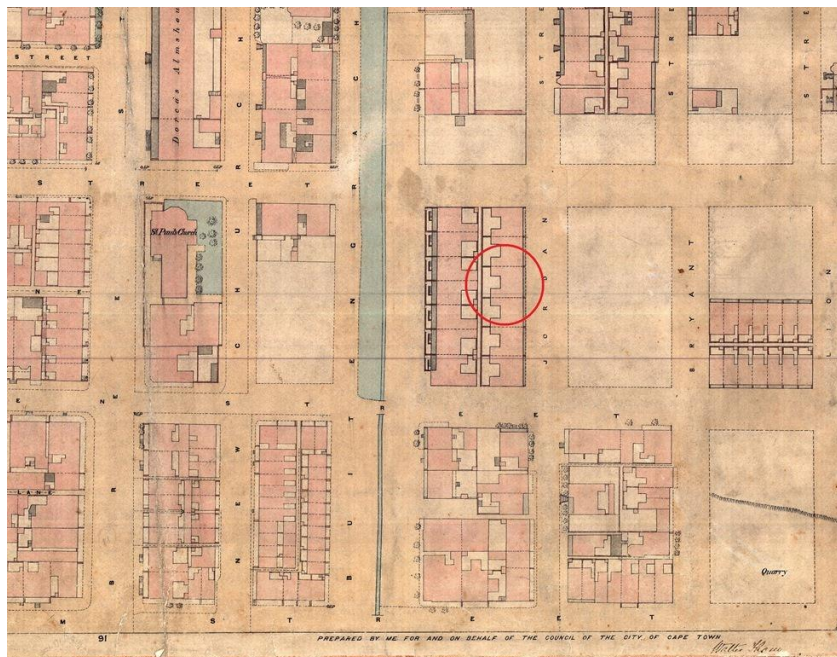


41 JORDAAN STREET

ERF 9676, BO-KAAP

Statement of Significance



Compiled by Mike Scurr,

Rennie Scurr Adendorff Architects cc

September 2013

for Selesa Properties

1.0 Introduction

Rennie Scurr Adendorff Architects has been commissioned by the owner of erf 9676, Bo-Kaap to submit plans for the alteration of the double storey terrace house situated at 41 Jordaan Street. The design brief is to enable the unit to be used as six self-catering units within the existing dwelling. A previous scheme (by other designers) was drawn up earlier in 2013 and tabled with City Council. Subsequent to the appointment of Rennie Scurr Adendorff Architects the design has been substantially revisited, the result of which is the current submission plan.

These plans have been drawn up after consultation with the City's Heritage Resources Section. The City's HRS has approved these plans (1 August 2013 – see attached documentation).

The plans are now being submitted to SAHRA BELCom for comment prior to submission to Heritage Western Cape BELCom for approval.

This initial statement of significance is compiled to accompany the local authority drawing submission to SAHRA.

2.0 Legal context

The site is located within the proposed SAHRA Grade 1 Bo-Kaap area. The building is graded by the City (refer to attached report) as a "Grade IIIC property inside the Bo-Kaap HPO Zone"¹.

The building is older than 60 years and the alterations are being submitted to HWC as a Section 34 application in terms of the National Heritage Resources Act.

3.0 Historical overview

The Buildings of Cape Town Vol. 3² notes the following:

- Thom c1895 – site developed
- 1896 plan – JE Bygott for A W Caporn
- Budricks panorama early 1902 – clearly visible
- 1939 alterations J Jackman for A Wedel Heinen
- 1974 renovations HD Joshua for T P Cameron.
- Extensively altered, double storey terrace. 1896 proposal shows 3-bay units with large pane sashes and timber framed balconies. Alterations include: modern timber and steel windows, installation of garages, panel doors.

¹ Note however that earlier correspondence from the City dated 26 April 2013 noted the grading as IIIB.

² Compiled by Teresa Louw for the Committee for the Preparation of a Catalogue of Cape Town Buildings, contributors Teresa Louw John Rennie, Gregg Goddard – CIA, 1983.



The site is undeveloped – though the map shows the configuration of the later erven. Number 41 Jordan St circled.

Fig.1 extract ex Snow, c1862. (Source: City of Cape Town)
(Orientated for North bottom right)



The site is undeveloped. The position of the future Jordaan St terrace is highlighted.

Fig.2 extract ex Wilson map, 1878. (Source: City of Cape Town)
(Orientated for North bottom right)

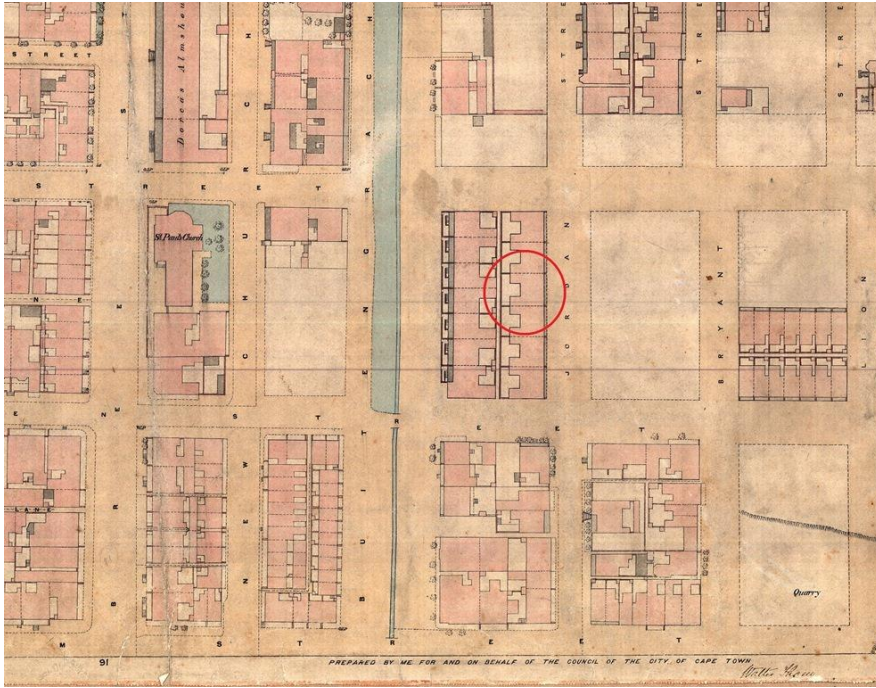


Fig.3 Thom c1900 extract ex Thom survey. (Source: City of Cape Town)
(Orientated North bottom right)
Building and terrace footprint as existing



Fig.4 Aerial photograph 1945 (Source: City of Cape Town) Ref 203A-006_Tile 504
(Orientated North)
Building and terrace footprint as existing

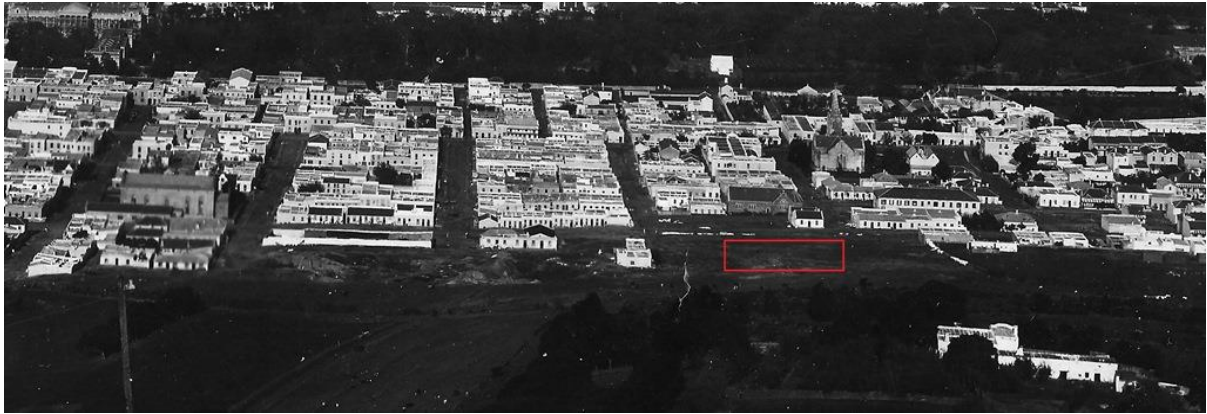


Fig.5 extract ex Pocock panorama 1884. (Source: J Rennie)
Site undeveloped.

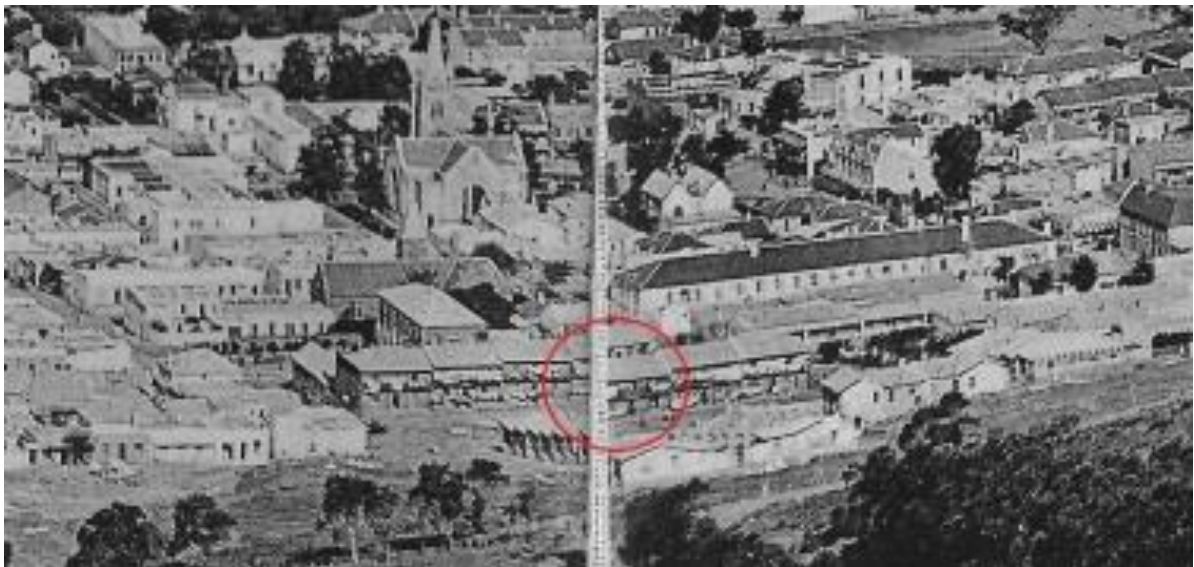


Fig.6 extract ex G Budricks panorama c.1902. (Source: J Rennie)

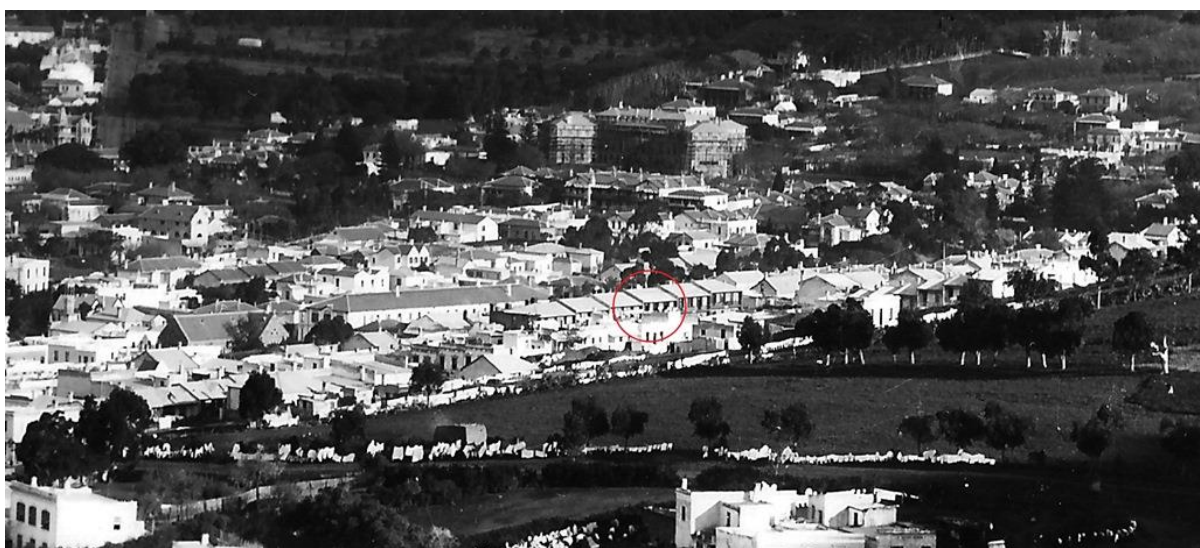


Fig.7 extract ex unknown panorama, very early twentieth century. (Source: J Rennie)

4.0 Fabric assessment

Refer to attached photos in building plan submission report dated 6 September 2013.

Note:

- concrete balustrade balcony assumed to date from 1939 alterations
- note break in rhythm along street with garage entrance – to be removed in new design and the balcony reinstated
- interior fabric very degraded – bathrooms and kitchens all appear to date from the mid 1970's alterations
- interior trim and detailing all previously removed and replaced with non-descript arches and finishes.
- modern IBR roof sheeting.
- lower basement area has interesting old stairwell and stone walls, to be retained in design and incorporated in rear year infill
- rear yard windows to be removed for extended area are all modern steel and timber replacements with no significance.

5.0 Statement of Significance

The nature of the building as background, urban context fabric with no original or remaining intrinsic architectural quality confirms the IIC grading.

41 Jordaan St, a part of a six unit long terrace, contributes to the urban landscape of this upper, and later, part of Bo-Kaap. The original fabric and detailing appears to have been unremarkable/ typical of its type, and has been much altered and insensitively modernised.

Of value however is the pattern of stoeps and open balconies of this terrace, the pitched roofs of the 6 houses, and the pattern of the central entrance door and stairwell with flanking rooms.

The design seeks to keep the front roof slope unaltered and to rework the rear, Table Mountain facing lane façade. The internal spaces are reordered to give the required accommodation while retaining the sense of the original planning. The earlier street level garage modification is to be removed and the pattern of the stoep frontage reinstated. The stair down to the rear courtyard is one of the few unaltered early portions of the building and is to be retained in this design.

2013/09/18 MS