

THE HISTORICAL  
DEVELOPMENT OF  
FARMSTEAD ARCHITECTURE  
IN THE BRANDWATER BASIN  
OF THE EASTERN FREE  
STATE UP TO UNION.

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# ABSTRACT / SAMEVATTING

## ABSTRACT

Shelter forms part of the means of maintaining oneself within a landscape. Temporary forms of shelter often develop into a house, as a more permanent form of shelter. Once the house has taken form, it also acts as a sign of a foothold on the landscape from where influence can be furthered. A farmhouse is a part of that tradition but agriculturally based. A farmstead usually includes the most important house on the farm and its associated structures. It forms the centre from where control is exercised over a demarcated part of the landscape, which is the farm. Early farmhouses are therefore associated with a series of ideas like settlement, social interaction, control, ownership, farms, farmsteads, houses and shelter. These ideas are viewed conceptually differently by different cultures. Within a culture the ideas change as time goes by and are influenced on the most basic level by the resources found in the landscape.

This study endeavors to collect and document the physical evidence of the early farmhouses in the Brandwater Basin area. It is a vernacular architecture particular to the Eastern Free State, unified by the use of the sandstone that is available on the landscape as building material. The collection is limited to houses built before the end of the Orange River Colony in 1910. The architectural development that followed on the initial structures is also considered. The purpose of this study is to extend knowledge of this critical phase of the development of the area. It is the phase in which a new tradition was introduced to the area, which up to this day forms the basis on which control over the physical landscape is regulated.

## KEYWORDS

Early Farmhouses, Settlement History, Sandstone, Vernacular Architecture, Eastern Free State, Brandwater Basin, Conquered Territory, Pioneer Houses, Architectural Survey, Republic of the Orange Free State.

## SAMEVATTING

'n Skuiling is een van die maniere waarmee 'n mens homself kan handhaaf op 'n landskap. Die tydelike vorms van skuilings ontwikkel gewoonlik in 'n huis, wat dan meer permanente skuiling bied. Sodra 'n huis eers vorm aangeneem het, is dit 'n teken van 'n vastrapplek op die landskap waarvandaan invloed uitgeoefen kan word. 'n Plaashuis is deel van daardie tradisie maar steun op landbou. 'n Plaasopstal sluit gewoonlik die belangrikste huis op die plaas en aanliggende strukture in. Dit is die sentrum waarvandaan 'n afgebakende gedeelte van die landskap, die plaas, beheer word. Vroeë plaashuise word daarom geassosieer met 'n reeks begrippe soos vestiging, sosiale interaksie, beheer, eienaarskap, plase, opstalle, huise en skuiling. Hierdie idees word konseptueel anders gesien deur verskillende kulture. Die idees verander ook binne 'n kultuur met die verloop van tyd en word op die mees basiese vlak beïnvloed deur die hulpbronne wat beskikbaar is op die landskap.

Hierdie studie poog om binne die afgebakende gebied van die Brandwaterkom die fisiese getuienis te versamel van die vroeë plaashuise en dit te dokumenteer. Dit is 'n volksargitektuur wat eie is aan die Oos-Vrystaat. Die gebruik van die sandsteen wat op die landskap beskikbaar is as boumateriaal onderskei hierdie volksargitektuur. Die versameling word beperk tot huise wat gebou was voor die einde van die Oranjerivierkolonie in 1910. Verder word die argitektoniese ontwikkeling ingesluit wat op die aanvanklike strukture gevolg het. Die studie poog om kennis uit te brei van hierdie kritiese fase van die ontwikkeling van die gebied. Dit is die fase waarin 'n nuwe tradisie in die gebied gevestig geraak het, wat vandag nog die basis vorm waarop beheer oor die fisiese landskap gereguleer word.

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Unless otherwise acknowledged, all work in this dissertation is entirely my own work.

.....  
JL du Preez

“A song of ascents. Of Solomon. Unless the Lord builds the house, those who build it labor in vain” (Bible. Ps. 127: 1).

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# GLOSSARY

*Afdak*: Lean-to. “A building with its roof resting against the side of a larger building” (Oxford Paperback Dictionary: 462). Compare also Radford 1982: 64.

*Afrikaner*: “A white person in South Africa whose native language is Afrikaans” (Oxford Paperback Dictionary: 13). “Name adopted by the white descendents of European settlers ..., who identified themselves with a Dutch, rather than British, colonial past” (Worden 1998: 16).

*Agterkamer*: Back room. The family or living room behind the reception spaces or *voorkamer* associated with Cape Dutch houses (Radford 1982: 64 and Lewcock 1970: 511). Also *achterkamer* or *agterhuis*, which is back of house.

*Agterryer*: Manservant. Literally the back rider. This black servant would follow his employer on horseback and take care of the horses and food on any expedition.

*Anglo-Boer War*: In a British context called the Boer War. It refers to either of two wars fought by Britain against the Zuid-Afrikaansche Republiek (1880-1881) or the combined Boer Republics, the ZAR and the OFS (1899-1902). The term would in the context of this study be used to refer to the second

war which involved the Free State. The second war is also referred to in South Africa as the South African War to stress the impact that it had on all its people.

*Basutoland*: The independent state of the Basotho people that was annexed in 1868 by Britain after an appeal by King (Heydenrych in Cameron 1986: 149). On independence of Britain in 1966, the name changed to Lesotho (Van Aswegen in Cameron 1986: 294).

*Boer*: A farmer. A conservative Afrikaner.

*Brandwater Basin*: The catchment area of the Brandwater River. The river is now better known as Grootspuit. Since at least the Anglo-Boer War the term does not refer to the literal basin of the Brandwater River anymore. The military and popular interpretation is that it refers to the whole area separated from the rest of the Free State by the Witteberg and Rooiberg Mountains. In that sense it also includes the Little Caledon River and Caledon River Valleys on the South African side of the border with Lesotho.

*Burger*: A citizen of one of the Boer Republics. More commonly used for male citizens.

Colonist: "A pioneer settler in a colony" (Oxford Paperback Dictionary: 156).

Conquered Territory: An area in the eastern Free State on the border with Lesotho. The area between the Warden Line (1849) and the international boundary determined by the Second Treaty of Aliwal North in 1869 is referred to as the Conquered Territory. See also Warden Line.

Cottage: "A small simple house, especially in the country" (Oxford Paperback Dictionary: 181). "The most important characteristics of the early cottage are its small size and limited number of rooms" (Radford 1982: 58).

Culture: The total equipment of ideas and institutions and conventionalised activities of a people (Redfield in Rapoport 1969: 48).

Dead-end room: A room with only one door. A room with more than one door might have to accommodate circulation through the room as well. A dead-end room offers better security and can accommodate specialised functions. In the context of this study the emergence of dead-end rooms is interpreted as a development on the plan. "A bonus from the T-plan is that the living-room can serve as an ante-chamber to the flanking bedrooms. Thus privacy to both rooms is assured. This search for increasing privacy is also an important factor in the development of the house plan. A linear arrangement must suffer serious drawbacks

in this regard" (Radford 1982: 60).

*Drif*: A ford. "A shallow place where a river may be crossed by wading or riding or driving through" (Oxford Paperback Dictionary: 313).

Farmhouse: A house on a farm. In the context of this study it includes houses that were built by farmers in the first instance. Other farmhouses that were included in the study were built to accommodate assistants on the farm like the miller and blacksmith on the Middleton Estate. The term excludes houses in the towns.

Farmstead: "A farm and its buildings" (Oxford Paperback Dictionary: 289). More specifically the main house and surrounding buildings. The place from where control is exercised. Also *opstal*, or *plaasopstal*.

Free State: The term is short for, and can refer to the Boer Republic of the Orange Free State (1854-1902), the Province of the Orange Free State in the Union of South Africa (1910-1961) or the Province of the Orange Free State in the Republic of South Africa. "The province retained its boundaries under the constitution of 1994 and came to be known simply as 'Free State'" (Worden 1998: 117).

Great Trek: The northward emigration of 23 000 (Visagie 2011: 14) people out of the Cape Colony into the interior of Southern Africa 1835-1845 (Visagie 2011: 8). See also Voortrekker.

Indigenous: "(Of plants, animals, or inhabitants) native" (Oxford Paperback Dictionary: 412).

Late trekkers: Boers who associated themselves with the political ideals of the Voortrekkers but did not take part in the Great Trek. The late trekkers followed after 1845 (Visagie 2011: 8). In the context of this study, all the late trekkers had family ties to persons who took part in the Great Trek.

Lesotho: Previously Basutoland and a British colony. On independence became known as Lesotho in 1966.

*Nek*: An opening between two mountains that is still high. The two mountains are still connected to each other with the *nek* (Literally neck, plural *nekke*). See also *poort*.

*Oom*: Uncle.

Orange River Colony: The Republic of the Orange Free State became the Orange River Colony after it was annexed by Britain during the Anglo-Boer War which ended in 1902. The ORC came to an end with the formation of the Union of South Africa in 1910.

Orange River Sovereignty: An area that Sir Harry Smith declared British in 1848 between the Vaal and Orange Rivers and the escarpment of the Drakensberg. It was divided into

Basutoland in the east and the Republic of the Orange Free State in the west in 1854.

Oranjevrijstaat: The official and formal name used by the Boer Republic of the Orange Free State (1854-1902) in all treaties, conventions and agreements. The name was also used as heading for all ordinances, laws and proclamations. The Republic of the Orange Free State could be considered a tautological form, as *vrijstaat* = republic (Eloff 1985: 16).

*Ouma*: Grandmother.

*Oupa*: Grandfather.

*Poort*: An entrance or opening between two mountains. A *poort* (literally gate) is more distinct than a *nek*. A *nek* has a distinct rise which a *poort* lacks.

Republic of South Africa: Was previously the Union of South Africa which became the Republic of South Africa in 1961 after the Union left the British Commonwealth.

*Rondawel*: "The cone-on-cylinder hut, known throughout South Africa by its Afrikaans name *rondavel*, consists essentially of a cylindrical wall capped by a conical thatch" (Walton 1970: 539). The Afrikaans name however, is *rondawel*. *Rondavel* might be an old form or a form which pretent translation.

Settler: "A person who goes to live permanently in a previously unoccupied land, a colonist" (Oxford Paperback Dictionary: 743). In

South Africa it was seldom really unoccupied land - perhaps meaning not previously occupied by the settlers or colonists.

**Social:** "Living in an organised community, not solitary. Of society or its organisation; of the mutual relationships of people or classes living in an organised community" (Oxford Paperback Dictionary: 775).

**Solder:** An accessible loft, almost an attic. In the Cape Dutch tradition it was accessed with a built staircase leading up to a door in a gable on the exterior of the house.

**Stoep:** "(In South Africa) a veranda at the front of a house" (Oxford Paperback Dictionary: 805). This dictionary definition is too simplistic for South Africa. A stoep can be unroofed and is not always covered like a veranda in South Africa, nor is it always in front of a house. There are variants on stoep. A sun stoep is glazed, a solarium, a sun room. A back stoep is usually associated with the kitchen and servants. The front stoep acts as a reception area and is the place where the men would discuss the weather after a meal. Compare also *stoepkamer*.

**Stoepkamer:** "I shall use the term 'stoepkamer' to describe each of a pair of rooms, one at either end of a front stoep which is sometimes covered by a verandah. This room is usually entered from the stoep and is sometimes linked to the main body of the house by an internal door. That it was

almost invariably used as an office or guest room offers ... a good initial explanation for its position and architectural treatment" (Radford 1984: 26).

**Transgariep:** The Khoikhoi name for the Orange River was Kei-Gariep and the area north of the Gariep was the Transgariep. The Dutch first referred to the river as the Grote Rivier (big river) but Colonel Robert Jacob Gordon renamed the river the Orange River in 1779.

The term Transgariep was eventually replaced by the term Transorangia.

**Transorangia:** The area north of the Orange River. Specifically outside the Cape Colony. The northern border of the Cape Colony had not yet reached the Orange River by 1806 (Walker 1922: map 7). Refer also to Transgariep.

**Transvaal:** The term can refer to the Zuid-Afrikaansche Republic, the British Colony of Transvaal or the Transvaal Province in the Union of South Africa and the Republic of South Africa. Under the constitution of 1994 this province was split into the provinces of Mpumalanga, Limpopo, Gauteng and a part of North-West Province.

**Trekboer:** "Usually a marked distinction is drawn between the Voortrekkers and *trekboers* (migrant farmers) ... The *trekboers* were hunters and stock farmers who trekked into the interior primarily for material reasons: they went in search of grazing and game.

The northward movement of the stock farmers was a spontaneous migration; the Great Trek (of the Voortrekkers) was an organised exodus” (Du Bruyn in Cameron 1986: 129).

Union of South Africa: Was formed by the four British colonies of the Cape, Transvaal, Natal and the Orange River Colony when they were united in 1910. The Union of South Africa changed to the Republic of South Africa in 1961 as the Union left the Commonwealth of Nations and removed all British constitutional connections (Worden 1998: 127).

*Voorkamer*: The front room or antechamber, also sometimes *voorhuis* (front of house), is the reception space directly behind the front door associated with Cape Dutch houses (Radford 1982: 64).

Voortrekker: The term is used for mainly white, Afrikaans speaking frontier Boers and also a considerable group of Western Cape Boers that took part in a mass-emigration in 1835-1838 and some years after that. They emigrated with economic and social-political motives in large parties or as family treks out of the Cape Colony with the intention not to return and to sever all bonds with the British government (Visagie 2011: 9). See also Great Trek.

*Vrystaat*: Free State. The term is short for, and can refer to the Boer Republic of the Orange

Free State (the Oranjevrijstaat 1854-1902), or the Province of the Orange Free State in the Union of South Africa, or the Province of the Orange Free State the Republic of South Africa. See also Free State.

Warden Line: A boundary line agreed upon in 1849 between Major HD Warden and Moshweshwe. This boundary was suppose to separate the Basotho and white immigrants in the Orange River Sovereignty (Eloff 1978: 7).

Zuid-Afrikaansche Republiek: The ZAR is also referred to as the Transvaal. The name was officially adopted in 1853 for the new state of the “emigrant Boers north of the Vaal River” (Heydenrych in Cameron 1986: 150). It was annexed by Britain in 1877 as the British Colony of Transvaal. The independence was in broad terms restored again in 1881 after the battle of Majuba which marked the end of Boer War I (Heydenrych in Cameron 1986: 160). The British Colony of Transvaal was restored after the Anglo-Boer War in 1902.



# THE WARDEN LINE AND THE CONQUERED TERRITORY

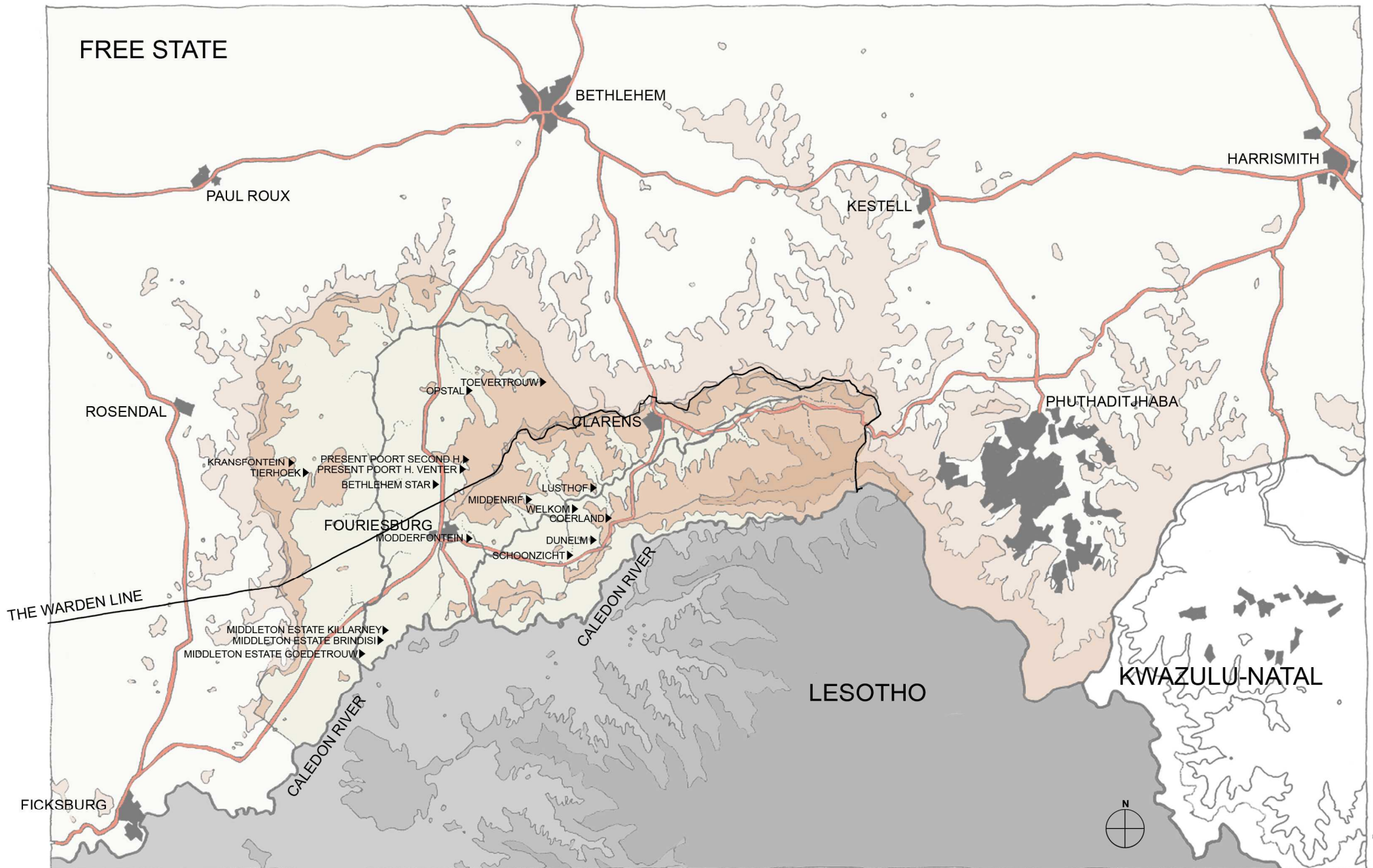


Fig. 2 The Conquered Territory is between the Warden Line and the Caledon River. The map also shows the location of the selected farmhouses.

# 1 INTRODUCTION

## 1.1 INTEND

The author of *Our Threatened Heritage*, André Pretorius (1997) dramatically remarked that "a vast country, sparse population, lack of skilled artisans and building material which was often inferior, automatically means that a mere handful of the early pioneer homes have survived". This study supports a different view. Much of the "early pioneer homes" have in fact survived up to this day. Their remains are unfortunately often unwanted, undocumented and unknown.

The purpose of the study is to present a more definitive survey and documentation of farmsteads in the Brandwater Basin erected up to 1910. The study will:

- survey and evaluate the current knowledge on the subject;
- establish or adjust an analytical model for the study of this architecture;
- draw realistic limits to the study;
- contribute with the survey and documentation to existing collections of examples; and
- initiate some comparisons and interpretations on the collected examples.

## 1.2 STATEMENT OF THE RESEARCH PROBLEM

The hypothesis of this study is that we know very little about the architecture of the early white settlers in the Brandwater Basin. The main research question could in general terms be formulated as: Why did the houses of early white settlers take on the forms they did?

Or in more specific terms: How did the physical properties of the Brandwater Basin, the developing socio-economical politics of the area and the cultures of the different groups influence the architecture of the houses of the white settlers?

Other questions which arise from this are:

- Why is it necessary to document and try to understand this architecture?
- How can this collection of recorded material add to existing collections?
- Existing collections of recordings of early architecture in the Free State tend to make a province-wide sweep. Is there a place for such a narrowly defined and limited collection?
- How can all the factors influencing the architecture be accommodated effectively in an analytical model?
- What kind of shelters were built by the first white settlers in the Brandwater Basin?

- Did the architecture of the indigenous people influence the architecture of the settlers?
- What materials were readily available for building?
- Who settled there, why there, when and for what purpose?
- What role did architecture play in the political development of the relationship and border between Basutoland (now Lesotho) and the Republic of the Orange Free State (now the Free State Province)?
- What design paradigms would the settlers have followed? For example: what impact might the migration into the interior have had on the transmutation of the Georgian and Cape Dutch architecture?

### 1.3 RATIONALE FOR THIS STUDY

The study presents an architecture that is unified by material (the sandstone found locally in the Basin) and scale that enjoys a concordance with its landscape setting. Development of over a century can be traced. Yet the cultural context that nurtured this architecture changed completely and currently it is a diminishing heritage in need of documentation.

This study recognises that architectural history is a specialised section of both history and architecture. It is not possible to do justice to the subject by

architectural means only. Likewise, it is not possible to do it justice by historical means only. This is demonstrated best in the Free State in the work of Walton, Roodt and Smit. Using their work as examples, the study collects new samples and records them by architectural means and also presents the historical background to these samples. The sample for this study stretches over a longer period in time than is the case with Walton. The sample is at the same time narrowed down to a much smaller geographical area than Roodt dealt with. In scale and scope the work is smaller than Roodt's and broader than Walton's. The work done by Smit in Philippolis and early white settler architecture in the Zuid-Afrikaansche Republiek by Elize Labuschagne<sup>1</sup> and Mauritz Naudé<sup>2</sup> is in some respects comparable to this study.

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<sup>1</sup>Labuschagne, E. 1998. From Trekboer to Builder. Pioneer builders: Materials, techniques, traditions, types. Fisher, R.C., Le Roux, S. & Maré, E. (Eds.). 1998. *Architecture of the Transvaal*. Pretoria: University of South Africa.

<sup>2</sup> Naudé, M. 2009. The Selective Use of Slate in Vernacular Farm Buildings and Structures North of the Vaal River. *South African Journal of Art History*, Volume 24, Number 2, p.74-95.

Naudé, M. 2010. A Typology for 'Waenhuise' in the Vernacular Farm Architecture of the Trans-Vaal River Region. *South African Journal of Art History*, Volume 25, Number 2, p.177-195.

#### 1.4 OVERVIEW: HISTORY OF ARCHITECTURE IN SOUTH AFRICA

The study of the history of architecture in Southern Africa initially centered around the Western Cape and Cape Dutch Architecture with well-known studies and publications by Geoffrey Pearse<sup>3</sup>, Barrie Biermann<sup>4</sup> and Ron Lewcock<sup>5</sup>. Then came the sweeping panoramas: Doreen Greig<sup>6</sup> and Desireé Picton-Seymour<sup>7</sup> had, incredible as it might sound, the whole of South Africa as their field of study, Brian Kearney on Natal<sup>8</sup>, Leon Roodt on The Orange Free State Republic<sup>9</sup> and the *Festschrift* of the Pretoria School of Architecture: *Architecture of*

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3 Pearse, G.E. 1933. *Eighteenth Century Architecture in South Africa*. London: B.T. Batsford.

4 Biermann, B.E. 1952. *A Contribution to the Study of the Origins of Colonial Architecture at the Cape*. Unpublished Ph.D thesis, University of Cape Town.

5 Lewcock, R. 1963. *Early Nineteenth Century Architecture in South Africa*. Cape Town: Balkema.

6 Greig, D. 1971. *A Guide to Architecture in South Africa*. Cape Town: Howard Timmins.

7 Picton-Seymour, D. 1977. *Victorian Buildings in South Africa including Edwardian and Transvaal Republican Styles 1850-1910*. Cape Town: Balkema.

Picton-Seymour, D. 1989. *Historical Buildings in South Africa*. Cape Town: Struik.

8 Kearney, B. 1973. *Architecture in Natal from 1824 to 1893*. Cape Town: Balkema.

9 Roodt, L. 1987. *The Architecture of the Orange Free State Republic 1854-1902. A comparative study of the cultural conflicts and building achievements of a model republic*. Bloemfontein: Unpublished Ph.D thesis, UOFS.

*the Transvaal*<sup>10</sup>. More focussed or detailed work followed this.

In considering the research carried out on the history of architecture in the Free State, the same pattern repeats itself. The big picture was constructed by Leon Roodt. More detailed studies were done by James Walton, Anton Roodt<sup>11</sup>, Sanet Botha<sup>12</sup> and Jan Smit<sup>13</sup>. Karel Schoeman is a historian in the first instance, but touches on architectural history regularly and his work in the Free State cannot be over-estimated. Other writers in the same category of history writers that reflect also on architectural aspects, are Marianne Botes<sup>14</sup>, Hannes Haasbroek<sup>15</sup>, Dirk van der Bank<sup>16</sup>,

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10 Fisher, R.C., Le Roux, S. & Maré, E. 1998. *Architecture of the Transvaal*. Pretoria: University of South Africa.

11 Roodt, A.J. 1990. *Die Argitektoniese Bydrae van Francis Lennox Canning, 1884-1895*. Bloemfontein: Ongepubliseerde M. Arch. verhandeling, UOVS.

12 Botha, S. 1991. *Die Verandering en Ontwikkeling van die Woonhuisargitektuur in Bloemfontein gedurende die Tydperk 1846-1946 met Bydraende Faktore*. Bloemfontein: Ongepubliseerde M.Arch. verhandeling, UOVS.

13 Smit, J.D. 1989. *Identifisering en Evaluering van die Argitektuur van Philippolis*. Bloemfontein: Ongepubliseerde M. Arch verhandeling, UOVS.

Jan Smit was also involved with the compilation of the following book:

Nienaber, P.J., Smit, J.D. en Botes, S.M. 1987. *Vrystaatse Argitektuur. Histories-argitektoniese ontwikkeling van die Vrystaatse boukuns: 'n oorsig*. Bloemfontein: Stigting NALN.

14 Botes did a monumental series of more than 8 publications on the houses

Chitja Twala<sup>17</sup> and Derek du Bruyn<sup>18</sup>.

## 1.5 SURVEY OF CURRENT KNOWLEDGE

A few general surveys and publications exist on the pre-1910 architecture of the Free State. The most important of these are:

- works published by Walton,
- Prof. Roodt and the Student Survey of 1977,
- NALN surveys and publications,
- work published by Karel Schoeman, and
- other publications.

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that occupied the site of the Old Presidency in Bloemfontein. Take, for example, one of the earlier publications:

Botes, S.M. 1993. Die Residensie: woning van die Britse Resident in Bloemfontein, 1846–1854. *Navorsing van die Nasionale Museum Bloemfontein, Volume 9, Deel 14, November*, p.438-479.

15 Take for example one of his more sensational publications:

Haasbroek, J. 2002. Founding Venue of the African National Congress (1912): Wesleyan School, Fort Street, Waaihoek, Bloemfontein. *Navorsing van die Nasionale Museum Bloemfontein, Volume 18, Part 7, November*, p.126-159.

16 Van der Bank, D.A. 2004. Gerard Moerdijk se Bydrae tot Kerkbou in die Vrystaat. *Navorsing van die Nasionale Museum Bloemfontein, Volume 20, Deel 5, Desember*, p.114-159.

17 Twala, C. 2008. Winnie Mandela Banishment House in Brandfort (Majwemasweu) – its historical significance: 1977–1985. *South African Journal of Cultural History, Volume 22, No. 2, November*, p.66-85.

18 Du Bruyn, D. Oral Testimonies as a Source of Community History, with Special Reference to the Batho Project, Bloemfontein. *South African Journal of Cultural History, Volume 24, No.2, November*, p.1-24.

## 1.5.1 WALTON PUBLICATIONS

James Walton photographed, measured, documented and published<sup>19</sup> the remains of early houses in the Free State at a time when nobody else did. He was completely alone in his undertaking and remains the only recorder of much of the evidence that has since disappeared. Many authors have drawn upon his work<sup>20</sup>.

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19 This is a list of publications by Walton that includes work on the Free State: Walton, J. 1951. Homes of the Early South African Stock Farmers. *African Notes and News*, Vol. VIII, no. 2, p.51-54.

Walton, J. 1952. Early Voortrekker Houses in the Southern Free State. *South African Architectural Record*, July, p.176–179.

Walton, J. 1952. *Homesteads and Villages of South Africa*. Pretoria: Van Schaik.

Walton, J. 1955. *Vroeë Plase en Nedersettings in die Oranje-Vrystaat*. Kaapstad: Balkema.

Walton, J. 1961. Homes of the Trekboers. *Lantern*, September, p.8-21.

Walton, J. 1965. *Early Ghoya Settlement in the Orange Free State*. Bloemfontein: National Museum.

Walton, J. 1970. Architecture, Vernacular. Potgieter, D.J. (ed.). *Standard Encyclopaedia of Southern Africa*, Vol. 1. Cape Town: Nasou.

20 For example Hexrivier, Klipplaatsdrift, Hefersdal and others in Nienaber, P.J. 1986. *Pioniershuise van die Vrystaat*. Bloemfontein: Stigting NALN, p.6-31.

Also Hefersdal and Vincennes in Roodt, L. 1987. *The Architecture of the Orange Free State Republic 1854–1902. A comparative study of the cultural conflicts and building achievements of a model republic*. Bloemfontein: Unpublished Ph.D thesis, UOFS, plate 6 & 7.

### 1.5.2 PROF. ROODT AND THE STUDENT SURVEY OF 1977

The most comprehensive survey was the Student Survey of 1977. It was organised by Prof. Leon Roodt, then Head of the Department of Architecture at the University of the Orange Free State. His Ph.D-thesis distilled much information from this survey. The Orange Free State province was divided into regions and a student team was appointed to gather information in each section.

Two parts of the student survey covered parts of the Brandwater Basin that this study also covers. The part most relevant to this study is *Ficksburg, Rosendal, Fouriesburg: Opname van Historiese Geboue 1850–1900* (Kleynhans, Swanepoel, Lock *et al.*). The other survey covering a portion of the area of this study is *Historiese Opname van Geboue by Bethlehem, Kestell en Clarens: 1977*

(Wiese, Van der Westhuizen, Bouwer *et al.*) 1977). These surveys produced contemporary black and white photographs, some text and plan diagrams of the most significant buildings dating from the era of the Republic of the Orange Free State.

The following tables summarise the buildings that were photographed and/or measured in these two sections of the student survey. The buildings within the Brandwater Basin are marked with an asterisk and those included in the selected information of this study, are printed in bold in the table. The Ficksburg, Rosendal, Fouriesburg section is the most relevant part and is summarised in its entirety in the table to give a true impression of the thrust of this survey. It remains a remarkably systematic record of the oldest buildings in the Free State

#### FICKSBURG, ROSENDAL, FOURIESBURG: OPNAME VAN HISTORIESE GEBOUE 1850 - 1900

No.	Name of building	Page number in document	Number of photos	Page no of plan diagram
1	St Columba, earlier Anglican Ch.	5, 40, 46	2	
2	Anglican Church	6, 7, 43, 47	2	p.7
3	Methodist Church	8, 9, 41, 43, 46, 47	3	p.9
4	First School	10, 40, 46	3	
5	First Library	11, 12, 40, 46	2	p.12
6	City Hall	13, 14, 41, 46	2	p.14
7	Landdrost Office	15, 16, 41, 46	2	p.16

8	House Taylor	18, 40, 46	2	
9	House de Villiers	19, 20, 40, 46	2	p.20
10	Anglican Parsonage	21, 22, 43, 47	2	p.22
11	House Newberry (Zon St.)	23, 43, 48	3	
12	House Newberry (McCabe St.)	23, 43, 48	2	
13	Sterkfontein House Fick	25, 26, 42, 47	2	p.26
14	Boschfontein House	27, 28, 42, 47	3	p.28
15	Seven Fountains House	29, 40, 46	2	
16	Dutch Ref. Church Fouriesburg*	32, 33, 44, 45, 48	3	p.33
17	Snymanshoek House*	34	2	
18	Kromdraai House*	35	2	
<b>19</b>	<b>Tierhoek House Fourie*</b>	<b>36</b>	<b>1</b>	
20	Steynsburg House*	37, 44, 48	3	
21	Private House Ficksburg	40, 46	1	
22	Driefontein House & Outbuilding	40, 46	5	
23	Dutch Ref. Church Ficksburg	41, 46	2	
24	Morgenzon House	41, 46	3	
25	Ficksburg Upholsterers	41, 46	1	
26	General Dealer	41, 46	1	
27	Bamboesberg Outbuilding	42, 47	1	
28	Nassau House	42, 47	1	
29	Welgegund House	42, 47	1	
30	Sandfontein House	42, 47	1	
31	Mooipoort House & Outbuilding	42, 43, 47, 48	3	
32	Addershoek House and Mill	42, 47	3	
33	Blydskap House	42, 47	2	
34	Rosendal House	42, 47	1	
35	Police Station	42, 47	1	
36	Lotzplaas House	42, 47	2	
37	Unknown	43, 47	2	
38	Old Jail	43, 47	2	
39	House McBride	43, 47, 48	3	
40	Wonderkop House & Outbuilding	43, 48	3	

41	Gibraltar House	43, 44, 48	2
42	Quaggasfontein House	44, 48	2
<b>43</b>	<b>Presentpoort House Venter*</b>	<b>44, 48</b>	<b>3</b>
<b>44</b>	<b>Bethlehem Star Cottage*</b>	<b>45, 48</b>	<b>3</b>
45	House de Villiers*	45, 48	2
46	House Klemp*	45, 48, 49	2
47	House Robertson St 30*	45, 49	2
48	House Robertson St 32*	45, 49	2
49	Old Jail Fouriesburg*	45, 49	3
50	Kromdraai House & Title Deed*	45, 49	4
<b>51</b>	<b>Schoonzicht House Heyns*</b>	<b>45, 49</b>	<b>2</b>
52	Middenin House*	45, 49	2
53	Magdalena House*	45, 49	4

More information was gathered by the students in the Ficksburg<sup>21</sup> area (29 pages with 9 plans) than in Rosendal<sup>22</sup> (1 page with no plans) or Fouriesburg<sup>23</sup> (7 pages with 1 plan). The students traced the historical plan of the Dutch Reformed Church in Fouriesburg and that unfortunately amounted to the only plan produced in the Brandwater Basin. The nine other plans that they produced in the Ficksburg area are a truer reflection of their work in the area.

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21 Ficksburg is also the oldest town, being proclaimed in 1867.

22 Rosendal was proclaimed in 1911.

23 Fouriesburg was proclaimed in 1893.

**HISTORIESE OPNAME VAN GEBOUE BY  
BETHLEHEM, KESTELL EN CLARENS. 1977**

No.	Name of building	Section number	Number of photos
1	Old Stonehouse*	3.2.1	2
2	Methodist Church*	3.2.2	2
3	Old Parsonage*	3.2.3	1
4	Koeberg House*	3.2.4	2
5	Holkrans on Ouwerf*	3.2.5	1
6	First School on Ouwerf*	3.2.6	2
7	Monument*	3.2.7	1

The table above shows only the information in Clarens, which is the area that overlaps with the Brandwater Basin. More information was gathered in the Bethlehem<sup>24</sup> area (49 pages with 4 plans) than in Clarens<sup>25</sup> (7 pages with no plans) or in Kestell<sup>26</sup> (3 pages with no plans).

### 1.5.3 NALN LISTS

The Nasionale Afrikaanse Letterkundige Museum en Navorsingsentrum (NALN)<sup>27</sup> also undertook a survey of early architecture in the Free State by Christoff Albertyn and others. Although the survey

<sup>24</sup> Bethlehem is also the oldest of this group of towns and was proclaimed in 1860.

<sup>25</sup> Clarens was proclaimed in 1912.

<sup>26</sup> Kestell was proclaimed in 1905.

<sup>27</sup> National Afrikaans Literary Museum & Research Centre in Bloemfontein.

was not published, several papers relating to this was<sup>28</sup>. The focus of this work was on communicating with the different communities, especially regarding conservation and the establishment of local museums, and not so much on recording or architectural analysis. NALN

<sup>28</sup> Nienaber, P.J. 1982. *Bewaring in die Vrystaat*. Bloemfontein: Stigting NALN.

Nienaber, P.J. & Le Roux, C.J.P. 1982. *Vrystaat-Fokus*. Roodepoort: CUM-Boeke.

Nienaber, P.J. (red.). 1984. *Die Vrystaat en Bewaring. Simposium 16–17 Maart 1983*. Roodepoort: CUM-Boeke.

Nienaber, P.J. 1986. *Pioniershuise van die Vrystaat*. Bloemfontein: Stigting NALN.

Nienaber, P.J., Smit, J.D. & Botes, S.M. 1987. *Vrystaatse Argitektuur. Histories-argitektoniese ontwikkeling van die Vrystaatse boukuns: 'n oorsig*. Bloemfontein: Stigting NALN.

excelled in getting books published on the little known subject of the architectural history of the Free State and for that the institution must receive credit. NALN underperformed however, in terms of real original research in the field backed by the simplest of measured drawings. It relied heavily on the research done years before by Walton and on the literary and research talents of Karel Schoeman.

#### 1.5.4 WORKS PUBLISHED BY KAREL SCHOEMAN

Non-architect Karel Schoeman created a historical framework for the history of the city of Bloemfontein with the publication of his singular work *Bloemfontein: Die Ontstaan van 'n Stad 1846–1946* in 1980. This is by implication also a historical framework for the Free State as a province. Important as it is, this work, together with the numerous other publications from his labours<sup>29</sup>,

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29 Schoeman, K. 1980. *Bloemfontein: Die ontstaan van 'n stad 1846-1946*.

Kaapstad: Human & Rousseau.

Schoeman, K. 1982. *Vrystaatse Erfenis. Bouwerk en geboue in die 19de eeu*.

Kaapstad: Human & Rousseau.

Schoeman, K. 1985. *Boukunsskatte van die Vrystaat*. Roodepoort: CUM-boeke.

Schoeman, K. 1985. *Die Huis van die Armes. Die Berlynse*

*Sendinggenootskap in die O.V.S. 1834-1869*. Kaapstad: Human & Rousseau (Vrijstatia Nr.4).

Schoeman, K. 1987. *Portrait of Bloemfontein 1860–1910*. Cape Town: Human & Rousseau.

remains within the historical sphere and contributes to architectural history from that perspective.

#### 1.5.5 OTHER PUBLICATIONS

The studies by Anton Roodt, Sanet Botha and Jan Smit are available to researchers, but remain unpublished. In her book on South African architecture, Doreen Greig concentrated on towns<sup>30</sup> in the Free State but mentions “a massive Early English church at Fouriesburg, 1908, and the cathedral-like church at Winburg in the Orange Free State, 1899, ...”. Désirée Picton-Seymour concentrate more on the most important buildings in the Free State in her two publications. Dennis Radford wrote a pair of articles<sup>31</sup> that use Free State examples in his typological exploration of the cottage and *stoepkamer*. Brian Kearney and Rodney Harber wrote an article on the demolished St Patricks Church in Bloemfontein<sup>32</sup> which drew attention to the collection of documents at the University of Natal, now KwaZulu-Natal, Durban.

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30 Greig, D. 1971. *A Guide to Architecture in South Africa*. Cape Town:

Howard Timmins. Bloemfontein p.80; Fouriesburg p.44; Harrismith p.127;

Kroonstad p.164; Philippolis p.175; Reddersburg p.212; Sasolburg p.218;

Welkom p.223; Winburg p.22, 33, 44, 55.

31 Radford, D. 1982. The South African Cottage in the 19th Century. *Lantern*, July, p.58–65.

Radford, D. 1984. The Stoepkamer Tradition in South African Architecture. *Lantern*, January, p.26-34.

32 Kearney, B. & Harber, R. 1991. Duadic Construction – the work of Canon Edgar Rose. *Building*, no. 29, April, p.13-18.

In 1985 Union of International Architects (UIA) magazine published an issue on Southern Africa<sup>33</sup>.

They included controversial areas like the homelands of Bophuthatswana and Transkei, but did not mention the Free State once. This demonstrates the ignorance about the building traditions in the heart of South Africa that exists at times.

#### 1.5.6 RIGOUR OF SURVEYS

Walton, Roodt and Smit in Philippolis produced measured drawings and images that constitute for the greater part the sum total of recorded architectural material in the Free State on early white settlement. The record is, however, still very patchy. This is not an argument that pretends that it should ever be complete, but this study tries to focus the attention on the Brandwater Basin. It is a geographically distinct area with its own traditions and history with only one extant plan, that of the Dutch Reformed Church of Fouriesburg (1908).

This study scanned more than 60 structures outside of town areas to add another 17 measured and analyzed examples to the record. Of the 17, only 4 have been mentioned before in any survey or publication. These are Bethlehem Star Cottage<sup>34</sup>, Present Poort House Venter<sup>35</sup>,

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33 UIA. 1985. *International Architect / International Union of Architects*.

Magazine Issue 8. Southern Africa.

34 Kleynhans, JP (*et al.*) 1977. *Ficksburg, Rosendal, Fouriesburg*. p.45: 3 x

Schoonzicht House Heyns<sup>36</sup> and Tierhoek House Fourie<sup>37</sup>.

#### 1.6 STRUCTURE OF THE DISSERTATION

The dissertation presents in chapter 1 a study of the published and unpublished records on architectural history in the Free State.

In chapter 2 a framework for the study of historical houses and the collection of material is explained and discussed. This framework eventually allows for three instances of investigation:

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Photographs without any identification on p.48.

Eloff, CC. 1980. *Oos-Vrystaatse Grensgordel*. p.5: Photograph by Louis du Preez misnamed Presentpoort.

Schoeman, K. 1982. *Vrystaatse Erfenis*. p.23: 2 x Photographs by Louis du Preez.

35 Kleynhans, JP (*et al.*) 1977. *Ficksburg, Rosendal, Fouriesburg*. p.44: 3 x Photographs misnamed Presentplaas on p.48.

Eloff, CC. 1980. *Oos-Vrystaatse Grensgordel*. p.5: Photograph by Louis du Preez misnamed Bethlehem Star.

36 Kleynhans, JP (*et al.*) 1977. *Ficksburg, Rosendal, Fouriesburg*. p.45: 2 x Photographs identified on p.49.

37 Kleynhans, JP (*et al.*) 1977. *Ficksburg, Rosendal, Fouriesburg*. p.44: 1 x Photograph identified on p.48.

Schoeman, K. 1982. *Vrystaatse Erfenis*. p.85: Misnamed Kromdraai, but clearly describing Tierhoek.

Eloff, CC. 1980. *Oos-Vrystaatse Grensgordel*. p.418: Photograph by Louis du Preez without caption.

- investigating the physical evidence;
- investigating the time-related evidence and
- investigating the cultural evidence.

Chapter 3 presents the 17 farmhouses that were surveyed and recorded. All of this material was put together in an accessible and comparable format with summaries in Appendix C.

Chapter 4 presents the investigation of the physical records. That includes not only the house itself, but also the landscape and major movement patterns in relation to the house. The space investigated includes the landscape.

Chapter 5 presents the investigation into the chronological developments. This places the physical records into a changing or developing time frame. The major, longer term developments are the focus of this part of the work.

Chapter 6 presents the investigation of cultural aspects, specifically the ways of doing which are associated with specific persons. It was possible to group some of them, but it did not facilitate the comparisons.

Chapter 7 presents the conclusion and reflects on the findings.

## 2 UNDERSTANDING ARCHITECTURE

### 2.1 AN APPROACH TO ARCHITECTURAL CRITICISM

Writers, in some cases, find everything they need to write about architecture in libraries, archives and boxes in store-rooms. This often results in a criticism that focusses on cultural appreciation. Architecture is in this scenario part of *place-making*. It answers the question: How did people experience the *place*? Space and physical properties play a secondary role. Geographical area and chronology is implied in the cultural activity presented in such an architectural history.

Other writers find everything they need on the site. They present measured records with spatial and physical evidence to the reader. It acts on the same level as archaeological records where the cultural aspects can only be added from other sources. It is an investigation into *space-making* and *space*. Time and culture is suppressed as they colour the evidence with pre-conceived ideas and prejudices.

There are many ways to approach architectural criticism between and outside of these extremes and this study sets out to understand such frameworks of knowledge. The houses in the

Brandwater Basin present themselves in the early phases as vernacular types. A framework for the understanding of vernacular types was therefore investigated. Amos Rapoport published a seminal work on vernacular houses in 1969: *House Form and Culture*. It was analysed and criticised by numerous writers and some of that criticism will be presented here.

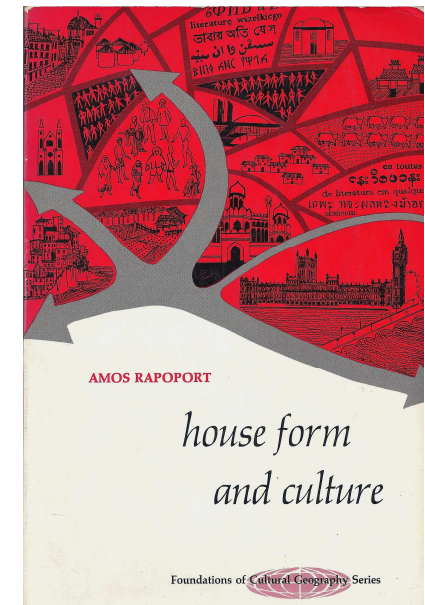


Fig. 3 House Form and Culture by Amos Rapoport as published in 1969.

## 2.2 DIVERSITY IN INTERPRETATION

Rapoport criticised “interpretations of the design of vernacular houses which only consider a single factor” (Lawrence 1990: 223) such as the “Physical Deterministic View” (Rapoport 1969:42). In the same vein Roderick J. Lawrence critically reviewed “diverse definitions and interpretations of vernacular architecture which have been published in English and French during the last hundred years by authors in diverse professions and academic disciplines” (Lawrence 1990: 220). After establishing seven explanations<sup>38</sup> which were commonly used, he concludes that:

"This critical review illustrates that diverse definitions and interpretations of vernacular architecture have rarely been used in a complementary way by authors in diverse disciplines. Yet this limited approach restricts our understanding of vernacular dwellings; for example, those studies which only measure and record the design, construction and furnishing of specific dwellings ... are not informative about the meaning of these dwellings, why they were built, the lifestyle of

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38 The seven explanations are:

1. The aesthetic/formalist interpretation
2. The typological approach
3. An evolutionary theory
4. Social and geographical diffusionism
5. Physical explanations, such as materials and technology, site and climate
6. Social explanations, including economics, household structure and defence
7. Cultural factors including collective spatial images and religious practices

the inhabitants and possible changes to these and other variables during the course of time. ... Although analytical descriptions of this kind are essential for interpreting vernacular houses in a systematic way, when architectural and technical data of this kind remain unrelated to a conceptual framework, this empirical approach is inadequate for enriching our understanding. In like manner, an ethnographer's notes remain a narrative of observed events and descriptions by informants until they are interpreted with respect to cultural, social, or other concepts” (Lawrence 1990: 222).

One of the major contributions that Rapoport made, was to bring together diverse factors. He was able to do that because he introduced a hierarchy of factors<sup>39</sup>. "...he endeavoured to show the primacy of 'socio-cultural' factors and how other parameters (i.e., availability of building materials, economics,

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39 Rapoport 1969: 18, 60: The framework that he proposed looked like this:

PRIME FACTORS: SOCIO-CULTURAL FACTORS: Basic needs

Family  
Position of women  
Privacy  
Social intercourse

SECONDARY FACTORS: MODIFYING FACTORS: Climate, Need for Shelter

Construction, Materials, Technology  
Site  
Defence  
Economics  
Religion

etc.) are only modifying factors implicated at a secondary level” (Lawrence 1990: 223). The conclusion is that it is important to consolidate a wide sweep of information that normally would fall under diverse disciplines, if architecture were to be properly understood.

### 2.3 TIME AS A CONTEXT

Rapoport was ambivalent about the role of time in *House Form and Culture*. He understood the usefulness of it when he wrote: “In the same way that we cannot understand our subject at a moment in time, we cannot understand it in the context of a single culture” (Rapoport 1969: 12). He also, however, expressed reservations on the usefulness of a chronological study. Trying to write a meta-narrative, as he did, with examples taken from across the world, this is to be expected. He did not want to get into all the exceptions to the rule, he wanted to generalise<sup>40</sup>.

In a limited study the case for a chronological framework might once more be appropriate, since it would help the researcher in clarifying the small-scale development that might have occurred sporadically. Chronological developments set

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40 Compare for instance Rapoport 1969: 15, where he tries to present vernacular architecture as “basically nonchronological in nature”. This study points to a different direction: Nonchronological architecture is the exception and chronological development is the rule.

against a time context could also inform both. It would, for example, be limiting to our understanding of the rise of the Ndebele decorative tradition if it were not set against the labour practices of the time.<sup>41</sup>

To also place the architecture of the Brandwater Basin in a time context, will allow political developments to be considered. Part of the area falls outside the Republic of the Orange Free State, then inside the Conquered Territory, then outside the British Empire and so on. Writers will often limit the time context in any case to concentrate on a specific condition or culture as Roodt did in *The Architecture of the Orange Free State Republic 1854 – 1902* or Kearney did in *Architecture in Natal from 1824 to 1893*.

As the physical context can be limited to focus at examples that occur at the same place, the time context can also be limited to look in detail at examples that developed within a specific period. Lawrence hints at this when he proposes that (in

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41 Any 'socio-cultural' factor is time-specific. These factors tend to develop over any given period even within closed communities. Isolationism, political pressures, forced cultural assimilation, etc. will play at least a 'modifying' role, if not a primary one. As information diffuses more rapidly into previously isolated regions, the pace of development might even increase. It is also not only the socio-cultural factors that change over time. Even physical factors such as the 'availability of building materials' or the climate could be time-specific.

defense of a limited study) a “precise understanding of these variables in specific contexts at *specific points in time* is required” (1990: 223, italics by author). It is then surprising that he does not include time in his Analytical Model.

#### 2.4 THE ANALYTICAL MODEL BY LAWRENCE

Lawrence presented his Analytical Model “to aid the scholar to address the complexity of this subject by using the contributions of diverse interpretations in a complementary way”<sup>42</sup>. His model considers the reciprocal relationships between:

##### PHYSICAL / MATERIAL FACTORS:

- Availability of building materials
- Availability of building technology
- Customary use of materials
- Presence of craftsmen, and self-build
- Site conditions
- Climatic conditions

##### SOCIAL AND CULTURAL VARIABLES:

- Historical values, beliefs
- Extant social values, beliefs
- Social roles, public and private
- Structure of population
- Composition of households
- Economic factors, costs
- Building regulations, norms

##### INDIVIDUAL / HUMAN FACTORS:

- Age, gender of residents
- Marital status, household formation
- Past and present occupations
- Personal beliefs, religion, preferences
- Residential biography
- Foreign, external contacts and experience

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<sup>42</sup> He continues: "This framework enables scholars to account for the design, meaning and use of dwellings in terms of those dimensions may need to be stressed or undervalued with respect to others. From this perspective, researchers and practitioners can situate their approach, forcibly partial rather than inclusive in terms of this conceptual model" (Lawrence 1990: 255).

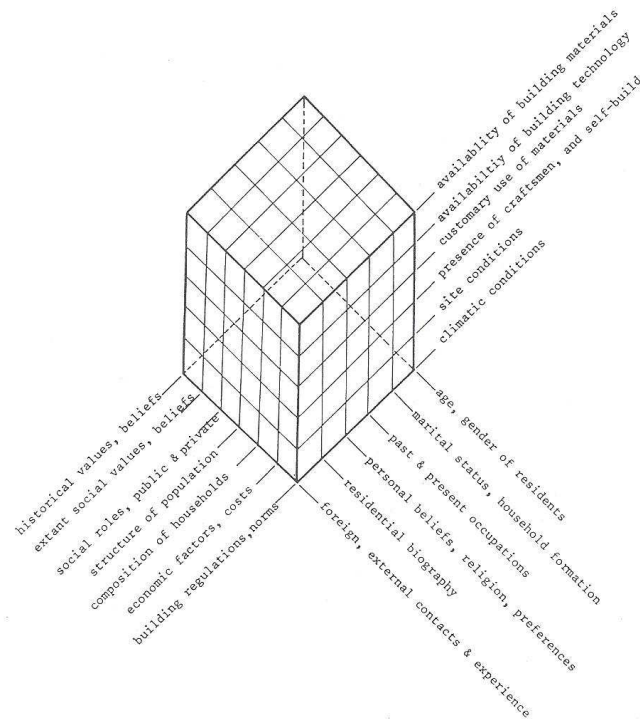


Fig. 4 Lawrence's Analytical Model of vernacular houses, which considers the reciprocal relationships between physical/material factors, social and cultural variables and individual/human factors (1990: 256).

A development over time is implicated in aspects like *Past and present occupations*, or *Availability of building materials/technology*. The framework could even be repeated for every period (year/decade etc).

The conclusion is however, that time-related issues could be accommodated more precisely in the model, especially with a limited approach where time could be regarded as another limiting

dimension or context. Such an adjusted model is presented in the next section.

## 2.5 AN ADJUSTED ANALYTICAL MODEL

The adjusted model simply utilises three contexts, dimensions or groups of variables, namely the physical, time and cultural contexts. Two categories of Lawrence's model ("Social and Cultural Variables" and "Individual/Human Factors") were combined into the cultural context. Any researcher applying this model will have to decide how unlimited or limiting all of these would be on the research at hand:

### THE PHYSICAL CONTEXT

- Site conditions
- Climatic conditions
- Resources at the place

### THE TIME CONTEXT

- Historical influence
- Political pressures and administrative networks
- Foreign, external contacts
- Economical [and industrial] activity

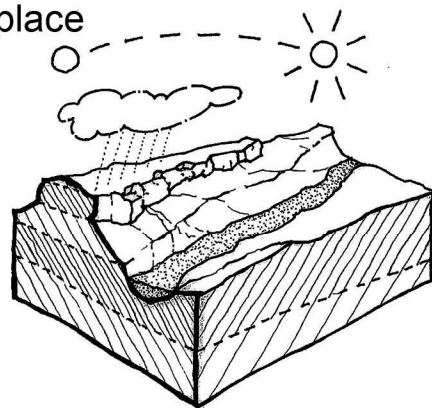
### THE CULTURAL CONTEXT

- Personal information
- Social roles, structures, beliefs

Many other sub-divisions could be included, argued or incorporated. Each situation would bring more to the foreground. The major thrust here is the three main categories.

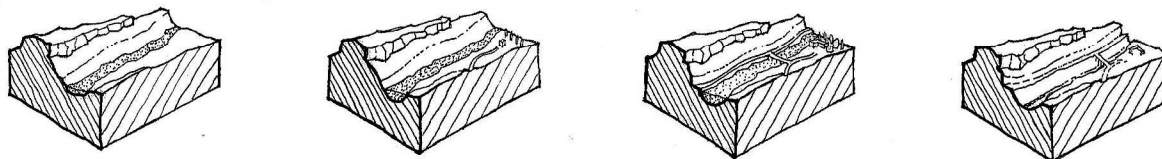
### PHYSICAL CONTEXT

a place



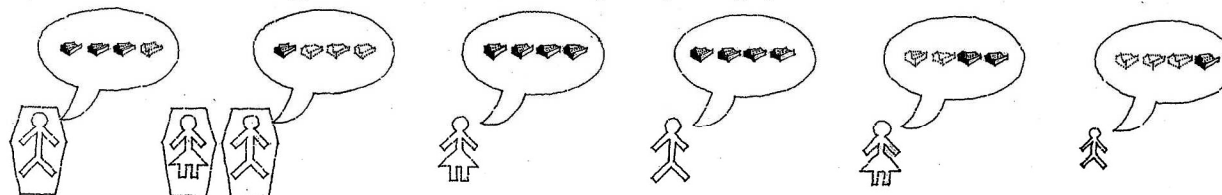
### TIME CONTEXT

a place as it changes over time



### CULTURAL CONTEXT

a place as it changes over time and people experienced it



### DISCRETIONAL CONTEXT

a place as it changes over time and people experienced it as presented by an author

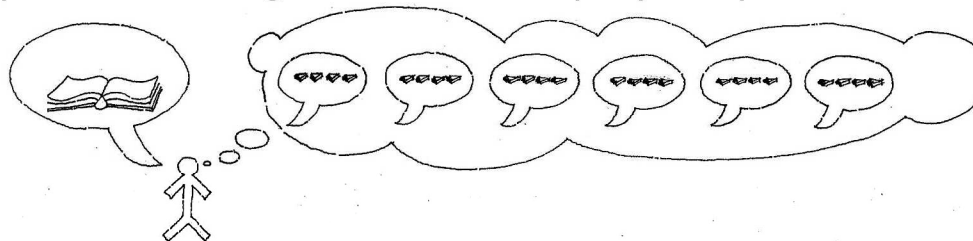


Fig. 5 The author's presentation of the adjusted analytical model.

## 2.6 CULTURE AS A CONTEXT

After Rapoport few have questioned the inclusion of cultural variables into the study of vernacular architecture. It has even been used uncritically at times (Duncan 1981: 2). In a multi-cultural context (as South Africa has proven to be throughout history), the cultural dimension could be a bewildering collection at most places, almost always. Demarcating the place and the time certainly simplifies the cultural dimension, but the culture itself could however also be regarded as a boundary of research. Even limiting research to a single group will immediately open up questions about the composition of that group into sub-groups. Broader perspectives will include more groups but will tend to treat those as more generalised/homogeneous groupings. It follows that like space and time, culture should also be consciously and clearly demarcated: which groups/sub-groups to include or compare and which to ignore.

## 2.7 GENERALISATION VERSUS SPECIFICITY

Lawrence criticised Rapoport for the use of very general terms (1990: 223). The argument is that non-material factors that impact on building design cannot be considered universal. "General terms such as *family, position of women, privacy and social intercourse*" (Original italics. Lawrence 1990: 223) have, for instance, a different content in diverse societies. Rapoport himself also thought

that the general term of *genre de vie*<sup>43</sup> should be broken "down into terms even more specific and concrete" (Rapoport 1969: 60).

"In sum, such generalisations fail to demonstrate how the design and use of houses are influenced by these variables, because first and foremost, there is not a deterministic relationship between spatial and social parameters in the context of domestic architecture and, second, there is no guarantee that these notions, do have a spatial component in all societies" (Lawrence 1990: 223).

To counter these generalisations, others<sup>44</sup> proposed that the context be limited<sup>45</sup>. This will provide an opportunity for the factors operating within that context to be studied in detail, even over an extended period of time<sup>46</sup>. The opposite would

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43 "The term '*genre de vie*' used by Max Sorre includes all the cultural, spiritual, material, and social aspects which affect form", Rapoport „further suggests that the socio-cultural component of the *genre de vie* is the sum of the concepts of *culture, ethos, world view, and national character...*" (Original italics, 1969: 47-48).

44 Geertz and Dunleavy in Lawrence 1990: 224

45 As Dunleavy (in Lawrence 1990: 224) notes: "...problems of choosing a typical case in this approach disappear, and the uniqueness and particularity of each study is explicitly recognised".

46 "In contrast to generalisations about *whether* non-material factors are implicated in the design and use of buildings, it is crucial to comprehend *how* they function in the design and use of the build environment. This implies that

be to cite diverse examples from various sources, and to try to apply (necessarily generalised) parameters to these examples<sup>47</sup>.

The choice lies in gaining perspective and losing detail, or gaining detail and losing perspective. There is a vast difference between the approach that takes a large number of samples from different contexts and the approach that tries to take samples from a single context. Although it is important to recognise the usefulness of both<sup>48</sup>, this study follows the latter method of limited contexts to arrive at conclusions. It therefore becomes necessary to make a value judgement on the scale of the physical context, the scale of the time context and also the scale of the cultural context.

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it is important to limit and specify the reciprocal relations between buildings and people .... This can be achieved by replacing extremely broad conceptual tools, which obscure the essence of those social processes and cultural ideals implicated in the design and use of houses, by intensive analyses that define the context dependent parameters operative in specific contexts, and also the reciprocal relations between them." (Italics original. Lawrence 1990: 223-224).

47 The arch-example of this approach would be Sir Banister Fletcher's *A History of Architecture*, but it is also the approach adopted very successfully by Rapoport. See also King in Lawrence 1990: 224.

48 This contrasts with Lyotard "... characterising post-modernism as witnessing the 'death of centres' and of displaying 'incredulity towards metanarratives'" (Jenkins 1991: 60).

## 2.8 POSITION OF A HISTORY

"Here we can identify, say, historians' histories (professional histories attempting to exercise hegemony over the field, a version expressed in the thesis, the monograph and the text), teachers' histories (necessarily popularisations of professional histories), and then a whole range of other distinctive forms that can only be listed: children's histories, popular-memory histories, proscribed histories, black histories, white histories, women's histories, feminists histories, men's histories, heritage histories, reactionary histories, revolutionary histories, bottom-dog histories, top-dog histories, etc., all these varying constructs being affected by local, regional, national and international perspectives" (Jenkins 1991: 65-66).

Jenkins (1991: 69) illustrates that "there is no such thing as an 'unpositioned centre' (actually a contradiction in terms); no possibility of an unpositioned site. The only choice is between a history that is aware of what it is doing and a history that is not"<sup>49</sup>. The compilation of information has a certain purpose, a vested interest in presenting this construction of the past. Emphasis, omissions, etc. will be influenced by this.

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49 Also "For in saying that you ought to make an explicit choice of position I do not want to imply that if you do not want to make such a choice then you can do a position-less history. That is, I do not want to suggest that you have some sort of freedom to choose or not; for this is to be unreflectively liberal" (Jenkins 1991: 69).

In this study it is the author's concept (coming from a phenomenological background) of an academic, architectural history perspective that is driving the work. The measurement and recording of original architectural fabric where others have not yet worked, opened a field which has to be presented and analysed with caution. The intention is to establish this body of work solidly within the architectural field in the first instance, then in the second place also as history (within which there are many possibilities: geographical, contemporary archaeology, social, etc.).

The author lived in Fouriesburg (which is central to the Brandwater Basin) from 1971 to 1979 and knew some of the places and their owners before commencing this work. This helped to facilitate permission to access the buildings at a time when farmers are extremely security conscious<sup>50</sup> and suspicious of heritage meddling<sup>51</sup>. It is the intention of this study to pay lip-service to neither conservational or heritage issues, nor to current politically-correct opinions. In the popular politics of the day, the topic should be considered

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50 This is the result of a series of assaults and robberies on farmers. Compare for instance the murder of Kol and Annetjie Roos on their farm Coerland: Slain farmer and his wife found by son. (*The Citizen* 1998: 2) and the assault on Mossie and Ida Mostert on their farm Mooidam: Bloedvergieting op VS plase duur voort met jongste aanval op boer. (*Die Volksblad* 1998: 1).

51 See for instance: Klag ingedien teen sloop van sandsteenhuus. (*Volksblad* 2006: 1).

anachronistic and unpalatable and can at best be viewed as part of yesterday's top-dog histories. This work tries to follow in the footsteps of Roodt and Walton where the collection of material was a major contribution.

## 2.9 APPROPRIATING THE FRAMEWORK

By describing the limits of this study according to the adjusted framework, the position of this history will also become clearer. The *physical context* is limited to the Brandwater Basin.

The *time context* is limited from the first buildings by European builders, through the apocalyptic events of the Anglo-Boer War and aftermath, to the establishment of the Union of South Africa. This translates into a period of more or less 80 years, from 1830-1910. It allows the shelters to develop from the tentative isolated beginnings into farmhouses that show influences from the Edwardian Empire that it was part of.

In the *cultural context* the study will be concerned with the houses of the white settlers who introduced the concept of a farm with a single owner in a farmstead to the area. For that reason, houses in urban areas were excluded<sup>52</sup>. Ownership has in

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52 Different influences operate on houses in the town than on farmhouses.

The fact that there is only an erf with a given street front limits the first owner's choice of view, approach, front door or back of house.

certain cases moved away from whites, but this is still the way in which the rural landscape is controlled. This group of settlers that established the farm culture, was not homogeneous in their background, political conviction or language preference. Most of them were Voortrekkers, but the group included also an English speaking trader from Durban and others that did not (or would not) take part in the Great Trek.

## 2.10 CONCLUSIONS

This chapter started by investigating the frameworks of writers that dealt with vernacular architecture. The framework moved away from vernacular architecture to become a tool for criticism of architecture in general. It also helped to indicate the areas where deliberate decisions on limits would benefit the study. In the following chapters, the case studies will be presented and the framework will be applied to the body of recorded buildings to test its usefulness.

"For (history) viewed not in its traditional guise as a subject discipline aiming at a real knowledge of the past, but seen rather as what it is, a discursive practice that enables present-minded people(s) to go to the past, there to delve around and reorganise it appropriately to their needs, then such history, ... may well have a radical cogency that can make visible aspects of the past that have previously been hidden or secreted away; that have previously been overlooked or sidelined, thereby producing fresh insights that can actually make emancipatory, material differences to and within the present - which is where all history starts from and returns to" (Jenkins 1991: 68).

## 3 CASE STUDIES

The buildings that form the basis of this study are presented here in alphabetical order according to the name of the farmstead. In the case of extended farming over many farms, these were grouped together as is the case with the Middleton Estate. As established in the document, the surveyed information is placed in a:

- physical context and described on a physical level;
- time context to include concurrent aspects; and
- cultural context to allow cultural factors to be highlighted.

Notes on the interpretation of the plans were also added when necessary.

### 3.1 FORMAT OF INFORMATION

Each site has a first page with photographs of the exterior, followed by a second page with the plan and basic information:

- the site indicated on a location plan of the Brandwater Basin;
- the site indicated on a map of 1:50 000;
- an aerial photograph of the buildings to a scale of 1:2 000; and
- the ground floor plan to a scale of 1:200.

Under the heading of *Physical Context and Description* the following information is presented:

- the physical approach to the building;
- the area around the building and any neighbouring structures;
- notes on the orientation and windows (north, south);
- the prospect;
- internal arrangement;
- notes on the number of rooms and doors;
- height above sea level;
- the nature of the contours and slope, taken over the extent of the building and its associated terraces;
- the way that the builder dealt with the gradient of the natural ground level;
- overall dimensions;
- roofed area;
- exterior materials;
- details; and
- peculiarities.

Not all of these descriptors are applicable to all the structures. Taken as a list, the descriptors present a sample of information that was investigated. It also indicates to the reader the sequence of presentation. Most of these descriptors overlap with the time context or could be argued to contain cultural aspects. They are, however, included

under the *Physical Context* because they are deemed to be physical evidence for the researcher in the first instance.

Information relating to the political situation during the different phases of the building is placed under the heading of *Time Context*. The researcher has to bring this evidence to the argument. The researcher has to place the physical evidence in a time frame. If the building is an example of a particular fashion or way of doing that might have existed at a certain time, it should be noted here. The development of the house over time is also indicated where the structure and materials or plan displayed clues to that effect. Changes in the use and occupation of the house will be discussed where appropriate.

Under the heading of *Cultural Context* are aspects relating to cultural values which are expressed in the structure. These include the inherent orientation (front, sides, back) of the house which is a cultural construct. This is important because it relegated the physical position of females, children, servants, blacks, unwanted strangers, working areas etc. to the back and placed males, the receiving of visitors, whites, family, interesting strangers, reception spaces etc. in front. It was not always possible to identify the first owners, but where possible, notes on the original owners and their position in the community can contribute to understanding the structure. If current owners or

neighbours still remember, or tell stories of the original owners, it is an indication of the stability of the community and their notability in it. If nothing could be traced on them, it also gives an idea of how temporary the community was that they were part of and how little remained extant.

Under the heading *Notes on Data in Summary* are explanations that might clarify or explain some of the more contentious decisions that were made in the absence of clear evidence. The information was summarised and presented in table format in *Appendix C: Summary of Case Studies*. This acts as a cross-reference to the information presented here in *Case Studies*, chapter 3.

### 3.2 LOCATION OF SELECTED FARMHOUSES

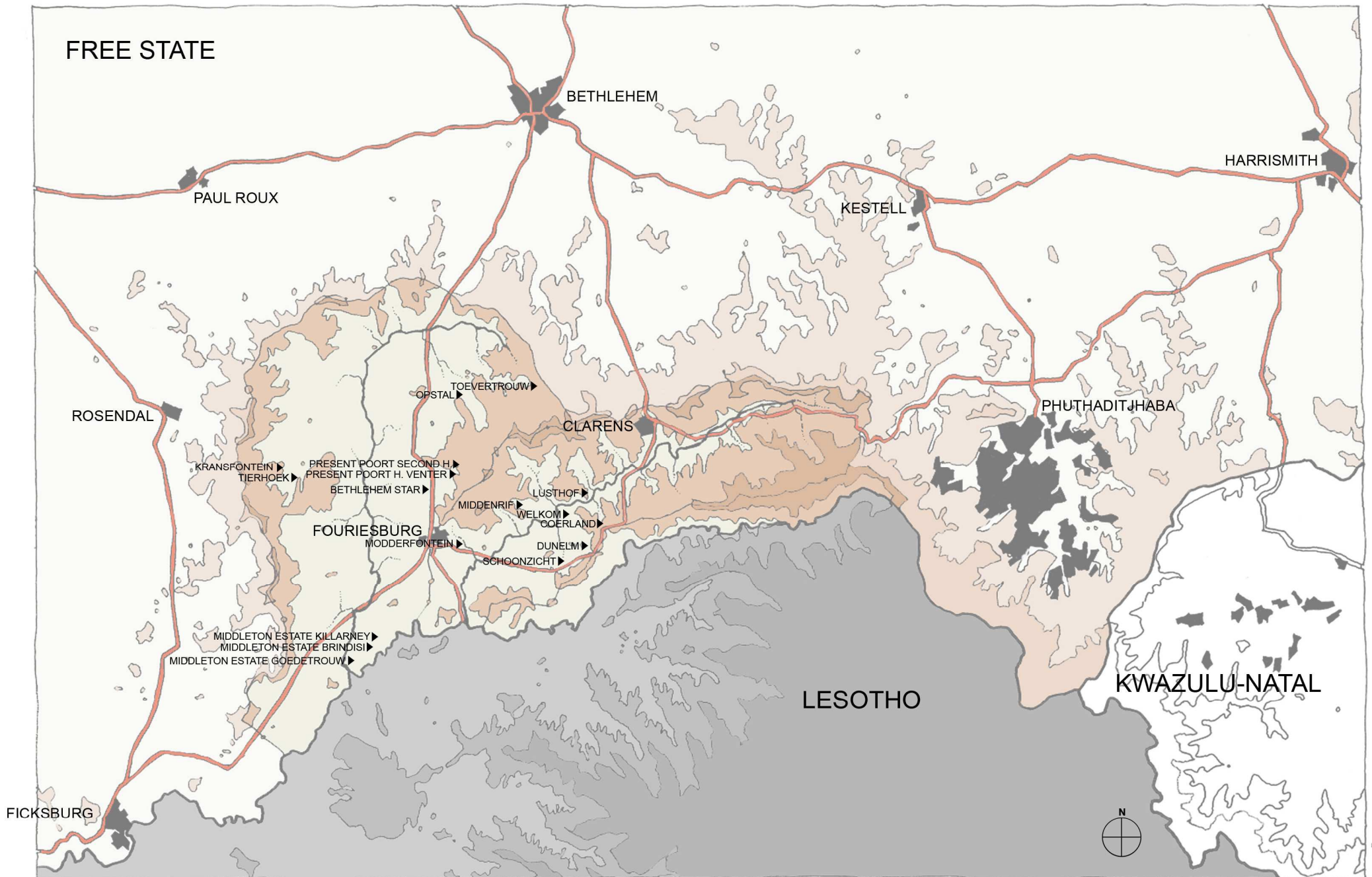


Fig. 6 The location of the selected houses indicated on a map of the Brandwater Basin.

# BETHLEHEM STAR COTTAGE [1830]

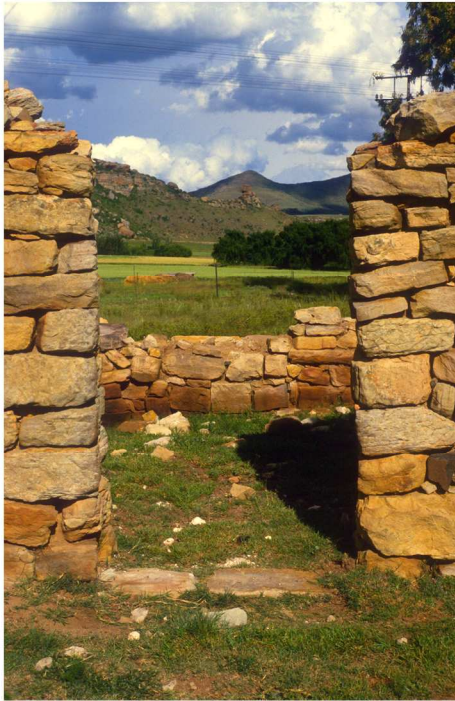


Fig. 7 View into Bethlehem Star Cottage (1987)



Fig. 8 View from the door to the outside (1987)



Fig. 9 Condition of the cottage in 1979. The remains of a parapet were still visible on the southern gable and the wooden lintel was still in place over the door opening. (Photo: Louis du Preez in Eloff 1980: 5)



Fig. 10 The southern gable was built using a rough form of coursed rubble. The two long walls were of random rubble. The cottage might have been enlarged by just less than 1 m when the southern gable was rebuilt at some stage. (1987)



Fig. 11 Little remained of the cottage by 1999. (1999)

## BETHLEHEM STAR COTTAGE

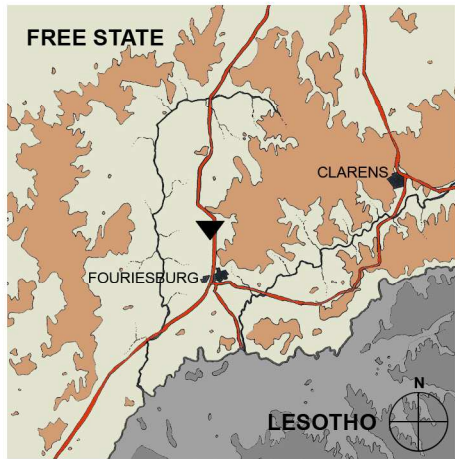


Fig. 12 Map of Brandwater Basin indicating the location of Bethlehem Star with black arrow.

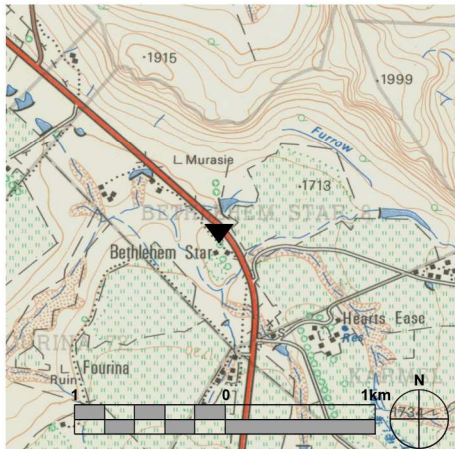


Fig. 13 Bethlehem Star context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)

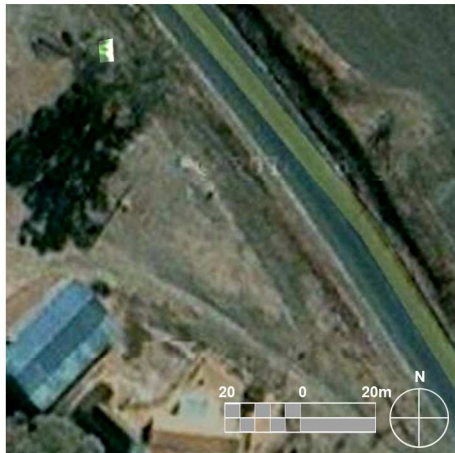


Fig. 14 Aerial photograph (scale 1:2 000) of Bethlehem Star Cottage (<http://maps.google.com> accessed 2011 08 10)

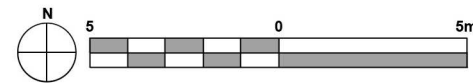
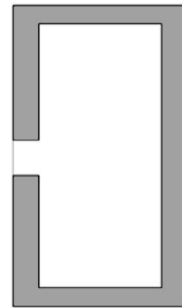


Fig. 15 Plan of Bethlehem Star Cottage on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

Bethlehem Star lies in the open. The farmstead is more or less in the centre of a dramatic semi-circle of mountains as can be noted on the location map. The Rooiberge (Red Mountains) here display, more than anywhere else, the remarkable red-coloured sandstone cliffs that they were named of. The cottage was always near the main throughfare, from south-west (now Ficksburg through Commando Nek) to north-east (now Bethlehem through Retief's Nek) through the Brandwater Basin. The old Bethlehem-Ficksburg road passed in front of the cottage. The new R26 road deviates only slightly from the old road here and passes just behind the site where the cottage stood. The approach would therefore be from the north or the south, with the door of the cottage facing the road for most of its existence. Initially one of only a few rectangular buildings in the Brandwater Basin, the newer farmstead later formed less than a 100 m to the south of the cottage.

The structure had no windows, one loop-hole in the southern gable wall and a door-opening. The very basic stonework did not provide for such developments as a sub-frame or even a solid stone threshold or stone lintel. The door-opening faced the road, and behind it, the vast open Grootspuit valley.

The cottage is on a level of just over 1700 m above sea level on an almost horizontal site. The landscape falls from the mountains towards the Grootspuit valley on the western side, but here the terrain is interrupted by a level shelf. The cottage was 4.6 x 8 m, that is 37 sq. m. of roofed space. A difference in craftsmanship could indicate that the cottage had been enlarged and the southern gable had been reconstructed. The long walls of the cottage were done in random rubble but the gable was in coursed rubble.

## BETHLEHEM STAR COTTAGE

### TIME CONTEXT

The earliest example of stonework by white immigrants with most of the construction in random rubble. Some of the stones on the corners and around the door-opening might have been chiseled to fit the purpose. This is comparable to the Outbuilding on Lusthof, the first house on Tierhoek and to a lesser degree to House Venter on Modderfontein. These were all very early structures on their respective sites. This cottage, however, might be the earliest of them all. The suspected early date relates to the uneven floor (the boulders inside in the south-western corner were never removed) and the lack of any windows or indication of a stoep.

In the early 1970s the *Geloftefeeskomitee* (Committee of the Feast of the Covenant) was eager to identify any structures that related to the history of the early white settlers in the area. This cottage was indicated by the older inhabitants as the oldest structure built by white settlers in the Brandwater Basin. Dates suggested ranged from 1820 to 1840. The cottage was presented as a place possibly used by early hunters to the area. A particularly convincing case was presented by two grandsons of WD Venter, the first white inhabitant of

Present Poort just east of Bethlehem Star. They, Oom White and Black Venter, retold their grandfather's remark that the cottage was there before he settled on Present Poort.

JJ Fourie was the original owner of Bethlehem Star and could also be one of the early hunters that used the cottage. His family used the cottage as their house and later as one of the first schools in the area (Scheepers [2009]: 26).

### CULTURAL CONTEXT

If the cottage was built by the early white hunters, then there is no information available.

If the cottage was built by the Fourie family, then the cultural context is as follows: JJ Fourie (1818 - 1907) was born near Swellendam in (current) the Western Cape Province. His family moved to the Eastern Free State and his parents settled on Wolhuterskop near Bethlehem. A brother of JJ Fourie, LJ Fourie, was registered as the owner of the farm Weltevreden in the Brandwater Basin in 1849 (Scheepers [2009]: 26). JJ and LJ Fourie are listed by Visagie as Voortrekkers (2011: 190 & 191).



Fig. 16 Aerial photograph (scale 1:2 000) of Bethlehem Star Cottage (<http://maps.google.com> accessed 2011 08 10)

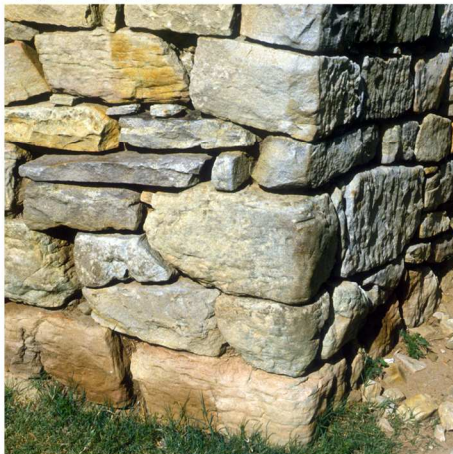


Fig. 17 Detail of the stonework on the south-western corner of the cottage (1987)

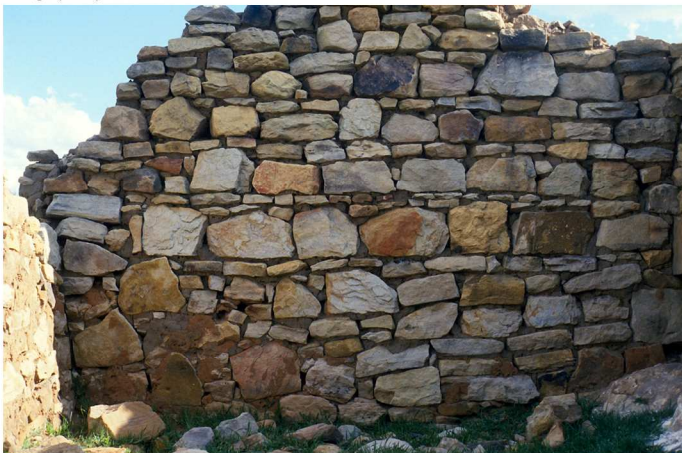


Fig. 18 Inside the cottage, showing the southern gable with masonry brought to courses. (1987)



Fig. 19 The south-western inside corner showing the boulders that have always been inside the cottage. Note also the different building techniques: on the wall (right) and gable on left. (1987)

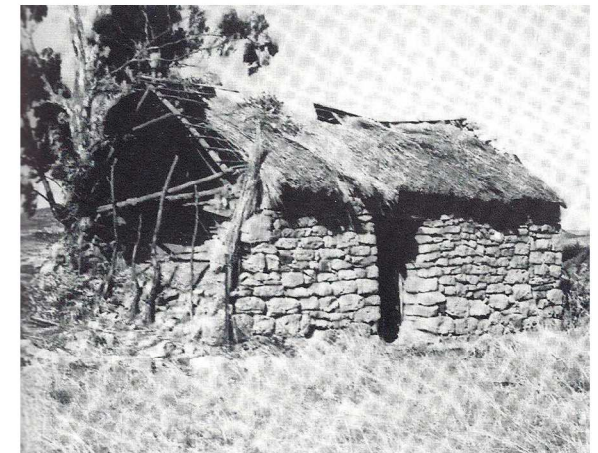


Fig. 20 The cottage in 1979 from the north-western side after a Bluegum tree fell over and on the cottage. (Photo: Louis du Preez in Schoeman 1982: 23)

# COERLAND HOUSE [1890]

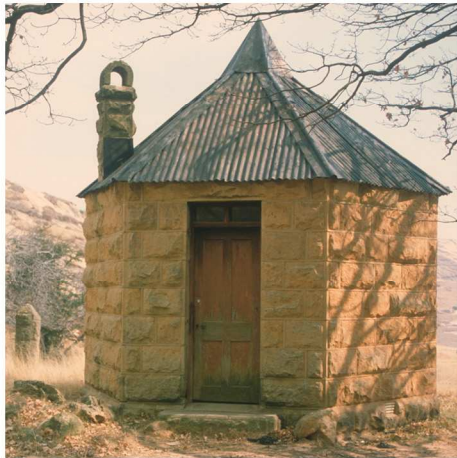


Fig. 21 Hexagonal *rondawel* in front of the house (1999)

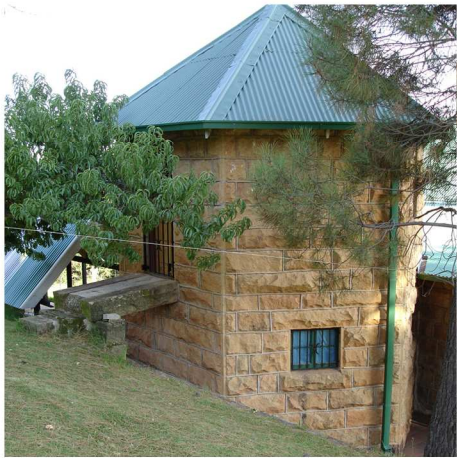


Fig. 22 Hexagonal tower behind the house with bridge between upper room and back terrace. (2007)



Fig. 24 Northern elevation showing the terraces that were constructed on the steep site. The front door and the two flanking windows might have the composition of a typical *voorkamer* entrance, but the original house had a passage to the living room. This door with windows were inserted when the covered stoep was enclosed. The room behind the sandstone screen is too small to function as a *voorkamer*. (1999)



Fig. 23 Western elevation of the group of buildings that constitute the homestead on Coerland. This is also the first view that visitors have of the homestead on approaching it. (2007)



Fig. 25 View of the tower behind the house and the house itself on the lower terrace from a south-western direction. (1999)

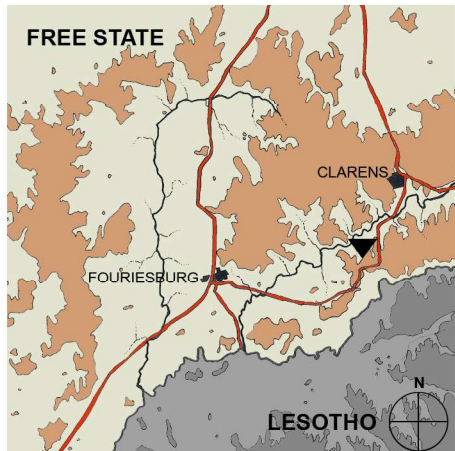


Fig. 26 Map of Brandwater Basin indicating the location of Coerland with black arrow.

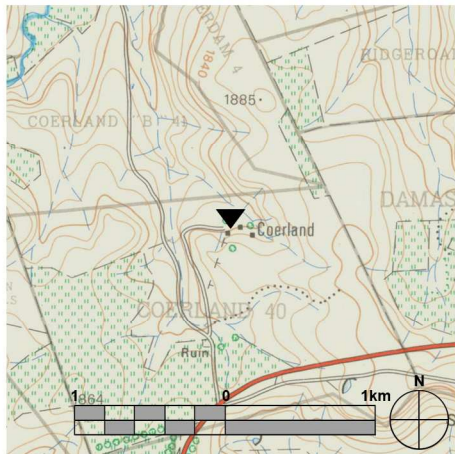


Fig. 27 Coerland context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CB CLARENS SECOND EDITION 1978)



Fig. 28 Aerial photograph (scale 1:2 000) of Coerland House (<http://maps.google.com> accessed 2011 08 10)

## COERLAND HOUSE

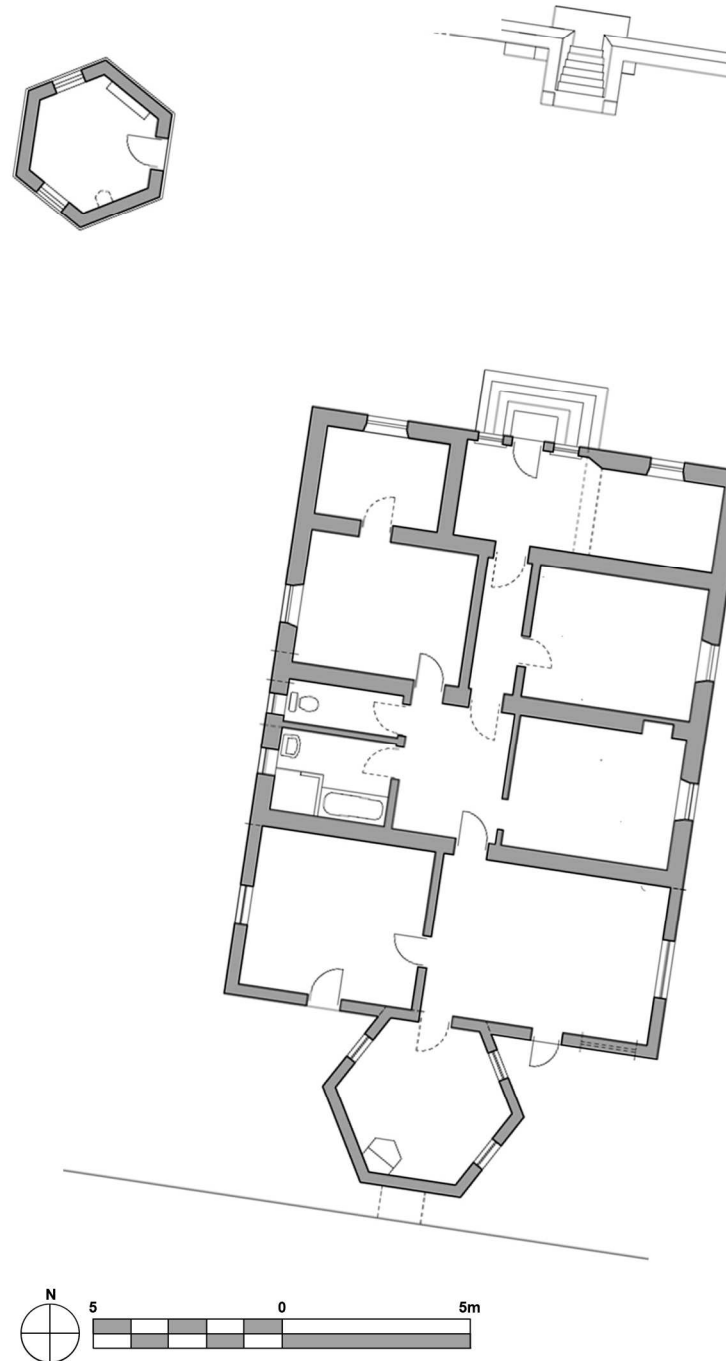


Fig. 29 Plan of Coerland House on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

The house is situated in a valley that runs perpendicular to the Little Caledon River. Major farms in the valley are Coerland, Lushof and Braamhof. Vehicular access is possible with one road into the valley, turning off from the Fouriesburg-Clarens road at Surrender Hill. The house is approached sideways from the western side. The house faces north. The house forms part of a group of buildings which includes sheds and covered areas for vehicles and outbuildings. Further on towards the east are more sheds and other buildings that make up the farmstead.

The front of the house (at an angle of less than 10 degrees to the east of north) and the terrace in front of the house capture the magnificent view of the Braamhof valley towards the north, but only a partial view of the Coerland farm itself and only a very small portion of the access road.

The internal arrangement of rooms has been adapted several times, which obscures the development of the plan. However, the first stage of the house could have been a simple 4- or 5-roomed house with 3 external doors. That grew into a 12-roomed house with three external doors on groundfloor.

The house stands at a level of 1 800 m above sea level. The site slopes down towards the north at a gradient of 1:6. The massive cut-and-fill terrace that was constructed as a base for the house, facilitates the construction of the house against such a steep site. The cut at the back is just under 3 m high and makes it possible to enter the top storey of the tower at natural ground level with a little bridge. The overall dimensions of the house are 20.3 x 11.7 m and the roofed area is 204 sq. m. The external walls of the house and terraces are constructed of sandstone with corrugated iron roof.

# COERLAND HOUSE



Fig. 30 Aerial photograph (scale 1:2 000) of Coerland House (<http://maps.google.com> accessed 2011 08 10)

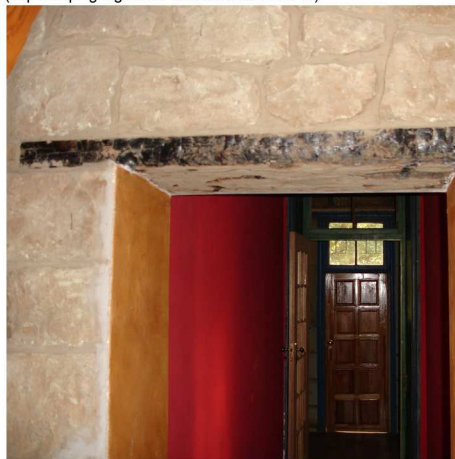


Fig. 31 Charred lintel inside Coerland House phase 1 (2007)

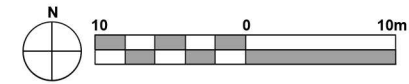
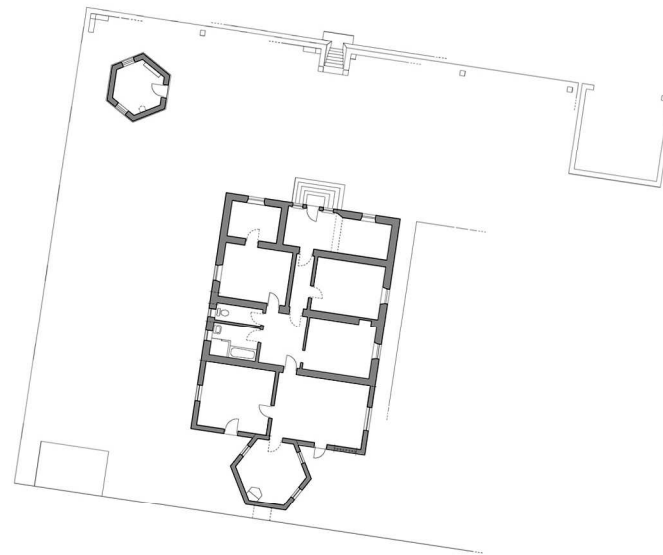


Fig. 32 Site plan of Coerland House showing the extent of the cut-and-fill terrace on a scale of 1:500.

The house acquired a conspicuous aspect with the addition of two hexagonal *rondawels*: the one in front of the house as a pavilion and the other a double storey tower behind the house. The 60 degree geometry of the hexagon is repeated in details such as the bin inside the tower, or the chimney and step of the pavilion.

## TIME CONTEXT

The house developed from the original house with covered stoep, into the same house with 2 small *stoepkamers* (phase 2). The house then acquired the hexagonal tower (phase 3) before the space in between was also filled in (phase 4). It is not possible to date the pavilion in the front but it seems to have preceded the tower, being built with thicker walls. Phase 1 was constructed before the Boer War and was subsequently burned down during the war. Owners can still indicate the charred wooden lintels in the house. The house was unoccupied and on the point of falling to ruin in 1999. By 2007 all of this was turned around and the house was a functioning home.

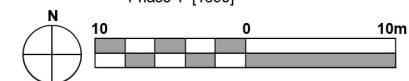
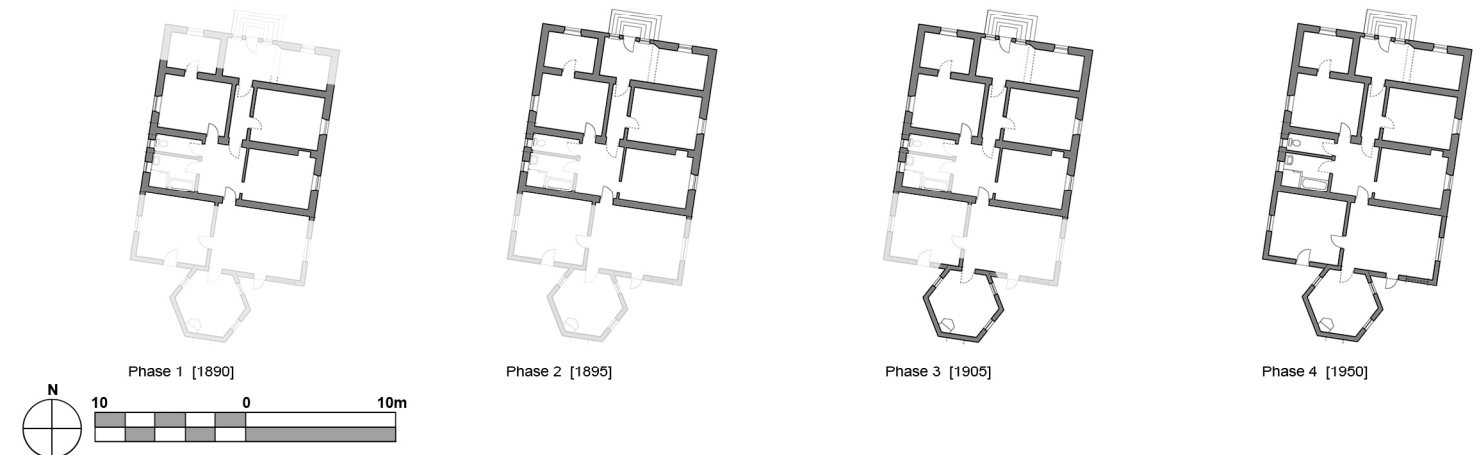


Fig. 33 Conjectural development of house on a scale of 1:500

## COERLAND HOUSE

### CULTURAL CONTEXT

The first owner of the house is unknown, but he left an inscription on the lintel over the front door of phase 1: "CR". It is indistinct and could also be "GP". The house is not a pioneer's house and is the product of an owner with skill and resources available to him. The level of standardisation that has already been achieved in the detailing of the stonework, is obvious when compared with Schoonzicht House Heyns of 1883.

The house plan generates a front (north) and a back (south) with two gables to the sides. The axis which visitors have to follow upon entry, is particularly strong: parking space under old oak trees for vehicles, moving up stairs to the terrace, passing the hexagonal pavilion, up the stairs to the front door, opening to a line of doors terminating on the tower at the back.

The 2 gables are, however, not neutral in terms of back and front. The gradient of the site makes travelling across contours difficult.

The access road is therefore parallel to the contours and extends the presentable aspect of the house from the frontal northern facade to the side on the west. In that sense, the pavilion acts as a pivotal point.

### NOTES ON DATA IN SUMMARY

1. Phase 1 probably had a stoep in front which is considered covered.
2. WC and bathroom were ignored in all but phase 4.
3. Closed-up door in wall common to the two eastern rooms was taken as open for phase 1.
4. Door between north-western room and western *stoepkamer* was counted as window in phase 1.
5. Eastern *stoepkamer* was assumed a completed room with western wall back in place and a door in the western wall for phases 2 & 3. The western wall of this *stoepkamer* was removed before survey of 1999 and was taken as removed for phase 4.
6. A closed-up door is visible on the western facade where the small wc window was in 1999. The door was considered a door for phase 1 and a window afterwards.

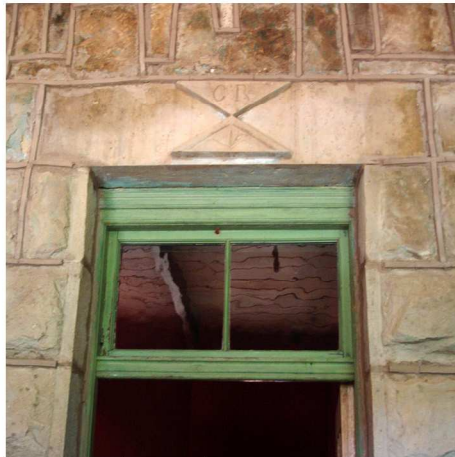


Fig. 34 Detail: Lintel over front door of phase 1 house bearing initials (2007)

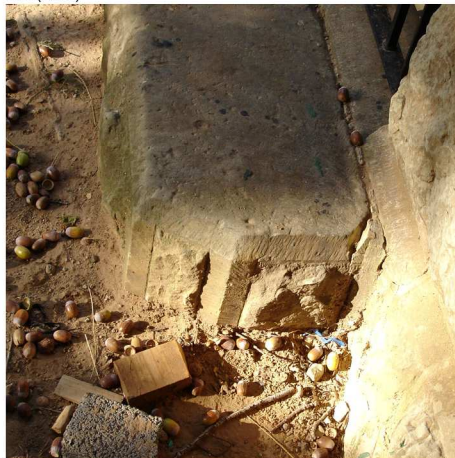


Fig. 35 Detail: Corner of step to door of hexagonal rondavel showing the careful repetition of the 60 degree geometry and not the usual 45 degree splay. (2007)



Fig. 36 The rest of the farmstead visible towards the east from the house. Note the dry set rubble kraal wall towards the left of the shed, with coursed ashlar on top of it, still following the gradient of the site. The door opening is set plumb in the wall - over-correcting slightly. (1999)



Fig. 37 Coerland House from the north-east with tower behind the house just visible. (1999)

# DUNELM HOUSE [1895]



Fig. 38 Step-gable on north-western side of house (1987)



Fig. 39 Detail of step-gable on north-western side of house with trefoil arch over loft door. (1987)



Fig. 41 South-eastern elevation of house and rondawel at left. (1999)

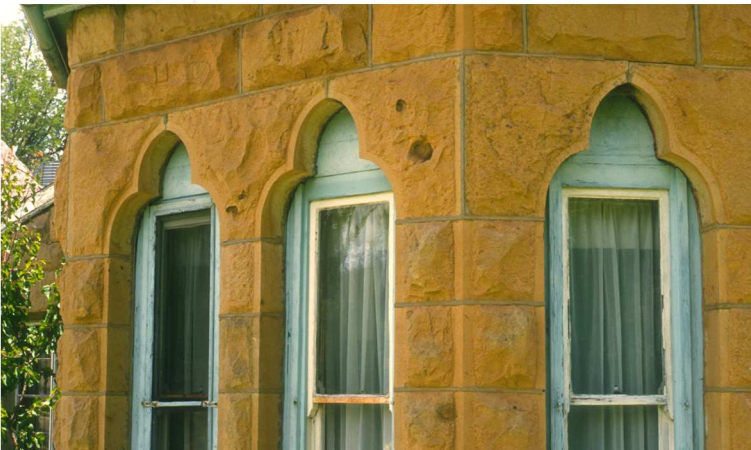


Fig. 40 Detail of bay window on south-eastern side of house showing the trefoil arches over the windows. (1987)



Fig. 42 Window onto south-western stoep of house (1987)



Fig. 43 Bay window on north-western side of house with double downpipes and double sub-floor vent grilles behind the downpipes. (1987)

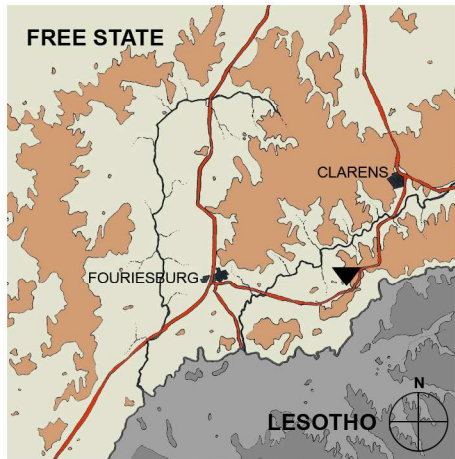


Fig. 44 Map of Brandwater Basin indicating the location of Dunelm with black arrow.

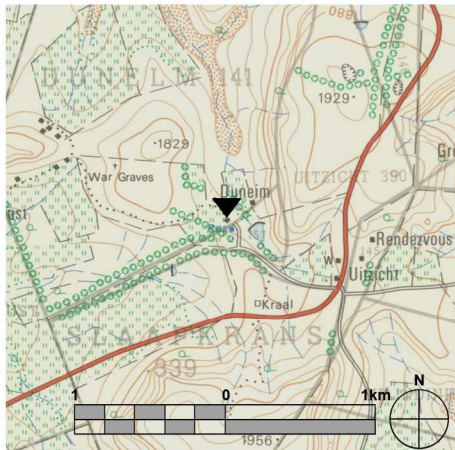


Fig. 45 Dunelm context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CB CLARENS SECOND EDITION 1978)



Fig. 46 Aerial photograph (scale 1:2 000) of Dunelm House (<http://maps.google.com> accessed 2011 08 10)

## DUNELM HOUSE

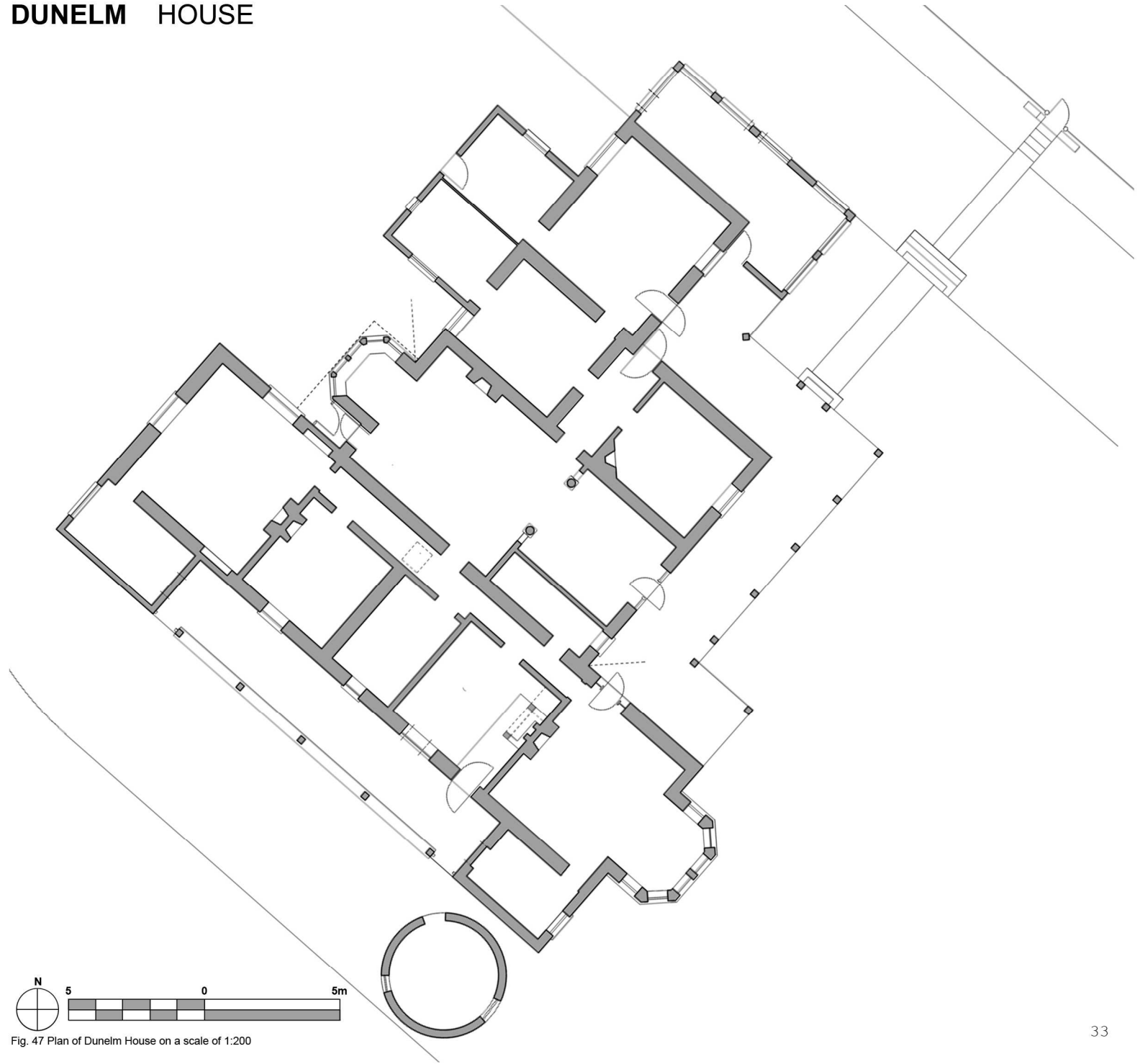


Fig. 47 Plan of Dunelm House on a scale of 1:200

# DUNELM HOUSE



Fig. 48 Aerial photograph (scale 1:2 000) of Dunelm House (<http://maps.google.com> accessed 2011 08 10)

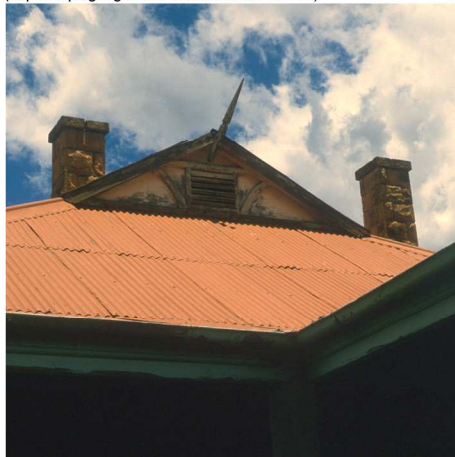


Fig. 49 Detail of ventilator on roof (1987)

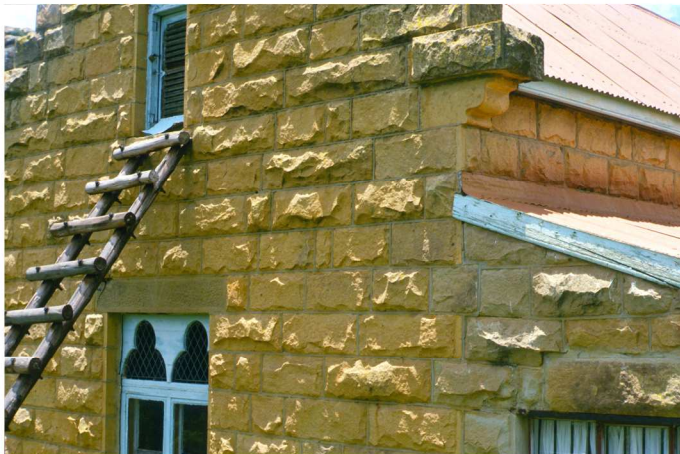


Fig. 50 Detail of decorative gable springer at the crowstep gable, north-western side (1987)

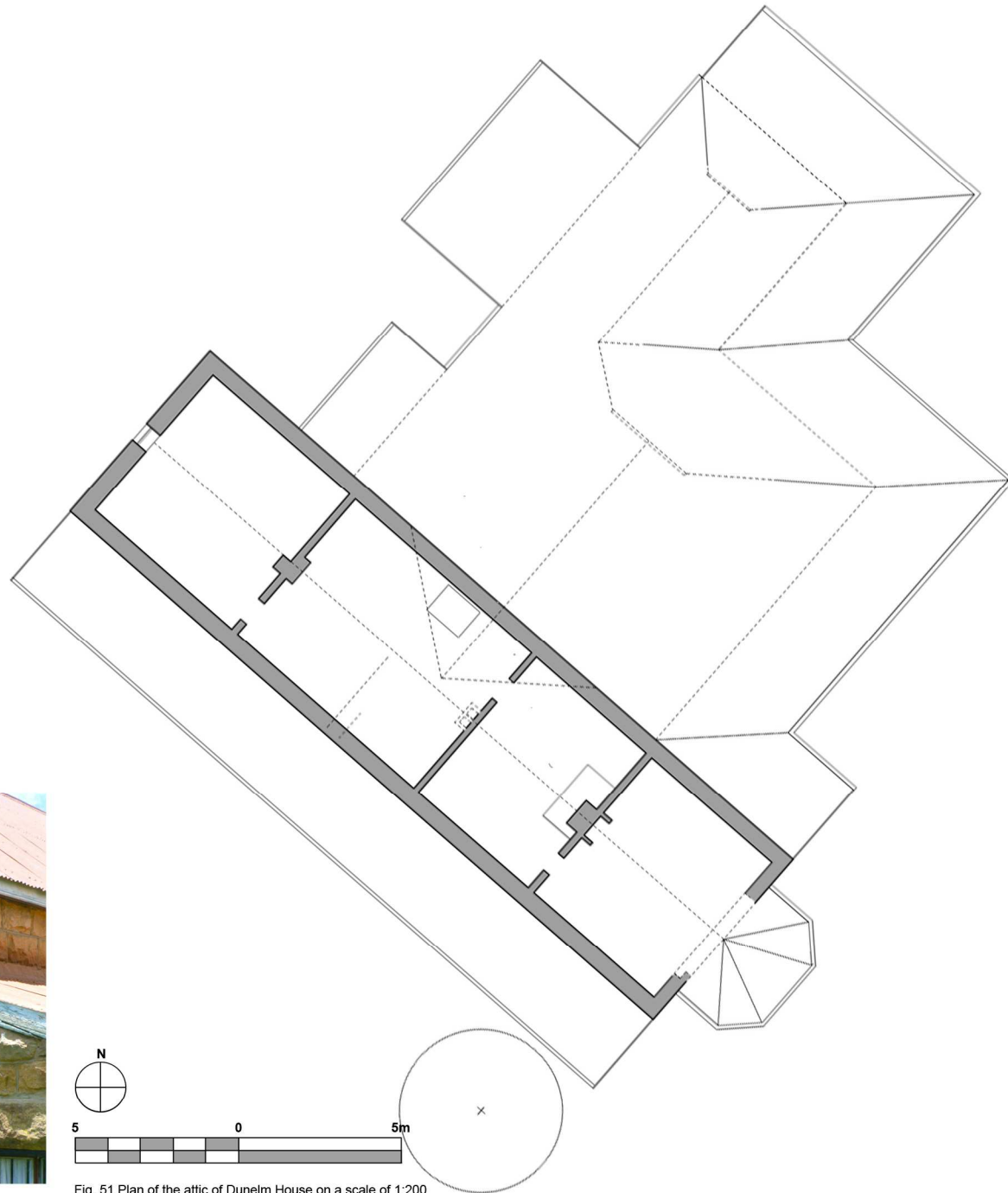


Fig. 51 Plan of the attic of Dunelm House on a scale of 1:200

# DUNELM HOUSE

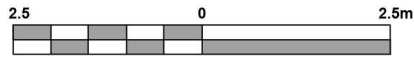


Fig. 52 Elevation of oldest part of Dunelm House on a scale of 1:100

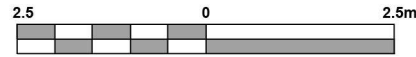
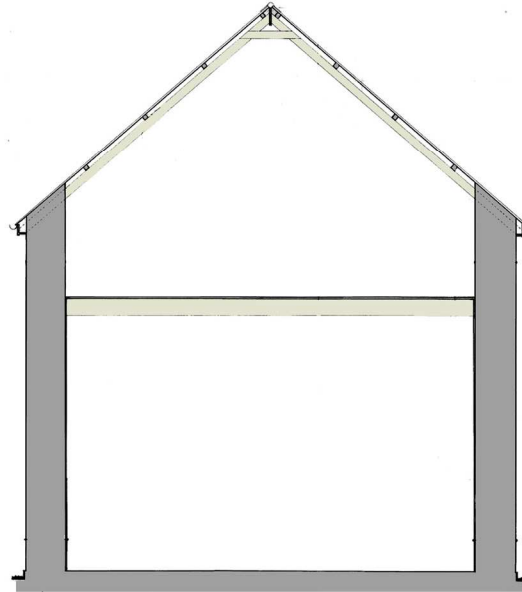
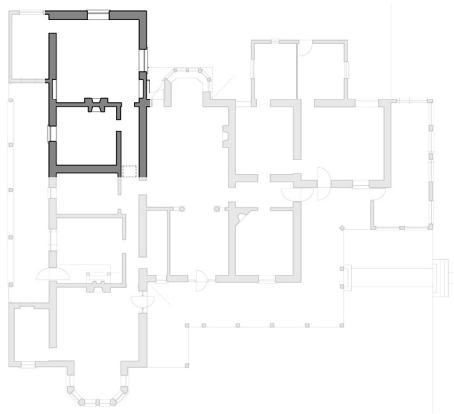


Fig. 54 Section of phase 1 of Dunelm House on a scale of 1:100

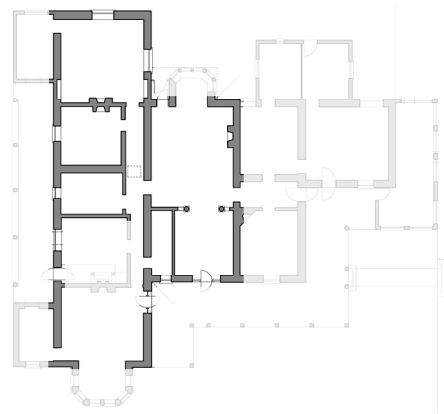
## PHYSICAL CONTEXT AND DESCRIPTION

The Dunelm farmstead is near the Fouriesburg-Clarens road, halfway between the 2 towns. The entrance road approaches the house from the south-east and continues past the house to the rest of the farmstead which includes huge sheds and kraals, all mostly of sandstone. The farmstead is situated in a narrow valley which shields the house completely from the nearby main road.

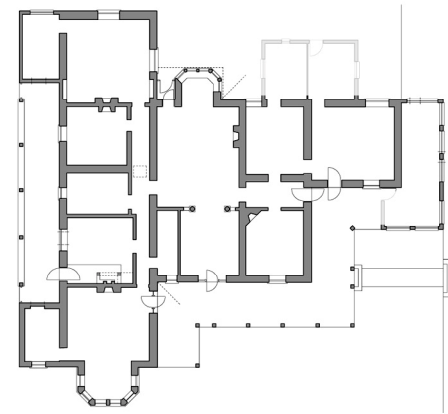
The façade of the house facing the entrance road is slightly east of south-east. The northern corner of the stoep was fitted with windows to create a sun stoep (glazed veranda) and this is the only sign that the northern aspect of the house was taken into consideration. The house is isolated off from the surroundings by the valley it is situated in. The valley sides dominate most of the views from the house.



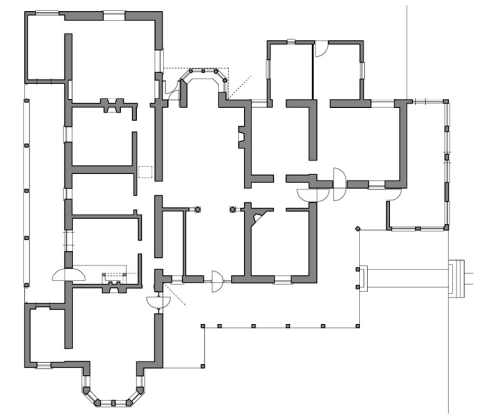
Phase 1 [1895]



Phase 2 [1905]



Phase 3 1908



Phase 4 [1960]



Fig. 53 Conjectural development of house on a scale of 1:500



Fig. 55 Shed towards the north of house (1987)

## DUNELM HOUSE

The internal arrangement of the house evolved into a complex system lacking focus. The perimeter verandas on the outside of the house became more important with each addition and surround more than half of the exterior walls. The house has 18 rooms with 8 external doors. The long, narrow, older part of the house has an attic with generous internal height. It has a rudimentary fireplace which would have facilitated domestic use of the attic and adds another 124 sq. m to the usable floor space of the house.

The house is at a level of 1 780 m above sea level. The side of the valley where the house is, falls in a north-eastern direction at a gradient of 1:10. In this case, it is more accurate to state the opposite: the side of the valley rises towards the south-west at a gradient of 1:10, as the site is almost at the bottom of the valley, on the banks of a small stream. The nascent house was a long and narrow structure parallel to the gradient, cut into the valley wall on the south-western side with a retaining wall. Subsequent additions had to use terraces in the opposite direction.

The overall dimensions are 28.2 x 26 m and the roofed area is 518 sq. m. The older half of the house is a sandstone structure with an exposed sandstone finish. The later half of the house is finished with a cement plastered finish. The whole house is covered with corrugated iron. Both sandstone gables are unusual. The south-eastern gable over the massive bay window is made of painted corrugated iron sheeting fixed vertically. The exterior of this gable is decorated with a wooden frame in front of the sheeting.

The north-eastern gable is an intricately finished crow-step gable. On the finial of this gable there is a (barely visible) naïve engraving of a cow and a motto.

The two bay windows project unusually far from the house and form substantial secondary spaces on the inside. Some of the windows (notably the major bay window), as well as the door to the attic, were formed with trefoil arches in the decorative gothic manner. This was done with skill by the stone masons. The carpenter that had to fit the windows and attic door into these foreign openings experimented without much success.

### TIME CONTEXT

A few distinct vertical joints in the sandstone walls point to the way in which the house grew over time. The oldest part of the house is a 2-roomed structure on the western side of the house. This was extended towards the south-east. It could have been a shed-like addition before it was turned into part of the house. The same pattern was recorded at Welkom, a neighbouring farm on the north-western side of Dunelm.

If the south-eastern extension was a shed first, it could explain the use of vertical corrugated iron sheets on the gable. There are a few examples of sheds with corrugated iron gables over the large opening, which was easier to bridge with a lighter material like corrugated iron sheets than sandstone. Lintels of that length were usually wooden beams, even if the gable was built of sandstone. It could also explain the size and proportion of the major bay window: it had to cover up the whole wagon-house door in front.



Fig. 56 Detail of inscription on shed: "J.G. DIXON" and "DUNELM" and "1908" (1987)



Fig. 57 Mason's marks ("V" or "+" etc.) on the sandstone blocks identifying the stone cutter (1987)



Fig. 58 Detail of double downpipes and sub-floor vent grilles on north-western bay window (1987)

## DUNELM HOUSE

The first part of the house could have been constructed just before or just after the Anglo-Boer War. The unusual use of sandstone on the bay windows and elsewhere, seems to coincide with the date on another big sandstone shed: 1908. The house was occupied up to the early 1980s, but thereafter only intermittently. The Permit Committee of Free State Heritage approved a permit application in 2010 to change the house into a guesthouse.

### CULTURAL CONTEXT

Captain John George Dixon was the owner in 1908 when the remarkable sandstone work was in process. He was educated at Durham and served in the Anglo Boer War. He married Johanna Catherine van Heerden after the war (Fargher 2011: 204).

The house does not have a simple front and back. The 2 front doors and the fully developed stoep (up to the glazed veranda) give an indication of the two sides that could be considered the front of the house, namely the south-eastern side and the north-eastern side. The south-western side is however the back of the house.

### NOTES ON DATA IN SUMMARY

1. Phase 1 house is taken as a 2-roomed structure without the corridor that is there now. The house is taken as having had a front door and a back door and a door in the separating wall. The positions of these doors are not certain.
2. There could have been covered stoep areas to the phase 1 and even more to the phase 2 houses. The size and positions of these are difficult to determine and are not considered in the data.
3. The huge shed added as part of the phase 2 house is not taken as part of the surface area of the house. Compare also the shed at Welkom and the stable at Modderfontein.
4. The two *stoepkamers* on the south-western stoep are additions that are recognised with their connecting doors only in phases 3 & 4. In phase 3 their closed-up doors to the stoep are still counted as open.
5. The long narrow storeroom (with window) and its door to the long corridor is counted as such only for phases 3 & 4.
6. The house can be divided into at least 3 more incremental phases. The 4 phases presented here separate some of the more important developments of the house.



Fig. 59 The bay window towards the south-east with corrugated iron sheet infill in the gable above and fretted fascia. The house has a fully developed gabled hip roof with flared veranda to the north-eastern side (right). (1999)

# KRANSFONTEIN HOUSE FOURIE 1885



Fig. 60 Detail of door turned window with inscription above it and oven hole next to it. Note huge second lintel above lintel. (1999)

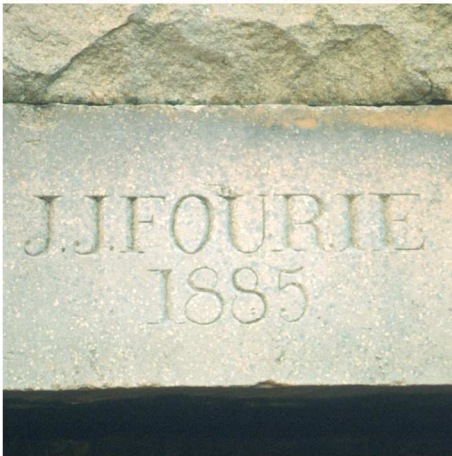


Fig. 61 Detail of inscription above closed-up door: "J.J. FOURIE 1885." (1999)



Fig. 62 Detail of lintel over front door with pseudo keystone and inscription: "JJ FOURIE EN EP FOURIE 1899" (1999)



Fig. 63 Southern side of house and rondavel (1999)



Fig. 64 Shed on northern side of house. Stonework display influences of both the house (rockfaced sandstone) and the rondavel (rough hammer-dressed sandstone) on the same structure. (1999)



Fig. 65 Southern facade of house showing the joint between phase 1 and 2. (1999)

## KRANSFONTEIN HOUSE FOURIE



Fig. 66 Map of Brandwater Basin indicating the location of Kransfontein with black arrow.

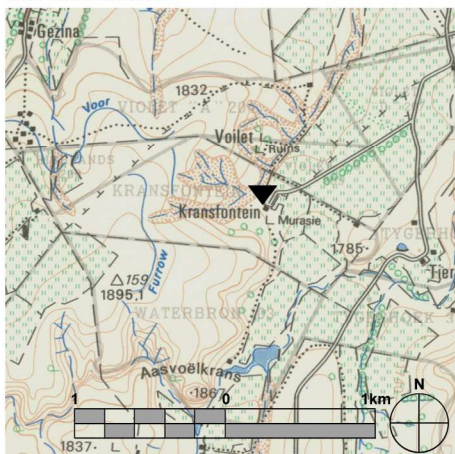


Fig. 67 Kransfontein context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)

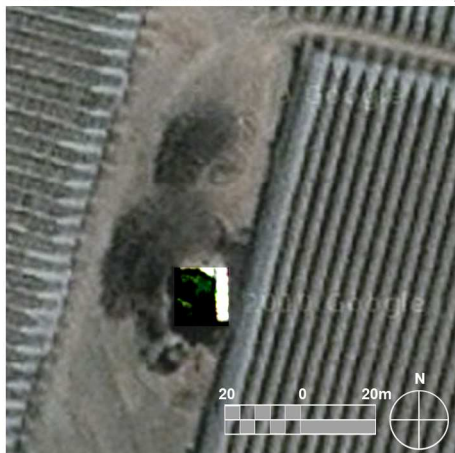


Fig. 68 Aerial photograph (scale 1:2 000) of House Fourie (<http://maps.google.com> accessed 2011 08 18)

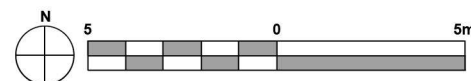
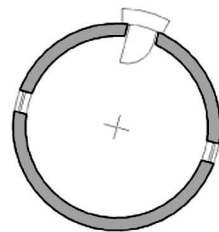
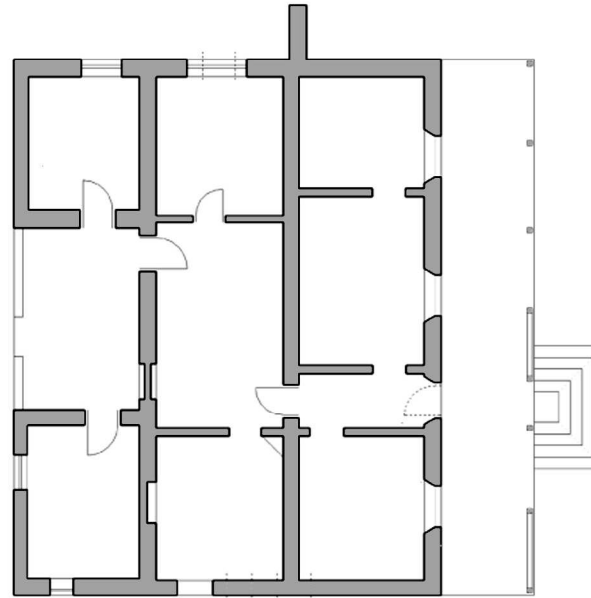


Fig. 69 Plan of House Fourie and rondawel on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

Kransfontein lies in the same area as Tierhoek. The approach is from the north-east, first oblique towards the house and then in the last stages the approach is sideways to the northern side of the house. The house survived with a sandstone shed and sandstone *rondawel*. Both of these structures appear to be of an earlier date than the house where the craftsmanship is highly developed. These three structures survived amid huge apple orchards. Also surviving in the midst of the impressive commercial activity, is the family graveyard en route to the house. This graveyard is of a much more humble character than the Tierhoek example on the other side of the same valley, but the choreography of the parts is identical:

Turn off to the farm from the public road, the farmstead comes into view clearly, the road passes the family graveyard, the approach is on 45 degrees to the house, and on the farmyard the approach is from the side.

The planning of the house did not take the northern aspect very seriously. Initially only one window faced north, which was later enlarged. The house has a notable view from the stoep across the valley to the east, in the direction of Tierhoek.

Internally the house is an early experiment with a passage but without any real benefits to the specialisation of the rooms. The house grew from a 7-roomed (3 dead-end rooms) plan to a 9-roomed (first 4, then 5 dead-end rooms) plan before the house fell into disrepair.

The site is just under 1 760 m above sea level and falls at 1:12 in an eastern direction. The stoep therefore has the highest plinth and at the back there is a small terrace to level out the site behind the house.

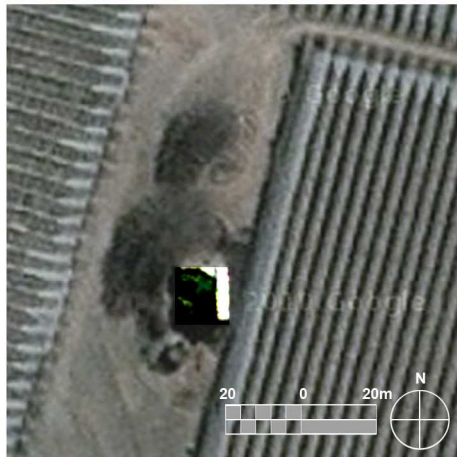


Fig. 70 Aerial photograph (scale 1:2 000) of House Fourie (<http://maps.google.com> accessed 2011 08 18)



Fig. 71 Photograph of JJ and EPC Fourie (Scheepers [2009]: 53), first owners of the farm Kransfontein.

## KRANSFONTEIN HOUSE FOURIE

The house has overall dimensions of 14 x 13.7 m which translates into a covered area of 192 sq. m. The house seems to always have had a corrugated iron roof. Nothing indicates an earlier thatched roof. The *rondawel* remained thatched and the shed seems to have been thatched earlier which was changed to corrugated iron sheeting later. The house contains particularly long sandstone blocks at random places. The second step up to the stoep contains for instance a monolithic block of 2.23 m long.

### TIME CONTEXT

The house contains two neat lintels with dates: “J.J. FOURIE 1885” and “JJ FOURIE EN EP FOURIE 1899”. The first date compares with other houses in terms of plan-form and roof-form. It is perhaps too early for the use of corrugated iron sheeting for a roof-covering on a house in that area. The second date (1899) might mark the re-roofing of the house with corrugated iron, the addition of a stoep and the additions at the back. There is no indication that the house was built in more than two phases, as indicated on the diagrams of the phases and the two dates are taken for the two phases.

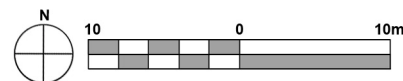
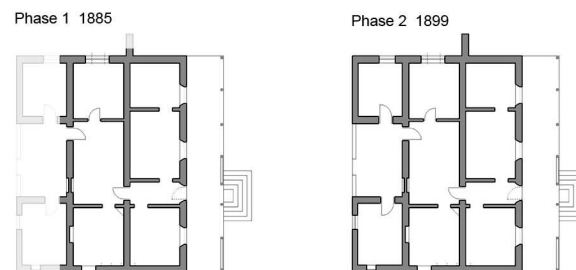


Fig. 72 Proposed 2 phases of development on a scale of 1:500

### CULTURAL CONTEXT

The first owner of the farm and builder of the house was JJ Fourie (1850-1930). The second lintel contains his wife’s initials together with his own. He was married in 1877 to EPC de Jager, who was born in Riversdal, now in the Western Cape Province (Scheepers [2009]: 53). His cultural background is as follows: JJ Fourie (his grandfather whom he was named after) was born near Swellendam in (currently) the Western Cape Province. His father, PC Fourie was also born near Swellendam before the family moved to the Eastern Free State and his parents settled on Tierhoek near Foursburg. Two of his uncles took part in the Great Trek (Visagie 2011: 190 & 191). His father and grandfather could have trekked independently afterwards. He inherited Kransfontein, which was part of Tierhoek, from his father CP Fourie (Scheepers [2009]: 35 & 53). He and his wife raised 8 children, of which 4 died during the Anglo-Boer War. This is a house built by the second generation of a Voortrekker-family, who was born in the Eastern Free State and lived his whole life there.

### NOTES ON DATA IN SUMMARY

1. Closed-up window to central room on western side of house was counted as window for both phases. The window appears to be blocked-up recently.
2. Closed-up window between south-western *stoepkamer* and the house was counted as window for phase 1 and ignored in phase 2.
3. Closed-up external door on the southern side of the house was counted as door for phase 1 and window in phase 2. The south-western *stoepkamer* also has a blocked-up external door on the southern side, but that was only counted as window since the change appears to be old and can only be related to phase 2.

# LUSTHOF HOUSE & OUTBUILDINGS [1875]



Fig. 73 Detail of windows on Lusthof stoep showing a lintel over the central window with punched finish and raised pseudo keystone. (1999)



Fig. 75 Northern aspect of Lusthof House with older house on the right and more recent additions to the left. (1999)



Fig. 74 Detail of a stoep column that survived from the first covered stoep. Details are more elaborate (chamfer and two different chamfer stops at top and bottom) than the newer columns. (1999)



Fig. 76 Corner of stoep showing the columns of the new stoep. Note also the differences in detailing on columns. The corner column and base are different from a column in the middle of the row or from a column next to the entrance. (1999)

# LUSTHOF HOUSE & OUTBUILDINGS

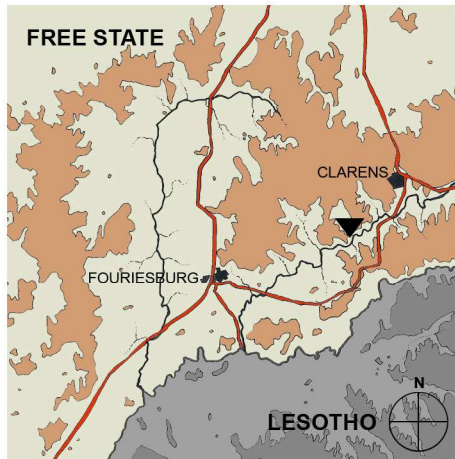


Fig. 77 Map of Brandwater Basin indicating the location of Lusthof with black arrow.

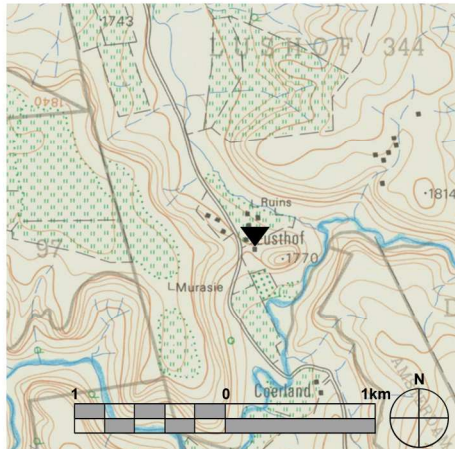


Fig. 78 Lusthof context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CB CLARENS SECOND EDITION 1978)



Fig. 79 Aerial photograph (scale 1:2 000) of Lusthof House (<http://maps.google.com> accessed 2011 08 10)

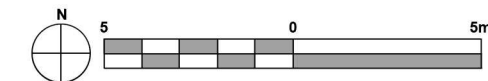
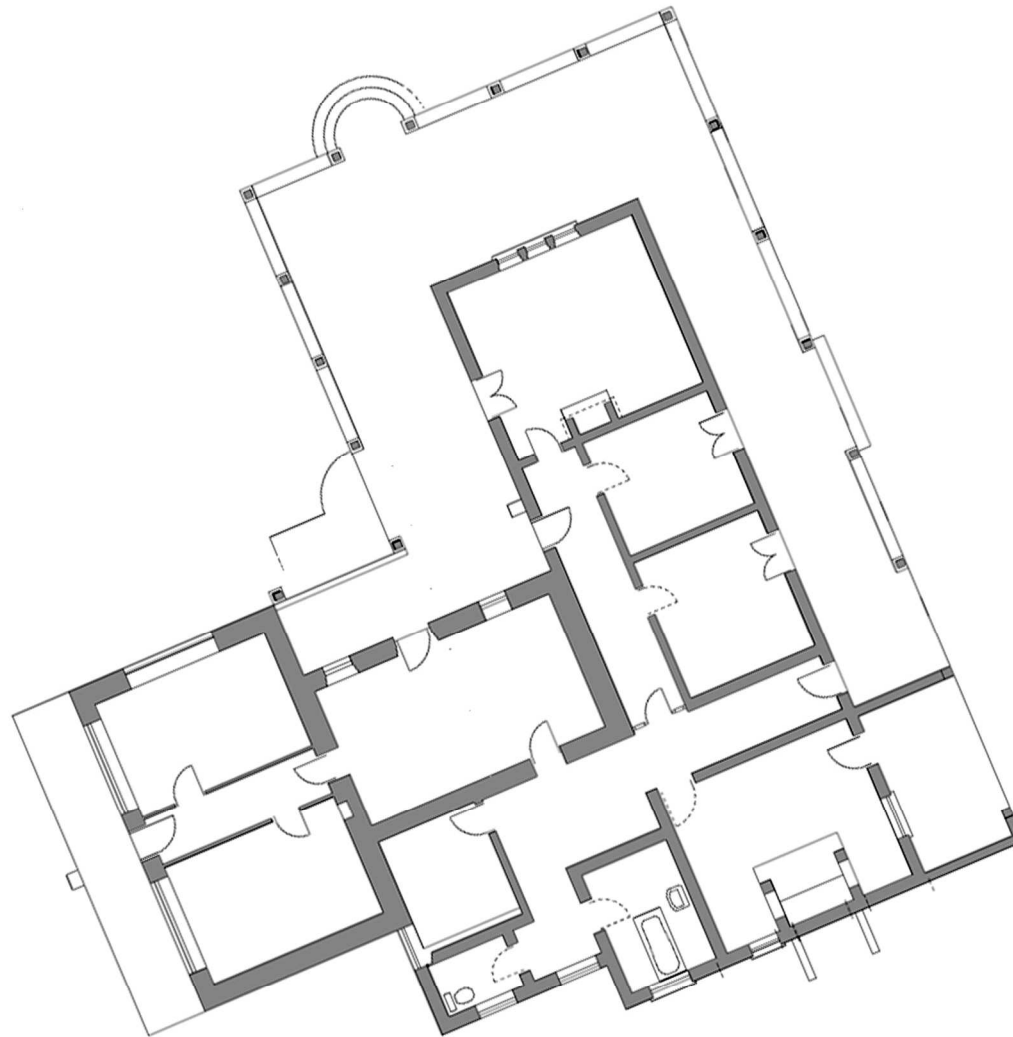


Fig. 80 Plan of Lusthof House on a scale of 1:200



Fig. 81 Aerial photograph (scale 1:2 000) of Lusthof House (<http://maps.google.com> accessed 2011 08 10)



Fig. 82 A structure over the fireplace or stove in the kitchen similar to that found at Dunelm. (1999)

## LUSTHOF HOUSE & OUTBUILDINGS

### PHYSICAL CONTEXT AND DESCRIPTION

The Lusthof farmstead is in a valley that runs perpendicular to the Little Caledon River. It shares the valley with farms like Coerland and Braamhof. It is situated to the northern side of a *nek*, with the Little Caledon River running past from the eastern to the southern side of the *nek*. The entrance road runs past the house on the western side to the rest of the farms in the valley and visitors would therefore approach the house from the western side. The farmstead is an extensive collection of sheds and kraals, all made up of sandstone and grouped very densely around the house. This includes the school building and the outbuilding which was most likely the first shelter or house built on the site. The view is towards the north (Braamhof Valley) and east (Little Caledon River). Most of the farm lies within the view from the stoep but very little of the entrance road is visible.

The front stoep of the house faces the Braamhof Valley at an angle of less than 25 degrees west of north. The huge stoep shields most of the windows from northern sun. Similar to Dunelm, the accretions resulted in a complex system. The stoep on the outside of the house probably played an important role in the circulation of people through the house. The house has 13 rooms with 8 external doors.

The house is at a level of just over 1 700 m above sea level. The side of the valley where the house is found, falls in a north-eastern direction at a gradient of 1:10. Being almost on the *nek* between the 2 valleys, the site utilises the slight leveling of the gradient towards the top. The highest plinth is at the north-eastern corner.

Overall dimensions are 24 x 21.9 m and the roofed area is 394 sq. m. The stoep area contributes 142 sq. m to the total, which is 36 % of the available covered space.

The materials on the exterior are mainly sandstone with corrugated iron sheet roof covering. Part of the older structure (phase 2 and later phase 3, protected by the stoep) exposes a plastered (at first a mud smeared finish) and painted wall similar to the Big House at the Middleton Estate, Killarney. The same can be found also at the vicarage at Modderpoort near Ladybrand.

The phase 4 part of the house is a sandstone structure with an exposed sandstone finish. The stoep columns were crafted with a lot of care. The position of each column (on the corner, or next to the entrance etc.) influenced the decorations on each. The phase 3 sandstone columns were decorated with a pronounced chamfer and punchwork inside a decorative margin. The phase 4 columns were also finished with punchwork inside a margin, but less decorative.

### TIME CONTEXT

The thickness of the walls indicate an older T-plan structure on the western side. The owner of the farm (Neels Roos) independently also indicated that portion as the older part of the structure. A part of the older structure collapsed some time ago and the owner's father (Kol Roos) reconstructed that. The repairs account for the steel frame windows and concrete lintols found in the older part of the house.

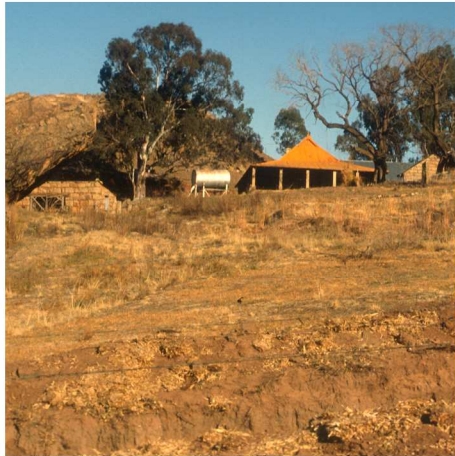


Fig. 83 Lusthof House in context (1987)

## LUSTHOF HOUSE & OUTBUILDINGS

The Lusthof farmstead seems to be the oldest farmstead in that valley. It might be dated to immediately after the annexation of the conquered territory, in 1868. The addition with the extensive stoep was much later, probably sometime after the Anglo-Boer War. The hipped roof with gablet at the top and flared veranda actually indicates a date of construction even after the First World War. The house was not occupied for any notable period since the 1970s, but is in a fair state of repair, given the long time it stood derelict.

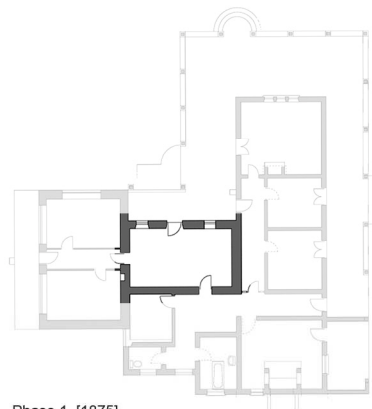
separating wall on the eastern stoep, to screen off the back door from the rest of the stoep. With the rest of the working areas (milk sheds, servants rooms etc.) towards the east, the cold southern side of the house where the site climbs steeply to the *nek*, was not considered for a back door.

### CULTURAL CONTEXT

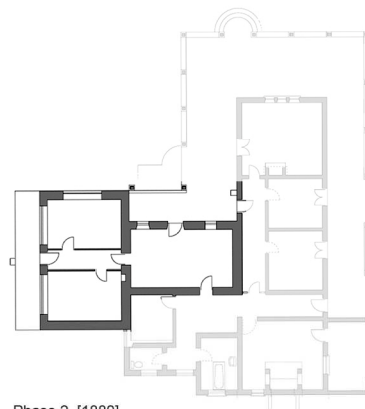
The identity of the first owner of Lusthof is not known. The first phase(s) of the house had a simple front, facing the north and later the access road on the western side, with the back of the house on the south. As the house evolved, it lost that simple figuration. The front of the house is now west, north and part of east. The conflict between front and back is indicated by a

### NOTES ON DATA IN SUMMARY

1. Door connecting phases 1 & 2 is counted only from phase 2 onwards.
2. Walls creating the corridor in the western room are new and are ignored in phases 1, 2 & 3.
3. Windows in phase 2 are new. This is however taken as an indication that there were windows which are counted.
4. A similar stoep to the northern stoep probably existed on the southern side of the phase 3 house. There is no sign of it and this is only speculation based on the planform. It is therefore not counted.

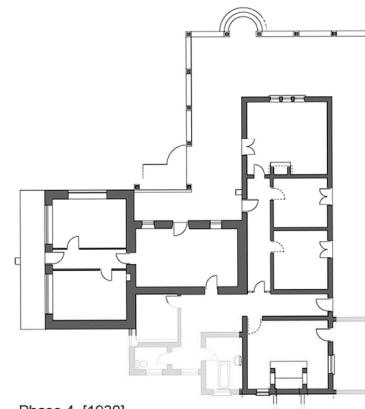


Phase 1 [1875]

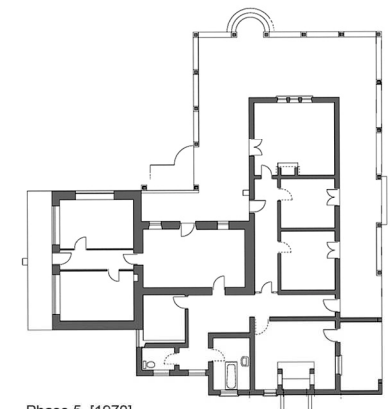


Phase 2 [1880]  
Without covered stoep on the north-west

Phase 3 [1890]  
With covered stoep on the north-west



Phase 4 [1930]



Phase 5 [1970]



Fig. 84 Conjectural development of house on a scale of 1:500

# LUSTHOF HOUSE & OUTBUILDINGS

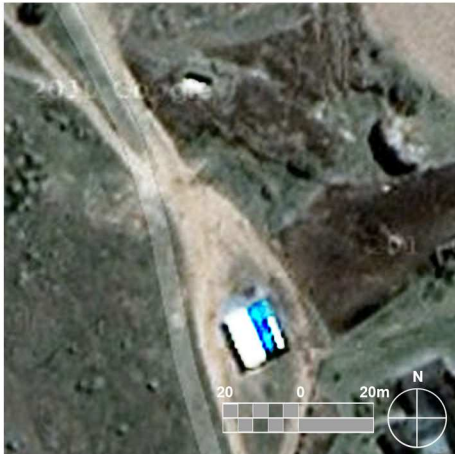


Fig. 85 Aerial photograph (scale 1:2 000) of Lusthof School (lower half of photograph) and Outbuilding (top half of photograph) (<http://maps.google.com> accessed 2011 08 10)



Fig. 86 Aerial photograph (scale 1:2 000) of Lusthof House (<http://maps.google.com> accessed 2011 08 10)



Fig. 87 Southern corner of Outbuilding (1999)

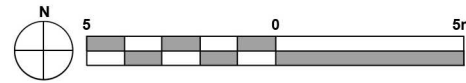
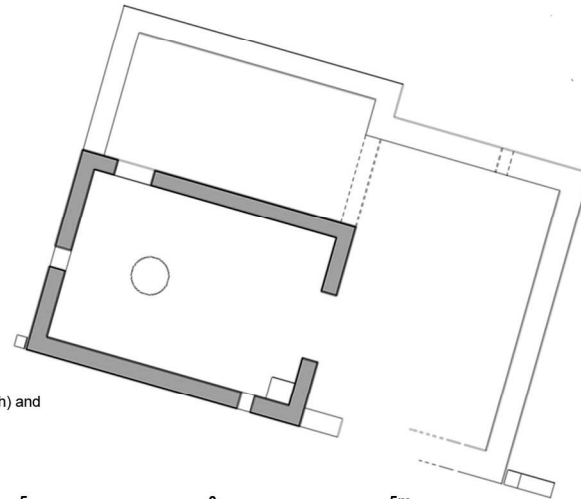


Fig. 88 Plan of Lusthof Outbuilding on a scale of 1:200

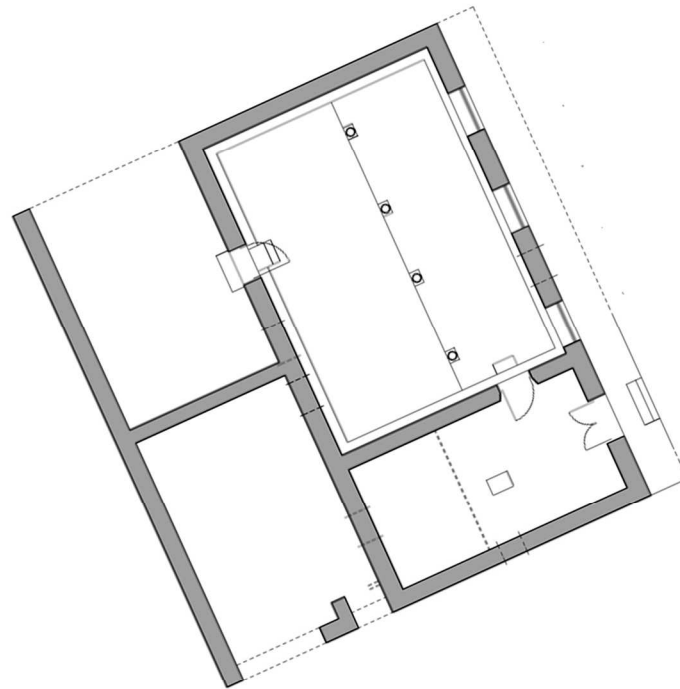


Fig. 89 Plan of Lusthof School Building on a scale of 1:200



Fig. 90 Outbuilding seen from the north with School Building in the background, left (1987)



Fig. 91 School Building from the east (1987)



Fig. 92 Front of School Building facing east (1999)

MIDDENRIF HOUSE VENTER 1884



Fig. 93 Architrave over front door with inscription: "MW VENTER 1884". (Photo: Louis du Preez 2012)

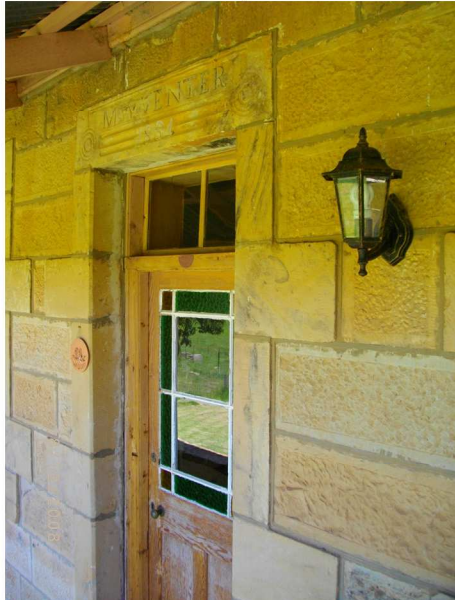


Fig. 94 Detail showing the frame around the door and window openings constructed with smooth ashlar and walls in punched ashlar. (2012)



Fig. 95 Detail showing a cornerstone with inscription: "P.H.W. NEETHLING KLIP WERKER". (Photo: Louis du Preez 2012)



Fig. 96 South-eastern facade of the house showing the hipped roof with flared veranda on three sides. (1999)



Fig. 97 The house in 1937 with the family in front. The additions of 1929 were done by the gentleman wearing a waistcoat, *Oupa* Petrus Adriaan Venter and his wife in a black dress, *Ouma* Johanna Venter. (Photo: B Airey, current owner of the farm. Identification: J Meyer, previous owner of farm, 2012)

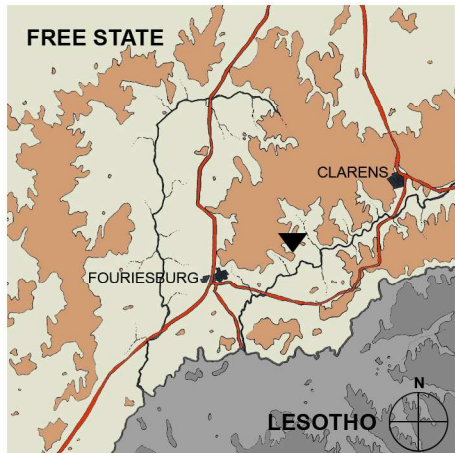


Fig. 98 Map of Brandwater Basin indicating the location of Middenrif with black arrow.

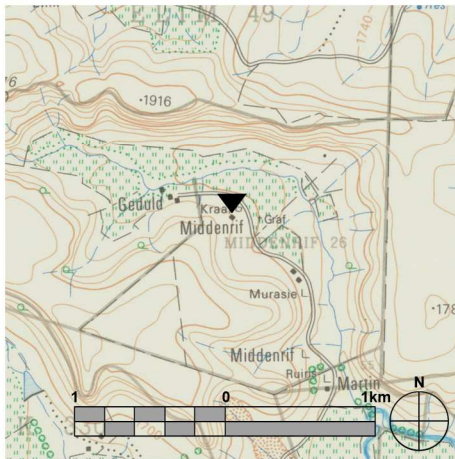


Fig. 99 Middenrif context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CB CLARENS SECOND EDITION 1978)



Fig. 100 Aerial photograph (scale 1:2 000) of House Venter. The image shows new additions towards the north which date from after the survey. (<http://maps.google.com> accessed 2011 12 01)

## MIDDENRIF HOUSE VENTER

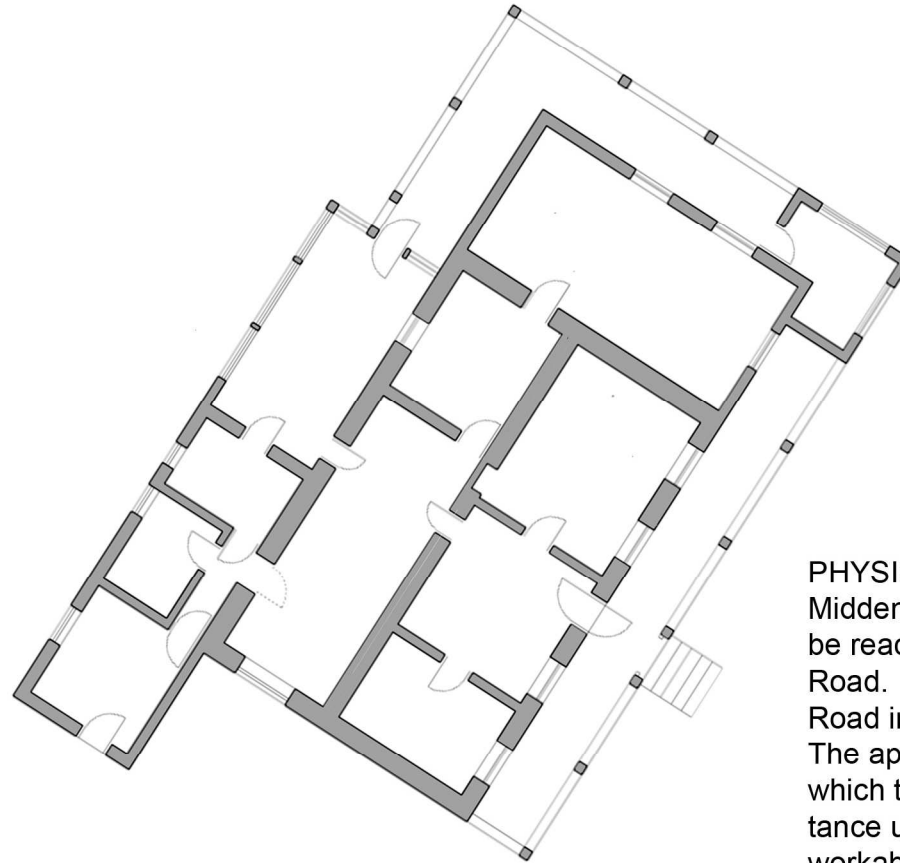


Fig. 101 Plan of House Venter on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

Middenrif is, like Welkom, one of the farmsteads that can be reached with what was earlier indicated as the Inhoek Road. The farmstead is more than 2 km off the Inhoek Road in a valley that was originally the extent of the farm. The approach to the farmstead is from the south-east, which the house faces squarely. The site is some distance up against the side of the valley, away from any workable land. The higher position also affords the house a good view down the incoming road. The house is orientated with its front to the approaching road, not to the northern aspect or parallel to the contours. It is placed almost perpendicular to the gradient. The fall is east of north-east at 1:20 and the site is 1 720 m above sea level.

The circulation is mostly room to room, but the plan already developed to a double row of rooms. When surveyed, the house had 12 rooms, measured 22.7 x 13.8 and had 267 sq. m of covered space.

The window and door openings of the phase 1 house are framed with smooth and upright sandstone blocks, raised from the surface of the wall. The coursed ashlar of the walls have chiselled margins with punched fields.



Fig. 102 Aerial photograph (scale 1:2 000) of House Venter. The image shows new additions towards the north which date from after the survey. (<http://maps.google.com> accessed 2011 12 01)

## MIDDENRIF HOUSE VENTER

### TIME CONTEXT

Middenrif was one of the first 608 farms surveyed in the conquered territory. It was therefore possible to own the farm since 1869 (Eloff 1980: 42). The house carries several stones with inscriptions on them. The lintel over the front door reads “MW VENTER 1884”. Another stone carries the inscription “PA VENTER 1 APRIL 1929 JC V TONDER.MS.” and on a cornerstone ‘P.H.W. NEETHLING KLIP WERKER”. The phase 1 house has a 5- room plan that is compact and different from the 5-room plans described by Labuschagne (1998: 43). This phase 1 house was burned down during the Anglo-Boer War and reconstructed afterwards. According to the local lore, this was the first house burned in the war.

The 1929 additions contribute a larger room, a kitchen, bathroom, a minute passage and stoep around corners on three sides of the house. The hipped roof with flared veranda is without the gablet that is part of similar hipped roofs at Lusthof or Dunelm.

### CULTURAL CONTEXT

Matthys Wynand Venter (1841-1916) was the builder of the phase 1 house. He was the son of WD Venter of Present Poort (also included in this collection) and his first wife. Matthys was married to Anna E van Helsdingen (1847-1916) and they had 8 children. One of their sons died 1900 in Diyatalawa, Ceylon (now Sri Lanka) as a prisoner of war of the Anglo-Boer War (Van Helsdingen 2011). Culturally this family can be compared to the Fouries at Kransfontein, in the sense that both were the children of Voortrekkers, but both were born and married in the Free State and had extended families in the Brandwater Basin. Their links with the Cape must have become very tenuous.

### NOTES ON DATA IN SUMMARY

1. It is unlikely that the stoep on the south-eastern side of the phase 1 house was a covered stoep. It might have been covered by 1890, but the existing stoep is later than 1884. It seems likely that the roof and stoep were remodelled completely with the 1929 additions.
2. Closed-up door in the centre of phase 1 house is counted for phase 1 and ignored afterwards.
3. Door on the north-western side of phase 1, leading to the small passage of the phase 2 addition, is counted as window in phase 1.
4. Door on the north-eastern side of phase 1, leading to the larger room of the phase 2 addition, is counted as window in phase 1.

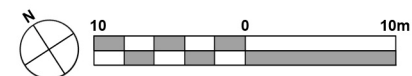
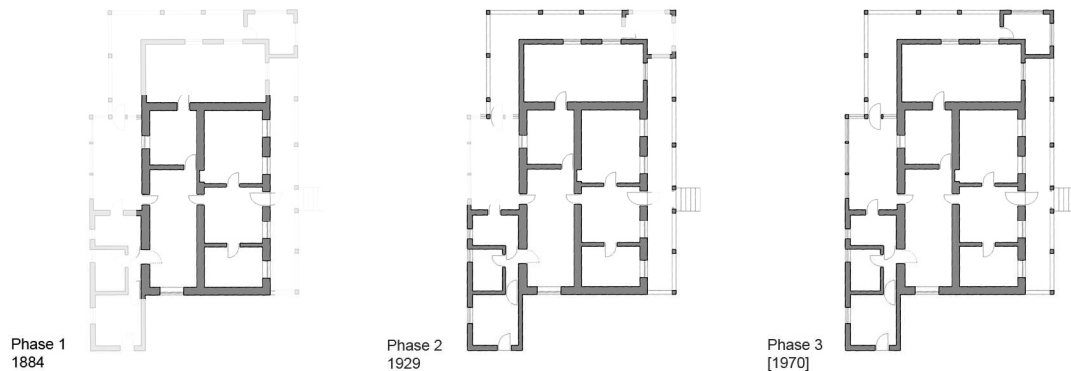


Fig. 103 Proposed phases of development of House Venter on a scale of 1:500

MIDDLETON ESTATE BRINDISI HOUSE GROBLER & SMITHY [1880]



Fig. 104 Small *rondawel* in the garden which served as convenience (pit-latrine) that was fitted with a boarded floor. (2000)



Fig. 106 North-western elevation towards the road passing on that side. (2000)



Fig. 105 The fireplace inside the smithy at the northern end of the main space. (2000)



Fig. 107 The southern gable from inside the smithy. (2000)



Fig. 108 Smithy as seen from the west. The chimney is at the centre of the photograph. (2000)

## MIDDLETON ESTATE BRINDISI HOUSE GROBLER & SMITHY

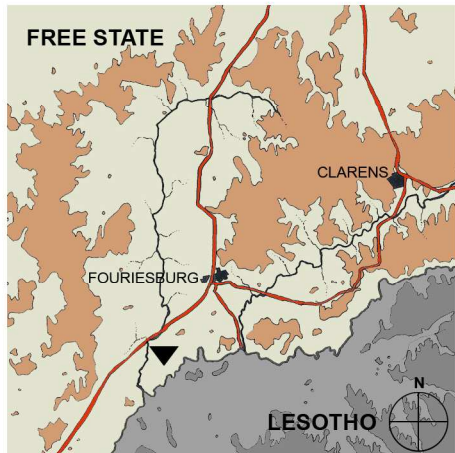


Fig. 109 Map of Brandwater Basin indicating the location of Brindisi west of Killarney with black arrow.

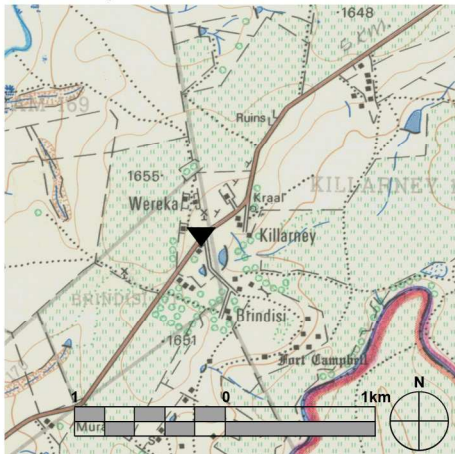


Fig. 110 Brindisi context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)

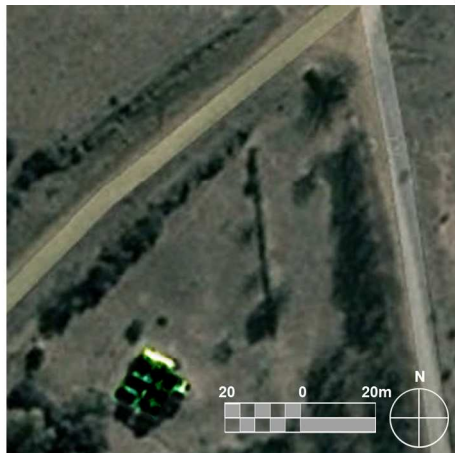


Fig. 111 Aerial photograph (scale 1:2 000) of House Grobler (<http://maps.google.com> accessed 2011 08 10)



Fig. 112 Plan of House Grobler on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

The blacksmith played an important role in the maintenance of the horse and ox-drawn transport infrastructure of a century ago. Mr Middleton had a blacksmith on the estate. His house was at the turn-off to the Brindisi farmstead. The smithy was on the opposite side of the turn-off, on Killarney, halfway between his own house and the Big House. The smithy had to be near water and there is a dam between the turn-off and the smithy. The smithy was orientated north-south, parallel to the contours there. The front of House Grobler faced the turn-off in a north-eastern direction. The house is near the apex of a slightly higher plane in the west which

allows views in all directions, including the blacksmith's dam and smithy. Internally, the rooms simply lead from each other. Before the very last additions (phase 4), the house had 9 rooms with 3 external doors. The house sits at 1 630 m above sea level on an almost level site which fall towards the east at 1:20. Very low steps lead up to the front door, but the plinth is not significant.

The overall dimensions are 18 x 12.3 m with a covered area of 207 sq. m. The house is constructed from rubble and is not very well built. Substantial parts of the walls had to be rebuilt. If there were gables, they would not have survived for the same reason. The same technique was used on the smithy. With more maintenance, the house barely survived as the smithy fell into ruin. 50

# MIDDLETON ESTATE BRINDISI HOUSE GROBLER & SMITHY



Fig. 113 Aerial photograph (scale 1:2 000) of House Grobler  
(<http://maps.google.com> accessed 2011 08 10)



Fig. 114 Aerial photograph (scale 1:2 000) of Smithy  
(<http://maps.google.com> accessed 2011 08 10)

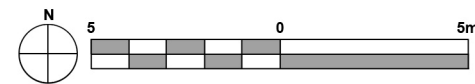
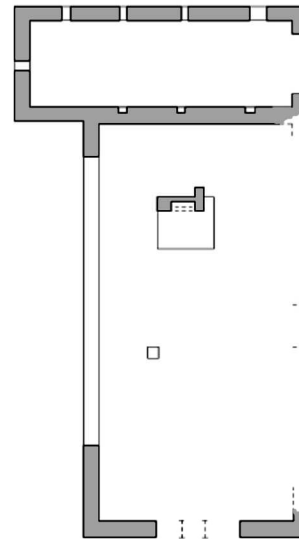


Fig. 116 Plan of Smithy on a scale of 1:200

## TIME CONTEXT

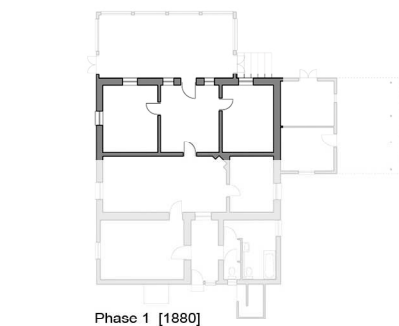
The blacksmith was already part of the daily activities on the farm by the time the Anglo-Boer War broke out. That dates the phase 1 house to pre-1900. The long 3-roomed phase 1 house is remarkably similar to the Miller's House, with the same dimensions in length and slightly more in width. Wall thicknesses and the joints of the building material do not support a break between phase 1 & 2 like the roof does. The house was a holiday home at the time of the survey in 2000.

## CULTURAL CONTEXT

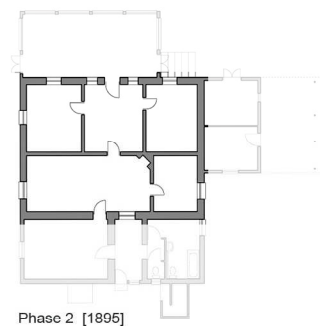
The blacksmith was Mr Grobler of whom nothing is known.

## NOTE ON DATA IN SUMMARY

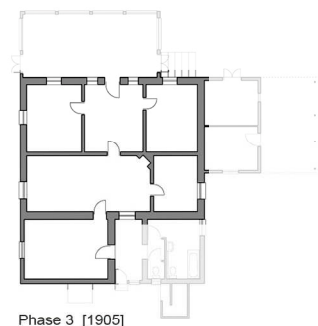
1. The room added in phase 4 on the southern corner, was later sub-divided into ablutions. It is counted as one room for phase 4.
2. Enclosed sun-stoep on the north probably replaced a stoep of which no traces could be found.
3. The very recent outside shower, parking space and stores (phase 5) are not included in the summary.



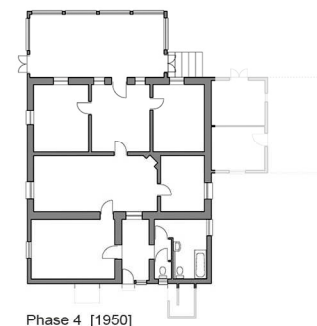
Phase 1 [1880]



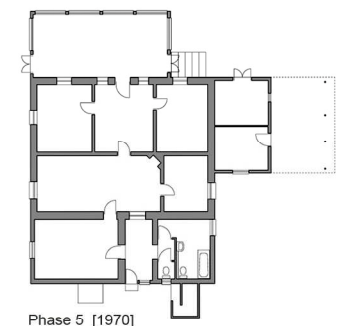
Phase 2 [1895]



Phase 3 [1905]



Phase 4 [1905]



Phase 5 [1970]

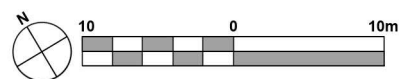


Fig. 115 Proposed development of House Grobler on a scale of 1:500

MIDDLETON ESTATE GOEDETROUW MILLER'S HOUSE & MILL [1880]



Fig. 118 The Miller's House as seen from the mill, the north-west. (2000)



Fig. 117 The defences of Fort Campbell overlooking Lesotho in the background. (2000)

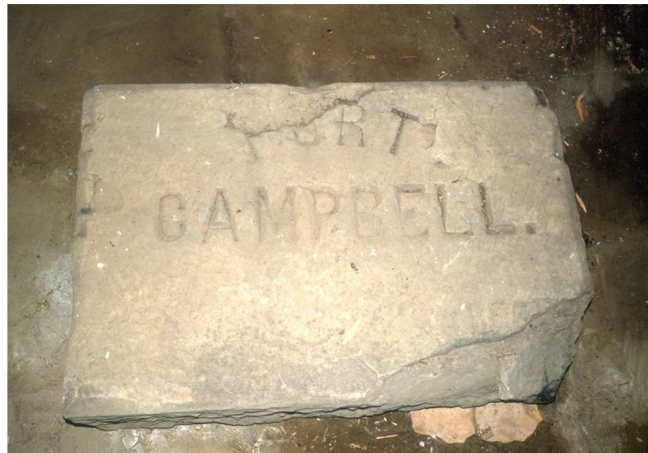


Fig. 119 A sandstone block bearing the inscription "FORT CAMPBELL." (2000)

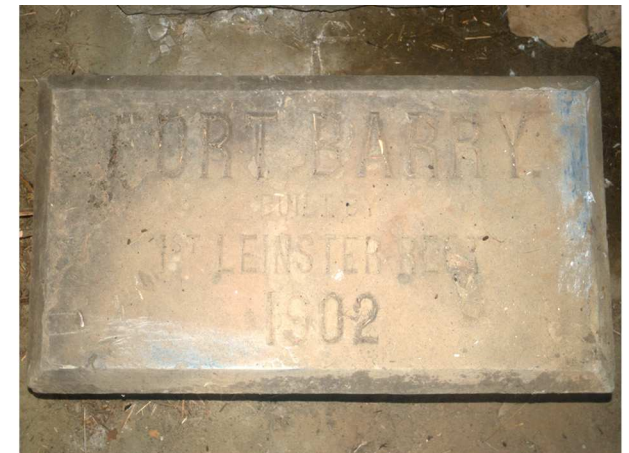


Fig. 120 A sandstone block bearing the inscription "FORT BARRY BUILT BY 1ST LEINSTER REGT. 1902" (2000)

## MIDDLETON ESTATE GOEDETROUW MILLER'S HOUSE & MILL

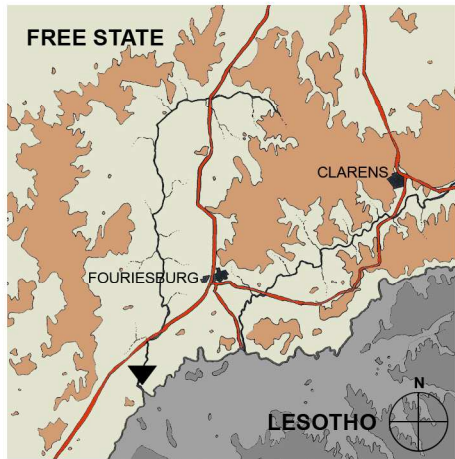


Fig. 121 Map of Brandwater Basin indicating the location of Goedetrouw with black arrow.

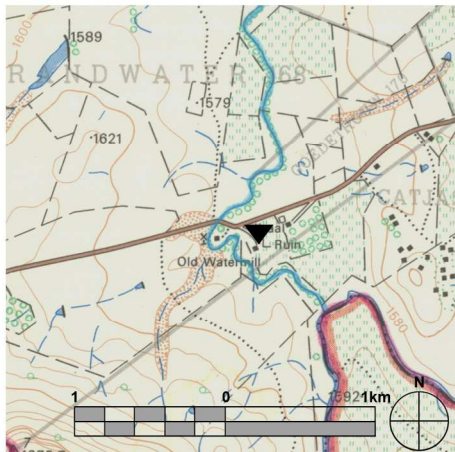


Fig. 122 Goedetrouw context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)



Fig. 123 Aerial photograph (scale 1:2 000) of Miller's House (<http://maps.google.com> accessed 2011 08 10)

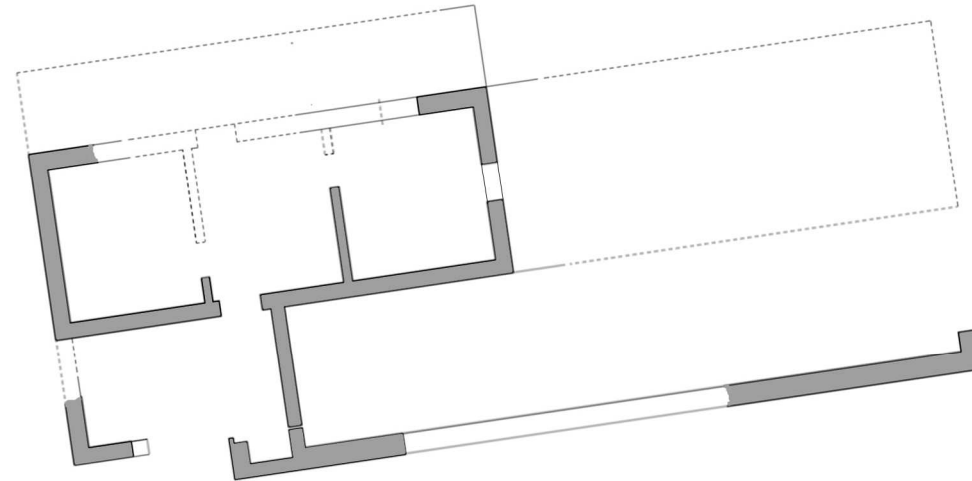


Fig. 124 Plan of Miller's House on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

The mill was part of the operations on the Middleton Estate. This is not unlike the mill and dam near Leeuw River run by the Newberry family (Roodt 1987: 135). The Middleton Mill was, in comparison, a much smaller facility. The miller's house and mill are on the banks of Grootspuit, where the road crosses the spruit and access is from the road, passing on the northern side. The site is remote and the only buildings in the area are the ruins of the miller's house and the mill itself. The site is less than a kilometer from the confluence of Grootspuit with the Caledon River and the border with Lesotho. The house is orientated north, less than 10 degrees west. The front door and 2 of the 3 windows of the phase 1 house faced north. The mill had to adapt to the flow of the water.

The spruit bends in an elaborate S-curve from the west to the east and the mill was sited south-west in the bend with feeder channels supplying water from the north.

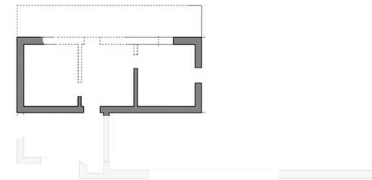
The house has a good view of the mill and road passing on the northern side. Internally, the arrangement of the 4 rooms is simple: 3 rooms lead into a central room with front door. The kitchen was an addition to the back of the house with a small hearth.

The site is at the lowest point in the Brandwater Basin at under 1 580 m above sea level. Being on an eminence, with the spruit flowing around it, the gradient is virtually level with a 1:50 fall towards the spruit in a western direction. The plinth, stoep and platform are not significant on such a level terrain.

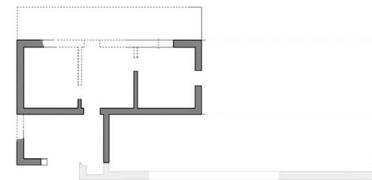
## MIDDLETON ESTATE GOEDETROUW MILLER'S HOUSE & MILL



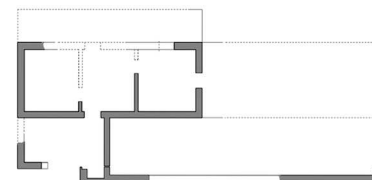
Fig. 125 Aerial photograph (scale 1:2 000) of Miller's House (<http://maps.google.com> accessed 2011 08 10)



Phase 1 [1880]



Phase 2 [1895]



Phase 3 [1900]

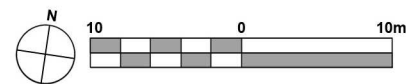


Fig. 126 Conjectural development of house on a scale of 1:500

The overall dimensions are 12.3 x 9.3 m. Covered area is 84 sq. m. The house was built entirely with sandstone, dressed and coursed on the outside, but rubble set in mortar was used for the internal walls. There is no indication left of the roofing material. A platform and long freestanding wall exists on the eastern side of the house. These might have formed part of a wooden structure covered with material like corrugated iron sheets, or it might have formed part of the defensive strategies while the house was used as a fort, namely Fort Barry.

### TIME CONTEXT

The 3-roomed house was built before the outbreak of the Anglo-Boer War. During the last phases of the war, a blockhouse line ended on the Middleton Estate. Two forts were established there: Fort Campbell on a hill overlooking the Caledon River and Fort Barry in the miller's house. Both were marked by stones bearing these names. The inscription for Fort Barry reads: "Built by 1st Leinster Regt.", which is not entirely true. The stone was embedded into an existing house. The soldiers might have added some of the structures to the back or east of the house. The house has not been used for many decades and is in ruins.

The mill started functioning as a watermill with a water-wheel. The wheel was still lying in the veld on the site in the 1970s. The mill was, however, also fitted with a water turbine, which is still visible on the side of the mill.

### CULTURAL CONTEXT

This was a simple utilitarian or functional set-up. Mr Middleton utilised the water force and he needed structures to protect the mill and a house to accommodate the miller. The similarities between his own first 3-roomed house (which he bought from the Veldman brothers) and this house is striking. The miller's house was neatly finished with dressed sandstone (unlike his own house), but was 1.5 m shorter with exactly the same exterior width. This is also comparable to the blacksmith's house in its first phase, on the same estate. The blacksmith's house is included in this col-54  
lection as House Grobler.

MIDDLETON ESTATE GOEDETROUW MILLER'S HOUSE & MILL



Fig. 127 Aerial photograph (scale 1:2 000) of Mill  
(<http://maps.google.com> accessed 2011 08 10)



Fig. 128 Mill from the north-east (2000)

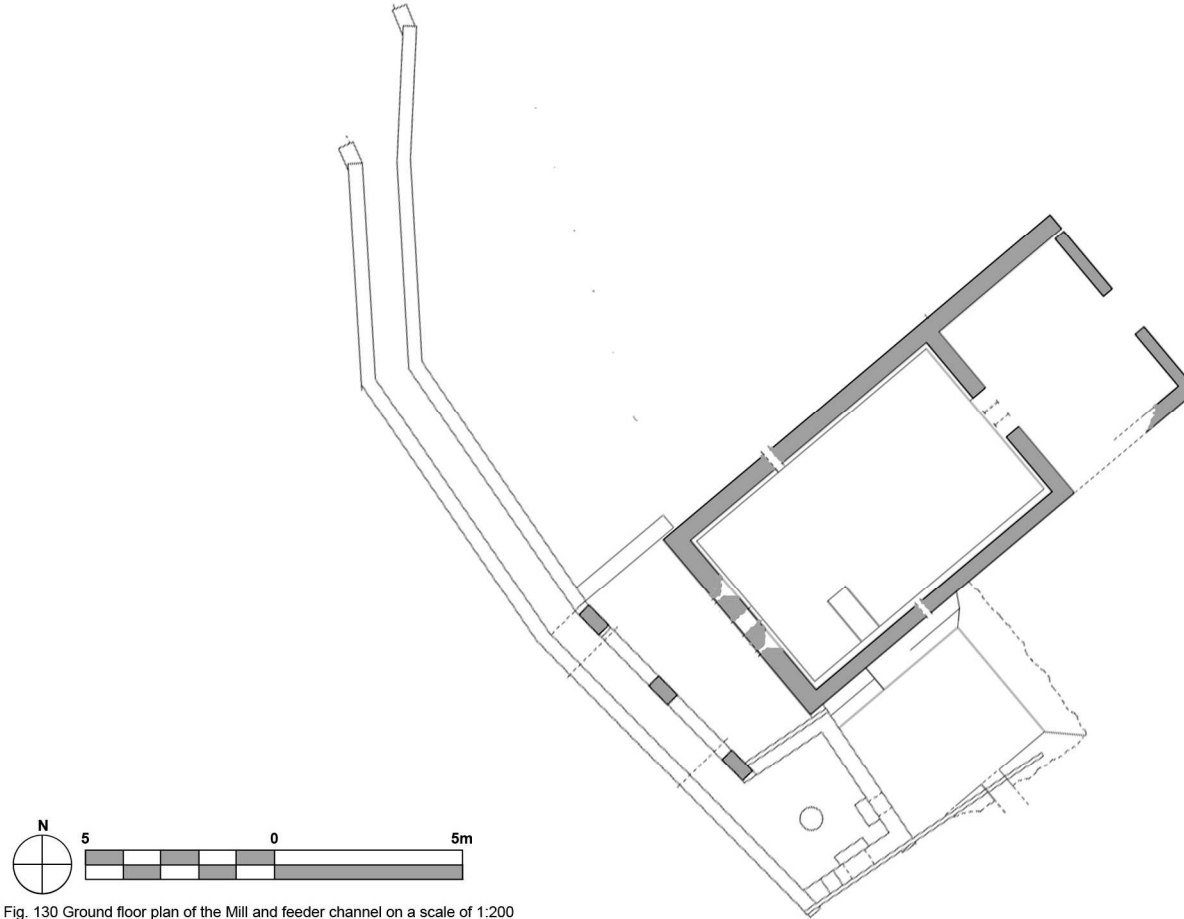


Fig. 130 Ground floor plan of the Mill and feeder channel on a scale of 1:200



Fig. 129 Mill from the north (2000)



Fig. 131 Mill from the east (2000)

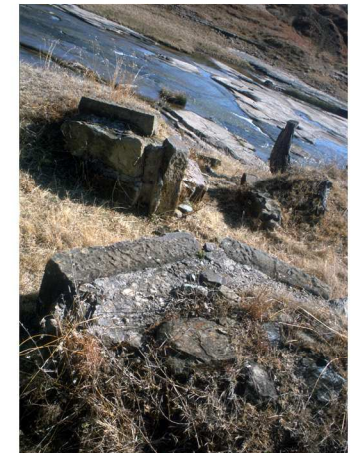


Fig. 132 First sluice in feeder channel that is shown on 1:500 site plan (2000)

# MIDDLETON ESTATE GOEDETROUW MILLER'S HOUSE & MILL

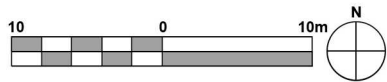
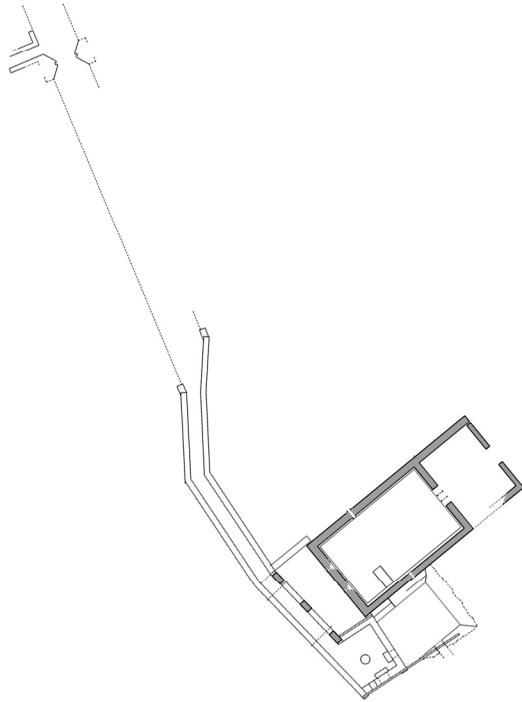


Fig. 133 Site plan showing ground floor plan with channel up to first sluice on a scale of 1:500

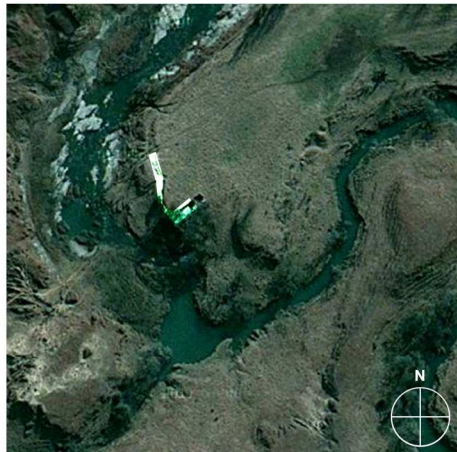


Fig. 134 Aerial photograph of Mill in bend of Grootsspruit (<http://maps.google.com> accessed 2011 08 10)

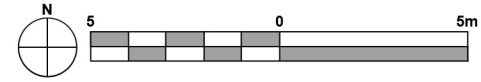


Fig. 136 Plan of Mill on ground level on a scale of 1:200

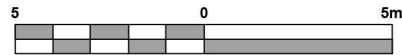
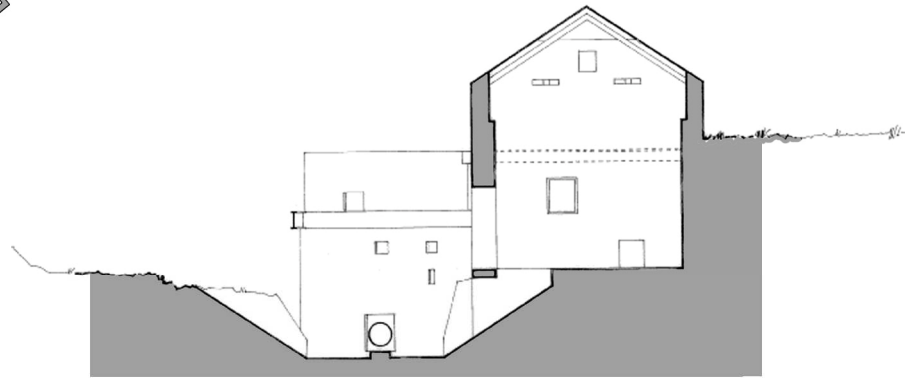


Fig. 135 Section of Mill on a scale of 1:200

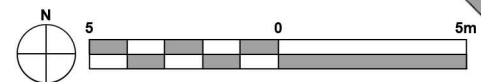
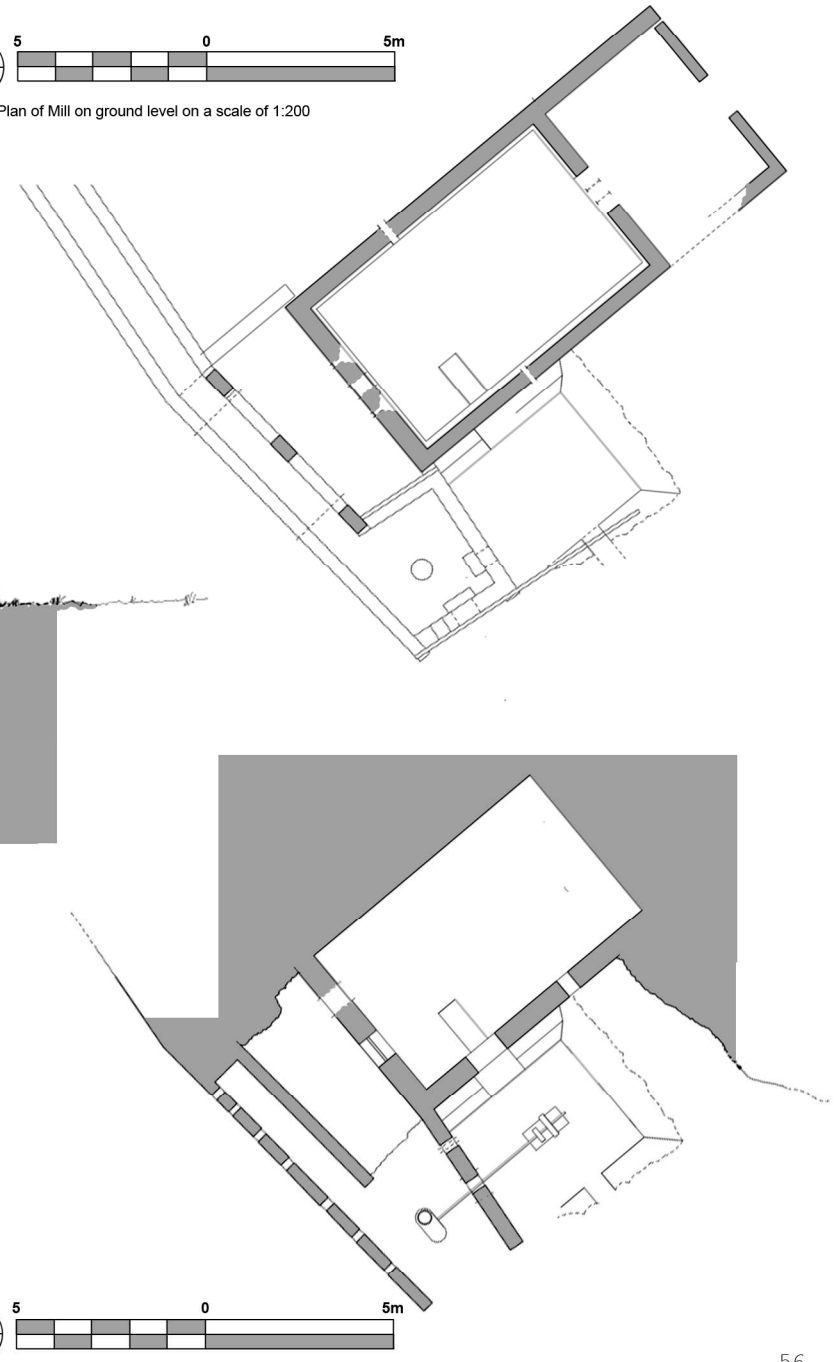


Fig. 137 Plan of Mill on the lower level on a scale of 1:200

MIDDLETON ESTATE KILLARNEY BIG HOUSE & SHED [1870]

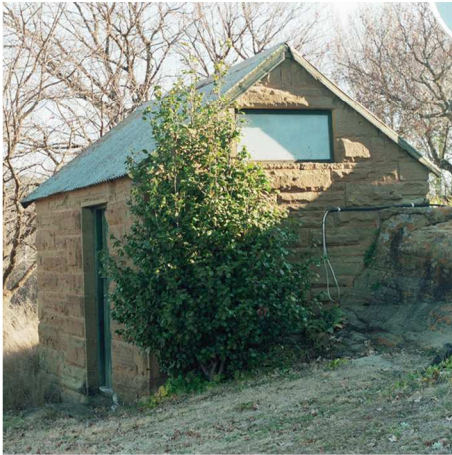


Fig. 138 Outside room for showering. Specifically used by CE Middleton for cold showers. (2000)



Fig. 139 Outside convenience (pit-latrine) for ladies with two seats inside. (2000)



Fig. 141 North-western elevation showing stoep and double-doors to living/dining room. Note the pragmatic way in which different roofs of the different additions butt up against each other. (2000)



Fig. 140 South-eastern elevation, facing the Lesotho border. (2000)



Fig. 142 Butchery (2000)

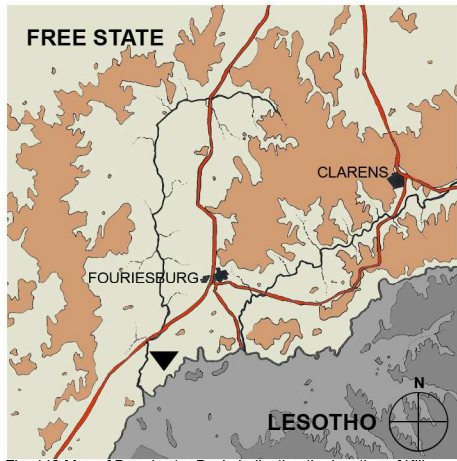


Fig. 143 Map of Brandwater Basin indicating the location of Killarney with black arrow.



Fig. 145 Aerial photograph (scale 1:2 000) of the Big House on Killarney (<http://maps.google.com> accessed 2011 08 10)

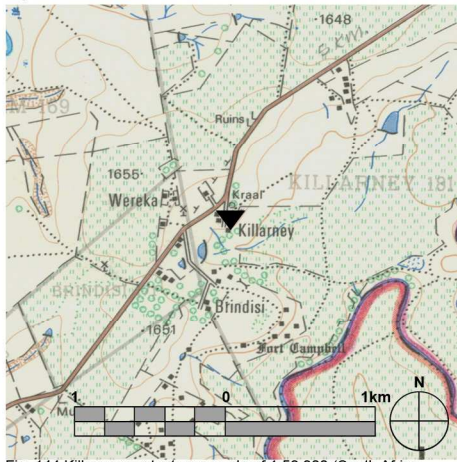


Fig. 144 Killarney context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)

# MIDDLETON ESTATE KILLARNEY BIG HOUSE & SHED

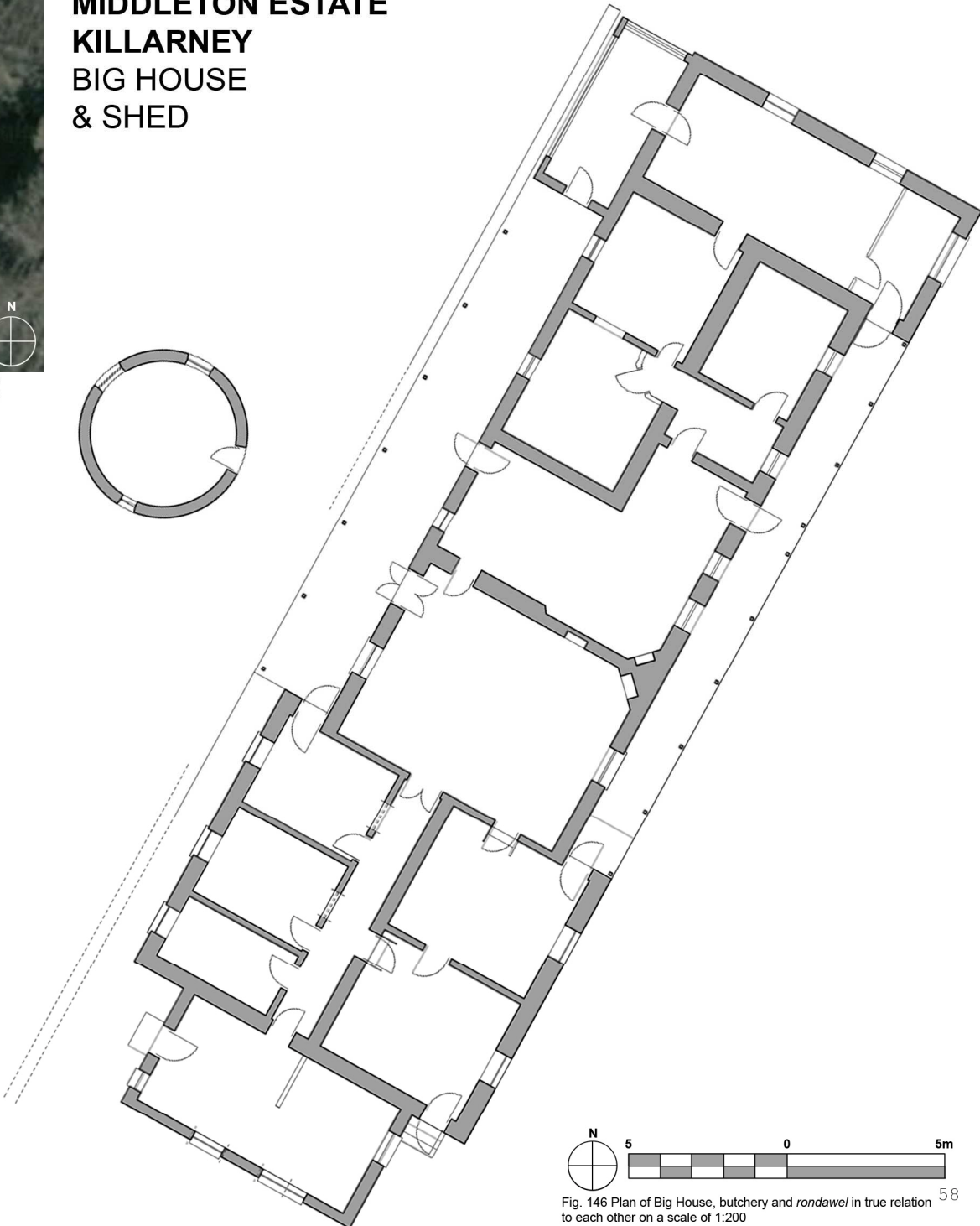
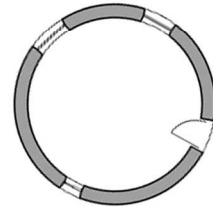
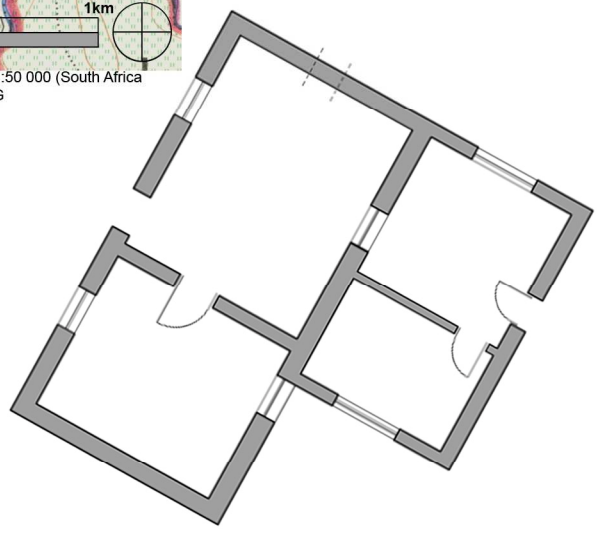


Fig. 146 Plan of Big House, butchery and rondavel in true relation to each other on a scale of 1:200

## MIDDLETON ESTATE KILLARNEY BIG HOUSE & SHED

### PHYSICAL CONTEXT AND DESCRIPTION

The Middleton Estate lies on the border with Lesotho and the magisterial district-border between the districts of Fouriesburg and Ficksburg. The estate includes a number of farms and Killarney, Brindisi, Goedetrouw and Eureka are the farms on which structures were surveyed. The Big House on Killarney is within a kilometre of the Lesotho border and the confluence of Grootspuit with the Caledon River is on the estate. Access to the site is from the north, from a secondary road between Fouriesburg and Ficksburg.

the glazed sun stoep and flatlet that was added to the house in the 1970s. Typical of houses that evolved over more than 100 years, the internal circulation is complex. In the older part of the house, the circulation is from room to room. The only passage which avoids this, is in the newer part of the house and runs from the living/dining room to the kitchen. The house has 16 rooms with 9 external doors.

The height is 1 620 m above sea level on the site, which falls towards the Caledon River in the south-east at a gradient of 1:14. The house sits on a rock-shelf overlooking the river-valley. The northern-most corner is cut into the natural ground level and the plinth is highest on the southern side. The overall dimensions are 37.5 x 12.9 m and the roofed area is 448 sq. m. The materials on the exterior are mainly sandstone with corrugated iron sheet roof covering. Part of the older structure (protected by the stoep) exposes a plastered (at first a mud smeared finish) and painted wall similar to the Lusthof House. The odd sizes and positions of the windows and doors in the older part of the house point to the fact that there is still much of the original house left, which insensitive restoration could easily jeopardise.



Fig. 147 Aerial photograph (scale 1:2 000) of the Big House on Killarney (<http://maps.google.com> accessed 2011 08 10)



Fig. 148 One of many rondawels on the Big House site. (2000)

The farmstead of Killarney included more buildings and spaces open to the public (school, shop) than any of the other places surveyed. The visitor passes a shop, a school and a massive shed before the Big House can be reached. The long narrow house was built with the entrance on the one long side facing west with less than 30 degrees inclination towards north. On the eastern side, the stoep is orientated towards Lesotho at that angle. Most of the windows in the house face east or west. The very small windows in the older part of the house are protected by the stoep. The only part of the house to utilise northern light, is

### TIME CONTEXT

It is known that the first house on the farm had 3 rooms when bought in the 1880s (Middleton 2000). That first phase of the house is fitted with some very small windows and doors of odd sizes which confirm the oral history. The house was extended at least twice by the time the Anglo-Boer War broke out. British officers commandeered part of the house during the war. A bakery was also established there for British use. It would seem that the house was continuously occupied by the same family since they bought the farm. This time-span of more than 125 years must be exceptional for this area.<sup>59</sup>



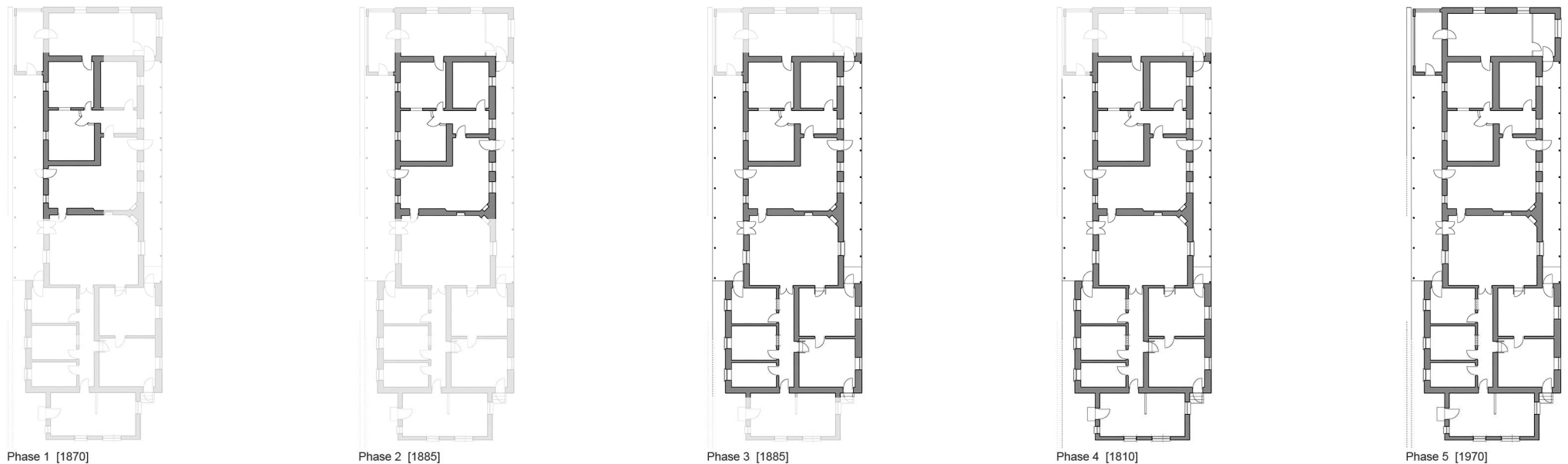
Fig. 149 The Shed seen from the east (2000)

## MIDDLETON ESTATE KILLARNEY BIG HOUSE & SHED

### CULTURAL CONTEXT

The first owners of the house were the Veldman brothers. They were reputedly Voortrekkers who decided to settle in the area. When the Republic of the Orange Free State occupied the area after the Third Basotho War (1869), the farm Welbedacht was one of the 608 original farms surveyed in the conquered territory (Eloff 1980: 36, 42). The Veldman family owns the remnant of Welbedacht to this day, just north-east of Killarney. CE Middleton bought this portion of the Welbedacht farm from the Veldmans in the 1880s. It included their original 3-roomed house. The Veldmans were eager to draw Middleton's attention to the fact that they had built the house on rock, with reference to the Bible (Middleton 2000). Charles Ernest Middleton lies buried in the family graveyard behind the house and his epitaph includes:

"1th June 1854 (Durban) 5th Feb 1948 (Fouriesburg)". He was an English trader from Durban who was interested in trading with the Basothos. Under the ownership of Middleton, the settlement on Killarney almost evolved into a small town or outpost. Around the Big House was an older shop and a newer shop, a shopkeeper's house, a school, a massive (sandstone) shed used for the storage of wheat (bought from the Basothos across the border and farmers in the area), a smithy with dam and blacksmith's house, a house for the general assistant, several *rondawels* (used as harness-room, general stores, bookkeeper's office etc.), workers' houses, a butchery and a family graveyard. The shed included a prison-cell. Further down the road, at the crossing with Grootspuit, there was also a water-mill and a miller's house.



Phase 1 [1870]

Phase 2 [1885]

Phase 3 [1885]

Phase 4 [1810]

Phase 5 [1970]

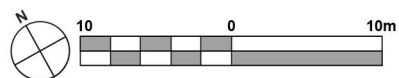


Fig. 150 Conjectural development of house on a scale of 1:500

## MIDDLETON ESTATE KILLARNEY BIG HOUSE & SHED



Fig. 151 Aerial photograph (scale 1:2 000) of Shed (upper half of photograph) and Trading Store (lower half) (<http://maps.google.com> accessed 2011 08 18)

During the Anglo-Boer War two forts were established on the estate, being at the end of a blockhouse line. A graveyard for British soldiers was also created. The family survived the war despite not being trusted by either the British or the Boers. The last Rice type corrugated iron blockhouse that remained on the farm was removed to the Dutch Reformed churchyard at Fouriesburg before 1999 for safekeeping. CE Middleton was instrumental in the construction of the Anglican Church of St Mary's in Fouriesburg and his wife laid the foundation stone (Du Preez 2004: 11).

### NOTES ON DATA IN SUMMARY

1. The aperture in the wall between the two most northern rooms in the phase 1 house is ignored in all data.
2. There is an indication that the north-western window to the middle of the phase 1 house had been a door. It is counted as door for phase 1 and window afterwards. The other exterior door next to it is regarded a door throughout. The other exterior doors in the phase 1 house was counted as windows for phase 1. The north-eastern door is only interpreted as door in phase 5. The south-western door is counted as door from phase 3.

3. The removed wall between the two south-western rooms of the phase 2 house was reinstated for phase 2 with a door in it. It is regarded as removed from phase 3 onwards.

4. The door set at an angle in the corner of the central room of the phase 1 house, has been counted as such from phase 3 onwards.

5. The dry-wall in the western corner of the phase 5 addition was considered a wall.

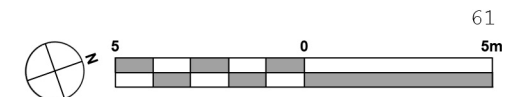
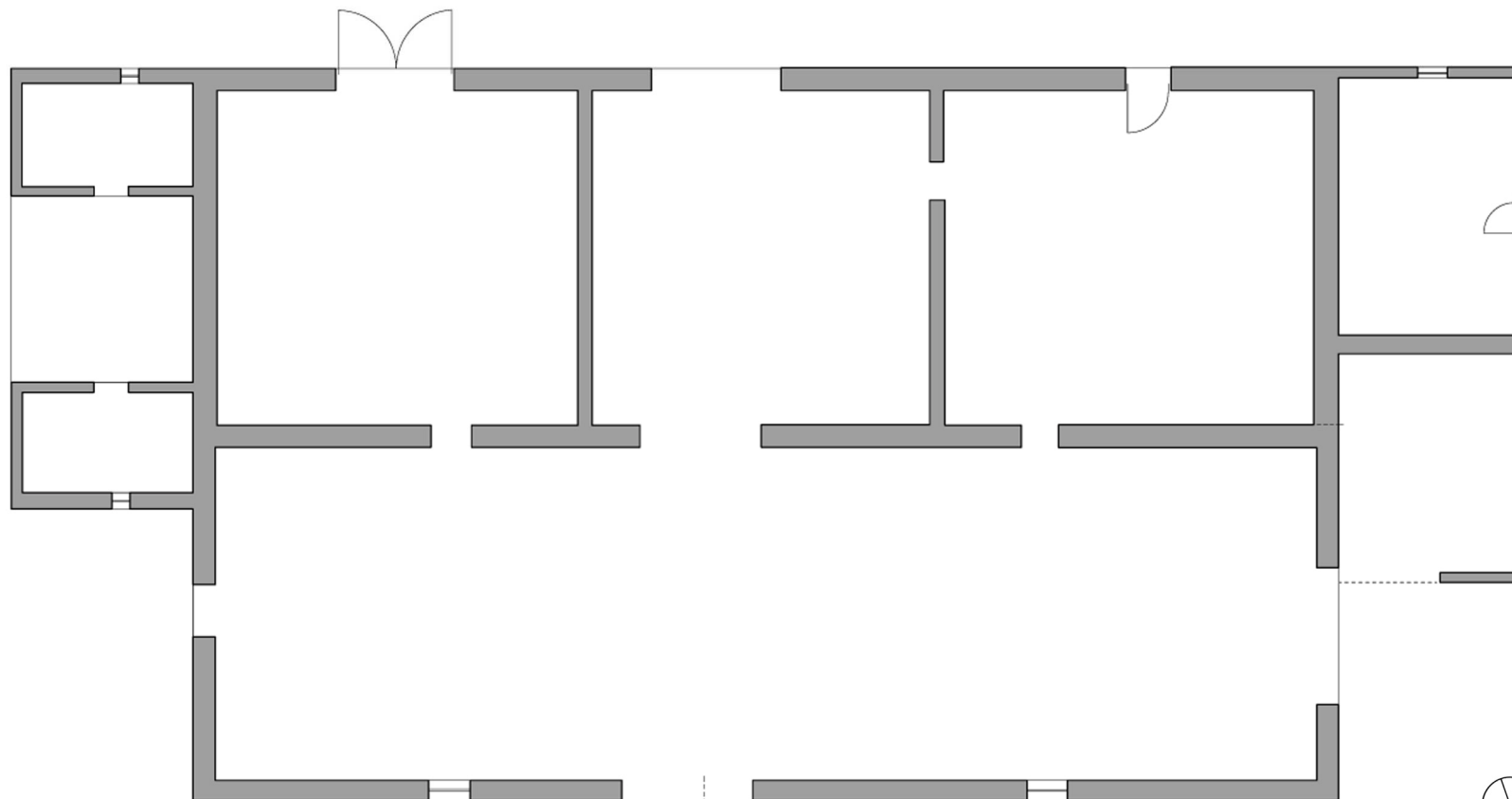


Fig. 152 Plan of Shed on a scale of 1:200

# MODDERFONTEIN HOUSE VENTER 1854



Fig. 153 The stoep door on the eastern side. (1999)



Fig. 154 Western side of house with back door in front and front door behind, in the shade. (Photo: Louis du Preez 2012)



Fig. 156 Southern elevation showing the different additions on the gable. The door under the first gable leads to the stable. (1999)



Fig. 155 Northern elevation as seen from the access road. (Photo: Louis du Preez 2012)



Fig. 157 Southern gable of house on Modderfontein, with access road passing on the extreme left. (1999)

## MODDERFONTEIN HOUSE VENTER

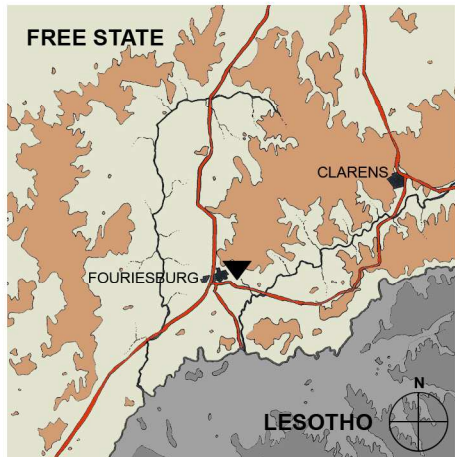


Fig. 158 Map of Brandwater Basin indicating the location of Modderfontein with black arrow.

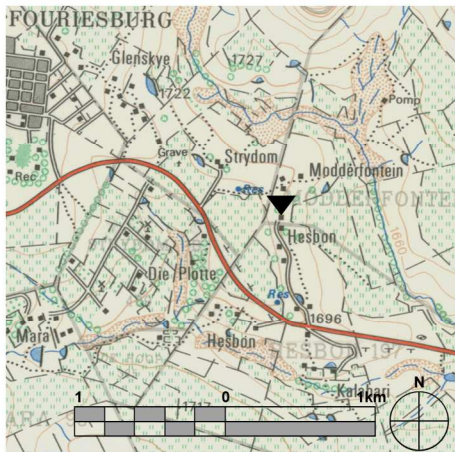


Fig. 159 Modderfontein context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)

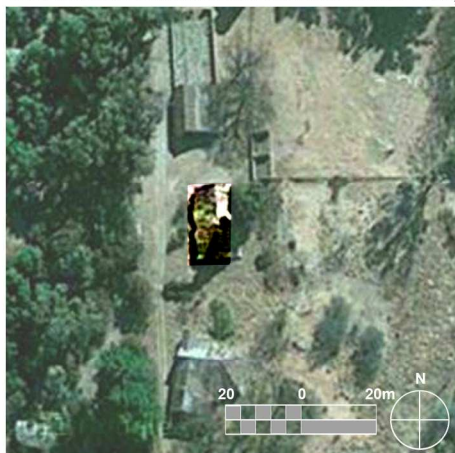


Fig. 160 Aerial photograph (scale 1:2 000) of House Venter (<http://maps.google.com> accessed 2011 08 10)

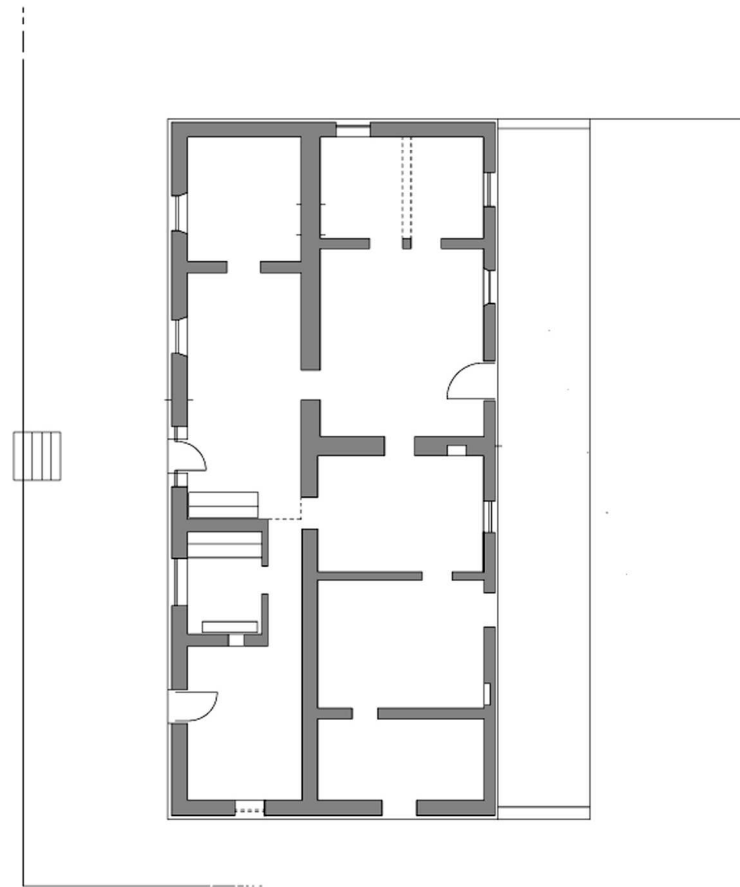


Fig. 161 Plan of House Venter on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

This farmstead is a complex example which includes this house, two more recent houses, a garden pavilion, ruins of shed structures, pens and houses for labourers. Although the farmstead is technically on two different farms (Modderfontein and Hesbon), it functions as one. Partly because of the shelter that the ridge provides on the western side, and partly because of the slope of the site, the farmstead is organised linearly. Towards the northern end is a family graveyard. The approach that acted as a datum-line for the farmstead, could be accessed from either side, from the north (towards Fouriesburg, which fell in disuse) as well as from the south, which is now the main entrance. This road passed behind the house, which is an uncommon arrangement.

The long sides of the house face east and west. The short sides of the house therefore face north and south. The oldest part of the house has the least and the smallest windows. With each addition the window-size increased. The house had a limited view on the approach, but an expansive view over the farm.

Internally, the circulation is mostly through the rooms. Of the 11 rooms, only 4 are dead-ends. The rest allow for throughfare. There are 5 exterior doors for 11 rooms. Of the 11 rooms, 3 (excluding the corridor) are very small with an area of less than 5.7 sq. m.

The site is at a height of 1 700 m above sea level. The house is placed parallel to the contours of the site. The site slopes down in a northern direction at a gradient of 1:10. The front of the house is provided with a slight plinth, but at the back of the house the site was cut away substantially and terraced to accommodate the slope.

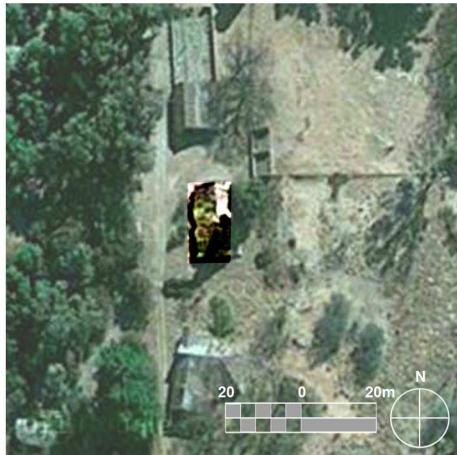


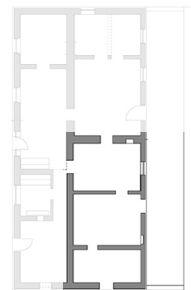
Fig. 162 Aerial photograph (scale 1:2 000) of House Venter (<http://maps.google.com> accessed 2011 08 10)

## MODDERFONTEIN HOUSE VENTER

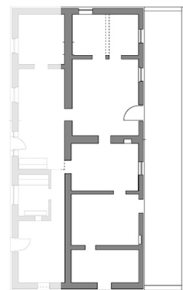
The house has overall dimensions of 18.8 x 8.7 m and a roofed area of 164 sq. m.

The materials on the exterior of the house are corrugated iron roof sheeting and walls made up of roughly coursed rubble and sundried bricks, all whitewashed. The entire house has a plinth of about 700 mm above finished floor level, of random rubble that is more or less 500 mm thick, with walls in a variety of materials above. The house displays a pragmatic approach to building. The ledge between the plinth and the thinner walls on top is the only feature that is vaguely decorative on the exterior.

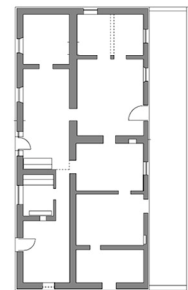
A notable aspect of the house is the stable that was one of the first 3 rooms that made up the initial house. It remained in use as a stable for the entire useful life of the house. The house was later provided with a loft over part of the first house.



Phase 1 1854



Phase 2 [1880]



Phase 3 [1890]

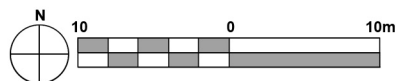


Fig. 163 Conjectural development of House Venter on a scale of 1:500

### TIME CONTEXT

This is an unrestored and authentic house of a pioneer. The house was built by RH Venter in 1854 (Venter 1999) before the conquered territory was annexed by the Republic of the Orange Free State - which barely existed at that time. Venter settled in this part of Basutoland, just behind a ridge that separates the site from the transport route to Natal. Compare this with Heyns, who also moved into the area at Schoonzicht before the annexation and he too, settled near the transport route.

The house displays some of the very characteristics of pioneer homes. These are the:

- 3-roomed configuration and open stoep,
- small size of the rooms,
- ratio of external doors to rooms (>1:1),
- two exterior doors across each other,
- sparing use of small windows,
- non-standard, improvised doors and windows,
- mixed materials,
- thickness of the external walls,
- initial absence of a kitchen,
- absence of any fireplace inside,
- simple built-in furniture (wall cupboards, pegs, etc.),
- useful loft in the roof, and
- gabled roof.

### CULTURAL CONTEXT

RH Venter settled in the area and called the farmstead Modderfontein. When the first 608 farms were surveyed by 1869 in the then recently conquered area, Modderfontein was registered as one of them (Eloff 1980: 42). As much as the house is an example of a pioneer's house, interesting exceptions exist. The approach is from the higher ground, with the house being lower than the access road, which is unusual.

## MODDERFONTEIN HOUSE VENTER



Fig. 164 Thin point of antelope horn on northern side of wall. (Photo: Louis du Preez 2012)



Fig. 165 Thick end of antelope horn on southern side of wall. (Photo: Louis du Preez 2012)



Fig. 166 Original reeded ceiling in kitchen (Photo: Louis du Preez 2012)

With the last additions to the house, the conflict between the front and the back is illustrated with a (new?) front door and back door on the same side of the house, only separated by the pantry. The other option for the back door was the south side, but the stable door occupied that side already and it could have been an unacceptable combination, particularly if there was a paddock on that side.

As the eastern side of the house did not really function as the front of the house, the stoep became an interesting semi-private space, open to the early sun. The area was freed from the restraints of a formal approach, and the remnants of an exotic fruit garden still exist on that side of the house. A fig, naartjie, kumquat, lemon, flower-quince, a few vines and a dead pear tree were identified.

Inside the house, a progression in the availability and use of materials is visible. This ranges from a smeared cow-dung floor (in phase 1) to a boarded floor (phase 2) and flagstone floor in the kitchen. The first ceilings of timber rest on beams that are visible from underneath and form a usable floor for the loft above.

That changes with later boarded ceilings which are fixed under the rafters. The kitchen still has an original reeded ceiling in place. The phase 1 house has small wall cupboards set in the thickness of the walls. An antelope horn is set through the wall from the stable to the next room. The thick end in the stable could take a saddle with harness and the thin point in the room something lighter like clothes.

The Venter family still owns the farm and two more houses for younger generations were built towards the south. The current border of Modderfontein with Hesbon (a farm that was cut off Modderfontein) runs immediately south of House Venter, but the farmsteads of the two farms operate as a single unit.

### NOTES ON DATA IN SUMMARY

1. The southern room of the phase 1 house was built as a stable and remained that throughout the history of the house. It is interpreted as part of the first house and counted as such. This is not the case with the wagon-houses on Welkom and Dunelm. In these two examples either the house or the shed existed independently from the other before the house subsumed the shed later, which is then added to the area of the house.
2. Northern opening of the phase 1 house is counted as window for phase 1 and as door afterwards.
3. The wall between the two small northern rooms (phase 2) collapsed just before the survey in 1999. The wall is still recognised as being in place throughout.
4. There is a blocked-up door visible from the room in the north-western corner of the phase 2 house which is counted as door for phase 2 only.



Fig. 167 A south-eastern view of the house with the fruit trees on the eastern side (1999).

## OPSTAL HOUSE [1895]



Fig. 168 Northern elevation of Opstal House (1999)

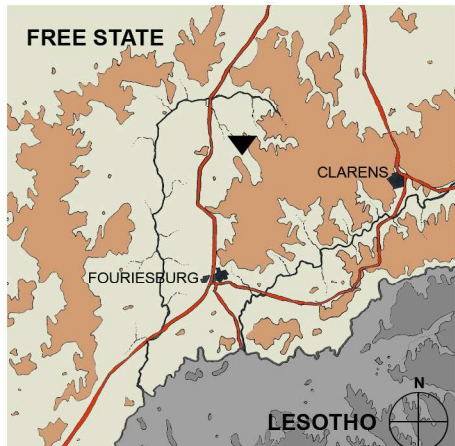


Fig. 169 Map of Brandwater Basin indicating the location of Opstal with black arrow. Also referred to as the Sonderhout area.

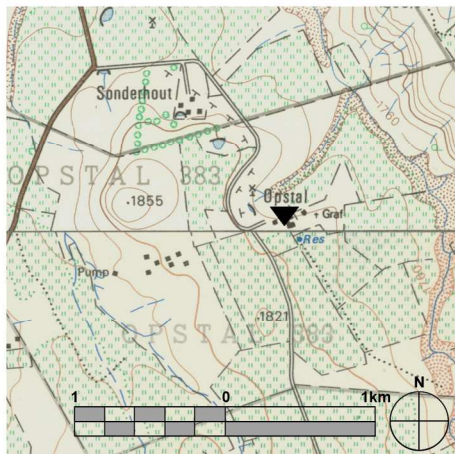


Fig. 170 Opstal context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828AC 1981 & 2828CA 1979)



Fig. 171 Aerial photograph (scale 1:2 000) of Opstal House (<http://maps.google.com> accessed 2011 08 18)

## OPSTAL HOUSE

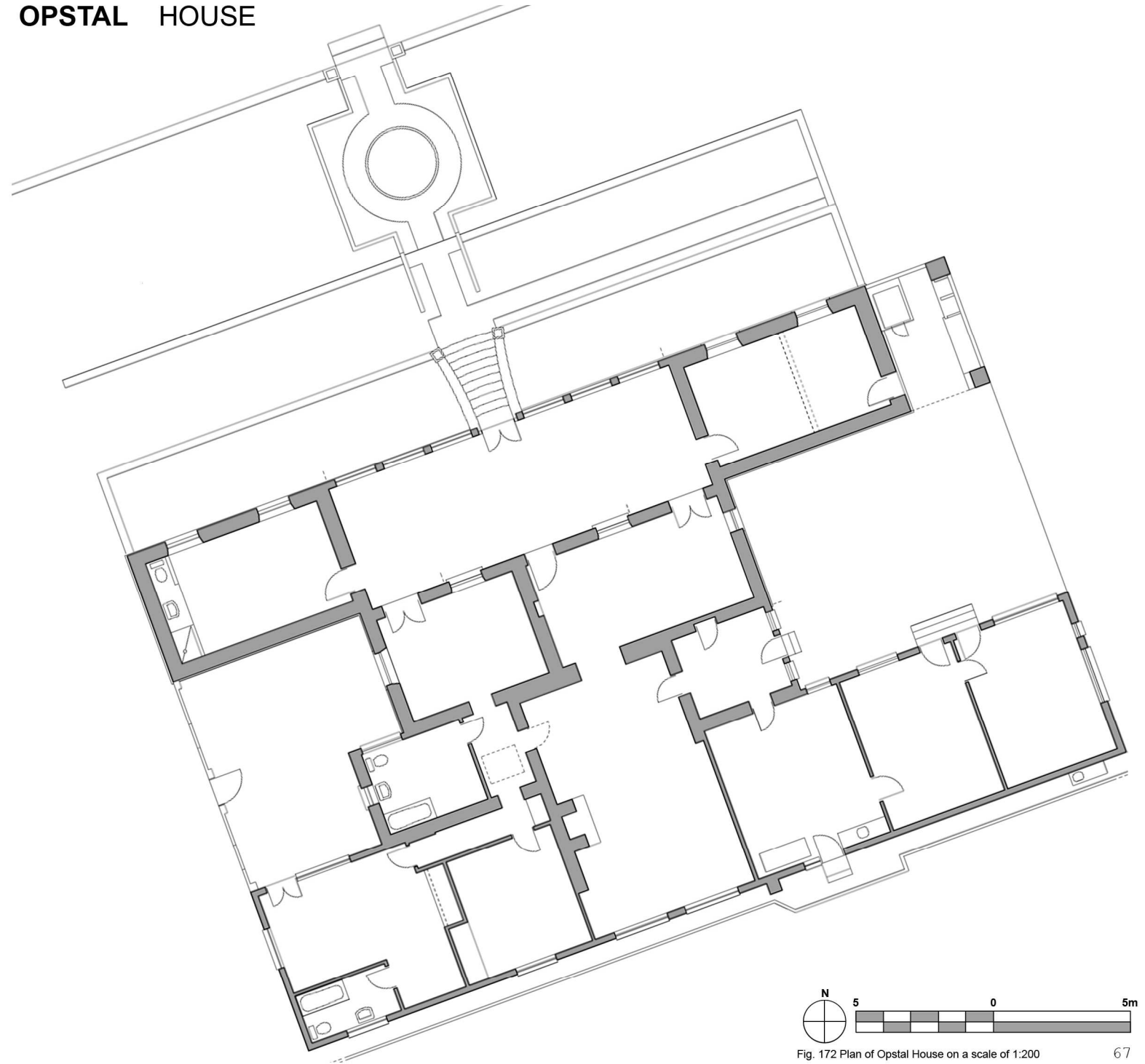


Fig. 172 Plan of Opstal House on a scale of 1:200



Fig. 173 Aerial photograph (scale 1:2 000) of Opstal House (<http://maps.google.com> accessed 2011 08 18)

## OPSTAL HOUSE

### PHYSICAL CONTEXT AND DESCRIPTION

The access road follows the contours against the side of the Sonderhout valley, approaching the house head-on from the north-west. About half a kilometre from the house, the contours force the road in a western direction and the farmyard is then entered from the west. Presently the entrance is from behind the house, but that might have been different and more to the western side of the house in the past. The farmstead accommodates multiple functions in many buildings, mostly to the east of the farmhouse. A second house also forms part of the farmstead. There is a family graveyard further to the east, past all the utilitarian structures. The long side of the house faces north at more or less 20 degrees west of north with an extensive stoep and 9 doors and windows that benefit from the northern sun. The house has good views all round.

Internally the circulation is not focused on any hall or corridor, but is mostly from room to room. The house has 16 rooms of which 4 are dead-ends. It has 7 exterior doors.

The site is at 1 780 m above sea level and has a moderate slope of 1:15 in a north north-western direction. The house sits almost at the top of an apex where the slope has eased out to a great extent. The plinth averages at 1 m in front of the house. At the back it was necessary to have some cut into the natural ground level.

The overall dimensions are 31.5 x 19.3 m and the covered area is 473 sq.m which makes it the largest house surveyed. External materials are sandstone and a corrugated iron sheet roof. Some of the newer additions are plastered and painted. The wall thickness between the front room and the next public room towards the south is 700 mm. The over-developed stoepkamers are particular to this house. They are fitted with independent roofs, each with a gable to the outside and hipped roof to the inside. The stoep was widened between the *stoepkamers* to become a sun stoep. This created a huge area of 13.1 x 4.6 m which is at 60 sq. m the largest room inside a house surveyed for this study. The only building that comes close is the Middleton shed.

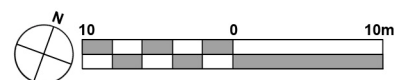
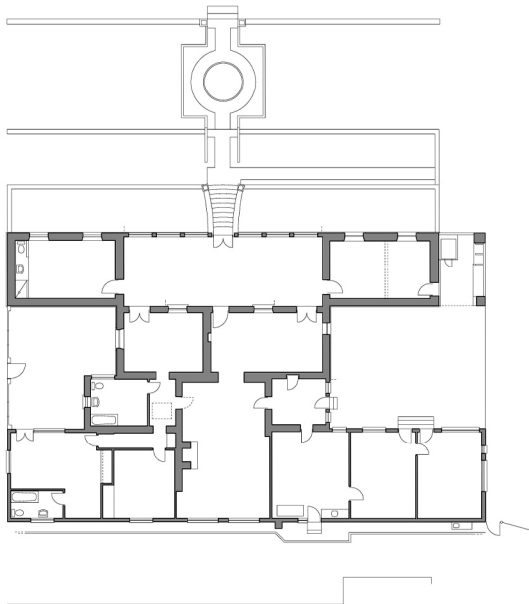


Fig. 174 Site plan showing the full extent of the terraces associated with the house on a scale of 1:500

# OPSTAL HOUSE

## TIME CONTEXT

It was not possible to date any part of the house, but the standard detailing and confident craftsmanship suggest a date nearer the Anglo-Boer War. The house developed rapidly from an oblong rectangle to a house elaborated with stoepkamers which have the same width as the rectangle. Then it developed into a T-plan and to an H-plan on its side. This was then filled in with secondary spaces. The house stood empty at the time of the survey in 1999, but was in an excellent condition.

## CULTURAL CONTEXT

The symmetry of the front elevation that is developed and strengthened in the terraces and garden approaches a Palladian sensibility. The extensive axis in front of the house enhanced the prospect from the front stoep, more than guiding any visitors into the house. There is no sign left on the landscape of any approach along the axis. Approach was from the west, parallel to the contours. The back of the house is the southern and eastern side.

## NOTES ON DATA IN SUMMARY

1. The evidence left on the site of phase 2 & 3 is very limited and although these different phases can be recognised clearly, their extent cannot be assessed with certainty. Only phase 1 & 4 are therefore included in the summary.
2. The two pairs of french doors opening onto the stoep (now a closed-in sun stoep) from the phase 1 house are counted as windows for phase 1 and doors for phase 4.
3. There is a closed-up door between the two rooms of the phase 1 house, with a decorative wall cupboard currently in its place. It is counted as an internal door for phase 1.
4. The 3 doors on the southern side of the phase 1 house (one of them later closed-up) are counted as 2 windows (on the sides) and 1 central door for phase 1.

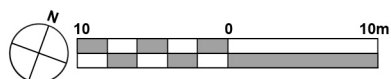
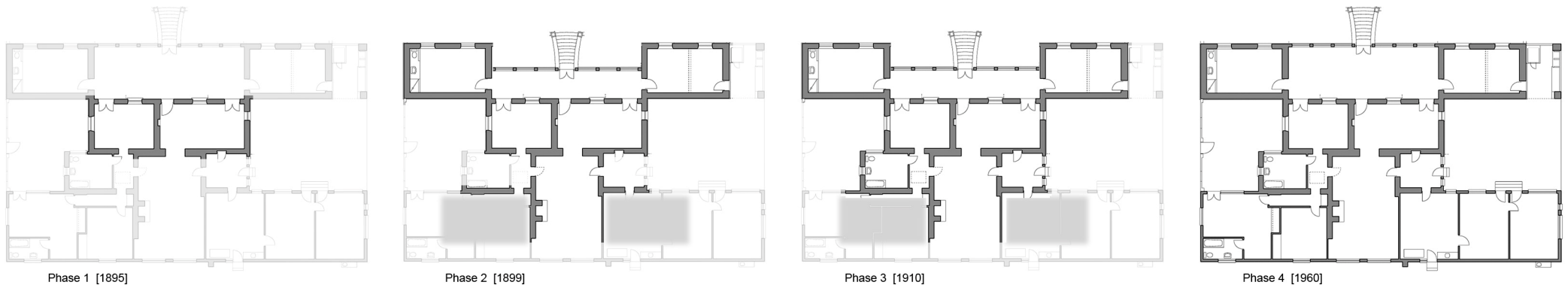


Fig. 175 Conjectural development of Opstal House on a scale of 1:500

# PRESENT POORT HOUSE VENTER [1870]



Fig. 176 North-eastern corner of house (1999)

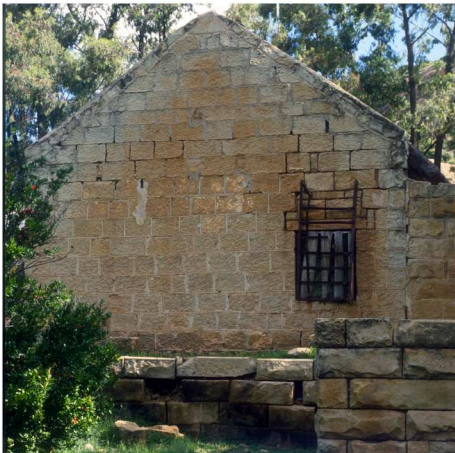


Fig. 177 Northern gable which bear most of the remnants of white-wash finish that covered the exterior of the house. (1987)



Fig. 178 Detail of south-western corner of house with quoin-stone detail and light plaster still visible of phase 1 house. (1999)



Fig. 179 Northern approach to the house (1987)



Fig. 180 South-western corner of house (1987)



Fig. 181 Front of the phase 1 house which became more visible as the additions to the house disappeared. The door probably had a stoep in front of it, even if only to negotiate the steep terrain. (1999)

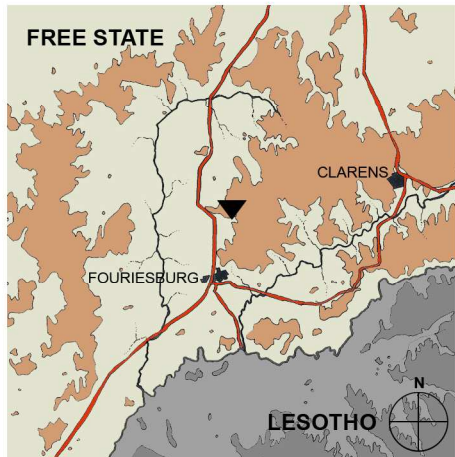


Fig. 182 Map of Brandwater Basin indicating the location of Present Poort with black arrow.

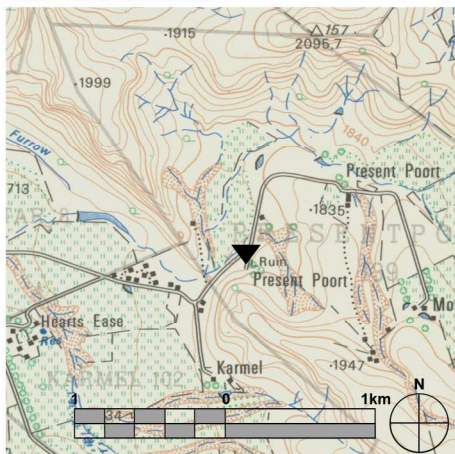


Fig. 183 Present Poort context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)



Fig. 184 Aerial photograph (scale 1:2 000) of House Venter (<http://maps.google.com> accessed 2011 08 10)

## PRESENT POORT HOUSE VENTER

### PHYSICAL CONTEXT AND DESCRIPTION

The entrance to the Present Poort Basin is past a peculiar rock screen which is referred to colloquially as “the old woman with chicken”. The approach is from the south-west which farmhouse Venter faces, once past the rock screen. Less than a kilometre on lies the Second House (also part of this collection) and the road ends at Mokon, another farmstead. A shed was added behind House Venter in the 1930s which formalised the functional rear of the house. The house is orientated with its long sides squarely east-west. One window in the northern gable wall utilises the northern aspect.

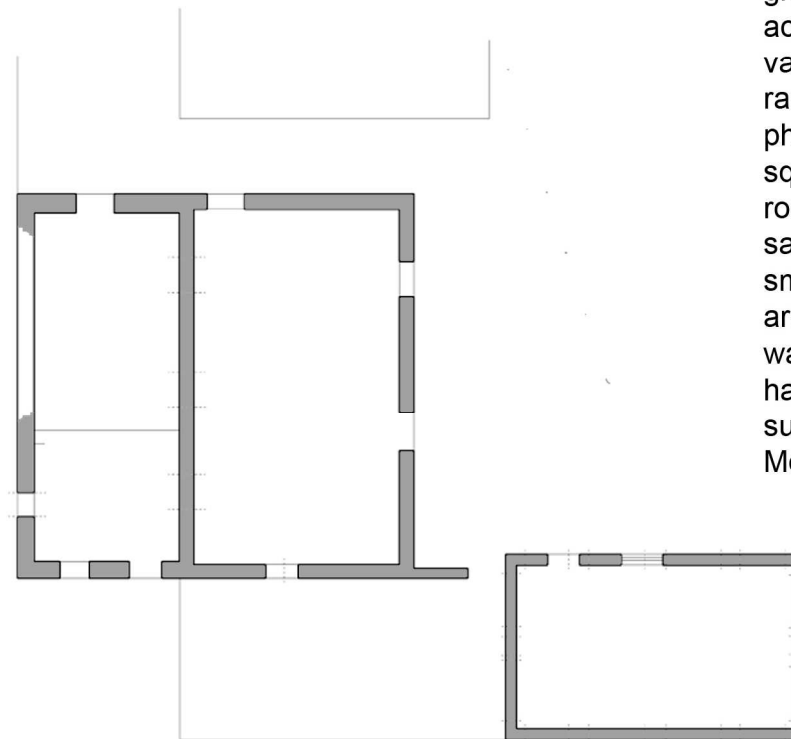


Fig. 185 Plan of House Venter and outbuilding (of a much later date) on a scale of 1:200

Views from the western side of the house, which reads as the front, is towards the entrance of the Present Poort Basin and beyond. The original internal arrangement is not clear, but it is likely that it was a 3-roomed house. There were probably 2 small rooms on the northern side leading off a larger room on the southern side. That would correspond with the phase 2 addition at Modderpoort (where a family member settled) or with the south-eastern side of Tierhoek where the dimensions are remarkably similar.

The site is at 1 780 m above sea level. It is at the side of the valley, high above any workable land, at a steep gradient of 1:10. The house was placed diagonally across the slope, perhaps to face the entrance to the valley and the majestic view to the west. Large terraces support the small structure in that position. The phase 2 house measured 10.5 x 10.3, m, which is 108 sq. m of covered area. The house still has a thatched roof. The walls are made up of slightly small blocks of sandstone which have been chiseled back to almost a smooth surface. On the corners of the phase 1 house are quoins with a rockface finish. The flat wall surface was roughly plastered and white-washed. This would have been a slight improvement on the rubble and sun-dried brick walls which were also white-washed on Modderfontein.

## PRESENT POORT HOUSE VENTER

### TIME CONTEXT

The craftsmanship displays a level of development beyond that of the early structures of Bethlehem Star and Modderfontein but not yet on the same level as that of Tierhoek. That would indicate a construction date before 1876. The almost smooth stone walls and rock-face quoin-detail are similar to the Toevertrouw Cottage. Present Poort borders the Warden Line, but was always on the Free State side of the border. The perception must have been that a more permanent settlement was possible on this side of the Line, the other side being the conquered territory. The example of Modderfontein is a relevant comparison. A family member settled on Modderfontein in 1854 and development there was smaller and more tentative up to the 1880s when the area was conquered and actively developed with state support as part of the Oranjevrijstaat.

### CULTURAL CONTEXT

The first white inhabitant of the farm and builder of the house was a Voortrekker named Willem Daniel Venter (1816-1892). He was born near Graaff-Reinet and trekked with the AWJ Pretorius trek. He was a co-cannonier at the battle of Blood River in Natal and stayed there up to approximately 1845. He and his first wife moved back and settled in the Transorangia after that. He was married 3 times and had 15 children from these marriages (Visagie 2011: 593). He was buried in the family graveyard behind the house. Alongside his grave is the grave of his last wife, the graves of 5 infants and that of his *agterryer* (manservant).

Besides his family on Modderfontein, one of his sons (Matthys Wynand Venter 1841-1916) settled on Midderrif and his house is also included in this collection.

### NOTES ON DATA IN SUMMARY

1. The internal arrangement of the phase 1 house is not clear and 3 rooms, 2 smaller (next to each other on the northern side) leading off a larger room is deduced.
2. The external openings of the two phases are clearly recognisable. A window (on the western facade of the phase 1 house, the southern window) was changed into a door with the phase 2 addition and is concluded as such.



Fig. 186 Aerial photograph (scale 1:2 000) of House Venter (<http://maps.google.com> accessed 2011 08 10)



Fig. 187 Photograph of WD Venter (date unknown, digital copy received from J van Helsdingen, wife of N van Helsdingen, a great grandchild of WDV.)



Fig. 188 Photograph of WD Venter and his third wife (date unknown, from *Die Kerkbode* of 1938 11 23, in Visagie 2011: 594)

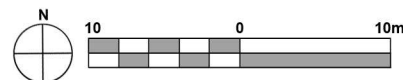
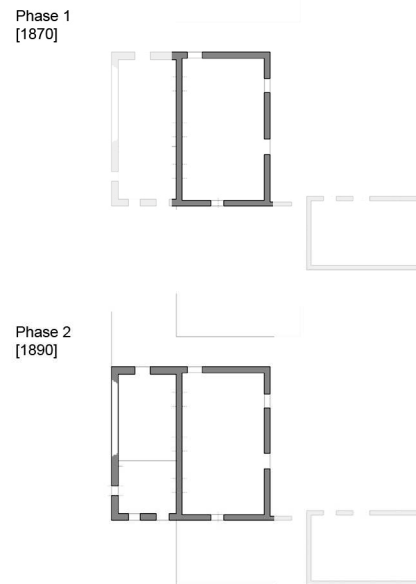


Fig. 189 Conjectural development of house on a scale of 1:500

# PRESENT POORT SECOND HOUSE [1880]

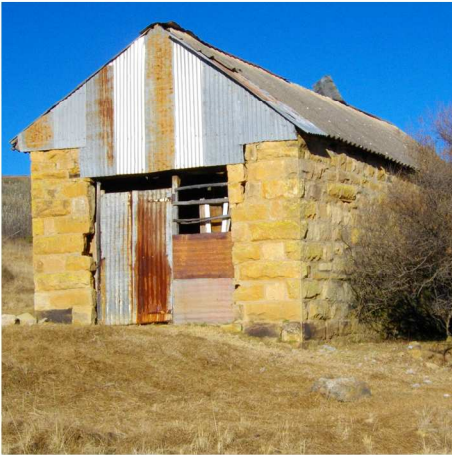


Fig. 190 The Second House on Present Poort as seen from the west. (Photo: Danie du Preez 2011)



Fig. 191 Southern corner seen from the western side with remnants of steep in front. (Photo: Louis du Preez 2012)



Fig. 193 View from the north (1999)



Fig. 192 South-eastern gable-wall (Photo: Louis du Preez 2012)

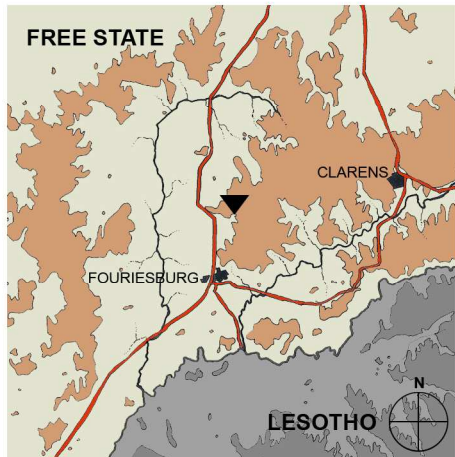


Fig. 194 Map of Brandwater Basin indicating the location of Present Poort with black arrow.

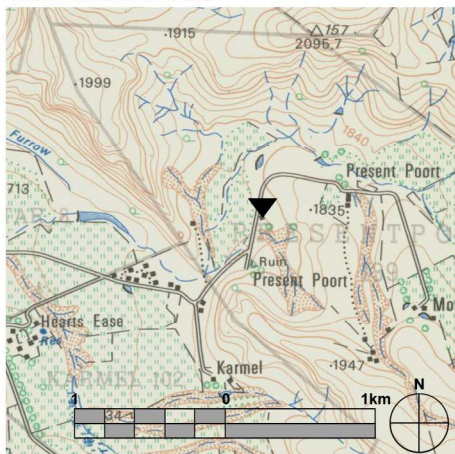


Fig. 195 Present Poort context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)



Fig. 196 Aerial photograph (scale 1:2 000) of Second House (<http://maps.google.com> accessed 2011 08 10)

## PRESENT POORT SECOND HOUSE

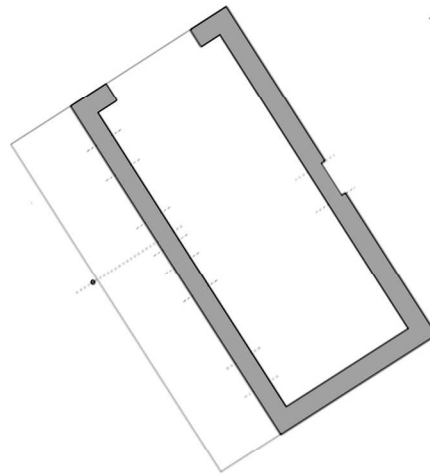


Fig. 197 Plan of Second House on Present Poort on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

Both of the houses on Present Poort which are included in this collection, are in the Present Poort Basin, near the town of Fouriesburg. The Second House is less than a kilometre on with the only road into the basin, past House Venter. The approach is from the south and the house more or less faces the access road and approach. Nothing survived around the house in terms of a farmstead, but it probably never was part of such a group of buildings, because the farmstead centred around House Venter. The front of the house is 33 degrees south of west with an open stoep on that side. All three windows that survived (although blocked up) are on that side of the house.

The house faces the *poort* of Present Poort squarely, the same as House Venter. Very little evidence remains on the internal arrangement of the house, but the 3 windows and placement of the 2 external doors (more or less central on opposite sides) make a deduction possible that it was a 3-roomed house. The site is 1 780 m above sea level and falls 1:10 to the west, without plinth. The covered area of the structure measures 10.3 x 4.9 m with area of 50 sq. m. The corners were constructed with carefully formed sandstone blocks, but the walls were constructed with random coursed rubble and ashlar. It is not the work of an inexperienced builder. The pointing on the building is of recent origin.

### TIME CONTEXT

The craftsmanship and rockface finish (specifically on the exaggerated corner stones) display a level of development past House Venter or even Tierhoek. The building technique is similar to that found on the out-buildings of Coerland [1890]. This includes neatly formed corners and openings, but rubble infill. The house could date from 1880 or later.

### CULTURAL CONTEXT

One of the sons took over the farming from his elderly parents on Present Poort. In due time, the son and his family occupied the main house, House Venter. The parents moved into this house, where WD Venter's wife SJ Venter, spent the rest of her days (Venter 2012).

### NOTES ON DATA IN SUMMARY

1. The original external doors and windows are blocked up but easily recognisable. The north-western gable was ruined when the house was turned into a shed, but is taken as a solid wall without openings.

# SCHOONZICHT HOUSE HEYNS 1883



Fig. 198 Store under stone staircase leading to attic. (1999)

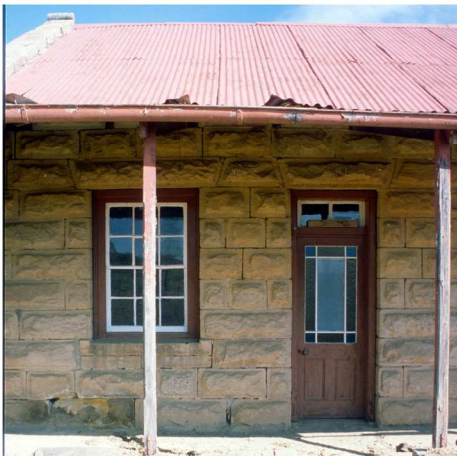


Fig. 199 Detail of back stoep showing the handling of the lintels in the phase 1 house. (1999)



Fig. 201 Eastern elevation showing back stoep and doors to living/dining room (left), kitchen (centre) and bathroom (right). (1999)



Fig. 200 Aerial photograph of the context of House Heyns showing the old transport route and the new R711. (<http://maps.google.com> accessed 2011 08 18)



Fig. 202 Front of house facing south of west with remains of old transport route still visible in the forefront. (Photo: Louis du Preez 2012)

## SCHOONZICHT HOUSE HEYNS

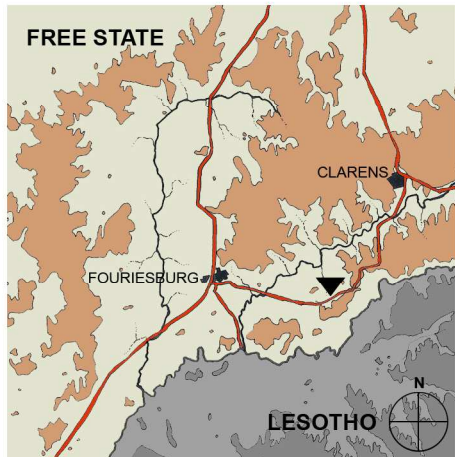


Fig. 203 Map of Brandwater Basin indicating the location of Schoonzicht with black arrow.

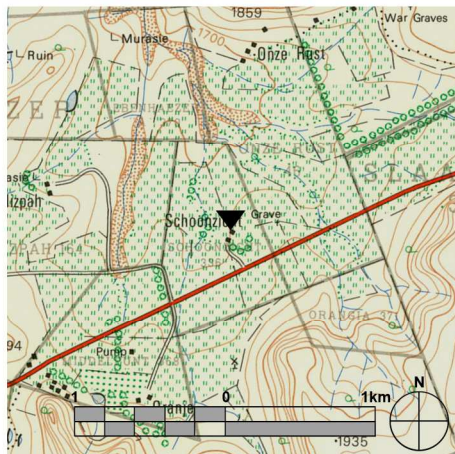


Fig. 204 Schoonzicht context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CB CLARENS SECOND EDITION 1978)

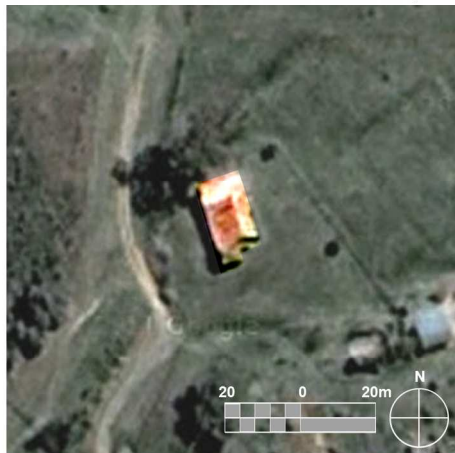


Fig. 205 Aerial photograph (scale 1:2 000) of House Heyns (<http://maps.google.com> accessed 2011 08 10)

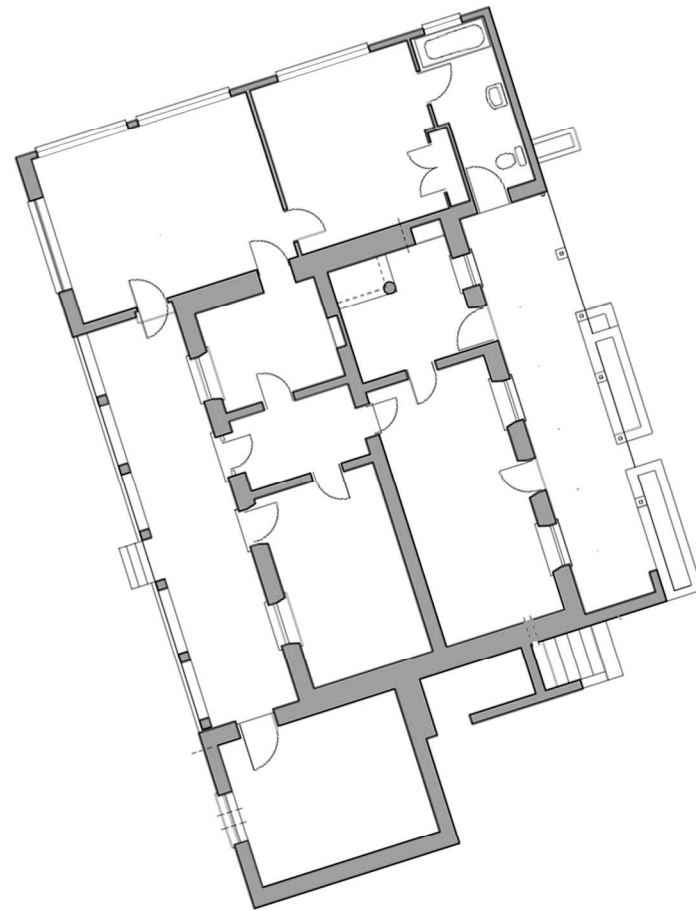


Fig. 206 Plan of House Heyns on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

The house used to face the old transport route from the interior to Natal. The new Fouriesburg-Clarens road (the R711 built and completed in the 1970s) deviated in this area from the line of the old road. Although the house is not facing a public road anymore, the approach remained from the south. The farmstead includes the house, ruins of shed structures, pens and houses for labourers. Towards the back is a planted dog-rose hedge leading to the family graveyard.

The long sides of the house are at an angle of less than 20 degrees west of north. The short sides of the house therefore face north and south. The 1st phase of the house does not utilise the northern sun at all. Windows in the oldest part face only west or east. That would remain the case even after the first additions were made to the house. The additions made after the Second World War changed that. The living-room, bedroom and bathroom that formed part of this last addition, all benefitted from the northern aspect. The farmstead is placed centrally on the farm with only a limited view over the farm. It did, however, have a full view of the old road passing in front of it. Internally, the circulation focuses on the hall (which is regarded as a more recent development) but most rooms still lead through to other rooms. Of the 10 rooms on ground floor level, only 2 are dead-ends, with 8 external doors. The circulation outside of the house is accentuated by the large number of doors to the outside. The stoeps therefore play an important part to provide shelter for circulation on the exterior. The stoeps were the first additions made to the basic house to fulfil a real need. It is only the storeroom under the staircase and the attic door which are not sheltered and cannot be reached from a stoep. The house is provided with a fine attic over the entire phase 1 house.

## SCHOONZICHT HOUSE HEYNS



Fig. 207 Aerial photograph (scale 1:2 000) of House Heyns (<http://maps.google.com> accessed 2011 08 10)



Fig. 208 Hearth in the kitchen of Schoonzicht with masonry hood supported on timber post. (1999)

The site is at a height of 1 720 m above sea level. The house is placed diagonally across the contours of the site like Present Poort House Venter. The site slopes in a west-north-western direction at a gradient of 1:18 which eases with the angle of the house to a gradient of 1:25. The front of the house is provided with a high plinth to accommodate the slope, which levels out to the natural ground level at the back of the house. The highest plinth is on the north-western corner and the floor-level is just below the natural ground level on the south-eastern corner. Storm water runoff might have flooded the back stoep on the south-eastern corner and could explain the hapless screen wall and planters which are in that position. The house has overall dimensions of 20.8 x 13 m and a roofed area of 243 sq. m.

The materials on the outside of the house are mainly corrugated iron roof sheeting (which might have replaced the original thatch) and sandstone walls. The gable walls measure 660 mm in thickness. The sandstone was handled with a high degree of ingeniousness and displays a willingness to experiment in the 1st phases of the house. This, at the same time, does not mean that there was complete control over the medium. Worth mentioning are the dignified copings and acroterion at the peak and ends of gables. The first stage of the house used sandstone courses higher than the height of the subsequent additions. Each rockfaced ashlar block has a broad smoothly chiseled margin. All the lintels are skew cut. The lintel above one of the two main entrance doors has been cut to a rough profile with an inscription on it.

The staircase to the attic is constructed completely from sandstone with a storeroom underneath a sandstone roof, which is the stairs. The unique handrail to the stairs is made up of massive interlocking blocks. A hearth in the kitchen, which appears to be the original, is still in place. The heavily built hood over the hearth is supported on a wooden tree trunk and wooden lintels, which is not to be expected so close to the fire. In terms of the craftsmanship and handling of materials, the latter additions to the house lack the quality and character of the original structure. Each addition is of lesser quality than the one preceding, which makes the phases of development of the house clearly discernible.

### TIME CONTEXT

Heyns (like Venter of Modderfontein) moved into the area before it was annexed by the Republic of the Orange Free State and this house probably replaced his first. Schoonzicht is one of the series of the first 608 farms surveyed in the Conquered Territory (Eloff 1980: 42). The phase 1 house displays many of the characteristics of very early built work:

- long gabled roof with attic,
- timber ceiling on top of beams to form attic-floor, and
- very small joints without cement pointing.

As shown here in phase 2, the stoeps and staircase were the first additions to the house and could also have been constructed in 2 stages. The *stoepkamer* on the southern side followed after the Anglo-Boer War, when windows of that size became available. The *stoepkamer* has an independent roof from the main roof. Possibly at the same time as the *stoepkamer*, a new front door and hall or passage were introduced to organise the internal circulation to a certain extent.

## SCHOONZICHT HOUSE HEYNS

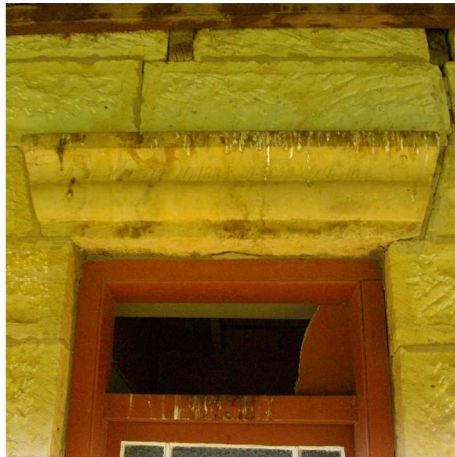
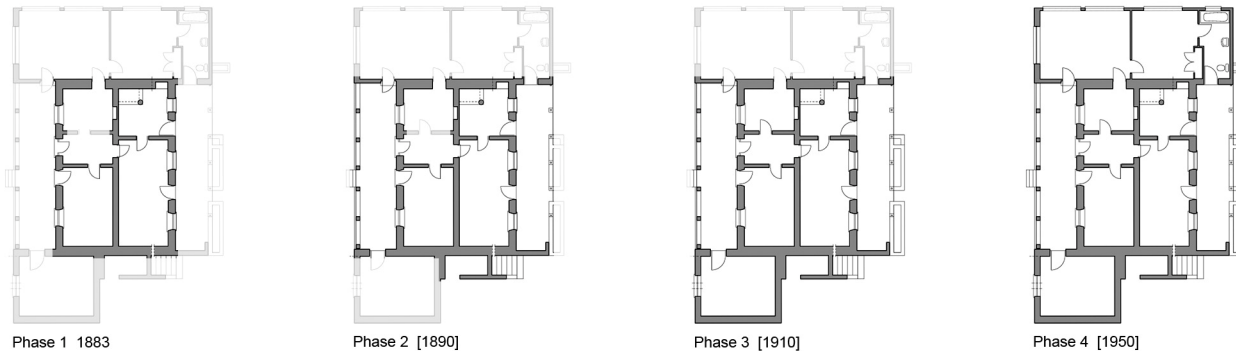


Fig. 209 Detail of the profiled lintel over the original front door with an inscription on it. The rockfaced ashlar with smoothly chiseled margin was reworked on the front stoep to a hammer-dressed finish. (Photo: Louis du Preez 2012)

### CULTURAL CONTEXT

The first owner of the house was Anton Michael Heyns. There is an inscription above the entrance door: "AM Heyns Eig 1883 AVI Veldt MK" which can possibly be interpreted as AM Heyns Eigenaar (Owner) 1883 AVI Veldt Meester Kapper (Master Stone Mason). In the graveyard behind the house are the graves of AM Heyns and his wife and some of their children. His epitaph reads: "Anton Michael Heyns Geb. 6.4.1834 Oorl. 12.8.1909". The previous public road in front of the house had a very private counterpart with the family graveyard some distance behind the house. This is currently (after a sub-division of the original farm) on a neighbouring farm, Onze Rust.

Heyns' son, MA Heyns (also spelled Heijns in the Dutch minutes of the church of the time) played a role in the establishment of the town and the Dutch Reformed congregation of Fouriesburg in 1893 (Ferreira 1994: 9). His son-in-law, Izak du Preez (from Welkom, also included in this collection) served on the first church council and the first town council of Fouriesburg (Eloff 1980: 63). The first minister of the congregation was Ds. Michiel Heyns, a cousin of AM Heyns. Although influential in his community, his family to this day describes him as being forceful and impossible. The stories that survived of him tend to exaggerate that aspect of his character. He was not a Voortrekker, had his own ideas about where to settle and eventually built a house that is unique in this collection. The farm was still owned by the same family at the time of the survey. The house was occupied up to the 1970s but is currently deserted.



### NOTES ON DATA IN SUMMARY

1. The 2 doors (1 closed-up) leading through the gable wall on the northern side of the phase 1 house are taken to be related to the phase 4 addition. They are therefore ignored, except that the open door is counted in phase 4.
2. The two rooms on the northern side of the phase 1 house had a door between them that was closed up. The door is counted for phase 1 and ignored afterwards.
3. The room on the north-western corner of the phase 1 house was sub-divided to accommodate a new front door and a hall or passage in the house. The new front door and new divider wall with door in it is counted only from phase 3 onwards.

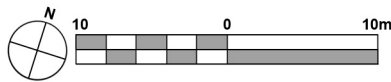


Fig. 210 Conjectural development of House Heyns on a scale of 1:500

# TIERHOEK HOUSE FOURIE 1876



Fig. 211 Staircase on south-eastern gable. Note flush detailing of stonework. (1987)



Fig. 212 Detail of balustrade in sandstone (1987)



Fig. 213 Northern corner of House Fourie on Tierhoek. The flush finish of the walls contrasts with the rockface-with-smooth-arris-finish of the stoep columns (a monolithic stele on a base) that was added later to the structure. (1999)



Fig. 214 The approach from the north to House Fourie on Tierhoek. (1987)



Fig. 215 North-western gable of the phase 1 house (1999).

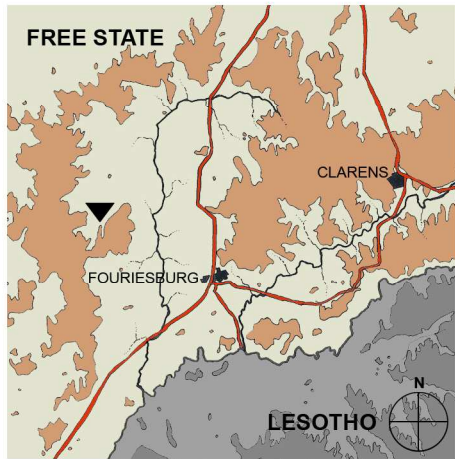


Fig. 216 Map of Brandwater Basin indicating the location of Tierhoek with black arrow.

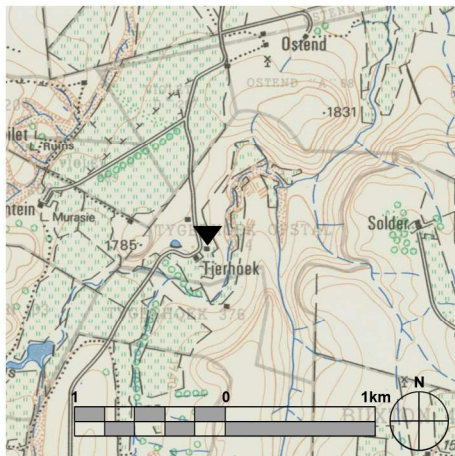


Fig. 217 Tierhoek context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CA FOURIESBURG SECOND EDITION 1979)



Fig. 218 Aerial photograph (scale 1:2 000) of House Fourie (<http://maps.google.com> accessed 2011 08 18)

## TIERHOEK HOUSE FOURIE

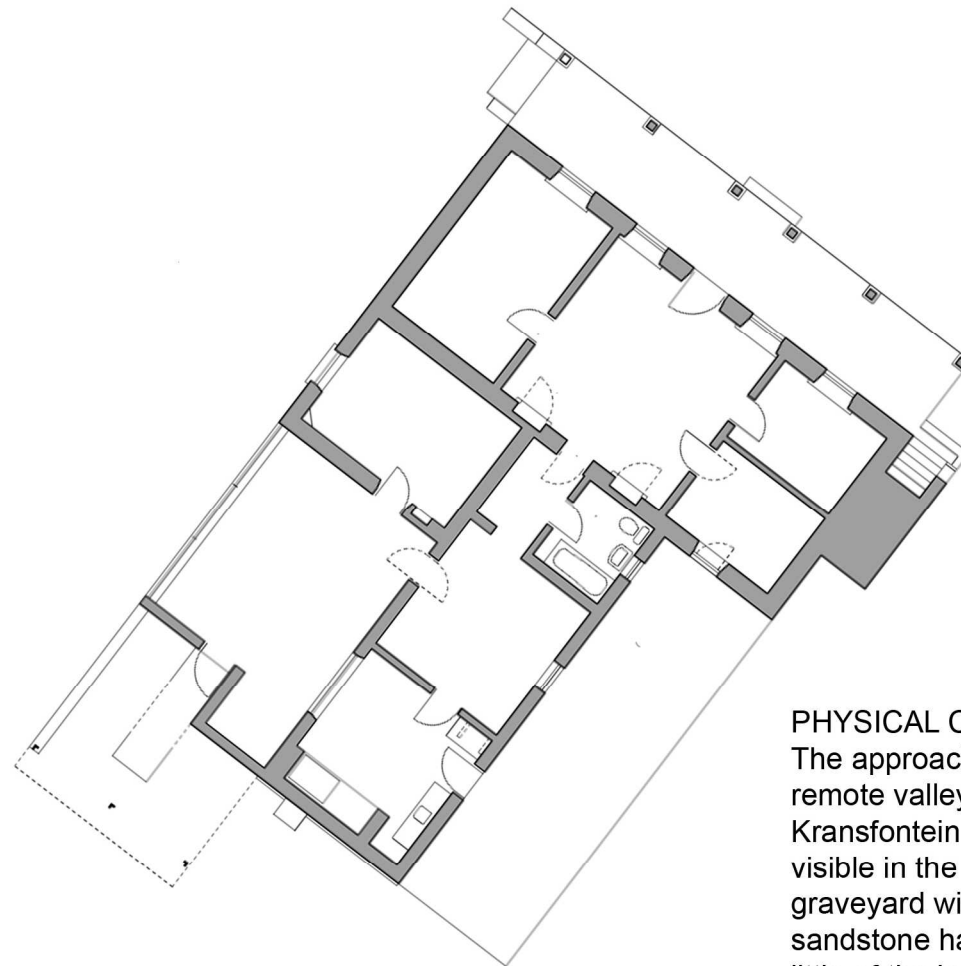


Fig. 219 Plan of House Fourie on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

The approach to Tierhoek is from the north into the remote valley where some of the other farms are Kransfontein and Erfdeel. As the farmstead becomes visible in the distance, the road passes the family graveyard with its neat sandstone tombstones. The sandstone has, however, weathered badly and very little of the inscriptions is still legible. The farmstead contains extensive cattle enclosures, a shed, outbuildings and the farmhouse. The long side of the phase 1 house is orientated just less than 40 degrees off north towards the east. The two gable walls of the phase 1 house contain no windows, only the attic doors. The long side, facing north-east, contains 4 neatly spaced windows and the front door. The view from the house includes a major portion of the farm and obliquely at 45 degrees, also the entrance road.

## TIERHOEK HOUSE FOURIE

Internally the circulation moves from room to room via the *voorkamer*. In the first phases, external circulation was important, to both the added back room as well as the old (original) house (which was still in use). The phase 5 house has 10 rooms with 3 external doors. The phase 4 house still had 9 rooms (with 5 of the 9 dead-ends) and 4 external doors.

The site has an altitude of 1 720 m and is on top of a ridge that slopes down to 3 sides, but ultimately has a gradient of 1:30 down towards the south-east. Being an almost level site, there is no visible plinth. The overall dimensions of the roofed area as surveyed is 24 x 13.6 m and the surface area is 254 sq. m. The roof over the phase 1 house still has the thatched roof under the newer corrugated iron sheeting. The craftsmanship displayed on the sandstone of the phase 1 house is exquisite. The joints are less than 3 mm and unpointed and most of the stones of phase 1 and 2 are smoothly finished. The lintels, quoining and acroteria contain some decorative punchwork. Window sills, lintels and even the coping are smooth with the wall surface. The stone layers decrease in width from the bottom upwards.

A curious symmetrical pattern of apertures in the exterior layer exists on the 2 sandstone gable walls, which are the same for both gables. These may be ex scaffolding supports or holes left after the ashlar blocks were spaced correctly and then never completed and stopped with sandstone. All additions were successively inferior.

### TIME CONTEXT

An inscription above the front door reads "P.C. Fourie. 1876." which places the phase 1 house in the period following the Third Basotho War. The farm is on the Free State side of the Warden Line and could have been settled much earlier, but access from the south would have been through Basutoland before the war. The house was occupied up to the 1970s.

The first phase of the house as mapped below, could have been two stages in itself as the staircase up to the attic could have been added after the house was finished. It was done by the same master, but the stone layers do not tie in with those of the house, perhaps because of the regular riser height.



Fig. 220 Aerial photograph (scale 1:2 000) of House Fourie (<http://maps.google.com> accessed 2011 08 18)



Fig. 221 Detail of fanlight and architrave over front door with the inscription "P.C. Fourie. 1876." (1987)



Fig. 222 Stairs on eastern corner of House Fourie displaying the fine joints and detailing. The corner stones of the house have a pointed field with tooled margin. The bottom stones have a smooth, slightly raised field inside the margin. (1987)

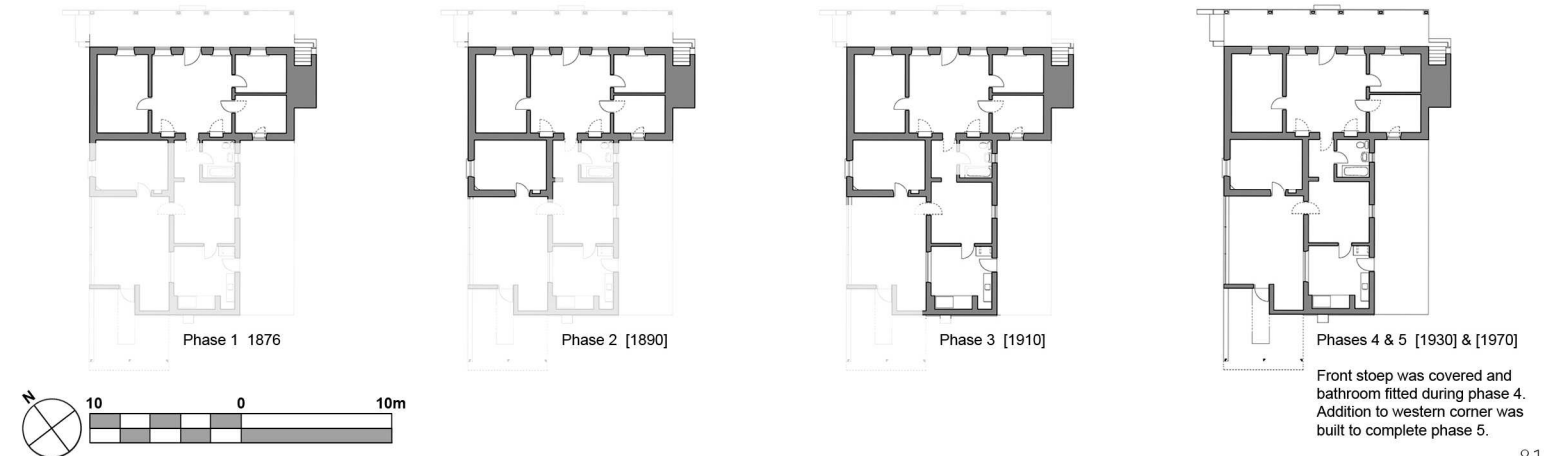


Fig. 223 Conjectural development of House Fourie on a scale of 1:500

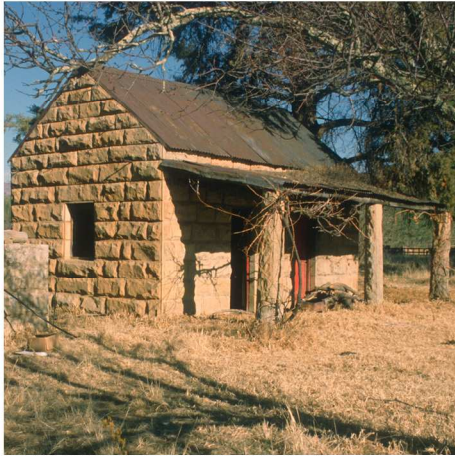


Fig. 224 Servants' quarters from the east (1999)

## TIERHOEK HOUSE FOURIE

The added back room contains two examples of the built-in furniture that can be found in other early houses as well, namely a small wall cupboard next to the door and a corner shelf next to the window. The kitchen of the phase 3 house still contains the original massive hearth over the fireplace which, in effect, doubles the gable on the inside. The south-western end of the kitchen is taken up by the hearth. Inside the servants' quarters behind the house, a smaller version exists. The servants' quarters and the stoep columns of the main house, show the same characteristic stonework.



Fig. 225 The hearth inside the servants' quarters (1999)

### CULTURAL CONTEXT

PC Fourie (1820-1896) was a member of the expansive Fourie family that settled in the area. He was, like his wife, born near Swellendam in the Cape Colony. His family left the colony around 1838 with one of the Voortrekker groups, but he and his wife left only after their marriage in 1840 and eventually settled (together with some of his brothers) in the Brandwater Basin (Scheepers [2009]: 27). This was not Fourie's first home. Although small, he invested in the best craftsmanship and materials in this second house and also

the shed behind the house. The shed was either built by the same masons or another group imitating the detailing of the house in the construction of the shed.

The design of this phase 1 house at the same time displays the last Cape Dutch influence and also the last pioneer house influence. The house remains a refined pioneer house with only 4 rooms and cooking done outside. Being consciously designed, Tierhoek House has almost shed the pioneer influence.

The same with the Cape influence: a Cape Dutch influence can be detected in the smooth exterior walls, staircase to the attic, neat wall cupboards, *voorkamer*, the strict symmetry and the straight gables and rounded acroteria on top. Any development after this design will result in the tentative Cape influence to be diluted to the point of irrelevance.

### NOTES ON DATA IN SUMMARY

1. The staircase on the outside is treated like an open stoep and is therefore not counted. This differs from the staircase at Schoonzicht which has a room underneath and which is therefore recognised as a room.



Fig. 226 The shed from the east (1999)



Fig. 227 The shed from the north (1987)

# TOEVERTROUW COTTAGE [1870]



Fig. 228 Detail of quoins with with rockface finish on north-eastern corner (1999)



Fig. 230 Cottage as seen from the north-eastern side (1987)



Fig. 229 Detail of back of Toevertrouw cottage showing more than 10 of the re-used gable stones. (1987)



Fig. 231 Decorative architrave over what used to be the front door (1999)

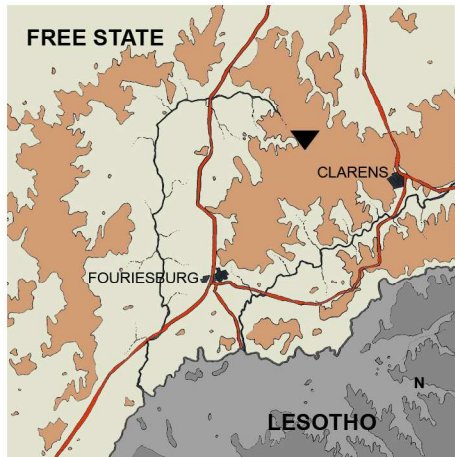


Fig. 232 Map of Brandwater Basin indicating the location of Toevertrouw with black arrow.

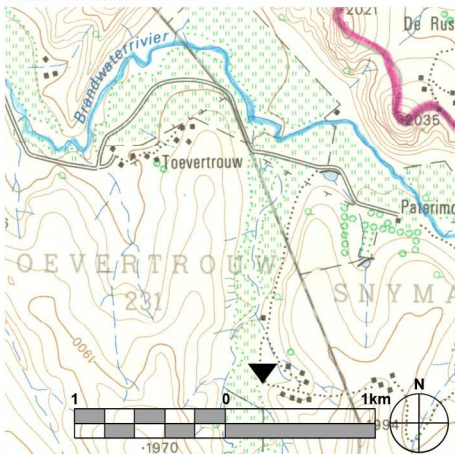


Fig. 233 Toevertrouw context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828AD JORDAANRIVIER SECOND EDITION 1978)



Fig. 234 Aerial photograph (scale 1:2 000) of Toevertrouw Cottage (<http://maps.google.com> accessed 2011 08 18)

## TOEVERTROUW COTTAGE

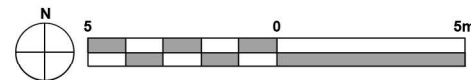
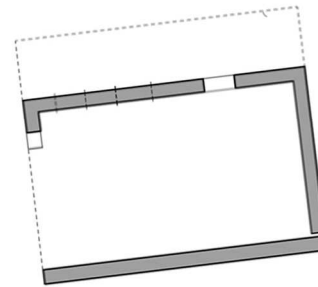


Fig. 235 Plan of Toevertrouw Cottage on a scale of 1:200

### PHYSICAL CONTEXT AND DESCRIPTION

Toevertrouw lies in a secluded kloof, past the Snymanshoek farmstead before Paterimo. The approach is from the north and the cottage faces the access road squarely. The cottage did not survive intact and stands detached without any context. All the structures in the vicinity are recent. The front of the cottage is less than 10 degrees west of north.

The view from the building is contained by the kloof in which it stands, except for the view to the north where access is from. Being so small, it seems unlikely that the building was sub-divided into separate rooms. It is proposed that the building had only 1 room with 1 external door.

The site is at an altitude of 1 820 m above sea level and almost level with the floor of the kloof. The site falls 1:30 towards one of the upper tributaries of the Brandwater River on the western side of the kloof.

The small structure is without a plinth. The covered area of the structure measures 7.5 x 4.9 m and is 37 sq. m of surface area. The gables and back wall collapsed and was rebuilt with the same stones, but with a mono-pitch corrugated iron sheet roof. The careful detailing of the sandstone (quoins, decoration on the lintels) is not followed through in the asymmetrical measurements of the facade.

### TIME CONTEXT

The craftsmanship displays a level of development beyond that of the early structures of Present Poort or Modderfontein. It is however not yet on the same level as that of Tierhoek, which is pre-1876.

### CULTURAL CONTEXT

No information is available.

# TOEVERTROUW COTTAGE



Fig. 236 Aerial photograph (scale 1:2 000) of Toevertrouw House (<http://maps.google.com> accessed 2011 08 18)

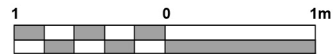
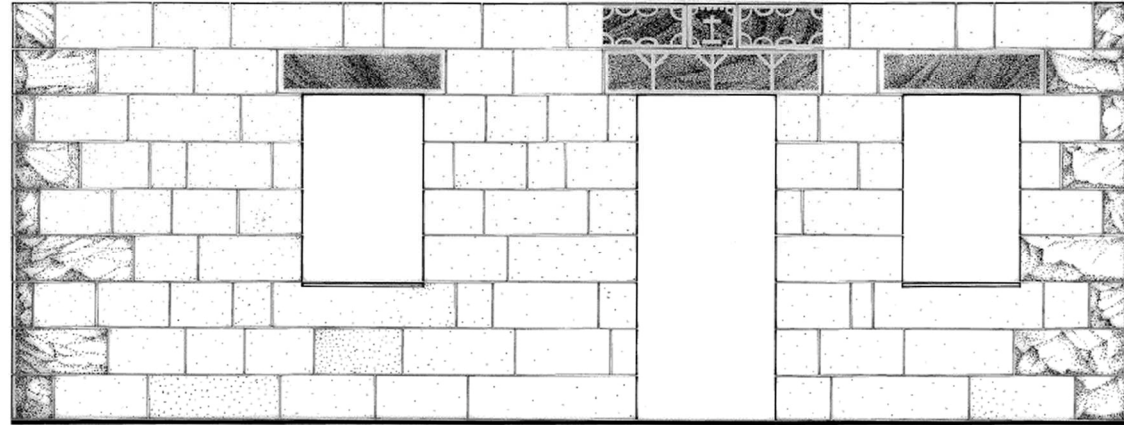


Fig. 237 North elevation of Toevertrouw Cottage on a scale of 1:50 showing the complete decorative scheme on the facade.



Fig. 238 The southern elevation, the back of Toevertrouw Cottage (1999)



Fig. 239 Front of Toevertrouw cottage facing north (1999)

WELKOM HOUSE DU PREEZ 1899



Fig. 240 Front door, showing detail of lintel and adjustment to courses of the wall. (1987)

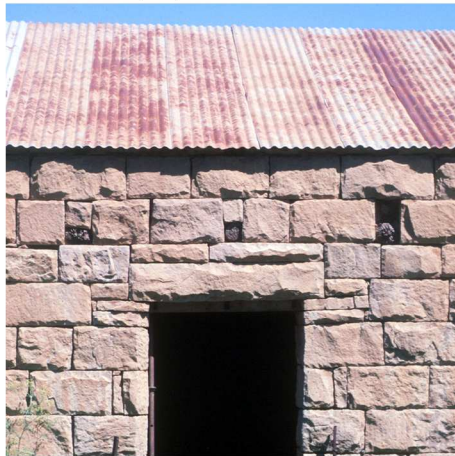


Fig. 241 Stable door, with similar lintel and adjustment detail than is found on the older part of house. (1987)



Fig. 243 Approach to house from the entrance road (1999)

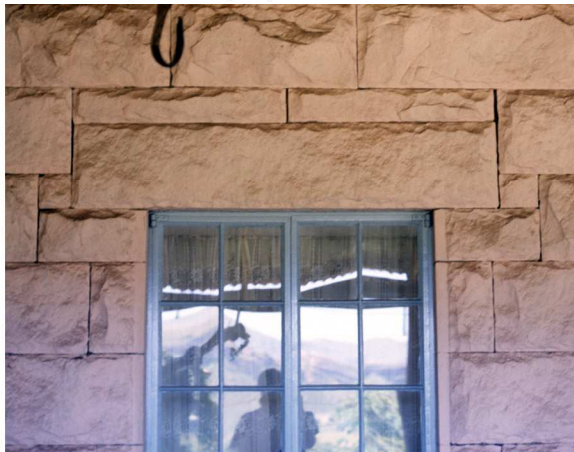


Fig. 242 Detail of lintel over window opening in older part of structure (1987)



Fig. 244 Detail of original front door bearing the date "1899" on a raised and fielded keystone on the lintel. The house was only sill height when the Anglo-Boer War interrupted the building process. (1999)

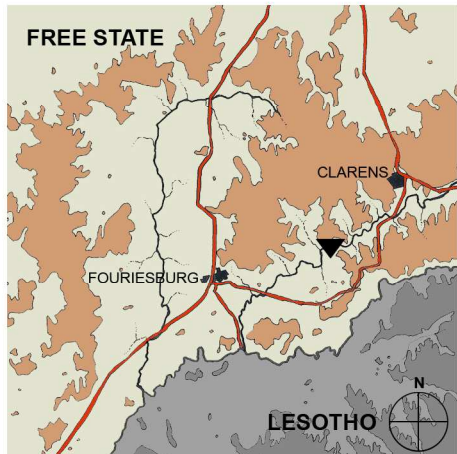


Fig. 245 Map of Brandwater Basin indicating the location of Welkom with black arrow.

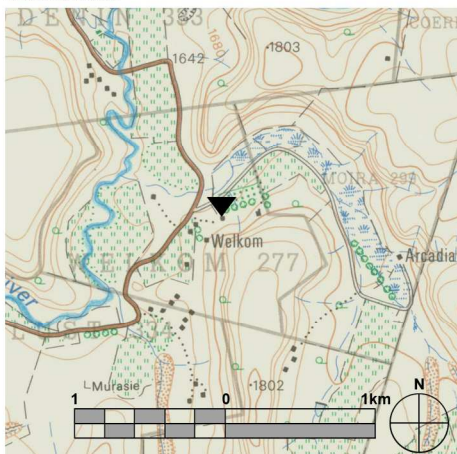


Fig. 246 Welkom context on a scale of 1:50 000 (South Africa 1:50 000 Sheet 2828CB CLARENS SECOND EDITION 1978)

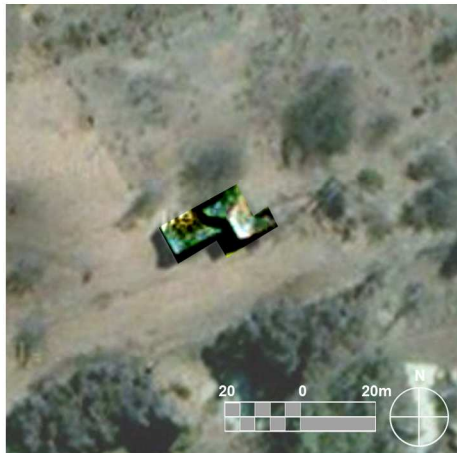


Fig. 247 Aerial photograph (scale 1:2 000) of House Du Preez (<http://maps.google.com> accessed 2011 08 10)

## WELKOM HOUSE DU PREEZ

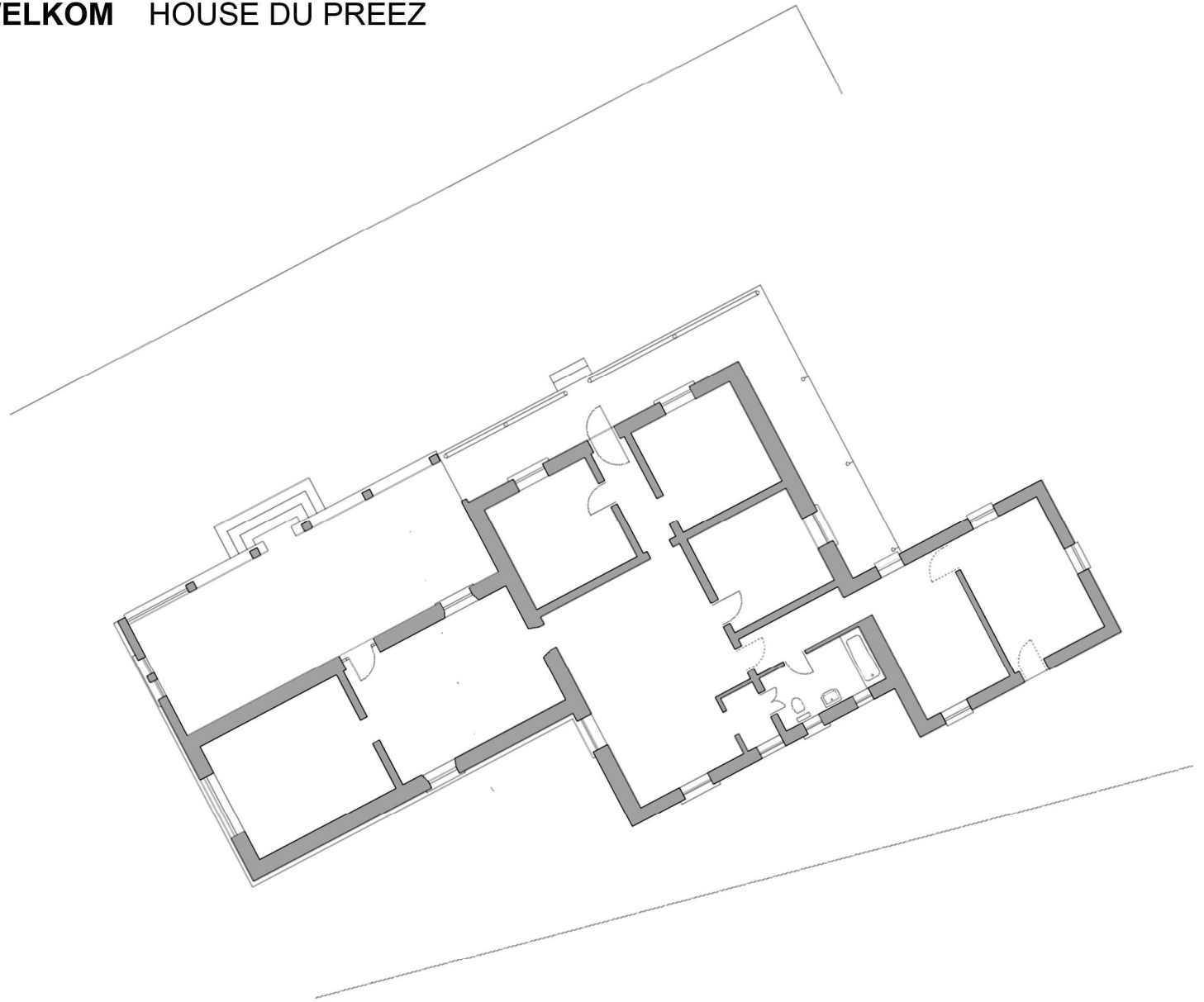


Fig. 248 Plan of House Du Preez on a scale of 1:200

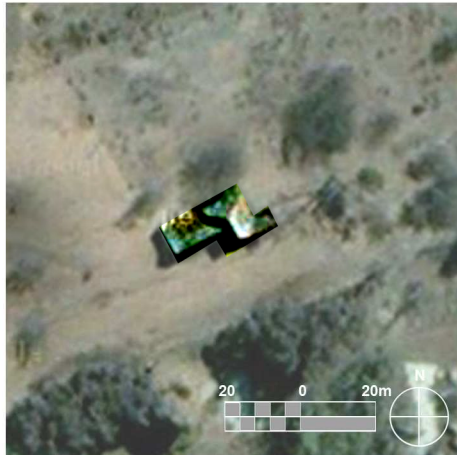


Fig. 249 Aerial photograph (scale 1:2 000) of House Du Preez (<http://maps.google.com> accessed 2011 08 10)

## WELKOM HOUSE DU PREEZ

### PHYSICAL CONTEXT AND DESCRIPTION

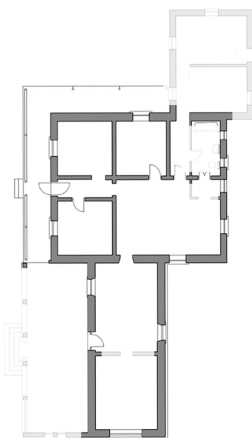
The road leading to Inhoek, Middenin, Middenrif, Magdalena and Welkom was previously named the “Inhoek” road. The farmstead is approached from the west where the access road and Little Caledon River are. The farmworkers’ cottages used to be to the western side as well (behind a ridge) and the stable and shed between the cottages and the house.

The house is just less than 30 degrees west of north. Only two windows make use of the northern sun. The spacious (4 x 11 m) stoep (later) did make the most of orientation and view. There is a remarkable view down into the Little Caledon valley and further. A mass of water (in a dam on the farm) in the near distance with an island of solid rock in it almost has a landscape garden association to it. Halfway between the house and the water is the family graveyard.

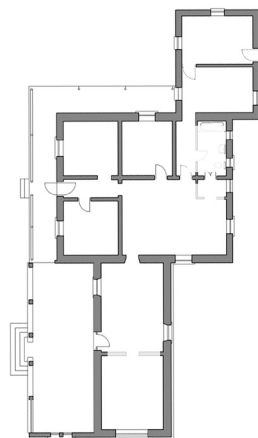
The house was added to an existing wagon-shed but remained functionally separate from the shed until 1950 when the house occupied the first section of the shed, then later also the rest. The plan of the house itself is typical of other plans of that time in the area with the short passage through to the larger living space behind two smaller rooms. Compare Coerland (without the intrusive bathroom that came later), or the earlier form of the same plan, namely Kransfontein. The improved living space that the deep stoep of 1937 (phase 2) contributed to the house cannot be overestimated. It is evident of an intimate understanding of the site in the remarkable way that this stoep captured the prospect, took advantage of the approach, slope, sun and front of the house. The preconceived typical plan of the phase 1 house could never respond so sensibly to the existing site. Being enclosed on three and a half sides, the big stoep was little short of a ninth room when it was first built.

The site is 1 670 m above sea level and falls 1:10 in a north-western direction. The steep slope necessitated the use of terraces and the sideways approach (parallel to the contours) towards the house. The length of the house (28.8 x 15.2 m) follows the contours generally to avoid even higher plinth or terrace constructions. The surface area under cover was 302 sq. m at the time of the survey.

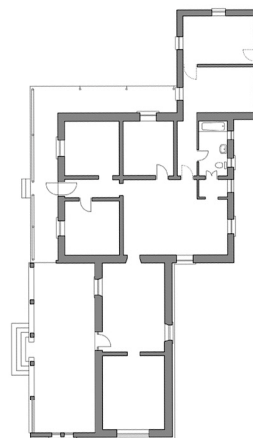
The front facade of the house had the peculiar appearance of two different houses right next to each other. The detailing of the two different stoeps remained independent and both had their own central entrance. The older stoep retained its original sandstone flagstones up to 1999 and the new stoep had a painted and polished grano on concrete floor surface.



Phase 1 1899  
Existing shed with new house added to it.



Phase 2 1937  
Shed and house with new kitchens and big stoep added to it.



Phase 3 & 4 1950 & 1979  
Part of old wagon shed is utilised as part of house in phase 3. In phase 4 all of old shed is included as accommodation of the house.



Fig. 250 Conjectural development on a scale of 1:500



Fig. 251 Stable on the western side of farmstead, since demolished (1987)



Fig. 252 Original flagstones of sandstone on the 1899 stoep, shown here polished with ordinary floor polish. Sandstone flagstones were used extensively in the Brandwater Basin, for instance at the school buildings. It was not a successful paving material in the long term and most of these surfaces were replaced with an alternative material long since. (1987)

## WELKOM HOUSE DU PREEZ

### TIME CONTEXT

The craftsmanship displayed on the earlier wagon-shed and stable are the same. Both structures have the same non-standard courses of stonework and both were built with minimal joint between the blocks, and no pointing. In that sense the shed and stable is still early experimental and pre-1885, the date of the Kransfontein house. The 1899 house has a standard course width, has pointing of cement, uses standard sash windows and doors fitted into openings which line up with the courses. This is all different on the shed next door. Here the openings are awkwardly non-standard and the lintels over the openings are placed out of the course alignment as shown in the illustrations on the first page of Welkom House Du Preez.

After Fouriesburg was founded in 1893, the plan and house form that were later used for the phase 1 house on Welkom was popular in town. The same plan is found for instance at 36 Fleck Street (entrance north), 32 Robertson Street (entrance north) and 10 Van Soelen Street (entrance south). The gable with loft door has almost disappeared by 1899 as seen here at House Du Preez. The almost universal use of corrugated iron roof sheeting made hipped roofs and a lower pitch easier to construct than previously, using thatch as roofing material.

### CULTURAL CONTEXT

Welkom was part of Naudes Lust at the time when IFR du Preez (1846-1929) and his wife, JC du Preez, nee Heyns (1859-1910) settled on the farm and established the farmstead. Her parents (Du Preez 1988: 125) farmed on a neighbouring farm, Schoonzicht, which is also included in this collection.

The first house was an earth construction of sod walls to the south-east of the 1899 house. It was a small 3-roomed house that was later used as generator room and fell into disrepair in the 1970s. Du Preez was a wagonbuilder and transport driver from Riversdal in the (now) Western Cape Province. Perhaps because he was a wagonbuilder, the wagon shed and stable were the first structures to be erected of stone. In this regard he was putting in practice the advice of Cachet when he said that “a good farmer erects a small house for himself and his family and a good, large house for his wagon or wagons” (Cachet in Labushagne 1998: 46). Izak and Johanna had 12 children in the small earthen house, before the sandstone house was completed after the Anglo-Boer War. A son died in the Bloemfontein Concentration Camp during the War but all the other children each inherited a farm from their father.

### NOTES ON DATA IN SUMMARY

1. The bathroom and walk-through wardrobe on the southern side of the house were late additions to the house. They are ignored in phases 1 & 2, but counted in phases 3 & 4.
2. Of the 4 windows on the southern side of the first phase house only 2 were original. The 2 windows which were later fitted are counted in phases 3 & 4.
3. The throughfare between the corridor and the large southern room is an arched opening which never had a door and could not be closed. It is not counted as a door.
4. The door between the 2 rooms that were fitted into the old wagon-shed on the western side of the house (phases 3 & 4), was only cut through the wall when phase 4 was completed. It is counted as a door only in phase 4.

## 4 PHYSICAL CONTEXT

### 4.1 INTRODUCTION

Chapter 2 dealt with and arrived at a framework of criticism in architecture. Chapter 3 presented the specific case studies. The next three chapters will endeavour to apply the framework of criticism from chapter 2 to the case studies in chapter 3. The process start with the physical context (in chapter 4) and continue from the general to the particular:

- limit the physical context;
- describe the physical context;
- place the houses in the physical context and indicate influences; and
- compare the physical properties of the houses themselves.

This process will repeat itself in chapter 5, dealing with the time context:

- limit the time context;
- describe the time context; and
- place the houses in the time context and indicate developments.

The process is again repeated in chapter 6, the cultural context:

- limit the cultural context and describe it; and
- place the houses in the cultural context and indicate any influences that can be detected.

To return to the physical context which this chapter will deal with: It was so important for Rapoport to illustrate the supremacy of cultural factors over physical factors<sup>53</sup>, that it is easy to neglect the fact that the landscape contains in it the universe of possibilities and choices that cultures react to. It remains the springboard, the touchstone. If the features of the landscape allow and the necessary economic incentives exist, the landscape might be changed (for instance by mining or by connectors like railways, roads, bridges) that open up more possibilities. It does not override the fact that the landscape was there first, and all activities react to it in the second instance.

### 4.2 PHYSICAL LIMITATIONS

The physical limits of the study is the Brandwater Basin<sup>54</sup> in the Eastern Free State. The survey that accompanied this study concentrated on houses in

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<sup>53</sup> "While the physical nature of the site does affect building form, as in the case of a steeply sloping site, it is the initial choice of site that introduces this variable. In this choice access to food or water, exposure to wind, defensive potential, the sparing of land for agriculture, and transportation all play a role" (Rapoport 1969: 74).

<sup>54</sup> As is explained in the glossary: The term, since the Anglo-Boer War, does not refer to the literal basin of the Brandwater River anymore.

the rural district and does not include buildings in towns<sup>55</sup>. The reason for this is that houses in a town react to a different set of ideas than farmhouses.

The most important reason for choosing this area is that there are almost no measured architectural records available. Secondly it has a politically unstable history with the border of the conquered territory running through the middle of it. Architecture played a role in the occupation of the area after the three border wars with Basutoland and the Anglo-Boer War affected this area intimately with the burning of the farmsteads. This situation has the potential to demonstrate the time context better than in an area with a very stable development.

#### 4.3 DESCRIPTION OF THE BRANDWATER BASIN

The 'Brandwater Basin' (or in Afrikaans: Brandwaterkom or Brandwaterbekken (De la Harpe [1993]: 74)) literally means: the catchment area of the Brandwater River<sup>56</sup>. The term is often used to

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55 The towns in the area are Fouriesburg (1893) and Clarens (1912).

56 The Brandwater River is also known in the area as Meulspruit, Meulstroom and indicated on some maps as Grootsspruit, which is the more common name for the stream used by the locals. Compare, for example, the SOUTH AFRICA 1:50 000 2828CA FOURIESBURG (SECOND EDITION) 1979 sheet and the SOUTH AFRICA 1:250 000 2828 HARRISMITH (THIRD

indicate all of the enclosed valleys between the Witteberge and Rooiberge<sup>57</sup> and the Caledon River. It is the popular understanding of the term and it was in this sense that it was used during the Anglo-Boer War by the British<sup>58</sup>. It is in this sense also that the term will be used in this document.

To conclude: the Basin is dominated by two major valleys, those of Grootsspruit and the Little Caledon and the rest are minor areas. The town of Fouriesburg sits prominently at the centre, on the watershed between the two major valleys, on the foot hills of Ventersberg. Access to the area is via six natural entrances in the mountains.

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EDITION) 1987 sheet.

57 The older spelling is sometimes used as Wittebergen and Roodebergen. It literally translates into White and Red Mountains. Compare for instance De Wet 1902: 161.

58 "Meanwhile, he [General Hunter] had at last begun to gather some idea of what was going on behind the screen of mountains. ... and he had imagined that the Boers were preparing to break out of the Brandwater Basin by Ficksburg and the road to the west. ... There were six wagon roads into and out of the mountains ... Commando Nek and Witnek ... Slabbert's Nek ... Retief's Nek ... Naauppoort ... [and] the most easterly pass – Golden Gate" (Pakenham 1982: 441). Witnek is an unusual name and is now known as General's Nek.

## GENERAL VIEWS OF THE BASIN



Fig. 253 The town Fouriesburg is central to the Brandwater Basin. (1987)



Fig. 255 Visierskerf, one of the landmarks (Photo: Danie du Preez 2012)



Fig. 254 The Witteberge from the top of Visierskerf, looking south (1987)



Fig. 256 The Brandwater Basin from the top of Visierskerf, looking north-east (1987)

## THE NEKKE OF THE BASIN



Fig. 257 Retief's Nek towards Bethlehem (Photo: Danie du Preez 2012)



Fig. 259 Commando Nek towards Ficksburg (Photo: Danie du Preez 2012)



Fig. 258 Slabbert's Nek towards Paul Roux (Photo: Danie du Preez 2012)



Fig. 260 General's Nek towards Rosendal (Photo: Danie du Preez 2012)

## GROOTSPRUIT BASIN



Fig. 261 The basin of Grootspruit (parts of which are also known as the Brandwater River), which is the literal area of the Brandwater Basin.

## BASIN OF THE LITTLE CALEDON RIVER

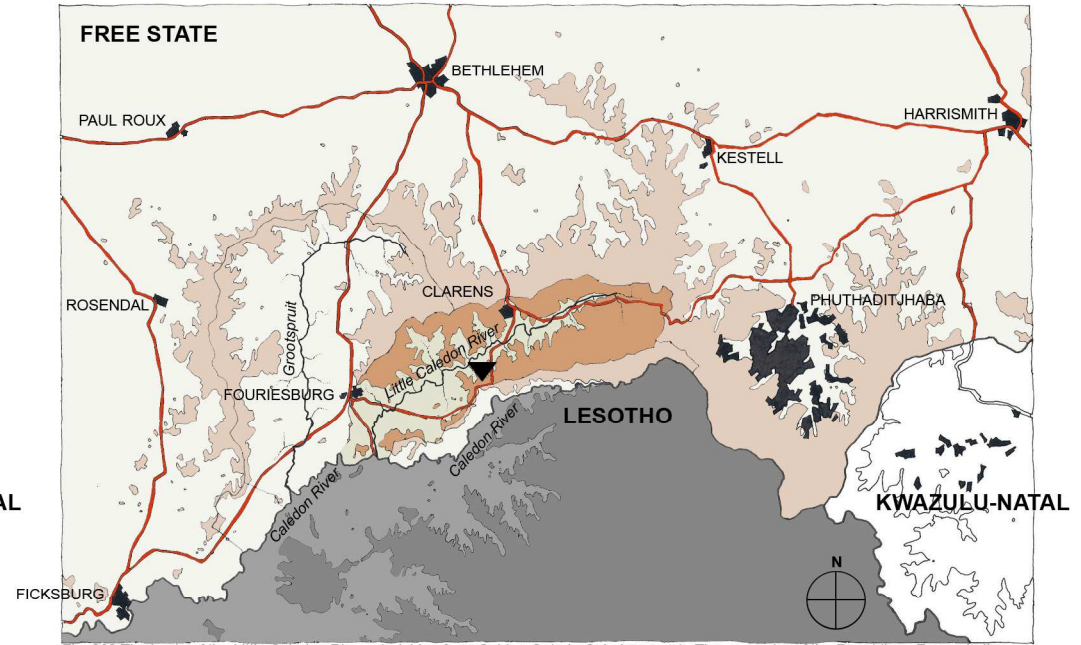


Fig. 263 The basin of the Little Caledon River, stretching from Golden Gate to Caledonspoor. The surrender of the Republican Forces in the "Brandwater Basin" took place in the central area of this basin at Surrender Hill which is indicated with a black arrow.

## CALEDON RIVER BASIN



Fig. 262 Parts of the Caledon River Basin that are not part of the Little Caledon or Grootspruit basins.

## THE BRANDWATER BASIN



Fig. 264 The 3 river basins (Caledon, Little Caledon and Grootspruit) that constitute the Brandwater Basin in the popular and military sense.

# MOUNTAINS OF THE BRANDWATER BASIN

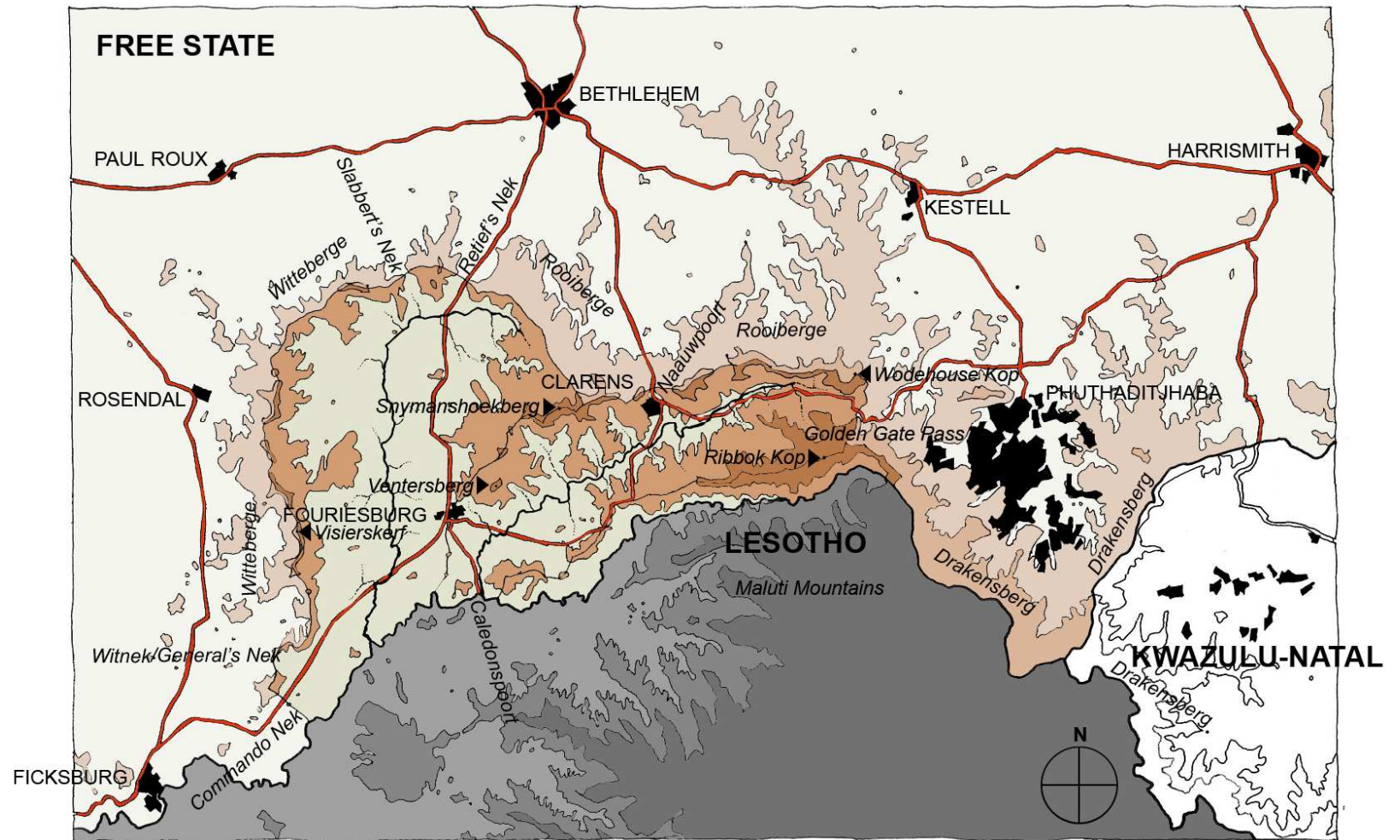


Fig. 265 The most prominent mountains of the Brandwater Basin indicated on the 1 800 m and 2 100 m contours.

## 4.3.1 PHYSICAL PROPERTIES

The Brandwater Basin comprises an area of approximately 1 500 sq. km or 150 000 hectares. From Commando Nek to the high point of the Golden Gate pass<sup>59</sup> it stretches for 70 km parallel to the border with Lesotho, never wider than 40 km.

It lies between 28°00'S to 28°40'S and 28°20'E to 28°50'E. It is a branch valley off the Caledon River and is drained by the Little Caledon River and Grootspuit. The area lies between 1 580 m<sup>60</sup> and 2 837 m<sup>61</sup> above sea level. The towns of

59 De Wet calls this the pass to "Witzeshoek", later to become QwaQwa and Phuthaditjhaba (De Wet 1902: 161).

60 Where Grootspuit branches into the Caledon.

61 Ribbok Kop, above Golden Gate.

Fouriesburg and Clarens have a fairly high altitude at 1 770 m and 1 800 m respectively.

The Witteberge range of mountains forms the western and part of the northern boundary. The highest mountain in that range is the well-known Visierskerf at a height of 2 407 m. The Rooiberge Mountains close in from the eastern side and form the rest of the northern line. In the Rooiberge Mountains Snymanshoekberg (2 469 m), Wodehouse Kop (2 438 m) and Ribbok Kop (2 8337 m) are some of the landmarks. Also part of the Rooiberge range is the prominent Ventersberg. At a height of 2 259 m it is not nearly the highest mountain in the area. Its prominence is due to its landmark position, almost at the centre of the Basin. The southern line is the international border with Lesotho, formed by the Caledon River.

The occurrence of such an enclosed valley is unique to the topography of the Free State. The main routes through the area are the routes from Ficksburg, Bethlehem and Clarens that converge at Fouriesburg. Entrance from Lesotho is mainly through Caledonspoort, although a few small *drifs* are occasionally operational<sup>62</sup>.

#### 4.3.2 GEOLOGY

The three maps that follow indicate the Brandwater Basin, first in comparison to South Africa and then in detail. The geology of the Basin lies within the Karoo Supergroup. The Karoo Supergroup has in its lower levels the Beaufort Group which does not offer suitable building material. The Beaufort Group sandstone (which is a fluvial deposit) contains impurities like feldspar, mica and clay that react to moisture (Loock 2012). As can be seen on the last two geological maps in bright green, it is only the lowest valleys of the Brandwater Basin where the Beaufort sandstone is exposed.

The sandstone of the Molteno, Elliot and Clarens Formations, on top of the Beaufort Formation, is generally available in the Basin. The Clarens sandstone is an excellent building material. The quality of the Clarens sandstone (which is an aeolian deposit) available in the Basin might be one of the reasons for some of the earlier buildings to have survived better (Preakelt 2012). The quality of this material might also have stimulated the building operations where it would have been merely functional with a lesser building material.

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<sup>62</sup> For example Hendrik's Drif and Joel's Drif.

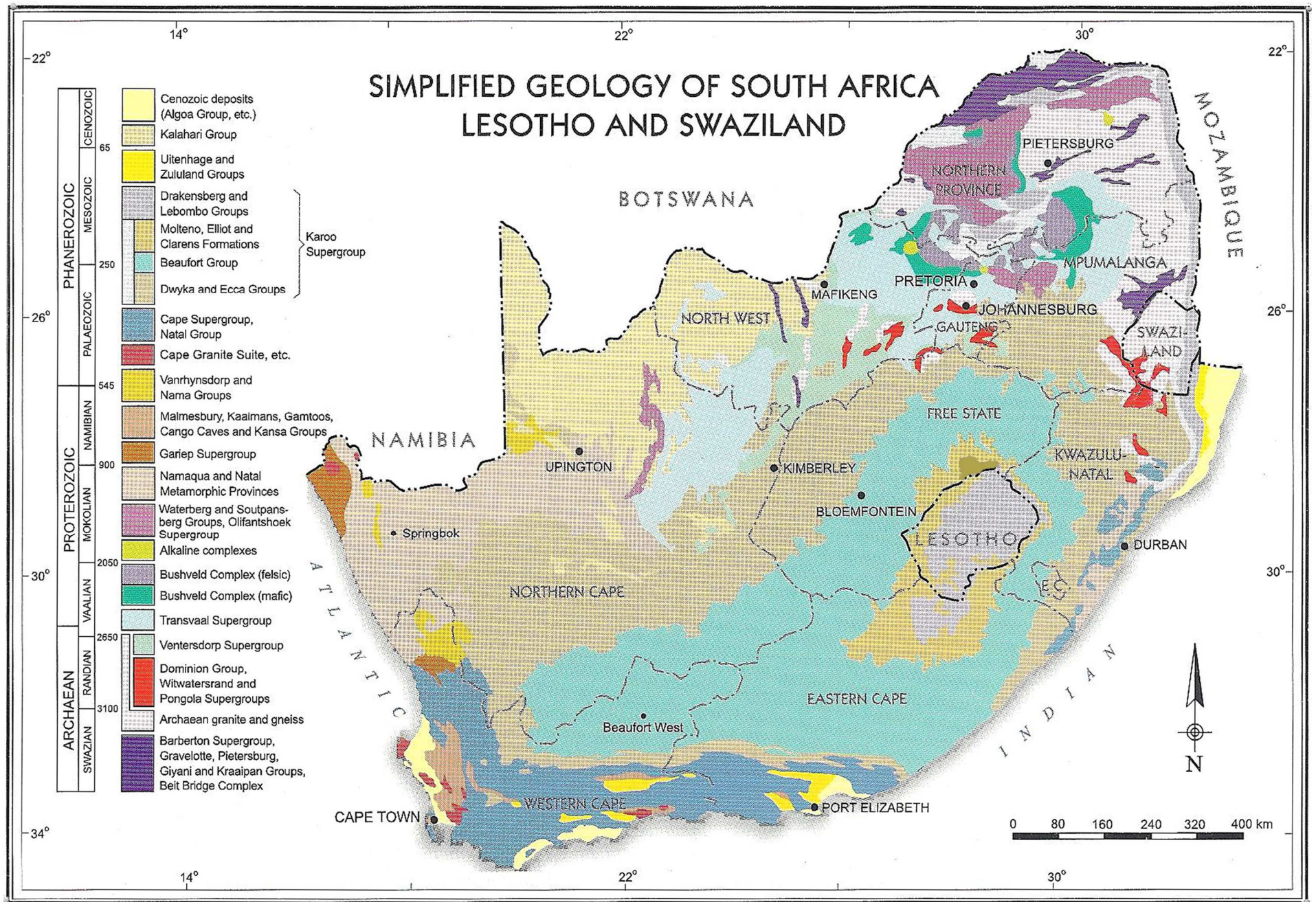


Fig. 266 Map of South Africa, Lesotho and Swaziland with the Brandwater Basin indicated west of northern Lesotho (Council for Geoscience).

# GEOLOGICAL MAP OF EASTERN FREE STATE

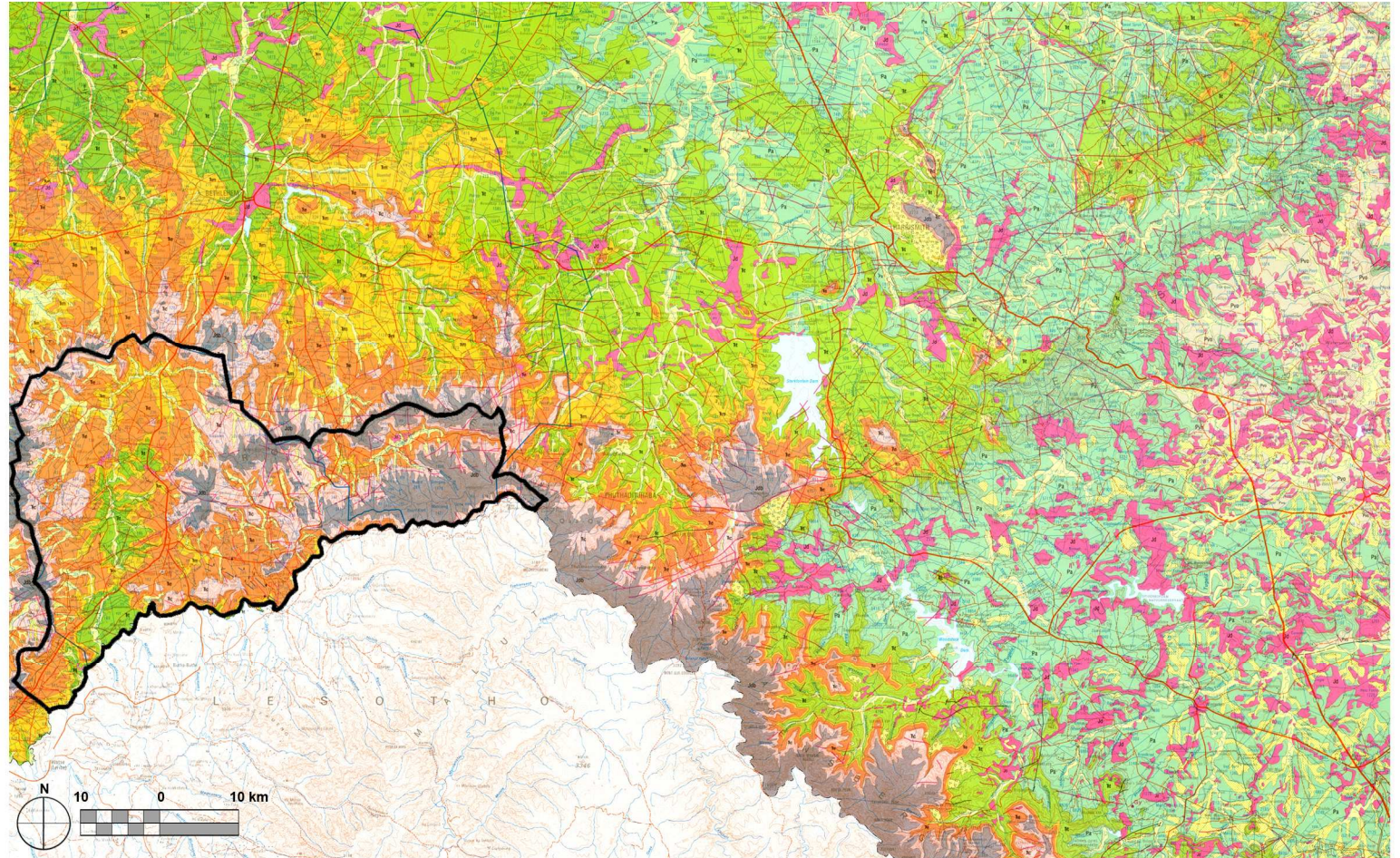
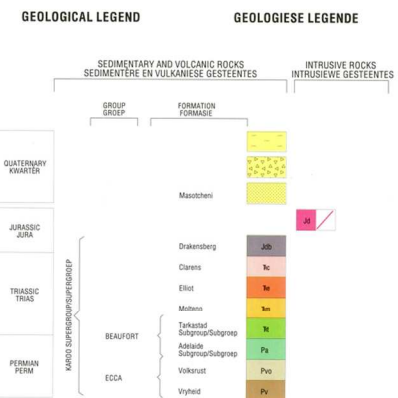


Fig. 267 Geological map of the Eastern Free State, showing the Brandwater Basin (South Africa 1:250 000 GEOLOGICAL SERIES 2828 HARRISMITH 1998).



# GEOLOGICAL MAP OF BRANDWATER BASIN

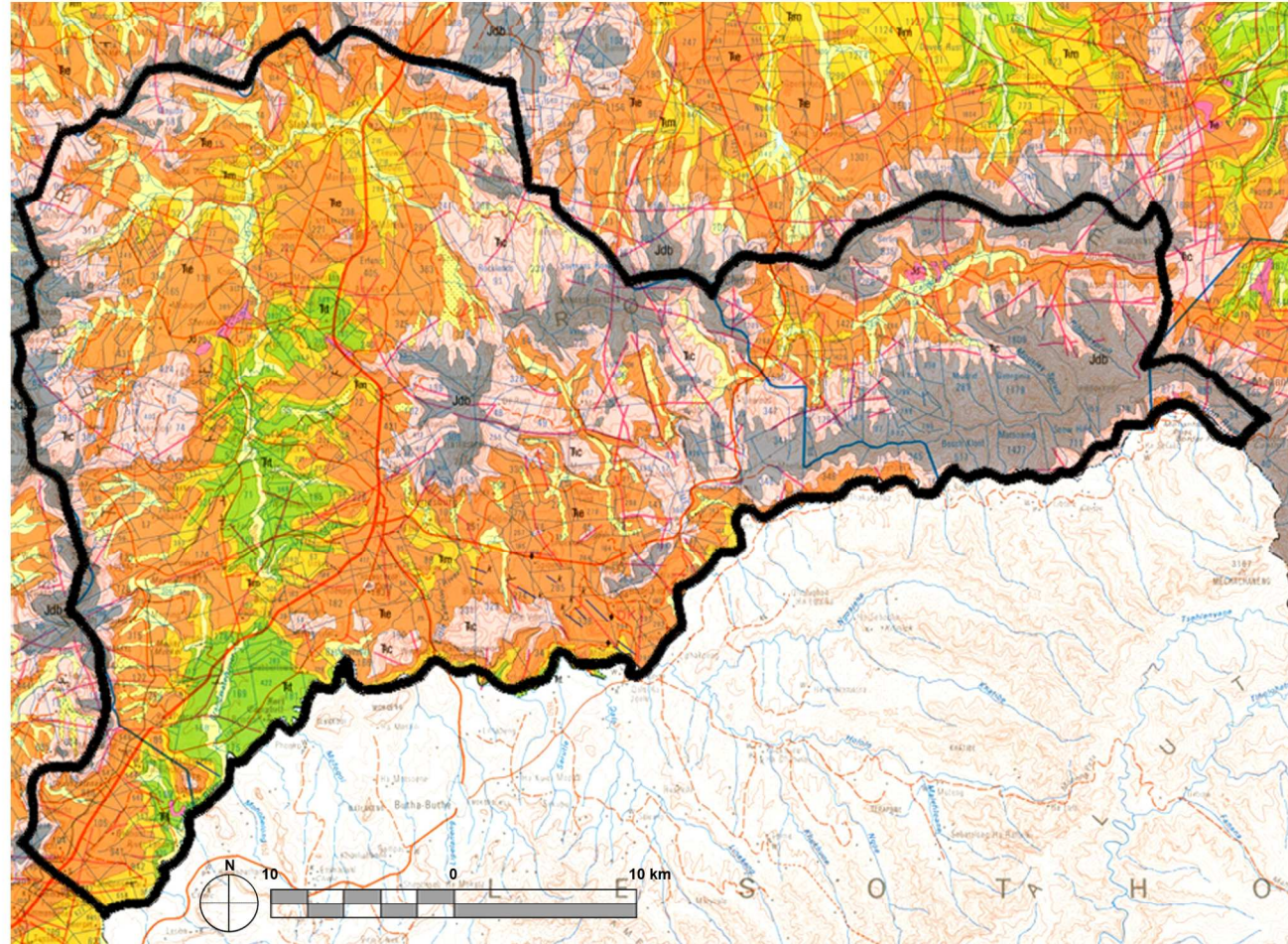
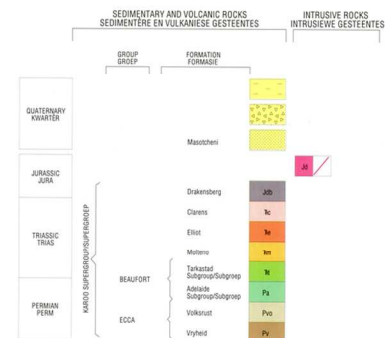


Fig. 268 Detail of geological map of the Eastern Free State, showing the Brandwater Basin (South Africa 1:250 000 GEOLOGICAL SERIES 2828 HARRISMITH 1998).

## GEOLOGICAL LEGEND

## GEOLOGIESE LEGENDE



## MEAN ANNUAL TEMPERATURE

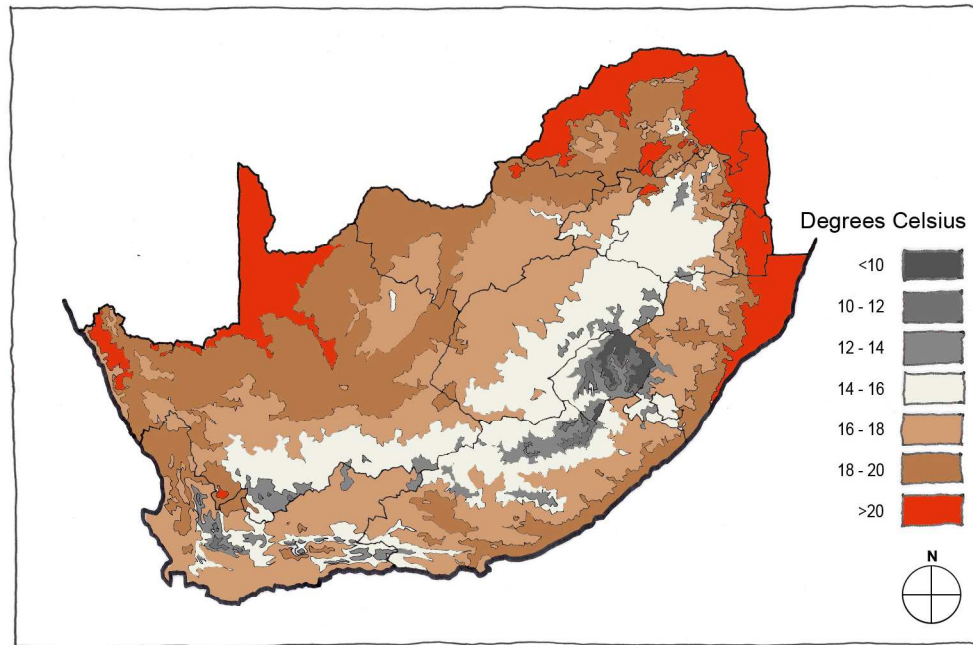


Fig. 269 Copied and simplified from Schulze 2008

## MEAN ANNUAL PRECIPITATION

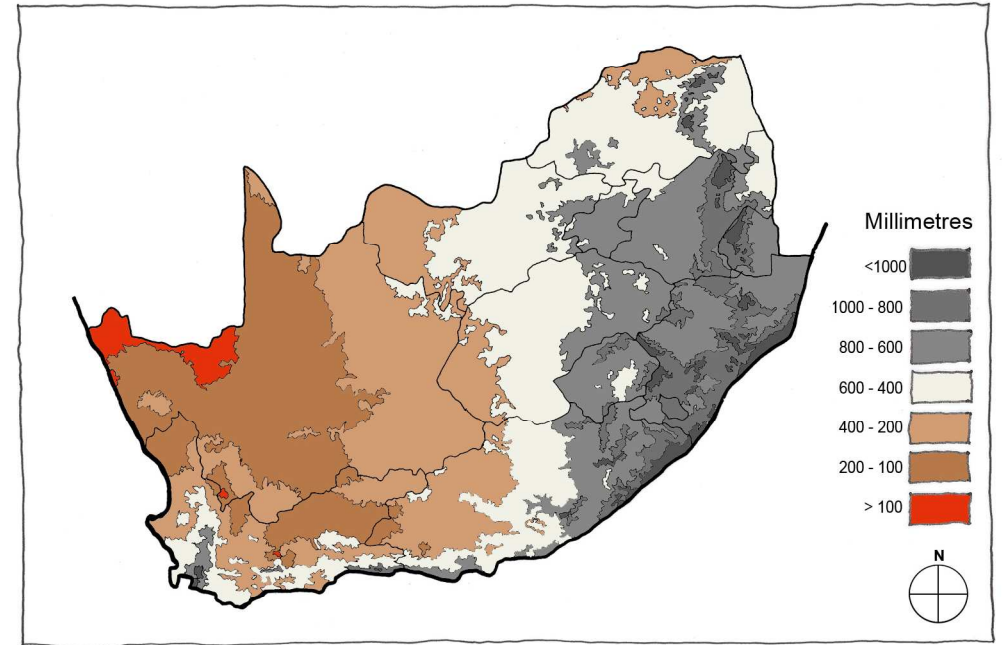


Fig. 271 Copied and simplified from Schulze 2008

## MONTHLY MEANS OF DAILY AVERAGE TEMPERATURE

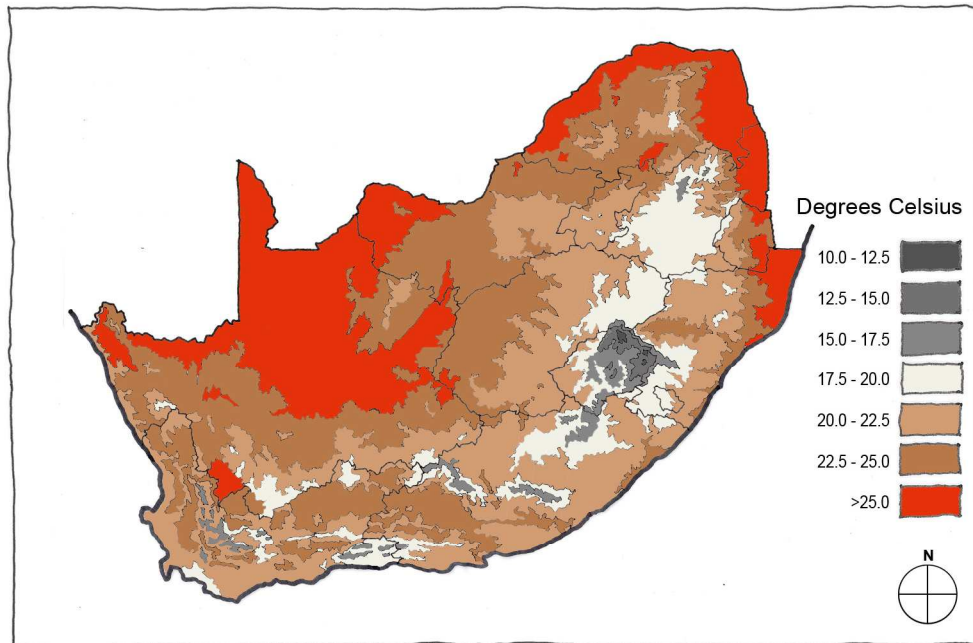


Fig. 270 Copied and simplified from Schulze 2008

## MEDIAN RAINFALL

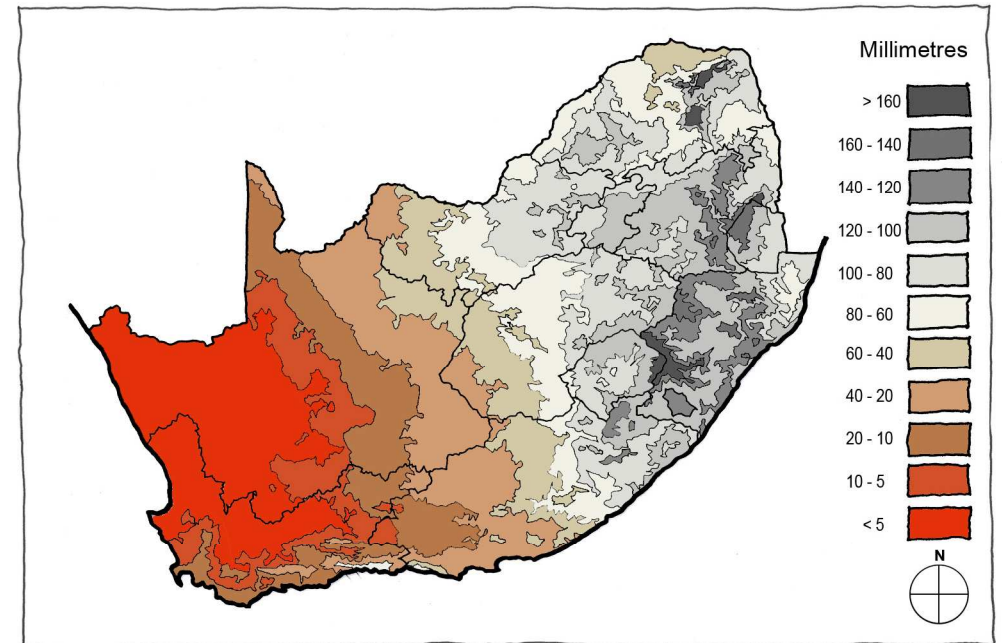


Fig. 272 Copied and simplified from Schulze 2008

#### 4.3.3 CLIMATE

In terms of the temperature, the Brandwater Basin is a cooler place than the rest of the Free State. On the mean annual temperature, the Basin lies between 12-14 degrees C. The rest of the Free State lies mostly between 14-18 degrees C.

In terms of rainfall, the Brandwater Basin is part of the wettest areas in the eastern Free State. The heavy rainfall would have made *brakdak* construction difficult. The only house that could have had a possible brakdak or flat roof of some sorts in this collection, is Modderfontein House Venter. The material exposed on the southern gable wall suggests a flat roof before the gable was put in place.

#### 4.3.4 PLANT MATERIAL

The most important plant material was thatch for roof cover and wood for rafters and trusses. Grasses and reeds in the area that are suitable for thatching is the Common Reed (*Fluitjiesriet*, *Phragmites australis*) that occurs in areas of wetland, banks and swamps (*vleie*) (Du Preez 2012 and also Pooley 1998: 52). The Common Thatch Grass (*Dekgras*, *Hyparrhenia hirta*) that occurs in disturbed areas, against slopes and mountains, is also useful (Pooley 1998: 51).

Indigenous trees in the Brandwater Basin are the same as in all the mountainous areas of the eastern Free State. The slopes, more so the

southern slopes, are covered with brushwood. These include multi-stemmed bushes like Ouhout (*Leucosidea sericea*, *Ouhout*), Blue Guarri (*Euclea crispa*, *Gwarrie*), Bloubos (*Diospyros lycioides*, *Bloubos*) and others. These have very little application in construction. Trees that yield quality wood for carpentry were limited to the protected kloofs. Broad-Leaved Yellowwood (*Podocarpus latifolius*, *Geelhout*) and Lovers Cheesewood (*Pittosporum viridiflorum*, *Kasuur*) were available in the kloofs of the eastern Free State as in the northern Drakensberg in KwaZulu-Natal, but has been cut out to extinction.

After the Anglo-Boer War there was a sudden addition in exotic trees like Willow, Poplar and Eucalyptus (Bluegum) (Du Preez 2012). Timber from these trees became easily available and was popular as construction material in buildings where the budget for the building was limited.

Examples of plants introduced to the house gardens of the area which survived years of neglect were the fruit orchard at Modderfontein, a Poinsettia (*Euphorbia pulcherrima*) next to the front stoep entrance at Schoonzicht and a Lemon Verbena bush (*Aloysia triphylla*) also next to the front stoep steps at the Present Poort Second House.

#### 4.4 BUILDING IN THE BRANDWATER BASIN

By collecting evidence on the farmhouses within the physical context, the following can be considered:

- the nature of the sites of the houses on the landscape;
- the interior space and stoep space; and
- the craftsmanship displayed on the buildings.

##### 4.4.1 SITES ON THE LANDSCAPE

The factors taken into account to understand the placement of houses in the landscape are *orientation*, the *aspect* and *approach* towards the house and how visible it is from the house, the *prospect* from the house as well as the *gradient*.

##### 4.4.1.1 ORIENTATION

There is no uniform orientation followed by the builders of these early farmhouses. As can be deduced from the 17 examples included in the summary of selected buildings, other factors besides the positions of the sun must have played a dominant role in the placement of the houses. Of the 17, the orientation is as follows<sup>63</sup>:

3 x W	1. Bethlehem Star, 10. Modderfontein, 12. Present Poort House Venter
4 x NW	5. Lusthof, 9. Killarney, 11. Opstal, 17. Welkom
3 x almost N	2. Coerland, 8. Goedetrouw, 16. Toevertrouw
3 x NE	3. Dunelm, 7. Brindisi, 15. Tierhoek
1 x E	4. Kransfontein
1 x SE	6. Middenrif
2 x SW	13. Present Poort Second House, 14. Schoonzicht

Although none of these houses were aligned strictly north, 10 of these made use of north, even if at an angle. These houses might not have favoured north decidedly, but they positively did avoid a southern orientation. The houses that aligned strictly with the cardinal points, were the 4 that were orientated west and east. In the case of these 4 houses, the cardinal points and the rising and setting sun must have played a role. Two of them (Present Poort House Venter and Modderfontein House Venter) were built by the same family of Venters.

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<sup>63</sup> Numbers of the houses indicate the order of the houses as in Appendices B & C

#### 4.4.1.2 APPROACH

Regarding access to the houses, the houses can be divided into three groups.

1. There are examples that face a road and that are parallel to the road. Visitors turn 90° off the road to enter. The houses stand in an obvious relationship to the road.
2. Some examples confront the approach directly. These houses face the approach squarely.
3. The others neither confronting it, nor parallel to passers-by. Most of these are examples that are parallel to the approach towards them and the road stops, for all practical purposes, at the farmstead. Visitors turn up to 90° at the end of the road to enter. These examples tend not to have a clear relationship to the approach.

Most of the examples (8 out of 17)<sup>64</sup> fall into this third category. All of them except one<sup>65</sup>, are on a gradient of more than 1:20. The steep gradient limits the orientation of the house as well as the possible approaches. The houses have to follow the contours to avoid even more extensive terracing and the approach has to follow the contours to keep to a practical slope. This results in a sideways approach with the front of the house facing another direction.

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64 2. Coerland, 3. Dunelm, 4. Kransfontein, 5. Lusthof, 9. Killarney, 11. Opstal, 15. Tierhoek, 17. Welkom

65 Tierhoek is on an almost level site with a gradient of more or less 1:30

The second largest group (6 out of 17)<sup>66</sup>, are those that face the road from the side. Most of them are parallel to the road<sup>67</sup> which is in almost all of these cases<sup>68</sup> a public road leading on, past the house. Their placement were influenced by the road.

The smallest group (3 out of 17)<sup>69</sup> confront the access road. This is only possible on a fairly level site. The exception here is Present Poort House Venter. The site has a fall of 1:10 and the house is set across this, to face the only practical entrance to the valley. This results in notable terracing and retaining walls of over 1.5 m in height for a small house.

All three of these houses are in secluded areas with only one natural entrance. Surveillance of the approach could offer safety and security benefits and these three houses took advantage of their situation.

Another aspect to the approach that could be considered, is the distant view from the house on

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66 1. Bethlehem Star, 7. Brindisi, 8. Goedetrouw, 10. Modderfontein, 13. Present Poort Second House, 14. Schoonzicht

67 The only exception is Brindisi which face the T-junction in the road. It could be argued that the junction is the more important part of the road and the placement of the house even considers both roads.

68 The only exception is Modderfontein which was probably a semi-public road.

69 6. Middenrif, 12. Present Poort House Venter, 16. Toevertrouw

the approach. This could afford the inhabitants more or less time to prepare for visitors. In this case, most of the houses (11 out of 17)<sup>70</sup> had a distant view on the approach. It is noteworthy that all three of the houses that confront the approach<sup>71</sup> have an excellent view for some distance on the access road. Another consideration was visitors or clients from Lesotho. The Big House on Killarney does not have a distant view over the access road from the side of the Free State, but it has a commanding view over the international border and beyond.

#### 4.4.1.3 PROSPECT

Most of the houses (15 out of 17) have a stoep<sup>72</sup> and a long side towards the view out of the valley or down the gradient, even if that is not also the approach. The two exceptions are Goedetrouw (placed on an outcrop with circumfluent views but with the stoep towards the road, rather than to the open view) and Dunelm in a narrow kloof. Dunelm is in a complex situation. It utilises the short view across the kloof from the height on the one side to

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70 1. Bethlehem Star, 3. Dunelm, 4. Kransfontein, 6. Middenrif, 11. Opstal, 12. Present Poort House Venter, 13. Present Poort Second House, 14. Schoonzicht, 15. Tierhoek, 16. Toevertrouw, 17. Welkom

71 As singled out in the previous paragraph

72 In the case of Bethlehem Star (which is the only house without a stoep) the only door is taken as an indication of an area where the functions of a stoep would have taken place. One such function for the inhabitants would be to assess the outside conditions.

the other, but avoids the prospect down the kloof on the northern side.

This means that with only two exceptions, all the houses utilised the prospect in their specific situations. Prospect therefore played a more important role in the placing of the houses than orientation or approach.

The importance of the view across the landscape can further be illustrated with two other exceptional examples. Both Modderpoort and Killarney have a descending access. The approach is from the top down towards the house. This is unusual and places the houses in a defenceless position. However, passing through the houses, both of them have a stoep<sup>73</sup> on the opposite side of the house with a view over the landscape.

#### 4.4.1.4 GRADIENT

Most houses have an elevated approach and are higher than the access road (9 out of 17)<sup>74</sup> or level with it (6 out of 17)<sup>75</sup>. Some examples that are higher than the access road have extensive terraces that accentuate this difference in level, like Present Poort House Venter or Coerland. The only

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73 The only stoep in the case of Modderpoort and a second stoep in the case of Killarney

74 2. Coerland, 4. Kransfontein, 6. Middenrif, 7. Brindisi, 8. Goedetrouw, 12. Present Poort House Venter, 13. Present Poort Second House, 14. Schoonzicht, 17. Welkom

75 1. Bethlehem Star, 3. Dunelm, 5. Lusthof, 11. Opstal, 15. Tierhoek, 16. Toevertrouw

two exceptions that are not higher or level with the approach are the Modderfontein House and the Big House at Killarney where the approach slopes down to the house, as has been pointed out before in dealing with the prospect.

#### 4.4.2 SPACES

The covered area that was habitable ranged from 37 to 518 sq. m. The 5 smallest houses included in this selection are:

Bethlehem Star Cottage 37 sq. m

Toevertrouw Cottage 37 sq. m

Present Poort Second House 50 sq. m

Modderfontein House Venter Phase 1 52 sq. m

Lusthof House Phase 1 55 sq. m

None of these small houses included any covered stoep areas and all of them are simple rectangular houses. Except for Bethlehem Star, all have evidence of an uncovered stoep in front, running the total length of the building.

The 5 biggest houses included in this selection are:

- Dunelm House Phase 4 518 sq. m;
- Opstal House Phase 4 471 sq. m;
- Killarney Big House Phase 5 452 sq. m;
- Lusthof House Phase 5 394 sq. m; and
- Welkom House Du Preez Phase 4 302 sq. m.

- Dunelm includes 22% covered stoep area;
- Opstal includes 3% covered stoep area;
- Killarney includes 17% covered stoep area;
- Lusthof includes 36% covered stoep area; and
- Welkom includes 28% covered stoep area.

The 3% stoep area of Opstal is misleading in the sense that the front stoep was brought out between the two stoepkamers and then enclosed with glass to form a sun stoep. It is a huge area, but it could only be regarded as part of the living space of the house after it had been enclosed.

#### 4.4.3 CRAFTSMANSHIP

The craft of the mason tends to express itself in

- the selection of materials for the building;
- the joints between the sandstone blocks (straight, irregular, narrow or flush);
- the measurement of the courses (a standard course eventually evolved into 309 mm);
- the dressing or finishing of the face of the stone (rusticated, exaggerated rockface, smooth rockface, marked);
- the definition of the corners where quoin headers reveal the thickness of the stones; and
- the fitting, spacing and decoration of openings in the wall.

#### 4.4.3.1 MATERIALS

The most visible material for the exterior of the buildings in this collection is sandstone, stone walls that were built with rubble or ashlar. That was however not the only material available. Sun-dried bricks were often used for interior walls.

The Basotho of the area used sod construction or wattle-and-daub for their homes. These construction techniques were also used by the earliest settlers to the area, but little of these structures still remains. The earliest parts of Lusthof House and the Big House at Killarney might be the best examples of houses employing these techniques.

Although corrugated iron as a roofing material received less attention than sandstone in the literature on the architecture of the Free State (and is even questioned<sup>76</sup>), it played a decisive role in the development of the architecture once it became available. The lower pitch of the roof that was made possible with the new material<sup>77</sup> facilitated the development of covered stoeps and plan forms not practical in thatch.

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76 "Typical and with a bleak appeal, are houses built of the strange combination of materials so often used in the Free State – stone and corrugated-iron; ..." (Picton-Seymour 1977: 376).

77 "These, then, were the major developments before 1850 when a new roofing material became available and which had within a couple of decades allowed the house form to develop in a unique way. This new material was corrugated iron or, more correctly, galvanized corrugated iron" (Radford 1982: 61).



Fig.273 House Saunder (a farm manager's house) on Killarney, the Middleton Estate, where all additions were carried out with different building materials and techniques. The gable with the exterior chimney to the left is reinforced with sandstone on the corners, but mostly constructed with sun-dried brick. (2000)



Fig. 274 House Grobler (a blacksmith's house) on Brindisi, the Middleton Estate, where the sun-dried bricks of an interior wall became visible after the house was demolished recently. (Photo: Louis du Preez 2012)

#### 4.4.3.2 JOINTS

Joints between building units evolved together with the refinement of the building units themselves. Uncoursed rubble masonry was replaced with coursed rubble (roughly dressed) work at Bethlehem Star Cottage when the gables had to be replaced. This reduced the variation in jointing across the wall considerably. The coursed random walls at the Second House on Present Poort were strengthened on the corners and around the openings with rock faced ashlar. This, once again resulted in more uniform jointing between the ashlar on the corners.

With the refinement of the smooth ashlar used at Tierhoek House Fourie, the technique of building without any visible mortar reaches a high level of refinement. At Welkom, the earlier work without any visible mortar or pointing can be seen on the old shed, while the (newer) house used the standardised course width, with mortar and pointing to the joints.

#### 4.4.3.3 COURSES

The depth of the courses initially varied from building to building. On some of the earlier buildings, it is possible to find courses of different depth on a single building. At Tierhoek House Fourie the stone was cut precisely and for a specific layer, as the courses decreased in depth as the courses rose. On the shed behind the Tierhoek House, the differences in course height do not follow such a recognisable logic.



Fig. 275 & 276 On the left is Bethlehem Star Cottage showing random work and coursed random work. (1987) On the right is Present Poort Second House with coursed random work and ashlar on the corners. (1999)



Fig. 277 & 278 Detail of the jointing at Tierhoek House Fourie on the left. (1987) The old shed (right) on Welkom is on the right. Note the shift in course depth between the shed and the addition. (1999)



Fig. 279 & 280 Details of jointing and the alignment of lintels on Welkom. The house (right) and the old shed (left). (1987) & (1999)

Towards the end of the 19<sup>th</sup> century the height of an aslar course became standardised at a measurement of just over a foot (1 foot = 304.8 mm). This enabled the further specialization of stone cutters and stone masons into two separate trades. Since the sandstone could be prepared in advance for any building, the direct link between the building and the preparation of the sandstone units could be indirect.

#### 4.4.3.4 STONE FINISHES

Sandstone facilitates a variety of finishes. On the earlier structures there is an effort to arrive at a smooth wall. At Present Poort House Venter and at Modderfontein House Venter the walls (not always stone walls) were whitewashed. At Modderfontein it might have been an attempt to blend all the different building materials (sun-dried bricks of different batches and colouring as well as random work) on the façades.

The use of a rock face finish to the ashlar was initially framed with a tooled margin. At Kransfontein the rock face finish was used without a margin. That became progressively the common exterior finish to the sandstone walls.

At the turn of the century novel finishes were introduced to the area. At Dunelm the crowstep gable was finished with an exaggerated rock face



Fig 281 The shed behind Tierhoek House Fourie with different course heights and less careful jointing when compared to the house. (1999)



Fig.282 & 283 Dunelm House (left) with exaggerated finish on the crowstep gable above ordinary rock face. (1987) House Heyns at Schoonzicht (right) with an early example of rock face ashlar framed with a tooled margin. (Photo: Louis du Preez 2012)

finish above regular rock face. At Kromdraai<sup>78</sup> a whole range of different finishes were employed.

#### 4.4.3.5 CORNERS

The thickness of the stones is visible on the quoin headers at the corners. At Toevertrouw Cottage the corners reveal a range of different thicknesses for the quoins which is unusual since it influences the thickness of the wall. Once ashlar was used, it was the custom to define the corner with a tooled margin.

#### 4.4.3.6 OPENINGS

The earliest openings were bridged with wooden lintels. For large openings in sheds, a wooden beam remained the most common way to span the opening at the top.

With smaller openings, such as at doors and windows, sandstone lintels became the custom. The finishing of the lintel and window sill could vary, but the material remained sandstone.

With some of the structures at Welkom, the fitting of the lintel into the coursework of the wall is complicated by not being aligned as was indicated in the case study.



Fig. 284 & 285 The front gable at Kromdraai (left) with detail (right) of a chain of rustic quoins. (1987)



Fig. 286 & 287 The side gable at Kromdraai (left) with detail (right). (1987)

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<sup>78</sup> Kromdraai House was surveyed but not included in this collection.

## 5 TIME CONTEXT

The limits in terms of the time context are set from the arrival of the first white people up to the end of the Orange River Colony in 1910. Any houses built after 1910 were not considered for this selection. Houses built before 1910 were, however, considered with all their developments up to the time of survey.

### 5.1 PERIOD UNDER INVESTIGATION

The political and administrative development of the Brandwater Basin was influenced by the emergence of both Lesotho and the Free State Province as it is today. The main developments will be highlighted to establish the time context for the development of the architecture.

#### 5.1.1 FIRST TENTATIVE WHITE SETTLEMENT

Colonel Robert Jacob Gordon renamed the remarkably large river to the north of the Cape Colony, known as the Kei-Gariep (Khoikhoi name) or Grote Rivier (Dutch name), the Orange River in 1779. The area north of the river was first referred to as the Transgariep, but the name Transorangia later replaced it. North of the Orange River, the Mfecane was under way for most of the 1820s. The term Mfecane refers "to the period of great disruption and population dislocation in the

Southern African interior in the 1820s and 1830s" (Worden 1998: 101). The revolution "smashed tribes, scattered others and dashed the fragments into new combinations" (De Kiewiet 1941: 50). The Mfecane established the Zulu Kingdom under Shaka to the east of the Drakensberg, the Ndebele Kingdom under Mzilikazi north-west of the Vaal River and the Basotho Kingdom under Moshweshwe in the Maluti Mountains as the major powers in the interior. Moshweshwe and his followers would consolidate their power around Thaba Bosiu in 1824 (Edgecombe in Cameron 1986: 122).

Also in the early 1820s, more and more *trekboers* found themselves in the Transgariep territory with no intention of returning to the Cape Colony. However, they still considered themselves to be colonial subjects (Du Bruyn in Cameron 1986: 129). An important example is RM Britz who settled in 1820 or 1821 at a fountain and called his farm Bloem Fontein (Schoeman 1980: 1).

Missionaries also entered the Transgariep and the oldest town is Philippolis, founded in 1823 as a mission station for the "Boschemen" (Ross 1976: 23). By 1833 Rev. Dr. JP Pellissier had established a congregation at Bethulie (Roodt 1987: 24), but

more important, the Paris Evangelical Mission Society also established a mission station in Basutoland at Morija, in response to an invitation from Moshweshwe. Two Wesleyan missionaries<sup>79</sup> established a mission at Thaba Nchu in the same year under the Barolong (Eloff 1980: 209). A few other stations would also be established soon after 1833, but the next important factor that would influence white settlement in the Transorangia would be the Great Trek.

#### 5.1.2 THE GREAT TREK

From 1835-1845 more or less 2 540 families (family members together with servants this totalled some 23 000 people) moved out of the Cape Colony northwards into the Transgariëp (Visagie 2011: 14).

The Voortrekkers were rebels who wanted to realise their political ideals in an independent republic without British interference (Du Bruyn in Cameron 1986: 129). The Ndebele attacked the Trekkers, but at the battle of Vegkop in October 1836, they successfully beat off the attack and eventually drove the Ndebele far to the north. By the end of 1836, the Trekkers elected a Volksraad at a meeting at Thaba Nchu.

It was possible to establish the Republic of Natalia with the capital at Pietermaritzburg after the Trekkers defeated the Zulus at the Battle of Blood River on 16 December 1838. The Winburg and

Potchefstroom areas were incorporated into the Republic of Natalia in 1840 (Eloff 1980:336). After the British took over the Republic of Natalia in 1842, the Winburg and Potchefstroom districts were severed from the area east of the Drakensberg. The Trekkers in the Transorangia established Winburg as their capital in the same year.

#### 5.1.3 BRITISH INFLUENCE IN TRANSORANGIA

The Cape Governor Maitland appointed a British Resident in the Transorangia in 1845. Early the next year, Captain HD Warden took over the post and moved his residency from Philippolis to Bloemfontein, where he arrived on 26 March 1846 (Schoeman 1980: 3). In February 1848, Sir Harry Smith annexed the entire territory between the Orange and Vaal Rivers and the Drakensberg as the British Orange River Sovereignty (ORS) (Du Bruyn in Cameron 1986: 137). He instructed Warden to settle the question of the border with Basutoland and the Warden Line was accepted in December 1849 as the boundary between the ORS and Basutoland (Eloff 1980: 13).

#### 5.1.4 REPUBLIC OF THE ORANGE FREE STATE

The British forces suffered defeat against the Sotho at Viervoet (north of the present day Ladybrand) in 1851 and at Berea Mountain (now in Lesotho) in 1852. This led the Cape Governor to propose to the British authorities that a further Trekker buffer state could constitute a greater advantage to the

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79 Rev. James Archbell and Rev. John Edwards

British authorities. The Imperial Government accepted the proposal and the Bloemfontein Convention was signed on 23 February 1854 (Du Bruyn in Cameron 1986: 138). At the Convention Britain granted independence to the white inhabitants of the ORS and the Orange Free State Republic (OFS) was established.

For the OFS the greatest test was the unstable situation on the border with Basutoland. On 19 March 1858 the Free State declared war on the Basotho. The Free Staters did not fare well in the war. At the end of September 1858 a treaty was signed which confirmed the Warden Line as the boundary (Heydenrych in Cameron 1986: 147). This line cut right through the Brandwater Basin and left two entrances on the north (Retief's Nek and Slabbert's Nek) from the Free State into the remaining part of the Basin.

After protracted negotiations failed to resolve the border problem, the Second Basotho War broke out seven years later in 1865<sup>80</sup>. It was with this war that the Conquered Territory (between the Warden

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80 "Border troubles continued, and in June 1865 the OFS President JH Brand called out his commandos against Moshoeshoe. Wodehouse declared the Cape Colony to be neutral but, in practice, many men from the Cape as well as Natal went north to join the commandos, lured by the prospects of loot, or the grant of a free farm in conquered territory. The disillusioned High Commissioner wrote that 'Englishmen all along composed the main fighting element of the OFS Commandos'" (Reader's Digest 1989: 160).

Line and the Caledon River and a major part of the Brandwater Basin) was included in the Free State territory for the first time. The treaty of Thaba Bosiu in 1866 ended this war (Eloff 1980: 23). The Third Basotho War broke out in 1867 and it ended with British intervention. On 12 March 1868 Basotholand was annexed by the British on invitation of Moshweshwe. By that time the current frontier line between the Free State and Lesotho had already been firmly established between Britain and the OFS in February 1868 with the Second Treaty of Aliwal North (Heydenrych in Cameron 1986: 149).

#### 5.1.5 OCCUPYING THE CONQUERED TERRITORY

The Free State government realised that only a large number of settlers would in the long run safeguard the Conquered Territory against infiltration by the Basotho. With the publication of the *Occupatiewet* (Ordinance 2 of 1866) the survey and registration of farms was set in motion and even the possibility of the establishment of towns. It was stipulated that *burgers* (citizens) who actively took part in the Second Basotho War would get priority in applying for a farm. Another stipulation required prospective farm owners to build a house on the farm within 6 months of occupation. The house had to be at least 20' x 10' (6.1 m x 3.05 m) (Eloff 1980: 26).

A year later the government also founded three defensive towns in the area to further strengthen the occupation: Ficksburg, Ladybrand and Wepener. The outbreak of the Third Basotho War interrupted the settlement. The signing of the treaty in 1868 reduced the border tension considerably and by the end of 1869 the survey of the 608 farms in the conquered territory was complete. By 1880 the eastern Free State was the most densely populated area in the Free State (Eloff 1980: 36). Fouriesburg was recognised as a town in 1893 but was still in the Ficksburg district.

#### 5.1.6 THE MINERAL REVOLUTION

In 1867 two boys, Klonkie and Erasmus Jacobs, dug out a shining stone from a chalk bank near Hopetown, south of what would later be Kimberley. By mid-1871 the Kimberley diamond mine was active (Benyon in Cameron 1986: 168). The Cape Colony claimed the area and President Brand protested strongly against this claim. After a 1876 ruling the British Government paid £90 000 in compensation to the Free State (Heydenrych in Cameron 1986: 148).

The discovery of gold in the Eastern Transvaal (Mpumalanga today) led to mining activities there since about 1870. It was however, the discovery of the exceptionally rich gold deposits on the Witwatersrand in 1886 that turned the Zuid-Afrikaansche Republiek into the single largest gold producer in the world by 1898 (Grundlingh in

Cameron 1986: 184). One of the side products of the mineral revolution was the urgency to provide a railway system from the mines to the harbours. Bloemfontein was connected to Port Elizabeth by 1890 and Johannesburg via Bloemfontein by 1891 (Schoeman 1980: 112). The discovery of gold brought about a reorientation of the internal political and socio-economic order. In the 1890s it also brought relations with Great Britain to breaking point. “On 11 October 1899 the war between the South African republics [the Transvaal and its ally, the Free State] and Great Britain became a reality – a war which was to cast a long shadow over twentieth century South Africa and drastically affect the lives of blacks and whites” (Grundlingh in Cameron 1986: 197).

#### 5.1.7 BECOMING THE UNION AND THE REPUBLIC OF SOUTH AFRICA

In March 1900 Bloemfontein was occupied by the British. During the Anglo-Boer War the Brandwater Basin received its share of the devastation of farmsteads and loss of life. It also became associated with one of the most shameful incidents on the Boer side when more than 4 000 Boers surrendered halfway between Fouriesburg and Golden Gate on 29 July 1900 (Pakenham 1979: 443). On 31 May 1902 the peace treaty was signed in Pretoria and the Orange River Colony (ORC) became an undisputed colony of the British Empire. During the ORC period, permission for the construction of a Bloemfontein/Bethlehem railway

line was granted, and was opened in 1907 (Eloff 1980: 91). The town Fouriesburg benefited little from this line because Fouriesburg Station was nine kilometres from the town.

The Union of South Africa was formed by the former colonies of the Cape, Transvaal, Orange River and Natal in 1910, which later became the Republic of South Africa in 1961.

## 5.2 DEVELOPMENT OF FARMHOUSES

The development of houses will be examined in terms of:

- size;
- the specialisation and privacy that comes with dead-end rooms<sup>81</sup>;
- the use of windows and doors; and
- the stretch or span of the roof over the short

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81 "This search for increasing privacy is also an important factor in the development of the house plan. A linear arrangement must suffer serious drawbacks in this regard" (Radford 1982: 60). Radford points to the fact that rooms were interconnected in a linear plan. It was only the rooms at the end of the line that were not used for circulation as well. The advantages to such an end room was that a sense of privacy could be maintained, security was better and the function of the room could specialise without having to cater to circulation as well. The linear plan therefore offers circulation rooms and dead-end rooms. The number of dead-end rooms in a strictly linear plan could also be increased by adding an outside room. Only one house in this collection (Middleton Estate Killarney Phase 1) seems to have made use of this option.

distance from the one side to the other. Spanning the longer distance in most cases is only a function of repetition, but the short distance is an indication of the technical ability and means of the builder/owner. This will establish the maximum span that was possible with the material available at different stages of the development of the construction industry in the Basin.

### 5.2.1 TENTATIVE SETTLEMENT

Most of the early houses surveyed date from after the Third Basotho War (1867). The only two houses older than that are the Bethlehem Star Cottage (probably 1830) and Modderfontein House Venter (1854). One of the research questions is to investigate the impact that political developments had on the houses of the area. The most decisive political development was the establishment of a border between the two states. For the almost 40 year period from 1830 to 1868, when the border was fixed at the Second Treaty of Aliwal North, the sample of two houses for comparison is small. If anything, it indicates a hesitation on the side of the white settlers to invest in buildings in an area with an uncertain political future. The fact that three buildings could be found dating from the time immediately following the treaty (1870), reflects the point that the settlers were in a position to invest in permanent structures, pending the political outcome. These two houses unfortunately span the whole period of the Great Trek and British

# LOCATION OF THREE EARLIEST SETTLEMENTS

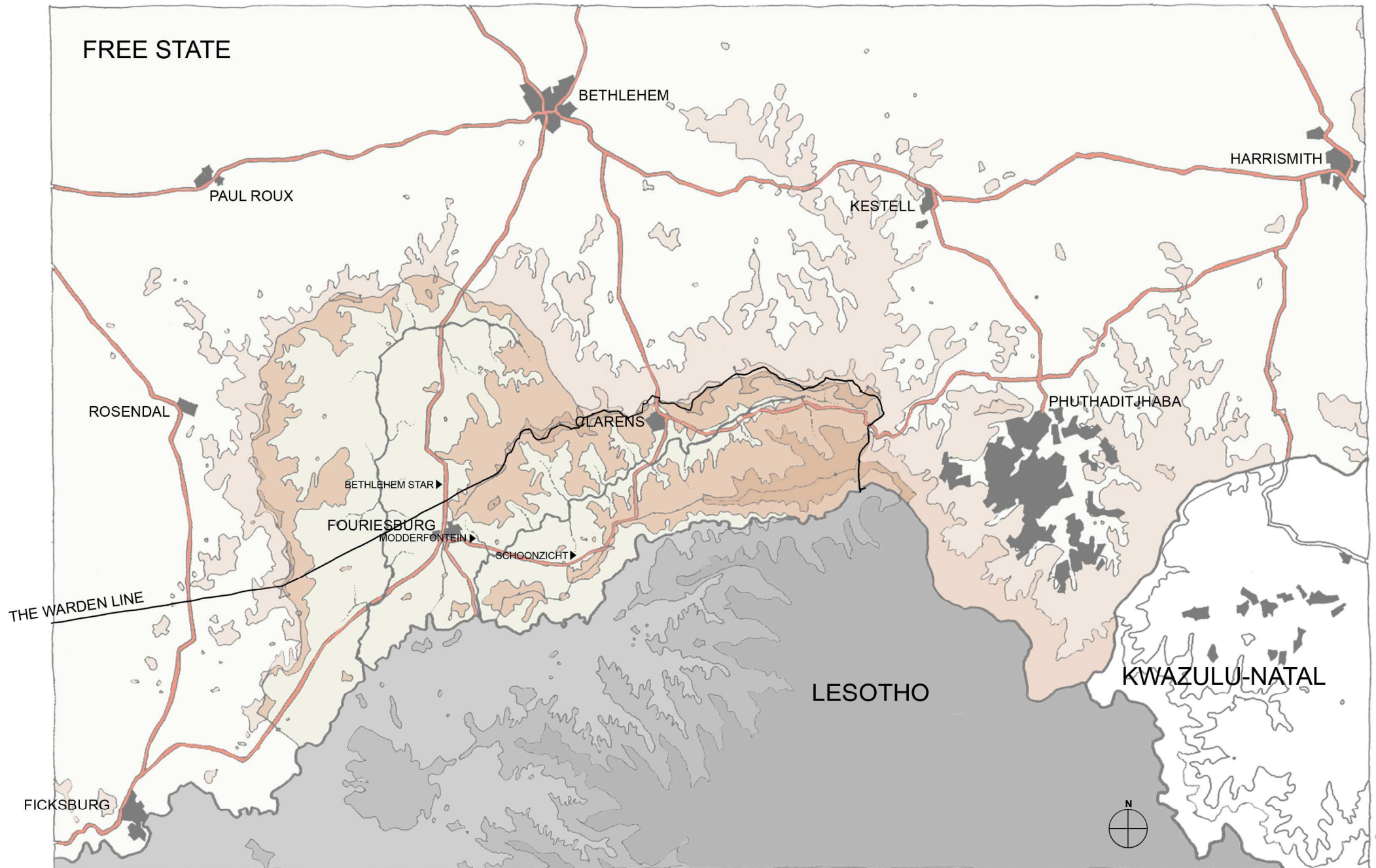


Fig. 288 The Warden Line and the location of the three oldest settlements indicated on a map of the Brandwater Basin. These are Bethlehem Star, Schoonzicht and Modderfontein.

influence in the Transorangia, with the next built evidence from the time of the established Republic of the Orange Free State.

Although the examples are small in number, there is an aspect worth noting about Bethlehem Star Cottage, Modderfontein House and also Schoonzicht. Heyns from Schoonzicht, settled like Venter from Modderfontein, in the area before it was part of the Free State. He stayed in a first house which did not survive. He then built the sandstone house in 1883 next to his first house. All three of these are beside one of the major transport routes through the area. There is a ridge ('*n randjie*) separating the Ficksburg – Golden Gate road from Modderfontein, but Schoonzicht was alongside the road. Bethlehem Star was on the Ficksburg – Bethlehem road. Being in an unsettled landscape, it might have been reassuring to be next to a major thoroughfare and could have contributed to a sense of security.

### 5.2.2 THE ORANJEVRIJSTAAT<sup>82</sup> ERA

The republican government set about populating the Conquered Territory with remarkable success after 1870 (compare also Fig. 289). This is also reflected in the greater number of houses surviving from that time as indicated in Fig. 290: *Covered Area and Date of Construction*. It is also notable

<sup>82</sup> The official name of the Boer Republic of the Free State (1854-1902).

Vrijstaat = Republic (Eloff 1985: 16).

from the graph that the size of the houses increased dramatically towards the end of the era. In Fig. 291 the number of dead-end and circulation rooms are contrasted with each to investigate the possibility that it could act as an indicator of the stage of development of the plan. In Fig. 292 the number of doors and rooms are placed against each other. In Fig. 293 the emergence of covered stoeps is traced. In Fig. 294 the issue of security is considered with the number of external and internal doors. None of these investigations proved to be a clear indicator of the level of development.

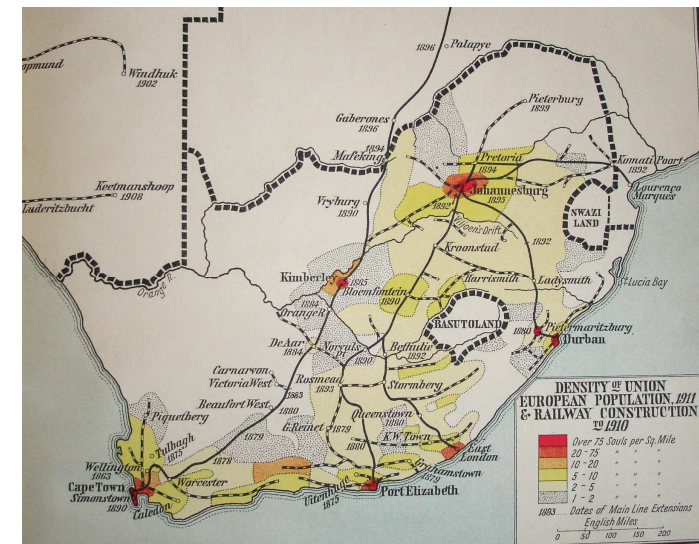


Fig. 289 Map 21 in Walker 1922: "Density of Union European Population, 1911..." shows the Eastern Free State and Bloemfontein as the two most populated areas in the Free State.

## COVERED AREA AND DATE OF CONSTRUCTION

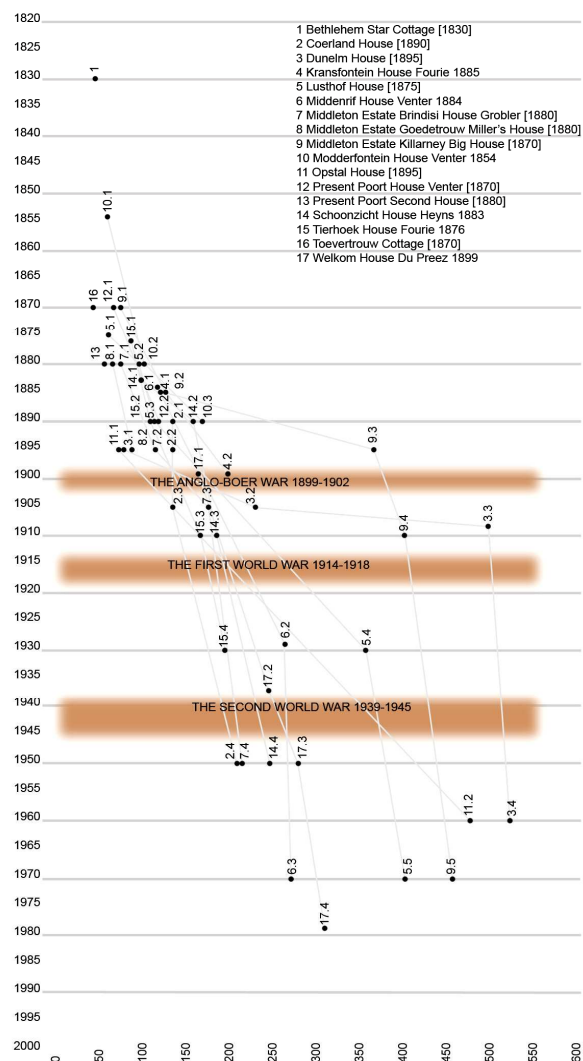


Fig. 290 Covered area in sq. m against date of construction (Compare also Brunskill 1974: 17).

The initial houses in this collection remained firmly within the cottage tradition as it is described by Dennis Radford:

“The most important characteristics of the early cottage are its small size and limited number of rooms. These were usually two, sometimes three, seldom four” (1982: 58).

The first example that hints at development and refinement of the cottage is Tierhoek in 1876. This example points in the direction of the double bank plan<sup>83</sup>, but is in essence a traditional cottage plan. In many respects this remains an exceptional house to this day. The elegance of the stonework has never been surpassed. More surprising is the clear and understandable plan which separates circulation rooms from dead-end rooms with complete comprehension. No other multi-roomed house in this collection could achieve dedicated room space in 75% of the number of rooms. Adding the back room under the *afdak*<sup>84</sup> resulted in the record of 80% of the number of rooms being dead-end rooms for this collection.

<sup>83</sup> The double bank plan is a development on the linear or single file plan. Whereas the linear plan is a single row of rooms, the double bank plan is a double row of rooms.

<sup>84</sup> Compare also Radford 1982: 62 Fig. 9

# NUMBER OF DEAD-END AND CIRCULATION ROOMS

Houses in order of construction

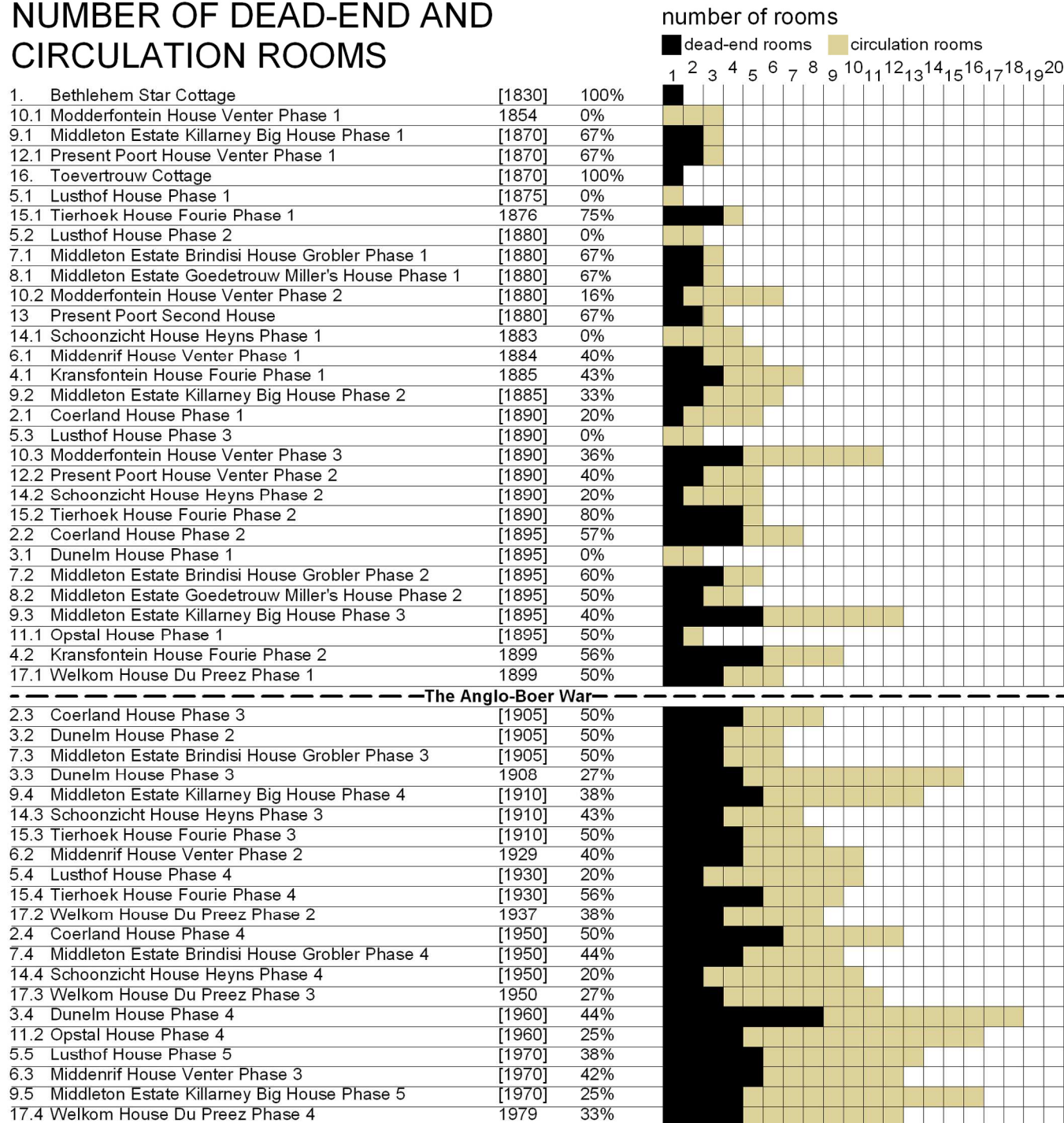


Fig. 291 Number of dead-end and circulation rooms per house in order of construction.

# RELATIONSHIP OF DOORS PER ROOM

amount of rooms and doors

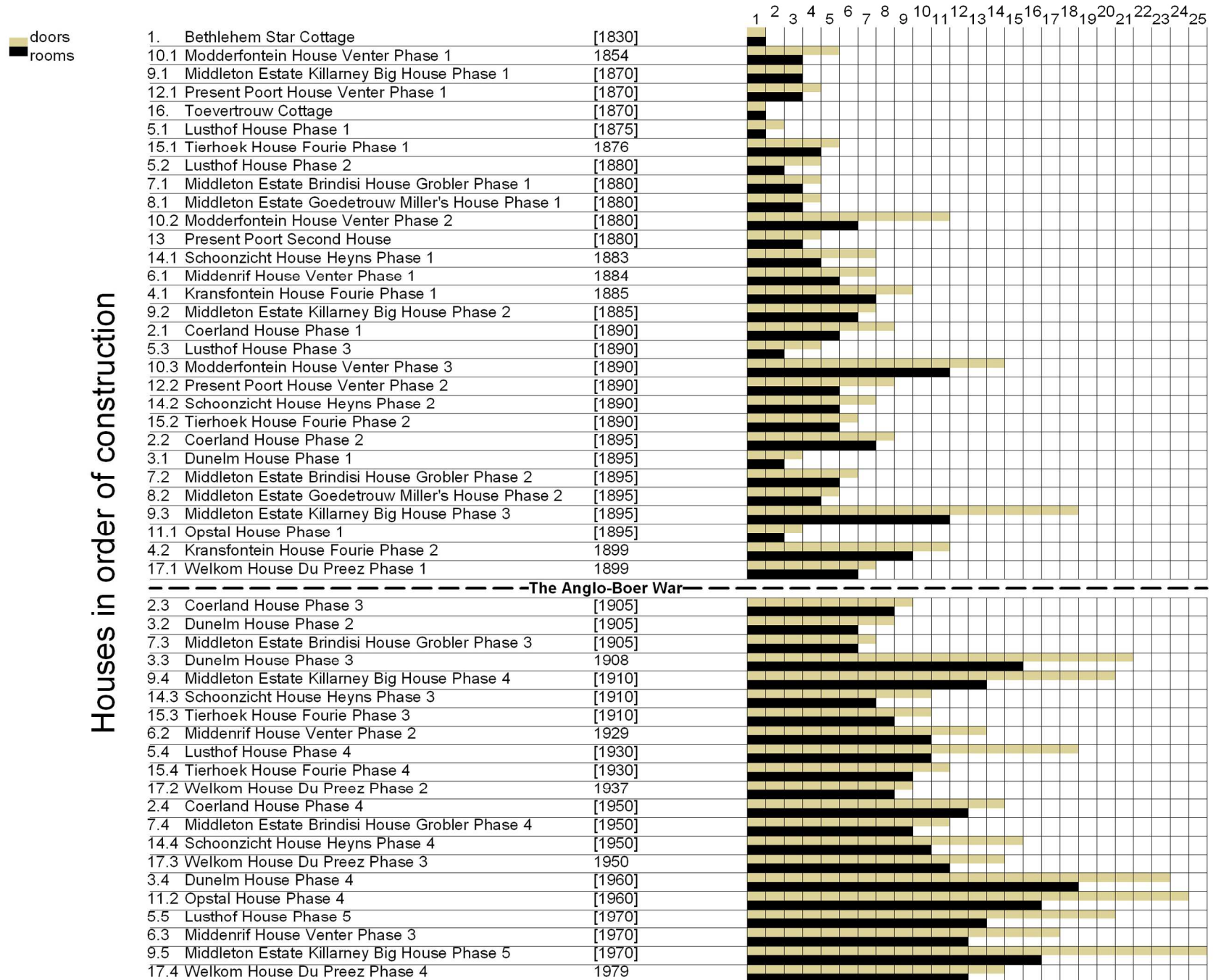


Fig. 292 Number of doors and number of rooms per house in order of construction.

# INTERIOR AREA & COVERED STOEP AREA

Houses in order of construction

1.	Bethlehem Star Cottage	[1830]
10.1	Modderfontein House Venter Phase 1	1854
9.1	Middleton Estate Killarney Big House Phase 1	[1870]
12.1	Present Poort House Venter Phase 1	[1870]
16.	Toevertrouw Cottage	[1870]
5.1	Lusthof House Phase 1	[1875]
15.1	Tierhoek House Fourie Phase 1	1876
5.2	Lusthof House Phase 2	[1880]
7.1	Middleton Estate Brindisi House Grobler Phase 1	[1880]
8.1	Middleton Estate Goedetrouw Miller's House Phase 1	[1880]
10.2	Modderfontein House Venter Phase 2	[1880]
13	Present Poort Second House	[1880]
14.1	Schoonzicht House Heyns Phase 1	1883
6.1	Middenrif House Venter Phase 1	1884
4.1	Kransfontein House Fourie Phase 1	1885
9.2	Middleton Estate Killarney Big House Phase 2	[1885]
2.1	Coerland House Phase 1	[1890]
5.3	Lusthof House Phase 3	[1890]
10.3	Modderfontein House Venter Phase 3	[1890]
12.2	Present Poort House Venter Phase 2	[1890]
14.2	Schoonzicht House Heyns Phase 2	[1890]
15.2	Tierhoek House Fourie Phase 2	[1890]
2.2	Coerland House Phase 2	[1895]
3.1	Dunelm House Phase 1	[1895]
7.2	Middleton Estate Brindisi House Grobler Phase 2	[1895]
8.2	Middleton Estate Goedetrouw Miller's House Phase 2	[1895]
9.3	Middleton Estate Killarney Big House Phase 3	[1895]
11.1	Opstal House Phase 1	[1895]
4.2	Kransfontein House Fourie Phase 2	1899
17.1	Welkom House Du Preez Phase 1	1899
----- -The Anglo-Boer War-----		
2.3	Coerland House Phase 3	[1905]
3.2	Dunelm House Phase 2	[1905]
7.3	Middleton Estate Brindisi House Grobler Phase 3	[1905]
3.3	Dunelm House Phase 3	1908
9.4	Middleton Estate Killarney Big House Phase 4	[1910]
14.3	Schoonzicht House Heyns Phase 3	[1910]
15.3	Tierhoek House Fourie Phase 3	[1910]
6.2	Middenrif House Venter Phase 2	1929
5.4	Lusthof House Phase 4	[1930]
15.4	Tierhoek House Fourie Phase 4	[1930]
17.2	Welkom House Du Preez Phase 2	1937
2.4	Coerland House Phase 4	[1950]
7.4	Middleton Estate Brindisi House Grobler Phase 4	[1950]
14.4	Schoonzicht House Heyns Phase 4	[1950]
17.3	Welkom House Du Preez Phase 3	1950
3.4	Dunelm House Phase 4	[1960]
11.2	Opstal House Phase 4	[1960]
5.5	Lusthof House Phase 5	[1970]
6.3	Middenrif House Venter Phase 3	[1970]
9.5	Middleton Estate Killarney Big House Phase 5	[1970]
17.4	Welkom House Du Preez Phase 4	1979

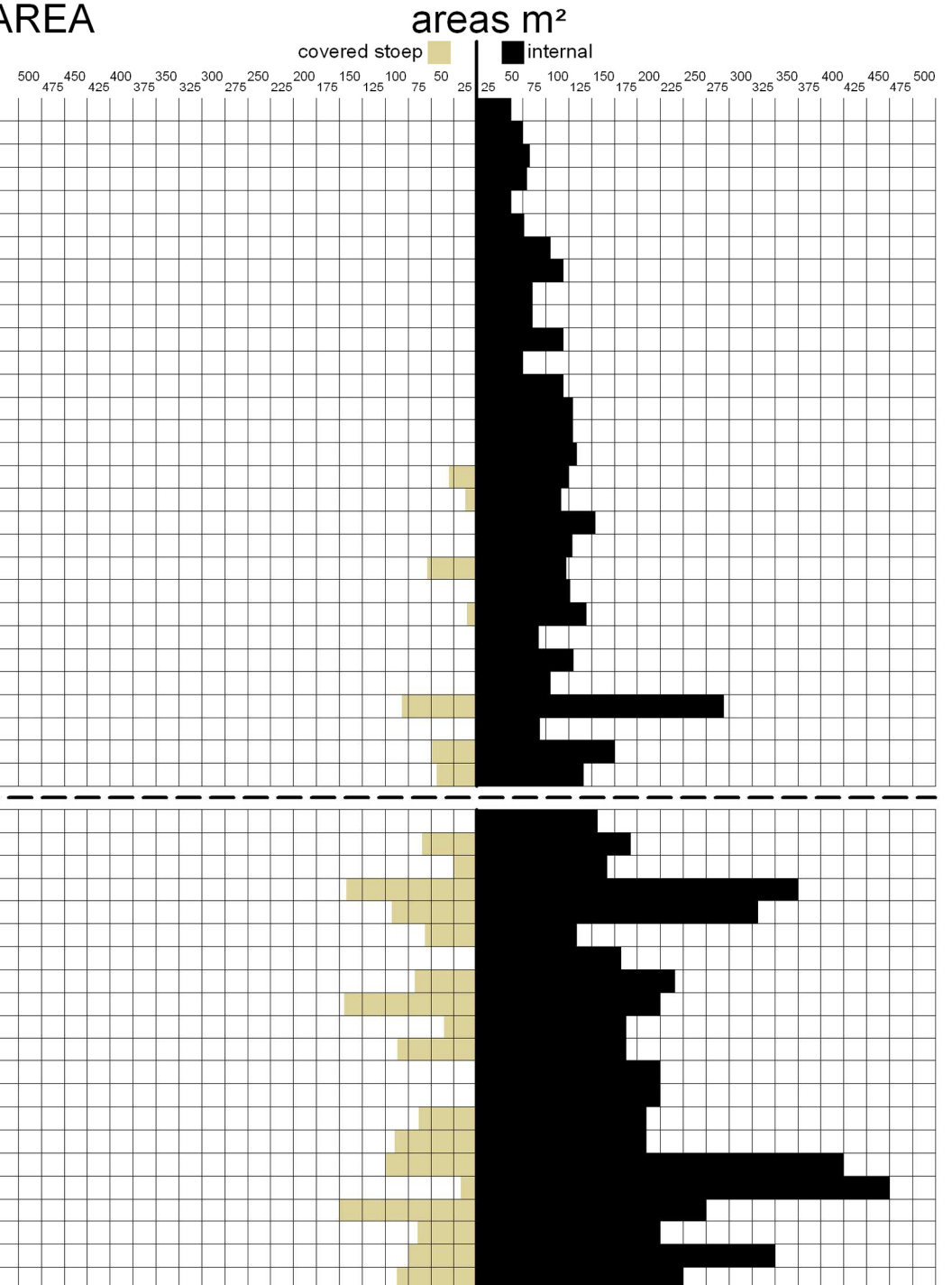


Fig. 293 Interior area and also the area of covered stoep.

# NUMBER OF INTERNAL & EXTERNAL DOORS

amount of doors

■ internal doors  
■ external doors

Houses in order of construction

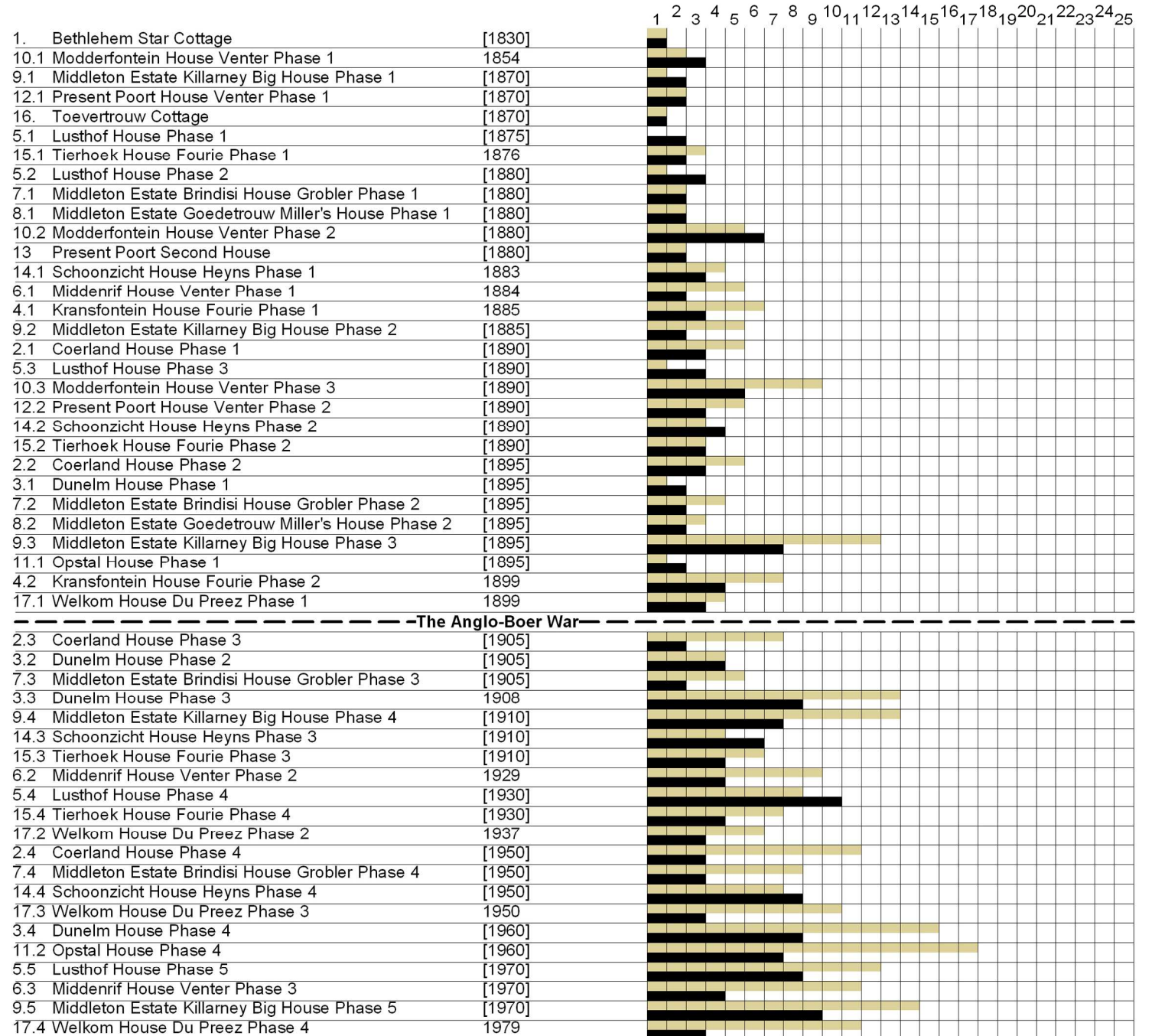


Fig. 294 Number of internal and external doors per house in order of construction.

Another development was the double bank plan. The first instance of this is the highly individualistic Schoonzicht House in 1883 with four rooms<sup>85</sup>. Like Tierhoek (where the stonework as well as the plan



Fig. 295 & 296 The stonework at Tierhoek (left) (1987) is precise and ordered like the plan. The stonework at Schoonzicht (right) (1999) includes unusual refinements like the chisel drafted margins and the large interlocking stones on the handrail of the staircase. In spite of these refinements, the stonework on Schoonzicht was not done neatly. All sorts of inaccuracies were ignored by the builder and was absorbed in the larger whole. The plan introduced a new form (the double bank plan) to this collection of houses in the Basin, but are remarkably careless in placing doors at strategic points.

was precise and ordered), the stonework at Schoonzicht is likewise an uncanny reflection of the planning. Rough and ready and highly

<sup>85</sup> The passage or hall was most likely inserted later with a new front door.

idiosyncratic, the plan is a new plan-type in the Basin all the same. There was little discretion in the placement of the internal (or, for that matter the external) doors and reflects the unease with which the new type was handled. The plan was widely used afterwards up to the Anglo-Boer War<sup>86</sup>.

Some of the developments that occurred within the double bank plan were the replacement of the *voorkamer* with a passage, the additions of *stoepkamers* and also different variations on the roofing of the longer stretch – longer than the single row or linear plan.

#### 5.2.2.1 DEVELOPMENT OF THE DOUBLE BANK PLAN

Lewcock points to a development from Cape Dutch to English in describing houses in the Eastern Cape: “In plan the houses became increasingly English in character, the old ‘*voorhuis – achterhuis*’ was narrowed to an English hallway...” (1970: 523).

Radford also use the term *typical Natal plan* and describe it as a “central passage running from the front door into the kitchen/living room (1982: 64). Two neatly dated examples, Middenrif of 1884 and Kransfontein of 1885, illustrate the progression from the Cape plan to the British plan:

<sup>86</sup> Compare for instance the plans of Middenrif House Venter Phase 1 1884, Kransfontein house Fourie Phase 1 1885, M.E. Killarney Big House Phase 2 [1885], Coerland House Phase 1 and Modderfontein House Venter Phase 3 [1890].

- Middenrif (1884):  
voorkamer leading into an agterkamer:  
the typical Cape plan

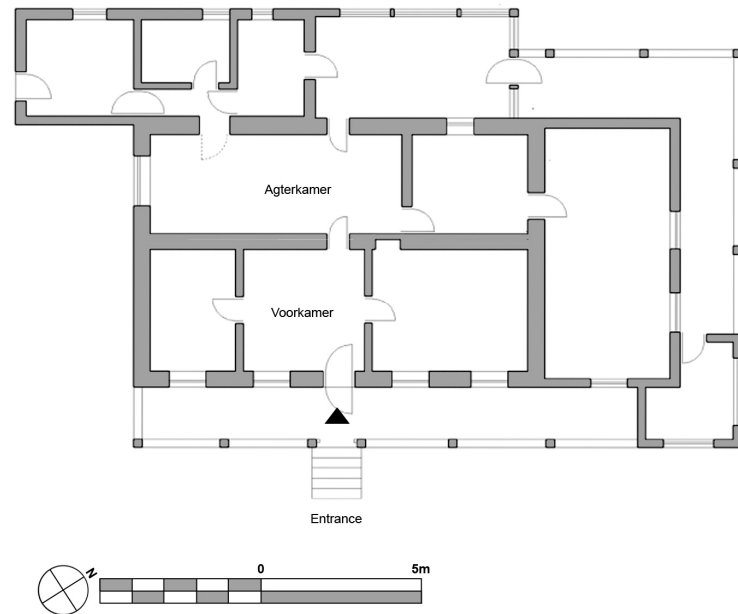


Fig. 297 The plan of Middenrif House Venter

- Kransfontein (1885):  
central passage running into living room:  
the typical Natal plan

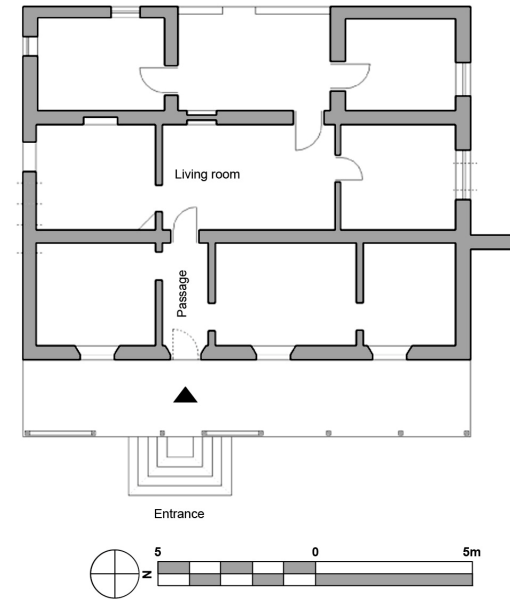


Fig. 298 The plan of Kransfontein House Fourie.

The other aspect that makes Kransfontein noteworthy, is the example of the two *stoepkamers* at the back that it acquired by 1899. Coerland is estimated to have acquired the first covered stoep and a few years later, two *stoepkamers* at the front. A better example of the Natal central passage plan is Welkom, not yet completed when the Anglo Boer War broke out, but also with the first hipped roof<sup>87</sup>.

The *stoepkamers* and covered stoep were facilitated by the arrival of corrugated iron and improved transport to make the new material available in isolated places. There is no evidence of a thatch covered stoep in this collection, although Radford illustrates a thatched stoep with Fitcher's Hotel in Bloemfontein [1860] (1984: 32) and Lewcock the same with the First Raadzaal in Pretoria [1860] (1970: 528). These illustrations are all earlier examples than most of the buildings in this study. Except for being unfashionable later, it might have been also unpractical under higher rainfall conditions such as the Eastern Free State.

The first few double bank configurations simply extended the well-known<sup>88</sup> gabled roof with attic over the width of the two rooms. It had the advantage that the attic became more spacious.

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87 Middenrif was built earlier in 1884, but acquired its hipped roof most likely only in 1929.

88 Compare Tierhoek for instance



Fig.299 & 300 As soon as corrugated iron roof sheeting replaced thatch as roofing material, builders could adjust the pitch of the roof to a lower angle to accommodate the longer span of a double row of rooms. On the left is the Big House at Killarney (2000) and on the right is Modderfontein (1999). Both are examples of an extremely pragmatic approach.

But with the arrival of corrugated iron roof sheets, two impressively pragmatic examples of extensions also proved useful: Killarney at a lower angle and Modderfontein at a different angle. Not strictly *stoepkamers*, but more accurately rooms added under *afdakke* can be seen with Tierhoek phase 2, Present Poort House Venter phase 2 and Brindisi phase 2.

There is also the occurrence of a thick wall through the middle of the house<sup>89</sup> with some examples. It is not the same as the thick middle wall at Killarney or

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89 Compare the plans of Schoonzicht, Middenrif, Kransfontein and Coerland.

Modderfontein, which is the result of the doubling up of the linear house where one exterior wall became the middle wall after the additions. The fact that this wall was intentionally built in the double bank plan to the same size of an exterior wall, could be the result of a limit to the length of roof beams available. If it is not possible to span the whole distance from outside to outside, then a load-carrying wall in the middle could serve as a support for the beams spanning from the outside to the middle of the house.

### 5.2.3 THE ORANGE RIVER COLONY AND AFTERWARDS

When Welkom was completed after the war, it was decided to extend the stoep around the corner to also include the eastern side. This was a portent of things to come. The Brandwater Basin had stoeps before the war. They were narrow, straight and simple. Very soon stoeps ran in and out of corners (Dunelm phase 3), could widen out and retract where nobody would notice them (Lusthof phase 4) and parts of these could be closed in with glass (Dunelm phase 4, Brindisi phase 4, Schoonzicht phase 4, Killarney phase 5 and Middenrif phase 3: There are two sun stoeps at this house).

The expansion of the houses before the war<sup>90</sup> was the tendency for most of the houses after the war. The graph in Fig. 273 shows that a slowdown only

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90 Notably the Big House at Killarney

came before the Second World War. This period of growth coincided with the expansion of the economy after the mineral revolution<sup>91</sup>.

“Like a great flywheel the mining industry gave stability to a country that otherwise would have been singularly sensitive to world conditions without, and to drought and pestilence within, found comfort and strength in the lee of the Witwatersrand” (De Kiewiet 1941: 156).

“Agriculture did indeed blossom. New markets in the middle of the country, combined with railways, transformed the farming sector” (Wilson 2009: 68).

To put the growth of house size into perspective: The largest house in the collection by 1885<sup>92</sup>, is smaller than the smallest newly adapted house in the study by 1905<sup>93</sup>. In 20 years the difference between the old houses and the new houses became obvious, even if only in terms of size.

The humble *stoepkamers* of before the war, were followed by *stoepkamers* with their own independent roofs at Opstal (the size of the original house) and Schoonzicht (doubling the 97 sq. m interior space of before the war to 183 sq. m). At Lusthof phase 4 the old house became a

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91 Compare also “The mineral revolution in Southern and Central Africa” in Austen, R.A. 1996. *African Economic History*. London: James Currey, p.162

92 The phase 2 Big House at Killarney, Middleton Estate at 119 sq m

93 The phase 3 House at Coerland at 132 sq. m

*stoepkamer* to the new house. With additions that size, the functional clarity suffered and plans became complex as indicated on the graph in Fig. 273. After the war 50% dedicated dead-end rooms is the highest. Half of the houses in this collection could achieve more than that before the war.

## 6 CULTURAL CONTEXT

### 6.1 CULTURES IN THE BASIN

In the Brandwater Basin to which the white settlers migrated, lived Tlokwa under Sekonyela<sup>94</sup> and some of the Basotho under Moshweshwe. Moshweshwe destroyed Thlokwa independence in 1853 (Edgecombe in Cameron 86: 123). The Griquas, Korana, *trekboere*, Voortrekkers and dealers passed through there as well, but by 1849 farms<sup>95</sup> were already registered on the Free State side of the Warden Line. Settlers that moved into Basotholand on the other side of the Warden Line had to negotiate an arrangement with the Basotho chief there.

### 6.2 HOUSE AS CULTURAL PRODUCT

Who were the people that built these houses? It seems from the list of first owners that most were Voortrekkers and late trekkers but other groups can also be distinguished. The known people who moved in there to settle and build houses are listed in Appendix B with a summary presented here.

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94 One of the markers on the Warden Line to the south-west of the Brandwater Basin is a peak called Sikonjelashoed (the hat of Sekonyela), just south of Visierskerf.

95 LJ Fourie registered Weltevreden in 1849 (Scheepers [2009]: 25)

### SUMMARY OF FIRST OWNERS OF THE SELECTED HOUSES

No.	Name of farmstead	Person and group
1.	<b>Bethlehem Star Cottage</b>	Game hunters and/or JJ Fourie, Voortrekker
2.	<b>Coerland House</b>	Unknown
3.	<b>Dunelm House</b>	JG Dixon, British soldier
4.	<b>Kransfontein House Fourie</b>	JJ Fourie, 2 <sup>nd</sup> generation
5.	<b>Lusthof House</b>	Unknown
6.	<b>Middenrif House Venter</b>	MW Venter, 2 <sup>nd</sup> generation
7.	<b>Middleton Estate Brindisi House</b>	Grobler, blacksmith, artisan
8.	<b>Middleton Estate Goedetrouw</b>	Unknown, a miller, artisan
9.1	<b>M. E. Killarney House phase 1</b>	Veldman, late trekker
9.2	<b>M. E. Killarney House phase 2+</b>	CE Middleton, trader
10.	<b>Modderfontein House Venter</b>	RH Venter, Voortrekker or late trekker
11.	<b>Opstal House</b>	Unknown
12.	<b>Present Poort House Venter</b>	WD Venter, Voortrekker
13.	<b>Present Poort Second House</b>	Unknown
14.	<b>Schoonzicht House Heyns</b>	AM Heyns, trek boer
15.	<b>Tierhoek House Fourie</b>	PC Fourie, late trekker
16.	<b>Toevertrouw Cottage</b>	Unknown
17.	<b>Welkom House Du Preez</b>	IFR du Preez, wagon-maker, transport driver

The following groups can be identified from the summary:

- 6 are unknown
- 5 are Voortrekkers or late trekkers
- 4 are artisans or traders
- 2 are 2<sup>nd</sup> generation farmers
- 1 is an independent *trekboer*
- 1 is a British soldier

### 6.3 HOUSE FORM

It is not possible to recognise any substantial difference between the original houses of the Voortrekkers and the other groups. They were there earlier and their houses are smaller. In terms of the traders and artisans, the two who worked for Middleton had smaller houses than Middleton and Du Preez, who worked for themselves. The linear house was stretched to 19 m<sup>96</sup> before the 2<sup>nd</sup> generation farmers and the *trekboer* Heyns broke away from the established linear and single file plan in 1883, 1884 and 1885 to build double bank plans.

This was at the height of President Brand's peaceful and prosperous presidency (1863-1888). After these double bank houses were built, it was the exception to work with a linear plan again. In this regard the blacksmith and miller who worked for Middleton, the home for the elderly at Present Poort Second House and Opstal House are the only examples in this collection. Of these four, it is only the resident of Opstal House who was self employed. The other three were employed or retired. Opstal House did not stay linear for long either. It was developed into a major house very soon where the original humble phase 1 house was dwarfed by a Palladian setting.

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96 Modderfontein House Venter phase 2

### 6.4 RONDAWELS

Then there is the issue of *rondawels*<sup>97</sup>. The older Basotho stayed in beehive structures (Walton 1970: 539) but gradually adopted the larger and higher *rondawel* as living space. The settlers stayed in rectangular houses and also adopted the *rondawel* as useful space. Geometrically and compositionally the *rondawel* is also a good compromise between the rigidity of the box and the organic fluidity of the beehive structure. Judging from the evidence in this collection, the acceptance of the *rondawel* among the white settlers was not immediate. None of the first or temporary houses were *rondawels*<sup>98</sup>. The first *rondawels* in this collection could have been built by Middleton after

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97 Walton in *Standard Encyclopaedia of Southern Africa* 1970: 539: "The cone-on-cylinder hut, known throughout South Africa by its Afrikaans name *rondavel*, consists essentially of a cylindrical wall capped by a conical thatch."

The Afrikaans name is *rondawel*. *Rondavel* might be an old form or a form which pretend translation.

98 In the Brandwater Basin, the *rondawel* was therefore more of an exception than one would understand from the experience of Maria Minnaar, related to Preller and quoted by Labuschagne: "Then when a suitable place had been found, in which we women naturally had some considerable say, the men built a hartebeest house. This took the form of a rectangular oblong, divided into two or three rooms, the walls being also temporarily built of wattle-and-daub, or of clay only, under a thatched roof. Sometimes at this stage a *rondawel* was built instead, which later on served the purpose of an outhouse to the permanent dwelling, which again came into being perhaps a year or more after the first hartebeest house had been put up" (Labuschagne 1998: 46).

the substantial additions to his house. The initial outbuildings (shower room, butchery, first shop) were rectangular. Then *rondawels* were used for the guestroom, female toilet, book keeper's office, farm office, tack room, store room and other. At one stage seven *rondawels* or more were part of the farmstead. Except for Middleton, the other *rondawels* were built by 2<sup>nd</sup> generation owners or later.

An early example of a 2<sup>nd</sup> generation owner that used a *rondawel* is JJ Fourie at Kransfontein. The *rondawel* and shed are earlier than his house. He married in 1877 and built his house in 1885. Later *rondawels* were at House Saunders<sup>99</sup>, Kromdraai<sup>100</sup>, Dunelm and Lusthof. In the Brandwater Basin the *rondawels* were associated with the Basotho. That association was perhaps too strong for the first generation to also perceive the usefulness of the form. The fact that the Basotho labourers could erect it without much input from the owner, that a lot of floor space would be available for little material, that all the materials were available at almost no cost etc. were all recognised as advantages once the strangeness or 'Basothoness' of the form had worn away. To become accustomed to *rondawels* and to accept it as one of the possibilities took a generation in most

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99 Saunders was a farm manager for Middleton and built his house on the Middleton Estate, Killarney. Measured but not included in the selection.

100 Measured but not included in the selection.

cases. The generation that fought the Basotho border wars was slow in the up taking. Once the *rondawel* proved to be useful, the acceptance of it indicates a cultural shift away from the colonial mindset, to an acceptance of the new context with some of the possibilities that are part of it.

## 6.5 FRONT, BACK AND SIDES

A cultural distinction with huge impact, is the creation of a front and a back door. It is important because it relegated the physical position of females, children, servants, blacks, unwanted strangers, working areas etc. to the back, and placed males, the receivers of strangers, visitors, whites, family members, interesting strangers, reception spaces etc. in front. Mrs Serfontein at Snymanshoek explained that if a chieftain would visit, he would be received in front. Other blacks and servants or labourers would know to use the back.

Three of the oldest houses in this collection lack a clear back door. Bethlehem Star only had one door, Modderfontein and Killarney had entrances on the one side, but opened also to the view on the other side. Both of these houses developed a clearer back side with dedicated back door eventually. Except for Toevertrouw, all the houses built after Killarney phase 1, had recognisable fronts and recognisable backs with back doors. Work could go on, food could be brought in and

taken away without interrupting the conversation, without using the front door, without passing through the reception space, even if that is the same room with simply two doors. The ability to afford someone the status of the front door (to the chieftain for instance) or to deny someone that status (a white beggar for instance) was made possible by having two exterior doors to the same room like at Tierhoek phase 1, Present Poort House Venter phase 1 or Lusthof phase 1. Food would be prepared at the back, at first outside in what would in time develop into kitchens. Kitchens are intimately linked to the rear of the house. Back doors could also diversify: back doors for servants and back doors for owners. Two examples where the master of the house was spared walking through the kitchen to get to the backdoor, is Schoonzicht and Lusthof phase 3, each with two back doors right next to each other. The problem with Lusthof was further that the front of the house was distinguished by a spacious stoep on three sides of the house. Three french doors opened onto this stoep. That did not leave much space for the rear, as the southern side was completely unfit for use – even for a rear-of-house<sup>101</sup>. A discrete wing wall was inserted between the two back doors of the house that would create a back stoep and separate it from the front stoep.

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<sup>101</sup> The slope of the site on the southern side is steep and is against the mountain side.

## 6.6 KITCHENS AND FIREPLACES

Kitchens came late. Cooking must have been prepared outside up to such time. It is worth remembering that the *trekkers* were used to cooking outside and that the Basotho also preferred cooking outside in their traditional homesteads. Maria Minnaar related her experiences to Preller:

“So at the outspan we first pitched our tents, and the men arranged for a *skerm* (shield) about the fireplace. This consisted mostly of a circular structure of poles and reed, planted in the ground to keep the wind off the fire. Sometimes it had a kind of lean-to for shade and against the rain” (Labuschagne 1998: 46).



Fig. 301 & 302 The bakoond opening next to the back door at Kransfontein dating from 1885 (left) and (right) the hearth with the massively built hood inside the early kitchen at Schoonzicht dating from 1883. (1999)

Whatever the reasons, the first interior space that resembles a dedicated food preparation area was found at Schoonzicht in 1883. Small (3.2 x 3.1 m), with its own back door, it boasted a substantial hearth (one sixth of the floor space) with a built chimney on the inside of the gable above the hearth. At Tierhoek and Welkom the original house was still standing behind and served as back space after the completion of the sandstone house. After Schoonzicht, four more houses<sup>102</sup> acquired kitchens before the Anglo-Boer War. Kransfontein boasted a *bakoond* (oven for baking) opening in the stonework. The oven would have been on the outside next to the back door, but only the opening remained. After the War it was the exception not to include a kitchen in the house plan.

Radford argues that the kitchen was *moved out* of the living-room into a separate compartment in more prosperous days<sup>103</sup>. That might have been the case at other places, but in the Brandwater

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102 Kransfontein phase 1, Modderfontein phase 3, Present Poort House  
Venter phase 2, Killarney phase 3

103 "When more settled and prosperous days dawned it was natural that increased comfort should be sought and it appears to have been almost universal that the first improvement was to move the cooking out of the living-room and into a separate compartment. Bearing in mind the prevailing restrictions, it would have been most logical to add a kitchen on to the length of the house and sometimes this was done. Nevertheless, the preferred solution appears to have been to add it on immediately behind the living-room, thus forming a T-plan" (Radford 1982: 59-60).



Fig. 303 Commandant Robert Finlay's House at Vincennes (near the present-day town of Zastron) showing the addition of the kitchen to the rear. (Walton 1955: 22, 23 & 34)



Fig 304 The kitchen as it was added to the back of Tierhoek, also with a huge hearth on the inside of the gable with the chimney as Schoonzicht. (Louis du Preez 1980)

Basin, the cooking was done in the open and certainly at the rear. By adding a kitchen at the back, it merely formalised the *status quo*<sup>104</sup>. It would have been difficult to do any large-scale cooking in a living room without a chimney.

When Radford describes a typical cottage, he includes a chimney: "The most important characteristics of the early cottage are its small size and limited number of rooms. ... One of these gables usually had a chimney built into it" (Radford 1982: 58). The evidence in the Brandwater Basin differs from that. The first built chimney in this collection dates from 1883<sup>105</sup> and only one example was surveyed with a visible chimney on the exterior of the gable<sup>106</sup> like the example and illustration that Radford provides. The first built-in fireplace (only for heat) was probably in the Big House on the Middleton Estate, soon followed by a second one, back to back, in the same house. One of Middleton's employers, Mr Grobler the blacksmith, also acquired a fireplace in his living room by 1895. Together with the two fireplaces at Dunelm, five is the total for fireplaces before the

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104 The best example here would be Tierhoek phase 3 of 1910. Compare also Vincennes, Zastron in Walton 1955: 23 & 34. Both of these two houses solved the roof junction in the same way by separating them.

105 Schoonzicht

106 House Saunders was surveyed, but not included in this collection. AJ Saunders (1861-1909) was a farm manager on the Middleton Estate and his house was some distance from the Big House, past the Smithy, on Killarney.

Anglo-Boer War in this selection. After the War, fireplaces were more common. For a place that is known for its cold winters, the slow appearance of fireplaces is surprising. Fear of fire in the thatch previously inhibited the use of fireplaces in Cape Town (Lewcock 1970: 511) and it could be the reason here too. The availability of corrugated iron roof sheeting could also have dispelled any prejudice against fireplaces.

## 6.7 THE TEMPTATIONS OF THE EMPIRE

Large parts of the population were isolated before the Anglo-Boer War. After an apocalyptic war the population became part of the largest empire of the time and some form of experimentation with novelties was to be expected. At Coerland a



Fig. 305 & 306 An octagonal *rondawel* (left) at Bethel (1987, since demolished) and a hexagonal tower (right) at the back of the house at Coerland. (2007)

hexagonal *rondawel*<sup>107</sup> was placed in an exposed position as a garden pavilion together with a 2-storeyed hexagonal tower behind the house. Bay windows arrived in the basin and none more elaborate than the huge Gothick bay window at Dunelm. The end of the reception room at Glen Skye<sup>108</sup> was fashioned into half a hexagon with a high ceiling inside. Another novelty that appeared (after the First World War) was a dedicated bathroom.

The first sign of a bathroom was found at Middenrif phase 2 (1929), followed by Hesbon<sup>109</sup> and Tierhoek phase 4 where a mealie-stalk (*stronk*) geyser<sup>110</sup> was still in place in the bathroom at the time of the survey in 1999.

## 6.8 CONCLUDING REMARKS

The case studies presented in Chapter 3 were placed in the three contexts of inquiry. Chapter 6 was the last of the three contexts. Chapter 7 will offer a summary of the process and findings.

107 At Bethel an octagonal rondawel

108 Surveyed but not included in the selection

109 Surveyed but not included in the selection

110 The *stronk* geyser must have been the first upgrade from the donkey. It is in essence a compact metal donkey that could fit inside a small space. An upright water tank on top of a small burner that could barely fit pieces of wood, but could take *stronke*, which is also less of a messy fuel than most alternatives.



Fig. 307 & 308: The bay window (left) on the south-eastern side of Dunelm (1999) with a detail (right) of the stonework and woodwork involved. (1987)



Fig. 309 & 310: Two hot water donkeys found during the survey. The farmhouse (left) at Bethel (1987) and (right) at Foutanie. (1987) Bethel and Foutanie were surveyed but not included into this collection.

# 7 CONCLUSIONS

## 7.1 REVISITING THE PROCESS

In Chapter 2 the approaches to recording and understanding vernacular architecture were investigated and rationalised. The argument is that architecture should be investigated on a physical level, on a time-related level and on a cultural level.

These were seen as three contexts in which architecture can be placed for scrutiny. This framework (physical, time-related, cultural) is the essence of this study and was used as a guide in collecting and presenting evidence.

In Chapter 3 the case studies were presented individually with the information and the stages of development relevant to them.

In Chapter 4 the first of the 3 modes of investigation (the physical space) was applied to the body of collected house plans. The aim was to understand the physical context and the extant remnants on the sites. The physical properties of the sites and the intervention on the sites were investigated.

It was determined that, although a favourite orientation in terms of the cardinal points did not exist, a southern orientation was avoided. It also became clear that the placement of these houses was influenced more by the prospect over the

landscape than by the aspect from the access road.

Almost all of the houses had open stoep areas initially. When covered stoeps were introduced, it could on average be 25% of a large house's covered space.

Lastly, much experimentation took place regarding the use of sandstone. For the builders the possibilities presented by the material proved to be of a wide range. In terms of finishing the stones, width of courses, fitting lintels and sills and articulating the corners the stonemasons experimented with different options. In all of these aspects a standardised masonry technique of working with the stone was slow to appear.

In Chapter 5 the time-related issues were investigated. Developments over time and the shifting political conditions were the main focus here. It was useful to present a summary of the collected houses in the order of their dates of construction. Such a summary highlighted development over time as a basis for conclusions. It was interesting to note that the very early houses were never far from the main transport routes and that there was not a noticeable difference between the houses inside and outside of the Conquered

Territory. The international border line proved as penetrable to the *burgers* as it was to the Basothos. The main developments from the very basic houses were:

- growth in size;
- multi-roomed houses;
- the double bank plan;
- the thick middle wall;
- the corridor;
- the move from thatch to corrugated iron roof sheeting;
- covered stoeps, *afdakke* and *stoepkamers*;
- the hipped roof that did away with gables;
- the sun stoep;
- the gablet on the bigger hipped roofs, sometimes with pseudo ventilator; and
- complex and even ineffective circulation patterns.

In Chapter 6 the last and most complex investigation took place, namely to understand a place as the product of a culture. Here the personal details mattered and it was not always possible to find adequate sources of information. The groups that took part in the inaugural ownership of the houses were identified where possible. The house form was the product of development over time, but reverting back to an old form could be explained culturally. If a first owner of a house was not self-employed, or was building on another's property, the house would be anachronistically small in size and resemble an old

form. The landowners would have moved on in terms of size and house form from there, but it was still acceptable for employees.

The acceptance of *rondawels* as part of the homestead was not immediate but came with the 2<sup>nd</sup> generation of landowners or with settlers like Middleton who arrived after the conclusion of the Basotho Wars.

It was established that having a front door and a back door leading out from the same room was more important than having a kitchen. Cooking in the living room, kitchens, fireplaces and substantial chimneys against the outside of gable walls were all found to be less common to the Basin area than existing literature might imply.

## 7.2 ARCHITECTURE OF THE BRANDWATER BASIN

It might be useful to reconsider the questions posed in 1.2 Statement of the Research Problem. The main question was: Why did the houses of early white settlers take on the form they did? The correct answer according to this study is that the houses took on this form because the early white settlers were used to this form. It was the baggage they brought with them. On the very basic level of a cottage, it differed very little whether it was a Cape Dutch cottage, or a Georgian

cottage<sup>111</sup>. The common idea of cottage in the Eastern and Western Cape was transplanted to the new location.

The question was also asked in more specific terms: How did the physical properties of the Brandwater Basin, the developing politics of the area and the cultures of the different groups influence the architecture of the houses of the white settlers?

The physical properties of the Brandwater Basin were probably most influential in terms of the availability of workable sandstone. This type of stone is not too hard to work with even for an inexperienced mason and at the same time durable to build with. Sandstone with a natural stone face soon became the usual building material and finish in the area and timeslot of this study. The politics of the area was inhibiting building in the area until the border was agreed upon and accepted. After that, exposure to the newly developed markets of the Witwatersrand proved profitable. The economic growth that was experienced before the Anglo-Boer War continued for some time afterwards. The influence of the different groups

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111 "Aesthetically the most important device was the commitment to symmetry, this being carried out by having a central door and two flanking windows. The Georgian origins of this are unmistakable. ... This cottage form was in many respects also being built by the early Dutch *platteland* farmers before the English settlers arrived. ... However, a common North European origin must not be ruled out" (Radford 1982: 58-59).

on each other might be picked up in the resigned acceptance of an outside cooking area and eventual acceptance of the *rondawel* as part of most of the farmsteads.

Other questions asked included:

Why is it necessary to document and try to understand this architecture?

The buildings are some of the very few actual artefacts that physically survived from the time of settlement. The houses also has the advantage that inherent with it are details (fireplaces, built-in furniture) and that the buildings interact on a larger scale with the landscape. The surviving structures opens an alternative view on a decisive period. Before settlement took place, Moshweshwe and the Basothos were arguably the most important threat to stability in the Oranjevrijstaat. The settlement of the area was part of the containment of that threat.

How can this collection of recorded material add to existing collections?

Since the existing collections have very little on the Brandwater Basin, this collection adds to their scope.

Existing collections of recordings of early architecture in the Free State tend to make a province-wide sweep. Is there a place for such a narrowly defined and limited collection?

The usefulness of wide-sweeping collections lies in

a different application than narrowly defined and limited collections. There is very little duplication of existing material in this collection.

How can all the factors influencing the architecture be accommodated effectively in an analytical model?

By considering the factors relating to the physical evidence, the time-related evidence and cultural aspects, all the factors influencing the architecture can be accommodated.

What kind of shelters were built by the first white settlers in the Brandwater Basin?

Single-roomed cottages that soon evolved into linear multi-roomed cottages.

Did the architecture of the indigenous people influence the architecture of the settlers?

With the English general dealer, Mr Middleton, the acceptance of the *rondawel* as part of his farmstead followed. With the Voortrekker families, it did not happen in the first generation. With the 2<sup>nd</sup> generation came the acceptance of *rondawels* as part of the farmstead.

What materials were readily available for building?

Grass and reeds for thatch, and sandstone for building walls and floors. There were not enough trees for roofing or lime for mortar. Beams and lime would have to be imported if necessary.

Who settled there, why there, when and for what purpose?

i) Unknown people (5), Voortrekkers and late trekkers (5), artisans and traders (4), 2<sup>nd</sup> generation farmers (2), a British soldier (1) and an independent *trekboer* settled in that area.

ii) The area offered fertile, alluvial farm land, a higher rainfall, sheltered valleys and noticeable scenery, but at the price of being part of a frontier community. In the Conquered Territory the inviting possibility existed that a farmer could acquire a farm in return for his services to the *Vrystaat*<sup>112</sup>.

iii) The settlement took place in two decades from 1849 to 1869. The first farms were registered on the Free State side of the Warden Line. After the Second Basotho War it was theoretically possible to also register farms on the other side of the Line. That became a reality after the Third Basotho War and was actively supported by the Free State Government. The Government saw the settlement of *burgers* on these frontier farms and the establishment of towns in the conquered territory as a matter of policy to solve the border issue with Basutoland.

iv) Most of the people settled there to make a living as farmers. Of the four artisans and traders, two worked for Middleton at the Middleton Estate. Middleton himself traded very successfully with the Basotho and also became a successful farmer in the process. Du Preez arrived as a wagon-builder

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112 It became the short form for the Boer Republic of the Free State.

and transport driver, married a farmer's daughter, established a farm in the process and farmed successfully.

What role did architecture play in the political development of the relationship and border between Basutoland (now Lesotho) and the Oranjevrijstaat (now the Free State Province)? The republican government of the Orange Free State realised after the Second Basotho War that military success is only part of the operation to stabilise the border between the two states. They proposed a state-organised settlement program, which was only put into effect after the Third Basotho War. This offered a farm to any *burger* who would settle in the area and build himself a house of at least 10 feet by 20 feet (3.048 x 6.096 m) along with other military conditions. This settlement program also included three border towns: Wepener, Ladybrand and Ficksburg. The settlement program proved highly successful.

What design paradigms would the settlers have followed? For example: What impact might the Great Trek have had on the transmutation of the Cape Dutch architecture? The trekkers came from the Swellendam and Graaff-Reinet areas, where hybrids of Cape Dutch and Georgian architecture were common. The most basic and useful of both influences survived: A symmetrical front on a long side without any indication of gable over the entrance must be the

most basic Georgian influence. A *solder* with built staircase on the outside and two symmetrically placed decorative wall cupboards in the *voorhuis* must be the last remnants of Cape Dutch<sup>113</sup> characteristics.

Two very early houses<sup>114</sup> were built of stone and whitewashed. This does not point to either Cape Dutch or Georgian, but could be regarded as a common practice in both. The whitewash of houses ceased after about 1875 and sandstone was then the usual exterior finish.

### 7.3 AREAS OF FURTHER RESEARCH

- The acceptance, introduction and spread of kitchens, corrugated iron roof sheeting, covered stoeps, fireplaces, bay windows, sun stoeps, bathrooms and water heating systems, *rondawels* and second kitchens (servant kitchens) in South African homes.
- The gradual standardisation of sandstone building techniques and sizes in the sandstone industry in South Africa.
- The historic development of Basotho architecture in the Eastern Free State.
- The historic development of the architecture of houses in towns in the Eastern Free State up to the end of the Orange River Colony in 1910.

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113 This description is of Tierhoek phase 1

114 Modderfontein and Present Poort House Venter

- The historic development of farmhouse architecture in the Wepener, Ladybrand and Ficksburg areas of the Eastern Free State up to the end of the Orange River Colony in 1910.

#### 7.4 CURRENT SITUATION

In spite of the surprising number of early houses that could still be documented in 1999 for this study, the process of attrition can not be halted and evidence of the early built work is disappearing constantly. This study endeavoured the capturing of part of this evidence. Unfortunately, the demolition, study, recording or conservation of the early buildings in the Free State Province takes place on an *ad hoc* base. An overview or a vaguely complete list does not exist and role players in the built environment concentrate on detailed parts covering their own interests. Interested parties concentrate on a few examples. This is not because these examples are the most important, but simply because they are known. This study presents a diligent survey of a small part of the Free State which demonstrates on a small scale our inadequate grasp of the built heritage of this part of South Africa.

Like the work done previously in the Free State by Walton, Roodt and Smit, this exercise stresses the importance of recording. Unlike conservation, recording is less influenced by the political agendas

of the day and more by the interests of the recorder. Conservationists can do very little for the survival of these structures. No important president or general was born in any of the structures and little political gain can be gathered from the preservation of these structures. It might in fact be irresponsible to spend money to reverse the irreversible. The people that lived in these structures, brought with them some revolutionary ideas (of private ownership, the landscape as a commodity, republican government systems, etc.) which slowly rolled out over the landscape and will without any doubt outlive these structures. Ideas are stronger than stones.



Fig. 311 Southern elevation of House Heyns at Schoonzicht. (Louis du Preez 2012)

## APPENDIX A: SURVEY OF FARMSTEADS

This appendix records the surveys which were carried out to gather material for this dissertation. The first was a reconnaissance survey in 1987 which was followed by a major survey in 1999–2000. Material was also collected since 2006 in a focused attempt to address specific areas in the compilation of this work. Not all material gathered proved useful. The material which was considered useful, is grouped per farm and presented in the same format to allow comparison and analysis. This appears under CASE STUDIES in chapter 3.

### 1 RECONNAISSANCE SURVEY OF 1987

The reconnaissance survey was conducted in 1987 as a continuation of a student project for B.Arch. studies. The initial project formed part of the subject Housing Studies (OPB401) in 1985. Housing Studies was then presented by Prof. Das Steyn of the Department of Urban and Regional Planning to the students of the Department of Architecture. This survey was conducted by JL du Preez, PD du Preez and MJ du Preez. The survey produced 35 mm photographic colour slides of the buildings and a diagram of some of the buildings. The most important outcome of this exercise was exposure to the conditions in the field and differing samples of buildings. Some of these farmsteads proved invaluable (Tierhoek, Welkom) and others were clearly not useful (Elim, Arcadia) in the construction of an argument. Some buildings have since been demolished (Bethel House and *Rondawel*) or had details removed (Tierhoek wall cupboards) before follow-up work was done in 1999, which made this initial effort invaluable. The buildings eventually included as case studies are highlighted in bold in the table.

## 1 RECONNAISSANCE SURVEY OF 1987

No.	Name of farmstead and structure	Page number in sketchbook	No. of slides	Diagram of plan
1	Foutanie House	1, 2	CS x 5	Yes
2	Foutanie Shed	-	CS x 1	No
3	<b>Tierhoek House Fourie</b>	3 - 6	CS x 15	Yes
4	Tierhoek Shed	-	CS x 1	No
5	Tierhoek Graveyard	-	CS x 3	No
6	<b>Welkom House Du Preez</b>	7	CS x 7	Yes
7	Welkom Shed	-	CS x 2	No
8	Welkom Graveyard	-	CS x 2	No
9	Arcadia House	8	CS x 4	Yes
10	Magdalena House	-	CS x 9	No
11	Elim House	-	CS x 3	No
12	<b>Dunelm House</b>	9	CS x 13	Yes
13	Dunelm Shed	-	CS x 2	No
14	Mooihoek House	10	CS x 2	Yes
15	Verliesfontein House	-	CS x 4	No
16	Kromdraai Old House	11	CS x 16	Yes
17	Kromdraai House	-	CS x 1	No
18	Tuinplaas House	12	CS x 9	Yes
19	Tuinplaas Shed	-	CS x 1	No
20	Strydom House	13	CS x 8	Yes
21	Strydom Outbuildings	-	CS x 2	No
22	<b>Presentpoort House Venter</b>	14	CS x 7	Yes
23	Bethel House	15	CS x 6	Yes
24	Bethel Rondawel	-	CS x 1	No
25	<b>Bethlehem Star Cottage</b>	16	CS x 7	Yes
26	Roodehoek House	-	CS x 5	No
27	Roodehoek Outbuildings	-	CS x 2	No

Note: Houses that were eventually included in the case studies are in bold.

## 2 MAJOR SURVEY OF 1999 - 2000

The major survey was a concerted effort to gather enough information to be able to trace developments and recognise types among the farmhouses of the Brandwater Basin. Different groups of students and family members assisted with this, and these are indicated on the table listing the work. The survey produced photographs, colour slides and ground floor plans of the buildings. Measuring was done with hand held measuring tapes using running measurements, and were first recorded in sketchbooks, to be redrawn and presented later. Photographs were taken in

the first instance to assist with the redrawing of the plan, but were also useful in giving an impression of the building. This survey also endeavored to collect dates for the built work, and in this respect family graveyards on the farms proved to be of much help. Once the original owner could be established, a whole series of further (cultural) research opened up. Once again, not all the material was useful and could be included, but the bulk of the useful material stems from this operation. The buildings eventually included in the case studies are highlighted in bold in the table.

### 2 MAJOR SURVEY OF 1999 - 2000

<i>No.</i>	<i>Name of farmstead and structure</i>	<i>Date surveyed</i>	<i>Page number in sketchbook</i>	<i>Team</i>
1	<b>Dunelm House</b>	1999 06 26	1 - 3, 5	Z
		1999 07 15	54b - 58b	Y
2	Dunelm Cowshed	1999 06 26	4	Z
3	Dunelm Shed	1999 06 26	6	Z
4	<b>Modderfontein House Venter</b>	1999 06 28	7, 10	Z
5	Modderfontein Cowshed	1999 06 28	11	Z
6	Hesbon Old House	1999 06 28	8 - 10	Z
7	<b>Middenrif House Venter</b>	1999 06 29	12	Z
8	Meyer's Cottage above Arcadia	1999 06 29	13	Z
9	<b>Welkom House Du Preez</b>	1999 06 29	14	Z
10	Welkom Graveyard	1999 06 29	15	Z
11	<b>Bethlehem Star Cottage</b>	1999 06 30	16	Z
12	Bethlehem Star House Fourie	1999 06 30	17	Z
13	<b>Presentpoort House Venter</b>	1999 06 30	18	Z
14	<b>Presentpoort Second House</b>	1999 06 30	19	Z

15	<b>Tierhoek House Fourie</b>	1999 06 30	20	Z
		1999 07 01	25 - 28	Z
		1999 07 08	52	Z
16	Tierhoek Shed	1999 06 30	21	Z
17	Tierhoek Outbuildings	1999 07 01	22	Z
18	Tierhoek Cage and Stable	1999 07 01	23	Z
19	Tierhoek Kraal	1999 07 01	24	Z
20	<b>Schoonzicht House Heyns</b>	1999 07 02	29 - 31	Z
21	<b>Lusthof School</b>	1999 07 02	32, 33	Z
22	<b>Lusthof House</b>	1999 07 02	33 - 35	Z
23	<b>Lusthof Outbuilding</b>	1999 07 02	36	Z
24	Kromdraai House	1999 07 05	37 - 39	Z
25	<b>Coerland House</b>	1999 07 05	40, 41	Z
26	Bamboeshoek Shed	1999 07 07	42	Z
27	Bamboeshoek House	1999 07 07	43	Z
28	<b>Toevertrouw Cottage</b>	1999 07 07	44 - 45	Z
29	Rocklands House	1999 07 07	46	Z
30	Paterimo House	1999 07 07	47	Z
31	Kransfontein Shed	1999 07 08	48	Z
32	<b>Kransfontein House Fourie</b>	1999 07 08	49	Z
33	Erfdeel House	1999 07 08	50	Z
34	Erfdeel Stable	1999 07 08	51	Z
35	<b>Opstal House</b>	1999 07 09	53 - 54a	Z
36	Ou Werf School	1999 07 15	59	Y
37	Zaaihoek Cottage	2000 05 08		T
38	Valuta House and Outbuildings	2000 05 08		S
39	Glen Skye House and Outbuildings	2000 05 08		V+R
40	Maria House	2000 05 08		Q
41	Bamboesberg House	2000 05 08		U
42	Klein Thaba Bosio House	2000 05 09		W
43	Eedenswaag House	2000 05 09		T
44	Middenin House	2000 05 09		S
45	Ebenhaezer House and Stable	2000 05 09		R
46	Koppiealleen House	2000 05 09		W

47	<b>Middleton Estate Killarney Big House</b>	2000 07 10	60	X
		2000 07 11	62 - 64	X
48	<b>Middleton Estate Killarney Butchery</b>	2000 07 10	61	X
49	Middleton Estate Killarney Shop	2000 07 11	65	X
50	<b>Middleton Estate Killarney Shed</b>	2000 07 11	66	X
51	Middleton Estate Killarney Fort Campbell	2000 07 12		X
52	<b>Middleton Estate Goedetrouw Mill</b>	2000 07 12	67 - 69	X
53	<b>Middleton Estate Goedetrouw Miller's House</b>	2000 07 12	70	X
54	<b>Middleton Estate Killarney Smithy</b>	2000 07 12	71	X
55	Middleton Estate Eureka House Render	2000 07 13	72	X
56	Middleton Estate Killarney House Saunder	2000 07 13	73	X
57	<b>Middleton Estate Brindisi House Grobler</b>	2000 07 13	74	X

Survey teams for this survey:

Z	JL du Preez, JL Jonker, JS Venter
Y	JL du Preez, WA Venter, JS Venter
X	JL du Preez, JL Jonker
W	BJ Kotze, CW Neethling, JJ van der Watt, P Venter
V	JL Grobler, MY le Roux, N Naudé, NB Viljoen
U	HDS Fourie, PW Hancke, JL Jonker, Z Schutte
T	JR Brand, JH Smit, J Viljoen, DIH van den Berg
S	PJ de Wet, NP du Plessis, TD Ford, CL Potgieter
R	V du Plessis, PR Perold, DL van der Westhuizen
Q	CJ Eckard, LT Mathole, MT Melao, AE Ferreira

Note: The names of the farm and the farmstead on the farm seldom differ. In the case of differences, the name of the farmstead was used. Examples of this is Lusthof (Lushof), Tierhoek (Tygerhoek Opstal), Paterimo (Snymanshoek), Present Poort (Presentpoort) and Arcadia (Moir).

### 3 SURVEYS SINCE 2006

Smaller, specific surveys were necessary since 2006. As the material was put together, mistakes and omissions were noticed and addressed. These were brief revisits and are not listed. Snymanshoek House was the only new work surveyed in this period but was not included as a case study.

## APPENDIX B: ORIGINAL OWNERS OF FARMHOUSES

In this appendix the original owners will be listed. It seems from the list of first owners that most were Voortrekkers and late trekkers but other groups can also be distinguished. The known people who moved into the Brandwater Basin to settle and build houses, will first be listed and then a summary will follow. The summary is also included in the text of chapter 5.

**1. Bethlehem Star Cottage:** Early hunters or JJ Fourie or both. It is possible that the Fouries built and used this cottage on their hunting expeditions and later returned to it when they decided to settle in the area. JJ Fourie (1818-1907) was christened in Boschpas Swellendam (Scheepers [2009]: 26) and lived at Bo-Duivenhoksrivier Swellendam before he trekked with the Voortrekkers to Natal. He married EMJ van Schalkwyk in 1850 in Pietermaritzburg (Visagie 2011: 190).

**2. Coerland House:** Unknown, perhaps a member of the Roos family. The initials CR are inscribed on the lintel over the original front door. Cornelius Roos is a common name amongst the Roos family of the area.

**3. Dunelm House:** Captain John George Dixon was the owner in 1908 when the remarkable sandstone work was in process. He was educated at Durham and served in the Anglo Boer War. He

married Johanna Catherine van Heerden after the war (Fargher 2011: 204).

**4. Kransfontein House Fourie:** JJ Fourie (1850-1930) was christened in 1851 in Winburg, lived at Tierhoek with his parents and later at Kransfontein, a farm that was severed from Tierhoek. He married EPC de Jager in 1877 in Bethlehem (Scheepers [2009]: 53).

**5. Lusthof House:** Unknown, perhaps a member of the Roos family.

**6. Middenrif House Venter:** MW Venter (1841-1916) was the son of WD Venter of Present Poort (now Fouriesburg area) and was born just after the trek to Natal. He married AE van Helsdingen in Harrismith (Van Helsdingen 2011).

**7. Middleton Estate, Brindisi House Grobler:** A certain Grobler, a blacksmith.

**8. Middleton Estate, Goedetrouw Miller's House:** Unknown

**9.1 Middleton Estate, Killarney Big House phase**

**1:** This phase 1 house was built by the Veldman brothers on the undivided farm of Welbedacht. They are referred to as Voortrekkers by the Middleton and Veldman families, but cannot be found on any list of Voortrekkers. They were probably late trekkers, like PC Fourie of Tierhoek, who associated themselves with the political ideals of the Voortrekkers.

### **9.2 Middleton Estate, Killarney Big House phase 2 and afterwards:**

This phase 2 house was built by CE Middleton (1854-1948) who was born in Durban and was a general dealer. He moved to the Brandwater Basin soon after the Third Basotho War. The farm Killarney was separated from Welbedacht, along with the house on it. Middleton was eager to trade with the Basotho and could capitalise on the position of the house, overlooking the border (Middleton 2000).

**10. Modderfontein House Venter:** RH Venter, a family member of WD Venter of Present Poort and MW Venter from Middenrif (Venter 1999).

**11. Opstal House:** Unknown, perhaps a member of the Human family.

**12. Present Poort House Venter:** WD Venter (1816-1892) was christened in Graaff-Reinet. He married JA Pretorius in 1837 before they joined the trek. He was one of the cannon gunners at the Battle of Blood River in 1838. After her death, he married MM van Schalkwyk in 1851 in Winburg. After her death, he married SJ Janse van Rensburg in 1868 in Harrismith (Visagie 2011: 593).

**13. Present Poort Second House:** Unknown

**14. Schoonzicht House Heyns:** AM Heyns from Humansdorp, before he moved independently to Basutoland (now Fouriesburg area). He married RE Rademeyer from Humansdorp (Du Preez 1988: 125). Some of his family (also independently from the Voortrekkers) moved in and settled in the area of (currently) Paul Roux.

**15. Tierhoek House Fourie:** PC Fourie (1820-

1896) was born in Wyk Heidelberg, Bethulie, christened the same year in Boschpas, Swellendam. Cannot be found on any of the Voortrekker registers, even though he is a brother of JJ Fourie of Bethlehem Star. He married EC Cronje in 1840 in Boschpas, Swellendam. After her death, he married JJA du Toit in 1883 in Wakkerstroom, Transvaal (Scheepers [2009]: 27). Taking into account his date of marriage, he was probably a late trekker who associated himself with the political ideals of the Voortrekkers.

**16. Toevertrouw Cottage:** Unknown

**17. Welkom House Du Preez:** IFR du Preez (1846-1929) grew up at Doornkraal, Riversdal to become a wagon-maker and transport driver. He married JC Heyns from Schoonzicht (now Fouriesburg area). After her death, he married MA Siebert in Middelburg, Transvaal (Du Preez 1988: 125).

The following groups can be identified from the summary:

- 5 are unknown
- 5 are Voortrekkers or late trekkers
- 4 are artisans or traders
- 2 are 2<sup>nd</sup> generation farmers
- 1 is an independent trekboer
- 1 is a British soldier.

**SUMMARY OF FIRST OWNERS OF THE SELECTED HOUSES**

<i>No.</i>	<i>Name of farmstead</i>	<i>Person and group</i>
1.	<b>Bethlehem Star Cottage</b>	Hunters and/or JJ Fourie, Voortrekker
2.	<b>Coerland House</b>	Unknown
3.	<b>Dunelm House</b>	JG Dixon, a British soldier
4.	<b>Kransfontein House Fourie</b>	JJ Fourie, 2 <sup>nd</sup> generation
5.	<b>Lusthof House</b>	Unknown
6.	<b>Middenrif House Venter</b>	MW Venter, 2 <sup>nd</sup> generation
7.	<b>Middleton Estate Brindisi House</b>	Grobler, blacksmith, artisan
8.	<b>Middleton Estate Goedetrouw</b>	Unknown, a miller, artisan
9.1	<b>M. E. Killarney House phase 1</b>	Veldman, late trekker
9.2	<b>M. E. Killarney House phase 2+</b>	CE Middleton, trader
10.	<b>Modderfontein House Venter</b>	RH Venter, Voortrekker or late trekker
11.	<b>Opstal House</b>	Unknown
12.	<b>Present Poort House Venter</b>	WD Venter, Voortrekker
13.	<b>Present Poort Second House</b>	Unknown
14.	<b>Schoonzicht House Heyns</b>	AM Heyns, trek boer
15.	<b>Tierhoek House Fourie</b>	PC Fourie, late trekker
16.	<b>Toevertrouw Cottage</b>	Unknown
17.	<b>Welkom House Du Preez</b>	IFR du Preez, wagon-maker, transport driver

## APPENDIX C: SUMMARY OF CASE STUDIES

The table lists the buildings presented in this appendix. In the first part, the buildings are in alphabetical order and have the same numbers and order as in chapter 3.

In the second part, the buildings are in chronological order even though they retain their numbers for easy reference.

### APPENDIX C: SUMMARY: PART 1: ALPHABETICAL ORDER

*No. Name of farmstead and building*



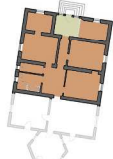
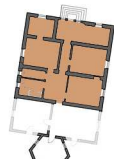
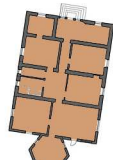
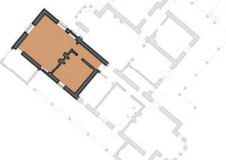


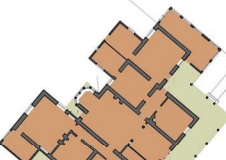
- |     |   |
|-----|---|
| 1.  | <b>Bethlehem Star Cottage</b>                     |
| 2.  | <b>Coerland House</b>                             |
| 3.  | <b>Dunelm House</b>                               |
| 4.  | <b>Kransfontein House Fourie</b>                  |
| 5.  | <b>Lusthof House</b>                              |
| 6.  | <b>Middenrif House Venter</b>                     |
| 7.  | <b>Middleton Estate Brindisi House Grobler</b>    |
| 8.  | <b>Middleton Estate Goedetrouw Miller's House</b> |
| 9.  | <b>Middleton Estate Killarney Big House</b>       |
| 10. | <b>Modderfontein House Venter</b>                 |
| 11. | <b>Opstal House</b>                               |
| 12. | <b>Present Poort House Venter</b>                 |
| 13. | <b>Present Poort Second House</b>                 |
| 14. | <b>Schoonzicht House Heyns</b>                    |
| 15. | <b>Tierhoek House Fourie</b>                      |
| 16. | <b>Toevertrouw Cottage</b>                        |
| 17. | <b>Welkom House Du Preez</b>                      |

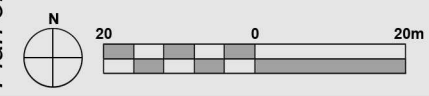
**APPENDIX C: SUMMARY: PART 2: CHRONOLOGICAL ORDER**



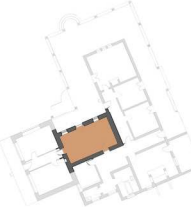
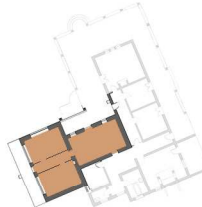


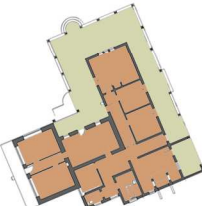



<i>No.</i>	<i>Name of farmstead and building</i>	<i>Date</i>
<b>THE ORANGE RIVER SOVEREIGNTY</b>		
1.	<b>Bethlehem Star Cottage</b>	[1830]
<b>THE REPUBLIC OF THE ORANGE FREE STATE</b>		
10.1	<b>Modderfontein House Venter Phase 1</b>	1854
<b>THE THIRD BASOTHO WAR</b>		
<b>ANNEXATION OF THE CONQUERED TERRITORY</b>		
9.1	<b>Middleton Estate Killarney Big House Phase 1</b>	[1870]
12.1	<b>Present Poort House Venter Phase 1</b>	[1870]
16	<b>Toevertrouw Cottage</b>	[1870]
5.1	<b>Lusthof House Phase 1</b>	[1875]
15.1	<b>Tierhoek House Fourie Phase 1</b>	1876
5.2	<b>Lusthof House Phase 2</b>	[1880]
10.2	<b>Modderfontein House Venter Phase 2</b>	[1880]
14.1	<b>Schoonzicht House Heyns Phase 1</b>	1883
6.1	<b>Middenrif House Venter Phase 1</b>	1884
4.1	<b>Kransfontein House Fourie Phase 1</b>	1885
9.2	<b>Middleton Estate Killarney Big House Phase 2</b>	[1885]
2.1	<b>Coerland House Phase 1</b>	[1890]
5.3	<b>Lusthof House Phase 3</b>	[1890]
7.1	<b>Middleton Estate Brindisi House Grobler Phase 1</b>	[1890]
8.1	<b>Middleton E. Goedetrouw Miller's House Phase 1</b>	[1890]
10.3	<b>Modderfontein House Venter Phase 3</b>	[1890]
12.2	<b>Present Poort House Venter Phase 2</b>	[1890]
13.	<b>Present Poort Second House</b>	[1890]
14.2	<b>Schoonzicht House Heyns Phase 2</b>	[1890]
15.2	<b>Tierhoek House Fourie Phase 2</b>	[1890]
2.2	<b>Coerland House Phase 2</b>	[1895]
3.1	<b>Dunelm House Phase 1</b>	[1895]
7.2	<b>Middleton Estate Brindisi House Grobler Phase 2</b>	[1895]
8.2	<b>Middleton E. Goedetrouw Miller's House Phase 2</b>	[1895]

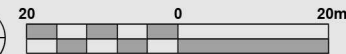
9.3	<b>Middleton Estate Killarney Big House Phase 3</b>	[1895]
11.1	<b>Opstal House Phase 1</b>	[1895]
4.2	<b>Kransfontein House Fourie Phase 2</b>	1899
17.1	<b>Welkom House Du Preez Phase 1</b>	1899
<b>THE ANGLO-BOER WAR</b>		
<b>THE ORANGE RIVER COLONY</b>		
2.3	<b>Coerland House Phase 3</b>	[1905]
3.2	<b>Dunelm House Phase 2</b>	[1905]
7.3	<b>Middleton Estate Brindisi House Grobler Phase 3</b>	[1905]
3.3	<b>Dunelm House Phase 3</b>	1908
<b>THE UNION OF SOUTH AFRICA</b>		
9.4	<b>Middleton Estate Killarney Big House Phase 4</b>	[1910]
14.3	<b>Schoonzicht House Heyns Phase 3</b>	[1910]
15.3	<b>Tierhoek House Fourie Phase 3</b>	[1910]
<b>THE FIRST WORLD WAR</b>		
6.2	<b>Middenrif House Venter Phase 2</b>	1929
5.4	<b>Lusthof House Phase 4</b>	[1930]
15.4	<b>Tierhoek House Fourie Phase 4</b>	[1930]
17.2	<b>Welkom House Du Preez</b>	1937
<b>THE SECOND WORLD WAR</b>		
2.4	<b>Coerland House Phase 4</b>	[1950]
7.4	<b>Middleton Estate Brindisi House Grobler Phase 4</b>	[1950]
14.1	<b>Schoonzicht House Heyns Phase 4</b>	[1950]
17.3	<b>Welkom House Du Preez Phase 3</b>	1950
3.4	<b>Dunelm House Phase 4</b>	[1960]
11.2	<b>Opstal House Phase 4</b>	[1960]
<b>THE REPUBLIC OF SOUTH AFRICA</b>		
5.5	<b>Lusthof House Phase 5</b>	[1970]
6.3	<b>Middenrif House Venter Phase 3</b>	[1970]
9.5	<b>Middleton Estate Killarney Big House Phase 5</b>	[1970]
17.4	<b>Welkom House Du Preez Phase 4</b>	1979

**APPENDIX C: SUMMARY: PART 1: ALPHABETHICAL ORDER**

<i>Number</i>	<i>Name of house</i>	<i>Height: sea level</i>	<i>Direction of fall</i>	<i>Gradient of fall</i>	<i>No. rooms</i>	<i>No. dead-end rooms</i>	<i>No. doors</i>	<i>No. external doors</i>	<i>No. windows</i>	<i>No. fireplaces</i>	<i>Year of construction [conjecture]</i>	<i>Area in sq. m (incl. covered stoep)</i>	<i>Covered stoep area</i>	<i>Overall dimensions</i>	<i>Plan on scale 1:1000</i>
<b>1</b>	<b>Bethlehem Star Cottage</b>	1 700 W	1:50	1	1	1	1	0	0	0	[1830]	37	0	8 x 4.6	
<b>2.1</b>	<b>Coerland House Phase 1</b>	1 800 N	1:6	5	1	8	3	5	0	0	[1890]	132	33	11.7 x 11.3	
<b>2.2</b>	<b>Coerland House Phase 2</b>	1 800 N	1:6	7	4	8	3	7	0	0	[1895]	132	9	11.7 x 11.3	
<b>2.3</b>	<b>Coerland House Phase 3</b>	1 800 N	1:6	8	4	9	2	9	0	0	[1905]	132	0	11.7 x 11.3	
<b>2.4</b>	<b>Coerland House Phase 4</b>	1 800 N	1:6	12	6	14	3	14	1	1	[1950]	204	0	20.3 x 11.7	
<b>3.1</b>	<b>Dunelm House Phase 1</b>	1 780 NE	1:10	2	0	3	2	3	2	2	[1895]	70	0	10.7 x 6.5	
<b>3.2</b>	<b>Dunelm House Phase 2</b>	1 780 NE	1:10	6	3	8	4	5	3	3	[1905]	225	64	18 x 15.1	
<b>3.3</b>	<b>Dunelm House Phase 3</b>	1 780 NE	1:10	15	4	21	8	23	6	6	1908	492	140	28.2 x 26	
<b>3.4</b>	<b>Dunelm House Phase 4</b>	1 780 NE	1:10	18	8	23	8	33	6	6	[1960]	518	112	28.2 x 26	



<i>Number</i>	<i>Name of house</i>	<i>Height: sea level</i>	<i>Direction of fall</i>	<i>Gradient of fall</i>	<i>No. rooms</i>	<i>No. dead-end rooms</i>	<i>No. doors</i>	<i>No. external doors</i>	<i>No. windows</i>	<i>No. fireplaces</i>	<i>Year of construction [conjecture]</i>	<i>Area in sq. m (incl. covered stoep)</i>	<i>Covered stoep area</i>	<i>Overall dimensions</i>	<i>Plan on scale 1:1000</i>
<b>4.1</b>	<b>Kransfontein House Fourie Phase 1</b>	1 750 E	1:12	7	3	9	3	6	0	1885	112	0	14 x 8		
<b>4.2</b>	<b>Kransfontein House Fourie Phase 2</b>	1 750 E	1:12	9	5	11	4	9	0	1899	192	49	14 x 13.7		
<b>5.1</b>	<b>Lusthof House Phase 1</b>	1 700 NE	1:10	1	0	2	2	2	0	[1875]	55	0	8 x 4.9		
<b>5.2</b>	<b>Lusthof House Phase 2</b>	1 700 NE	1:10	2	0	4	3	5	0	[1880]	91	0	13.4 x 9.2		
<b>5.3</b>	<b>Lusthof House Phase 3</b>	1 700 NE	1:10	2	0	4	3	5	0	[1890]	106	15	13.4 x 9.2		
<b>5.4</b>	<b>Lusthof House Phase 4</b>	1 700 NE	1:10	10	2	18	10	10	2	[1930]	354	142	24 x 21.9		
<b>5.5</b>	<b>Lusthof House Phase 5</b>	1 700 NE	1:10	13	5	20	8	14	2	[1970]	394	142	24 x 21.9		
<b>6.1</b>	<b>Middenrif House Venter Phase 1</b>	1 720 ENE	1:20	5	2	7	2	8	0	1884	110	0	12.9 x 8.5		
<b>6.2</b>	<b>Middenrif House Venter Phase 2</b>	1 720 ENE	1:20	10	4	13	4	12	0	1929	259	82	22.7 x 13.8		
<b>6.3</b>	<b>Middenrif House Venter Phase 3</b>	1 720 ENE	1:20	12	5	15	4	19	0	[1970]	267	58	22.7 x 13.8		

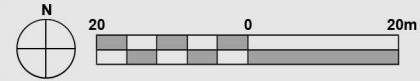


<i>Number</i>	<i>Name of house</i>	<i>Height: sea level</i>	<i>Direction of fall</i>	<i>Gradient of fall</i>	<i>No. rooms</i>	<i>No. dead-end rooms</i>	<i>No. doors</i>	<i>No. external doors</i>	<i>No. windows</i>	<i>No. fireplaces</i>	<i>Year of construction [conjecture]</i>	<i>Area in sq. m (incl. covered stoep)</i>	<i>Covered stoep area</i>	<i>Overall dimensions</i>
<b>7.1</b>	<b>Middleton Estate Brindisi House Grobler Phase 1</b>	1 630	E	1:20	3	2	4	2	5	0	[1880]	65	0	12.3 x 5.3
<b>7.2</b>	<b>Middleton Estate Brindisi House Grobler Phase 2</b>	1 630	E	1:20	5	3	6	2	8	1	[1895]	116	0	12.3 x 9.4
<b>7.3</b>	<b>Middleton Estate Brindisi House Grobler Phase 3</b>	1 630	E	1:20	6	3	7	2	9	1	[1905]	167	25	13.6 x 12.3
<b>7.4</b>	<b>Middleton Estate Brindisi House Grobler Phase 4</b>	1 630	E	1:20	9	4	11	3	18	1	[1950]	207	0	18 x 12.3
<b>8.1</b>	<b>Middleton Estate Goedetrouw Miller's House Phase 1</b>	1 580	W	1:50	3	2	4	2	3	0	[1880]	62	0	12.3 x 5
<b>8.2</b>	<b>Middleton Estate Goedetrouw Miller's House Phase 2</b>	1 580	W	1:50	4	2	5	2	5	1	[1895]	84	0	12.3 x 9.3
<b>9.1</b>	<b>Middleton Estate Killarney Big House Phase 1</b>	1 620	SE	1:14	3	2	3	2	5	0	[1870]	69	0	13.8 x 5
<b>9.2</b>	<b>Middleton Estate Killarney Big House Phase 2</b>	1 620	SE	1:14	6	2	7	2	9	1	[1885]	119	0	13.8 x 8.6
<b>9.3</b>	<b>Middleton Estate Killarney Big House Phase 3</b>	1 620	SE	1:14	12	5	19	7	15	2	[1895]	366	81	29.3 x 12.9

Plan on scale 1:1000



Number	Name of house	Height: sea level	Direction of fall	Gradient of fall	No. rooms	No. dead-end rooms	No. doors	No. external doors	No. windows	No. fireplaces	Year of construction [conjecture]	Area in sq. m (incl. covered stoep)	Covered stoep area	Overall dimensions	Plan on scale 1:1000
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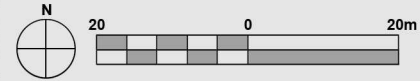


<b>9.4 Middleton Estate Killarney Big House Phase 4</b>	1 620	SE	1:14	13	5	20	7	19	2	[1910]	398	81	33.3 x 12.9
<b>9.5 Middleton Estate Killarney Big House Phase 5</b>	1 620	SE	1:14	16	4	25	9	23	2	[1970]	452	75	37.5 x 12.9
<b>10.1 Modderfontein House Venter Phase 1</b>	1 700	E	1:10	3	0	5	3	2	0	1854	52	0	10 x 5.2
<b>10.2 Modderfontein House Venter Phase 2</b>	1 700	E	1:10	6	1	11	6	4	0	[1880]	98	0	18.8 x 5.2
<b>10.3 Modderfontein House Venter Phase 3</b>	1 700	E	1:10	11	4	14	5	10	0	[1890]	164	0	18.8 x 8.7
<b>11.1 Opstal House Phase 1</b>	1 780	NNW	1:15	2	1	3	2	8	0	[1895]	69	0	14.1 x 4.9
<b>11.2 Opstal House Phase 4</b>	1 780	NNW	1:15	16	4	24	7	30	2	[1960]	471	15	31.5 x 19.3
<b>12.1 Present Poort House Venter Phase 1</b>	1 780	NW	1:10	3?	2?	4?	2	6	0	[1870]	64	0	10.3 x 6.2
<b>12.2 Present Poort House Venter Phase 2</b>	1 780	NW	1:10	5?	2?	8?	3	8	0	[1890]	108	0	10.5 x 10.3
<b>13 Present Poort Second House</b>	1 780	W	1:10	3?	2?	4?	2	3	0	[1880]	50	0	10.3 x 4.9



<i>Number</i>	<i>Name of house</i>	<i>Height: sea level</i>	<i>Direction of fall</i>	<i>Gradient of fall</i>	<i>No. rooms</i>	<i>No. dead-end rooms</i>	<i>No. doors</i>	<i>No. external doors</i>	<i>No. windows</i>	<i>No. fireplaces</i>	<i>Year of construction [conjecture]</i>	<i>Area in sq. m (incl. covered stoep)</i>	<i>Covered stoep area</i>	<i>Overall dimensions</i>	<i>Plan on scale 1:1000</i>
<b>14.1</b>	<b>Schoonzicht House Heyns Phase 1</b>	1 720	NW	1:18	4	0	7	3	5	1	1883	92	0	11.7 x 7.9	
<b>14.2</b>	<b>Schoonzicht House Heyns Phase 2</b>	1 720	NW	1:18	5	1	7	4	5	1	[1890]	157	60	13 x 11.7	
<b>14.3</b>	<b>Schoonzicht House Heyns Phase 3</b>	1 720	NW	1:18	7	3	10	6	6	1	[1910]	182	60	16.1 x 13	
<b>14.4</b>	<b>Schoonzicht House Heyns Phase 4</b>	1 720	NW	1:18	10	2	15	8	11	1	[1950]	243	60	20.8 x 13	
<b>15.1</b>	<b>Tierhoek House Fourie Phase 1</b>	1 720	SE	1:30	4	3	5	2	5	0	1876	84	0	13.6 x 6.2	
<b>15.2</b>	<b>Tierhoek House Fourie Phase 2</b>	1 720	SE	1:30	5	4	6	3	6	0	[1890]	106	0	13.6 x 10	
<b>15.3</b>	<b>Tierhoek House Fourie Phase 3</b>	1 720	SE	1:30	8	4	10	4	9	1	[1910]	159	0	17.8 x 13.6	
<b>15.4</b>	<b>Tierhoek House Fourie Phase 4</b>	1 720	SE	1:30	9	5	11	4	9	1	[1930]	193	34	20.4 x 13.6	

<i>Number</i>	<i>Name of house</i>	<i>Height: sea level</i>	<i>Direction of fall</i>	<i>Gradient of fall</i>	<i>No. rooms</i>	<i>No. dead-end rooms</i>	<i>No. doors</i>	<i>No. external doors</i>	<i>No. windows</i>	<i>No. fireplaces</i>	<i>Year of construction [conjecture]</i>	<i>Area in sq. m (incl. covered stoep)</i>	<i>Covered stoep area</i>	<i>Overall dimensions</i>	<i>Plan on scale 1:1000</i>
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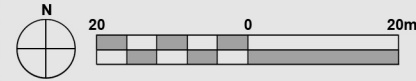


<b>16</b>	<b>Toevertrouw Cottage</b>	1 820 W	1:30	1	1	1	1	2	0	[1870]	37	0	7.5 x 4.9	
<b>17.1</b>	<b>Welkom House Du Preez Phase 1</b>	1 670 NW	1:10	6	3	7	3	6	0	1899	159	40	13.5 x 11.8	
<b>17.2</b>	<b>Welkom House Du Preez Phase 2</b>	1 670 NW	1:10	8	3	9	3	10	0	1937	242	84	28.8 x 15.2	
<b>17.3</b>	<b>Welkom House Du Preez Phase 3</b>	1 670 NW	1:10	11	3	13	3	14	0	1950	274	84	28.8 x 15.2	
<b>17.4</b>	<b>Welkom House Du Preez Phase 4</b>	1 670 NW	1:10	12	4	14	3	15	0	1979	302	84	28.8 x 15.2	




**APPENDIX C: SUMMARY: PART 2: CHRONOLOGICAL ORDER**


<i>Number</i>	<i>Name of house</i>	<i>Height: sea level</i>	<i>Direction of fall</i>	<i>Gradient of fall</i>	<i>No. rooms</i>	<i>No. dead-end rooms</i>	<i>No. doors</i>	<i>No. external doors</i>	<i>No. windows</i>	<i>No. fireplaces</i>	<i>Year of construction [conjecture]</i>	<i>Area in sq. m (incl. covered stoep)</i>	<i>Covered stoep area</i>	<i>Overall dimensions</i>	<i>Plan on scale 1:1000</i>
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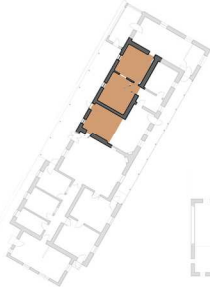
**THE TRANSGARIEP**

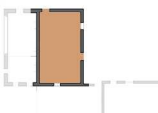
<b>1</b>	<b>Bethlehem Star Cottage</b>	1 700 W	1:50	1	1	1	1	0	0	[1830]	37	0	8 x 4.6	
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**THE REPUBLIC OF THE ORANGE FREE STATE**

<b>10.1</b>	<b>Modderfontein House Venter Phase 1</b>	1 700 E	1:10	3	0	5	3	2	0	1854	52	0	10 x 5.2	
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**THE THIRD BASOTHO WAR**

<b>9.1</b>	<b>Middleton Estate Killarney Big House Phase 1</b>	1 620 SE	1:14	3	2	3	2	5	0	[1870]	69	0	13.8 x 5	
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<b>12.1</b>	<b>Present Poort House Venter Phase 1</b>	1 780 NW	1:10	3?	2?	4?	2	6	0	[1870]	64	0	10.3 x 6.2	
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<b>16</b>	<b>Toevertrouw Cottage</b>	1 820 W	1:30	1	1	1	1	2	0	[1870]	37	0	7.5 x 4.9	
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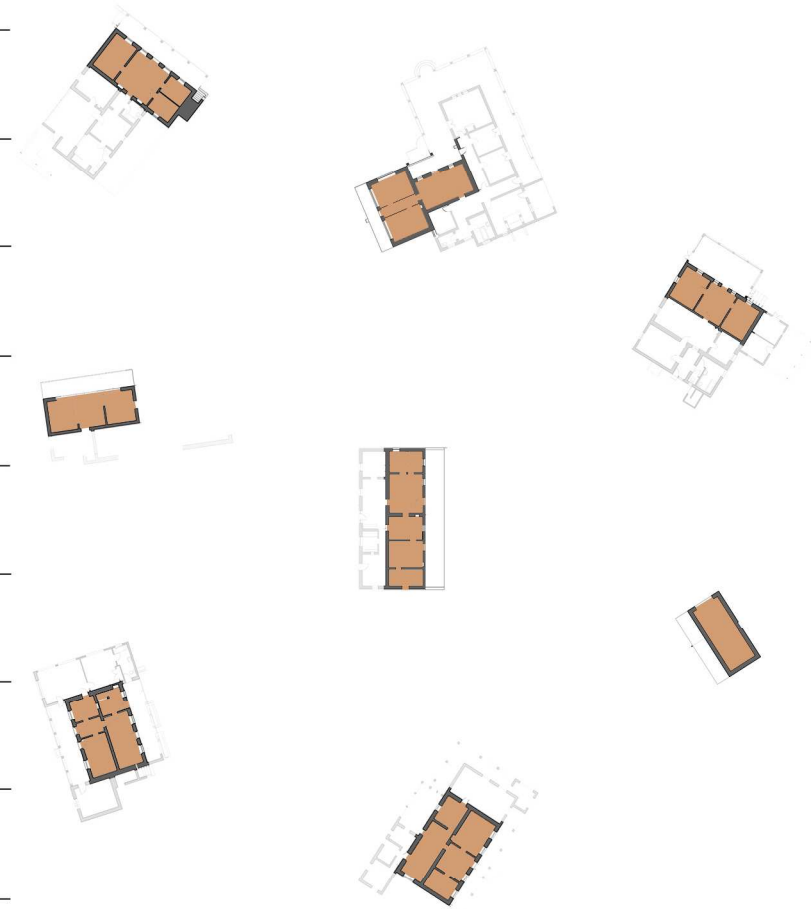
<b>5.1</b>	<b>Lusthof House Phase 1</b>	1 700 NE	1:10	1	0	2	2	2	0	[1875]	55	0	8 x 4.9	
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Number	Name of house	Height: sea level	Direction of fall	Gradient of fall	No. rooms	No. dead-end rooms	No. doors	No. external doors	No. windows	No. fireplaces	Year of construction [conjecture]	Area in sq. m (incl. covered stoep)	Covered stoep area	Overall dimensions	Plan on scale 1:1000
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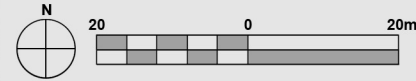


**THE REPUBLIC OF THE ORANGE FREE STATE**

<b>15.1 Tierhoek House Fourie Phase 1</b>	1 720 SE	1:30	4	3	5	2	5	0	1876	84	0	13.6 x 6.2
<b>5.2 Lusthof House Phase 2</b>	1 700 NE	1:10	2	0	4	3	5	0	[1880]	91	0	13.4 x 9.2
<b>7.1 Middleton Estate Brindisi House Grobler Phase 1</b>	1 630 E	1:20	3	2	4	2	5	0	[1880]	65	0	12.3 x 5.3
<b>8.1 Middleton Estate Goedetrouw Miller's House Phase 1</b>	1 580 W	1:50	3	2	4	2	3	0	[1880]	62	0	12.3 x 5
<b>10.2 Modderfontein House Venter Phase 2</b>	1 700 E	1:10	6	1	11	6	4	0	[1880]	98	0	18.8 x 5.2
<b>13 Present Poort Second House</b>	1 780 W	1:10	3?	2?	4?	2	3	0	[1880]	50	0	10.3 x 4.9
<b>14.1 Schoonzicht House Heyns Phase 1</b>	1 720 NW	1:18	4	0	7	3	5	1	1883	92	0	11.7 x 7.9
<b>6.1 Middenrif House Venter Phase 1</b>	1 720 ENE	1:20	5	2	7	2	8	0	1884	110	0	12.9 x 8.5



Number	Name of house	Height: sea level	Direction of fall	Gradient of fall	No. rooms	No. dead-end rooms	No. doors	No. external doors	No. windows	No. fireplaces	Year of construction [conjecture]	Area in sq. m (incl. covered stoep)	Covered stoep area	Overall dimensions	Plan on scale 1:1000
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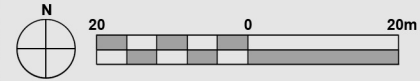


**THE REPUBLIC OF THE ORANGE FREE STATE**

<b>4.1</b>	<b>Kransfontein House Fourie Phase 1</b>	1 750	E	1:12	7	3	9	3	6	0	1885	112	0	14 x 8
<b>9.2</b>	<b>Middleton Estate Killarney Big House Phase 2</b>	1 620	SE	1:14	6	2	7	2	9	1	[1885]	119	0	13.8 x 8.6
<b>2.1</b>	<b>Coerland House Phase 1</b>	1 800	N	1:6	5	1	8	3	5	0	[1890]	132	33	11.7 x 11.3
<b>5.3</b>	<b>Lusthof House Phase 3</b>	1 700	NE	1:10	2	0	4	3	5	0	[1890]	106	15	13.4 x 9.2
<b>10.3</b>	<b>Modderfontein House Venter Phase 3</b>	1 700	E	1:10	11	4	14	5	10	0	[1890]	164	0	18.8 x 8.7
<b>12.2</b>	<b>Present Poort House Venter Phase 2</b>	1 780	NW	1:10	5?	2?	8?	3	8	0	[1890]	108	0	10.5 x 10.3
<b>14.2</b>	<b>Schoonzicht House Heyns Phase 2</b>	1 720	NW	1:18	5	1	7	4	5	1	[1890]	157	60	13 x 11.7
<b>15.2</b>	<b>Tierhoek House Fourie Phase 2</b>	1 720	SE	1:30	5	4	6	3	6	0	[1890]	106	0	13.6 x 10

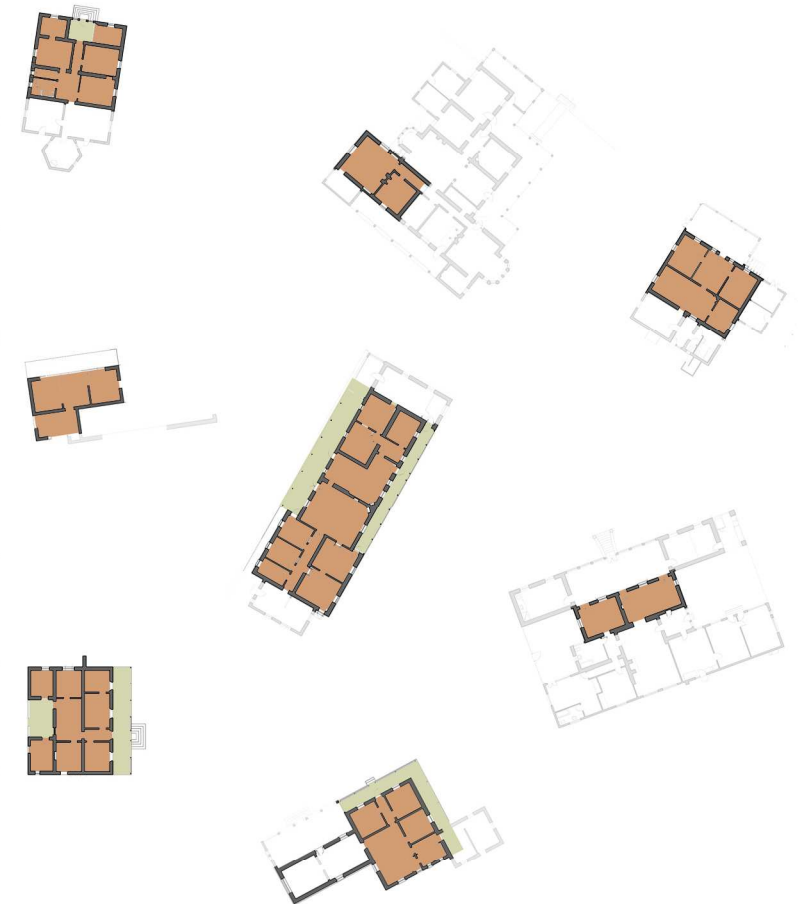


Number	Name of house	Height: sea level	Direction of fall	Gradient of fall	No. rooms	No. dead-end rooms	No. doors	No. external doors	No. windows	No. fireplaces	Year of construction [conjecture]	Area in sq. m (incl. covered stoep)	Covered stoep area	Overall dimensions	Plan on scale 1:1000
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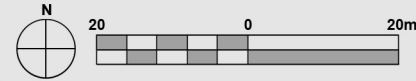
**THE REPUBLIC OF THE ORANGE FREE STATE**

<b>2.2</b>	<b>Coerland House Phase 2</b>	1 800 N	1:6	7	4	8	3	7	0	[1895]	132	9	11.7 x 11.3
<b>3.1</b>	<b>Dunelm House Phase 1</b>	1 780 NE	1:10	2	0	3	2	3	2	[1895]	70	0	10.7 x 6.5
<b>7.2</b>	<b>Middleton Estate Brindisi House Grobler Phase 2</b>	1 630 E	1:20	5	3	6	2	8	1	[1895]	116	0	12.3 x 9.4
<b>8.2</b>	<b>Middleton Estate Goedetrouw Miller's House Phase 2</b>	1 580 W	1:50	4	2	5	2	5	1	[1895]	84	0	12.3 x 9.3
<b>9.3</b>	<b>Middleton Estate Killarney Big House Phase 3</b>	1 620 SE	1:14	12	5	19	7	15	2	[1895]	366	81	29.3 x 12.9
<b>11.1</b>	<b>Opstal House Phase 1</b>	1 780 NNW	1:15	2	1	3	2	8	0	[1895]	69	0	14.1 x 4.9
<b>4.2</b>	<b>Kransfontein House Fourie Phase 2</b>	1 750 E	1:12	9	5	11	4	9	0	1899	192	49	14 x 13.7
<b>17.1</b>	<b>Welkom House Du Preez Phase 1</b>	1 670 NW	1:10	6	3	7	3	6	0	1899	159	40	13.5 x 11.8



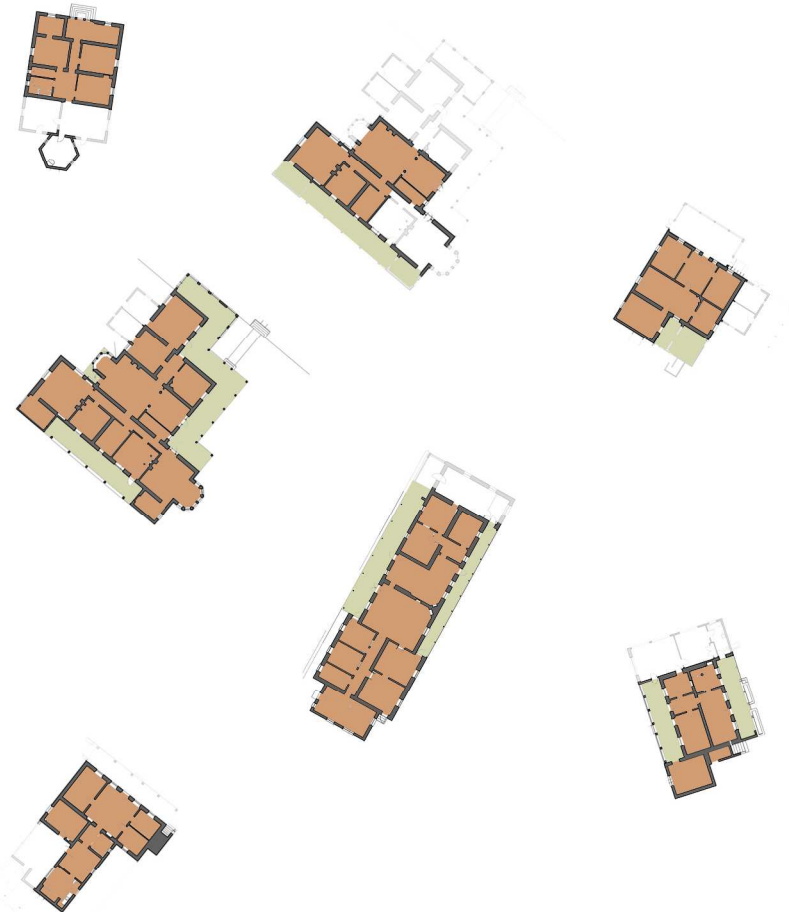
**THE ANGLO-BOER WAR**

Number	Name of house	Height: sea level	Direction of fall	Gradient of fall	No. rooms	No. dead-end rooms	No. doors	No. external doors	No. windows	No. fireplaces	Year of construction [conjecture]	Area in sq. m (incl. covered stoep)	Covered stoep area	Overall dimensions	Plan on scale 1:1000
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### THE ORANGE RIVER COLONY

<b>2.3</b>	<b>Coerland House Phase 3</b>	1 800 N	1:6	8	4	9	2	9	0	[1905]	132	0	11.7 x 11.3
<b>3.2</b>	<b>Dunelm House Phase 2</b>	1 780 NE	1:10	6	3	8	4	5	3	[1905]	225	64	18 x 15.1
<b>7.3</b>	<b>Middleton Estate Brindisi House Grobler Phase 3</b>	1 630 E	1:20	6	3	7	2	9	1	[1905]	167	25	13.6 x 12.3
<b>3.3</b>	<b>Dunelm House Phase 3</b>	1 780 NE	1:10	15	4	21	8	23	6	1908	492	140	28.2 x 26

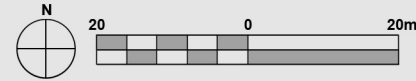


### THE UNION OF SOUTH AFRICA

<b>9.4</b>	<b>Middleton Estate Killarney Big House Phase 4</b>	1 620 SE	1:14	13	5	20	7	19	2	[1910]	398	81	33.3 x 12.9
<b>14.3</b>	<b>Schoonzicht House Heyns Phase 3</b>	1 720 NW	1:18	7	3	10	6	6	1	[1910]	182	60	16.1 x 13
<b>15.3</b>	<b>Tierhoek House Fourie Phase 3</b>	1 720 SE	1:30	8	4	10	4	9	1	[1910]	159	0	17.8 x 13.6

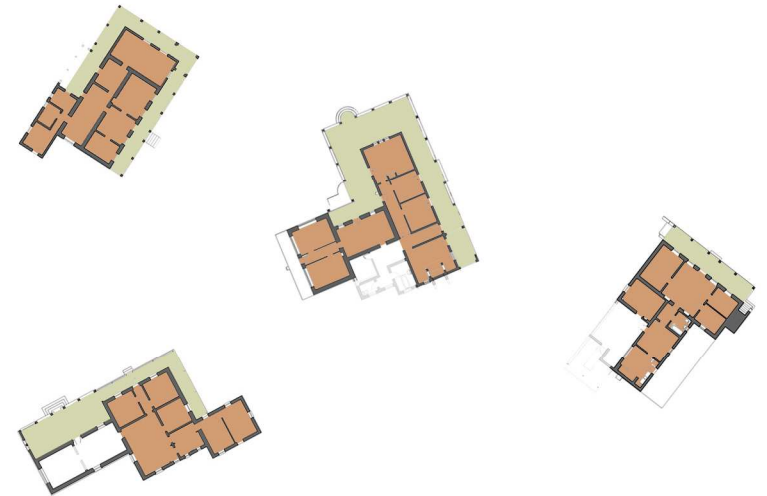
### THE FIRST WORLD WAR

Number	Name of house	Height: sea level	Direction of fall	Gradient of fall	No. rooms	No. dead-end rooms	No. doors	No. external doors	No. windows	No. fireplaces	Year of construction [conjecture]	Area in sq. m (incl. covered stoep)	Covered stoep area	Overall dimensions	Plan on scale 1:1000
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### THE UNION OF SOUTH AFRICA

<b>6.2</b>	<b>Middenrif House Venter Phase 2</b>	1 720	ENE	1:20	10	4	13	4	12	0	1929	259	82	22.7 x 13.8	
<b>5.4</b>	<b>Lusthof House Phase 4</b>	1 700	NE	1:10	10	2	18	10	10	2	[1930]	354	142	24 x 21.9	
<b>15.4</b>	<b>Tierhoek House Fourie Phase 4</b>	1 720	SE	1:30	9	5	11	4	9	1	[1930]	193	34	20.4 x 13.6	
<b>17.2</b>	<b>Welkom House Du Preez Phase 2</b>	1 670	NW	1:10	8	3	9	3	10	0	1937	242	84	28.8 x 15.2	

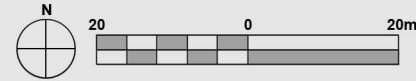


### THE SECOND WORLD WAR

<b>2.4</b>	<b>Coerland House Phase 4</b>	1 800	N	1:6	12	6	14	3	14	1	[1950]	204	0	20.3 x 11.7	
<b>7.4</b>	<b>Middleton Estate Brindisi House Grobler Phase 4</b>	1 630	E	1:20	9	4	11	3	18	1	[1950]	207	0	18 x 12.3	
<b>14.4</b>	<b>Schoonzicht House Heyns Phase 4</b>	1 720	NW	1:18	10	2	15	8	11	1	[1950]	243	60	20.8 x 13	
<b>17.3</b>	<b>Welkom House Du Preez Phase 3</b>	1 670	NW	1:10	11	3	13	3	14	0	1950	274	84	28.8 x 15.2	



Number	Name of house	Height: sea level	Direction of fall	Gradient of fall	No. rooms	No. dead-end rooms	No. doors	No. external doors	No. windows	No. fireplaces	Year of construction [conjecture]	Area in sq. m (incl. covered stoep)	Covered stoep area	Overall dimensions	Plan on scale 1:1000
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**THE UNION OF SOUTH AFRICA**

<b>3.4</b>	<b>Dunelm House Phase 4</b>	1 780	NE	1:10	18	8	23	8	33	6	[1960]	518	112	28.2 x 26
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<b>11.2</b>	<b>Opstal House Phase 4</b>	1 780	NNW	1:15	16	4	24	7	30	2	[1960]	471	15	31.5 x 19.3
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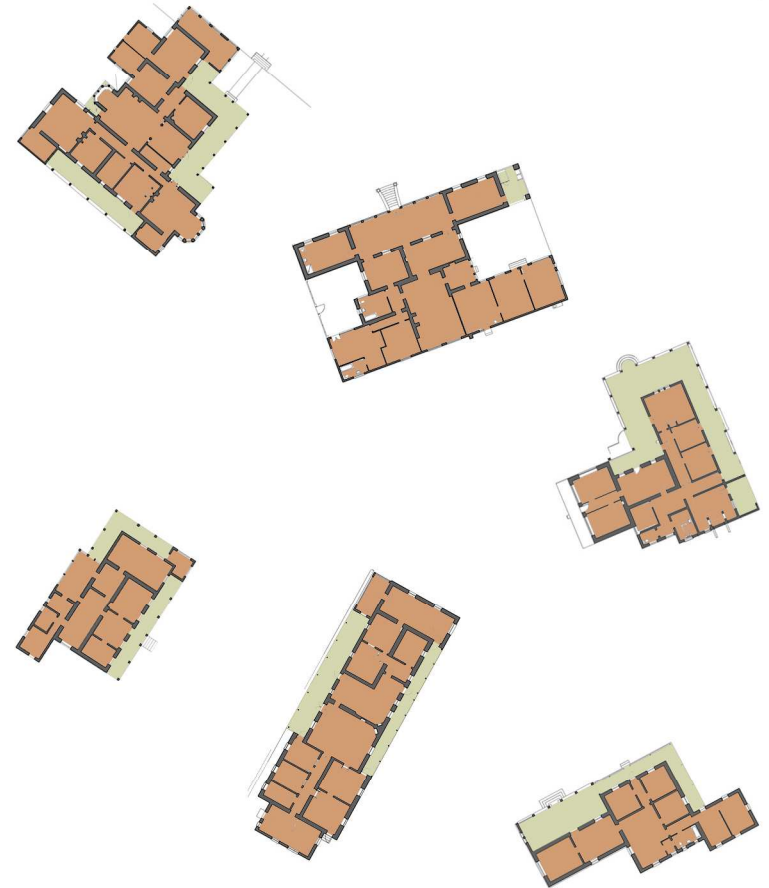
**THE REPUBLIC OF SOUTH AFRICA**

<b>5.5</b>	<b>Lusthof House Phase 5</b>	1 700	NE	1:10	13	5	20	8	14	2	[1970]	394	142	24 x 21.9
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<b>6.3</b>	<b>Middenrif House Venter Phase 3</b>	1 720	ENE	1:20	12	5	15	4	19	0	[1970]	267	58	22.7 x 13.8
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<b>9.5</b>	<b>Middleton Estate Killarney Big House Phase 5</b>	1 620	SE	1:14	16	4	25	9	23	2	[1970]	452	75	37.5 x 12.9
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<b>17.4</b>	<b>Welkom House Du Preez Phase 4</b>	1 670	NW	1:10	12	4	14	3	15	0	1979	302	84	28.8 x 15.2
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