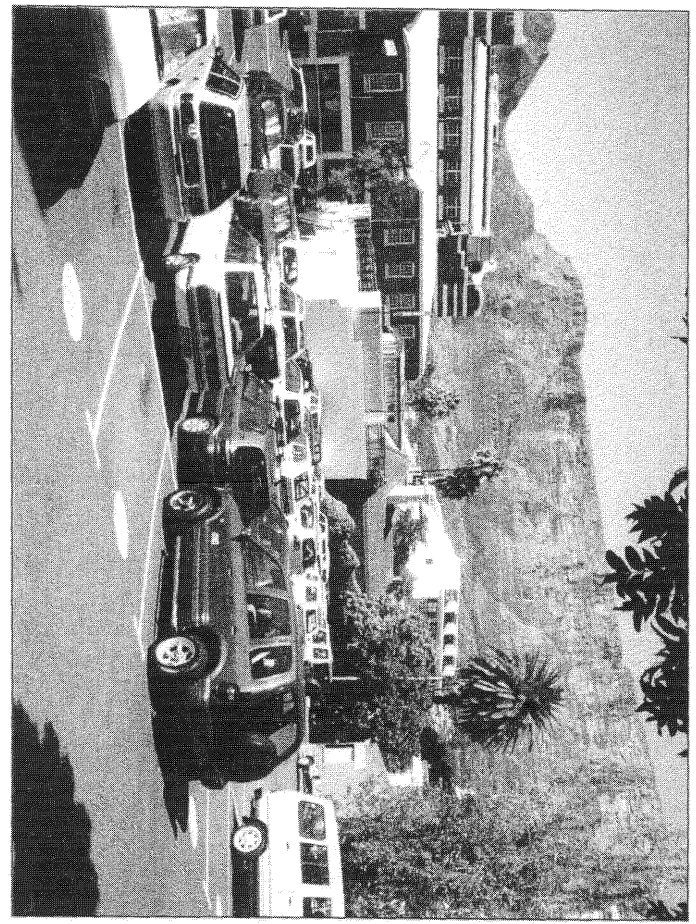


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**ARCHAEOLOGICAL / HISTORICAL IMPACT ASSESSMENT
ERVEN 153692 AND 152676, LONGKLOOF STUDIO DEVELOPMENT,
PARK ROAD, GARDENS, CAPE TOWN**

A report prepared for Mr Arnold Maresky
Paramount Property



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EXECUTIVE SUMMARY

Dr Ute A Seemann, historical / archaeological contract archaeologist was commissioned by Mr Corné Snyders of DHK Architects to undertake an archaeological / historical assessment of erven 153692 and 152676 at Park Road, Gardens, Cape Town. The properties were inspected on 11 March 2005 and the ground found to be tarred and/or covered by buildings.

The earliest documentation unearthed so far are two Old Cape Freehold grants of 1755 and 1790. At the beginning of the 19th century the properties were incorporated into the city grid. Subdivision followed in 1820. In 1861 the sparsely developed sites contained a few villas in a formal, suburban setting. Properties were subdivided and consolidated throughout the remainder of the 19th century. In 1913 two consolidations were carried out, "Lot School" and "Lot UTC" (United Tobacco Company). Carisbrook Undenominational School was erected in 1914. The houses next to it and in front were demolished. Erf 94460 combined both lots again in 1979. Erven 152676 and 153692 were sold as separate entities in 2004.

Mitigation: Erven 152676 and 153692 contain evidence of several historical building episodes, dating from the last two centuries. The site links the inner city bowl with the Upper Table Valley and Camps Bay via Kloof Street / Kloof Nek. Its heritage assets need to be identified and possibly protected.

It is therefore recommended that a phase I archaeological test excavation be undertaken to establish the scope and extent of any archaeological / historical remains and augment the documentary evidence.

CONTENTS

PAGE

Executive Summary	2
1. Introduction	
1.1 The brief.....	5
1.2 Baseline description	5
2. Historical context	
2.1 The prehistoric context of the Table Valley	7
2.2 The VOC period	7
2.3 The British town	10
3. Deeds Office Records	
3.1 The Old Cape Freeholds	14
3.2 Erven 94405, 94460, 152676 and 153692, Gardens	16
3.3 Summary	23
4. Archaeological survey and impact assessment	23
4.1 Chronological drawings	24
5. Conclusions and Recommendations.....	27
6. Bibliography	27
7. Acknowledgements	28

LIST OF ILLUSTRATIONS

Frontispiece: photograph, erf 152676, looking South, 2005	
Fig. 1 Location of erven 152676 and 153692, Gardens	5
Fig. 2 Erven 152676 and 153692, photographs, 2005	6
Fig. 3 Schumacher's panorama of Cape Town with the farms in the Upper Table Valley	8
Fig. 4 Houses above Stal Plein, end of 18 th century.....	9
Fig. 5 Elemans' survey of Cape Town, 1818	10
Fig. 6 Plan of Cape Town, 1826	11
Fig. 7 Gardens of Baron von Ludwig, Kloof Street, 1834	12
Fig. 8 Photograph of Vredehoek and Gardens, 1867	13

	<u>Page</u>
Fig. 9 Survey Diagram No B16/1755	14
Fig. 10 Survey Diagram No B17/1790	15
Fig. 11 Upper Table Valley farms and their owners, 1804	16
Fig. 12 Survey Diagram No 99/1819	17
Fig. 13 Snow's survey of 1861	17
Fig. 14 Thom's survey of 1901	18
Fig. 15 Survey Diagram No 3024/1913	19
Fig. 16 Survey Diagram No 6016/1979	20
Fig. 17 Survey Diagram No 8870/93	21
Fig. 18 MTL house on erf 152676, 2005	22
Fig. 19 Flow diagram, erf numbers traced through two centuries.....	22
Fig. 20 Chronology of building activity on the sites	24
Fig. 21 Layers of potential archaeological material on the sites	25
Fig. 22 Potential archaeological features on the sites	26

1. INTRODUCTION

1.1 The brief

At the request of Mr Arnold Maresky of Paramount Property, Mr Corné Snyders of DKH Architects commissioned us to undertake a phase I archaeological / historical assessment of erven 153692 and 152676 at Park Road, Gardens, Cape Town (Fig. 1). This report ascertains the historical significance of the property and the cultural landscape in which it is situated. A surface survey on foot was conducted on 11 March 2005.



Fig. 1. Location of erven 153692 and 152676 at Park Road, Gardens, Cape Town, 2004.

1.2 Baseline description

The properties with which we are concerned here are situated in the Upper Table Valley. Today they are part of the expansion of the central Cape Town district into the Upper Gardens / Tamboerskloof suburbs. The geographical co-ordinates are approximately 34°55'40"S, 18°24'40"E. The slopes of Signal

Hill contain a great number of historical properties. Kloof Street connects the city via Kloof Nek Road and Kloof Nek with the Atlantic suburbs and beyond. These roads were constructed following ancient cattle and wagon tracks.

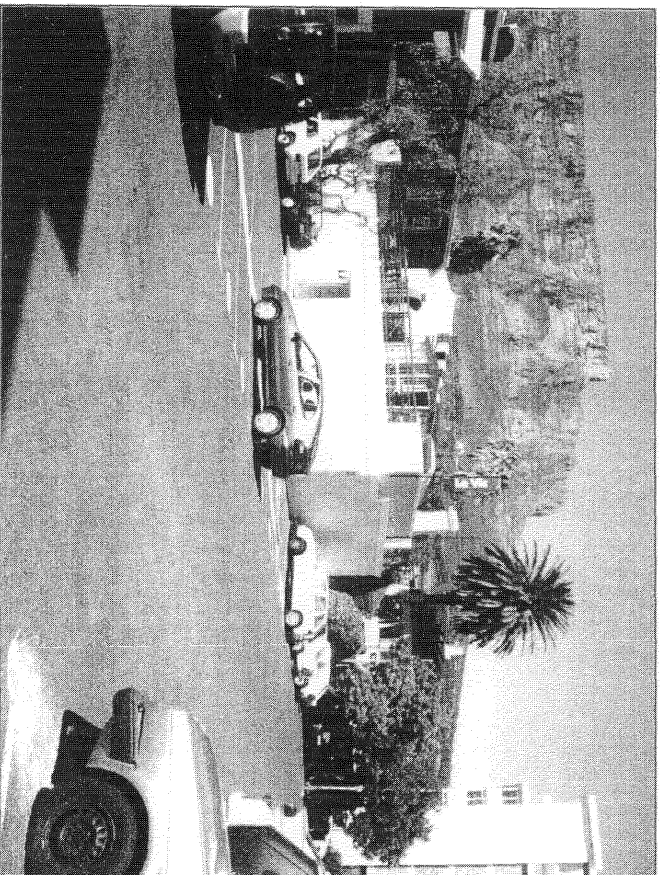


Fig. 2a. Erf 153692, now a parking place, 2005. Park Road entrance to the right.

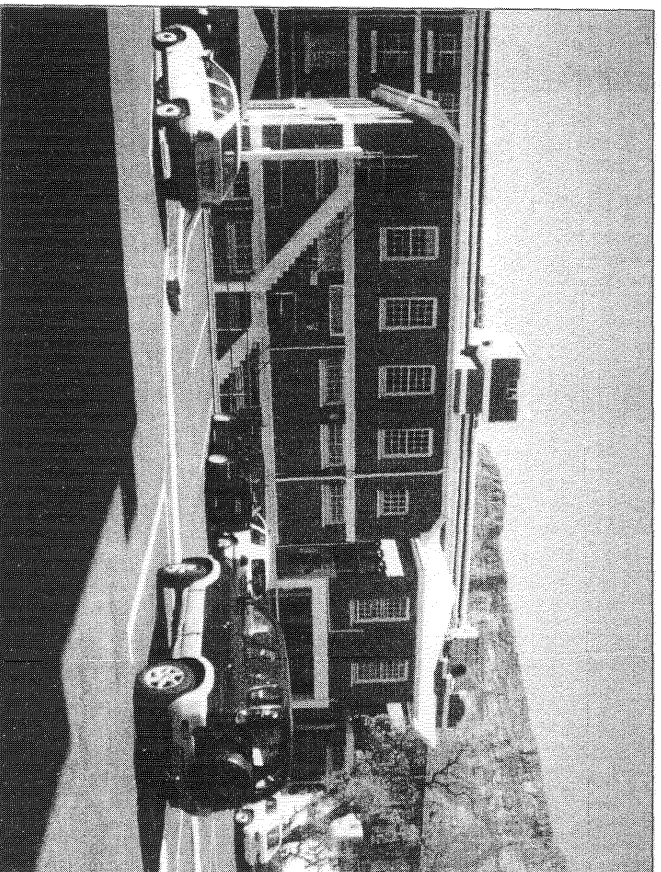


Fig. 2b. Erf 152676 at Park Road, Gardens, MLT house (built in 1919) in front, Longkloof Studios in the background, photograph taken in 2005.

2. HISTORICAL CONTEXT

2.1 The pre-historic context of the Table Valley

Before the Europeans reached Table Bay to settle permanently in 1652, two groups of indigenous people, the Khoi-San known to the newcomers as 'Strandloopers' and the Khoi-Khoi, utilized the shores of Table Bay on a regular basis. The Khoi made pottery and personal body ornaments, lived in portable *matjieshuis*es, kept fat-tailed sheep and indigenous cattle. It was probably the two sub-clans, the Gorachokuqua and the Goringhaiqua, who created the cattle tracks on their fixed yearly transhumance migration over what was later known as Kloof Nek around the peninsula. Wagon routes from the farms in the Upper Table Valley and later contemporary roads may well have been constructed following these ancient tracks. Almost all traces of the earlier inhabitants have been obliterated by the city's development.

2.2 The VOC period

Shortly after the founding of the outpost in Table Bay the Dutch East India Company (VOC) committed itself to a permanent settlement policy. Fort and town extended their domination over Table Valley and beyond, excluding rival European powers and indigenous Khoi societies. The loss of their lands was one of the factors leading to the latter's extinction.

The development of Cape Town has been described in numerous publications¹ and does not need to be repeated here. Suffice to say that the area around the Castle, the VOC Garden, Adderley Street (then known as

¹For instance: Worden, N. van Heyningen, E. & Bickford-Smith, V. 1998. Cape Town, the Making of a City. Cape Town: David Philip Publishers.
Townsend, SS. 2003. Development Rights and Conservation Constraints, Urban Conservation-oriented Controls in the City Centre of Cape Town. University of Cape Town: Unpublished PhD thesis.

Heerengracht), Strand and Wale Streets was well developed by the end of the 17th century "establishing the scale of the city blocks as well as the orientation and position of the street grid"².

The history of the farms in the Upper Table Valley is not only the history of land acquisition for agricultural purposes, but also of land speculation and display of status and power. The farmlands of Table valley were – to begin with – of considerable size, supplying the growing town with farm produce (Fig. 3).

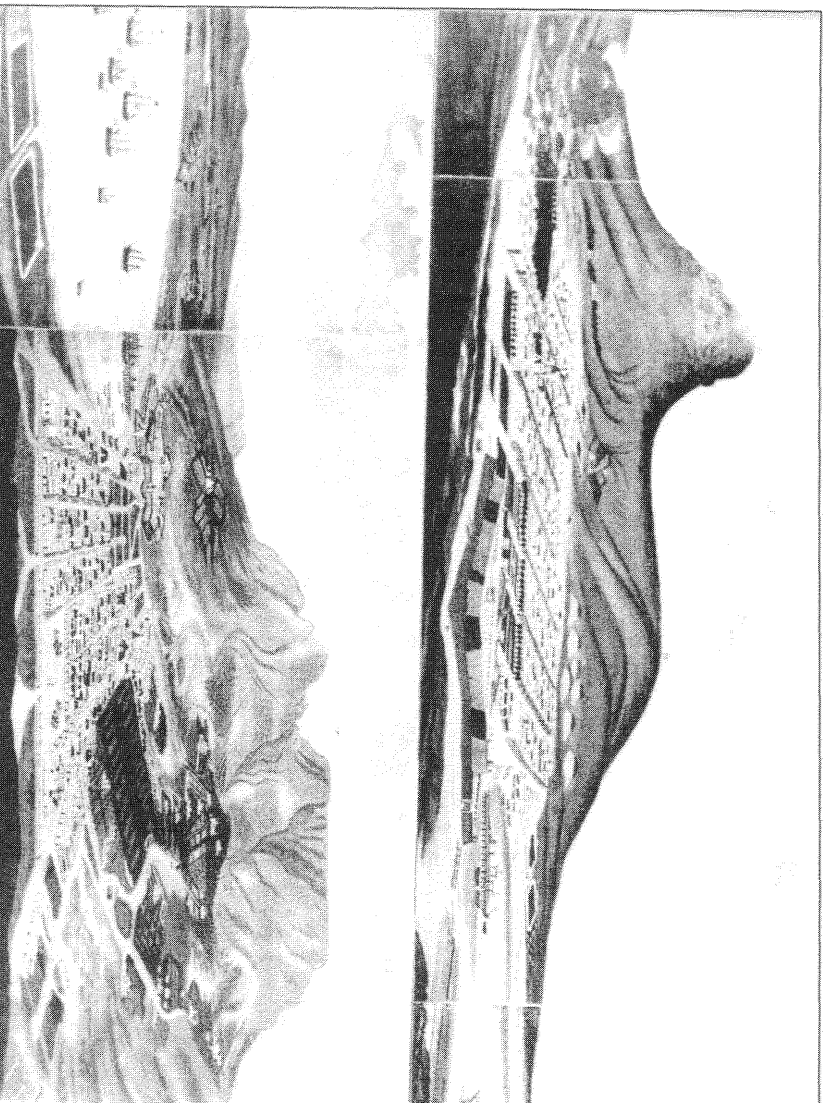


Fig. 3 Two panoramas of Cape Town, showing the farms in the Upper Table Valley. Top: view from Signal Hill. Bottom: view from Devil's Peak. Note the wagon road to Kloof Nek. Drawn by Johannes Schumacher, dated to 1777/8. (Cape Archives, M165).

² Townsend, *ibid.*, p 112.

Well-watered and accessible its only drawback was the comparatively steep sloping ground. "By 1800", wrote Hans Fransen, (Fransen 2004:63) "almost the entire presently built-up area was already occupied by small properties, farmlets or 'gardens' no more than a few hectares in extent". More and more attractive to the wealthier burghers large residences were erected at the upper end of town beginning in the 1780s³ (Fig. 4).

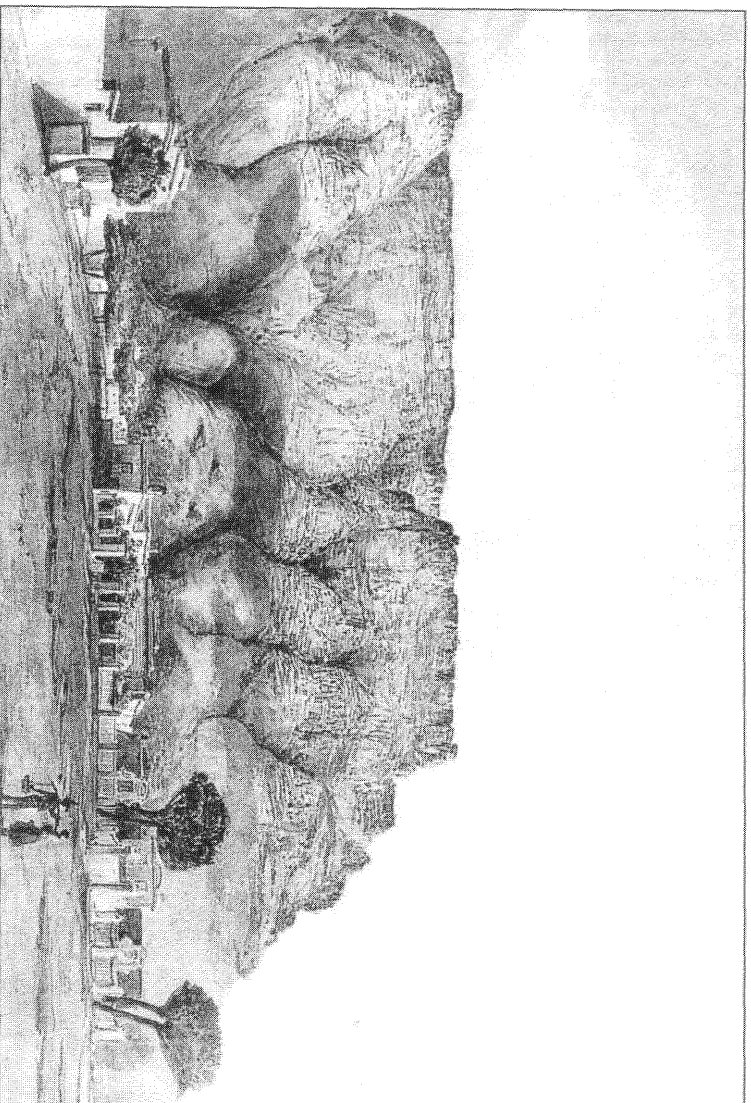


Fig. 4. Picture of houses above Stal Plain at the end of 18th century (Worden et al, page 40, William Fehr C42).

Kloof Street was an important wagon track leading to Kloof Nek (*Vlagersman hoogte*), where the VOC had erected a small battery of some three or four guns and a signalman's house in 1781 to prevent an attack on the town by foreign forces, landing in Camps Bay⁴.

³ Worden et al, page 40

⁴ Seemann, Ute A. 1993. Forts and Fortifications at the Cape Peninsula, 1781 – 1829. University of Cape Town, unpublished MSc thesis. Page 38.

2.3 The British town

Cape Town's earliest survey, showing the block under consideration, was conducted by TG Elemans in 1818. Kloof Street, Upper Orange Street and Rheede Street are clearly shown, as is the property in relation to the built-up area of the town (Fig. 5).

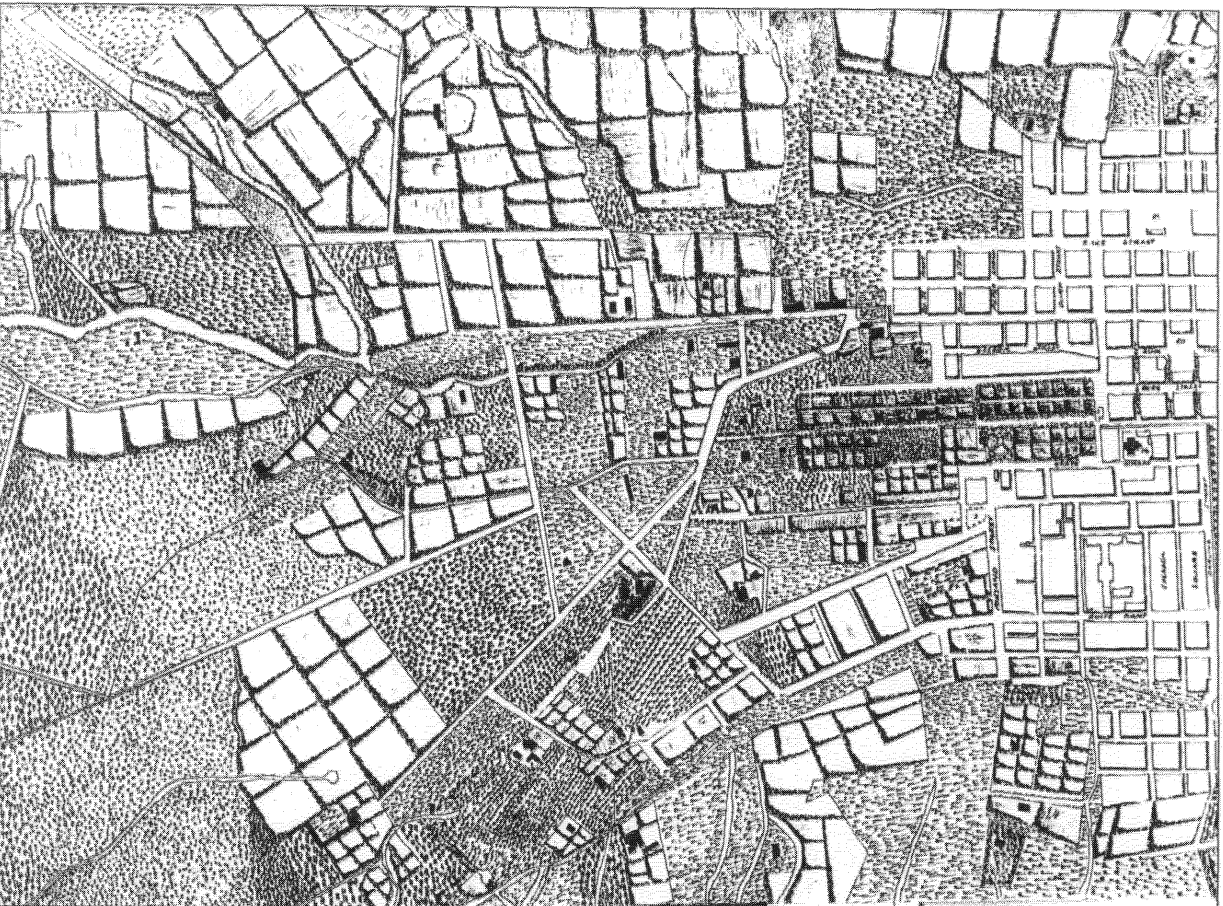
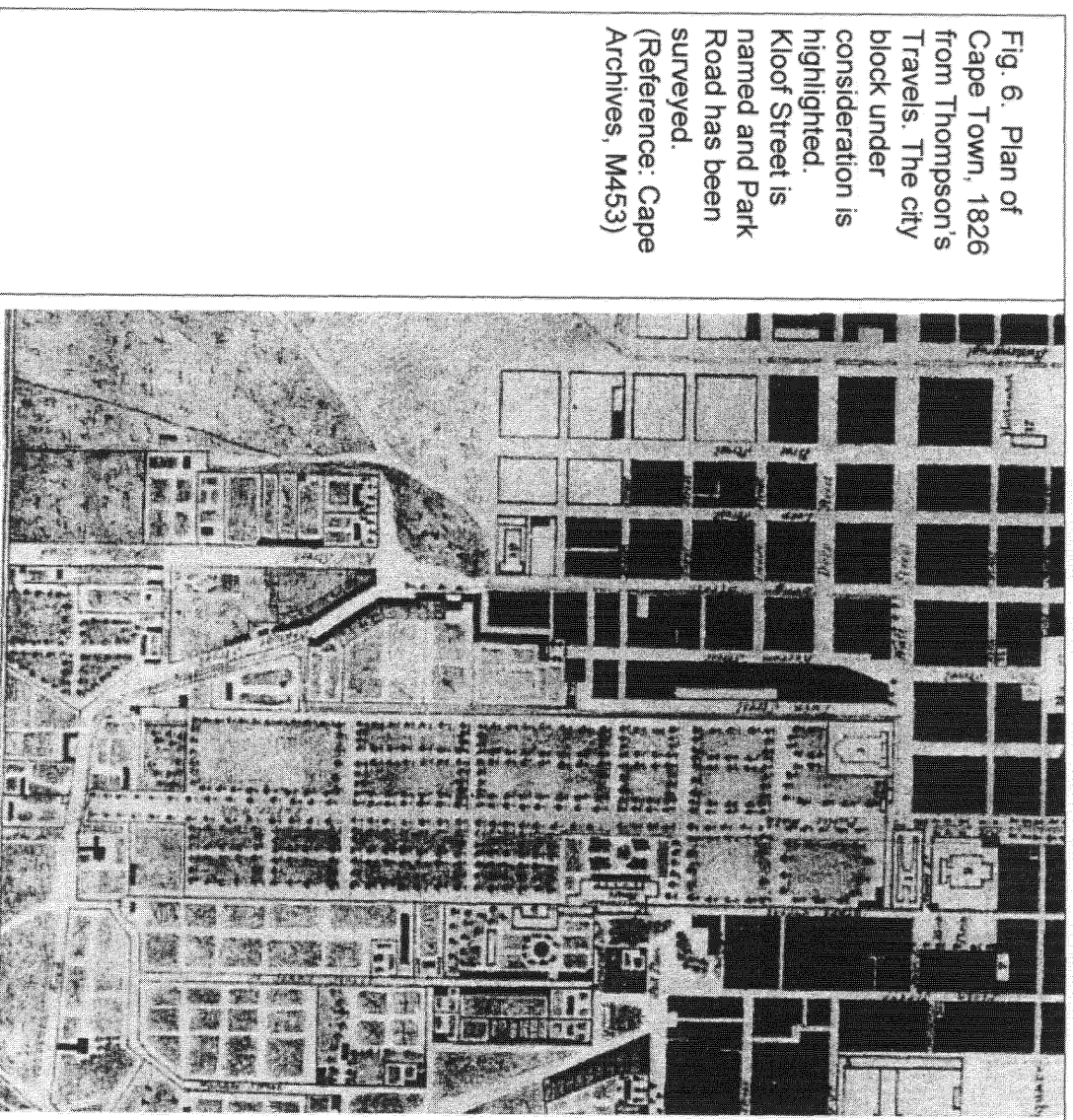


Fig. 5 Elemans survey of Cape Town, 1818. The block under consideration is highlighted. Kloof Street and Rheede Street are clearly identifiable by their alignment. (Map redrawn to a reduced scale in the Land Survey Branch, City Engineers Department, City of Cape Town, 1982).

The properties along Kloof Street were gradually taken up by urban expansion. Fransen (2004:63) noted that “seven houses [survive to this day] in more or less their 1820 appearance, another five in recognizable form ...”. By 1826 Park Road had been surveyed and the block on the corner of Kloof Street and Park Road been subdivided⁵ (Fig. 6).

Fig. 6. Plan of Cape Town, 1826 from Thompson's Travels. The city block under consideration is highlighted. Kloof Street is named and Park Road has been surveyed. (Reference: Cape Archives, M453)



The famous Botanical Gardens of Baron Carl von Ludwig (wealthy apothecary, snuff manufacturer and “capitalist”, by his own admission) in Kloof Street, were established in 1830 and auctioned after his death in three

⁵ Cape Archives, M453, plan of Cape Town, ca 1826, from Thompson's Travels.

lots in June 1848⁶. These gardens were situated between Park Road and what was later to become Eaton Road, Kloof Street and New Church Street/Kloof Nek Road. A sketch by Sir John Herschel depicts "A view of Cape Town and surroundings"⁷ from the gardens down Kloof Street in 1834 (Fig. 7).

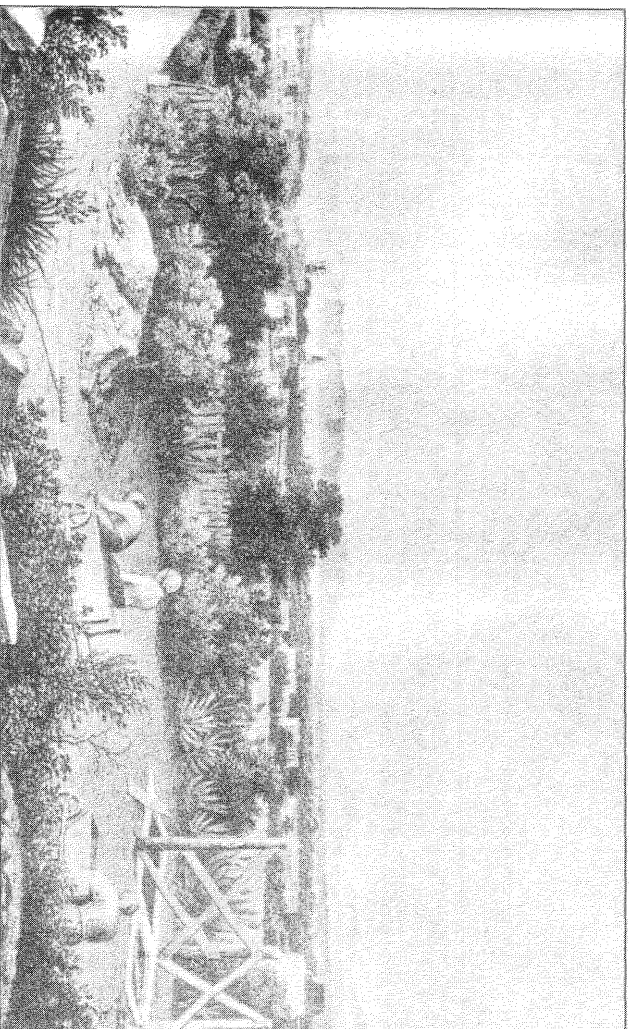


Fig. 7. Gardens of Baron von Ludwig, including Saasveld House, Kloof Street, Cape Town, 1834. From a lithograph after a sketch by the astronomer Sir John Herschel (Reference: Bradlow, 1963-1964:109).

The main thrust of development of the suburb took place after the 1860s. It transformed the area from a site of scattered houses in large peri-urban gardens to one characterized by Victorian villas in formal, suburban gardens. "The now densely [sic] built suburbs of Vredehoek and Gardens are seen here covered by orchards, pine forest and farmland, with 'white houses like the tents of old ... scattered far up the hillside", as one visitor [to Cape Town] wrote⁸.

⁶ Bradlow, Frank R. 1964. Baron von Ludwig and the Ludwig's-Burg Gardens. Quarterly Bulletin of the South African Library, Vol XVIII, 1963-1964, pp 82-119, page 113.

⁷ Bradlow, *ibid.*, page 86.

⁸ De Beer, Mona. 1992. A Vision of the Past, South Africa in Photographs 1843-1910. Cape Town: Struik, pp 16-17.

This panorama was photographed in 1867 and presented to the visiting Duke of Edinburgh, Prince Alfred. (Fig. 8)

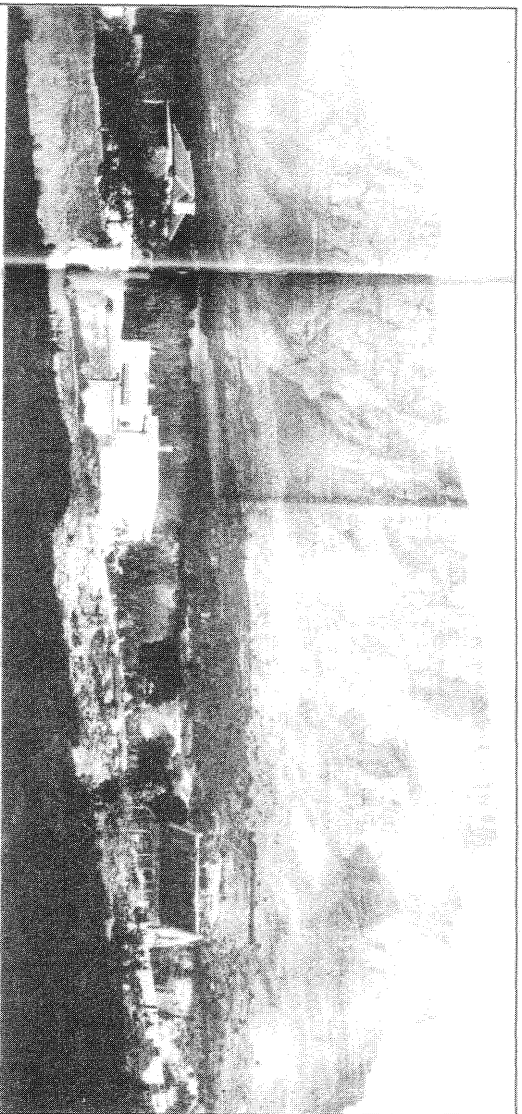


Fig. 8. Panorama of Vredehoek and Gardens, taken from Signal Hill in 1867. Note the villas in formal gardens and the farmhouse to the right, remnant of the former farmlands. (Reference: De Beer, Mona. 1992. *A Vision of the Past*, South Africa in Photographs 1843-1910. Cape Town: Struik, pp 16-17).

At the beginning of the 20th century the Kloof Street / Park Road / New Church Street block again changed its character from a residential one to mixed industrial / government property public use, the exception being the row of lower middle-class terraced houses facing New Church Street.

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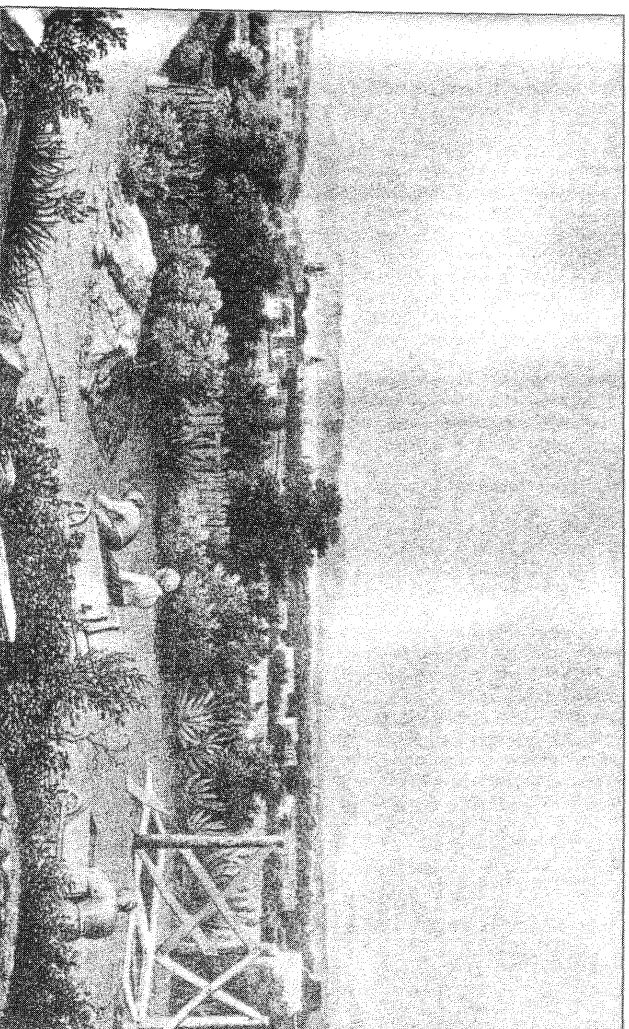


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⁸ De Beer, Mona. 1992. A Vision of the Past, South Africa in Photographs 1843-1910. Cape Town: Struik, pp 16-17.

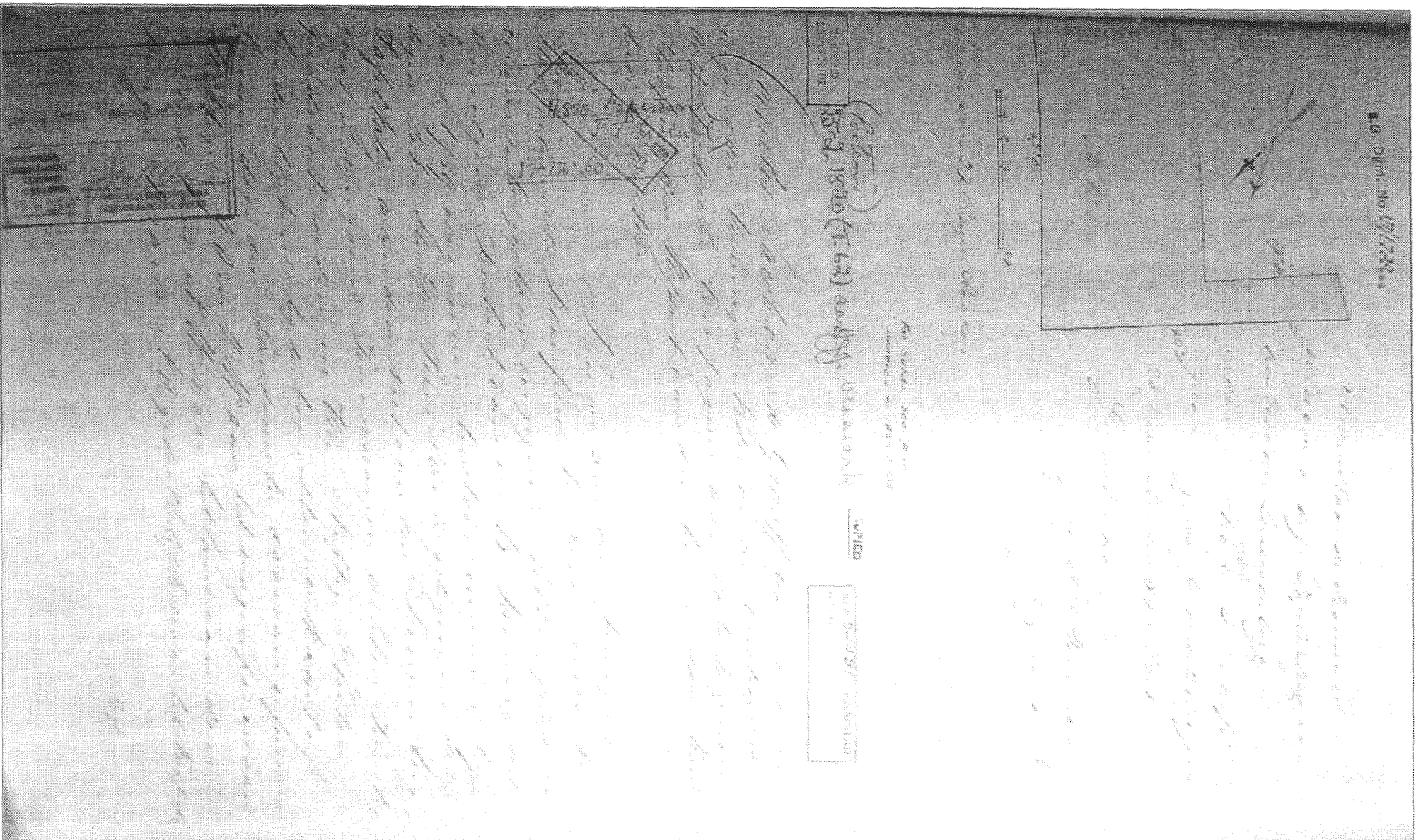


Fig. 10. Survey Diagram B 17/1790. (Deeds Office, Old Cape Freehold Volume 4 Folio 59).

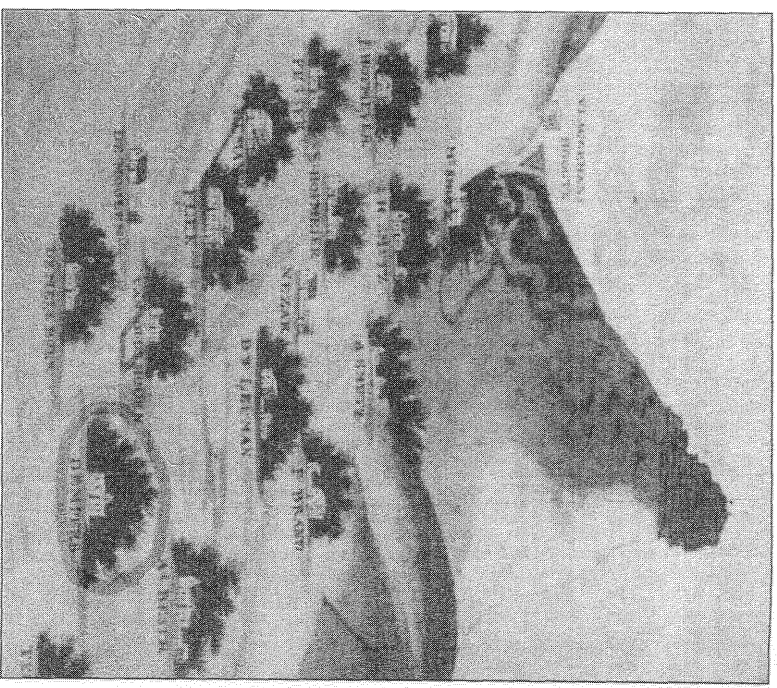
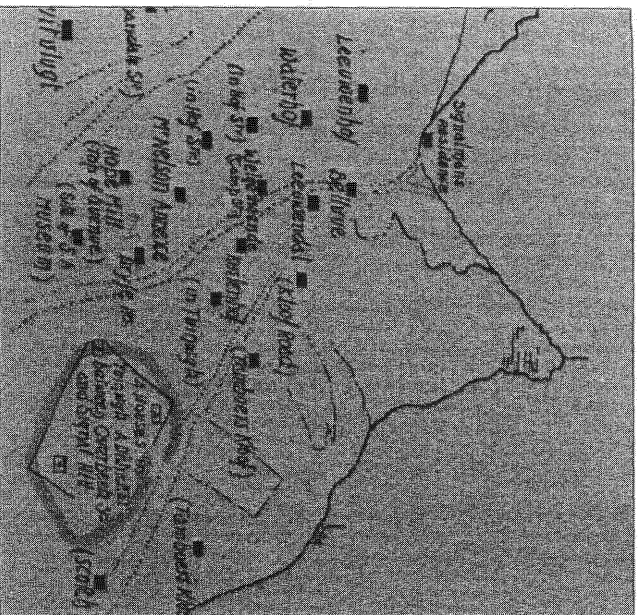


Fig. 11. Table Mountain in 1804. This extract shows the Upper Table Valley along Kloof Street leading up to the Nek, with the names of the owners of the various properties. Four houses are shown to exist on the Dempers family property. (Reference: South Africa's Heritage, *ibid.* part 3, page 3).

3.2 Erven 94405, 94460, 152676 and 153692, Cape Town Gardens, a succession of subdivisions and consolidations

In 1819 both Dempers properties were re-surveyed and are now listed as erven 94490 and 94491. These were consolidated as erf 94405 and promptly subdivided (Fig. 12). A servitude later became Park Road. The Deeds Office lists 23 subdivisions in 1820 of the *Boedel Wyle H. Dempers* (late estate H. Dempers).

By 1861, a few buildings are shown on Snow's survey between Jamison and Kloof Streets (Fig. 13). Park Road is partially developed and a continuation of Bree Street suggested.

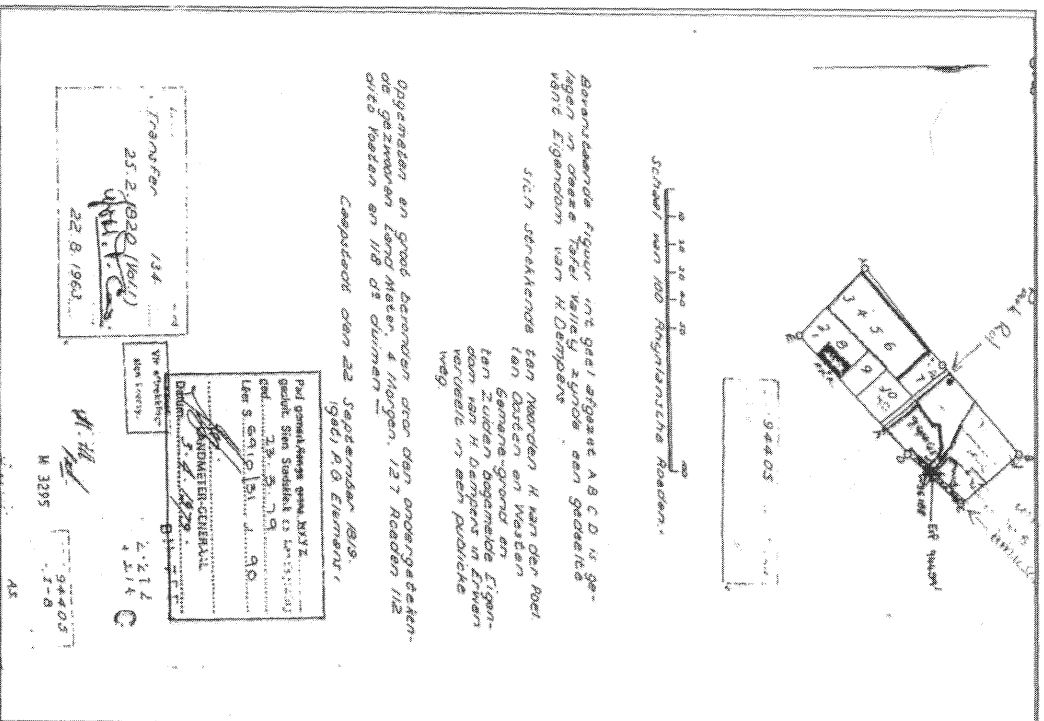


Fig. 12. Erf 94405, Survey Diagram No 99/1819. Notes around the diagram are my own.

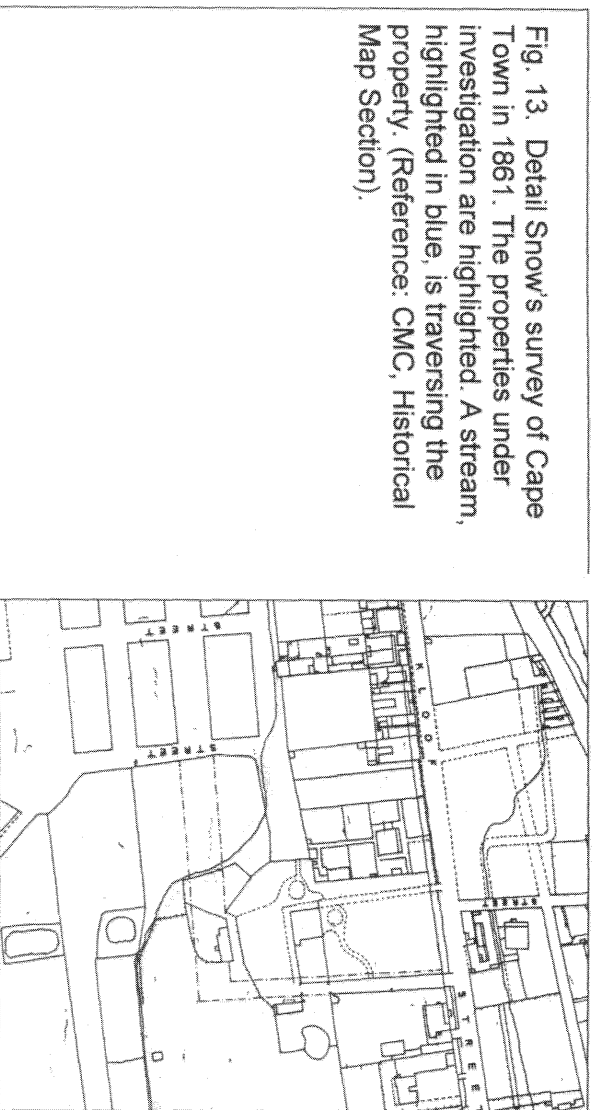


Fig. 13. Detail Snow's survey of Cape Town in 1861. The properties under investigation are highlighted. A stream, highlighted in blue, is traversing the property. (Reference: CMC, Historical Map Section).

It has been almost impossible in the time allocated for this report to trace the owners of the plots, which were subdivided and consolidated all through the 19th century. Thom's survey of 1901 shows a row of terraced houses on a remainder of erf 94401, built in the 1880s (Fig. 14).

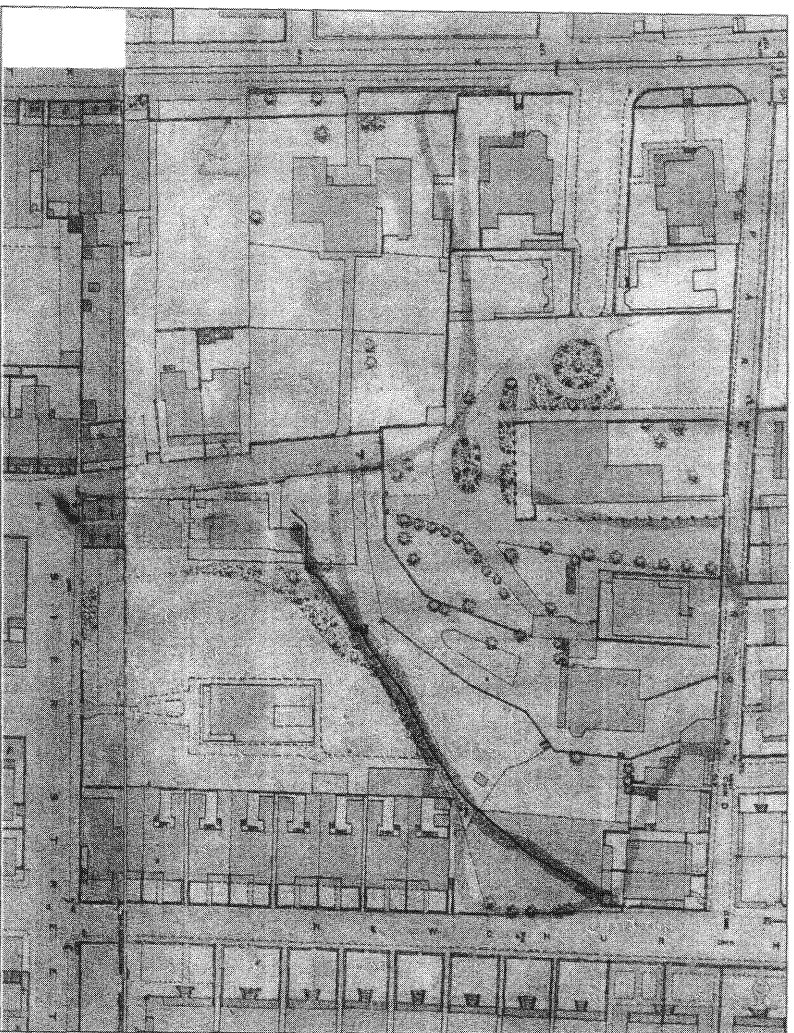


Fig. 14. Thom's survey of 1901. Properties under investigation are highlighted. The three properties on Park Road / corner of New Church Street are outside our reference. (Reference: CMC, Historical Map Section).

Figure 15 illustrates the property consolidation of 1913 into one erf, 94402, "Lot School", for the purpose of building the Carisbrook Underdenominational School. This building is still extant and outside our frame of reference.

Erf 94460, of which even 152676 and 153692 are later subdivisions, was consolidated in 1979 (Fig. 16a and 16b).

Draftsman No 32
 (Sgd) W.P. Murray
 Per Surveyor-General
 Jan 7, 1914

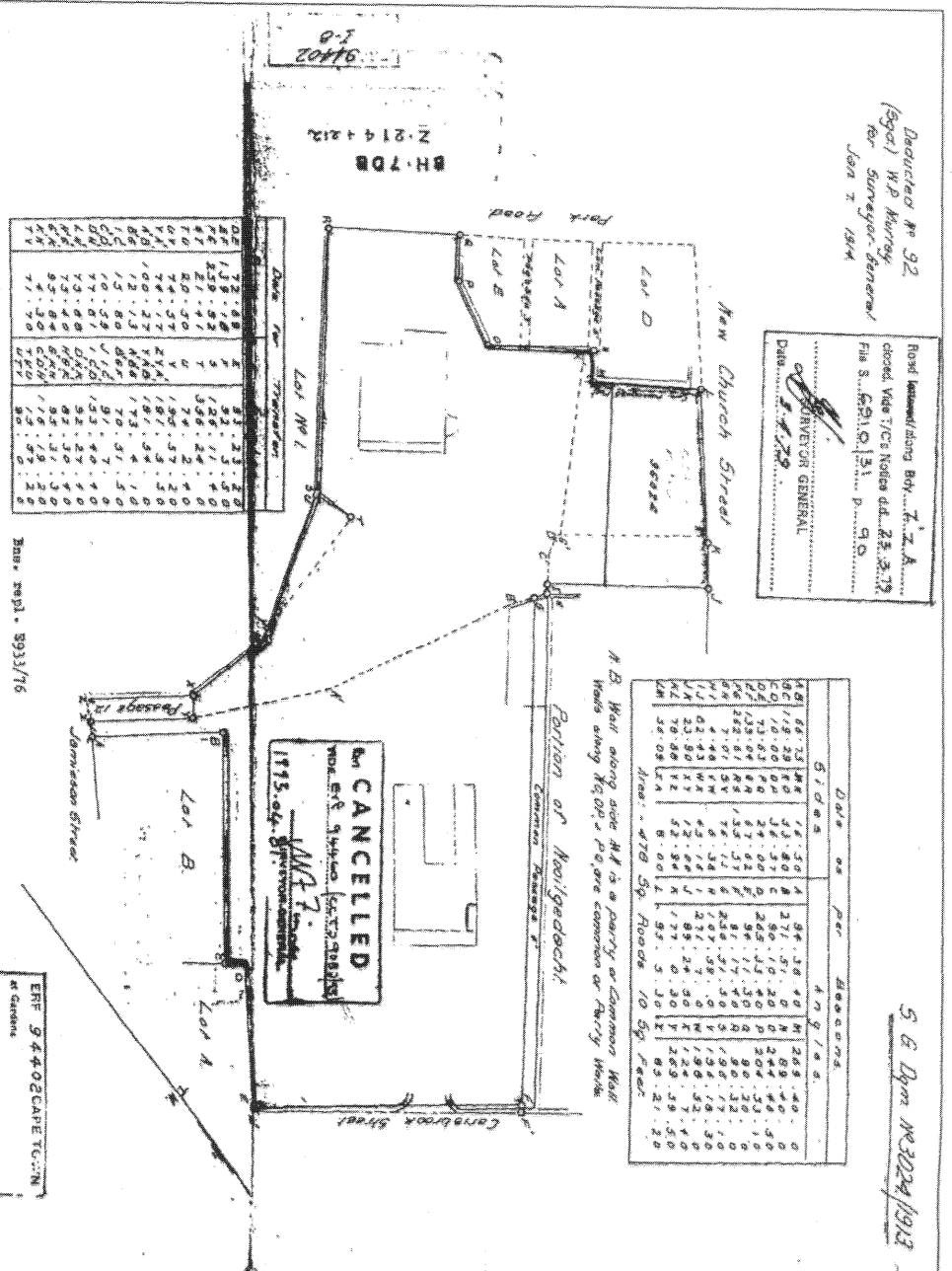
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Surveyor-General
 Date: 1-7-14

Side	as per	Angles
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95	10.00	0
96	10.00	0
97	10.00	0
98	10.00	0
99	10.00	0
100	10.00	0

N.B. Wall along side M is a party or common wall
 walls along K, Q, P, & P, are common or party walls



Dist	Bearing	Area
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0.2	239.92	1.2
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0.2	438.40	1.2
0.2	537.64	1.2
0.2	636.88	1.2
0.2	736.12	1.2
0.2	835.36	1.2
0.2	934.60	1.2
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0.2	1133.08	1.2
0.2	1232.32	1.2
0.2	1331.56	1.2
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0.2	3018.64	1.2
0.2	3117.88	1.2
0.2	3217.12	1.2
0.2	3316.36	1.2
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0.2	3713.32	1.2
0.2	3812.56	1.2
0.2	3911.80	1.2
0.2	4011.04	1.2
0.2	4110.28	1.2
0.2	4209.52	1.2
0.2	4308.76	1.2
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0.2	4705.72	1.2
0.2	4804.96	1.2
0.2	4904.20	1.2
0.2	5003.44	1.2
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0.2	7405.20	1.2
0.2	7505.44	1.2
0.2	7605.68	1.2
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0.2	7806.16	1.2
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0.2	8207.12	1.2
0.2	8307.36	1.2
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0.2	8708.32	1.2
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0.2	9911.20	1.2
0.2	10011.44	1.2

The above diagram shewed A B C D E F G H I J K L M N O P Q R S T U V W X Y Z represents 476 square more 28 square feet of land situated in Carbrook & New Church Streets & Lane Barn, Lane Division, being Lot School consisting of Partion A B C D E F G H I J, in extent 245.59 Acs. 121.59 B. being Lot C transferred to Trustees of the Carbrook Street, Unionschool Public School East August 1913. Partion J H I G D C, in extent 1/2 Acs. 115.59 B. being Lot D transferred to Trustees of the Carbrook Street Unionschool Public School 22nd August 1913. Partion H I G H I C D B A O P Q R S T M A, in extent 173.59 Acs. 7.59 B. being part of that part of the Property No. 10000 transferred to James Clark 14th Jan. 1878. Partion T U V in extent 5.59 Acs. 15.59 B. being that part of Lot M transferred to John Adams 8th July 1896.

Bounded NE by Carbrook Street; Lots A & B Partion of Hoelligedach;
 SE by Lots A & B Jameson Street; Lot M & Common Passage 12'
 SW by Park Road; Lots A D & E a Common Passage 5' & 5'
 NW by New Church Street; Common Passage 4' & Lot D

Surveyed and bounded by me according to regulations
 (Sgd) A. J. L. Howe,
 Government Land Surveyor,
 Nov. 1913

Copied from the diagram relating to
 Cert of Approval T.M. D. No. 11, 3.50
 dated 21st January, 1914 in favour of
 Trustees of Carbrook Street Unionschool
 Public School
 (Sgd) W.P. Murray
 Surveyor-General
 CIVE TOWN

CHIEF 217 30

ERF 94402
 Sheet 1-8

Fig. 15. Erf 94402, Survey Diagram No 3024/1913. Previous owners of consolidated properties are mentioned in the text.

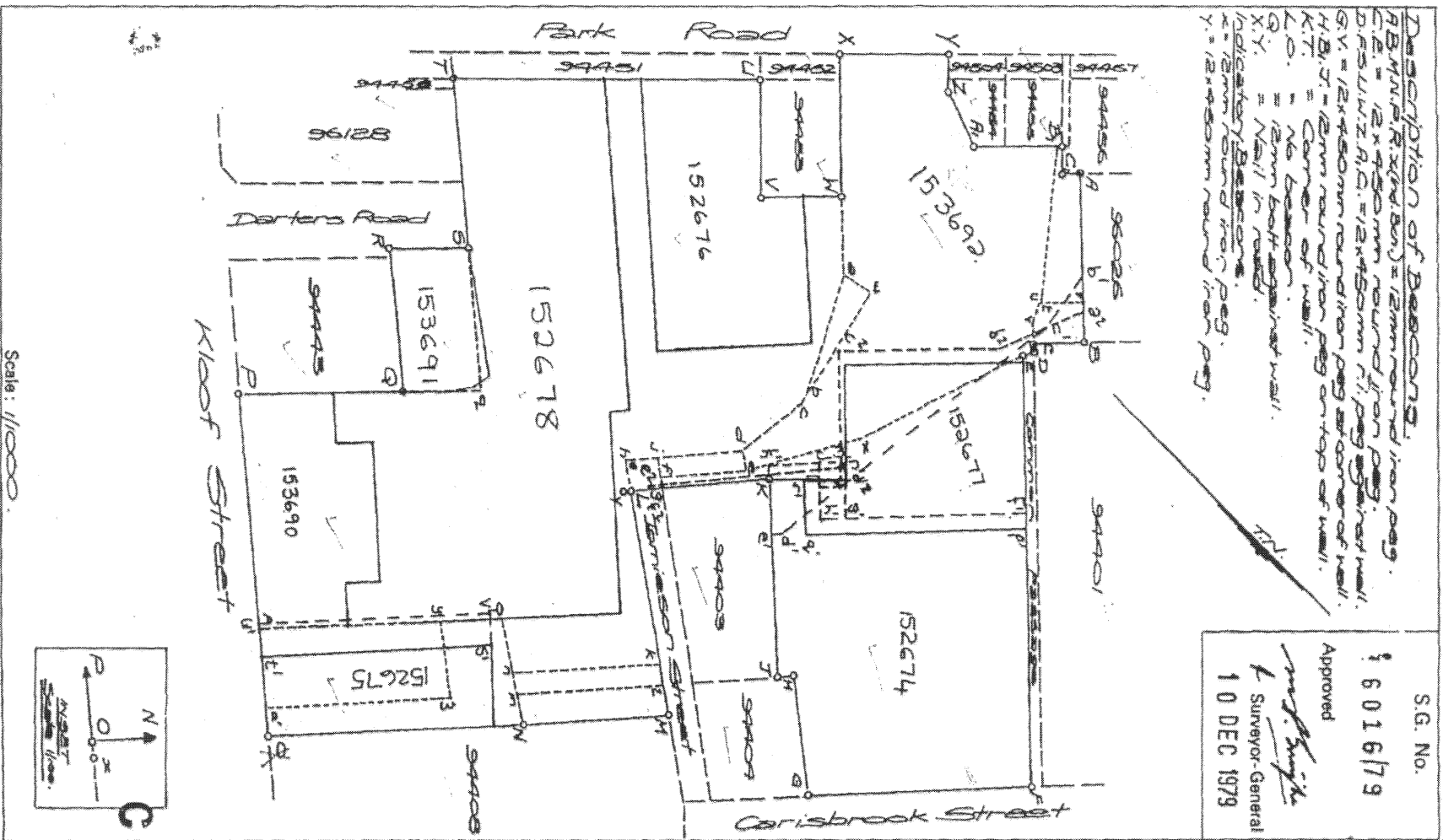


Fig. 16a. Ef 94460, Survey Diagram No 6016/1979. Surveyor General, Cape Town.

Figure	Erf No.	Diagram	Transfer
A	Erf 34402 Cape Town	3024/1913	1947 - 7 3000
B	Erf 34403 Cape Town	2447/1925	1937 - 36 4928
C	Erf 34404 Cape Town	6015/1979	1493 - 24080
D	Erf 34405 Cape Town	241/1975	1979 - 414 21194
E	Erf 34406 Cape Town	105/1819	1820 - 12 1447
F	Erf 34407 Cape Town	1967/1926	1926 - 95 7206
G	Erf 34408 Cape Town	2053/1903	1903 - 139 5795
H	Erf 34409 Cape Town	451/1925	

The figure **ABCD EFGHIJKLMNO PQRSTU VWXYZ A, B, C.** represents **1,5324 Hectares** of land being **Erf 34460 Cape Town**, comprising figures 766 above, situated **West Gardens, in the Cape Town Municipality**

Administrative District of **Cape** Province of Cape of Good Hope.

Surveyed in **February 1976, October 1978** by me, **A. C. Bantshu** Land Surveyor

This diagram is annexed to the original diagrams **as quoted above**

No. **29082/93** dated **1978** annexed to **File No. S/12910/31 E. 933/76 C**

Registrar of Deeds No. **M 3296** Transfer/Grant No. **M 3295** Comp. **B4-7DB/222 (0005)** Z **214(10007); 222(10008)** Z **223(1010)**

Fig. 16b. Parent even of erf 94460. Survey Diagram 6016/1979.

Erf 153692 consists of various portions of erf 94460 and is outlined in Figure 17.

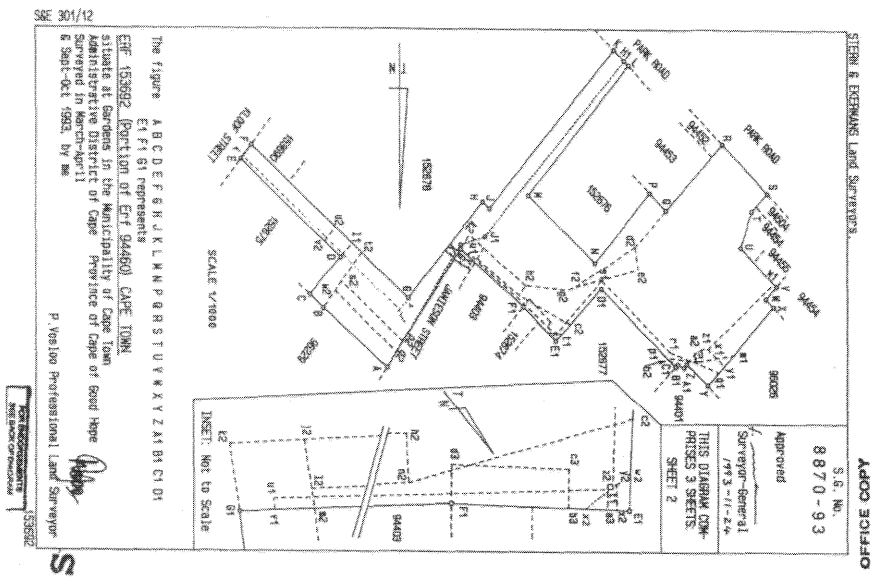


Fig. 17. Erf 153692, Survey Diagram 8870/93.

and Figure 18 shows erf 152676:

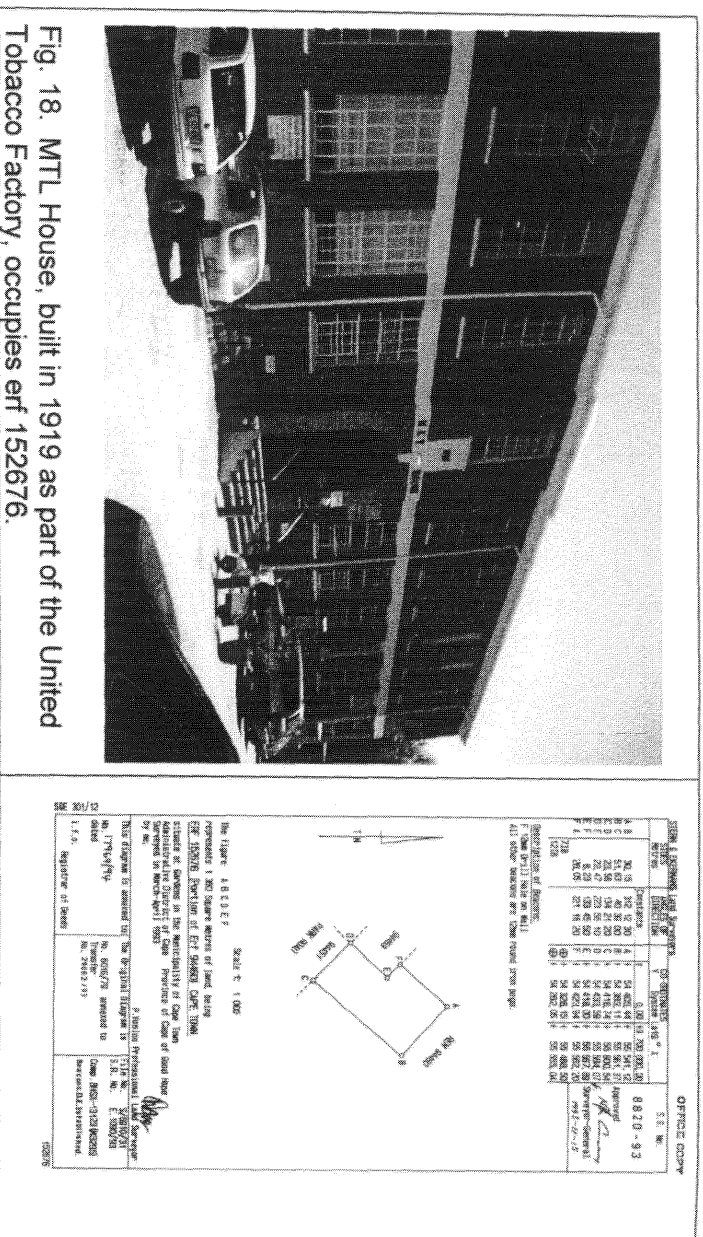


Fig. 18. MTL House, built in 1919 as part of the United Tobacco Factory, occupies erf 152676.

The chronology of the two properties under investigation are illustrated in a flow diagram below, citing erf numbers and date of transfer (Fig. 19).

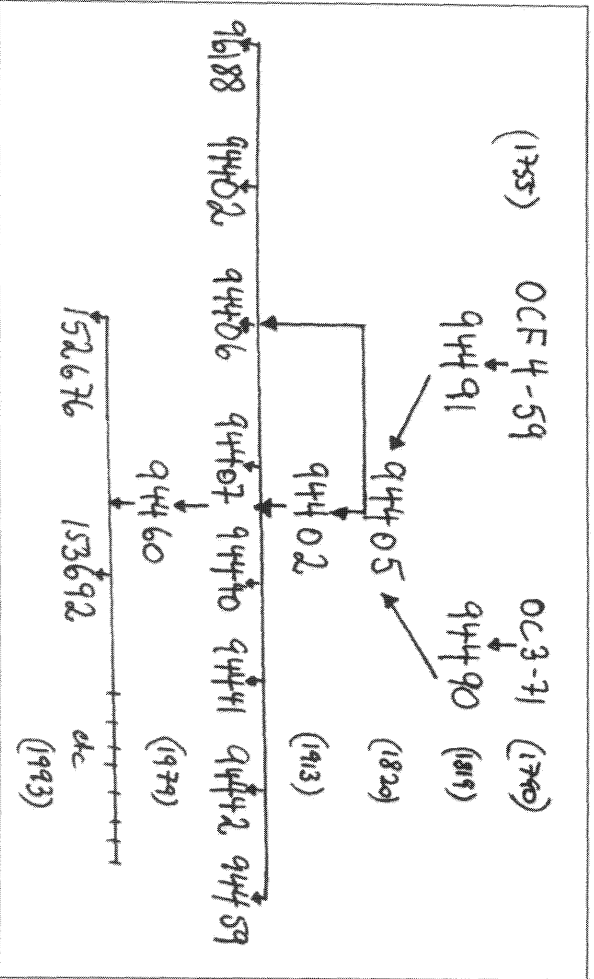


Fig. 19. Flow diagram, erf numbers, following the portion of the properties under discussion.

3.3 SUMMARY

From the above transfer history the following tentative statements can be made:

- Hunter-gatherers and pastoralists made use of the resources of the seashore and the Table Valley for thousands of years before the arrival of European settlers.
- The land- and cityscape in the Upper Table Valley has been much modified over the last three hundred years to allow for farming and market garden activities,
- Followed by a scattering of semi-urban developments on large plots, Victorian villas in formal, suburban gardens and,
- Finally a mixed residential / industrial site.

4. ARCHAEOLOGICAL SURVEY AND IMPACT ASSESSMENT

The results of our visual and archival research can be summarized as follows:

- Erf 152676 contains the MTL building, which falls under the protection of Section 38 of the National Heritage Resources Act of 1999.
- No above-ground archaeological features were found on the partly landscaped and tarred property erf 153692.
- The location of previous buildings, foundation footings, water courses and a variety of physical features on both erven and sundry portions of remnants of erf 94460 could be illustrated by using AutoCAD drawings¹.

The layers relevant to understanding the chronology are shown in Figure 20 below.

¹ I am indebted to Kathy Dumbrell, architectural historian for generating and allowing me to use the AutoCAD drawings.

4.1 Chronology drawings

In each of the four figures below, the hard black lines represent what currently exists on the site. Overlaid are the outlines of the relevant surveys, to scale.

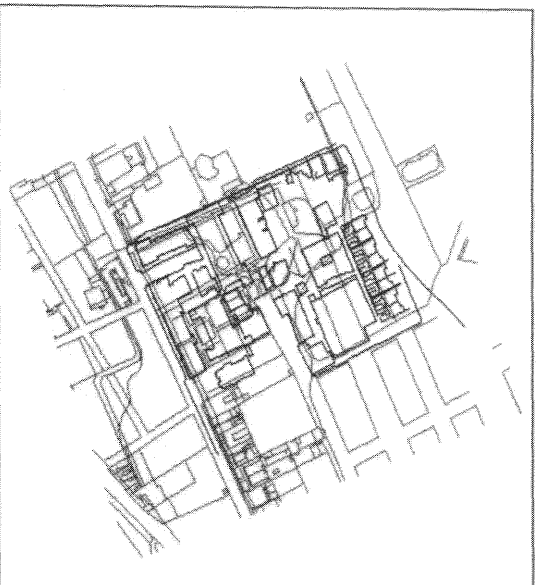


Fig. 20a: The site in 1861 (Snow)

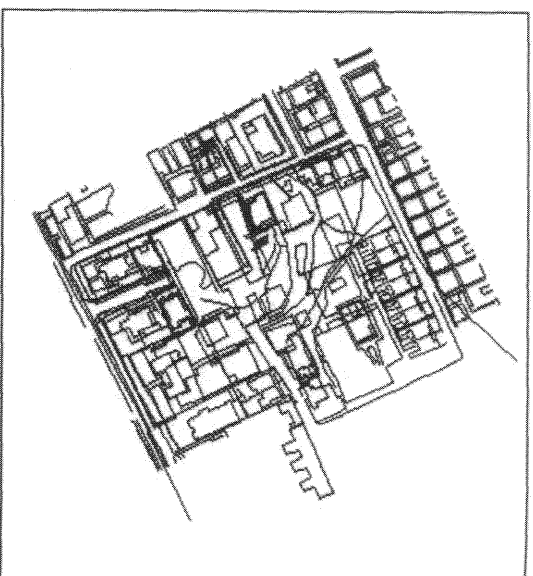


Fig. 20b: The site in 1900 (Thorn)

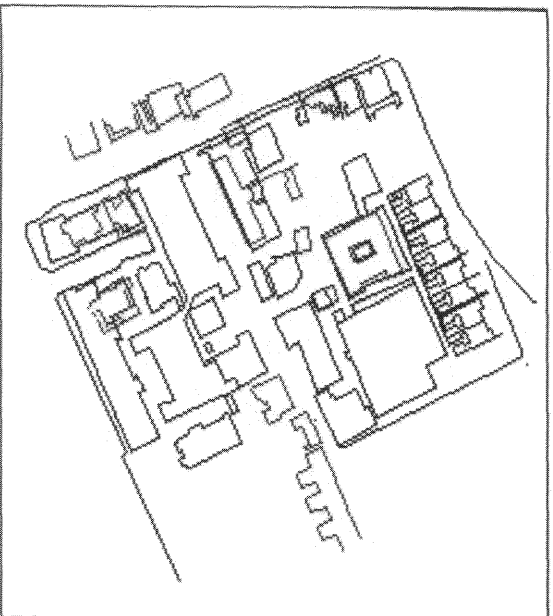


Fig. 20c: The site by 1925
(Building Inspectors overlay)

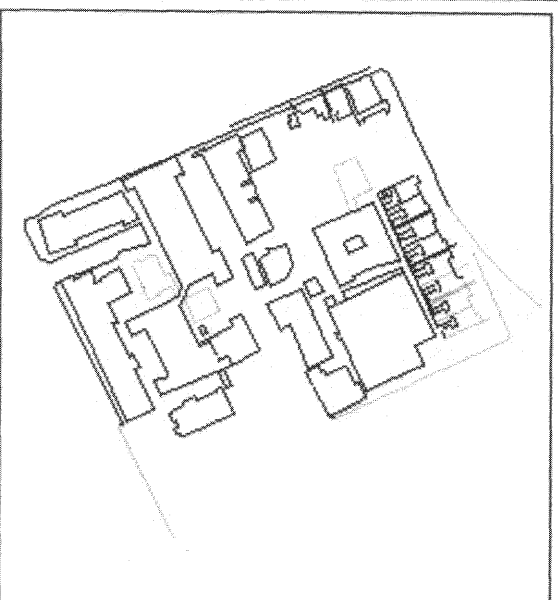


Fig. 20d: The site in the
1980s (Duckham survey)

The building inspector used submitted plans and site inspections as the source for this additions in a plan of 1925. The Duckham survey was conducted by the City of Cape Town Urban Conservation Unit in the 1980s.

Fig. 21 illustrates the chronology of buildings until 1925:

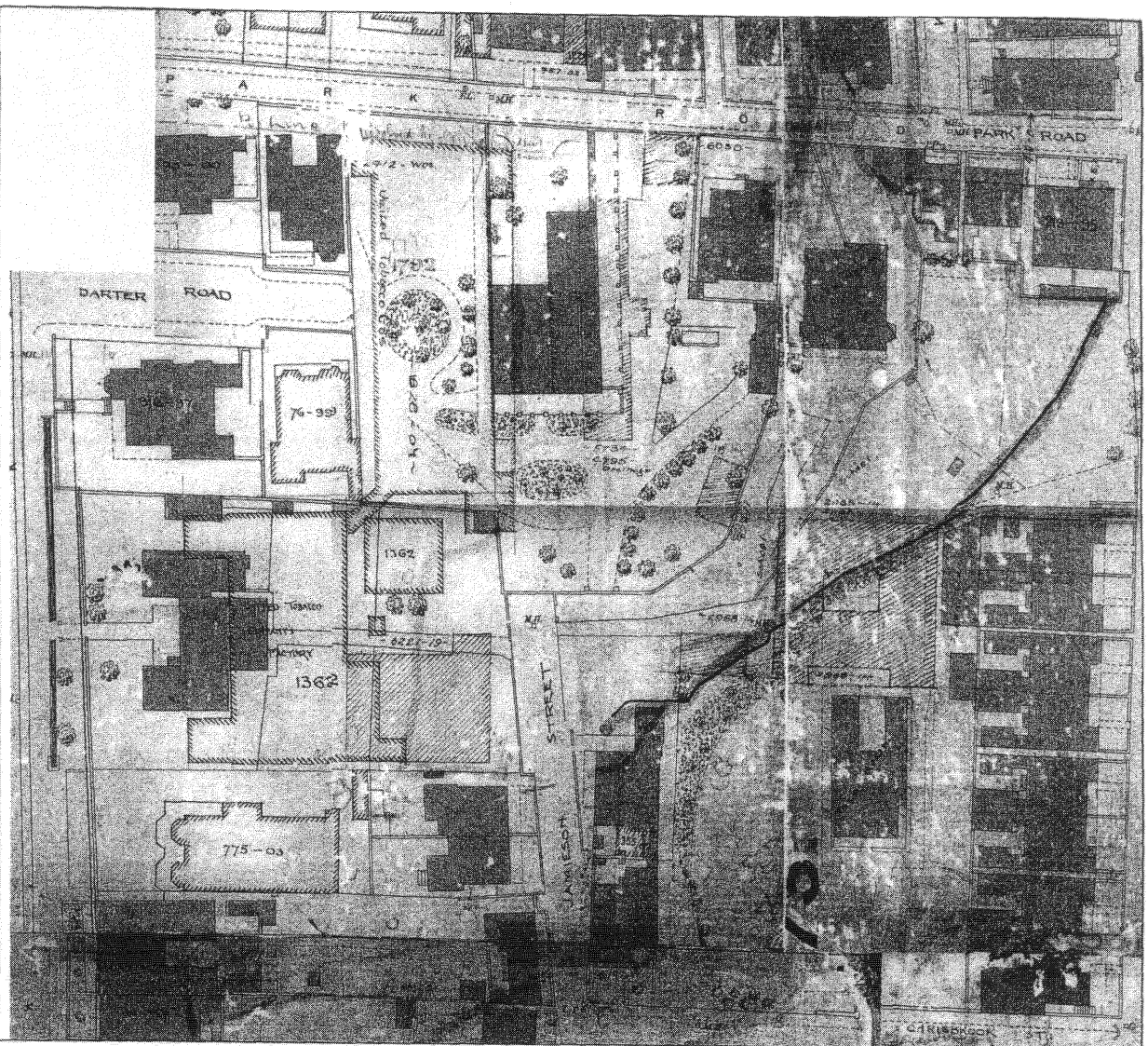


Fig. 21 illustrates the layers of potential archaeological material below the surface on erven 152676 and 153692. The buildings erected between 1900 and 1925 are added onto a copy of Thom's survey of 1901. (CMC, Historical Map Section).

Figure 22 illustrates the archaeological features which are probably buried under the open space on both erven. The United Tobacco Company site, now Kloof Street Studios is not discussed.

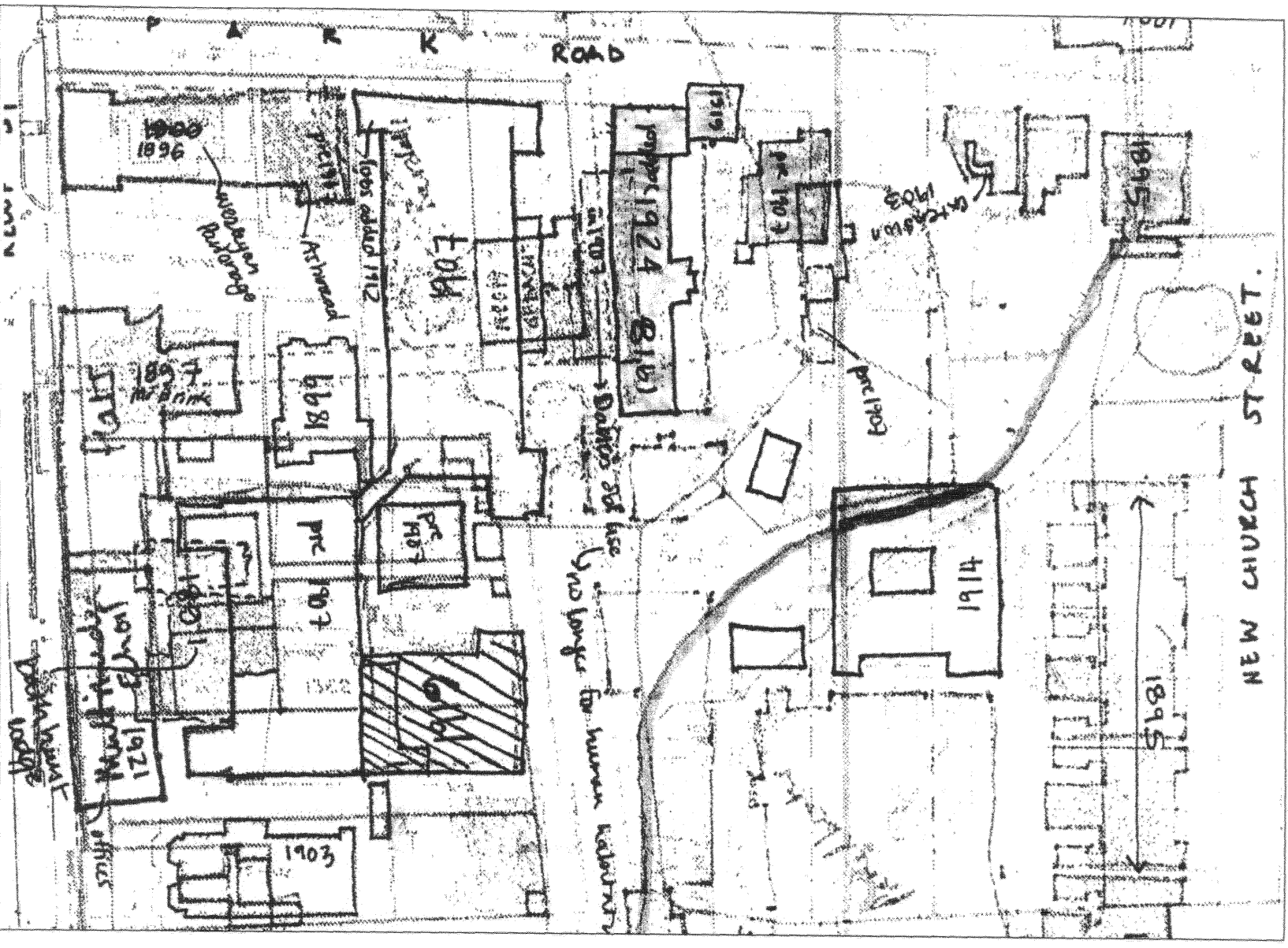


Fig. 22. This overlay shows the building sequence on even 152676 and 153692 (outlined in yellow) with their dates of erection. A hidden watercourse is marked blue/green. Compiled by Kathy Dumbrell, 2004.

5. CONCLUSION AND RECOMMENDATIONS

Even 152676 and 153692 contain a sequence of building episodes dating probably back for two hundred years. In addition several other archaeological features have probably survived in the ground: old watercourses, wall footings, household dumps, foundation footings from outhouses, etc. These might be of intrinsic historical value in the context of the Upper Table valley farmsteads and the expanding town and suburbs, thus providing a linkage between the city bowl and Kloof Nek (*Vlaggeman's Kloof*), Signal Hill, Camps Bay and the Atlantic coast. These would be covered by the National Heritage Resources Act (Act No 25 of 1999), Sections 35 and 36.

Several above-ground structures are also protected by the National Heritage Resources Act of 1999, section 38.

5.1 Importance of the finds: high

5.2 Significance: high

5.3 Suggested mitigation: It is recommended that an archaeological phase I exploratory test excavation be undertaken to establish the scope and extent of the historical remains on the sites.

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7. ACKNOWLEDGEMENTS

I am indebted to Kathy Dumbrell, architectural historian for providing me with her initial research notes, for generating the AutoCAD drawings and the building sequence overlays, and allowing me to use them, Jack and Ora Prescott, as always, thank you.

Dr Ute A Seemann

Cape Town, April 2005