

DISTRICT SIX

A SURVEY OF ITS HISTORICALLY AND ARCHITECTURALLY IMPORTANT
BUILDINGS AND COMPLEXES, AS WELL AS A RECOMMENDATION FOR
POSSIBLE PRESERVATION OF PARTS OF IT

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D I S T R I C T V I - A SURVEY OF ITS HISTORICALLY AND
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History

The area surveyed is delineated by Canterbury Street, Roeland Street, De Waal Drive, Zonnebloem College, Searle Street, Newmarket Street and Sir Lowry Road, and covers a trifle over half a square mile. At the beginning of the 19th century this area was not yet built up, with the exception of a number of smaller farms or gardens: Welgelegen, Hope Lodge, Zonnebloem, Bloemhof, Hanover House etc. Buitenkant Street then defined the limits of built-up Cape Town. As the population of the city grew, however, more and more of these gardens were split up into smaller lots and here and there houses with a more urban character (such as Harrington House just outside the District) were built alongside the pathways that crossed the area on the lower slopes of Devil's Peak.

Then, about the middle of last century, the city burst its bounds - roughly half a century after the similar explosion on its other flank which resulted in the Malay Quarter - and within a mere few decades, before the end of the century, the area was gradually built up except for the parts higher up the slope.

At this time the District was often referred to as Kanaladorp, a name which persists till the present day and probably derives from the Malay word for "please" if tradition holds it correctly - a picturesque reminder of the help that the early inhabitants gave one another in building their houses. It was also known as District no. 12 for a while, until in 1867 the area between "the Castle moat, Canterbury Row, Constitution Street, Devil's Peak, the Military Lines and the Toll Bar" became the sixth district of the six into which municipal Cape Town was divided.

By the year 1864, when a thorough survey was taken of the District's inhabitants, the built-up area extended only as far as Stuckeris and Clifton Streets. In this area there were then some 850 householders (nearly 100 of the houses being the property of one man: J.A.H. Wicht). It is probable, therefore, that many of the surviving houses in this area date from several years before 1864. Between this date and the end of the century, however, this number of stands was more than doubled within the same area, by the halving of blocks, the creation of alleys and terraces, and generally denser building. It was a mixed area at this time: in 1868 the 500 parishioners of St. Mark's Church consisted of 300 whites and 200 coloureds.

Types of houses

As a result of the fact that the old houses in District VI all date from within a relatively short span of time: four, at the outside five decades, it is difficult to distinguish a clear-cut chronologic pattern in their architecture. On the whole it can be said that, as no thatched houses were built within the urban area, the earliest houses (e.g. before the advent of corrugated iron in the '60s and '70s) had flat roofs; they were nearly all single-storeyed. But these continued to be built until the end of the century, whereby it is possible to distinguish the later types because of their simpler parapet mouldings and the larger panes of their sash windows.

Then from circa 1870 onward, concurrent with the later type of flat-roof houses, a second type made its appearance: those with fairly flat-pitched, corrugated-iron roofs, built end-on to each other, with straight "gables" (the ^{fire}walls dividing house from house) projecting above the roof making interesting staggered patterns alongside sloping streets.

Very few double-storey houses existed among the earliest buildings. Towards the end of the century and during the early years of the present, the increasing density in the area necessitated two-storeyed tenement buildings; they never, however, outnumbered the original type of single-storey cottages, which continue to be characteristic of District VI till the present day.

Yet the surviving architecture of before 1900 is rapidly disappearing. There is now about 145,000 feet of built-up street frontage in the area. Of this some 105,000 feet was probably built up by the end of last century. Only roughly half of that, 55,000 feet, still stands today. Most of the changes have taken place in the industrial area forming a strip on either side of Sir Lowry Road; the industrial area at the end of Chapel and Pontac Streets; the business areas along Hanover, Upper Darling and Caledon Streets; the flatland above Constitution Street; a strip cleared for the building of the new highway cutting diagonally across the north-eastern part of the District; and the area cleared and not yet again built upon between Caledon, Tennant, Stone and Clifton Streets.

But elsewhere, too, there are few blocks that have not been gap-toothed because of delapidation; where a modern or modernized corner café, bar or shop has not made an appearance; or where the occasional small industry has not replaced a row or two of original cottages. Added to this is the fact that few of the older dwelling units are in anything better than slum condition.

Significance

What then, if any, is the architectural, aesthetic and/or historical value of old District VI or parts of it? Basically, then, the area

still with a fair degree of individuality and on the traditional Cape pattern also used in the Malay Quarter a few decades previously; the later ones with more and more features directly derived from Victorian England but still unmistakably Cape in character although with less individuality because more rapidly and regularly built than the earlier ones.

It is difficult for the casual visitor to the now largely delapidated area to gain an impression of what it must have looked like when first built. Many older slum areas seem to have a picturesque quality about it and District VI, too, attracts numerous artists. To them, and thereby culturally speaking to all South Africa, the disappearance of the old District would certainly be a sad loss. But this, in itself, is insufficient justification for the preservation of one of South Africa's worst slum areas.

In any case, the District certainly was not always a slum area and in several parts shows a distinct generosity in layout which has largely gone lost because of cluttering through over-population. Any attempt at partial preservation must take this fact into consideration.

Being a lower-class area, few of the original buildings have any claim to be preserved on their individual merits, though their design is often pleasing and of good proportions. The main value of the original architecture of the District at its best lies in its totality: in its ability to create an intimate environment based on the human scale, and in its often skillful use of the sloping terrain. Complexes which recommend themselves for preservation will therefore have to be those which are comparatively unbroken and unspoilt by modern or modernized buildings, as well as being representative of the above-mentioned characteristics.

But quite apart from any aesthetic considerations, there is the cultural-historical factor. It is generally agreed in Western Europe today that representative examples of the architecture or town planning of the past should be selected, brought back to their original form and preserved. In Europe this can often be a costly undertaking, whereby the State has to spend millions on the preservation of large monuments such as cathedrals or town-halls, which yield little or no return.

In our country there are few such monuments; most of our old architecture is of domestic nature. In District VI, too, this is the case. The restoration of the type of dwelling such as is to be found here has been proved over and over again to be a profitable proposition, or at worst one which needs not be an undue burden on the community. In areas like Wynberg, Newlands and Green Point hardly any "cottage-type" dwellings are to be found for purchase and restoration anymore, and it is a foregone conclusion that in District VI in which the worst slums are cleared, where greenery and open spaces have been re-introduced,

Possibilities for preservation

In determining areas suitable for preservation, therefore, one should also select those which are most "liveable", e.g. which are furthest removed from the main traffic and business arteries and industrial areas. But in addition to selecting what, an important question to decide is how much is to be preserved. There will be those who clamour for the preservation of large sections of the area. Such a thing would have been difficult enough in the Malay Quarter, which is a much smaller area where in proportion to its area more has survived, and where the architecture on the whole is of greater importance. But most of the vast area of District VI has been, if not entirely "modernized", at least interspersed with later structures to such an extent that the sense of totality has gone lost and there would be little point in the retention of the many fragmented parts of blocks.

It has, on the other hand, also been stated that District VI is "too far gone"; that its decay and fragmentation have progressed too far for any preservation to be at all worth-while. This observation has been proved by our survey to be as invalid as that of the advocates of wholesale preservation. A careful, street-after-street study of the surviving old architecture in the district is most revealing, in that a few small clusters of fairly intact architecture immediately present themselves.

On the accompanying plan scale 1:2400 of the whole District a blue line represents architecture of between 1870 and 1903 and a black line that of before 1870 (very approximately because of scarcity of data and the overlapping of styles). A red line indicates interesting and comparatively unspoilt architecture - again a very subjective appraisal, but one in which we have attempted to refrain from overstatement.

Recommended areas

Four of these clusters, the preservation of which we regard as essential, have been surveyed in greater detail; see the four plans scale 1:480. On these the same symbols have been used as on the 1:2400 plan, plus the actual extent of the recommended preservation, which has been indicated by two kinds of hatching in red. Double hatching represents preservation we regard as essential; single hatching indicates architecture of which we would welcome the preservation but without which the clusters would still be of interest; in other words optional preservation. We shall presently describe these four clusters in more detail, after which we want to mention a few other areas of some, though lesser, interest.

But before doing so, we should like to make one thing very clear. We saw above that the original 19th-century street-frontage amounted to some 105,000 feet, of which some 55,000 feet survives. The street-frontage recommended for essential preservation amounts to a bare 4300

percent is surely an extremely modest proportion for a district where planned preservation is possible thanks to the advantages of wholesale replanning such as envisaged by the Department of Community Development. For Cape Town proper the percentage of the old architecture that is still standing must lie well below one percent, which is perhaps the saddest fact in the entire cultural life of our nation. Where therefore parts of old Cape Town still can be saved, as is the case here, such an opportunity should be seized.

The following recommendations are therefore not a list from which, in turn, selections can be made. They represent the barest minimum, but if followed, will present tiny microcosms of old District VI, complete within themselves yet so small that they will not stand in the way of a drastic replanning of the area. Anything less will indeed be hardly worth-while.

1. Vernon Terrace

Demolished

The block bounded by Mount, Caledon, Van der Leur and Constitution Streets is so large that pressure on building space made it necessary to make more economic use of it. Vernon Terrace was the result: the block was hollowed out, thus finding space for some 25 more dwelling units to be erected round a quiet little interior square of most pleasing proportions. Its detailed history is not known to us, and would have required many weeks of investigation at Deeds Office and Archives to find out. Even the Historical Society, which has done some such research, can throw little light on the subject - or for that matter on the history of any part of the District in particular.

Judged on style one could date the buildings in Vernon Terrace at circa 1890, while some nearby buildings, notably those in Van der Leur Street, seem to date from 1860 or before. This difference in age, of course, tallies with the suggested development as sketched above, and is also borne out by verbal evidence from some of the older inhabitants.

The frontages of the terrace houses run parallel with the surrounding streets - facing inward of course - except on the south side, which runs obliquely, expressing a steep rise in the terrain. This latter row has a terrace or rather wide stoep-like platform in front, bordered by a wall once undoubtedly handsome but now partly tumbled down. The houses surrounding the square are flat-roofed with moulded parapets (except one row which lost it when a storm ripped up its verandah), with decorative urns in prominent spots. Low walls separate the stoeps of the houses; each of these walls was once adorned with a small lion in plaster not unlike the Anceith ones in the Gardens; only one of these is now left - badly damaged!

That Vernon Terrace when built was meant to be a more ambitious piece of architecture than mere workers' quarters - it seems in fact in its early years to have been inhabited mainly by Jewish people - is also

with fine eaves treatment. The Caledon Street entrance is even more striking: the terrace is approached through an archway, up a flight of steps and then through a cast-iron gate with neo-gothic tracery and embellished with urns.

In the centre of the square there used to be a tree. There is no paving and the whole terrace now looks delapidated and neglected - none of the various landlords understandably is anxious to spend much money on it now. But it is the kind of precinct that would be much in demand by young homemakers if repaired, painted up, paved and provided with greenery. The houses are of course far too small for the large families that now inhabit them, but they would provide ample room for families of two or three.

To our mind it is of foremost importance that Vernon Terrace itself should be preserved; as an example of sympathetic late-19th-century planning, modest but thoughtful, it has few equals in Cape Town. But what of its immediate surroundings? Adjoining it, in Van der Leur Street, the long row of flat-roofed houses dating from about 1860 is one of the best in the District and we suggest strongly that they should be included in our "first priority" nucleus. There used to be a lane between Vernon Terrace and this street, which could be opened up again and would thus provide a link between both groups.

The preservation of the double-storey houses higher up in Van der Leur Street is optional; especially interesting is the one on the corner of Constitution Street, of face brick with unusual details. The south-eastern side of this street is mostly old, too, but partly modernized; we recommend only a small portion for optional preservation, namely near the corner of William Street, where there is a double-storey terrace of tenement houses dated 1903. Of this terrace the De Korte Street side could be demolished, making the William Street side more liveable. The reasons for this late building's being classed for possible preservation are (i) that of this type of building one or two examples should be preserved; nowhere else is this feasible, and (ii) the fact that it makes a picturesque vista from the bottom of the nameless little cross street in which a row of charming and very early houses (pre-1860) have also been marked for optional preservation. Clyde Hall, in Van der Leur Street, was apparently once a synagogue for the many Jewish people living in this area.

There seems to be no need to preserve the Caledon Street "outside" of Vernon Terrace, except for the gateway itself. The same applies to the Mount Street side, but here the double-storey houses flanking the entrance to the Terrace should stay. The two rows of cottages adjoining them in Mount Street are not important, especially as the other side of the street is not old.

Essential preservation in the Vernon Terrace area involves some

2. Roger/Tyne Streets area

Devon, List 4

Here we have another cluster of old architecture, like Vernon Terrace away from the main arteries (or at least not touched by them). It is another "must" for preservation. This area contains some of the most representative architecture in the District; it contains several interesting vistas because of the irregularity of its street plan (intermediate between two different grid-iron patterns); it even contains a little "village square" where a few period-style shops should do well and which would make this little area a true "Little Chelsea" if ever there was. And it is a quiet area, even today one of the cleanest and pleasantest in the District. These, we feel, are ample reasons why this cluster almost in its entirety should be strongly recommended for preservation.

Roger Street between Tennant and Tyne Streets is the spine of this area. It contains flat-roofed cottages, probably from about 1870 - those on the north-eastern side in face-brick. The latter form a charming vista seen from Godfrey Street, which street for one block is also unspoilt. The view down Roger Street from the little square is very attractive, terminated as it is by a modest double-storey house in Tennant Street; amazing how these double-storeys always seem to be in the right spot, and certainly seldom by coincidence. The houses in this part of Tennant Street have been marked for optional preservation, but this particular one is essential.

Tyne Street, too, offers a good vista seen from the little square and for one block and a half should be preserved; nearer Hanover Street it is spoilt but a double-storey row across Hanover Street, late 19th-century, terminates the vista adequately and would be a suitable Hanover Street "business block" for possible preservation - just one "for the record"! The short stretch of Parkin Street between Godfrey and Tyne Streets should be kept, as should be the Tyne Street end of Aspeling Street. On the south corner of the latter two streets stands an interesting, early (circa 1865) double-storey block - one of the best in the District and a key-piece for this area. A short row of early cottages in the little dead-end side street of Aspeling Street is good and pleasantly situated.

The double-storey houses on the little square itself are partly spoilt, though also old. Their importance here is such that they must be retained; if turned into shops, it should be seen to that this happens in style: if anything, it will affect their business favourably:

Comparatively few houses in this area have been recommended for optional preservation: apart from those already mentioned they are a few on or near the Godfrey/Parkin Street crossing (partly modernized) and a row in Chapel Street. The latter street of course is becoming increasingly dominated by industries, but this short row, if preserved, would form an attractive entrance to Tennant Street and thereby to the

Double-storey houses (slightly altered) standing obliquely (showing how the two different grid-iron patterns were here made to join) and therefore with gardens in front.

Approximately 50 units are recommended for essential preservation; an additional 35 units for possible preservation.

3. Moravian Hill

The third of the four areas which we strongly recommend for preservation is one which centres round "Moravian Hill", the property of the Moravian Mission Church ("Hernhütters"). This property itself, an oasis of peace in the midst of the District, is one of the few that has definite historical as well as aesthetic importance. It occupies the block bounded by Frere, Richmond, Ashley and Arundel Streets, of which the larger part even today is a lovely garden. In the centre of this block but towards the top stands a beautiful double-storey house of fine early-Victorian style: fanlight, louvred shutters, in good condition. It dates from circa 1850 and was - we understand - built as a doctor's residence. Most of typical Cape garden wall that once ran along the garden still exists. In 1885 the property was acquired by the Moravian Missionary Society, who turned the house into a parsonage and on the south-eastern part of the property built a simple church - not of great architectural merit but certainly deserving to be left standing. The balcony in front of the house also dates from this time. The Moravian School on the other side of Arundel Street is partly as old, but has totally lost its character since.

Scattered about in the vicinity of Moravian Hill are several interesting groups of old houses. The area is laid out in regular checker-board pattern and misses the interesting vistas of the Vernon Terrace and particularly of the Roger Street nucleus, but this part of District VI, on the higher slopes above Hanover Street, has a charm of its own and one in which this particular nucleus would be a representative section to preserve.

The block immediately below Moravian Hill is virtually unspoilt and one of the best in the District. Interesting is a row in Ashley Street opposite the Mission Church: they are built of stone in German fashion, apparently simultaneously with the church in 1885 by the Mission Society itself. The best houses of this block, probably dating from the 1870s, stand in Cross Street: they have fine mouldings with crenellations and fieldings. Luckily the street surrounding this block also have old houses on their other sides, although those in Arundel Street have been given steel windows - they obviously all belong to one owner! All this is recommended for essential preservation, as well as a few houses near the Frere/Arundel Streets intersection, "protecting" Moravian Hill from the south-western side.

A small distance away from this cluster and unfortunately

Peak behind. The blocks opposite have been totally razed over recent years, and the Clifton row therefore stands rather isolated though as a result visible from far. They probably date from circa 1860 or even before, and are easily the best that is left of what must have been the original "Kanaladorp" of which the now demolished part must have been the heart. Their preservation is essential.

Only two houses across Clifton Street survive, fairly early one, too, which we have marked for possible preservation; they lend scale to the row opposite. Then there is St. Mark's Church, built in typical neo-Gothic Anglican architecture and of Table Mountain sandstone, in 1887 as a thanksoffering for Queen Victoria's jubilee. Though not of immense importance, it is certainly the handsomest church in the District and strongly recommended for preservation.

It would be desirable if this small Clifton Street group could be connected to the Moravian Hill group. The obvious link is Ashley Street with its interesting S-curve at this point, but its old architecture is not uninterrupted. We have marked it for optional preservation, including a strange double-storey house built partly of rails, as well as a delapidated alley behind. This S-curve could be a pleasant little precinct if tidied up.

Essential preservation in this area involves some 64 units; optional preservation an additional 20 units.

4. Lee Street

In an entirely different section of District VI, of a slightly later date, survives what is now one of its most striking and perfect little architectural vistas. Preserving it would not involve an extensive area: only the top block of Lee Street, nicely multi-coloured flat-roofed cottages dating from the 1880s on one side and pitched-roof ones on the other, as well as a few well-proportioned double-storey houses in Eckard Street, late 19th-century, which form the perfect termination for the Lee Street view.

Here, too, the recommended area would gain by the preservation (optional) of a few peripheral buildings. At the western end of Eckard Street is a dead-end alley, now badly looked after, that could be extremely liveable. They back onto a triangular square that could be given greenery and onto which faces another row of cottages that would surely find tenants of the "Chelsea" type.

The block bounded by Pedersen, Lee, Aspeling and Russell Streets is an unspoilt, representative example of the later type of building, circa 1885: more regularly built and obviously designed as a whole. Of the many blocks like this in the Russell Street area, this one could be singled out for possible preservation because of its adjoining the Lee Street group.

Essential preservation in the Lee Street area involves some 15

Various groups of lesser interest

We repeat that in our opinion the above-mentioned areas marked for essential preservation, besides being the absolute minimum (they comprise in all no more than some 167 units out of the 2500 or so old houses still standing and nearly 5000 that there must have been by the end of last century), would at the same time constitute just enough to form a representative selection of the old District - if they are preserved.

In compiling this survey, however, we have not taken any other factors but historical and aesthetic ones into consideration. We realize that matters like ownership and zoning may create an occasional problem - although we hope that the zoning, in particular, will take due cognizance of our recommendations instead of preventing their implementation.

We should now like to mention a few groups of lesser interest, the preservation of which is not essential but could be considered if any of the urgent recommendations could not be followed up - or in the unlikely event that it is decided to preserve more than the four essential clusters!

There is firstly an impressive row of cottages at the top of steeply sloping Horstley Street (west side). Because of the open ground opposite, this row makes a striking sight from the corner of Cauvin and Constitution Streets, with Table Bay in the distance. Its preservation is very desirable.

An interesting bit of District VI is Ayre Street - but also one of its most slum-like parts. The short cross street into which it ends and which connects Hanover and Caledon Streets contains two picturesque flights of steps and a double-storey house which - again not by coincidence! - forms a focus to Ayre Street. Then there is a fine row in Ayre Street itself. It is a pity that so many gaps exist in this area; it would otherwise have qualified for essential preservation. A short street nearby, not inaptly called Rotten Row, contains some interesting houses, among the oldest in the District.

Canterbury Street, which forms the city-side boundary of the District, contains a fine row of early houses between Caledon and Longmarket Streets, and lower down, in Upper Darling Street, stand a few double-storey houses, prominently situated and a true landmark. This area, however, seems unlikely to us to be suitable for preservation.

An interesting terrace of double-storeyed houses stands in Muir Street between Selkirk and Chapel Streets; it is illustrated in R. Newcock's book. It is unfortunately partly provided with steel windows and in its isolated situation amidst increasing industrialization no longer very important.

In the areas above Constitution Street between Cannon and De Villiers Streets and between St. Vincent and Birchington Streets there are several intact groups of very late-19th- or early 20th-century single- and double-storey houses which hardly qualify for preservation on the grounds of historical interest. Yet they are very typical of their period and pleasant

English Victorian tradition (note, incidentally, the abundance of pukka English street names!) are to be found in the Upper Ashley Street area: parts of this street itself, Summer Hill Road, Lavender Hill Road, Springfield Street. This could be quite an attractive area if the unity of its architecture, now still fairly intact, is retained.

Almost the greatest density of surviving late-19th-century buildings is to be found in the blocks around Combrink and Russell Streets, although rather regularly and monotonously laid out. If the more important areas set out above are preserved, there should be no need to insist on keeping this area intact.

Another small housing scheme to survive intact is that between Queen, Roger, Sheppard and Pontac Streets, including a short dead-end terrace. It is very typical but too cramped and unpleasantly situated to deserve preservation. The same applies to the blocks near Francis and Dorset Streets - although this, again, is an interesting example of an English-style enclosed workers' precinct of circa 1900.

The best example in Cape Town of this type of planning, however, is Javendish Square, just outside the District. That it is nevertheless mentioned in this survey is because if it is protected - which we believe it should be - it would lessen the need to preserve any similar but less interesting areas within the District such as described on this page. An equally charming area of this kind, with slightly better-class houses, is Upper Harrington Street between Roelana Street and Maynard Street, the little square at its end, as well as the lower part Maynard Street. Historical Monuments Commission please note!

Individual monuments

There is in District VI a paucity of individual buildings of outstanding merit. We mentioned St. Mark's Church in Caledon Street (1887) and the Moravian property in Ashley Street (circa 1850 and 1885). Most other older public buildings, churches and mosques are of insufficient age and aesthetic interest to be left standing for these reasons only - though there may well be other reasons for their preservation. Churches like the ones on the corner of Cowley and Chapel Streets (1899) or mosques like those in Chapel Street or Albert Street are landmarks in the old District. But with a different population and for 90% a different town-scaping they will have less value than even a handful of typical cottages preserved in context.

Besides St. Mark's and Moravian Hill there are, however, a few other structures of slightly more historical importance. Outstanding among them is of course the old Zonnebloem homestead, now the residence of the warden of the Training College of that name. Though heavily "Georgianized", it remains the only surviving H-shaped Cape Dutch homestead in Cape Town and its immediate vicinity, dating from the mid-18th century. Some of its outbuildings also survive, now flat-roofed and

VI towards Table Bay. The house, incidentally, would gain tremendously by a sympathetic restoration.

Closely interwoven with the history of Zonnebloem are the "Lines of Munnik" or "French Lines" built in the closing years of the 18th century, and of which the long green belt (now gradually disappearing) of Trafalgar Park is a legacy. In it still stand the remains of one of the redoubts in these defense, which forms the natural boundary of District VI.

Lastly there is a small house standing in Nile Street, not far from the College, that must be among the earliest surviving smaller dwellings in the District. It has been described as the "Slave Governor's Lodge" - it is not known on what authority - and was once the home of the artist Ruth Prowse. This modest little flat-roofed house judged by its style could certainly be dated at circa 1830 and its preservation is desirable, though Nile Street is otherwise of no interest and lies precariously near to the new Highway.

Implementation

How to implement the preservation and then restoration or at least reconditioning of the four clusters recommended for urgent attention above? We have no knowledge of the workings of the Department of Community Development, but suppose the first step would be to zone the areas in question and perhaps their immediate surroundings for residential use and occasional shop rights. The recommended buildings should then be frozen; it is here that the intervention of the Historical Monuments Commission seems indispensable.

Whether it is the Department or individual owners who will undertake reconditioning, it seems desirable to us that the Historical Monuments Commission keep a check on such reconditioning, in order to guard against modernization as well as "Over-Chelseafication". In this connection the Vernacular Architecture Society of South Africa would again be most willing to be of service.

We should add a word on what some may regard as making the District VI type dwellings unsuitable to good living conditions: its density. The following observations should make clear that this is not the case. It is true that most of the backyards are very cluttered up with lean-to's and temporary structures, but much of this could be removed if the houses are to be inhabited by bachelors, young couples or families of three or at the outside four people. True, the backyards would then still only amount to what in fact is no more than a small patio of 100, 200 square feet. But many of the fashionable Wynberg or Mowbray cottages have no more than that, and what about flat life? If the open areas within our four recommended clusters are given greenery and their vicinities cleared or uncluttered they should become very liveable. In any case, several of the

In concluding, we should once again like to point out that we are convinced that there are far more than 167 families in Cape Town who are on the lookout for a cottage-type home of precisely the type that we have described above, and that the proximity of the District to central Cape Town should prove an additional attraction. We believe that there would even prove to be a demand for those houses that we have marked for optional preservation.

We should like to thank the Cape Town Historical Society for allowing us to peruse their notes on District VI. They are very fragmentary and add very little to what we have had to say, but what documentation their random survey has yielded, tallies with ours.

Cape Town/Stellenbosch, 25th July 1967.



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