

Cape Heritage Consultancy

Christopher Snelling

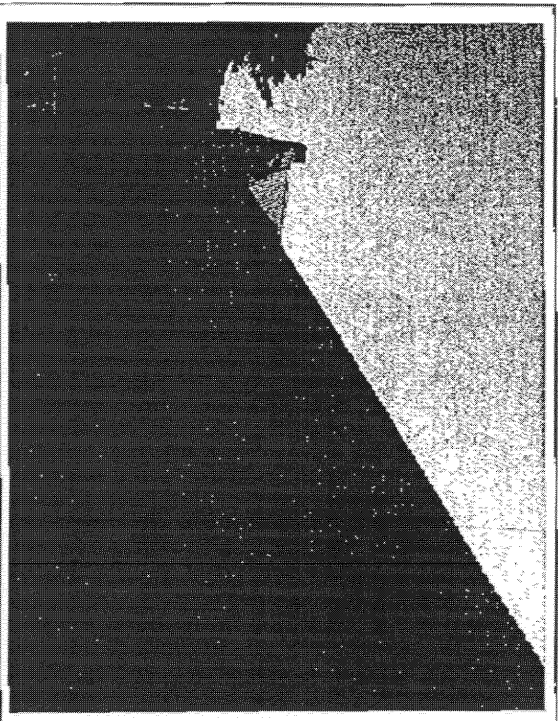
HERITAGE STATEMENT IN REGARD TO AN OUTBUILDING SITUATED
ON ERF 346, 3 BRAEMAR ROAD, GREEN POINT.

Prepared for Mr. Peter Williams

By

Chris Snelling,

October 2004.



8 Ringwood Drive, Pinelands, 7405

Tel: 021 531 8001 / Fax: 021 531 8302

Cell: 082 8515410

E-mail: capemanchris@xsinet.co.za

1. BACKGROUND AND BRIEF.

I have been commissioned by Peter Williams, manager of Business Advice LTD to provide opinion on an out building situated on erf 346, 3 Braemar Road Green Point. This is in support of a demolition application being made to Heritage Western Cape in terms of section 34 of the National Heritage Resources Act, (Act 25 of 1999), and to the City of Cape Town in terms of the National Building Regulations.

2. ASSESSMENT CRITERIA.

The cultural significance of the building is considered in terms of criteria consistent with section 3(3) of the NHRA. Assessment criteria are consistent with section 7 of the Act and Gazette Regulations of 2003-05-30.

The building in question does not fall within any proposed or declared heritage areas either in terms of the National Heritage Resources Act, or any Municipal regulations.

The building falls within the Sea Point/Green Point survey conducted by Japha/Todeschini for the City of Cape Town in 1988. However, the building had not been picked up, let alone identified on either the dating survey, or the survey identifying the various grades of conservation-worthiness.

3. STATEMENT OF SIGNIFICANCE.

Subsequent to the promulgation of the NHRA in 1999, there has been no policy formally adopted at either provincial, national level or even local level in this instance, which can be used to determine the level of significance of heritage resources. Though there was a regulation promulgated at national level, (gazette of 2003-05-30), it is almost meaningless in providing a basis for interpretation.

The criteria used below therefore is based on the South African Heritage Resources Agency's National Heritage Site Nomination Form, which has been designed to assist with grading heritage resources in terms of section 3(3) of the Act.

3.1 General Assessment:

The building is situated to the rear, (south side) of the main residential building situated at 3 Braemar Road, Green Point.

On first appearance it is an unremarkable double storey structure, appearing to have been constructed in stages. There is a fairly eclectic mix of 1930's joinery and 1960's (?) casement windows, indicating different stages in construction.

The second floor wall to the rear of the building has been set back slightly from the ground floor, the difference in levels is clearly apparent.

Internally however, there are remnants of a building of some age. Bead and quirk molded beams above what is now the stage area could date back to the 1850's. The walls are some 450-500 mm thick, and one door opening retains an original wooden lintel. I have been unable to track any building plans for the outbuilding, other than a 1953 plan that relates to the regulation of an unauthorized storeroom adjacent to the building. The plan does however appear to indicate that by 1953, the building had already been altered to its present form.

Other plans indicate the main dwelling was demolished and rebuilt in 1959.

3.2 Historical Value.

Historic Value can be said to include association with the life or work of a person or group, be associated with an historic event, use or activity or illustrate a historic period. In the South African context this includes giving importance to the evolution of cultural landscapes and settlement patterns as well as its significance relating to the history of slavery.

a). Importance in the evolution of cultural landscapes and settlement patterns.

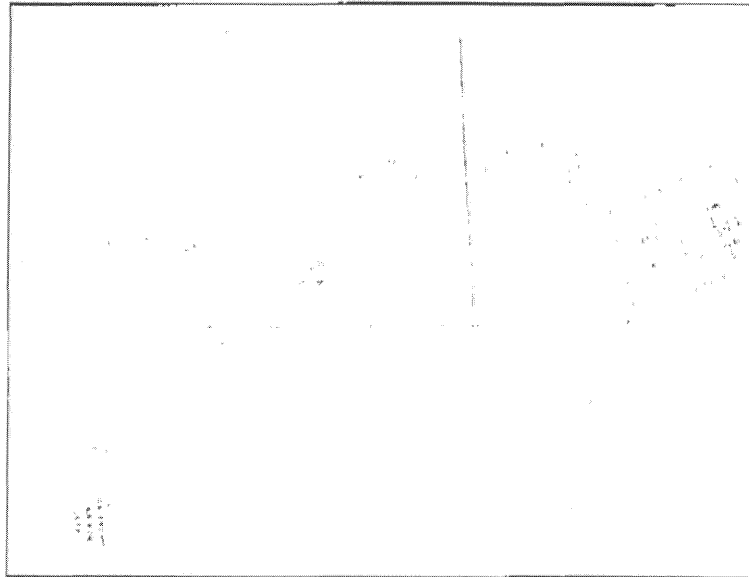
The history and development of Braemar Estate is well documented but is mostly outside the scope of this brief.

Interestingly however, is the belief that it is the adjacent building that was the old Braemar homestead. This is incorrect. The adjacent building is Miramar. The Braemar Homestead was in the position of the current residential building on the site. As discussed, other than the 1953 plans to regularize the illegal construction of a store, I have been unable to trace any other plans relating to the outbuilding.

Given the scope of my brief, I have also not investigated the main building, other than to note that it was not regarded as being any way significant in the Todeschini/Japha survey, and that it was demolished and a new building erected in 1959.

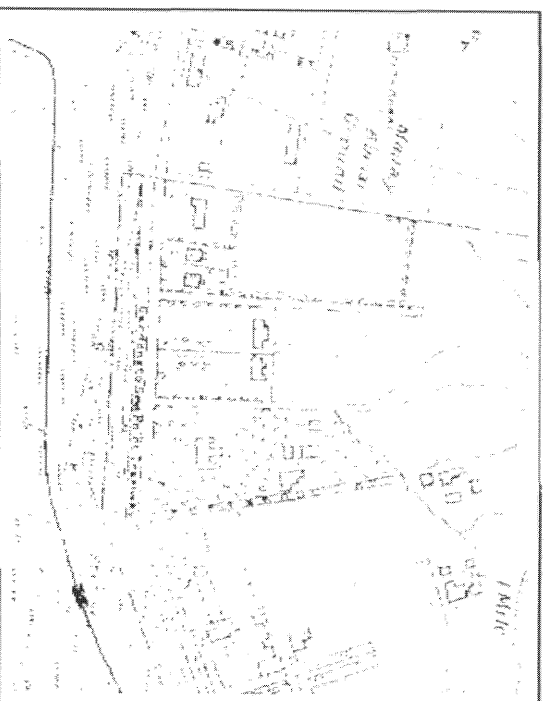
It must be noted however, that the footprint of this building has remained entirely consistent in all surveys from 1862 through to the updated 1966 City Council Survey.

In regard to the outbuilding itself, the first documented evidence I can find to confirm that there was a building in the position of the existing outbuilding is the snow Survey of 1862. Shown above the homestead, (located centrally in the picture with a central driveway to main road), are two outbuildings. The outbuilding in the upper left is located approximately where the stage area is now.



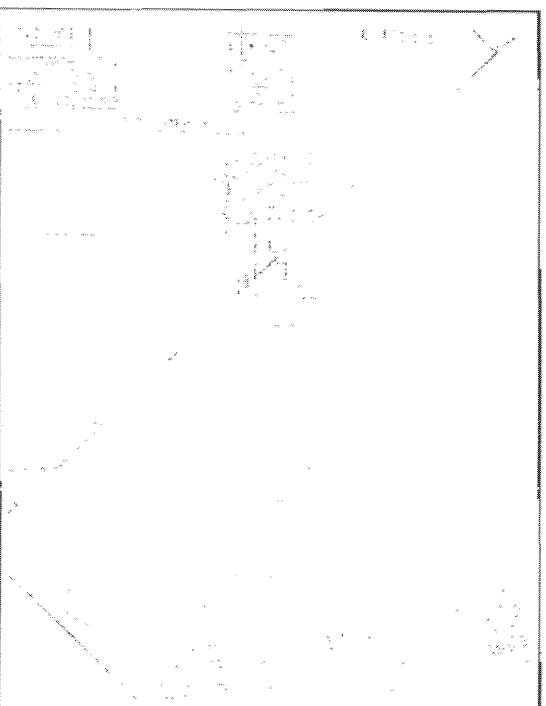
Enlargement of Snow's survey of 1862. The Woutersen-Wessels vault is shown at the extreme top of the drawing.

The Richardson Map of Cape Town of 1885 whilst indicating that the original land had been subdivided and that the adjacent building Myramat, (still existing) had been built, does not indicate the presence of any outbuildings. Wessels road, to the Wouwersen-Wessels family vault has by now been established.



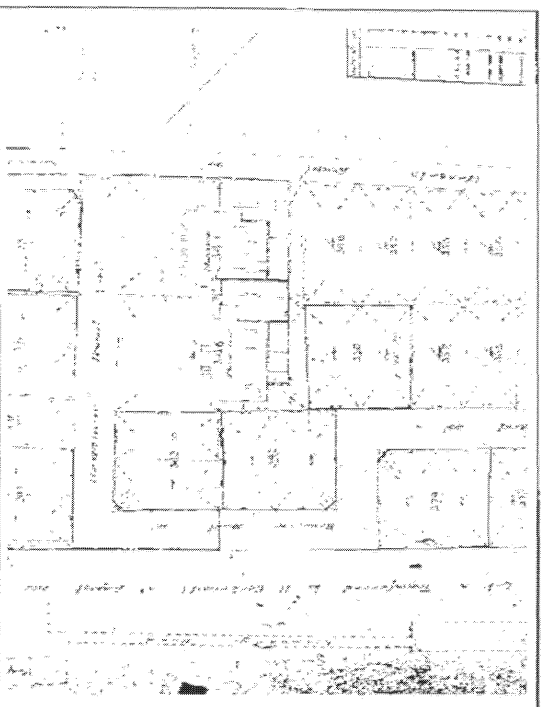
Enlargement taken from Richardson's 1885 map of Cape Town. Outbuildings are not shown.

Cooper's 1905 Map of Green and Sea Point again show the two outbuildings. It is now apparent that the extremities of the buildings occupy the current building footprint

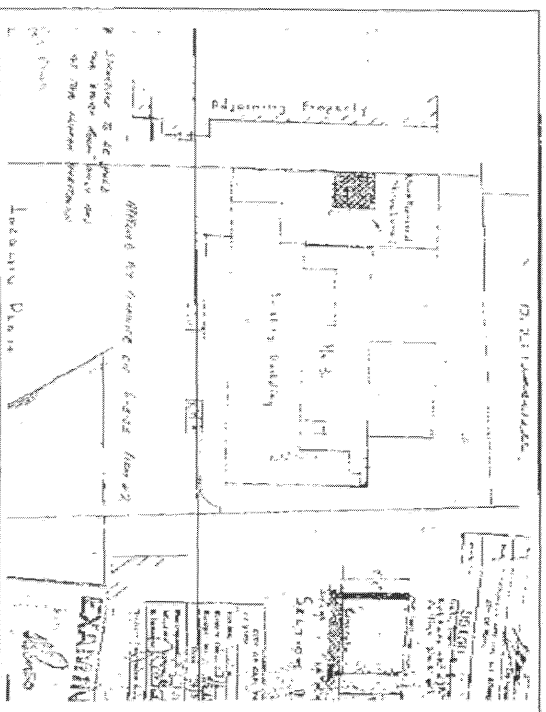


Photograph of Coopers 1905 Survey

The Survey diagram of August 1927 showing the subdivision of the "Brammar and Miramar Estate" still indicates 2 outbuildings. However, it now appears as if they have been joined together, and the lies on the plan possibly indicating 1 building with roofs at different heights. I would argue that by this stage the two separate buildings have had an addition storey added onto them with a single floor infill in-between.



Brammar and Miramar Estate Subdivision, August 1927.



Plan submission made to regularize unauthorized work in 1953.

By 1966, it appears that the building existed in the form that it can be seen today.



Revised 1966 Council Survey.

As interesting as the historical maps may be in tracing the development of Braemar and surrounds, it is clear that the outbuildings have no significance whatsoever in regard to the evolution of the cultural landscape and settlement pattern of the area. They were utilitarian buildings serving the main building. Were the existing main building on the site the original, or even containing remnants of the original, then perhaps there may be some argument for assigning some significance to the outbuilding.

The historic significance in this regard is considered low. The outbuildings clearly have had no influence in regard to the evolution of the area.

b). Strong or special association with the life or work of a person, group or organization of importance in history.

As above, the importance of the building in itself in this regard can only be considered to be extremely low. I can find no record of the building having any importance in this regard

c). It has significance relating to the history of slavery.

I can find no record of this site having any importance at all in this regard. It is not considered significant.

3.3 Aesthetic Value.

Aesthetic value is described by its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

Based on criteria in SAHRA's site nomination form, in this instance it is felt that the measure of aesthetic value in this instance would be determined by:

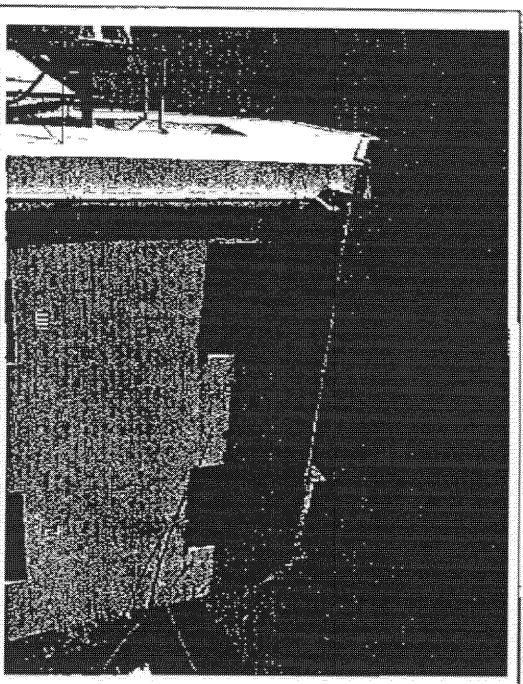
a). **Importance in the community for aesthetic characteristics held in high esteem or otherwise valued by the community.**

As mentioned, the building had not been identified in the Todeschini/Japha Survey of 1988. Either because, as an outbuilding it was not picked up, or it was in appearance, so truly unremarkable that it was not felt to warrant further investigation at the time. Other than perhaps the form of the gable ended double storey and a small degree of charm, I can find no aesthetic characteristics that could be considered to be in any way significant.

b). **Importance for its creative, design or artistic excellence, innovation or achievement**

The building is a purely utilitarian one. I would argue that it has been constructed cheaply, (even the earlier parts), to serve a purpose.

The building has no redeeming qualities in this regard.



South Elevation. Note 1960's steel casement windows. The second floor and gable ends probably constructed in the 20's. Some period joinery remaining in the building would support this.

Overall the aesthetic value of the building is considered to be limited, even in its own immediate environs.

3.4 Scientific Value.

The building is of no scientific value.

3.5 Social Value.

Social Value can be said to include strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Given that there are rumours that this building was once the stable building of Braemar, It must be conceded that there will possibly be some degree of nostalgic attachment to the building amongst the immediate community. However, as discussed below, I can find no physical, (or other) evidence that this building was ever anything other than an outbuilding or at the most, barn.

In terms of hard evidence therefore, the building must be considered insignificant in this respect

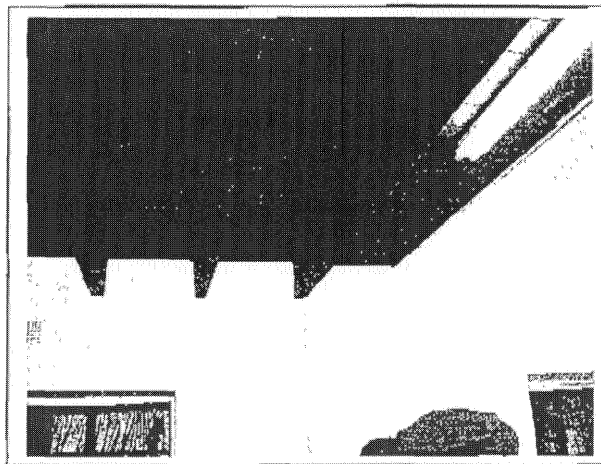
3.6 DEGREES OF SIGNIFICANCE.

3.6.1 Rarity.

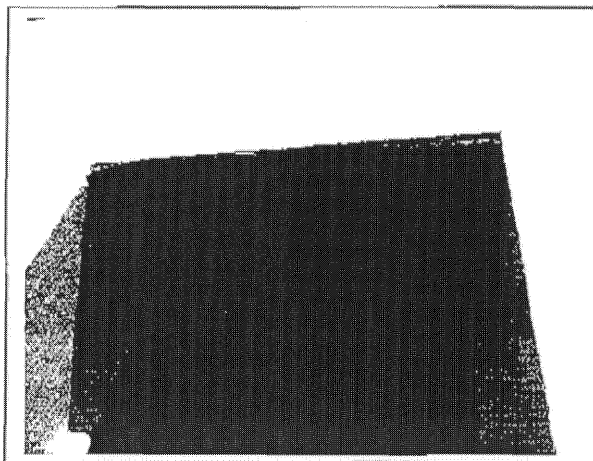
The degree of rarity of an object or place is considered by its degree of importance in regard to rare, endangered or uncommon structures, landscapes or phenomena.

I can find no evidence of this building having been stables. There are certainly no remaining structural clues, or any other visual evidence that would indicate that the building had ever served this function. Given the limitations of my brief, I have been unable to ascertain if there is any other documented records that could indicate the building's original function. There are however some elements that are of note, the bead and quirk moulded beams to a portion of the building, some original ceiling boards, thick walls and some original wood lintels. Unfortunately these are remnants only and do not form a cohesive pattern that assist in identifying the building. There simply has been too much replacement and other work over the years to afford these any significance. They are not rare or significant as individual units.

It is extremely unlikely that the building can be considered important in this regard.



Few remaining bead and quirk moulded beams to portion of building visible on earliest maps.



Early original opening and wood lintel. Door reveal and leaf are typically 1920's. Note wall thickness.

3.6.2. Representivity.

Assessing the degree of Representivity relates to its importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class, or the importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province or town.

In this respect the building is not considered important.

4. CONCLUSION AND RECOMMENDATIONS.

There is certainly evidence, physical and documented to suggest that parts of this building have been in existence since 1862. Indeed it is entirely possible that portion of the building is the oldest remaining structure within Braemar Estate. (The Woutersen-Wessels Vault not included).

However I am unable to find any evidence that this building was ever a stable.

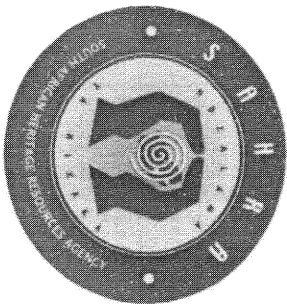
It is my opinion that despite some age, there have been so many changes effected to the building that it has lost all significance other than it being a remnant of the early estate.

In terms of its intrinsic or historic value, I would be unable to afford the building anything other than perhaps the most minor degree of significance in terms of local importance.

I can find no grounds at all for recommending that the building be retained.

I do advise that there may be a small degree of archaeological potential in and around the building and that this may require monitoring at construction stage should any new development be considered.

Chris Snelling.
October. 2004.



**SOUTH AFRICAN HERITAGE
RESOURCES AGENCY**

111 HARRINGTON STREET, CAPE TOWN, 8000
PO BOX 4637, CAPE TOWN, 8000
TEL: (021) 462 4502 FAX: (021) 462 4509

DATE: 08.03.07
ENQUIRIES: Mrs Portia Ramalamula
E-mail: pramalamula@sahra.org.za
Web site: www.sahra.org.za

OUR REF: 9/2/018/0206

Mr N Ndlovu
Heritage Western Cape
Private Bag X9067
Cape Town
8000

Dear Sir

**HERITAGE STATEMENT IN REGARD TO AN OUTBUILDING SITUATED
ON ERF 346, 3 BRAEMAR ROAD, GREEN POINT**

Attached please find the notification of the building plans and opportunity to
comment for this development as sent to SAHRA

Yours sincerely

pp Mary Leslie
SAHRA: Archaeology, Palaeontology and Meteorite Unit