gable with half-moon ventilator. Some of the sash windows have air conditioning units below them which cut thoughtlessly into the cills. 2 small dormer windows (as elsewhere).

Rear (west) elevation. This is of importance because a public square is proposed on this side. There are two parts (they are the deformed ends of the H) which enclose a courtyard. A small separate building is between the legs.

The northerly piece is an irregular composition with two sash windows (3x6) at first floor with an off-set entrance porch below them. This has a pitched roof supported by decorative trusses on posts which sit on a balustrade wall. The balustrade wall continues as an asymmetrical swoop down a flight of steps. The entrance door has a rectangular fanlight and the upper part of the leaf has small panes. The northerly piece continues round the corner to a straight gable. The façade has many small steel lavatory windows. They are recent in date and the elevation might have been an extension of the original.

The elevation of the southerly piece has an offset. There is a plain façade that then steps forward and has a variety of 3x6 sash windows in it. It continues round the south corner, very close to the Municipal Office Block, where there is a hoekbol gable. The continuation round the other end, into the courtyard, has a straight gable with half moon ventilator. There are two 3x6 sash windows at first floor and other insertions below.

Between the two ends of the H there is a freestanding unit with a flat roof and modern steel windows. The elevations of the courtyard itself have not been studied. They are faced with a double storey open access balcony. It has a lean-to roof and is supported on timber posts with decorative bracing. Between the posts is a timber balustrade with vertical members.

North elevation to Ryneveld Lawns Rear (west) elevation with two legs enclosing a courtyard

History
This is the rear land of the house Oude Bloemhof which faced Plein Street (see p20). Although demolished, its history is traced here since it affects this building. Oude Bloemhof was badly damaged by fire in 1875 and raised to two storeys with a long rear wing along Ryneveld Street. Already associated with education for some time, as soon as it was built it was launched as the Girls’ Public School (soon called Bloemhof) by Rev Neethling, Prof Hofmeyr and other prominent citizens. The flourishing school had a new teaching block built further up the street in 1907 (Sasol Art Museum) and this building was built as a student residence in 1908/9. It was designed by the architect Hesse (Theological College, Gymnasium with Robertson) in a Cape Revival style strongly influenced by Baker features such as half-moon gable ventilator and having the entry at the side of the H. Its stylistic expression may be contrasted with the Dutch Renaissance style of Stellenbosch Gymnasium (same architect) or Bloemhof teaching block – though the buildings’ scale and basic forms are so similar. Possibly the style is an indicator of political mood as the country moved through a reconciliation stage towards Union in 1910. The school was closed in 1933 (economic depression combined with availability of more Government schools) and its building let for various purposes. Oude Bloemhof was rented to the Municipality. Neethling House in its turn was bought by the Municipality in 1967 which presently uses it as the Rates Office (important public connectivity) and Engineering Department offices. Originally called Neethlingshof, the name was changed in 1937 to avoid confusion with the farm of that name.

Essential character and qualities
Part of the continuum of garden/lawn space that characterises the west side of Ryneveld Street. Pedestrian circulation routes interconnect with Ryneveld lawns, the arcade through Absa and with the Municipal Office Block.
Respectable Edwardian Cape revival public building. Essentially restrained and dignified, almost severe and unemotional (in contrast with the energized Sasol Art Museum). North elevation to Lawns is bleak.
Values and significance
Aesthetic: Architectural and townscape values.
Historical pattern and aesthetic: Typical of a form invented 10 years previously that persisted across South Africa into the 1940s. Social history manifest in the style of the building.
Social history: Oude Bloemhof women’s education.
Historical pattern and aesthetic: Oak trees (not declared?) in Ryneveld Street are of importance.

Design and development indicators
- Protect and enhance both building and landscape.
- Particular attention is required to the scarringly intrusive air conditioning.
- Remove little building between the rear legs of the H and replace the intrusive steel lavatory windows throughout the building.
- The white paint scheme emphasises the severity of the building and makes it sit ill in its garden and the Ryneveld lawns. The sheen of the paint and the colours are unlikely to be authentic – paint studies are recommended to establish what the original colours were. Bloemhof/Sasol is authentically painted and the historic relationship between the two would be much more apparent if both were the colour of their period.
- The pole fence edging to the inner lawn is inappropriate and should be replaced.
- Opportunity for interpretation panels about its educational history (recommended by Vos and Heydenrych 1994:120).

Sources
Meiring et al 1993:23 states architect is Hesse.
Picton Seymour 1977:137 re architects Robertson and Hesse.
Smuts ed 1979: 301-11 has general history of education.
2.2 RYNEVELD STREET LAWNS
35 Ryneveld Street. Mainly the northern part of the Neethling House erf 4249; the road and verges is part of erf 1968 (the Parking Lot, studied separately, see p85).

Description
Between the gardens of Neethling House and Erfurt House (and opposite the only practical major entrance to the Bloemhof urban block) is a lawn. Spatially important to the morphology of this part of Ryneveld Street. Separated from the brick-paved sidewalk by a timber log posts and railings fence. The Drooge River runs diagonally across it in a variety of channels. On its south is Neethling House; on its north is Erfurt House with airy double height verandah; on the west is the parking area behind the Town Hall, an empty site with potential for development. The parking area is identified in the Stellenbosch Development Guidelines as a key public space development opportunity, and as part of the same Precinct as the Bloemhof site.
History
There was once a simple thatched cottage right on the roadside diagonally opposite the Skuinshuis. Historic maps show it was built between 1817 and 1859 – Vos and Hedenrych suggest about 1840. It was known as Haneverdriet or Hoenderverdriet (“sad hens”) – the Skuishuis also has poultry connections – and archaeological evidence possibly survives under the lawn and the street pavement. Mrs Wesener lived there in 1945 and it was still in existence when van der Bijl made his notes in 1963 but seems to have been demolished soon after that. The lawns were created as part of the parking lot development behind the Stadshuis c1975. Running diagonally behind the cottage, and running presently across the lawns, is the Drooge Rivier. It has crossed Ryneveld Street from the Skuinshuis and is carried in a variety of channels of different vintages.

Essential character and qualities
Open space in a built-up area, spatially connected to the gardens of Neethling House and Erfurt House each side.

Values and significance
Historical pattern and aesthetic: Townscape values.
Historical pattern: course of the Drooge Rivier.
Historical pattern and aesthetic: Oak trees (not declared?) in Ryneveld Street are of importance.
Information potential: Possible archaeological remains.

Design and development indicators.
• Maintain as an informal green garden space. Protect and enhance landscape.
• The pole fence edging to the lawn is inappropriate; yet there does need to be an edge, if only to contain the lawned space and discourage random paths being worn across it. It should be replaced with a low wall, at a good height for sitting, dark in colour (not white), which is compatible with the existing rhythmic pattern of Neethling House and Erfurt house garden fences.
• Possible archaeological remains (Drooge Rivier and Haneverdriet) should be investigated.
• Is directly opposite the proposed Ryneveld entrance to the Bloemhof urban block which has development potential: signage and traffic routing implications. The lawn and the road through it provides a handsome view of the site entrance and Synagogue in winter.
• Development of the parking area presents opportunities for a new building, set back from and with a front onto the lawns. See Ryneveld Street (p45).
• Pedestrian movement across the site could be enhanced and should not be disrupted.
• The Drooge River presents opportunities for incorporation into an urban trail (see discussion page 25).

Sources
Van der Bijl 1963:38.
Vos and Heydenrych 1994:32 gives brief history, suggests 1940s demolition of Haneverdriet.
2.3 ERFURT HOUSE
37 or 34 Ryneveld Street, erf 3474


Description
Two storey Victorian house with a wide 3-bay front with a pediment over its full width, wrapped by double-storey verandah, sits in the middle of a period garden with light boundary fence. The 3-bay façade has double doors central on each floor, and 4-pane sashes each side which have softly arched heads and floating pediments above. The parapet forms a pediment with heavy mouldings (following the sloping corrugated iron roof behind) and there are urns at the corners. The balcony in front is raised at ground floor on high metal poles, and centrally there is a timber pediment with swags marking the front door. At first floor the balcony has 9 irregular bays formed by pairs of verticals supporting the roof and decorated with timber latticework. It continues for one bay round the north side of the building and the whole of the south side facing Ryneveld Lawns. Windows throughout are similar to those in front. The rear (west) façade is plain and practical, as is most of the north. There is an important entrance at this corner up a flight of stairs with an open balcony above. Outbuildings in the north-west rear area have a pitched roof and circular ventilators to the roofspace, a variety of garage and other doors below. Restored by Stellenbosch Museum which has lecture rooms, library and offices there.
History
The vacant land was bought by Jan Beyers in 1860. He also owned the farm Nooitgedacht on the Koelenhof road, which is where he lived. After the great fire of 1875 he bought the ruined Oude Bloemhof building and re-erected it as a double storey for the school there. In 1876 his son took over the farm and Beyers built Erfurt House for himself, named after the birthplace of the Beyers family stamvader. “Together with Coetzenburg, this must have rated as the grandest mansion in Stellenbosch at the time,” according to Meiring and Heydenrych. Before its balcony was added it looked not unlike the rebuilt Oude Bloemhof building except that it had a giant pediment spanning the full width of the façade. This was an effective design solution for the sloping corrugated iron roof. It became standard practice after the fire, and several buildings like this were erected in the 1890s. The surrounding balcony is said to have been added in the 1890s (though it seems visible on the 1880 photograph) and this gracious and telling feature immensely enriched the character of the building. Jan Beyers died in 1910 and after his widow’s death the following year, the Trustees of the Bloemhof school bought it as a residence for young ladies – ‘n Tehuis voor jonge Dames. In 1923 it was let to the University of Stellenbosch for the same purpose. Later it served as the church offices of the Stellenbosch NG Kerk Sentraal congregation. Over time it became run-down and was stripped of its balcony and decorative iron railings and trimmings. In 1988 was taken over by the Stellenbosch Museum and used as administrative headquarters and for the Museum’s Reference Library. The property was restored and the front garden re-established in a traditional layout. Not a declared Provincial Heritage Site.

Essential character and qualities
Important stand-alone building surrounded by a double height balcony, set in a Victorian period garden which is delineated by visually permeable railings from the leafy street, the lawns south of it and Neethling House’s garden beyond them.

Values and significance
Historical pattern: shows developing house styles and technological development of the corrugated iron roof.
Social history: Home of JM Beyers, a local developer and public benefactor (see Who’s Who).
Cultural: Religious, educational and museum connections.
Aesthetic: Aesthetic qualities of house and garden.
Aesthetic: Townscape values.

Design and development indicators
- Protect and cherish. Any further modifications should be in line with the present, wonderfully well-done restoration.
- Very careful consideration should be given to the impact of any surrounding development on Erfurt House to ensure that its standing and setting are not adversely affected.
- Outbuildings at the rear are of interest as the service quarters of the historic house.
- The outbuildings abut the car park. Adjacent development on the west should not overpower them or ignore their presence.

Sources
Meiring and van Huyssteen 1993:23.
2.4 BIBLE SCHOOL AND STUDENT CHURCH COMMUNITY CENTRE
39 Ryneveld Street, erf 1779

Description
The triangular site has a very narrow, almost unnoticeable frontage on Ryneveld Street and widens on the south side of the Sentraal Kerk. The building is double storey, flat roofed, concrete framed, four bays wide with a lower extension on the north. At ground level the bays all have full height glazed openings – the one on the north is the entrance (the building steps forward slightly around it) and the other 3 are pairs of aluminium sliding doors. On first floor there is a line of 8 aluminium sliding windows. There are two single storey garage in related style on the south, end to end so that one opens onto the parking lot at the rear. In front is a large parking area, brick paved, under a canopy of trees.

History
The land was originally part of Sentraal Kerk ground – the church functions are related. Built in the late 20th century and recently extended. It incorporates Die Khaya Bybelskool, Studentekerk Gemeentesentrum and T Wever bookseller.

Essential character and qualities
Fine example of Modern Movement architecture. The form is a clear expression of the concrete grid construction. The proportions are graceful. The rear elevation is equally well considered: a necessary flue has been designed as a feature. In spite of its rigour it remains an inviting and unaggressive building, partly because the front landscape has been designed as an integral part of it. This pleasant place is a parking lot. The trees are planted so that their canopies form a glade under which cars are parked. They grow from the ground. Parking bays are demarcated with narrow white lines on brick paving. Yet a lot of cars have been accommodated.

Townscape: The narrow but heavily wooded frontage on Ryneveld Street acts as a closure to the Ryneveld morphological area and separates it from the Victoria Street morphological area of the Sentraal Kerk and Wilgenhof/Bachelors.
Values and significance
Cultural: religious use.
Aesthetic: Spatial significance to street.
Aesthetic: How to park cars gracefully.
Aesthetic: Architectural values of building – good example of the Modern Movement grid – great proportions front and back.

Design and development indicators
- The lane behind, giving access to the parking area, is part of the pedestrian network. Public access along this route should be maintained.
- The façade of the building on the parking lot has merit: quiet, clean, well-scaled and proportioned. Retain it if possible. The garage has an entry to the parking lot.
- The building is suitably scaled and sited in relation to Erfurt House. Should any redevelopment be proposed, its relationship to Erfurt House should be one of the prime design considerations.

Sources
Van der Bijl 1963:38 has erven transfers.
VICTORIA STREET

3.0 Victoria Street composite
See detailed discussion page 59

3.1 NG Sentraal Kerk
See detailed discussion page 62

3.2 Bergville
See detailed discussion page 64

3.3 Crozier House and Lutz Building
See detailed discussion page 66

3.4 Parking Lot entrance
See detailed discussion page 69
3.5 Municipal Health Clinic
See detailed discussion page 71

3.6 Naked Truth Restaurant
See detailed discussion page 73

3.7 Bohemia Restaurant
See detailed discussion page 75
3.0 VICTORIA STREET

Description
To the east of this block, Victoria Street is one of the most powerfully characterful streets of Stellenbosch: a magnificent avenue of Plane trees meeting overhead to form a tunnel, and heralding seasonal change with displays, in turn, of tender buds, lush greenery, fiery autumn colours and mottled branches and seed-balls etched against the winter sky. It is the main “boulevard” of the University precinct, with its characteristic broad brick pavements usually thronged with students, large block buildings set back from the street, raised brick pedestrian crossings, gardens and shaded car parks. No parking is allowed along the street so the eye encompasses its full width.

At the Stadhuis block, this powerful character collapses ignominiously. The plane trees abruptly cease. The intersection with Ryneveld Street (see also p45) is held on diagonally opposite corners by the huge gum outside Wilgenhof and the muscular corner pillar of the Hoofgebou fence. But the other corners slip away: the Sentraal Kerk, set deferentially back on the diagonal, is a fairly weak anchor, further undermined by scrappy planting. Diagonally opposite it is a building set back behind a parking area which does nothing for the corner. The yellow yolk of the traffic egg in the middle of the crossing is distracting and undermines the geometric honesty of the road crossing and the straightforward directionality of both streets.

On the north side are two big buildings lapped by parked cars, one of them the side of the historic Ou Hoofgebou, the other the popular but architecturally lumpen HB Thom Theatre. The width of the sidewalk is reduced and the strongest impression is of snouts of cars behind the fence, and magnificent pillars undermined by loudly striped entry booms. This side is called Victoria Square (not studied further).

On the south, the edge of the Stadhuis block is weakly defined. The boundary fence of the Sentraal Kerk is set back from the boundary of properties further down the street, creating an uncomfortable corner where Bergville’s wall steps forward. The pavement is poorly landscaped and...
the oak trees are too sparse and small to hold the edge of the street. Then the street narrows as the
gardens of the string of Victorian houses step forward. From Bergville westwards the south side of the
street recovers some definition: boundary walls and buildings hold the edge.

The terraces at the west end are a delightful extension of the “village” character of the remnant old buildings of Andringa Street. But the vista is terminated, if terminated is not too strong a word, by a banal single storey retail warehouse. A potentially important pedestrian link to Bird Street is off-axis just north of this building. A gateway with a metal triangle on top is an attempt to celebrate its entrance but is too weak to be successful – and rendered absurd by being used habitually as a parking place.

Notable features and buildings (provincial heritage sites are marked in bold type; those on or facing Stadshuis urban block as indicated) include, on the south, Sentraal Kerk, Bergville, Crozier House, No 7 (Municipal Clinic), No 5 (Naked Truth Restaurant), No 3 (Bohemia Restaurant). On the north are the Ou Hoofgebou and HB Thom Theatre, and fencing incorporating College Square pillars.

History
In 1811 the grid of Stellenbosch village was extended across the farms and organic routes that lay to the north: Andringa Street was made and Ryneveld Street straightened; Victoria Street was tentatively located but not yet made. By 1859 it was in place but still largely rural: there was a long building on the corner of Ryneveld (site of the later church) and a single building at the terminus in Andringa.

Following the founding of Victoria College in 1866, the Ou Hoofgebou opened in 1886. On that side of the street several other buildings appeared including the double storey house of a prominent teacher, partly accommodating boarders. Until 1913, all Victoria College’s teaching facilities were there. Across the road lettable housing suitable for boarding use developed - Bergville (two dwelling
units) and Crozier House were built as double storeys, and there was a similar house called Concordia on the corner of Ryneveld, replacing the long building. Towards the end of the century, terraced villas were built up to the corner of Victoria and Andringa Streets and they reached down that road to meet the urban ribbon advancing northward. Additions and alterations were constantly being made – especially the addition of verandahs.

In the 20th century the side of the Ou Hoofgebou was raised to two storeys and extended, and opposite it, in 1927, the Sentraal Kerk was built. During this time Victoria Square started to lose its character as a place pedestrians walked through. This was partly because as the University expanded lectures took place elsewhere but also because of the advent of the motor car. By the late 20th century cars had completely consumed the grounds and in 1976 one of the Victorian villas opposite was demolished to allow an access route into the parking lot on the Stadshuis block. At this time, too, the smaller buildings of College Square were demolished and the HB Thom Theatre was put up.

**Essential character and qualities**
A quiet street that lacks coherence. The two large buildings on Victoria Square to the north are isolated in a sea of parking. The Sentraal Kerk on the south has a wide, unkempt verge. Further westwards, in front of the Victorian villas and terraces, boundary walls and buildings hold the edge and the street recovers some definition.

**Values and significance**
**Historical pattern:** It forms the edge to Victoria Square, a place often mentioned in historical literature but not discernable on the ground.

**Historical pattern and aesthetic:** It forms (unsatisfactorily) the final section of the boulevard-like road through the University Quarter.

**Design and development indicators**
- Urban design improvements have the potential to improve the character and quality of this portion of Victoria Street, particularly the Ryneveld Street crossing and the eastern section outside Sentraal Kerk.
- Consideration could be given to the replacement of oak trees with planes up to the end of the Sentraal Kerk property on the south – thus extending the “University” avenue to interpenetrate the “Stellenbosch” oaks. Because they are fast-growing, plane trees have the potential to create a tree canopy relatively quickly. They would hold the edges of the street and screen the sides of the Hoofgebou and Sentraal Kerk more strongly than the oaks (and camphor tree), most of which are still spindly in this area. A “wall” of trees along the side of the Hoofgebou property would also help to strengthen the impact of its front.
- Oaks should be kept along the narrow pavement in front of the Victorian dwellings from Bergville to Andringa Street. There are trees missing in this row which should be replaced. The bare junction of the parking lot access route should also be planted with oaks, possibly those removed from across the road.
- The pavements on the south side are poorly made (cracked tar, holes, etc) and should be improved.
- Not on this block, but for consideration in the broader interest of Victoria Street: one of the powerful urban characteristics of Stellenbosch Village is the closing of street vistas with landmark buildings; the end of Victoria Street presents an opportunity for such an axial feature and this should be encouraged as part of the design of any redevelopment proposals for the property in question. It would be an additional advantage if the feature marked the entrance to the pedestrian through-route to Bird Street, which then linked to the actual route to one side.

**Sources**
Van der Bijl 1963:37a has erven transfers to 1886.
Meiring et al 1993:30-2.
3.1 SENTRAAL KERK
Cnr Victoria Street and Ryneveld Street, erf 1833

Description
Roughly octagonal church with a complex hipped clay tile roof. Not very high. Sits diagonally on the site, orientated to the street corner. At the front is the entrance which has two arch headed doorways (solid batten doors, fanlight with grid) with a circular window above, and a straight gable end. The gable is supported on two pilasters and the façade extends each side. The side parts have a moulded gutter, a string course across the front, and an arch headed window with small circular window above. On each of the side elevations the building has half-octagon projections with the characteristic hipped roof and windows similar to those elsewhere. Surrounded by fine wrought iron railings on a stub wall. Several bushy cypress trees, etc in the garden which is largely tarmac.

History
This piece of land was subdivided from the Oude Bloemhof property in 1858 and sold to JCN Marais. When Hager drew his map in 1859, there was an L-shaped building right on the street corner that had not been there in 1817, probably built by Marais. It was possibly a farm outbuilding and was demolished in the late Victorian period. The property had been sold again in 1862 and in 1874 came into the hands of PAM Brink. Before 1905 the street corner building had been replaced by a double-storied house set further back on the site. Like others in the vicinity, it was used as a boarding house for Victoria College which was opposite. Known as Concordia, it was let c1917 to the University. From 1920 it became the Denneoord Teaching Centre and it was sold to the NG Sentraal congregation in 1926 and immediately demolished. The foundation stone of the present church is dated 1927. The church has a rich social history, not studied here.

Essential character and qualities
Landscape setting. It is part of a flow of garden-like places down leafy Victoria and Ryneveld Streets.
Form of church is a product of - the pulpit encircled by seating – like a thrust stage in theatre terms. A late 19th c DR form – eg St John’s on Carr Hill, Wynberg & 20th c Wynand Louw churches in Boland – often with soaring campaniles – this is a fairly dull version. But its muted qualities prevent it from being too assertive in the sedate boulevard of Victoria Street. Also, set well back on the site as an object in a (very under-imagined) landscape, it reflects and extends the notable garden at Wilgenhof opposite.

Values and significance
Social history and Cultural: Social history of early owners and of the Sentraal congregation should be studied further.
Aesthetic: In environmental terms it is a spatially weak, if polite, no-chin building. It has uncoordinated street and site landscaping – off-centre, asymmetrical camphor and cypress trees.
Information potential: There may be physical remains of the demolished c1858 building that was right on the corner of the site, an area that was not extensively disturbed when the church was built.

Design and development indicators
- Archaeological potential.
- Landscaping very unimaginative and unhelpful to Victoria Street. Could be more effectively planted to enhance it as a continuum of garden-like places down Victoria Street.
- See Victoria Street (p59).

Sources
Van der Bijl 1963:38 has erven transfers.
3.2 BERGVILLE
13-15 Victoria Street, erf 1961

Description
The front portion is a flat-roofed Victorian double storey. Behind it is a modern 2 and 3 storey extension with flat roof. The course of the Drooge Rivier is along the rear (south) boundary of the site.

Front building: an attached pair of two-storey houses, each three bays wide. Each unit is symmetrical with a central entrance (single door with 4 panels, top ones with curved heads, plain fanlight over with arched head), sash windows each side (4 pane with arched heads) and three similar sashes on the first floor. The openings all have simple mouldings around the sides and top. Above each 1st floor window is a rectangular ventilator to the roofspace. The two dwellings are unified by a continuous cornice and parapet which has three rising steps in the centre – somewhat unusually over the junction between the units which makes them read as one composition. In the middle is a Greek temple-like ornament (antefixa) with vases both sides, and on each corner of the building is a sharply pointed iron finial on a plaster base. The cornice continues along the side elevations where there are two sash windows (3x6 panes) at each level. Along the street is a waist height wall with plaster capping, above which are vertical steel railings with arrow heads. The wall has pedestrian gates lining with the front doors and a wide vehicular entrance central. The front garden is paved and given over to parking.

Rear building: Behind Bergville is a long courtyard (palm tree in it) with a 2 storey building on the east and a 3 storey on the west. Across the rear is another 3 storey building. These all have flat roofs with a simple moulding along the parapet. The plastered walls have timber sash windows (3x6 panes) puncturing them. The rear elevation has 6 bays. The two edge bays step forward (sash windows linked vertically with a simple plaster moulding) with access balconies across the central bays (timber rails) where there are single doors and sash windows except on the ground floor which has an arched double width entry. An open central projecting staircase links the floors (concrete structure with timber rail balustrades).
History
Historical maps show that the paired units were built between 1859 and 1905. The land had been part of the church erf adjacent which was acquired by PAM Brink in 1874. The Bergville erf was subdivided and was acquired by Johannes Daniel Scheepers who owned it till his death in 1894 when it passed to his wife. Either he or she are likely candidates for being the building’s begetter. It was clearly built as units for letting and especially after the Ou Hoofgebou building was opened in 1886, Victoria College’s students must have been among those. Its ownership history has not been sought but by 1975 it had been knocked about a bit: there was an ugly balcony and steps across the front. Stellenbosch Municipality proposed its demolition (and that of Crozier House next door) in favour of more parking behind the Stadshuis Town Hall. Spirited intervention by the National Monuments Council persuaded them to save the properties on condition the new owners restored them. The property was bought by Studentlife in 1982 and restored. The balcony was removed and the window openings re-adjusted to their original positions; a rear wing was demolished. Declared a Provincial Heritage Site in March 1983.

Essential character and qualities
Despite being a pair, the building reads as a single unit set in a garden and is typical of the boarding establishments in Victoria Street.
Though they are very different, Bergville and the adjacent Crozier house share many ornamental details, giving them a close harmony.

Values and significance
Historical pattern: With neighbouring Crozier House, Bergville is typical of the boarding houses that used to line Victoria Street, serving the University opposite.
Historical pattern: Drooge Rivier is along part of the rear boundary.
Aesthetic: Helps establish the scale and rhythm to the townscape at this end of Victoria Street.
Typicality: Typical two storey, 3-bay, flat roofed houses (though with uncommon central pediment).

Design and development indicators
- Protect and enhance.
- Archaeological potential.
- Relationship to Drooge Rivier route (see discussion p25).

Sources
SAHRA files include notes and motivations by Prof F Smuts.
Van der Bijl 1963:38 has erven transfers to 1874.
3.3 CROZIER HOUSE AND LUTZ BUILDING
11 Victoria Street, erf 6401

Description
There are two buildings on this site. The Victorian one at the front is called Crozier House. The modern one at the back is called Lutz. The course of the Drooge Rivier is diagonally across the rear of the site under the new building.

Front building Crozier House: Unusual Late Victorian flat roofed, double storey, 3-bay house. Front façade: Central bay runs full height with quoin edges and a moulded pediment topping it; at ground floor the door is set in a glazed screen (2 leaf door with 4 bolection moulding panels, 2 light fanlight with curved head, multi-pane glazing each side and above with green, brown and clear glass panes); at first floor there is a recessed balcony with delicate wrought iron in two sections, each with a gothic lancet head. On both floors each side of the central feature are 4-pane sash windows with soft curved heads; they have plaster moulded floating triangular pediments and projecting cills supported on decorative plaster brackets. Evenly across the façade above window head height there are 5 ventilator panels. The façade is tied together at the edges with quoins and across the top runs a moulded cornice with a low parapet wall. This steps at the centre and is surmounted by an antefixa with urns both sides. At the corners of the roof are cast iron finials on plaster bases.

Side facades: moulded cornice with horizontal (not sloping) parapet wall, quoins to edge of front façade. Several sash windows with soft round heads like the front façade except they are 12-pane not 4-pane and have simple stepped plaster decorations around them. There are 2 ventilator panels on each façade. On the east side there is at ground level a projecting bay with a flat roof which has three windows, 2 of them with 12 panes and the characteristic soft curved heads, the narrower central sash has a flat head. The roof slopes to the rear where there is a gutter and three characteristic sash windows at first floor. The ground floor elevation has another characteristic sash on the right, an off-centre door (single leaf with rectangular fanlight) and three small sashes to the left.

Along the street, the front garden is enclosed by a waist-height wrought iron fence with looping heads, and simple plastered piers with pyramid tops.; the pedestrian gate is similar and there is another stretch of looped-top fence on the stoep (poss moved there). Victorian gas lamp on front stoep (moved there). There is a high, plastered wall on the west side along the parking lot entrance. The front garden is crammed full of cars. A lane on the west side leads to more parking at the rear.
Rear building is called Lutz: 3 storey, reinforced concrete frame building with regular windows punched into all the facades. Flat roof with pronounced parapet projection and a triangular glazed strip down the centre. It has a pedestrian entrance from the parking lot.

Lutz south elevation

Lutz west elevation to parking lot entry

1859 1905 2000

History
Historical maps show that the house was built between 1859 and 1905. The plot of land was divided off in 1860 and was bought in 1867 by DRA Cloete. The date of the house is not known but a wooden block was found behind a curtain pelmet with 1885 incised on it: architectural features such as the heavy moulded floating pediments are consistent with this date (eg Cape Town Railway Station 1876, Houses of Parliament 1879/85). Judging from the ventilating panels along the front and sides, the roof was probably corrugated iron from the start. After the fire of 1876 this became the common building construction in Stellenbosch. Internal ceilings were constructed with Palmiet reed – possibly a country adaptation. The 4-pane windows on the front are possibly originals – large panes of glass were becoming more desirable than small panes but because they were more expensive were possibly used only on the front. The house was owned in this period by Robert James Crozier about whom little is known – F Smuts suggests that he was possibly a magistrate. The house is certainly a remarkable building which may say quite a lot about his personality – the astonishing double height central feature is very assertive and individualistic! He died in 1913 and there are commemorative windows at St Mary’s on the Braak to him and his wife. Crozier House was bought by the University in 1919 and was used as a hostel: there is a 1926 photograph showing female students there. In 1975 Stellenbosch Municipality proposed its demolition (and that of Bergville next door) in favour of more parking behind the Stadshuis Town Hall. Spirited intervention by the National Monuments Council persuaded them to save the properties on condition the new owners restore them. The façade was declared a Provincial Heritage Site in 1979 and sold by the University to BF Lutz in 1987. The façade was restored but the rear half was demolished. The new building (“Lutz”) at the back dates from the late 20th century.

Essential character and qualities
Remarkable façade with striking central vertical feature plunging down it. Typical in scale and form to the boarding establishments that clustered in this area.

Values and significance
Typicality: With neighbouring Bergville, Crozier House is typical of the boarding houses that used to line Victoria Street, serving the University opposite.
Social history: Robert James Crozier (see Who’s Who).
Aesthetic: Architecturally striking.
Aesthetic: Part of a group with Bergville.
Aesthetic: Garden fence and planting contribute to streetscape.
Aesthetic: Helps establish the scale and rhythm to the townscape at this end of Victoria Street.
Information potential: late Victorian developments in style (4 and 12 pane windows, palmiet ceilings, floating pediment window surrounds).

Historical pattern and Information potential: Drooge Rivier is under the building at the rear of the site.

**Design and development indicators**
- Protect and maintain the building
- The front garden is crammed with cars, which detracts from the quality of the building and streetscape. A hedge planted behind the wall would help to screen them.
- Public sidewalk untidy. Pave suitably and, inter alia, replace missing oaks (see Meiring drawing below).
- Relationship to College Square.
- Relationship to Drooge Rivier route (see discussion p25).
- The Lutz building faces the parking area, which will require a response in any development proposals for it.

**Sources**
SAHRA files include notes and motivations by Prof F Smuts.
Van der Bijl 1963:37a has erven transfers to 1867.
Meiring et al 1993:32.

*Drawing by Hannes Meiring, 1993*
3.4 PARKING LOT ENTRY FROM VICTORIA STREET
9 Victoria Street, erf 1958

Description
Two-way access to Parking Lot (p85) from Victoria Street. On the east is
Crozier House (p66) where there is an irregular plastered wall with capping
which starts at waist height, increases to head height (braced by intermittent
piers) and reduces to waist height again at the rear. On the west is 5-7
Victoria Street (p71) where there is an irregular plastered wall which is head
height and sits partially on a rough stone plinth; a timber battened gate returns
at the Victoria Street end. The sidewalks are gravel, the roadway is tarmac
and has a traffic island central with yellow paint to guide traffic.

History
Formerly the site of a Victorian villa which was demolished in 1976 when the parking lot was made.
The land had been subdivided in 1860 and sold, with the erven westwards, to JM Beyers in 1876. JM
Beyers, who was a director of the Stellenbosch District Bank from 1882, owned Erfurt House and this
cluster of houses were built for letting (see Who’s Who). Later social history not studied.

Essential character and qualities
Essentially characterless: stark and utilitarian.

Values and significance
Aesthetic: The popular and convenient parking lot is frequently used by visitors to Stellenbosch – this
featureless place is part of “the Stellenbosch experience”.
Design and development indicators

- Urban design desperately needed.
- Softening with trees is strongly recommended. If the verges are too narrow to accommodate oaks they should be made wider by removing the centre island – an over-designed traffic engineering feature which may have been needed for the paybooth that was once in the centre.
- If this access to parking is no longer needed when the Stadshuis block is developed, the gap could be plugged with a new building in order to continue the present grain and scale of the Victoria Street townscape. A footpath should be kept into the rear development. The building should be related to either the freestanding Bergville-Crozier rhythm, or be a seamless extension of the single-storey terrace to the west. At the rear it will face an area associated with the Drooge Rivier which, we suggest elsewhere, may be a small parking court; it should be no more than two storeys there.

Sources
SAHRA files include notes.
3.5 MUNICIPAL HEALTH CLINIC
5-7 Victoria Street, erven 1956-7

Description
Victorian or early 20th century semi-detached, single storey houses with hipped corrugated iron roof. Front façade has straight gables at each end with small sash windows in them. Verandah and stoep across full width, centrally divided by partition wall. At each entrance, the verandah roof has small open gables aligned with each front door and is supported on metal poles with cast iron brackets. Each unit has a central door with plain fanlight and 4-pane sash windows each side. West side abuts a narrow lane shared with No 3 Victoria Street. On the east, alongside the entrance way to the parking lot, the property has an access lane with a timber battened door from Victoria Street and a head-height irregular plastered wall which sits partially on a rough stone plinth. The east elevation has, at the front, the side of the hipped roof and, at the back, a raking bargeboard parapet to the flat roof there. Two sash windows. There is a yard at the back enclosed by a head-height, irregular plaster wall (possibly including older fabric). Motor access from parking lot at rear.
History
Built before 1905 as units to let, probably by JM Briers who owned the land from 1875. He was a Director of the Stellenbosch District Bank from 1882 and developed several buildings in the vicinity. There was then also a house to the east where the entrance to the parking lot is now, but no building on the west side. The land had been subdivided in 1860 and passed to JM Beyers in 1875. It originally included an area of the parking lot behind (erven 1977 and 1979) but has been subsequently cut up. JM Beyers owned Erfurt House and this cluster of houses were built for letting (see Who’s Who). The cast iron and verandah details suggest 1890-1910 but the building itself may be older. Currently owned by Stellenbosch Municipality, it houses a Clinic.

Essential character and qualities
Plain and pleasant building forming part of a terrace facing Victoria Street. The terrace is characterised by gables in the roofs and verandahs and the intersecting planes of roofs. Because the entrance and activity spaces of the Clinic are at the rear, the front is dead and unanimated.

Values and significance
Historical pattern and aesthetic: Helps establish the scale and rhythm to the townscape at this end of Victoria Street. (NMC/PHS declaration of 1 Victoria Street mentions that the terrace ‘lends character to the nearby College Square’.)
Aesthetic: Forms an important architectural unit with Nos 1-3 Victoria Street.
Historical pattern and Information potential: Drooge Rivier flows (underground) across the parking lot immediately behind it.
Social history: Probably built by JM Beyers, a local developer and public benefactor (see Who’s Who).
Aesthetic: When the Stadhuis block is developed, if there is still an entry adjacent, this corner building will acquire some significance. At present its empty stoep and the featureless parking lot entry alongside give it a vacant air.

Design and development indicators
• Protect and maintain. Maintain continuity of terrace.
• It would be more appropriate to consider rehousing the clinic as part of the development of the civic precinct in the southern portion of the block (consolidating public services there), and making this building available for commercial use – preferably of a kind that would support the lively little “café” precinct formed by others in the row of terraces.
• The transition from the public pavement to the semi-public verandah is too direct at present and the spaces flow into each other. They should be more demarcated. This would be helped if the building’s function utilized the stoep; if not, a balustrade to the verandah would help.
• More oaks should be planted along this stretch of Victoria Street (there is room for one near the electricity box).

Sources
SAHRA files of adjacent properties.
Smuts ed 1979:218 re Beyers.
Van der Bijl 1963:37a has erven transfers to 1875.