

Oriental Plaza

Historical Background: Erf 115714 Cape Town



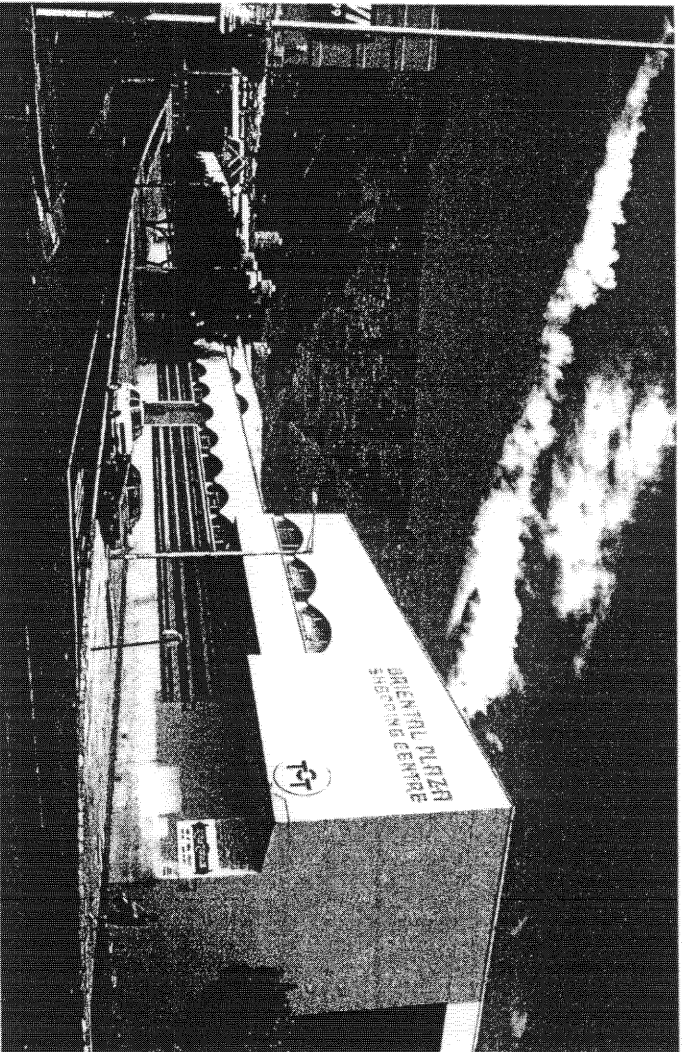
Prepared for Leisure Development (Pty) Ltd
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The Oriental Plaza viewed from Sir Lowry and Muir Street (November 2006)



The Oriental Plaza viewed from Chapel Street (November 2006)

1. Introduction and Brief

This report was commissioned by the Leisure Development Company (PTY) Ltd * to evaluate the archaeological sensitivity of Erf 115714 prior to their proposed development of the site. The area measures 7 025 sqm and will be developed for residential and commercial use. The site is located to the south of Sir Lowry Road and within the broader area of District Six which has been declared a National Heritage site under section 27 (8) of the National Heritage Resources Act. Figure one shows the location of the site in the city.



Figure 1: The location of the site in the western city (Ref 3318CD/Cape Town). The arrow marks the approximate position of the Oriental Plaza

2. Background history

During the 18th century the tiny settlement at the Cape had remained largely within the confines of the Table Valley, with only the more affluent of its inhabitants venturing further afield to create their "gardens" on the higher slopes of the valley. To the west the "Lion" range of hills from the Head to the Tail at Green Point formed a natural

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Executive Summary

Cape Archaeological Survey was commissioned by Leisure Development (Pty) Ltd to evaluate the archaeological sensitivity of the block which forms the Oriental Plaza. The existing building on the erf is entirely 20th century but overlays an early 19th century building phase. The first building appeared on the erf from the mid 1830 when dwelling houses and commercial properties were constructed on part of the land that had previously belonged to Alexander Tennant, the owner of Zonnebloem Estate. The land was subsequently divided into blocks of individual lots. Block E which was located along Sir Lowry Road and bordered by Sydney and Muir Street. Block P lying immediately behind bordered by Selkirk and Muir and Chapel Street

During the early development of the area, owners and tenants were predominately European who had established business in the surrounding area. From the mid 1800s the area, now known as District Six, was inhabited by a multi-cultural group of people which included English settlers who were mostly artisans, as well as a large number of the Islamic and coloured population. With the influx of Jews from Eastern Europe in the later part of the 1800s many owned multiple blocks of tenement buildings which were subsequently rented out

The study area is largely untested by archaeological research and any proposed development at this site would require trial excavations to determine whether or not cultural material from the previous building/residential phase remains *in-situ*. The site, which forms part of the wider District Six area is protected as a National Heritage site (Section 27 of (8) of the NHRA 1999 and is administered by the South African Heritage Resources Agency.

boundary on one side of the valley, but to the west there was no such clear demarcation. There was, however, a stream flowing down from the Platteklip Gorge by way of a wide, open furrow along what is now the Buitenkant and into the moat surrounding the castle - known in the early days as the Capel Slood, it formed the western edge of the little town.

In 1781 a more defined outer limit to the town was created when the Cape Government fearful of an overland attack from False Bay by the English, engaged the Pondicherry Regiment, based here at the time, to build what became known as the French Lines. This was a hastily erected line of fortified walls which ran from Fort Knokke on the beach at what became Woodstock ¹, across the wagon road and up the hill to Munnik's Farm on the slopes of Devil's Peak. Interspersed along the Lines were several redoubts, one of which still stands in today's Trafalgar Park near Searle Street, Woodstock. The main wagon road passed through the lines at a tollgate² and a toll was taken from those passing through into the settlement - flocks of sheep were levied at 2d per head, a horse and cab at 9d and a heavy horse- or ox-wagon an amount of 6 shillings.³

Within the walls of the Lines, above the wagon road, were several old farms and homesteads - Zonnebloem, marked as Munnik's farm on old maps, at the highest point of the fortifications, Roodebloem nearer wagon road, and later, at the turn of the 19th century, Hanover House, the home of the German architect and builder Herman Schutte, after which the well-known Hanover Street takes its name. Gradually, too, property began to be bought along the wagon road to Simons Town, predominantly by those with business interests in the vicinity.

With the huge influx of settlers following the Second British Occupation of 1806, it became inevitable that the population would need to spread into the open areas on the lower slopes of Devil's Peak, and smaller dwellings began to appear in the area between

¹ Now, after reclamation, near the site of the Woodstock Railway Stationa

² The name Tollgate is still used today for the immediate area.

³ The toll prices given would have applied after the start of the British Occupation. Taken from *Know your Cape* by John Muir, Howard Timmins 1975

the Capel Sloot and the Lines. These numbers were swelled after the emancipation of slavery when more than 5 000 slaves, previously housed by their masters, were liberated⁴ and the area rapidly became populated by a mixture of people – newly freed slaves and British settlers – the latter predominantly artisans and labourers.. In 1861 a Frenchman wrote in *The Monthly Magazine*: “Eastward of Caledon Street and its parallels towards Zonnebloemit is a rambling, untidy locality. The houses and streets have a newly settled appearance; and the prevailing idea suggested is that of a busy, striving, energetic population having thrown themselves upon the soil, converted into bricks all but a small portion of it, and built houses of every shape and kind on the remainder...”

Such were the numbers and concentration of dwellings that by the end of the 1860s the area had become totally overcrowded and impoverished; in fact, Cape Town itself was going through a period of social distress and impoverishment. Streets were without lights for lack of civic finance, and it was suggested that lamp-poles be removed to prevent people colliding with them in the dark. If lights were missing, so were street cleaners, and the Press reported neglected courts and streets filled with rubbish⁵

In 1867 the area between the Capel Sloot and the Lines was designated “District Six” as one of the six municipal areas of Cape Town – an area large enough, however, to contain many aspects – of extreme poverty and neglect and of respectability. By this date the cosmopolitan character of the area was already notable. Later in the century the population would receive a further mix with the addition of Jewish and other Eastern European immigrants. A Hebrew school and synagogue were situated in Constitution Street, and a large building in Chapel Street housed aged Jews. Muslims formed a large part of the inhabitants and four mosques were built in the area – one of the largest of which was the Muir Street Mosque, rebuilt in 1938 and known as the Zinatul-Islam Mosque⁶. Over the years, too, more than a dozen Christian churches were built all of which had big congregations. For the most part, however, Coloured and Muslim

⁴ *District 6* George Manuel and Denis Hatfield Longmans 1967

⁵ *Ibid*

⁶ *District 6* George Manuel and Denis Hatfield, Longmans 1967. This Mosque is still standing, just behind and to the left of the Oriental Plaza

inhabitants lived on the upper reaches of the area, beyond Tennant Street, while the lower parts nearer the main road were mainly European preserves⁷

Over the years the overcrowding in District Six increased, and conditions deteriorated even more. During the Anglo-Boer War Cape Town was inundated by an influx of refugees from the Transvaal, and there followed great building activity - many of the old single-storeyed flat-roofed houses were demolished, especially in the vicinity of Caldeon and Hanover Streets, and two- and three-story blocks of tenements took their place - owned predominantly by Jews as hire-houses. In January 1901 an outbreak of bubonic plagues caused widespread mortality in Cape Town, and in March of that year Sir Thomas Graham, the Plague Director, ordered that many slum structures be demolished.⁸ People were ordered to leave their homes within hours, transported to Plague Camps in the vicinity of the Uitvlugt Forest Reserve near today's Pinelands,⁹ and dwelling after dwelling came down in the campaign to eliminate the flea-bearing rats

Gradually those members of the white population living in District Six began to move out of the area. Absentee landlords shamefully neglected their properties and by the 1930s conditions had deteriorated badly; there was gross over-crowding, poverty was extreme, and the area had become largely one of gangsterism, vice and squalor. There was, however, another side to District Six, and it is perhaps this aspect which has set it apart from other such run-down areas - for, interspersed amongst the opium dens, and those crime-infested streets through which it was not safe to walk, were areas of great respectability where families strived to overcome their poverty, their homes well cared for and well loved. There were those too who laboured tirelessly to improve their surroundings and the lives of others. In their book *District 6*, George Manuel and Denis Hatfield write: *A battered old building - once a church- in Muir Street was, in the thirties and forties the centre of a great deal of slightly haphazard but warm and friendly social and cultural activity in the District. A former mayor of Cape Town had left money for its establishment; it*

⁷ *District 6* George Manuel and Denis Hatfield, Longmans 1967

⁸ *District 6* George Manuel and Denis Hatfield, Longmans 1967

⁹ This camp later became known as Ntabeni. During the 1920s the inhabitants were removed and re-settled on the Cape Flats at what became Langa.

received a grant from the City Council and help from the Department of Social Science of the University of Cape Town. Here in those days one would find young boxers and wrestlers in training, or a play in production, or a group gathered for debate....the man in charge of all this varied activity was Christian Vogel who had been a lorry-driver and later worked in a mineral-water factory..... he gathered a library of 15 000 books, few of them fiction, and he read widely if indiscriminately. His influence on the early lives of hundreds of men and women who later gained academic success was very great, for it was he who first caused them to read and think and discuss.

These are the two opposing sides of District Six for which it will be remembered. With the proclaiming of the Group Areas in 1950, the fate of District Six hung in the balance, and in the succeeding years the process of evicting all people of colour from the area began. Eventually all but a few buildings were demolished.

3. Description of the Study Area

The study area, Erf 115714, now known as the Oriental Plaza , originally comprised of two blocks, P and E which were subdivided into thirty-eight erven for residential and commercial use. The blocks were granted as freehold ground situated eastwards of the Castle and south of the New Market on Sir Lowry Road (Vide Figure two).

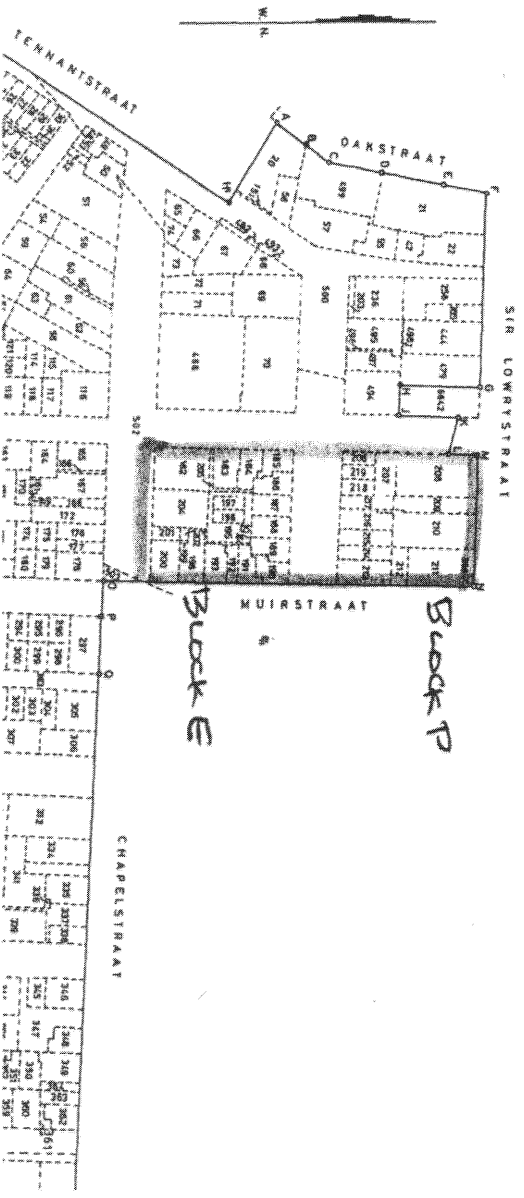


Figure 2: Bock P and E which were subdivided into residential lots in the 19th century
(Plan 10194-scale 1:1000)

An owner can be ascribed to each even from the title deeds search and their details are listed in Table 1. A list of dwellings associated with the lots is also discussed.

From a series of maps we can trace the spatial development of the study area from the mid 18th century and show the gradual urbanization of what was to become District Six.

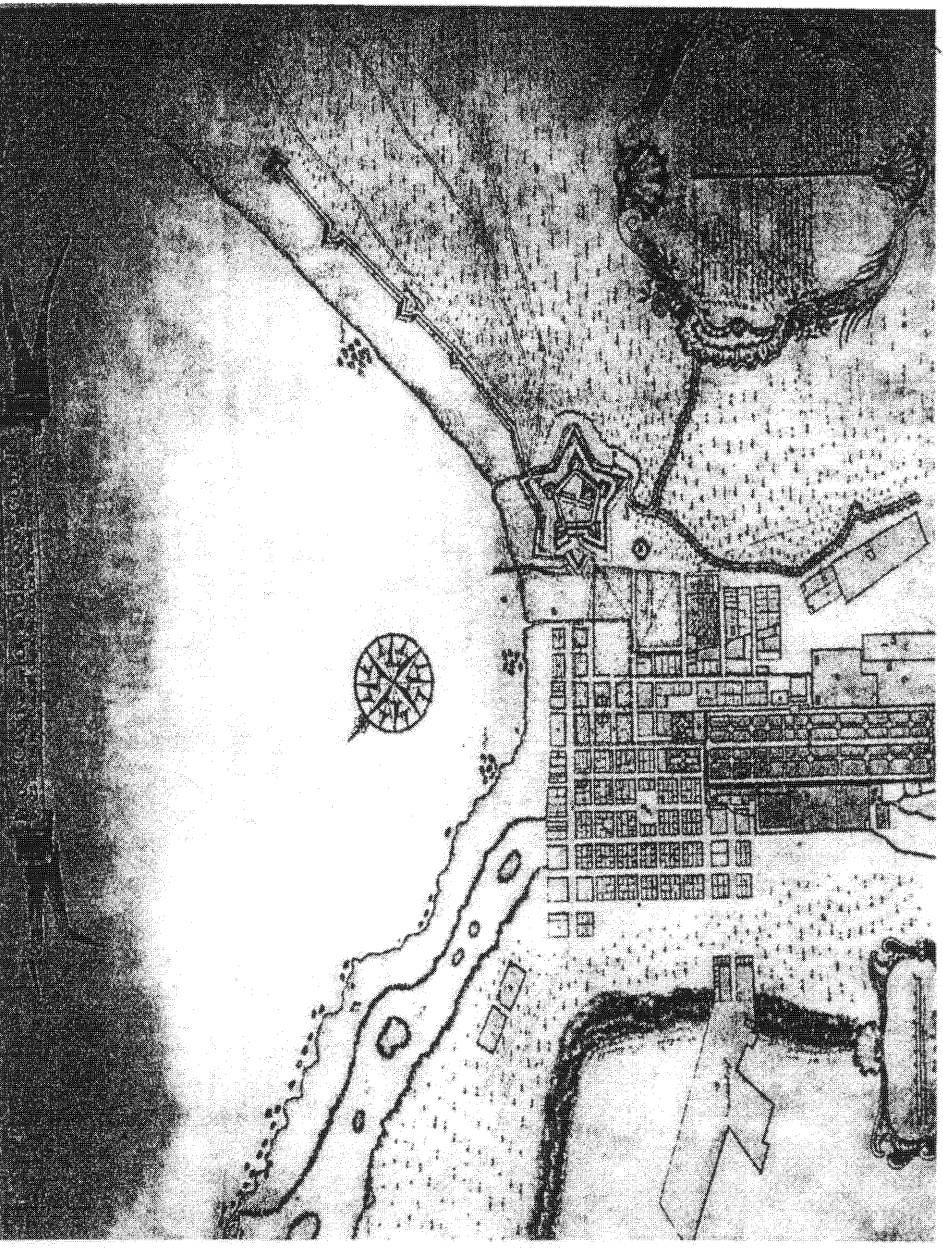


Figure 3: Map of the Cape of Good Hope c 1767 (Worden et al 1998)

Figure three show the castle and the grid plan of streets inherited from the early VOC occupation. Each block contained between 10 and 12 houses surrounded by a market square. Privately owned gardens existed around the company gardens in the upper part of town. No residential buildings are noted in the study area at this time. A series of fortifications from the castle are clearly visible along the shoreline. By the mid 19th century

the Castle and the new market place are clearly visible, the area which would ultimately house Block E and P remains vacant (Vide figure 4). Over the next four decades the area lying to the east of the castle was developed and residential dwellings built on individual lots. Wilson's map of 1878 (Vide Fig 5) clearly shows the new roads which had been set out and the urban development of the area.

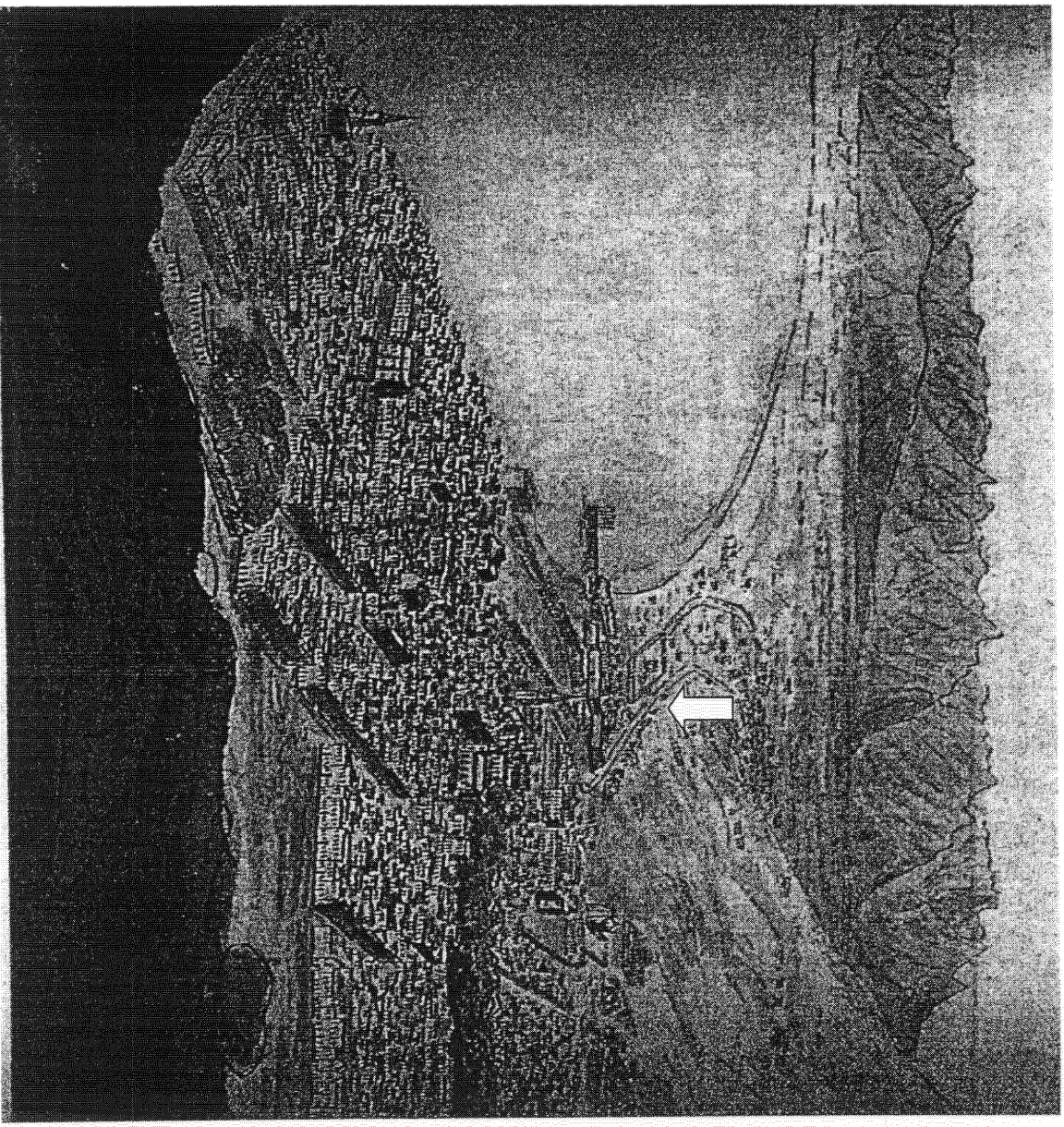


Figure 4: A Panorama of Cape Town in 1832 (Worden et al 1998). The arrow marks the approximate position of the area that later would be developed as District Six.

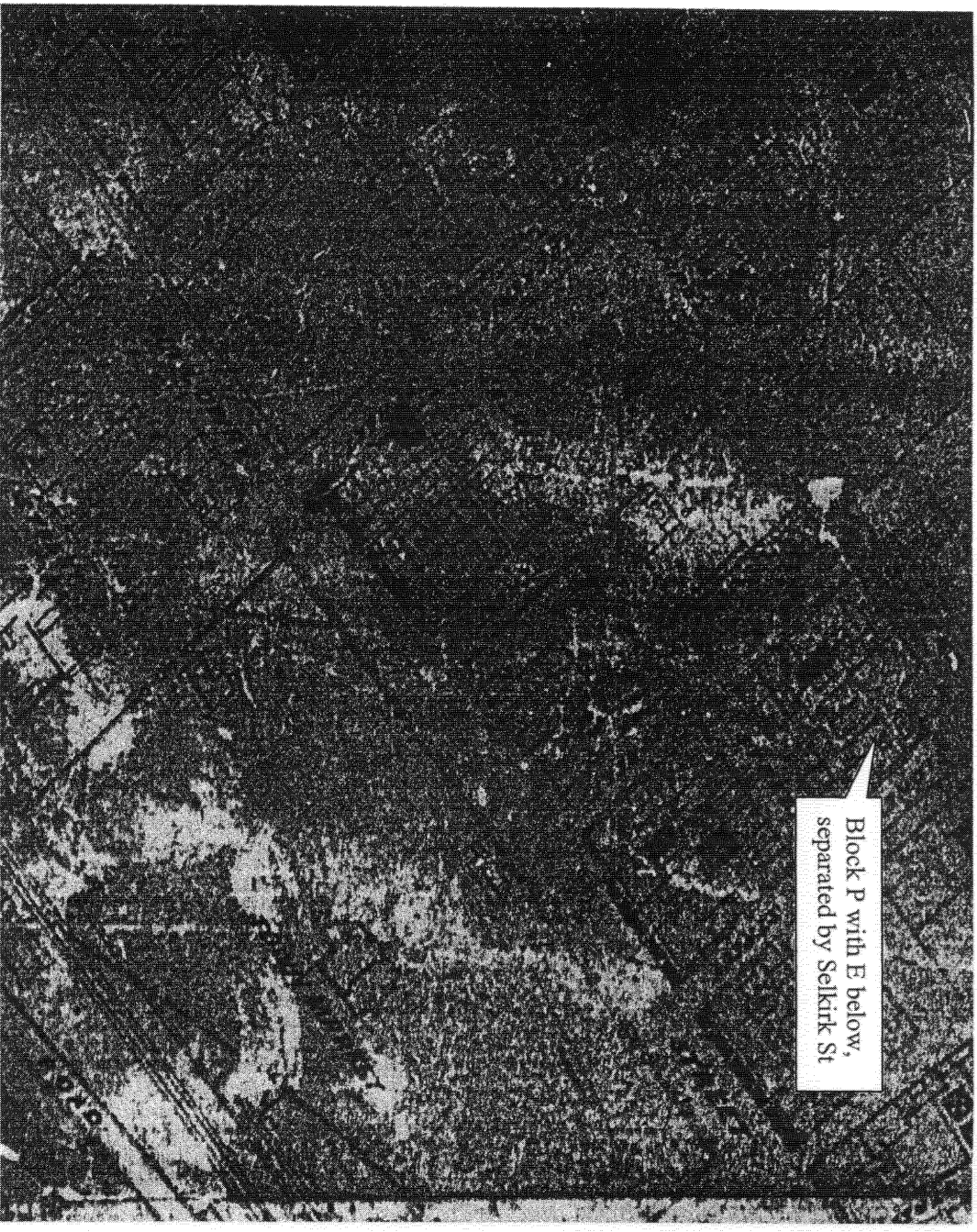


Figure 5: Wilson's Map of Cape Town (1878) showing block P and E which later formed the site known as the Oriental Plaza, bordered by Sir Lowry, Sidney, Muir and bisected by Selkirk Street which no longer exists.

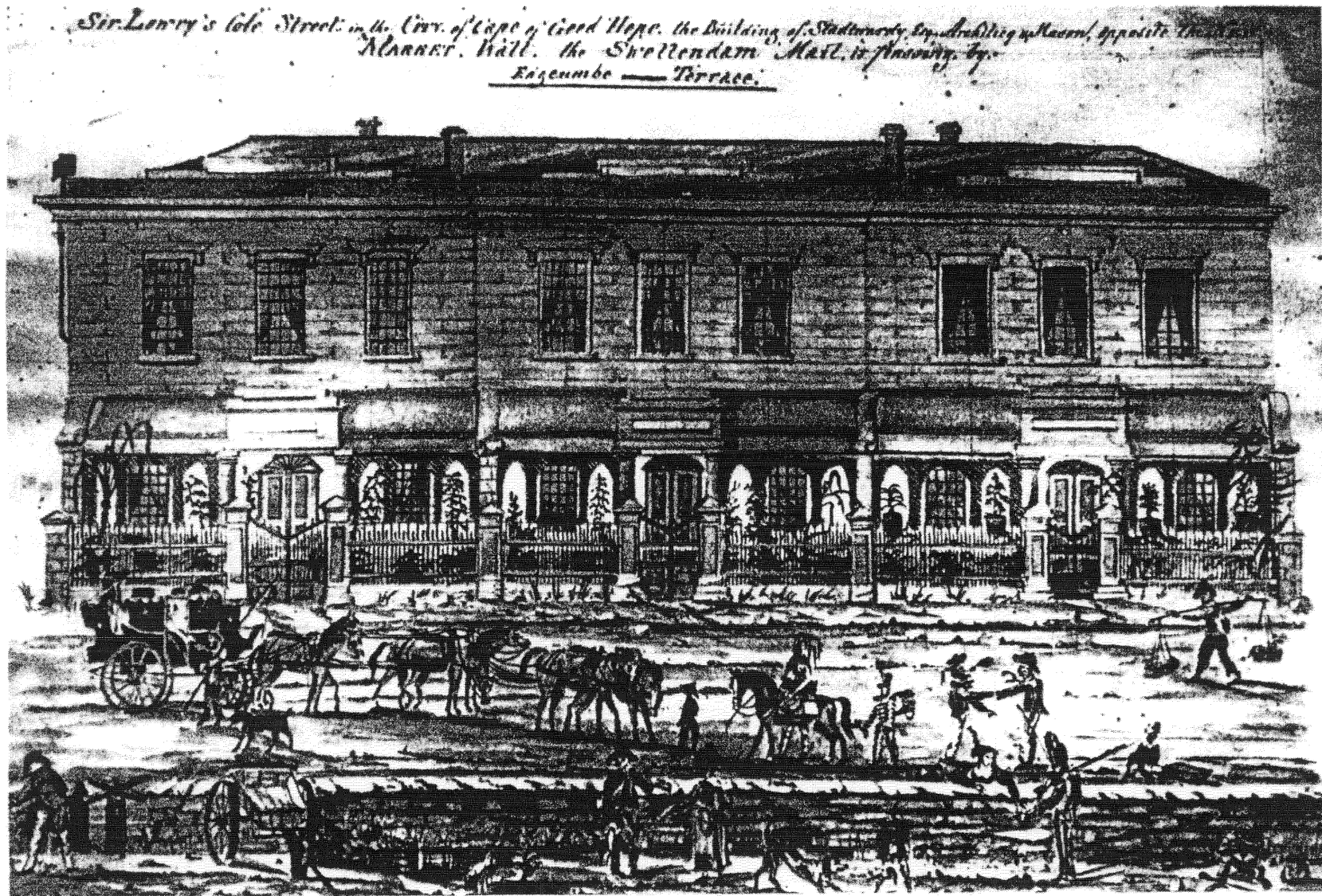


Figure 6: A streetscape which details part of the architectural history of buildings lying to the south of Sir Lowry road. The horse drawn carriage is transporting mail between Swellendam and Cape Town. The new market wall is shown in front of the carriage.

4. Owners & Occupiers - Erf 115714

In 1707 just over 12 morgen of land on the slopes of Devils Peak were granted to Pieter Christiaans. Several owners followed in quick succession until in 1739 it passed to Captain Rudolf Siegfried Alleman, head of the Cape Garrison who kept it until his death in 1762, by which time it had doubled in size. In 1774 his son exchanged the property for the farm Uitwyk at the mouth of the Salt River, and so Zonnebloem is shown on early maps as "Munnik's Farm" after its new owner Jan Hendrik Munnik, Captain of the Cape Cavalry,¹⁰

In the early part of the 1800s Alexander Tennant,¹¹ the then owner of Zonnebloem, and one of the largest landowners on the slopes of Devil's Peak, began to experience financial difficulties. In 1808 he sold the Zonnebloem homestead and by 1810 he had been declared insolvent.¹² Immediately a large parcel of his land bordering the wagon road was surveyed, divided into Blocks of individual Lots and sold by Public Auction. After Tennant's death on 28 May 1814 at the age of 42, the remaining property was sold by his Insolvent Estate. Today's Oriental Plaza (Erf 115714 Cape Town) covers six Lots in Block B (nearer the wagon-road) and six Lots in Block P immediately behind it - bordered on either side by what became Sydney and Muir Streets (Vide Table 1). The two blocks were originally separated by a third road which later became Selkirk Street - but today's Erf 115714 stretches over both blocks with no dividing roadway. One of the major purchasers of property in Block B was Joseph Ranken, a merchant with a business in Longmarket Street¹³ who bought Lot 3 at the first auction in 1810, and later, trading as the firm of Ranken and Scott, bought Lot 6 in 1818. Another purchaser at the 1810 auction was the firm of Houghton & McDonald, merchants of 8 Keisersgracht who, in fact, only kept the property for two years before selling it back to Alexander Tennant in

¹⁰ Standard encyclopaedia of Southern Africa

¹¹ Alexander Tennant, born in Scotland, arrived at the Cape in 1796 aged 29. Became very successful as a ship-owner and slave-trader. In 1800 he bought the farm Zonnebloem from G.F. Goets and increased his holdings considerably during the next few years.

¹² MOIB 2/609.94 Insolvency Records
¹³ *African Court Calander 1811 (Cape Almanacs)*

July 1812. Of the early buyers, Ranken retained his property for the longest period, selling his last portion in June 1833.

One of the major buyers of property in Block P was Clement Binz, a Wine Merchant of 23 Buitengracht, and the new owner of the Zonnebloem homestead. Another was Olaf Godlieb de Wet, then Weighmaster at 47 Loop Street but who would, within the next two years, be promoted to Director of the Town Market at 19 Strand Street. His would seem to have been a purchase showing foresight, as plans were afoot during that period to establish a large new early morning market on the road to Simons Town - the site being located immediately opposite Block E. Over the years the properties in both blocks changed hands fairly frequently, with one or two major owners appearing - among them Robert Gray Hodgson, Henry Batt and his widow Martha Bond Batt, and Isaac Manuel, whose address is given in the Almanac of 1817 as Tavern, 68 Long Street. Whether or not Manuel kept a Taphouse on his property in Block E has not been established. What does emerge from those early Transfer Deeds is that there do not appear to have been buildings erected on the individual properties until circa the mid 1830s - Deeds from 1833 onwards nearly all refer to "buildings" or "house" or, in one case, a "Store". In the early part of the 1820s an Englishman named John Cannon arrived on the scene and over the following two decades he steadily bought and sold numerous Lots and sub-divisions in both Block E and Block P. By the middle 1840s, however, he found he had over-reached himself, and in July 1843 the following Advertisement appeared in the Government Gazette ¹⁴

PEREMPTORY SALE OF LANDED PROPERTY

On Wednesday, 26 July 1843 will be sold by Auction Peremptorily to the highest bidder, on the Premises by Order of the Supreme court, in Two Lots:
A very commodious Double-storied Dwelling House, A Double Store and Building Lot, .Situate at the Corner of Muir and Selkirk Streets, at the back of Cannon Terrace, now in the occupancy of the Insolvent Lot 1: Dwelling House, well and substantially built I the English Style by Mr Cannon as a Permanent residence for himself, and contains numerous very comfortable and spacious rooms with the necessary offices, servants' apartments and supply of Water - being Lots 2 and 3 on the Diagram dated 19 September 1842, Lot 2: The Upper and Lower Stores which are about 67 feet in length, and as well as the Dwelling House are quite new (Lot 1 on the said diagram) the two Lots will first be put up to Sale separately, in the usual manner by the Rise and Fall with liberal Stry Money- and finally the two Lots will be put up together By the Fall only, on the usual condition.
This property is to be sold in the Insolvent Estate of John Cannon

¹⁴ Copy of the Sale advertisement found in the Insolvency records MOIB 2/609.94

TABLE 1: OWNERS & OCCUPIERS

PROPERTY	DIAGRAM	TITLE DEED	DATE	EXTENT	FROM	TO
<p><u>Lot 1 Block P (later Erf 6987)</u></p> <p>Lots 1 and 2</p> <p>Property divided into eight portions – The biggest portion measuring 14 sq.rds 24 sq.ft taken to form common passages.</p>	166/1814	T 86	14.7.1815	36 sq.rds 16 sq.ft	The Insolvent Estate of the late Alexander Tennant	Clement Binz
		T 141	15.8.1817		Clement Binz	Robert Gray Hodgson
		T 192	17.7.1829	80 sq.rds 80 sq.ft	R.G. Hodgson	John Cannon
			13.5.1836		John Cannon	Eight transfers including common passages.
<p><u>Portion of Lot 1 Block P (later Erf 6983)</u></p> <p>With House</p> <p>Sold on condition that the walls Between the said premises and No 1 Muir Street and no 6 Selkirk Street shall remain common. Also that the drains shown on the above diagram which receive water from No 1 Muir Street and no 6 Selkirk Street shall remain passing through the said premises</p>	87/1836	T 152	13.5.1836	7 sq.rds 48 sq.ft 96 sq.ins	John Cannon	Bartholomey Muller
<p><u>Portion of Lot 1 Block P (later</u></p>	88/1836	T 153	13.5.1836	7 sq.rds 37 sq.ft	John Cannon	Vespasius Schonberg

<p>Erf 6984) With House (1 Muir Street) Sold on condition that the walls between the said premises and Nos 6 and 7 Selkirk Street as also the walls between the said premises and No 2 Mure Street shall remain common. Also that the proprietor of No 7 Selkirk Street shall allow the drain shown on the diagram to remain passing through the said premises No 7 Selkirk Street</p>				125 sq.ins		
<p>Portion Lot 1 Block P (later Erf 6985) With House (No 2 Muir Street) Sold on condition that the walls between the said premises and the premises Nos 2 and 3 Muir Street and that portion of the wall on the west side of the aforesaid premises shall remain common. Also that the drain shown on the diagram which receives water from The common passage and from the premises No 3 Muir Street shall remain passing through the premises No 2 Muir Street as at present.</p>	80/1836	T 140	13.5.1836	5 sq.rds 4 sq.ft 84 sq.ins	John Cannon	Leonard Brunner
<p>Portions of Lots 1 and 4 Block P.(later Erf 6986) (3 Muir Road) Sold on condition that the walls between the said premises and</p>	86/1836	T 151	13.5.1836	10 sq.rds 104 sq.ft 48 sq.ins	John Cannon	Batholomeus Muller

<p>No 2 Muir Street and that portion of the wall on the west side of the premises as marked shall remain common. Also on condition that the proprietor of No 2 Muir Street shall allow the drain which passes through his premises and receives water from the common passage and from No 3 Muir Street and which passes into the passage as marked on the diagram to remain as at present</p>						
<p>Lot 2 Block P (later Erf 6988)</p>		<p>T 87 T 142 T 192 Transferred as nine portions plus common passages.</p>	<p>14.7.1815 15.8.1817 17.7.1829 13.5.1836</p>	<p>44 sq.rds 64 sq.ft</p>	<p>Insolvent Estate late Alexander Tennant Clement Bintz R.H. Hodgson</p>	<p>Clement Bintz Robert Gray Hodgson John Cannon</p>
<p>Portion of Lot 2 Block P (later Erf 6989) With Two Houses Sold on condition that the wall at a.b.c. remain common E to back premises in Muir Street and common passage W to back premises in Sidney Street and common passage N to back premises in Selkirk</p>	<p>21/1838</p>	<p>T 231 T 139</p>	<p>31.5.1836 2.2.1838</p>	<p>8 sq.rds 50 sq.ft 4 sq.rds 24 sq.ft 4 sq.rds 26 sq.ft</p>	<p>John Cannon Widow Flamme</p>	<p>Johanna Sophia Breedsche, Widow of the late Frederik Wilhelm Flamme A.P. Hibner B. Muller</p>

Street and common passage S to Lot 5 and common passage						
Portion Lot 2 Block P (later Erf 6990) With Two Houses	93/1836	T 231	31.5.1836	8 sq.rds 48 sq.ft 112 sq.ins	John Cannon	Widow Flamme
Portion of Lots 1 and 2 Block P (later Erf 6982) With House (6 Selkirk Street) Sold on condition that the walls between the said premises and the premises of Nos 5 and 7 Selkirk Street and No 1 Mure Street shall remain common. Also the drain shown on the diagram to remain passing through No 7 Selkirk Street as at present.	84/1836	T 147 T 392	13.5.1836 30.8.1853	8 sq.rds 28 sq.ft 39 sq.ins	John Cannon Joseph Stidworth	Joseph Stidworthy Jean Soutry

<p><u>Lot 3 Block P (later Erf 6997)</u></p> <p>No mention of Buildings</p>	<p>139/1814</p>	<p>T 151</p> <p>T 1</p>	<p>23.6.1815</p> <p>14.1.1833</p>	<p>36 sq.rds 16 sq.ft</p>	<p>The Insolvent Estate of the late Alexander Tennant</p> <p>Estate late William Caldwell</p>	<p>William. Caldwell, Winetaster of 7 Berg Street, but must have died very soon after buying the property as his wife is given as Widow in 1816)</p> <p>John Cannon</p>
<p><u>Portion of Lot 3 Block P (later Erf 6976)</u></p> <p>With House Sold on condition that the wall between the said premises and No 2 Sydney Street shall remain common.</p>	<p>85/1836</p>	<p>T 149</p>	<p>13.5.1836</p>	<p>8 sq.rds 119 sq.ft</p>	<p>John Cannon</p>	<p>Thomas Tennant</p>
<p><u>Portion of No 3 Block P (later Erf 6977)</u></p> <p>With House On condition that the walls between the said premises and the premises No 3 Sydney Street and No 3 Selkirk Street shall remain common. Also that the drain shown on the above diagram which conveys water from the common passage into the premises No 1 Sydney Street shall remain as at present.</p>	<p>91/1836</p>	<p>T 206</p>	<p>20.5.1836</p>	<p>8 sq.rds 15 sq.ft 23 sq.ins</p>	<p>John Cannon</p>	<p>Peter Laing</p>

<p>Portion Lot 3 of Block P (later Erf 6978) With House 1 Sydney Street Sold on condition that the walls between the said premises and the premises No 2 Sydney Street and No 3 Selkirk Street, Shall remain common. Also that that the proprietor of the said premises shall allow the water drains shown on the diagram and which receive water from No 3 Selkirk Street and No 2 Sydney Street, and also the water which runs through the common passage at the back of the last-mentioned premises to remain as they are at present.</p>	79/1836	T 138	13.5.1836	6 sq.rds 128 sq.ft 77 sq.ins	John Cannon	D. Bagley
<p>Portion Lot 3 Block P (later Erf 6979) (3 Selkirk Street) With House Sold on condition that the walls between the said premises and Nos 1 and 2 Sydney Street, also between the said premises and No 3 Selkirk Street, shall remain common. Also that the drain shown on the diagram at a. shall remain passing through the premises No 1 Sydney Street as at present.</p>	81/1836	T 142	13.5.1836	8 sq.rds 34 sq.ft 22 sq.ins	John Cannon	P. Heyriger
<p>Lot 4 Block P (later Erf 6993)</p>	168/1914	T 88	14.7.1815	24 sq.rds 80 sq.ft	The Insolvent Estate	Clement Bintz

Corner Muir and Chapel Streets					of the late Alexander Tennant	(owner of Zonnebloem)
		T 176	15.8.1817		Clement Bintz	Edward Wilgress
		T 183	28.6.1822		Edward Wilgress	John Blore
Lots 4 and 5		T 156	25.6.1824	54 sq.rds 112 sq.ft	John Blore	John Murray and William Corbitt
		T 321	23.9.1831		John Murray and William Corbitt	William Corbitt
		T 391	1.8.1834		William Corbitt	John Blore
		T 158	8.5.1835		John Blore	Timothy Shelley
Lot 4		T 347	4.9.1835	24 sq.rds 80 sq.ft	Timothy Shelley	Edward Woolward
		T 292	10.5.1836	Portion 12 sq.rds 40 sq.ft (See Erf 6992)	Edward Woolward	John Cannon
		T 750	15.5.1852	Remainder 12 sq.rds 40 sq.ft	Estate late Edward Woolward	Edward William Woolward
		T 987	22.6.1852		Edward William Woolward	J. Gabriel
<u>Portion of Lot 4 Block P (later Erf 6992)</u>	77/1836	T 131	10.5.1836	12 sq.rds 40 sq.ft	Edward Woolward	John Cannon
		T 241	10.3.1843		John Cannon	R. Muter
		T 1007	3.9.1844		R. Muter	John Cannon
With Buildings in Muir Street		T 271	12.3.1846		John Cannon	J. Gabriels

Portions of Lots 4 and 5						
Lots 4 and 5 Block P Sections of parts of Nos 4 and 5 Block P (later Erf 6991) With buildings (Muir Street) Sold on condition that the walls marked with crosses shall be common or party walls. Also that the drain from the back premises of the adjoining section of Lot 5, south of the above property, shall be allowed to run free and unobstructed in its course to the passage as marked on the diagram.	4293/1859	T 292	10.5.1836	13 sq.rds 99 sq.ft	Edward Woolward	John Cannon
Lot 5 Block P (later Erf 6996)	164/1814	T 89/1815	14.7.1815	30 sq.rds 32 sq.ft	The Insolvent Estate of the late Alexander Tennant	C. Bintz (owner of Zonnebloem)
		T 144	15.8.1817		Clement Bintz	James Memes
		T 163	28.6.1822		Jmes Memes	John Blore
Portion of Lot 5 Block P (later Erf 6994) Situating between the road leading to Rondebosch and the Zonnebloem Estate	47/1835	T 209	8.5.1835	7 sq.rds 80 sq.ft		T Shelley CHECK ON ABOVE
Portion of Lot 5 Block P (later Erf 6995)			4.9.1835			Edward Woodward CHECK ON ABOVE
	78/1836	T 132	10.5.1836	3 sq.rds 112 sq.ft		
Lot 6 Block P (later Erf 6975)	170/1814	T 92	21.7.1815	24 sq.rds 80 sq.ft	Insolvent Estate of	Olaf Godlieb de Wet

<p>Corner Sydney and Chapel Streets</p>		<p>T 412</p>	<p>5.7.1836</p>	<p>24 sq.rds 80 sq.ft</p>	<p>the late Alexander Tennant Maria Margaretha de Wet, widow of the late Olag Godlieb de Wet</p>	<p>(In 1819 he was Director, Town market, 19 Strand Streett) Reverend Barnabas shaw and others of the Wesleyan Methodist Society</p>
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<p>Lot 1 Block E (later Erf 7005) (Corner of Sir Lowry Road and Muir Street)</p> <p>With Buildings</p> <p>Two Lots (Nos 1 and 4)</p> <p>Portion of Lots 1 and 4 (See Erf 7006) With Store opening onto Muir Street</p>	27/1810	T 196	25.5.1810	36 sq.rds 16 sq.ft	Insolvent Estate of Alexander Tennant	The firm of Houghton & McDonald.
		T 111	17.7.1812	Whole	Houghton & McDonald	002 Alexander Tennant (re-bought)
		T 201	13.11.1812	Whole	Alexander Tennant	Jan H. Eybers
		T 302	13.10.1815	Whole	Jan H. Eybers	Robert Gray Hodgson
		T 172	22.6.1827	60 sq.rds 96 sq.ft	R.G. Hodgson	Henry Batt
		T 469	19.9.1834	Whole	Estate late Henry Batt	Martha Bond, Widow Batt
		T 285	15.2.1842	Portion (29 sq.rds 39 sq.ft)	Widow Batt	G. Kilgour
		T 422	1.4.1844	Portion (24 sq.rds 28 sq.ft)	Widow Batt	John Cannon
		T 652	7.6.1842	Portion (7 sq.rds 32 sq.ft)	Widow Batt	J. Chisholm
		626/1960				
<p>Portions of Lots 1 and 4 Block E (Erf 7006) With Store. Sold on Condition that all communication by doors between the houses and the remainder of Nos 1 and 4 shall</p>	77/1842	T 2956	19.9.1834	60 sq.rds 90 sq.ft	Estate late Henry Batt	Martha Bond Dowse, widow of the late H.J. Batt
		T 285	15.2.1842	29 sq.rds 36 sq.ft	Martha, Widow Batt Martha, Widow Batt	G. Kilgour

be built up at the joint expense of the several purchasers, and that water from the roof of the Store erected on the this part of the property shall be led off into the yard of the remaining part of No 1		T 422	1.4.1842	24 sq.rds 2 sq.ft 7 sq.rds 32 sq.ft	Martha, Widow Batt	John Cannon J. Chisholm
(Portion of Erf 7005) (later Erf 7019) Corner deducted, probably for road-widening.	1169/1963			Size illegible on plan		
Lot 2 Block E (later Erf 7003) Facing onto Sir Lowry Road	40/1810	T 211 T 231 T 259	25.5.1810 14.9.1827 17.3.1843	44 sq.rds 64 sq.ft	The Insolvent Estate of Alexander Tennant John Osmond John Cannon	John Osmond John Cannon Estate late E. Durham
Lot 2 of Lot b Block E Erf 7007) Corner of Muir and Selkirk Streets	8849/1955			Size illegible on plan		NO DETAILS
Lot 3 Block E (later Erf 7002) N to proposed new streets E to Lot 2 S to the Remainder of Block E Now Nos 3 and 6 With Buildings thereon Sold on condition that the future proprietors of these Lots 3 and 6 shall allow the walls connected with the buildings erected on the	47/1810	T 221/1810 T 296/1823 T 226/1833	25.5.1810 31.10.1823 21.6.1833	36 sq.rds 16 sq.ft 60 sq.rds 96 sq.ft	Insolvent Estate of Alexander Tennant Joseph Rancke John Cannon	Joseph Rancke (He was Merchant in Longmarket Street in 1811) John Cannon Isaac Manuel

adjoining Lots 2 and 5 to remain as they are at the present day, it being, however, understood that the Proprietor of said Lots 2 and 5 shall on no account break into or build upon said walls after the date of these presents. The Proprietor of Lot 3 shall also allow the pipe of the conduit conveying water to No 5 to remain as heretofore.		T 818/1844	12.7.1844	5 sq.rds 36 sq.ins	Isaac Manuel	A.P. Herholdtt & Another
		T 1126/1844	14.10.1844	4 sq.rds 116 sq.ft	Isaac Manuel	G.W. Prince
		T 190.1845	25.2.1845	5 sq.rds 101 sq.ft	Isaac Manuel	J. Chisholm
		T 815/1845	22.7.1845	45 sq.rds 7 sq.ft 22 sq.ins	Isaac Manuel	Benjamin Norden
Lot 4 Block E Included with Lot 1 (Erf 7005)		T 196	25.5.1810	36 sq.rds 16 sq.ft	Insolvent Estate Alexander Tennant	Firm of Houghton & McDonald
		T 111	17.7.1812		Houghton & McDonald	Alexander Tennant (re-bought)
		T 243	18.12.1812	21 sq.rds 96 sq.ft	Alexander Tennant	Andries Grove & others
		T 172	22.6.1827		Robert Gray Hodgson	Henry Batt
Portion Lots 1 and 4 Block E (Later Erf 7008) With Store facing onto Muit Street	23/1844	T 652	7.6.1842	7 sq.rds 131 sq.ft	The Widow Batt	J. Chisholm
1.4.1842			John Cannon			
Portion of Lot 5 Block E (later Erf 7009) With Dwelling House	34/1843	T 70	17.3.1843	8 sq.rds 58 sq.ft	John Cannon
Portion of Lot 5 Block E (later Erf 7010) With Dwelling House	36/1843	T 74	17.3.1843	9 sq.rds 88 sq.ft	John Cannon	J.A.H. Wicht

Lot 6 Block E (later Erf 7001)	164/1814	T 59	7.7.1815	24 sq.rds 80 sq.ft	Insolvent Estate of the late Alexander Tennant	Joseph Ranken and Abraham Scott, trading as The firm of Rancken & Scott (In 1817 they were Merchants of 58 Long Street)
		T 297	31.1-.1823		J. Ranken and A. Schott	John Cannon
		T 226	21.6.1833		John Cannon	Isaac Manuel
Portion No 6 Block E (later Erf 7000) With House Sold on condition that the passage shown on the diagram shall be used in common by the proprietors of Lots B, C, and D. also that the windows on the east wall of Lot B overlooking the yard of lot C shall be properly secured by iron bars at the expense of the purchaser of this lot. Also that the wall separating this lot from the adjoining one on the east side shall be a common or party wall.	193/1844	T 1126	14.10.1844	4 sq.rds 116 sq.ft	Isaac Manuel	G.W. Prince
Portion of Lot 6 Block E (later Erf 7012 – ex Lot D) With House		T 190	25.2.1845	5 sq.rds 101 sq.ft 105 inches	Isaac Manuel	J. Chisholm
Portion Lot 6 Block E (later Erf 7013) With House.	86/1844	T 818	12.7.1849	5 sq.rds 15 sq.ft 35 sq. inches	Isaac Manuel	A.P. Herhold & Another

<p>Sold on condition that the passage shown on the diagram shall be common between (the three portions) . That the rainwater from the roof of the house erected on Lot B shall be led off over the backyard of this Lot as heretofore. That the windows in the East wall of Lot B overlooking the yard of Lot C shall be properly secured by Iron (bands?) at the expense of the purchaser of Lot B. That the walls separating this Lot from Lots B and D shall be common or party walls.</p>						
<p>Erf 7004 – portion of above property With Dwelling House and other Out offices. Sold on condition that water from the two houses abutting this property shall be laid off over this lot by means of sewer constructed for that purpose. Also that the walls as marked on diagram shall be common or party walls, the one marked 41-10 being the exclusive property of these premises.</p>	35/1843	T 72/1843	17.3.1843	31 sq.rds 33 sq.ft 84 sq.inches	John Cannon

Over the following years the fortunes of the two blocks declined - with many subdivisions of the original Lots resulting in more and more overcrowding. As mentioned earlier, this was, in fact, the period when Cape Town was going through a time of general impoverishment and distress, and increasing numbers of new settlers were crossing the Capel Slood to add their numbers to what was rapidly becoming an ill-constructed and over-crowded area.

While the upper sections of District Six were occupied by a total mixture of ethnic groups, the area nearer what had now been named Sir Lowry Road remained predominantly White, amongst whom were a few Muslims, Indians and Coloureds - this may be borne out by reference to the attached sample of occupiers of the relevant streets in the years 1901, 1910 and 1930 (Vide Appendix 1). The same mixture of ethnic groups applied to the area until the application of the Group Areas Act in the 1970s.

5. Conclusions

The Oriental Plaza is located on land which was developed for residential and commercial use from the early 19th century. However we have been unable to establish the earliest grant of land made to Alexander Tennant, who bought substantial land in the vicinity of Zonnebloem. This aspect of the research should be explored further; to determine whether the area was crown land and indeed whether earlier dwellings exist in the area, if so these would be of great archaeological interest. The land which made up Block E was granted in freehold from 1810 with subsequent dwellings erected on the site from the mid 1830s. Block P was allocated from 1815 and dwellings also developed from the mid 1830s.

Due to the numerous subdivisions associated with Block E and P the current transfer history of both blocks has been recorded up until the mid 19th century, with the more recent property history being described in street directories which provides an insight into the many commercial ventures which operated in the area, as well as a directory of whos who

6. Recommendations

The study area is located on a National Heritage Site and as such all planning decisions concerning the development of the site should be made through the South African Heritage Resources Agency. *maybe, provisional protection?*

⁴ There is sufficient documentary evidence, as well as evidence from other site in the City along Somerset Road which date to a similar period, to suggest that the foundations of the 19th the century development will remain *in-situ*. Archaeological trial excavations should form part of a second phase investigation to assess any cultural material that may be associated with this building phase.

Additional research into the transfer history of the erven from the early 17th century, if any, would be helpful.

7. Sources Used

Office of the Surveyor General

recommendations supported

Deeds Office

State Archives

Photographs:
Plans

Maps: Cape Town and Woodstock

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APPENDIX 1 - STREET DIRECTORIES FOR DISTRICT SIX

STREETS – DISTRICT SIX (BLOCKS E and P)

YEAR	STREET	NUMBER	OCCUPIER
1901	SIR LOWRY ROAD	58	J Webber & Co. S.A. Steam Mineral Water Works
		60	T. Rhodes
		62	Cyrus J. Martin, and M.C., H.G. and O.J. Martin
		64	J.B. Eybers
	SYDNEY STREET (from Sir Lowry Road)	1	Side of J. Webber & Co. S.A. Steam Mineral Water Works
		3	G. Banks and T. Elliott, Fruiters
		(from Selkirk Street)	Kimberley House
		7 Odessa Cottage	L.E. Volkovidzski
		9	W. West
	SELKIRK STREET From Sydney Street (Left side)	1	Wesleyan Chapel School
		2	J. Solomon
		5	M. Gallante
		(Right side)	W. Williams, Undertaker
		4. Kimberley House	
		Rhodes & Co.	Grocers, Importers and Wholesale Dealers in Natal
		6.	M. Dollie
		8.	Mrs Losper
		10	Mrs Gersbach
		12	P. Jochelsohn, General Dealer
		MUIR STREET (from Sir Lowry Road)	2.
4.			Mrs F. Kirsten
(from Selkirk Street)	6		P. Jochelsohn, General dealer
8	----		
10	J. Lawrence		
12.	H. Barrish, Boot and shoemaker		
14	T. Inglesby		
16	J. Gabriel		

YEAR	STREET	NUMBER	OCCUPIER	
1910	SIR LOWRY ROAD	64 and 66	Wm. Gourlay & Co., wine Merchants	
		68	W. Williams, Undertaker	
		70	Cyrus Martin	
	SYDNEY STREET (from Sir Lowry Road)	1-5	Side of Gourley & Co.	
		7	Doorway	
		7a	Benjamin Holland	
		(from Selkirk Street)	9	D.J. Woolward
			11	William Charles West
			East End Public School	
		SELKIRK STREET (From Sydney Street) (Left side)	3 and 5	-----
			7 Coach House	
			9	J. Mohr
			11 Stables	
			13	J. Weintraub, Provision Store
	(Right side)		4	Indians
			6	Frank Koopman
			8	Indians
			10	William Collins
			12	-----
			14	B. Camrodien, General Dealer
				African Banking Corp (Branch)
	MUIR STREET (from Sir Lowry Road)		2	-----
				4 Chermshire Hotel
			4a Shop	
		6-8	A. Silbert, Broker	
		10-12	I. Hoberman, Produce Dealer	
(from Selkirk Street)		14	M. Essach, Fruit Dealer	
		16	Mrs Sarah Visagie	
		18	Wm. Ross	
		20	H.R. Barrish, Bootmaker	
		22	Herman Wagner	
		24	J. Gabriel	