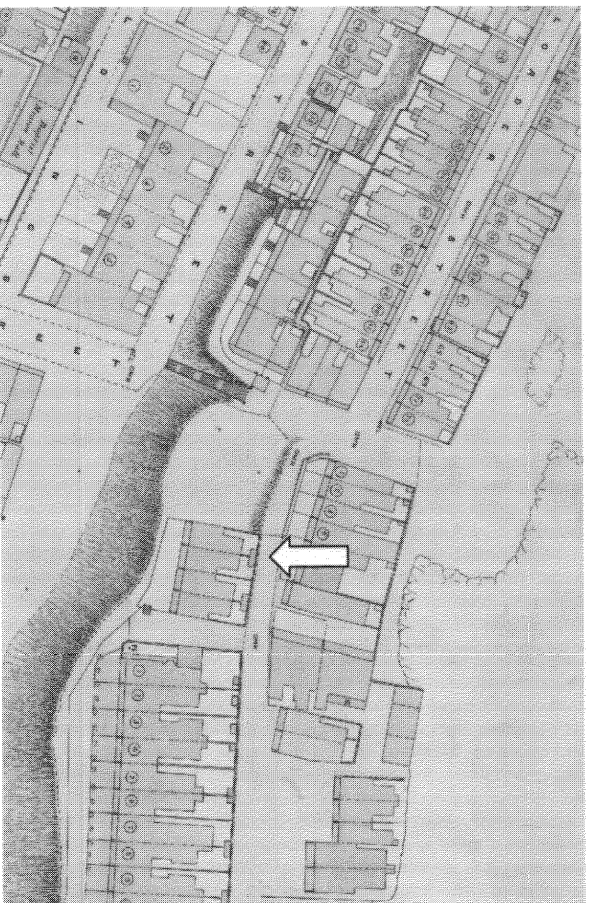


68 Loader Street

A First Phase Archaeological Impact Assessment
Erf 349, Cape Town



Report Prepared for Meyer & Voster
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1. Introduction

This report, commissioned by Meyer & Voster evaluates the archaeological sensitivity of a single residential dwelling situated in the North end of Loader Street. The dwelling measuring approximately 5 x 22 meters is located within a protected area which has been declared a Provincial National Heritage Site (Grade 1; Section 36) by the South African Heritage Resources Authority (SAHRA). Development within this area requires an archaeological impact assessment to exclude the possibility of exposing previously unknown and unmarked historic graves. With this in mind this report sets out the general development of Erf 349 by listing its owners, and by looking at land use and the spatial dimensions of the property. Finally, we attempt to predict the possibility of locating burials on the site. Figure 1 shows the geographical location of the site within the city.

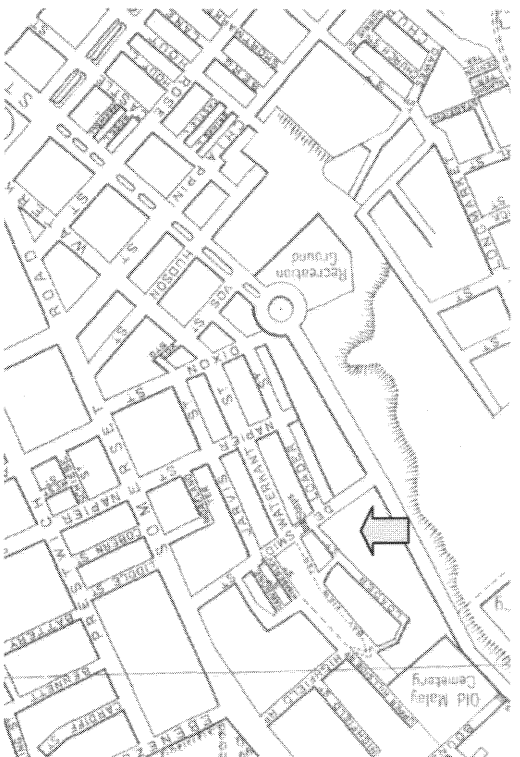


Figure 1: Location map. The arrow indicates the approximate location of the site. Note the position of the old Malay cemetery.

2. Background history

The Loader Street area falls within the area of De Waterkant, which is situated on the Slopes of Signal Hill above Green Point and developed between 1793 and 1894 (Kotze & van der Merwe 2000). Although De Waterkant falls within the general boundaries of the Bo-Kaap, there is not much information available on the historical and cultural development of this specific area. The Bo-Kaap or the Malay Quarter developed in the 1780s and covers an area between Wale, Rose and Waterkant Streets, stretching up the Signal Hill (Cook 1963).

During the 1960s the Coloured residents of Loader Street were amongst the first groups to be removed as a result of the Group Areas Act (Kube & Hill 1996). Loader Street has largely lost its residential and community orientated character, as it is now consists of guest houses catering to the tourism industry (www.dewaterkant.com/history).

3. Transfer history

Erf 349 originated in a piece of ground situated at the foot of Lions Hill and measuring 1 Morgen 359 Square Roods, granted by the Burgher Senate of Cape Town to Hendrick Gerken¹ in 1838 (TD 146) (Figure 2 – The orientation of the diagram has been changed so that North would face the top of the page as with all the other diagrams).

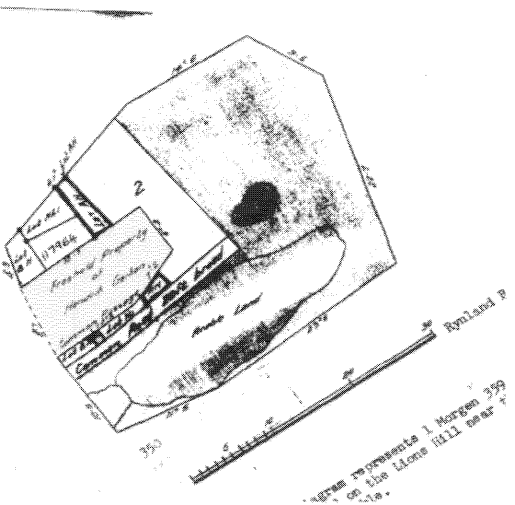


Figure 2: SgD 38/1838.

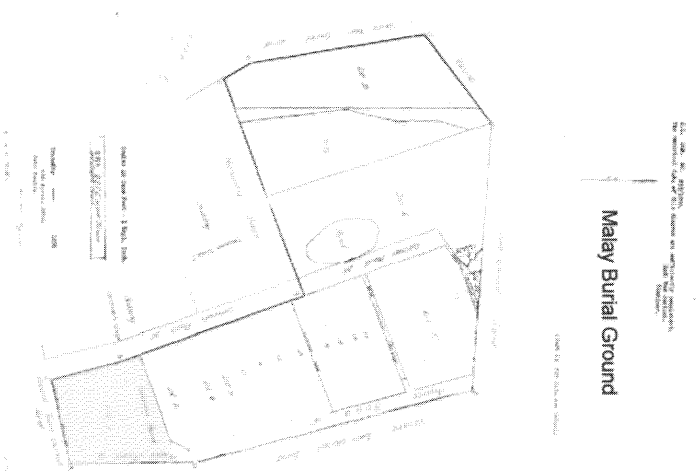
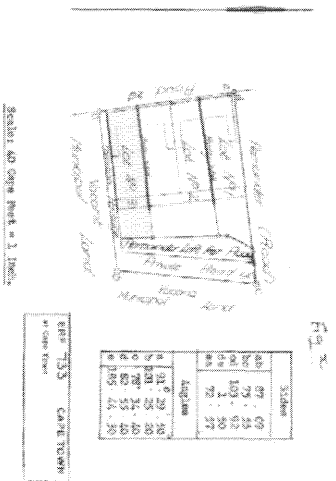


Figure 3: SgD 833/1890

In 1891, 1 Morgen 119 Square Roods 132 Square Feet of the property was sold by Detlef Detlef Maag sold to John Foulds (TD 1256). By this time the property is described as being situated at the upper end of Loader Street. Foulds very soon afterwards subdivided this portion (then known as Erf 337) (Figure 3).

¹ In the Cape Almanac of 1838, Gerken is listed as a quarry man living in Somerset Road.

S. A. 386 - N. 546/1892.
The numerical data of this diagram are agriculturally consistent.
(Ref) See attached documents.



The above diagram, S. A. 386, represents 49 Square Rods 2 Square Feet of ground, with 100 rectangular sections of 1000 square feet each, and 20 sections on the 6th and 7th sections of the 10th section.

Figure 4: Sgd 546/1892

Lot 1 of the subdivision (the shaded area in Figure 2) was sold to John MacIntosh in 1892 and measured 49 Square Rods and 9 Square Feet.

The deed makes mention of buildings on the property and three semi-detached houses are shown on the survey diagram (TD 3624) (Figure 4). In 1919 the property was acquired by E Zammit (TD 6643) who owned several other properties in the Green Point area (Patrick & Cliff 2005).

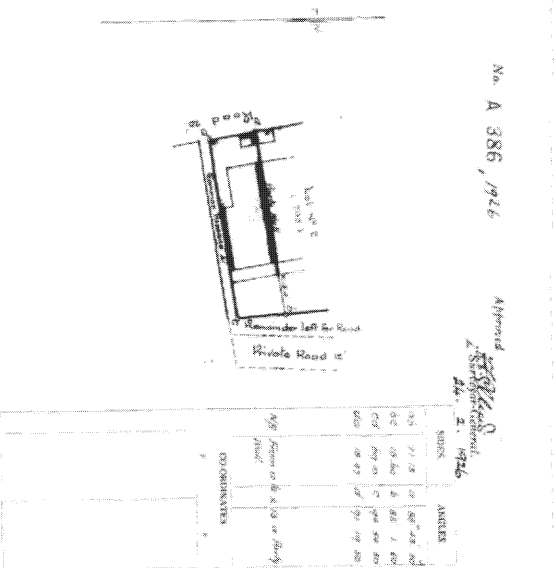


Figure 5: Sgd A386/1926

4. Structures

Buildings on what is now Erf 349 are shown on the transfer deeds for the first time in 1892 when the property (Erf 733) was sold by John Foulds to John McIntosh. Rennie (1983:57-58) states that these houses were built for John Foulds by John Parker in 1892. The buildings on Erf 733 are described as single storey dwellings which originally had corrugated iron verandahs with paired timber posts and balustrades (Rennie 1982:58). The house on Erf 349 has undergone much alteration.

5. *Architectural assessment (Tiaan Meyer)*

The existing dwelling on Erf 349, De Waterkant, shares a party wall with No. 70 Loader Street and is separated from No. 66 Loader Street by an unused service lane. The site stretches from Loader Street in the south to Bayview Terrace, a public pedestrian walkway, to the north, with good views towards the V&A Waterfront, harbour and city.

The dwelling forms part of a row of 4 attached dwellings in a larger series of terrace houses that were built in the late 19th century (Rennie 1983: 57-58). Only two dwellings in this group have remained single storey structures - one being the property in question - while the other dwellings have been severely altered, with additional storeys being added to two of the four dwellings. Additionally, most of the dwellings in Loader Street, including many of those in the vicinity of Nr 68, have been turned into multi-storey structures.

While the dwelling has remained a single storey structure, it has been severely altered over the years. The most significant alterations took place in the late 1930's, when the original structure was stripped of any visible Victorian elements and left with little more than vague architectural references to the then prevalent Art Deco Style. Portions of the original timber fenestration have been replaced with steel-framed windows. Unightly steel burglar bars were also added in recent years. While timber floors have been retained in the lounge/dining area, no typical historical interior elements such as fireplaces are evident. An unattractive and now ramshackle carport structure with a translucent sheet roof has been added to the Loader Street portion of the building.

The building is in a terrible state of repair with numerous structural cracks visible on exterior and interior walls.

Therefore, although the existing structure on Erf 349 is older than 60 years, it can reasonably be argued that the building no longer has enough architectural or historical value to merit its conservation. The numerous additions and alterations to the building envelope, doors, windows and other openings have robbed the building of its historical value, while the structure's ramshackle condition ensures that it detracts rather than adds value to the Loader Street- scape and the urban quality or sense of place of the broader De Waterkant area.

6. *Recommendations*

It is our opinion that that the redevelopment of 68 Loader Street will have a low density impact on destroying historic graves. Our current understanding of the distribution of historic, and prehistoric graves, indicates that burials are more likely to occur in the west of the city close to Somerset Road in Green Point, or directly above Loader Street in the Bo-Kaap at the Tana Barru. Never the less we suggest that a monitoring brief be undertaken by an accredited archaeologist while the floor of the current dwelling is removed.

In the event that humans skeletal remains are exposed during the demolition process a cease work order should be issued by Meyer & Voster Architects, and a public participation process undertaken as set out in the National Heritage Act (Section 36 1999).

7. References

- Cook, M 1963. The Malay Quarter. Unpublished article, NLSA.
- Kotze, NJ & van der Merwe, JI 2000 Neighbourhood renewal in Cape Town's inner city: Is it gentrification? Journal of family ecology and consumer sciences Vol 28(2000).
- Kube, G & Hill, R 1996. Living in Loader Street. Claremont: Rue Publications.
- Patrick, M & Cliff, H 2005. Phase 1 Trial Excavations at Erf 741, Cape Town 29 Chiappini Street, Green Point. Unpublished report prepared for Aquacore Developers.
- Rennie, J (ed) 1983. The buildings of Cape Town: Phase 2 Volume 3. Cape Town: Cape Provincial Institute of Architects

www.dewaterkant.com/history

Appendix 1
Summary of transfer history

Erf No	Diagram	Deed	Date	Extent	From	To
350	38/1838	146	20/02/1838	IM 359 SgR	Burgher Senate	Hendrick Gerkens
337		1256	6/04/1891	IM 119 SgR 132 SgF	DD Maag	John Foulds
733	546/1892	3624	21/07/1892	49 SgR 9 SgF	John Foulds	John McIntosh
		6643	7/07/1919	49 SgR 9 SgF	Estate Late P Buriski?	E Zammit
349	386/1926	2383	17/03/1926	9SgR 1SgF	E Zammit	Jacobus Johannes Mellet
		10130	15/10/1940	9SgR 1SgF	JJ Mellet	José de Jesus
		20127	31/08/1947	9SgR 1SgF	J de Jesus	A de Jesus Rodrigues
		26819	20/11/1960	9SgR 1SgF	A de Jesus Rodrigues	Margaret Stanley