windows replaced. Arched yard gates (poorte) a feature of Stellenbosch <sup>17</sup> .
<b>Aesthetic eg architectural</b>	■	Outstanding architectural values. Late Victorian house. Dutch period house incorporated was double depth with very high roof, gable <sup>18</sup> .
<b>Technology, creativity</b>	—	
<b>Spiritual, cultural</b>	—	
<b>Social history</b>	●	Important and old guesthouse (guests include Sir George Grey).
<b>Slave history</b>		Unknown

### Grade

2

Provincial heritage site.

### Statement of significance

The main building is of outstanding importance in terms of history, architecture, and the potential to yield information, and has significant social associations. The garden wall along the west boundary is also of significance. Remains of the first church in Stellenbosch are preserved under a new building behind (assessed separately below). Modern buildings at rear are not obtrusive, and relate to its use as a hotel, which has historical associations. The post-modern extension at the east side is, however, contextually inappropriate.

### Heritage Assessment of archaeological site

See next page

**D'Ouwe Werf archaeological site: first church**

<b>Historical pattern</b>	■	First church. Early subdivision and building.
<b>Rarity</b>	■	Foundations of first church.
<b>Information eg archaeology</b>	■	
<b>Typicality</b>	–	
<b>Aesthetic eg architectural</b>	–	
<b>Technology, creativity</b>	□	Early pioneer specialised building.
<b>Spiritual, cultural</b>	■	
<b>Social history</b>	■	
<b>Slave history</b>		

**Grade**

1

**Statement of Significance**

Outstanding and rare archaeological remains.

**Proposal and Impact**

Pedestrian link through existing tea garden?

Excavation of 2-floor parking basement on erf 6640 is set back from boundary (to safeguard historical boundary wall?), but front part of adjacent building on Church Street is on boundary.

[Subsequent to preparation of Precinct Development Plan, there is uncertainty regarding the provision of access from Plein Street to the basement parking, with consideration of possible routing under D'Ouwe Werf restaurant building, close to the church ruins.]

**Development indicators and guidelines**

Any link between the tea garden and the new pedestrian route should respect and use the existing opening in the historical boundary wall. While a link may also be made to the back of the Pasta Factory, this should be done in such a way as not to disturb the character of the restaurant garden as “quiet back” and a “half secluded garden” (as in Christopher Alexander’s *A Pattern Language*), which is off the main circulation route.

The outstandingly significant ruins of the old church under a building adjacent to the pedestrian route should be recognized and celebrated. Any possibility of providing additional access to the below-ground ruins (eg from behind Pasta Factory or Nu-Bar, or from basement parking) should be considered.

## SPICE CAFÉ

34 Church Street, erf 1262

### Description

Single storey 5-bay house, corrugated iron roof side to street, covered end gables. Narrow (pomegranate) lane east. Façade 3x3 door with sunrise fanlight flanked by 12x12 sashes. French doors right, double carriage door left. Bullnose corrugated iron verandah across whole façade with precast columns, dipped wall, narrow brick sidewalk. Rear wing has 18th C door frame, 2x6 rectangular fan, later stable door; and 18th C casement window (2no 5x3), other openings. Rear garden brick paved, many trees, old wall east.

### Illustrations



026 series



1889 drawing by Leighton (Smuts 1979:118)

shows single storey pitched roof with straight covered end gables, rectangular central door, small stoep in front of door, 2 sash windows left, remainder not seen.

1880 Naude panorama detail, courtesy Stellenbosch Museum.

1905 panorama from Papegaaiberg, courtesy Stellenbosch Museum.

### Maps

1770 site undeveloped

1817 ss deep plan

1859 ditto

1905 ditto

### History

Perhaps the most striking characteristic of this building is how simple it is – ordinary people lived here (selected Deeds Office search is endnote<sup>19</sup>). When the old churchyard was divided up in 1783 the site was bought by Johannes Forbiseux who came to the Cape from Brussels in 1758 and died in 1806 – little is known about him<sup>20</sup>. Before 1817 a simple rectangular cottage had been built on the street – the Dutch period front door and casement windows have been reused at the back. It must have been thatched but by 1889 had a corrugated iron roof. It had been bought in 1857 by JD Beyers whose family owned it for the next 76 years. The Georgian fanlight was added during their ownership, unusually late in the

19th century, and the verandah even later.

### Heritage Assessment

Historical pattern	◆	Old but modest house
Rarity	–	
Information eg archaeology	●	Good building fabric potential – layered periods
Typicality	●	Typical Cape country town single storey building with Georgian features and remnant Dutch features
Aesthetic eg architectural	●	Modest early 19th C house with pitched roof, remnant Dutch features at rear. Georgian period fanlight and sashes, late 19th C verandah
Technology, creativity	–	
Spiritual, cultural	–	
Social history.	□	Ordinary people
Slave history		Unknown

### Grade

2

### Statement of significance

A very good example of a modest early 19th C Cape house with a pitched roof and Georgian period fanlight and sashes, and with remnant Dutch features at the rear and a late 19th C verandah. Contributes to Church Street. In the back garden is a shed incorporating old fabric, the east wall is similarly old, and the side lane (with pomegranate tree) is one of few freely accessible in Stellenbosch.

### Proposal and Impact

The recent purchase of this property by the adjacent D'Ouwe Werf hotel has a potential impact on the pedestrian route and may provide opportunities. The hotel intends to construct a three storey row of rooms at the rear of the garden, similar to those on the hotel site, and to use the garden (presently accessible to the public) for private hotel purposes. The proposed use of the house is not known.

### Development indicators and guidelines

As the rear side of this property is to be changed, the opportunity arises to co-ordinate the design of the proposed new hotel building with the routing of the pedestrian way and the design of the new building on the sites behind it (Blommaert/Pharmacy), to the benefit of both.

Instead of backing the buildings against each other along the common boundary, a positive space could be created, overlooked by both new buildings and incorporated into the path system (the route of which is not clear in the Precinct Development Plan). The path could then pass across the corner of the Spice Café property, next to the single storey

building behind the Ha-Ha Bar, and thence into the Ha-Ha Bar garden. The privacy and security of the Spice Café garden need not be compromised by this, although a gate (openable by hotel residents with keys) would provide access if desired.

The opportunity to access Eclecia garden to the space (eg via gates in its high walls) would remain open.

[Not indicated on plans, and uncovered since this assessment, is a small outbuilding in the north-east corner of the property reportedly containing historical fabric. If this building is found to be conservation-worthy, this would make it very difficult to route the path through the corner. The only alternative is via Eclecia garden]

Since D'Ouwe Werf and Spice Café seem to have been separate properties since the earliest subdivision of the block (although the original boundary ran between D'Ouwe Werf and its eastern extension, not on the present line), it would be enriching to retain some "memory" of their separate site histories in the design of the respective gardens.

The old wall between the Spice Café and Devonshire House properties is historical and should be conserved and repaired.

The passage to the side of the Spice Café (actually on the adjacent erf 1260), with its old pomegranate tree and surprising "secret" entrance to the garden, is one of the most delightful experiences on this block. It should be retained, and the public invited to use it (even if they can only peer into the garden, only residents having access). In terms of its scale, its enticement and its intimacy, it should provide inspiration for ways of making parts of the inner block path.

## **PHARMACY**

65 Plein Street, erf 1263

### **Description**

c1960s three-storey building with pitched, tiled roof, straight end gables. Flats have steel windows, recessed balconies with steel balustrade around projecting section, ground floor glazed façade. Building cantilevered over lane on west. At rear is double storey c1960s reinforced concrete framed building with monopitch asbestos cement roof

### **Illustrations**



033. Previous property seen c1900s photo Smuts

1979:126

### **Maps**

Mid 20th C building


### **History**

In 1817 there was a small building at the front of the site but it was completely demolished when the Pharmacy building was erected in the c1960s.

### **Heritage Assessment**

See next page

## Heritage Assessment

Historical pattern	–	
Rarity	–	
Information eg archaeology		Modern building with probable deep foundations but slight possibility of material below ground, in back yard – no graves shown on maps.
Typicality	–	
Aesthetic eg architectural	–	
Technology, creativity	–	
Spiritual, cultural	–	
Social history	–	
Slave history		

## Grade

–

## Summary of significance

–

## Proposal and Impact

Retain building but demolish rear stair and building behind. Excavate 1-floor parking basement, with single car width access/egress (or egress only, if basement is joined to “Edgars” basement) through existing lane from Plein Street. New attached 3-storey building behind (ground floor retail, 2 floors residential), set back from south and east boundaries (see also Blommaert – same new building), facing new courtyard. Diagonal covered arcade for access to south-east corner for continuation of pedestrian route to Ryneveld Street.

## Development indicators and guidelines

See also Blommaert and Plein Street

- No objection to demolition of stair and rear building.
- If any archaeological material is discovered during excavation, work must stop immediately and the Provincial Heritage Authority (or the Stellenbosch Museum) must be informed.
- Alteration of present cantilever over lane to comply with the traditional Stellenbosch way of making an opening *through* the building would improve townscape.
- Appropriate refurbishment of existing building not opposed.

New building (same building as behind Blommaert)

- Setbacks from south and east create narrow, dark passages between buildings: opportunity to rather create positive, quiet outdoor spaces in contrast to active courtyard? See also Spice Café guidelines. [Both setbacks removed in subsequent proposals, but comment still relevant as regards south boundary.]

- Route of pedestrian spine to erf 1260 (HaHa Bar) through south east corner is unresolved and should be clarified; the most sensible seems to be to via the rear part of the Spice Café garden (erf 1262 – the alternative, erf 1265, is not part of the development proposal): requires co-ordination with proposed development of rooms for D'Ouwe Werf in this position: see Spice Café guidelines.
- There is a high wall around erf 1265 (Eclectica) which is ivy-clad, and an old brick wall on pebble base at the rear of HaHa Bar, erf 1260. Both these features should be considered as part of the frame through which the route passes.

Planting of replacement oaks in Plein Street indicated.



## **BLOMMAERT**

61 Plein Street, erf 1258

### **Description**

Double storey building with hipped corrugated iron roof. 1st floor has 5 sets of Victorian windows & doors: 2x2 sashes, glazed doors with narrow side glazing. Ground floor timber shopfronts, entrance to 5 flats. In front 4 bay reinforced concrete balcony, precast columns. Lane on west once led to ruined church, modern timber gate. At rear is large, rambling modern single storey building with pitched roofs, steel windows. Important oak trees in front.

### **Illustrations**



034 series.

Property seen c1900s photo Smuts 1979:126, 128

### **Maps**

1770 site undeveloped.

1817 H shape thatched house (side lane on west leads to ruined church)

1859 double storey flat roof on same footprint

1905 double storey flat roof ditto.

### **History**

When the old churchyard was divided in 1783, this piece was bought by Paulus Fick<sup>21</sup>, a third-generation settler. (Other owners see endnote<sup>22</sup>.) After passing through various private hands, it was bought by the United Building Society in 1944, and in 1947 passed to the present owners, Pikkie Blommaert Bpk. The evolution of the building is hard to understand. In 1817 there was a thatched, H shaped house on the property. It might be incorporated in the present building – only a measured drawing and fabric investigation can tell. By 1817 the old house had been made double storied and given a flat roof with a stepped parapet and quoins. Pictures that survive from the late 19th century (Smuts 1979:126, 128) show it had 3 bays – with French doors (with shutters and fanlight shutters) on the ground floor and 4x3 sash windows (without shutters) on the first floor with projecting mouldings over them. Probably early in the 20th century it was given a concrete balcony in front, and the upper level had ten openings in place of the previous 3.

The lane west of this building led to the ruins of the first church.

## Heritage Assessment

<b>Historical pattern</b>	–	
<b>Rarity</b>	□	One of two remaining old buildings in Plein St between Ryneveld and Andringa.
<b>Information eg archaeology</b>	●	Building fabric has potential Possible material below ground & back area
<b>Typicality</b>	◆	Typical late 19th/early 20th century building type
<b>Aesthetic eg architectural</b>	◆	Townscape value, adds variety to street. Important spreading oaks in front
<b>Technology, creativity</b>	–	
<b>Spiritual, cultural</b>	–	
<b>Social history</b>		
<b>Slave history</b>		No specific references found.

**Grade**  
3

### Summary of significance

A good example of a typical late 19th/early 20th century building type with flats over shops, this building is aesthetically pleasing and contributes to the streetscape. The passage to the west is a cadastral “memory” of a lane which provided access to the ruins of the first church in the early 19th century – perhaps through the posts shown in 1710. There might be archaeological remains along it and in the back yard but no graves are indicated.

### Proposal and Impact

Retain and re-use main building. New arcade through existing ground floor. Demolish rear extensions. Excavate 1-floor parking basement behind main building. New “town square” courtyard behind main building. New 3-storey building south side of site (ground floor retail, 2 floors residential), set back from south and west boundaries (see also Pharmacy – same new building).

### Development Indicators and Guidelines

See Pharmacy regarding new building

- Retention and re-use of main building supported; a fabric investigation plan to be commissioned before any work is started and all historical building fabric retained.
- Removal of rear extensions not opposed.
- Arcade access through the building should relate to the building fabric, and will depend on the architectural investigation (above).
- Creation of new courtyard behind with access through ground floor of building: will require the creation of a meaningful new front at what is presently the back of the existing building – design opportunity (possible clip on verandah). Alterations to approval

of Heritage Committee.

- Historical lane to west: opportunity to recover meaning and significance through design of appropriate new gateway on Plein Street (also opportunity for interpretation/information provision).

## **NU-BAR**

51 Plein Street, erf 1251

### **Description**

Double storey building with high timber parapet. 1st floor continuous timber glazing. Ground floor timber shopfront to bar with slate facing below, entrance to upper floors aluminium. Cantilevered canopy with timber railing. Both floors seem open plan. Single storey extension at rear not investigated. Oak in front.

### **Illustrations**



035 series. Previous property partially seen c1900s

photo Smuts 1979:126

### **Maps**

1770 site undeveloped.

1817 narrow building along street.

1859 ditto

1905 deeper footprint

### **History**

In 1817 there was a long narrow building along the street. Fragments may be incorporated within the Nu-Bar but it has been almost completely rebuilt at various times. A lane access to the church ruins led along the east side – see Blommaert.

### **Heritage Assessment**

See next page

## Heritage Assessment

Historical pattern	–	
Rarity	–	
Information eg archaeology	□	Possible material below ground and back area – the land reached the side of the church and the lane alongside led to it.
Typicality	–	
Aesthetic eg architectural	□	Appropriate scale, but building otherwise inappropriate
Technology, creativity	–	
Spiritual, cultural	–	
Social history	–	
Slave history	–	

### Grade

Ungraded, but possible archaeology.

### Statement of significance

The building is contextually inappropriate but the site may be archaeologically sensitive.

### Proposal and Impact

Pedestrian access behind existing building.

### Development Indicators and Guidelines

The incorporation of this property into the proposed development would be very advantageous as it would provide opportunities to

- refashion the Plein Street frontage more appropriately
- improve the proposed pedestrian spine behind the building and the edge onto the proposed new courtyard (retail opportunities)
- link the two basements, thereby improving access/egress and circulation.

Any excavation behind the building would require prior archaeological investigation.

## **PASTA FACTORY**

49 Plein Street, erf 4680

### **Description**

Single storey building (open plan interior) with moulded parapet and string course above moulded proscenium (modern?) filled with small-pane timber shopfront, masonry over. At west side is lane entry with simple moulded parapet, door. Several Victorian cast-iron ventilators in side elevation. Rear extension is a single storey modern building with steel windows. Oak in front of gate to lane.

### **Illustrations**



036 series. Property partially seen c1900s photo

Smuts 1979:126.

### **Maps**

1770 site undeveloped.

1817 narrow building along street.

1859 ditto

1905 single storey on deeper footprint

### **History**

In 1817 there was a long narrow building along the street, contiguous with the Nu-Bar. A c1900 photograph (Smuts 1979:126) shows there to have been a long single storey with a parapet. The present building has Victorian cast-iron ventilators. By tying these threads together we assume the front portion of the Pasta Factory incorporates early 19th century fabric. The "proscenium arch" moulding seems to be 20th century; the age of the parapet can only be told from a fabric investigation.

### **Heritage Assessment**

See next page

## Heritage Assessment

Historical pattern	–	
Rarity	□	Possibly incorporates a c1800 building – fabric investigation needed. One of two remaining pre-1940 buildings in Plein St on/opposite this block
Information eg archaeology	□	Building fabric has potential, possible archaeological material below ground and in back area
Typicality	–	
Aesthetic eg architectural	□	Townscape value, adds variety to street
Technology, creativity	–	
Spiritual, cultural	–	
Social history	–	
Slave history		

**Grade**  
3

### Summary of significance

A modest building which contains some nineteenth century (and possibly earlier) fabric. Contributes to streetscape.

### Proposal and Impact

Vehicular access (and egress, if two basements are not linked) to 1 storey of 2-storey “Edgars” parking basement. Impact on existing building not clear. Ground floor pedestrian access across rear of site.

### Development Indicators and Guidelines

See also Plein Street guidelines.

Retain front portion of building as access to parking.

Rear part can be demolished and redeveloped, potentially with commercial development along pedestrian path at rear.

[Subsequent clarification of intentions of D’Ouwe Werf to move their kitchen and other services into an extension from their restaurant onto the rear of this property. Depending on the depth of the building, this might make the pedestrian connection between Edgars and Blommaert/Pharmacy difficult to achieve. If a link cannot be made through the building, options include dropping the pedestrian link to the level of the viewing corridor next to the church ruins, ie *under* the new extension, which would make the ruins more accessible without disturbance to restaurant operations (but this may depend on plans for the basement parking, which are presently not clear), or taking it *over* the new extension at first floor level. The exclusion of Nu-Bar from present proposals further complicates matters as there can be no clarity where or whether the pedestrian route will cross that property.]

## EDGARS BUILDING

Plein Street, erf 6640

### Description

Double storey building with tiled roof, steel windows to first floor, concrete canopy, modern shopfronts. Sawtoothed single storey extension behind with entrance to parking lot

### Illustrations



photo Smuts 1979:126

038 series. Previous property seen c1900s

### Maps

Mid 20th C building

### History

This was the site of an H shaped house with a cruciform-plan garden at the back that stretched over the present parking lot to Church St. It was altered in Victorian times but was completely demolished when the Edgars building was erected in the c1960s.

### Heritage Assessment

Historical pattern	–	
Rarity	–	
Information eg archaeology	–	
Typicality	–	
Aesthetic eg architectural	□	Appropriate scale in streetscape.
Technology, creativity	–	
Spiritual, cultural	–	
Social history		Unknown
Slave history		



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## Grade

—

## Statement of Significance

—

## Proposal and Impact

Long term proposal to redevelop, retaining front part of building but demolishing rear and extending basement parking. Three storey new building (shops with residential above), including third floor to front part.

## Development Indicators and Guidelines

Addition of third floor to Edgars not opposed. Architectural guidelines as for block and Plein Street apply (to approval of Heritage Committee).

Note that the exclusion of this part of erf 6640 from current redevelopment proposals impacts on the nature of development of the parking lot, onto which the development rights of the erf are being packed.

An integrated site development plan for the whole site (with the parking lot as phase 1 and the proposals for this part as phase 2) is desirable. It would provide clarity regarding the longer term development intentions and could lead to better resolution of several currently problematic issues (such as the relationship of the buildings and open spaces on the two parts of the site to each other, the entrance to the parking and the routing and inter site connections of the inner-block “arcade”).

## **NASSAU**

39-41 Plein Street, erf 10836 or 1240&1248

### **Description**

Reinforced concrete framed building, 3 floors flats above shops in arcade.

### **Illustrations**



038 series

### **Maps**

Mid 20th C building

### **History**

This site was assembled from scraps of several properties: it had been back-to-back outbuildings for the H-shaped houses each side. The buildings were all connected with walls penetrated by *poorts* – Tuinpoort is a fragment of this streetscape, now sadly adrift (not studied further). In 1951 a fine example of late 20th century architecture was planned by architects Keet Green Lochner<sup>23</sup> – a late Bauhaus style, currently unfashionable but of intrinsic worth.

### **Heritage Assessment**

See next page

## Heritage Assessment

Historical pattern	–	
Rarity	–	
Information eg archaeology	–	
Typicality	◆	Good example mid 20th C architecture, urban development with many features characteristic of the time
Aesthetic eg architectural	◆	Fine early 1950s rc frame building, handsome detailing much of which survives, expertly resolved geometry, unusual plan form and fine courtyard space.
Technology, creativity	–	
Spiritual, cultural	–	
Social history	–	
Slave history	–	

### Grade

3

### Statement of significance

This fine modern building may be too recent to earn general approval, but it is a particularly sensitive and well resolved example of its period and its arcade and courtyard have great potential.

### Proposal and Impact

The Precinct Development Plan shows the double storey parking basement extended under the courtyard and arcade of Nassau. Links are proposed from the courtyard and the rear of the site to the system of arcades on Edgars site.

### Development indicators and guidelines

No objection to the basement parking (any archaeological material found must be reported immediately, and excavation stopped), provided the stability of the building can be assured.

The links to the new inner block arcade will certainly enliven the presently underused arcade and shops.

The courtyard planting is presently formless and scruffy, and should be replaced by a row of appropriate trees (eg silver birches, poplars) in appropriate planting containers incorporated into the basement construction.

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## ENDNOTES

<sup>11</sup> Meiring et al 1979:44: “ The sale [of d’Ouwe Werf] was to have an aftermath, for the old churchyard became the subject of dispute when a number of graves were disturbed in the process of digging foundations. Some people felt the Landdrost [Daniel van Rijneveld] should not have permitted the building of house on God’s acre, and there were sombre predictions of the penalty he might have to pay for this deed. He had been dead barely two years when the first Stellenbosch ghost story began to do the rounds: someone claimed to have seen his spectre in the churchyard, on horseback and surrounded by his pack of hounds ...”

<sup>2</sup> See Stellenbosch Development Guidelines, KrugerRoos, 1997

<sup>3</sup> Ibid.

<sup>4</sup> AM Hugo, drawn MC Stander. He drew his sources from the Stade drawing plus original title deeds and information on transfer deeds after 1783.

<sup>5</sup> See Stellenbosch Development Guidelines, KrugerRoos, 1997 - notably p. 54.

<sup>6</sup> 1941 Elsworth and Walgate.

<sup>7</sup> Not altogether successfully.

<sup>8</sup> Except Eclectia which “belongs” on the grander side of the street.

<sup>9</sup> When the old churchyard was subdivided and sold in October 1783, a large property (erf 1245) of about 1250m<sup>2</sup> on the corner of Plein and Andringa St went to Marthinus Byleveld, possibly a mason [Maarten Bijleveld, a mason of Amsterdam, arrived in 1773, became a burgher in 1779 (Liebbrandt p115). Byleveld House (later Rhenish Institute-PJ Olivier Art Centre) facing the Braak possibly connected to him? (Smuts 1979:92). In 1785 Marthinus Bijleveld requested a grant (ie not on Ou Kerkhof site) adjacent to one he already owned of 2 morgen 231sr117sf (Liebbrandt p151).]. An H shaped house was built facing Plein St (Cuthberts property), and a garden gateway was made adjoining it (Tuinpoort), continuing to an outbuilding on the Nassau site, while at the rear was a small werf and garden. Another property [Erf 1240 not sought - the properties were both owned by Rev B Shaw who consolidated them in 1851] of about 875m<sup>2</sup> reached down Andringa St, and on this the garden continued in a cruciform shape [Drawn on the 1817 map]. The house is demolished but the poort survives. The property was owned by a series of important and distinguished people. It was transferred in 1785 to Sophia Boesses (she was the widow of Baron Pieter vReede van Oudtshoorn - VOC official and proposed Governor who died on the way from Holland. Previously at the Cape he had been Independent Fiscal, etc – see Dictionary of South African Biography Vol 2:795 for extended notes on this important figure) and passed through several hands, including the Wesleyan missionary Rev Edward Edwards [He lived across Plein St in the Wesleyan Parsonage, site of Town Hall. Important figure – see Dictionary of SA Biography]. By 1879 it was owned by JM Beyers and Son who divided it into four pieces. They became Stellenbosch Furnishers/Stellensound, Villa Centra Flats, the Bookshop, and Cuthbert’s Building. The house was demolished about 1937 in favour of the Art Deco Cuthbert’s building. Tuinpoort survives in slightly altered and much cramped form.

#### ANDRINGA STREET PROPERTY

DateSizePersonErf noTransfer noc**1685** Whole blockNG Kerkraad, StellenboschGrant?10.10.178389sr45sf2si = c1250m<sup>2</sup>Marthinus **Byleveld**1245T884.1.1785“Sophia **Boesses**”T5833Unknown transfers“-Not known“Rev B **Shaw**”-10.11.1851Bulk of erf 1245 (81sr42sf8si) consolidated with erf 1240 (62sr77sf3si) now is 143sr119sf11si =c2015m<sup>2</sup> [Remainder of 8sr2sf138si remained property of Rev B Shaw. After several transfers it eventually went 21.1.1946 to H Levinsohn & CG Malan by T436. Then went 17.8.1951 to Nassau House Pty Ltd.]Rev Edward **Edwards**1246T110 (couldn’t find)Unknown transfers“-Not known“JM **Beyers** & Son“-Subdivided 1879 (Villa Centra, Cuthberts), 1882 (Stellenbosch Furnishers-Stellensound), remainder became Bookshop. Erf 1252, 37sr17sf42si, went 3.9.1879 to Emily Mary Kuys and eventually became Villa Centra flats. Erf 1253, 32sr3sf63si, went 17.12.1879 to Hester Anna Meiring, widow of RF Aling, and eventually became most of Cuthbert’s property. The rest of Cuthberts, erf 1255, about 3 sr, was deducted from the parent erf 5.7.1937. The remainder of the parent erf, 11sr139sf50si, went 19.5.1941 from MJ Marais to Louis Hofmeyr (born 30.4.1901) and eventually 13.8.1968 to Natal Building Society, and is now the Bookshop.

<sup>10</sup> Magdalena Maria Petronella Theron born de Villiers.

#### <sup>11</sup> STELLENBOSCH FURNISHERS-STELLENSOUND

DateSizePersonErf noTransfer noc**1685** Whole blockNG Kerkraad, StellenboschGrant?10.11.1851Bulk of erf 1245 (81sr42sf8si) consolidated with erf 1240 (62sr77sf3si) now is 143sr119sf11si =c2015m<sup>2</sup>Rev Edward **Edwards**1246T110 (couldn’t find)Unknown transfers“Not known“JM **Beyers** & Son“- 21.7.188260sr385sfMagdalena Maria Petronella **Theron** born de Villiers1254T425Unknown transfers“-Not known“S Tolman and/or CJ Pretorius“-9.3.1937 and again 4.3.1941\*“

“Hester Margaretha **Markotter** born Roux “

“T1052

T17329.3.1945“Maurice **Potash**”T299919.4.1978“Half share to David Potash (born 10.1.1914), quarter share to Gerald Potash (born 11.4.1945), quarter share to Allan Charles Potash (born 28.6.1947).“T7813End of Deeds Office summary data\*The Deeds Office transfers give two transfers to HM Markotter from different people, as

shown.

<sup>12</sup> Deduced from figure ground diagram which shows regular rear projections, typical of terrace housing, and from lines of removed party walling.

<sup>13</sup> See Fransen on this issue (Smuts 1979:103, 123).

<sup>14</sup> Compare the building-outbuilding relationship to Coopmanshuijs-gabled outbuilding. See Meiring and van Huyssteen on this matter in Meiring et al 1979:45.

<sup>15</sup> There was a disastrous Stellenbosch fire in 1803 but the building may have escaped the worst of the blaze as it is rather isolated.

<sup>16</sup> Hans Fransen in Smuts 1979:103: "Nog sulke omgeboude huise word aangetref in Kerkstraat. D'Oude Werf, voorheen Wium se Losieshuis, is deur Leighton in 1889 afgebeeld as 'n enkelverdiepinggegewelwoonhuis. Dit was toe 'n voorbeeld van die 'dubbele ry kamers' onder een wyespanwydtegrasdak (op die Naude panorama toring hierdie grasdak duidelik uit bo die omliggende huise, met die ekstra hoogte van die dak as gevolg van sy groter spanwydte)." Fransen also writes (Smuts 1979:119): "Mevrou Wium se losieshuis in Kerkstraat ... deur die skrywer Leighton geteken in 1889. Die gewel, met datum 1802, is die Laborie-tipe met gladde krulle. Die huis, 'n vroeë voorbeeld van die reghoekige tipe van twee kamers diep, toon die gevolglik besonder hoe dak, met eindgewels wat ekstra kurwes nodig het om die regte hoogte te kry. Bo die poort is daar 'n kamer."

<sup>17</sup> Fransen in Smuts 1979:123

<sup>18</sup> Fransen in Smuts 1979:103

<sup>19</sup> **SPICE CAFÉ PROPERTY includes 32 Church St**

DateSizePersonErf noTransfer noc**1685** Whole blockNG Kerkraad, StellenboschGrant?10.10.178383sr21sf = c1163m2Johannes **Forbiseux**1261T94Unknown transfers"-1261-11.7.1857"JD **Beyers** and another1261T1062.12.1875JD **Beyers** alone1261T19Not known"Anna Coenradina **Beyers** born Schultz (died before 3.1933)1261-24.3.1933"Pieter de Waal **Neethling**1261T145819.2.1936Deduction of 6562sf (\*) = c638m2Samuel James **Shand**1262T118516.6.1937"Nicolaas Johannes **Brummer** (died before 8.1947)1262T608519.8.1947"Annie O'Flynn **van Brakel** born O'Neil 19.11.19021262T15927End of Deeds Office summary data\*Remainder (prob 32 Church St) was 5390sf21si. It went on 5.2.1940 or 44 to Hermanus Johannes Willem **Malan** by T925. Then went 24.10.1945 to Sophia Johanna **Oosthuizen** born Lansberg 13.11.1909.

<sup>20</sup> No mentions in Liebbrandt's Precip. Johannes Forbiseux was born about 1734 and came to the Cape from Brussels in 1758. He married Elisabeth Narbara Jansen at Paarl in 16.10.1774. They had six children between 1775 and 1785, the last two while he owned the property. He died 7.1.1806. (De Villiers & Pama 1981:225).

<sup>21</sup> Paulus Johannes Fick, son of Coenraad Fick and Christina Keyser, christened 20.8.1752. Married Magdalena Hertzog 11.9.1774. Ten children 1775-1797. Death date not known. (De Villiers & Pama 1981:222).

<sup>22</sup> **BLOMMAERT** and PHARMACY

DateSizePersonErf noTransfer noc**1685** Whole blockNG Kerkraad, StellenboschGrant?c10.10.178382sr82sfP **Roux** and another1258Lost deed10.10.1783"Paulus Johannes **Fick**Unknown transfers"-Not known"JA **Fick**-3.3.182049sr51sf30si (after deduction\* of 33sr30sf114si)JA **Fick**T85Unknown transfers"Not known"MW **Basson**31.1.1944"United Building Society1258T86515.12.1947"Pikkie **Blommaert** Bpk1258T24730End of Deeds Office summary data\* Deduction of Pharmacy, erf 1263, to Banewyn Homberg **de Vries**.

<sup>23</sup> Pers comm Hannes Meiring. Christie Lochner was a partner at that time; the firm was later called Pauw Lochner. Bauhaus-trained architect Pius Pahl (recently a Cape Institute of Architects Gold Medallist) started with them in the Nassau building in 1953. Pahl died in 2003 but Teuns Pauw was still alive at the time of writing.