



ROBERT DE JONG

Cultural heritage management and museums
Cultural heritage impact assessments

PROJECT 2011/5

**DRAFT (NO 2) SPECIALIST STUDY REPORT: HERITAGE
ASSESSMENT IN CONNECTION WITH THE PROPERTY
KNOWN AS WILGENHOF RESIDENCE, STELLENBOSCH
UNIVERSITY, STELLENBOSCH**



(Hannes Meiring 2003)

PREPARED FOR

Stellenbosch University

DATE: 10 April 2012

BY

Robert de Jong, cultural heritage consultant
10 Barcroft Street, Aitkenvale 4814 Townsville
(04) 3236 8163 (mobile) dejongfamily3@optusnet.com.au (e-mail)

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EXECUTIVE SUMMARY

Identification of the site

Name of place: Wilgenhof Residence (residence for male Stellenbosch University students)

Location: Stellenbosch

Street address: Corner Victoria and Ryneveld streets

GPS references: 33°56'05"S 18°51'49"E / 33.93472°S 18.86361°E / -33.93472; 18.86361

Datum: WGS 84

Cadastral references: Remainder Erf 1836 Stellenbosch

Local authority: Stellenbosch Local Municipality

Status of the site

Legal status

- Cultural Heritage related statutory obligations do exist under Section 27 of the National Heritage Resources Act (NHRA) (Act 25/1999) in connection with the Bachelors building (declared provincial heritage site since 1976)
- Cultural Heritage related statutory obligations may exist under Section 34 of the NHRA in connection with buildings and structures older than 60 years (compulsory permit from Heritage Western Cape for alterations and demolitions)
- Cultural Heritage related statutory obligations may exist under Section 38 of the NHRA in connection with development categories (Heritage Impact Assessment required)

Administrative status: The site is owned by Stellenbosch University and located on land owned by the university Council.

History of the site

During the 18th century the Wilgenhof property used to be part of the Stellenbosch Commonage. Between 1784 and 1799 a single-storey thatched farm house was erected, which was extended in 1816. This first structure still exists as the ground floor of Bachelors (declared a National Monument in 1976, by virtue of the NHRA all national monuments became provincial heritage sites by default), today the residence of the Primarius and the most senior members of the residence. The outbuildings of the farm house were situated to the north (the Main Residence was built over their footprint) and these were later used as a spirit distillery from 1832.

The Wilgenhof property became one of various quitrent smallholdings when the land was subdivided and was granted by the Cape colonial government to PJ Cats and PA de Vos on 1 January 1817. At the time an old wagon road formed the northern property boundary running diagonally in relationship to boundaries of other properties. This road is the reason why Bachelors and the Main Residence are located at an angle to the Stellenbosch street plan. Cats and De Vos founded a distillery and later built stables and sheds. They were declared insolvent and had to sell the land to the Stellenbosch Spirit Association in 1832. The property changed owners a number of times. In 1848 it was known as *Grassdale*, also as *Die Stokery* (The Distillery). In the 1870s Roelof and Aletta Louw became owners. They removed the thatch roof and added a storey to Bachelors and converted the building into a boarding house. The outbuildings housed Coloured staff; a use that possible predated the emancipation of the slaves in 1834. Because of the presence of numerous willow trees the Louws changed the name of the property to *Willow Grove*, which later became *The Willows*. In the spirit of pro-Boer and pro-Afrikaner sentiment during the Anglo-Transvaal War of 1880-1881, the name was changed into *Wilgenhof*.

Christiaan Marais became the next owner in 1902. Because of the increasing number of students who came to Stellenbosch to study at the various education institutes he anticipated a demand for hostel-type accommodation and decided to convert the buildings into student accommodation, thereby starting the association with Stellenbosch University founded in 1881, known at the time as the *Victoria College of Stellenbosch*. He established the *Board of Managers of Wilgenhof Boarding Establishment* with himself as Director. The old stables and distillery were altered to become a double-storey L-shaped building with 44 rooms between 1903 and 1904. Towards the end of 1904 the Wilgenhof residence opened its doors. It could accommodate 110 students in Bachelors and the Main Residence (the L-shaped building).

The Victoria College acquired the property in 1916 and two years later changed its name into the University of Stellenbosch.

Hamelhof, which replaced an earlier building with the same name, was erected as an annexe for senior students in 1966-1967 and became the residence of the *Inwonende Hoof* (Resident Principal) in 1981, who previously was accommodated in Bachelors.

In 1949, the year in which Dr Danie Craven became Resident Principal of Wilgenhof, the university decided to sell off the land to the Department of Education and to demolish the Main Residence, which had become structurally dilapidated. This sparked a campaign by students and former students, who, led by Craven, decided to raise £15 000 over a period of ten years to save the property and build a new Main Residence that would be oriented according to the footprint of the old Main Residence, which basically was the same as that of the original farm outbuildings. This amount was handed over to the university in 1959. The old Main Residence was demolished in 1962 and replaced by a U-shaped new building of a similar design but with three storeys instead of two, inaugurated in 1963. A separate wing housing a dining hall and a common room was added later. More buildings containing a squash court, gym, staff quarters and store-rooms were erected on the property over a number of years.

In 2003 Wilgenhof celebrated its centenary as the first and oldest male student residence in South Africa with many eminent South Africans that could be counted amongst its former inhabitants.

Description of the site and its parts

The Wilgenhof property roughly has a triangular shape bordering on Ryneveld Street and the Sasol Art Gallery in the west, the Bloemhof precinct in the south, the Monica female students' residence, Hamelhof and private dwellings in the east and Victoria Street in the north.

Despite being relatively impermeable at present (undefined central portion surrounded by buildings), the Bloemhof block is an important pedestrian through route and short cut. It connects the university in the north and east and the Edwardian suburb in the east (via the botanical garden) to the village centre with its shopping, municipal and cultural facilities.

Wilgenhof is part of Stellenbosch's "University Precinct". The University precinct is characterised by large "block" buildings set back from streets in open green spaces, with broad pavements. Much coarser grain than the village: buildings are larger, further apart. Victoria Street plane trees are particularly notable. The parts of the University closest to the Bloemhof precinct (such as Wilgenhof) are particularly loose and unresolved – they have an undesigned "back" character and do not address the Bloemhof site, but turn away from it.

Within this context the Wilgenhof "precinct" can be characterised as a designed urban cultural landscape consisting of a number of well-defined parts, namely:

- The Main Residence in the centre, set at an angle to Victoria Street, comprising a U-shaped three-storey structure with the rooms on the outside, accessed by open galleries on the inside facing an open quadrangle (the *Kwod*)
- Bachelors, located south of the Main Residence close to the Bloemhof precinct
- The Wilgenhof Wing south of the Main Residence, housing the dining hall, common room, kitchen, waste disposal area and squash court
- Service yard between the kitchen and the boundary with Bloemhof
- Utility buildings on the edge of the service yard, forming an ill-defined boundary with the Bloemhof precinct
- Additional utility buildings on the edge of the slave bell garden, forming a boundary with the Bloemhof precinct
- The *Tantrap* (paved braai area and gym) between the Wilgenhof Wing and the boundary with Bloemhof
- An open landscaped space with a slave bell as focal point between Bachelors and the Wilgenhof Wing, bordered in the south by an undefined and underutilised area and giving access to the *Kwod* of the Main Residence in the north
- The *Tetveld* that constitutes the north-western part of Wilgenhof, defined as an undeveloped open space bordered by trees and gardens
- A landscaped area between the *Tetveld* and Bachelors and the Main Residence
- Tennis courts that constitute the north-eastern part of Wilgenhof

- A paved open space east of the Main Residence, with a massive eucalyptus tree as focal point
- The main entrance to Wilgenhof from Victoria Street, emphasised by an ornamental entrance and ending in vehicular parking at Bachelors

State of preservation and use of the site

The physical condition of the site and its components is good. All components are functional and in use, with the exception of the strip of land between the “slave bell” open space and the boundary with the Bloemhof precinct, which is underutilised and undefined.

Summarised assessment of heritage values pertaining to the site

The process of identifying heritage values of properties (under NHRA jurisdiction) against certain criteria provides for thresholds of significance at world, national, provincial (Western Cape), regional and local (Stellenbosch) levels.

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases it may be useful to specify the relative contribution of an item or its components within national, state, regional and local contexts.

CRITERION	CONTEXT	INDICATIVE THRESHOLD AND GRADING			RATIONALE
		NATIONAL	PROVINCIAL	LOCAL	
A Importance in course/pattern of South Africa's natural or cultural history	Provision of accommodation to male Stellenbosch University students since 1903	Yes	-	-	Associated with the history of Stellenbosch University and its predecessor since 1903; oldest male university residence in South Africa; historic precinct of great social importance; one of the first traditionally “white” Afrikaans university residences that declared its intent to open its doors to all population groups
B Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage	Provision of accommodation to male Stellenbosch University students since 1903	-	-	Yes	Main Residence erected on the footprint and reflecting the design of an earlier residence that evolved from farm outbuildings
C Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage	Provision of accommodation to male Stellenbosch University students since 1903	-	-	Yes	Archaeological potential in building fabric of Bachelors and possible middens; also possible archaeological remains in courtyard of Main Residence which were possibly slave quarters
D Importance in demonstrating the principal characteristics of a class of South Africa's natural or cultural places or objects	Provision of accommodation to male Stellenbosch University students since 1903	-	-	Yes	Odd alignment with the Stellenbosch grid illustrates town growth
E Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	Provision of accommodation to male Stellenbosch University students since 1903	-	-	Yes	Bachelors is an example of an 18 th century single-storey farmstead adapted into a mid-Victorian double-storey mansion that today exhibits various historical layers; Bachelors and Main Residence are a significant part of the Ryneveld and Victoria streetscape

CRITERION	CONTEXT	INDICATIVE THRESHOLD AND GRADING			RATIONALE
		NATIONAL	PROVINCIAL	LOCAL	
F Importance in demonstrating a high degree of creative or technical achievement at a particular period	Provision of accommodation to male Stellenbosch University students since 1903	-	-	--	-
G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Provision of accommodation to male Stellenbosch University students since 1903	-	-	Yes	Strong social association with Stellenbosch town, Stellenbosch University and student life
H Special association with the life or works of a person, or group of persons, of importance in South Africa's natural or cultural history	Provision of accommodation to male Stellenbosch University students since 1903	Yes	-	--	Associated with students, many of whom became significant figures in South African society
I Importance as a site associated with the history of slavery (and labour) in South Africa	Provision of accommodation to male Stellenbosch University students since 1903	-	-	Yes	The Main Residence footprint reflects the original farm outbuildings used to house slaves and later post-emancipation workers

Statement of significance pertaining to the site

Wilgenhof, an ensemble of historic and contemporary buildings, reflects the late 18th century spatial layout and agricultural history of the town of Stellenbosch. It was converted into a residence for male university students in 1903, making it the oldest facility of its kind in South Africa, and was, based on the original spatial footprint and architectural language, further developed in the 1960s and thereafter. During its more than one hundred years' existence it has become known as a centre of student life in Stellenbosch and has counted amongst its residents many individuals who later would fulfil prominent roles in South African history.

Implications related to the heritage values, conservation and use of the site

- The Wilgenhof precinct has significance in terms of national, provincial, regional and local tangible and intangible heritage values; the most important values being its association with prominent South Africans and its intangible social values (events, place names, traditions, student life, etc.).
- The heritage context of Wilgenhof is that of a historic institutional landscape, similar to military bases, prisons, hospitals and research stations.
- The university has declared its intent to erect additional student accommodation on the site, but the present and past inhabitants are of the opinion that this would result in a too large increase in numbers of residents and in the sacrifice of open spaces, both of which would compromise the heritage values of the site in terms of its intangible traditions and its tangible characteristics (appearance).
- Such type of development could result in the following heritage impacts/issues particular to historic institutional landscapes:¹
 - Loss of public memory
 - Loss of specific architectural language with regard to buildings
 - Loss and erosion of historical fabric and spaces through inappropriate insertions and additions

¹ Guideline for involving heritage specialists in EIA processes (Western Cape Government), p 17.

- This could affect the character (heritage values) of the site in general (which is larger than 5000 sq. m) and of Bachelors in particular (declared provincial heritage site) and therefore Heritage Western Cape may require the submission of a Heritage Impact Assessment in terms of Section 38 of the NHRA. Development could also affect the heritage values of adjacent precincts that fall outside Wilgenhof, e.g. Bloemhof with the Sasol Art Gallery (provincial heritage site).
- A Heritage Study for the Bloemhof precinct (2003) recommends a new urban design framework guided by heritage considerations and this may indirectly affect any new development contemplated for Wilgenhof.

Recommended responses to the findings

Recommendation 1:

Conserve, utilise and maintain the site until the start of further development activities.

Recommendation 2:

Any future planning pertaining to the university precinct or the Bloemhof precinct should take cognisance of this Heritage Assessment Report.

Recommendation 3:

The implementation of the intent of the university to increase student accommodation is likely to have a significant impact on the site's heritage values and therefore a more detailed heritage-based design framework to pro-actively guide any new form of development would be useful.

Recommendation 4:

The most suitable site for any new infill development to accommodate more students is the strip of service buildings alongside the boundary of the Bloemhof precinct between the slave bell garden, Bachelors and the *Tantrap*. This strip is a somewhat neglected and underdeveloped place that could accommodate a small double-storey building. This redevelopment project should, however, address at the same time the remodelling of the service yard and other service buildings adjacent to the kitchen block, the upgrading of the Bachelors south façade area (the original main façade facing Bloemhof), the repositioning of the water wheel and any other areas of Wilgenhof that need attention.

Recommendation 5:

The Wilgenhof community (past and present residents) should, based on this Heritage Assessment Report, consider nominating the entire precinct to be declared a provincial heritage site.

Recommendation 6:

In terms of its location and cultural significance, Bachelors and the other components of Wilgenhof fall under the legal mandate of Heritage Western Cape (HWC), which is the heritage organisation of the Western Cape Province. It would be advisable to inform HWC timeously about the intent to submit a heritage assessment report in connection with proposed interventions that may have adverse impacts.

Acknowledgements

The assistance of the following persons during the investigation and with the report compilation is hereby acknowledged with gratitude:

- Mr Daniel Malan, Resident Principal
- Mrs Lisa Malan, Town Planner and Heritage Consultant
- Mr Jurie Jean van de Vyver, Wilgenhof Primarius
- Mr Victor Hiemstra, Wilgenhof Archivist



RC DE JONG

Date: 10 April 2012

1. REPORT CONTEXT

1.1 General notes

1.1.1 Report approach and structure

The approach and structure of this report is based on:

- SOUTH AFRICAN HERITAGE RESOURCES AGENCY, Heritage Impact Assessment: Notification of intent to develop (form)
 - DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING, PROVINCIAL GOVERNMENT OF THE WESTERN CAPE, 2005, Guideline for involving heritage specialists in EIA processes (document)
 - DEPARTMENT OF ENVIRONMENT AFFAIRS AND TOURISM, Integrated Environmental Management Guidelines
 - SOUTH AFRICAN HERITAGE RESOURCES AGENCY, 2006, *Minimum standards: Archaeological and palaeontological components of impact assessment reports* (unpublished).
 - PROVINCIAL HERITAGE RESOURCES AUTHORITY GAUTENG, 2010, *Report requirements for CHIA reports* (unpublished).
 - WORLD BANK, Environmental Assessment Sourcebook Update No 8, September 1994: Cultural Heritage in Environmental Assessment.
 - UNITED NATIONS ENVIRONMENT PROGRAMME, 2002, Environmental Impact Assessment Training Resource Manual.
 - ICOMOS, 2010, Guidance on Heritage Impact Assessments for World Heritage Properties.
 - Australia ICOMOS (Burra) Charter for Places of Cultural Significance (1999 version)
 - AUSTRALIAN HERITAGE COUNCIL, 2009, Guidelines for the Assessment of Places for the National Heritage List.
 - AUSTRALIAN HERITAGE COUNCIL, 2010, Identifying Commonwealth Heritage Values and Establishing a Heritage Register – a Guide for Commonwealth Agencies.
 - DEPARTMENT OF SUSTAINABILITY, ENVIRONMENT, WATER, POPULATION AND COMMUNITIES, nd, Heritage List Criteria and Thresholds.
 - SAHRA Guidelines for Site Management Plans
 - Best-practice heritage reports submitted by RC de Jong especially with regard to similar projects.
2. This report is consistent with the various ICOMOS charters for places of cultural significance.
 3. Rights and responsibilities that arise from this report are those of the applicant and not that of the heritage consultant. The consultant assumes no responsibility for compliance with conditions that may be required by any authority in terms of this report.
 4. The consultant assumes no responsibility whatsoever for any loss or damages that may be suffered as a direct or indirect result of information contained in this application. Any claim that may however arise is limited to the amount paid to the consultant for services rendered to compile this report.
 5. Although all possible care is taken to identify all sites of cultural importance during the survey of study areas, the nature of archaeological and historical sites are as such that it always is possible that hidden or subterranean sites could be overlooked during the study. The consultant will not be held liable for such oversights or for costs incurred as a result thereof.

1.1.2 Background and terms of reference

Wilgenhof (Afrikaans for *willow court*) is the oldest university men's residence in Africa, established in 1903. It has been home to subsequently famous South African political, literature, business and sport figures such as Danie Craven, Eben Dönges, Jan Rabie, Beyers Naudé, Frederik van Zyl Slabbert, Christo Wiese, Morne du Plessis, Schalk Brits, Whitey Basson, Markus Jooste and Judge Edwin Cameron.

The oldest building is named Bachelors, which dates back more than 200 years and existed as a farm house prior to the establishment of the residence. It is a double story building with rooms for senior students at the top floor, while a museum, a committee room and the residence's pub, the *Danie Craven*

Gedenksentrum are located on the ground floor. Bachelors has been proclaimed a Provincial Heritage Site.

The Main Residence was rebuilt in 1963 and retains that appearance today, apart from some changes, e.g. three stories instead of two, parapet with lean-to roof and the completion of two new main gates in 2006. Before 1963, the building was nicknamed *Bekfluitjie* (Afrikaans for the musical instrument the harmonica or mouth organ), due to the appearance of the external façade.



FIGURE 1: North (Victoria Street) façade of the old Main Residence, 1936 (Wilgenhof Archives)



FIGURE 2: Double harmonica – note the resemblance with the building's façade (windows resemble air holes) (<http://www.musicforall.biz/p-160-hohner-26878-double-bass-orchestral-harmonica.aspx>)

In time, as part of the overall development and growth of the university facilities, the University of Stellenbosch has expressed intent to provide for more student accommodation. This intent has met with considerable resistance on the part of past and current residents and other roleplayers and stakeholders, who are of the opinion that any future interventions should be guided by the cultural heritage status and significance of the site and should not be imposed with resulting adverse impacts on the site's heritage values.

This specialist study is an independent heritage assessment resulting in a report.

The investigation and report focuses on the identification and basic recording of interesting elements, historical verification and cultural significance assessment of the existing structures and their immediate surroundings, but also proposes possible management measures to retain cultural significance and to reduce any foreseen adverse impacts.

Although the Main Residence is the focus of this investigation, it is not be isolated from the other significant architectural elements of the residence (Bachelors, Hamelhof and others). The complex is approached in its entirety as a designed urban cultural landscape since any interventions may affect the parts.

The purpose (aim) of the report is to enable the client to decide on any other action with regard to the future use of the site, based on the information contained in the report and on feedback received from stakeholders and roleplayers (if so required).

Although the Main Residence is younger than sixty years and therefore is not offered the general protection (60-years clause) in terms of the *National Heritage Resources Act* (25/1999) (NHRA), it does have cultural significance and as such may be protected. Buildings and structures that are younger than 60 years do not necessarily fall outside the 60-years clause should they have cultural significance, but this significance needs to be encapsulated in a proper statement backed up by a proper investigation – which is the aim of this proposal.

Any development could affect the character (heritage values) of the site in general (which is larger than 5000 sq. m) and of Bachelors in particular (declared Section 27 provincial heritage site) and therefore Heritage Western Cape may require the submission of a Heritage Impact Assessment report in terms of Section 38 of the NHRA. Development could also affect the heritage values of adjacent precincts that fall outside Wilgenhof, e.g. Bloemhof with the Sasol Art Gallery (provincial heritage site).

1.2 Purpose of the report

Its primary objective is to provide an independent assessment of the cultural heritage significance of the building to guide future planning of the area. Its secondary objective is to suggest responses to conserve any cultural significance, should this be established in the course of the investigation. Its tertiary objective is to facilitate the process of declaring the main building a heritage site, or at least to have it inscribed on a heritage register.

1.3 History of the report

This report is the first draft report and has not been preceded by other reports.

1.4 Property details

1.4	Property details	
1.4.1	Name and location of affected property	Wilgenhof students' residence, corner of Victoria and Ryneveld streets, Stellenbosch
1.4.2	Property	Remainder Erf 1836 Stellenbosch
1.4.3	Magisterial district	Stellenbosch
1.4.4	Affected town	Stellenbosch
1.4.5	Local authority	Stellenbosch Local Municipality
1.4.5	Current use	Male students' residence (hostel)
1.4.5	Current zoning	Unknown
1.4.5	Predominant land use of surrounding properties	Residential

1.5 Property owner

1.5	Property owner	
1.5.1	Name and contact address	University of Stellenbosch, Private Bag X 1, Matieland 7602 South Africa
1.5.2	Telephone number	+27 21 808-9111
1.5.3	Fax	-
1.5.4	E-mail	-

1.6 Implementing Agent/Developer

1.6	Implementing Agent/Developer	
1.6.1	Name and contact address of representative	University of Stellenbosch, Private Bag X 1, Matieland 7602 South Africa
1.6.2	Telephone number	+27 21 808-9111
1.6.3	Fax	-
1.6.4	E-mail	-

1.7 Wilgenhof Conservation Project Manager

1.7	Project Manager	
1.7.1	Name and contact address	JJ van de Vyver, Wilgenhof Primarius 2011/2012
1.7.2	Telephone number	(083) 726-5487
1.7.3	Fax	-
1.7.4	E-mail	jurievdv@gmail.com

1.8 Heritage practitioner

1.8	Specialist	
1.8.1	Name and contact address	Dr RC de Jong, 10 Barcroft Street, Aitkenvale 4814, Townsville, Queensland, Australia
1.8.2	Qualifications and field of expertise	PhD (Cultural History) University of Pretoria, South Africa (1990), Post-Graduate Museology Diploma UP (1979), generalist heritage management specialist with experience in museums and heritage since 1983
1.8.3	Relevant experience	29 years as museum specialist of which 14 years as heritage practitioner
1.8.4	Mobile number	(04) 3236 8163
1.8.5	Fax number	-
1.8.6	E-mail	Dejongfamily3@optusnet.com.au

1.9 Regulatory context of the report

- Cultural Heritage related statutory obligations do exist under Section 27 of the National Heritage Resources Act (NHRA) (Act 25/1999) in connection with the Bachelors building (declared provincial heritage site)
- Cultural Heritage related statutory obligations may exist under Section 34 of the NHRA in connection with buildings and structures older than 60 years (compulsory permit from Heritage Western Cape for alterations and demolitions)
- Cultural Heritage related statutory obligations may exist under Section 38 of the NHRA in connection with development categories, e.g. development affecting an area larger than 5000 sq. m (Heritage Impact Assessment required)

1.10 Planning context of the report

The use and future of the Wilgenhof precinct has been and will be influenced by various planning schemes.

1.10.1 Stellenbosch Conservation Strategy 1997

This document, commissioned by the municipality and compiled by Kruger Roos, includes:

- An analysis of settlement patterns and features worthy of conservation (including the Bloemhof precinct)
- Identification on a historical core and character precincts
- Analysis of factors that erode its character
- Discussion of actions
- Recommendations concerning the preparation of planning and design frameworks
- Broad conservation principles and policies
- Historical core development guidelines

1.10.2 Stellenbosch Bloemhof Site Heritage Study 2003

The municipality and the university commissioned this study, which was undertaken by Penny Pistorius and Stewart Harris. It makes statements related to the proposed redevelopment of the Bloemhof precinct in relationship to Wilgenhof and other adjacent sites and makes specific recommendations regarding the treatment of the boundary between Wilgenhof and Bloemhof.

1.10.3 Stellenbosch Spatial Linkages Project 2005

Space Syntax were appointed by the municipality to undertake this study, which focuses on vehicular and pedestrian traffic flow patterns that may affect Wilgenhof.

1.11 Research methodology

1.11.1 Research plan

STEP		APPLICATION
1	Establish record keeping system	The consultant created a simple internal system for investigation and report compilation – no high-level system applicable at this stage
2	Identify information requirements	Potential and known information sources were identified, explored and accessed
3	Research the history of the agency	A brief history of Wilgenhof is part of the report
4	Acquire a complete list of places the agency owns or controls	Not applicable
5	Research the region and the locality	Part of investigation and report
6	Search existing heritage registers for listings	Bachelors is a provincial heritage site (since 1976). The Sasol Art Gallery (former Bloemhof Girls Primary School) adjacent to Wilgenhof is a provincial heritage site (owned by the university).
7	Identify gaps for further analysis	The Stellenbosch University archives could not be accessed; they were in storage due to damage to the building in which they are kept
8	Prepare a preliminary list of places	Not applicable
9	Develop thematically framed approaches	The theme of the precinct is: Provision of accommodation to male Stellenbosch University students since 1903
10	Consult with the wider community	Not done at this stage of the report preparation
11	Survey of property	A brief survey is included in the report
12	Description, history, condition and integrity statements	Part of this report
13	Describe heritage values	Part of this report
14	Nominate place as provincial heritage site	Not applicable at this stage

1.11.2 Research implementation

STAGE	ACTIVITY	EFFECTIVENESS
Documentary research	Wilgenhof Archives	Main source (original and scanned documents) of information about Wilgenhof
	SAHRA files, Head Office	Information about Bachelors
	Western Cape provincial archives	Single reference to Bachelors
	On-line documents (web-based)	Planning documents, Wilgenhof website
Site assessment	Site assessment	Done on 24 and 25 November 2011
Assessment of heritage significance	Assessment of heritage significance	Part of this report
Advice and recommendations	Advice and recommendations	Part of this report

2. SITE CONTEXT

2.1 Location

Wilgenhof is located south-east of the intersection of Ryneveld and Victoria streets in Stellenbosch.

GPS references: 33°56'05"S 18°51'49"E / 33.93472°S 18.86361°E / -33.93472; 18.86361, Datum: WGS 84



FIGURE 3: Google Earth image (2009) indicating the location and boundaries of the Wilgenhof site

2.2 Boundaries and surrounding area

The area surrounding the site is made up of the following components:

- North: Victoria Street
- East: Private residences, Hamelhof, Monica female students' residence
- South: Sasol Art Gallery and Bloemhof precinct
- West: Ryneveld Street

2.3 Distinguishing site features

Wilgenhof is part of Stellenbosch's "University Precinct". The University precinct is characterised by large "block" buildings set back from streets in open green spaces. Much coarser grain than the village: buildings are larger, further apart. Victoria Street plane trees are particularly notable. The parts of the University closest to the Bloemhof precinct (such as Wilgenhof) are particularly loose and unresolved – they have an undesigned "back" character and do not address the Bloemhof site, but turn away from it.

3. DESCRIPTION AND APPRAISAL OF PARTS



FIGURE 4: Google Earth image of the Wilgenhof site indicating the parts (numbered)

1. Main Residence
2. Bachelors
3. Wilgenhof Wing
4. Service yard
5. Service buildings (catering)
6. Tantrap area
7. Slave bell garden
8. Tetveld
9. Formal garden
10. Tennis courts
11. Parking area
12. Entrance gate and driveway
13. Service buildings (cleaning)
14. Hamelhof

3.1 Main Residence

3.1.1 Description

Based on the footprint and architectural language of the first residence (the original farm outbuildings that were converted to accommodate students), the Main Residence (built in 1963) is a three-storey U-shaped structure with a parapet and lean-to roof, enclosing a paved courtyard. Rooms and other internal spaces (communal ablutions, showers, computer room, etc.) are arranged along the outer sides of the U, with access provided from covered galleries facing the courtyard. The outer sides of the U are rendered with a moulded parapet and bays of steel casement windows with the proportion of sash windows – also the architectural language of Bachelors.

3.1.2 Historical documentation

The Wilgenhof Archives hold scans of original plans and elevations, according to which the architect was JB (John Berrow) Collins of Stellenbosch; the archives also hold numerous photos of the building during and since construction.

3.1.3 Present use

The building is used as a students' residence. The *Kwod* (from Quadrangle) is a major outdoor social hub, famed for its Big Nights, *Kwottie* (quad cricket), the annual Carry-6-Packer extravaganza, and many more; it also is used to park the iconic Jaguar (corporate limousine) and the transport wagon used as a platform for serenades at ladies' residences.

3.1.4 Condition, integrity, authenticity

- Condition: Good
- Integrity: The building has retained its original function and the grading is therefore high
- Authenticity: Although elements have been modernised and changed (e.g. lower tier windows on ground floor level to provide for better privacy) and the courtyard has been paved, most of the fabric is still more or less in its original state and the grading is therefore high



FIGURE 5: View of long (main) façade from Victoria Street (RC de Jong 24.11.2011)



FIGURE 6: View of east façade (RC de Jong 24.11.2011)

3.1.5 General evaluation

The Main Residence occupies the footprint of the first residence and reflects its functional design and architectural language. As the functional and social core of Wilgenhof it is of outstanding importance. It should therefore be preserved without any changes that may compromise its heritage values.



FIGURE 7: Courtyard with main staircase (V-Trap) on the right (RC de Jong 24.11.2011)



FIGURE 8: *Wilgenhof has been traditionally subdivided into sections or “republics” such as Hoek-Hoeria and Wankers (RC de Jong 24.11.2011)*

3.2 Bachelors

3.2.1 Description

Named after the residing single male residents, Bachelors was originally a single storey thatched farmhouse built between 1784 and 1799, shown T shaped on an 1817 map. Soon after Roelof Adriaan Louw acquired it in 1875, the thatched roof was removed, the building raised to two storeys and the principal entrance shifted to the side-of-the-U (possibly in 1880). Bachelors has two principal elevations and is U shaped: the bottom of the U was originally the front and faces the Bloemhof precinct; the present front facade is the left (west) side of the U which faces its garden onto Victoria Street. The bottom-of-the-U façade (facing the Bloemhof precinct) is double storied with 6 bays and is plain with a moulded parapet and quoins at the corners. A stoep runs the full width, cut across by a crude security fence. The façade has eleven 6x4 sash windows. The third bay from the right at ground level has an arched entrance with plaster mouldings surrounding it, a double door (four panels, the upper ones arched), sunrise fanlight; also a security gate in front of these. The left-of-the-U façade, which is the principal entrance, is double storied with 5 bays, moulded cornice, raised pediment and rusticated quoins. 4x4 sashes to first floor and French doors to ground floor with louvered shutters, all with bracketed hood moulds.

Bachelors was restored in 1973 and declared a National Monument (Provincial Heritage Site) in 1976.

3.2.2 Historical documentation

The SAHRA files and Wilgenhof Archives hold documents and historical photos. Bachelors is probably the best documented of all the Wilgenhof structures.



FIGURE 9: Present-day main entrance façade of Bachelors, the western side of the U shape (RC de Jong 24.11.2011)

3.2.3 Present use

The building accommodates members of the *Huiskomitee* and other senior students; the ground floor also contains a museum, committee room and students' pub (known as the *Danie Craven Gedenksentrum*). Before 1981 it was the residence of the Resident Principal (*Inwonende Hoof*), Dr Danie Craven.

3.2.4 Condition, integrity and authenticity

- Condition: Fair – elements of Bachelors show deterioration and at the time of the field survey the external wooden veranda was being repaired.
- Integrity: The building has lost some of its original functions with the development of new functions (museum, meeting room, pub); these are in a sense compatible with the original functions and the grading is therefore medium
- Authenticity: Over time and in particular during the 1973 restoration most of the original fabric would have been replaced and the grading is therefore medium.

3.2.5 General evaluation

Bachelors is the oldest building of the oldest university residence in South Africa and is one of the few tangible remainders of the former Wilgenhof Farm. As the historical core of Wilgenhof it is of outstanding importance. It should therefore be preserved without any changes that may compromise its heritage values.

3.3 Wilgenhof Wing

3.3.1 Description

The Wilgenhof Wing, located south of the main residence, consists of three distinct sections. The main section is a two storey building with moulded parapet and seven bays of steel casement windows with the proportion of sash windows – the architectural language of Bachelors. The ground floor contains the dining hall whilst the top storey contains the Common Room and the Wilgenhof Archives (housed in a separate room at the back). At the east end of the main section is a stepped appendage, a high single storey with moulded parapet and random windows, doors and louvered openings; this section contains the kitchen. Another appendage with the same roof height but a recessed façade with blind windows is at the east end of the kitchen section; this section is a squash court (also known as *Dok se Hok*) with the

entrance on the north side. The main and kitchen sections were constructed soon after the completion of the new Main Residence (1963) and were designed by the same architect (JB Collins) who, because the new building essentially served as an addition to the Main Residence, used the same architectural language. In 1974 a squash court was inaugurated, designed by Nic Meyer and Bothma of Cape Town in a similar external style. The wing has undergone few modifications, both externally and internally.



FIGURE 10: Bachelors' east façade facing the garden with the slave bell (RC de Jong 24.11.2011)



FIGURE 11: Original Bachelors' main façade (bottom part of U shape) facing the Bloemhof precinct – this is a neglected area suitable for remodelling as part of any new development (Pistorius Harris report 2003)

3.3.2 Historical documentation

The Wilgenhof Archives house plans, elevations and photos of the main and kitchen sections; in the Common Room are framed plans and elevations of the squash court.

3.3.3 Present use

The wing accommodates the dining hall, Common Room (with ablutions and separate rooms for archives and storage), a double-volume kitchen, a waste disposal room and a squash court. The Common Room is used for recreation purposes, meetings, cultural evenings, balls and as practice area of the *Kraaie* (Wilgenhof serenade group).



FIGURE 12: *Main entrance façade of the double-storey wing section housing the dining hall and Common Room, facing the garden with the slave bell (RC de Jong 24.11.2011)*



FIGURE 13: *Spatial relationship between Main Residence (right), the double-storey section of the wing (centre) and the kitchen section (extreme left) (RC de Jong 24.11.2011)*



FIGURE 14: North façade of wing with kitchen section (right) and squash court (left) (RC de Jong 24.11.2011)

3.3.4 Condition, integrity and authenticity

- Condition: The building is in a good condition
- Integrity: The building and its later addition have retained their original functional use and therefore the grading is high
- Authenticity: With few external and internal changes the building is essentially still a typical 1960s structure and the grading is therefore high



FIGURE 15: Main kitchen entrance facing the service yard (RC de Jong 24.11.2011)



FIGURE 16: Dining hall (RC de Jong 24.11.2011)

3.3.5 General evaluation

The Wilgenhof Wing is contemporary with the Main Residence and supports the functioning of the residence as the functional core. It houses the archives and various works of art reflecting the history of Wilgenhof and its residents. It is therefore a significant element of the site and should therefore be preserved without any major changes that may compromise its heritage values.



FIGURE 17: Common Room (RC de Jong 24.11.2011)

3.4 Service yard

3.4.1 Description

The service yard is located south of the Wilgenhof Wing, between the wing and the border with the Bloemhof precinct. It is an open area with mixed concrete, brick and asphalt surface cover and two small trees and is mainly used for kitchen and other deliveries and waste removal. Access is from the east.

3.4.2 Historical documentation

The service yard is essentially an “undersigned” part of Wilgenhof and no specific historical documentation exists.



FIGURE 18: General view of the service yard with service buildings (left) and Wilgenhof Wing (right) (RC de Jong 24.11.2011)

3.4.3 Present use

The service yard is used for deliveries and storage and collection of waste.

3.4.4 Condition, integrity and authenticity

- Condition: Poor (it is a somewhat messy area with a mixture of paving types)
- Integrity: The yard was probably designed as a service area but evolved as a general-purpose open space with various new structures and modifications. It may therefore have lost any integrity it could have possessed and the grading is therefore low.
- Authenticity: Little has remained of the original state and the grading is therefore low.

3.4.5 General evaluation

The service yard is a poorly-defined and designed component of Wilgenhof. Together with the service buildings it is intrusive with regard to the heritage values of Wilgenhof and lends itself to remodelling as part of any new development on the site and to complement the adjacent Bloemhof site that also is considered for redesign and change of use.

3.5 Service buildings (catering)

3.5.1 Description

Two single-storey service buildings form a physical boundary between the service yard and the Bloemhof precinct. Judging by their design these utilitarian structures probably date to the 1970s or 1980s.

3.5.2 Historical documentation

No records seem to exist in the Wilgenhof archives but it is assumed that the University archives may contain drawings and specifications.

3.5.3 Present use

The buildings are used for staff to put down their belongings and change and for ablutions and storage.



FIGURE 19: Service buildings and service yard (RC de Jong 24.11.2011)

3.5.4 Condition, integrity and authenticity

- Condition: The buildings are in a fair condition
- Integrity: The buildings are used for their original function but are a recent insertion in the Wilgenhof site; the grading is therefore medium.
- Authenticity: The buildings have undergone changes over the years but do not reflect the history and original design intent of Wilgenhof; the grading is therefore low.

3.5.5 General evaluation

The service buildings form a visually and functionally offensive barrier between Wilgenhof and Bloemhof. Together with the service yard they are intrusive with regard to the heritage values of Wilgenhof and lend themselves to remodelling or even demolition as part of any new development on the site and to complement the adjacent Bloemhof site that also is considered for redesign and change of use.

3.6 Tantrap area

3.6.1 Description

Since 1969 the *Tantrap* has been a communal place of recreation bordered by an extension to the Wilgenhof Wing (the waste disposal room), the boundary with Bloemhof (formed by the tuck shop and gym) and the slave bell garden. Recently it was upgraded by the addition of a raised braai platform, lapa, seating areas and a flat-screen TV. The recently upgraded Wilgenhof gymnasium is housed in a small single-storey building next to the *Tantrap*. West of the gym is the tuck shop, known as *Ghymie*.



FIGURE 20: *Tantrap area looking towards the back of the waste disposal room (RC de Jong 24.11.2011)*

3.6.2 Present use

This area is used as an outdoor braai and recreation area, with a tuck shop and gymnasium adjacent. Traditionally the area has been the venue for *busts*, whereby a lunch-time table eats its lunch here instead of in the dining hall, although most groups now tend to go to restaurants.

3.6.3 Historical documentation

The Wilgenhof Archives houses documentation (including redevelopment plans). Although no documentation exists, it appears as if the name is related to the fact that the area originally was the only place where first-year students were not required to wear a shirt; hence it was a place where they could "tan".

3.6.4 Condition, integrity and authenticity

- Condition: Good
- Integrity: The *Tantrap* was designed as an outdoor recreation area and is still frequently used; therefore its grading is high.
- Authenticity: The *Tantrap* was essentially a redesign of an undefined and unused space, starting with a cement slab and evolving to its present sophisticated state using designs and materials to complement the architecture of the Main Residence and Wilgenhof Wing; its grading is therefore high.

3.6.5 General evaluation

The *Tantrap* and adjacent areas, the *Ghymie* and the gymnasium, form an important social space for exercise and informal gatherings that contributes to the heritage values of Wilgenhof. It should be preserved; however, it forms a somewhat harsh boundary with the Bloemhof precinct that could be redesigned as part of a project to remodel and improve Wilgenhof.

3.7 Slave bell garden

3.7.1 Description

This garden forms a transitional zone between the rear (veranda façade) of Bachelors, the main entrance of the dining hall and Common Room and the quadrangle of the Main Residence. It consists of a grassed

and landscaped area with mature shade trees and a slave bell (inaugurated in 1967) as focus point. This bell is used to announce meal times. A 1972 photo shows that the area originally was not paved or grassed.



FIGURE 21: *Garden with slave bell. The pedestrian path connects the Main Residence's quadrangle with the original pay phone building. (RC de Jong 24.11.2011)*

3.7.2 Historical documentation

The Wilgenhof Archives house historical photos of the area and the slave bell inauguration.

3.7.3 Present use

The garden is used for pedestrian traffic between the Main Residence, the dining room/Common Room, Bachelors and the *Tantrap* area with tuck shop and gymnasium; it also connects with cleaning and washing services.

3.7.4 Condition, integrity and authenticity

- Condition: Good
- Integrity: Originally an informal area connecting various components of Wilgenhof, still used as such today; the grading is high.
- Authenticity: The area was transformed into a garden after the construction of the slave bell; this garden complements the other landscaped areas of Wilgenhof and the grading is therefore medium.

3.7.5 General evaluation

The slave bell garden has always been part of Wilgenhof but was improved by landscaping and the construction of a focus point (slave bell). It contributes to the heritage values of the site and should remain as is; however, the southern edge with its low buildings lends itself to remodelling and new development, which should be integrated with what is planned for Bloemhof and with the garden as is. Special attention should be given to retain, enhance or interpret the building housing the four original pay phones as a significant place where students could connect with friends and family before the advent of mobile phones and the internet.

3.8 Tetveld area

3.8.1 Description

The *Tetveld* consists of an open area on the corner of Victoria and Ryneveld streets, bordered by low walls, landscaped edges and mature willow and other trees and the Bachelors parking lot. A paved pedestrian path connects the Bachelors parking lot with a small entrance gate in Ryneveld Street and divides the area into the actual *Tetveld* and a densely vegetated part. The *Tetveld* is a grassy area with two small soccer goals, whilst another other portion contains a small wall of remembrance and a very large iron water wheel (brought to the site in 1964), lying on its side. The *Tetveld* is used during the June and November exam period for playing six-a-side soccer without rules, known as “Tet”, a tradition since 1974.



FIGURE 22: The Tetveld viewed from the Bachelors parking lot (RC de Jong 24.11.2011)

3.8.2 Historical documentation

Documentation in the form of reports and historical photos is kept in the Wilgenhof Archives.

3.8.3 Present use

The *Tetveld* still is used for playing soccer. The wall of remembrance commemorates three individuals associated with Wilgenhof, but the water wheel appears to be a garden ornament, lying on its side (since 1964) and surrounded with vegetation.



FIGURE 23: Water wheel with wall of remembrance in the background (RC de Jong 24.11.2011)

3.8.4 Condition, integrity and authenticity

- Condition: The *Tetveld* site is in a good condition
- Integrity: The original function of the site is unclear, but the open field evolved to its present use since the early 1970s; the grading is medium
- Authenticity: The site has probably been remodelled and re-landscaped several times, the mature trees are a reminder of earlier periods; the grading is medium

3.8.5 General evaluation

The *Tetveld* and adjacent garden are a designed component of the Wilgenhof site and round off a visually important corner of the site; the area contributes to the place's heritage values and should be maintained. Apart from being a garden ornament the water wheel does not appear to serve any particular purpose. It may be necessary within the context of redevelopment to reposition it in its proper (vertical) position on its current site or elsewhere with some interpretation or remove it from the precinct. This could be an interesting stand-alone project as well.

3.9 Formal garden

3.9.1 Description

The area west and north of the Main Residence, bordering on Victoria Street, is a formal grassed and landscaped garden with flower beds and willow and other trees. An old, muzzle-loading naval cannon mounted in a flower bed in the corner near Bachelors is a focus point. It is aimed (strategically) at the old main entrance gate in Victoria Street en (beyond that) at the university's administration offices on the opposite side of the street.



FIGURE 24: Naval cannon with old main entrance gate (RC de Jong 24.11.2011)



FIGURE 25: Portion of the garden between Main Residence and Victoria Street (RC de Jong 24.11.2011)

3.9.2 Historical documentation

Photos, descriptions and other documentation of the area exist in the Wilgenhof Archives.

3.9.3 Present use

The area is used as an ornamental garden forming a transitional border between buildings and streets.

3.9.4 Condition, integrity and authenticity

- Condition: Good
- Integrity: The area was presumably originally not landscaped, with various levels and styles of landscaping evolving since the completion of the Main Residence; the grading is therefore medium.
- Authenticity: Apart from a few very old trees, the area has been changed through gardening processes. It is difficult to establish how authentic it is and the grading is therefore medium.

3.9.5 General evaluation

The garden forms an important zone between Victoria Street and the Main Residence and also allows for the classic view of the Main Residence as a resemblance of a double harmonica (*bekfluitjie*). It contributes to the heritage values of the place and should therefore be maintained.

The portion closest to the tennis court is somewhat “boring” and could be improved without taking away the vista of the Main Residence. This portion lends itself to memorialising the original farm road that explains the unusual orientation of the Main Residence and its predecessor. This may be achieved by recreating a section of this farm road (between the cannon and the tennis courts) through paving or other forms of landscaping.

3.10 Tennis courts

3.10.1 Description

Two (originally three) tennis courts are situated north-east of the Main Residence, between the formal garden and another access road to the precinct. They were constructed as clay courts by residents in 1906 on top of building waste that had been dumped in a marshy area and were restored and re-inaugurated by South African tennis champion Amanda Coetzer in 2003. Until 1925, when the University took over the maintenance of the courts, it was tradition to physically (with the feet) compact the clay surface every two years.

3.10.2 Historical documentation

The Wilgenhof Archives contain images and historical records of the tennis courts.

3.10.3 Present use

The courts are occasionally in use, mainly during afternoons. Until the mid-1970s they were also used for tennis tournaments and more intensive training.

3.10.4 Condition, integrity and authenticity

- Condition: The condition of the courts has been deteriorating and it varies between fair and poor.
- Integrity: The courts have been in use since 1906 and the grading is therefore high.
- Authenticity: After the completion of the Main Residence in 1963 a third court was added (today there are again only two courts) and permanent surfaces were made for all courts. The courts have undergone few changes since then and the grading is therefore high.

3.10.5 General evaluation

The tennis courts form an important part of the sport and social history of Wilgenhof and are in fact (after Bachelors) the oldest existing construction. They are a significant part of the place's heritage values and should therefore be retained. Some degree of restoration may be necessary in order to improve their current condition.



FIGURE 26: *View of the tennis courts from Victoria Street with the Main Residence in the background (RC de Jong 24.11.2011)*

3.11 Parking area

3.11.1 Description

Bordered by the eastern façade of the Main Residence and the squash court and kitchen sections of the Wilgenhof Wing is a parking area that serves residents of the Main Residence, consisting of asphalt and gravel surfaces with landscaped flower beds. A weeping willow and a eucalyptus tree form focus points and provide shade; both trees are very old and are probably associated with the original farm since they appear on historical images of the first Main Residence.

3.11.2 Historical documentation

The Wilgenhof Archives mainly contain historical images showing the area within different contexts, e.g. view of original Main Residence.

3.11.3 Present use

The area is used for parking residents' vehicles.

3.11.4 Condition, integrity and authenticity

- Condition: Good although the eucalyptus tree is lifting up the surfacing
- Integrity: The original function of the area is unclear; it probably evolved as a parking lot over the years as students started using their private motor car transport. The grading is therefore medium.
- Authenticity: Apart from the two large trees the area has undergone changes over the years (parking, landscaping); hence, the grading is medium

3.11.5 General evaluation

This area forms a transitional zone between the Main Residence, the wing and surrounding areas and therefore contributes toward the place's heritage values. It is recommended that the University's Forestry Science Department is requested to date the two old trees if it has not been done yet.



FIGURE 27: General view of the parking lot with the weeping willow tree in the centre (RC de Jong 24.11.2011)

3.12 Entrance gate and driveway

3.12.1 Description

The gate is located in Victoria Street and provides via an asphalt driveway direct access to Bachelors and the parking lot in front. It consists of two flanking, curved law walls. The original wood or steel gates have been removed and only part of the hinge mechanism has remained on both sides.

3.12.2 Historical documentation

Although not specifically sourced, it is assumed that the Wilgenhof Archives house records. The municipal archives may also contain information since the entrance is a vehicular access point on Victoria Street.

3.12.3 Present use

The gate provides entrance and access between Victoria Street and Bachelors for vehicles and pedestrians.

3.12.4 Condition, integrity and authenticity

- Condition: Good
- Integrity: Because of its awkward angle in relationship to the present main façade of Bachelors, the gate is probably not the original entrance and exit; the present pedestrian walkway between Bachelors and Ryneveld Street would probably have been the original access point, replacing a (possibly earlier) entrance path linking Ryneveld Street and the original main façade, now obscured. The grading is therefore low.
- Authenticity: The gate is probably of fairly recent origin; any wooden or steel gates that may have existed have disappeared. The grading is therefore low.

3.12.5 General evaluation

Until more information about this gate and any earlier access points to Bachelors is available, this site is irrelevant with regard to the heritage values of Wilgenhof.



FIGURE 28: Gate and access road of Bachelors with the Main Residence on the left (RC de Jong 24.11.2011)

3.13 Service buildings (cleaning)

3.13.1 Description

The boundary between the slave bell garden and the Bloemhof precinct consists of a series of low, nondescript single-storey buildings, including the original pay phone building; the latter is historical but the others are of contemporary origin.

3.13.2 Historical documentation

The Wilgenhof Archives contain historical images of the pay phone building. It is assumed that the University possesses plans and elevations for the other structures.

3.13.3 Present use

With the exception of the pay phone building all structures are used for cleaning services (BERCO), as a laundry and as store rooms.

3.13.4 Condition, integrity and authenticity

- Condition: Fair (pay phone building) and good (other buildings)
- Integrity: The pay phone building no longer is in use; the adjacent buildings are modern. The grading of integrity is therefore low.
- Authenticity: With the exception of the pay phone building, the buildings are modern insertions that have been changed little; the grading is therefore medium

3.13.5 General evaluation

The southern edge of the slave bell garden with its low buildings lends itself to remodelling and new development, which should be integrated with what is planned for Bloemhof and with the garden as is. Special attention should be given to retain, enhance or interpret the building (e.g. by reinstalling the external ringer system) housing the four original pay phones as a significant place where students could connect with friends and family before the advent of mobile phones and the internet.



FIGURE 29: General impression of the service buildings between the slave bell garden and the boundary (RC de Jong 24.11.2011)



FIGURE 30: Historical photo of telephone building – note the external ringer (Wilgenhof Archives)

3.14 Hamelhof

Designed by JB Collins in 1966 in a type of Georgian Revivalist idiom, to complement the buildings he designed for Wilgenhof, and completed a year later, *Hamelhof* became the new home of the Resident Principal (*Inwonende Hoof*) in 1981, who previously had resided in Bachelors. This double-storey building is located immediately east of the Main Residence, separated by a service road. Although functionally and historically part of Wilgenhof, the Hamelhof precinct is not part of the Wilgenhof precinct and will probably not be affected by any new developments on the Wilgenhof precinct.



FIGURE 31: Main (north) façade, Hamelhof (RC de Jong 24.11.2011)

4. DESCRIPTION AND APPRAISAL OF SURROUNDING AREAS

4.1 Bloemhof precinct

The Bloemhof precinct is located south-west and south of Wilgenhof and consists of the SASOL Art Museum and a vacant block of land. The museum building used to be the Bloemhof School for Girls, built in 1907 and used as a school until 1986. The building was declared a national monument (provincial heritage site) in 1979 and the museum opened its doors in 1991.

The Pistorius-Harris report (2003) describes the block of land east of the museum:

*It has a “doughnut” character: edge development, nothing (undesigned, unpaved parking) in the middle. Despite being relatively impermeable at present, the block is an important **pedestrian through route** and short cut.*

The Bloemhof site has been identified in the Stellenbosch Conservation Development Guidelines (KrugerRoos, 1997) as part of a key precinct in the Historical Core, requiring a detailed urban design framework and offering particular opportunities for enhancement of linkages, eg to the University and Botanical Gardens. Whatever will be planned for this precinct may have an impact on Wilgenhof, and vice versa.



FIGURE 32: *View of the Bloemhof precinct with the SASOL Art Museum in the background, seen from Wilgenhof (RC de Jong 24.11.2011)*

4.2 Victoria Street

Victoria Street forms the northern boundary of Wilgenhof. With its dual lanes (separated by a central median) and three rows of oak trees it is an important west-east route in Stellenbosch that has kept its university character in contrast to most other routes, where retail, offices and restaurants have developed. Any new developments on the Wilgenhof site will therefore need to complement and enhance this character. The view from Victoria Street towards Wilgenhof is significant and should not be compromised.



FIGURE 33: View along Victoria Street from the Bachelors entrance gate (RC de Jong 24.11.2011)

4.3 Eastern boundary

East of Wilgenhof are private residences, Hamelhof and the Monica residence for female students, separated by an internal access or service road. There are as yet no design proposals or guidelines for this precinct, which has retained its strong university character. New developments on Wilgenhof may need to complement this character (e.g. by soft boundaries instead of walls, fences and structures), and vice versa.

5. ILLUSTRATED SOCIO-CULTURAL TIMELINE

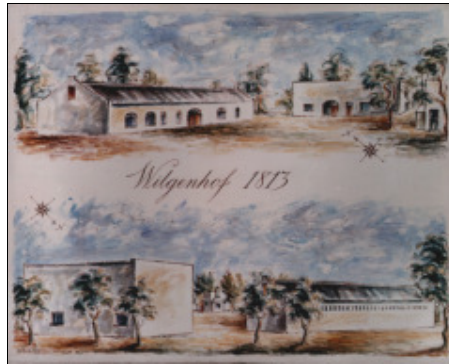


FIGURE 34: Artist's reconstruction of the farmstead in 1813 (two views) showing the service buildings (left and centre) that were later connected to form an L-shape. Bachelors is to the extreme top right. (Wilgenhof Archives)

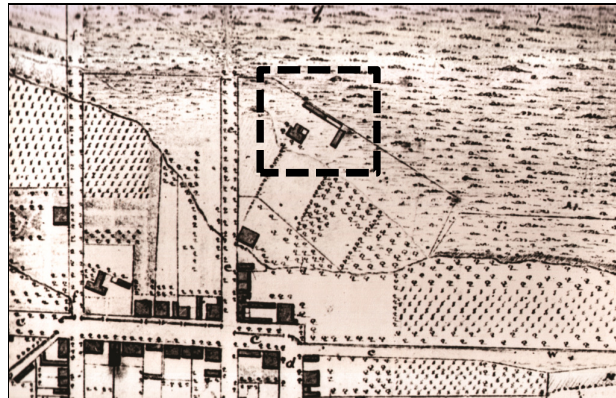


FIGURE 35: Section of WF Hertzog's map of Stellenbosch (1817) indicating the Willows Farm with the main farm house (Bachelors) and the L-shaped outbuildings, situated in a yet undeveloped part of the town along an old wagon road that runs at an angle to the town's layout (Wilgenhof Archives)



FIGURE 36: Artist's reconstruction of the farmstead in 1876 (two views) showing the service buildings (left and centre) connected to form an L-shape. Bachelors is to the extreme top right. (Wilgenhof Archives)



FIGURE 37: *Roelof and Aletta Louw (1875), who acquired the Wilgenhof property in the 1870s (Wilgenhof Archives)*



FIGURE 38: *Artist's reconstruction of the farmstead in 1896 (two views) showing the L-shaped service buildings after the Louws had added a top storey. Bachelors is to the extreme top right. (Wilgenhof Archives)*



FIGURE 39: *Artist's reconstruction of Wilgenhof in 1903 (two views) showing the L-shaped service buildings shortly after the conversion to a residence. Bachelors is to the extreme top right. (Wilgenhof Archives)*



FIGURE 40: Construction of the tennis courts, 1906 (Wilgenhof Archives)



FIGURE 41: Group portrait with Bachelors' veranda and external stairs, ca 1910 (Wilgenhof Archives)



FIGURE 42: Old Main Residence (left) and Bachelors (centre), early 1920s (Wilgenhof Archives)



FIGURE 43: Reunion of former residents, 1950, in front of Bachelors. Wilgenhof is actively supported by former residents and reunions are held from time to time (Wilgenhof Archives)



FIGURE 44: Interior of room, old Main Residence, 1950s



FIGURE 45: Old Main Residence in 1958, five years before its demolition (Wilgenhof Archives)

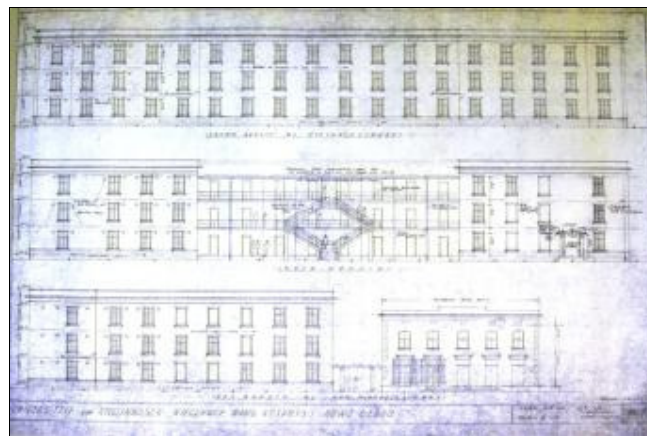


FIGURE 46: Elevations of the new Main Residence design (architect JB Collins), 1963 (Wilgenhof Archives)

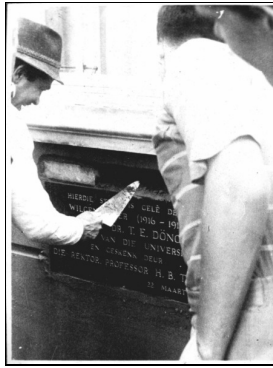


FIGURE 47: Dr TE Dönges laying the cornerstone of the new Main Residence, 22 March 1963. An ex-resident of Wilgenhof, he was Finance Minister and university Chancellor at the time. He was elected State President to succeed CR Swart in 1967, but died of a stroke before he could take office. (Wilgenhof Archives)



FIGURE 48: Aerial view of the Wilgenhof complex (Main Residence, Bachelors and Wing) taken shortly after the completion of the Wilgenhof Wing in the mid-1960s (Wilgenhof Archives)

6. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

6.1 General remarks

The heritage values of a place are summarised in a condensed form called a statement of significance report. This statement includes all of the values which have been identified against the heritage criteria used to carry out the place assessment.

This statement of significance is supported by written material which explains the values in more detail (see below). This material includes a history of the place (Executive Summary and Section 5 of this report) and an analysis of its potential heritage value. The analysis provides an outline of the reasons why a place is above (or below) threshold against specific heritage criteria. The history helps the client to understand the values in a more comprehensive way with relevant historical context.

In terms of heritage legislation, a report (irrespective whether it is for Heritage Impact Assessment purposes or for a proposed declaration) must include a statement of significance for the place, identifying its heritage values and specifying any that have one or more heritage values according to a set of nine criteria as encapsulated in Section 3(3) of the NHRA.

The values report is a critical requirement and will also be of use in assisting Heritage Western Cape, the University and the Wilgenhof management team to predict the likely changes caused by proposed actions on heritage significance (in terms of Section 38 of the NHRA).

6.2 Applying the assessment criteria

The NHRA heritage assessment criteria encompass the five values in the *Burra Charter*, which are commonly accepted as generic values by South African heritage agencies and professionals:

- historical value
- aesthetic value
- scientific value
- social value
- spiritual value

A heritage place may be afforded the following levels of protection:

- A place of world heritage significance (potential inscription on the list of World Heritage Properties)
- A place of national significance (listing in the national heritage register managed by SAHRA)
- A place of provincial significance (the provincial heritage register managed by Heritage Western Cape)
- A place of local significance (heritage code of local planning authority)

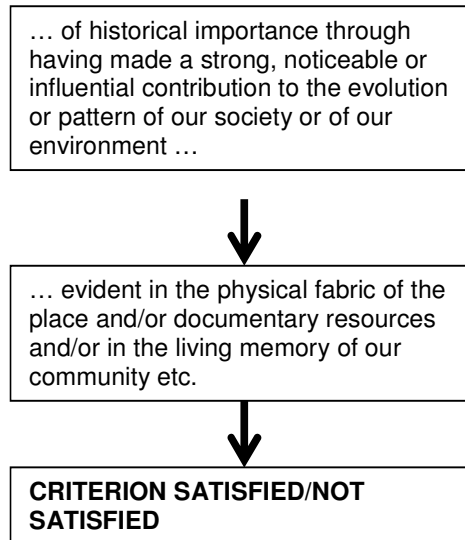
A threshold is an indicator of the minimum required values that a place must possess to be considered of heritage significance at one of the above five levels.

In order to be afforded protection, a place does not need to meet all nine heritage values, but only must meet the threshold indicator for at least one criterion.

The heritage values of the Wilgenhof precinct have been assessed and graded using the following example method:

Place is associated with an event, phase, process, function, period, movement, custom or way of life in SA history etc...





6.3 Wilgenhof values assessment and grading

To determine NHRA heritage values and develop a statement of significance, Wilgenhof was assessed against the nine criteria (NHRA Section 3(3)).

Context

Unlike Australia, South Africa does not appear to have a historic themes framework. The closest approximation is the list of heritage contexts used for determining types of heritage places and how they may be affected by development.² According to this list, Wilgenhof can be classified as a historic institutional landscape, similar to prisons, military bases, research stations, hospitals and schools. Within this, a possible theme could be:

Provision of accommodation to male university students

6.3.1 Criterion (a): Importance in the community, or pattern, of South Africa's natural or cultural history

Motivation

Wilgenhof shows evidence of an important human activity in South Africa's cultural history, namely the provision of student accommodation at universities and other places of learning. It is the oldest existing male university residence in South Africa, associated with the history of Stellenbosch University and its predecessor, Victoria College, since 1903. Since 1903 it has also been part of the wider Stellenbosch cultural landscape and cultural history scene. Apparently, in the early 1980s, it was the first traditionally "white" Afrikaans university residences in South Africa to request the university that it should be allowed to open its doors to other population groups, a request that was turned down by the university management.

Assessment

The precinct maintains and shows continuity of this historical activity. The site is therefore of national heritage significance according to criterion (a).

6.3.2 Criterion (b): Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage

Motivation

² Guidelines for involving heritage specialists in the EIA process (Western Cape Government), pp 12-18.

The Main Residence has been erected on the footprint of an earlier residence that was an adapted historic farm outbuilding; it also reflects the design of this outbuilding. The Wilgenhof precinct includes the original farmstead associated with this outbuilding.

Assessment

Wilgenhof evolved from a farmstead at Stellenbosch and its layout, footprint and design has incorporated some of its elements. The place is therefore of local heritage significance according to criterion (b).



FIGURE 49: *Hidden elements of the original farm outbuildings, such as these semi-circular windows, were revealed during its demolition in 1963 (Wilgenhof Archives). It is not yet known how well this demolition process was documented.*

6.3.3 Criterion (c): Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage

Motivation

Bachelors contains archaeological research potential derived from the fabric of the place and historical documents. The Wilgenhof precinct may contain middens (historical waste disposal sites) around Bachelors (associated with the history of its residents) and also around or in the quadrangle of the Main Residence.

Assessment

Bachelors as a structure has moderate research potential. Oral sources may yield further information, but most of the relevant information is readily available from documentary sources. The middens have yet to be discovered; they may shed light on the history of the former farm and farm outbuilding. The latter may have been used as slave accommodation before slaves were set free in 1834. The precinct is therefore of local heritage significance according to criterion (c) until more evidence has come to light.



FIGURE 50: *Restoration of Bachelors, 1973. It is not yet known how well this process was documented. (Wilgenhof Archives)*

Residence also commemorates the appearance of the earlier residence that resulted in the iconic nickname *Bekfluitjie*. Wilgenhof is therefore of local heritage significance in accordance with criterion (e).

6.3.6 Criterion (f): Importance in demonstrating a high degree of creative or technical achievement at a particular period

Assessment

The many alterations to Bachelors and the change of the main façade and main entrance have led to a loss of much of its original integrity and it has structurally only a loose association with any periodic technical achievement. The Main Residence and Wing have no particular technological characteristics and were purely designed for utilitarian purposes and to resemble an earlier building. The place has therefore no particular heritage significance in accordance with criterion (f).

6.3.7 Criterion (g): Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

Motivation

Wilgenhof has been the scene for a variety of sporting, cultural and social events since it opened its doors in 1903. Many of them originated here and still exist.

Assessment

Wilgenhof has long-standing social, cultural and emotional associations with Stellenbosch and the university in general and the student life of its residents (past and present) in particular. It is therefore of local heritage significance in accordance with criterion (g).



FIGURE 52: *Started in 1929, “reckless” (played here in the quadrangle in the 1970s) was a popular no-holds barred game peculiar to Wilgenhof, which consisted of heading a tennis ball as many times as possible. Its popularity weaned in the late 1980s. (Wilgenhof Archives)*



FIGURE 53: *Cricket in the quadrangle (Kwottie) has been a popular pastime. In 1984 the annual Carry-6-Packer tournament started, involving six-a-side cricket played over two days, ending in a large event in the quadrangle, in recent years a rock concert (Wilgenhof Archives)*

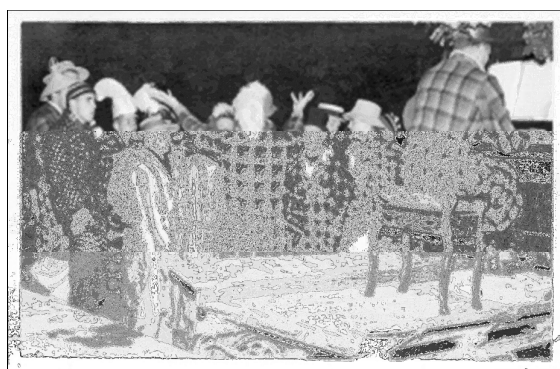


FIGURE 54: *Established in 1934 and named “Die Kraaie” (The Crows) a year later (mocking the quality of singing of earlier groups), Wilgenhof has its own serenade choir that undertakes an annual evening tour of all ladies’ residences on campus, pictured here in 1957. The wagon forms part of this tour. (Wilgenhof Archives)*



Figure 55: *The annual Big Fire in the quadrangle is another important event in the Wilgenhof social calendar (Wilgenhof Archives)*

6.3.8 Criterion (h): *Special association with the life or work of a person, group or organisation of importance in the history of South Africa*

Motivation

Wilgenhof was established as a residence for (white) male students in 1903.

Assessment

Many of Wilgenhof's former residents later played prominent roles in South Africa's political, socio-economic and cultural history. As a place they spent an important formative part of their life, Wilgenhof is therefore of national heritage significance in accordance with criterion (h).



FIGURE 56: Dr Danie Craven (1910-1993), first year student 1929, Primarius 1935, Visiting Principal 1949-1967 and Resident Principal 1967-1981, Springbok rugby coach and arguable South Africa's best and best-known rugby administrator who initiated the formation of a unified and representative rugby body to end South Africa's isolation (Wilgenhof Archives)



FIGURE 57: Frederik van Zyl Slabbert (1940-2010), pictured here in 1960 (circle) as a first year student and member of Die Kraaie, was a political analyst, businessman and politician and leader of the official opposition (Progressive Federal Party) in the House of Assembly 1979-1989 (RC de Jong 24.11.2011)



FIGURE 58: *Christiaan Frederik Beyers Naudé (1915-2004, 1932 first year student), cleric, theologian and leading Afrikaner anti-apartheid activist (<http://tonymac04.hubpages.com/hub/The-true-South-African-Beyers-Naud>)*



FIGURE 59: *James Wellwood (Whitey) Basson (first year student 1964), Managing Director and Chief Executive of Shoprite Holdings Limited, the largest food retailer in Africa (Google Images)*

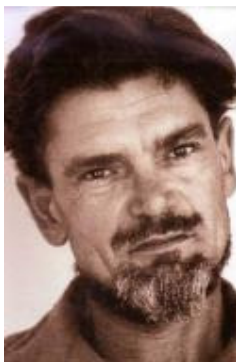


FIGURE 60: *Jan Rabie (1920-2002, 1943 first year student), Afrikaans writer of short stories, novels and other literary works, member of the Sestigers, a group of influential Afrikaans writers of the 1960s (<http://diesestigers.wordpress.com/jan-rabie/>)*



FIGURE 61: Christo Wiese (first year student 1963), Chairman of Pepkor and Shoprite and Director of numerous other companies (<http://www.winemag.co.za/article/dr-christo-wiese-2009-09-30>)



FIGURE 62: Markus Jooste (first year student 1979), Chief Executive of furniture manufacturer retailer Steinhoff International (http://www.forbes.com/lists/2011/89/africa-billionaires-11_Markus-Jooste_29FW.html)



FIGURE 63: Edwin Cameron (first year student 1972), Judge of the Constitutional Court of South Africa (http://24.media.tumblr.com/tumblr_lvjvcj56l11qcerqgo1_500.jpg)



FIGURE 64: *Members of rock bands such as New Holland (pictured above), Die Heuwels Fantasties, Zinkplaat, Foto na Dans and aKING have resided in Wilgenhof (Hannahmoore.co.za)*

6.3.9 Criterion (i): Importance as a site associated with the history of slavery (and labour) in South Africa

Motivation

The Main Residence replaced an earlier building that was converted from a farm outbuilding used to house slaves and later post-slavery emancipation workers.

Assessment

The site may contain middens (historic waste disposal places) associated with this period of the farm's history. The Main Residence commemorates (in a sense) a historic farm outbuilding associated with farm labour. Wilgenhof therefore is of local heritage significance in accordance with criterion (i).

6.4 Statement of significance

Wilgenhof, an ensemble of historic and contemporary buildings, reflects the late 18th century spatial layout and agricultural history of the town of Stellenbosch. It was converted into a residence for male university students in 1903, making it the oldest facility of its kind in South Africa, and was, based on the original spatial footprint and architectural language, further developed in the 1960s and thereafter. During its more than one hundred years' existence it has become known as a centre of student life in Stellenbosch and has counted amongst its residents many individuals who later would fulfil prominent roles in South African history.

7. IMPLICATIONS AND RECOMMENDATIONS

7.1 Implications related to the heritage values, conservation and use of the site

- The Wilgenhof precinct has significance in terms of national, provincial, regional and local tangible and intangible heritage values; the most important values being its association with prominent South Africans and its intangible social values (events, place names, traditions, student life, etc.).
- The heritage context of Wilgenhof is that of a historic institutional landscape, similar to military bases, prisons, hospitals and research stations.
- The university has declared its intent to erect additional student accommodation on the site, but the present and past inhabitants are of the opinion that this would result in a too large increase in numbers of residents and in the sacrifice of open spaces, both of which would compromise the heritage values of the site in terms of its intangible traditions and its tangible characteristics (appearance).
- Such type of development could result in the following heritage impacts/issues particular to historic institutional landscapes:³
 - Loss of public memory
 - Loss of specific architectural language with regard to buildings
 - Loss and erosion of historical fabric and spaces through inappropriate insertions and additions
- This could affect the character (heritage values) of the site in general (which is larger than 5000 sq. m) and of Bachelors in particular (declared provincial heritage site) and therefore Heritage Western Cape may require the submission of a Heritage Impact Assessment in terms of Section 38 of the NHRA. Development could also affect the heritage values of adjacent precincts that fall outside Wilgenhof, e.g. Bloemhof with the Sasol Art Gallery (provincial heritage site).
- A Heritage Study for the Bloemhof precinct (2003) recommends a new urban design framework guided by heritage considerations and this may indirectly affect any new development contemplated for Wilgenhof.

7.2 Recommended responses to manage the implications

Recommendation 1:

- Conserve, utilise and maintain the site until the start of further development activities.

Recommendation 2:

Any future planning pertaining to the university precinct or the Bloemhof precinct should take cognisance of this Heritage Assessment Report.

Recommendation 3:

The implementation of the intent of the university to increase student accommodation is likely to have a significant impact on the site's heritage values and therefore a more detailed heritage-based design framework to pro-actively guide any new form of development would be useful.

Recommendation 4:

The most suitable site for any new infill development to accommodate more students is the strip alongside the boundary of the Bloemhof precinct between Bachelors and the *Tantrap*. This strip is a somewhat neglected and underdeveloped place that could accommodate a small double-storey building. This development project should, however, address at the same time the remodelling of the service yard and service buildings adjacent to the kitchen block, the upgrading of the neglected strip between Bachelors and Bloemhof, the repositioning of the water wheel and any other areas of Wilgenhof that need special attention.

³ Guideline for involving heritage specialists in EIA processes (Western Cape Government), p 17.

Recommendation 5:

The Wilgenhof community (past and present residents) should, based on this Heritage Assessment Report, consider nominating the entire precinct to be declared a provincial heritage site.

Recommendation 6:

In terms of its location and cultural significance, Bachelors and the other components of Wilgenhof fall under the legal mandate of Heritage Western Cape (HWC), which is the heritage organisation of the Western Cape Province. It would be advisable to inform HWC timeously about the intent to submit a heritage assessment report in connection with proposed interventions that may have adverse impacts.

8. INFORMATION SOURCES USED IN THIS REPORT

8.1 Archival documents

8.1.1 Wilgenhof Archives, Wilgenhof

Historical documents, maps, images, drawings, objects

8.1.2 South African Heritage Resources Agency, Cape Town

Bachelors (Wilgenhof) files

8.2 Published reports

Accessible on www.stellenboschheritage.co.za

KRUGER ROOS ARCHITECTS, 1997, *Stellenbosch Conservation Strategy Development Guidelines*.

PISTORIUS, P, & HARRIS, S, 2003, *Stellenbosch Bloemhof Site Heritage Study*.

SPACE SYNTAX, 2005, *Stellenbosch Spatial Linkages Project. Report on Public Realm Diagnosis Draft 02*.

8.3 Publications

HAVEMANN, R (ed), 2003, *Wilgenhof die eerste honderd jaar*. Uitgegee ter herdenking van die eeufees April 2003. Stellenbosch: Daniel Visser/Herman Kitshoff.

PROVINCIAL GOVERNMENT OF THE WESTERN CAPE, 2005, *Guideline for involving heritage specialists in EIA processes*, Draft 1. Cape Town: Baumann and Winter/CSIR Environmentek.

8.4 Websites

<http://www0.sun.ac.za/willows/>

<http://artefacts.co.za>

<http://www.wilgenhof.org>