



**NHRA SECTION 34 APPLICATION
2 LION STREET, BO KAAP**

Erf 1852 Cape Town

prepared for
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Report for comment

EXECUTIVE SUMMARY

Heritage statement has been compiled for submission to the relevant provincial heritage resources authority, Heritage Western Cape for application regarding partial demolition of structure located at **Erf 1852, 2 Lion Street Bokaap, Cape Town**.

The site is located on the corner of Lion and Leeuwen Streets in the western region of Bo-Kaap known as Schoone Kloof, characterised by much altered single residential development that possesses low architectural heritage significance and / or value. The site, which includes the ruin of a late-Victorian villa, has been derelict since the 2000s. While the building is older than 100 years and was originally a good example of its typology, the damage caused by a fire in c2007 has significantly reduced its intrinsic, architectural, aesthetic and representative significances. The surviving fabric is not considered conservation-worthy and possesses no associational significance.

The structural engineers report found that impact of the fire weakened the stability, integrity, insulation and compressive strength of walls. Remaining walls are in a state of collapse and have been deemed unsafe and not conducive for incorporating in future development.

From the analysis it is concluded that the proposal is in line with identified heritage design indicators. The proposed building is considered an appropriate architectural response to the heritage informants and character of the receiving environment. This assessment concludes that demolition and replacement building would not result in a loss of heritage resources nor result in a negative impact on heritage resources. It is recommended that the demolition of the existing building on erf 1852 be approved, and the proposed replacement building assessed here and documented on the attached plans by Architectural Solutions Studio (dated October 2020) be supported.

Heritage Western Cape requires that comment be requested from relevant registered conservation bodies and the relevant municipality. This draft heritage impact assessment as well as supporting documentation is to be made available for comment. Only comments on heritage grounds will be considered and late comments will not be considered. Responses to the draft assessment report will be incorporated within final submission for consideration by the heritage authorities.

The heritage team are independent and have no vested or financial interest in the project proposal being either approved or rejected by the relevant authorities. The team comprises Quahnita Samie, Kathy Dumbrell and Jim Hislop

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1.1 Introduction

This heritage statement has been compiled for submission to the relevant provincial heritage resources authority, Heritage Western Cape for application regarding demolition of structure located at **Erf 1852, 2 Lion Street Bokaap, Cape Town**. The purpose of the heritage statement is to assist in the understanding and assessment of heritage significance and provide a basis for decision making by Heritage Western Cape. Included within this statement is a description of the legal framework, description of site and its context, historical background, statement of significance, assessment of proposed intervention and recommendations regarding application for demolition.

1.2 Legal framework

The relevant section of the National Heritage Resources Act (Act 25 of 1999) to be considered is *Section 34: Structures*

(1) No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority, and

(2) Within three months of the refusal of the provincial heritage resources authority to issue a permit, consideration must be given to the protection of the place concerned in terms of one of the formal designations provided for

In fulfilling statutory requirements, this heritage statement is compiled in line with requirements as outlined within the Annexure A¹ form and provides necessary and relevant information to guide the decision making process.

1.3 Scope

A Section 34 application in terms of the National Heritage Resources Act (Act 25 of 1999) is to be submitted to Heritage Western Cape for consideration of demolition and proposed intervention. The structure is older than 60 years and therefore any alteration of the structures or part thereof would require approval from the relevant heritage resources authority. The structure has been identified as *requiring further investigation* to determine grading. Further investigation and historic background is thus required to inform significance and grading.

A structural engineers report has been commissioned and is incorporated within this report Scope of work for heritage statement includes requirements necessary to submit a Section 34 application to the relevant heritage resources authority, and includes brief background study, establish conservation and heritage status of the subject property, identification of heritage resources within the immediate context, statement of significance, derivation of heritage indicators and assessment of proposed intervention.

1.4 Declaration of Independence

The heritage team are independent and have no vested or financial interest in the project proposal being either approved or rejected by the relevant authorities. The team comprises Quahnita Samie, Kathy Dumbrell and Jim Hislop.

¹ The standard application form prescribed in the regulations to be used in the case of applications made in terms of Sections 27, 31 and 34 of the NHRAct.

1.5 Site location

The site is located on the corner of Lion and Leeuwen Streets in the western region of Bo-Kaap known as Schoone Kloof, where houses were mainly constructed from 1920 onwards. The surrounding context is characterised by single residential development that has been much altered and possesses low architectural heritage significance and / or value. Alterations and additions have included additional floors, garages fronting the street, total demolition, construction of modern structures and implementation of security measures.

Within the Bokaap, Stadzigt and the Malay Quarter contain a high concentration of heritage resources contributing to historical, cultural and architectural significance of the area. Schoone Kloof is not considered as possessing such heritage significance. The site, which includes the ruin of a late-Victorian villa, has been derelict since the 2000s.



Figure 1: Locality plan depicting local area boundaries as described by Aghmat Davids (1980), heritage resources as identified within the Buildings of Cape Town: Phase 2 (1983) and guidelines as prepared by Penny Pistorius in 1998

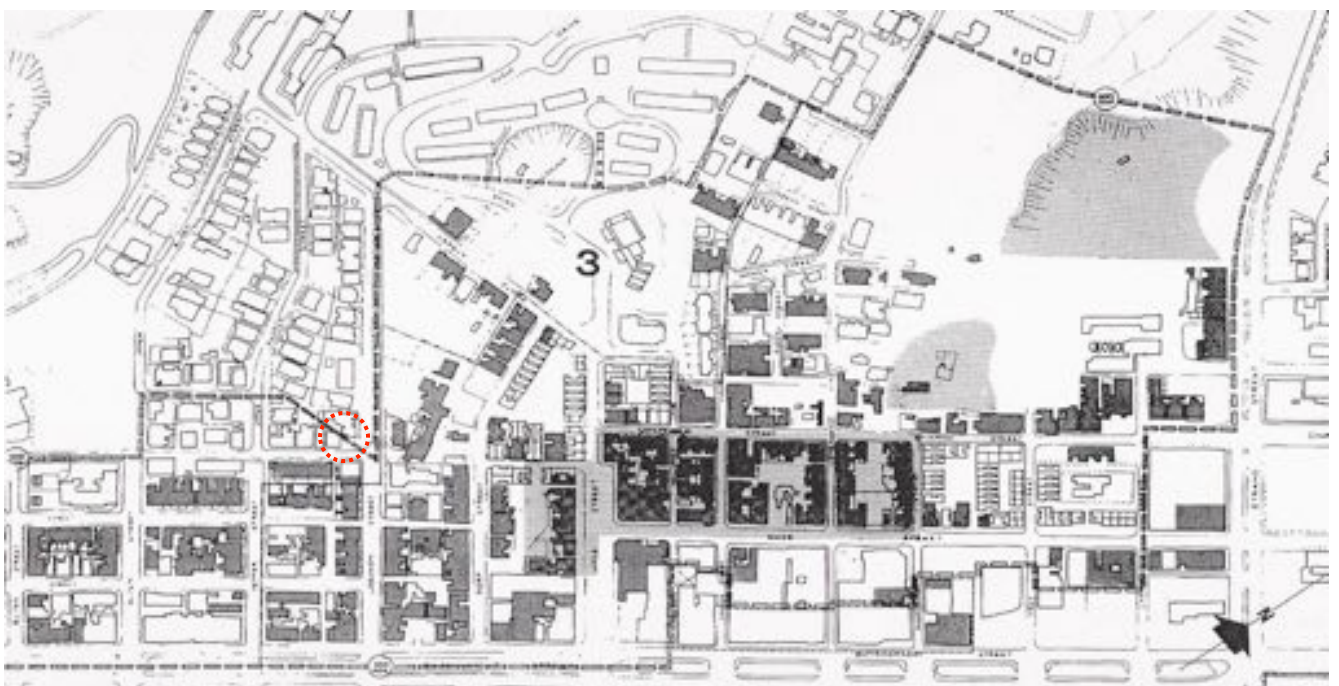


Figure 2: Boundary of 1986 proposed Urban Conservation Area and 1966 NMC boundary (Shaded in grey) (Pistorius, 1998)

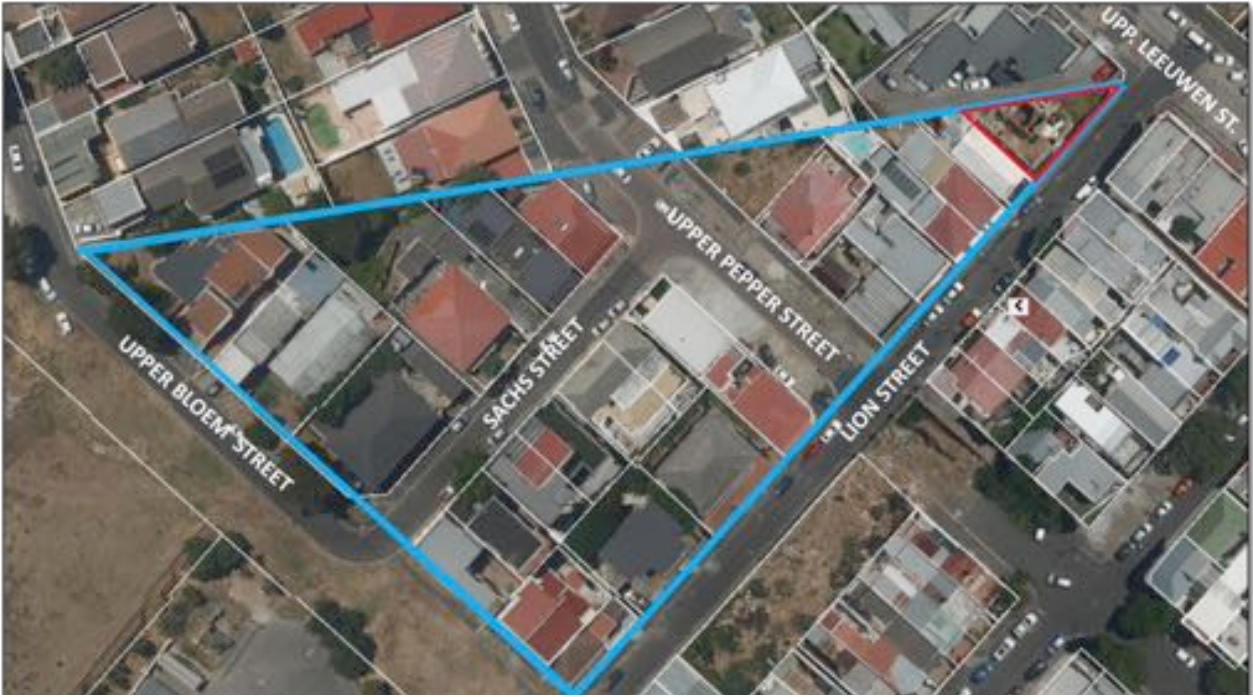


Figure 3: The subject site, Erf 1852 (highlighted in red) shown in relation to the surrounding streets of Bo-Kaap. The blue outline on the above map shows the extent of the earlier piece of land transferred to J.W. Hurlingh in 1886 (Cape Farm Mapper, 2020)



Figure 4: 1945 aerial indicating development in Bo-Kaap along Leuwen Street towards Pentz Street (source: CoCT)

1.6 Contextual analysis

The history and development of Bokaap is linked to the growth of Cape Town as rapid population growth resulted in the town grid extending up to the slopes of Signal Hill towards Waalendorp. From the 1780's the slopes of Signal Hill had been parceled out in plots for housing construction in the area to be known as the Bokaap. Development of the area near Waalendorp was characterized by modest *huurhuisjes*, which were typically flat-roofed and single storey. In 1957, in terms of the Group Areas Act of 1950, portions of the Bokaap were declared a Malay Group Area restricting property ownership in the area to Malay Muslims. Erf 1852 in Schoone Kloof falls within the 1957 proclaimed Malay area stipulating *Malay occupation within 5 years of ownership*.

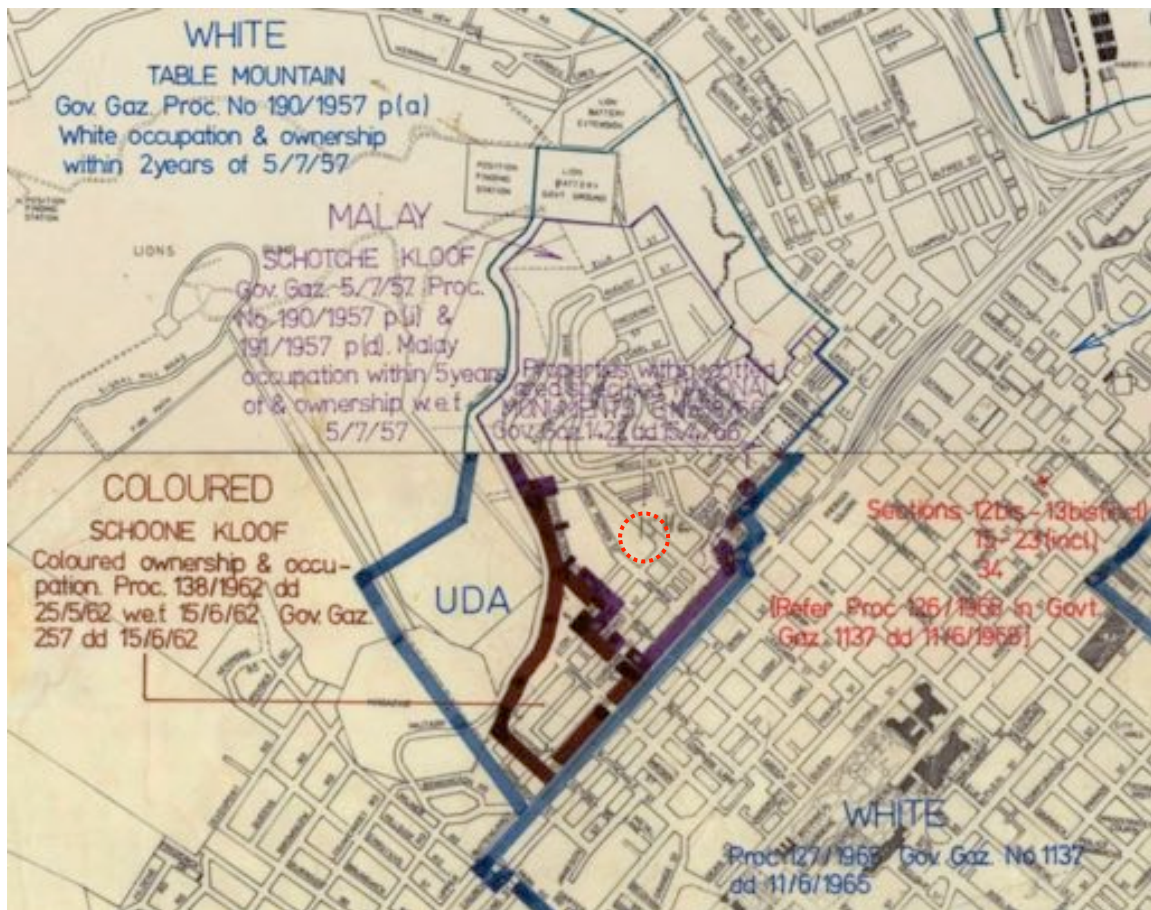


Figure 5: Extract Group Areas Map 01 and 04 (Land Survey Branch Municipality of Cape Town, 1975)

Erf 1852 lies within the area of Bo-Kaap that formed part of the Scotsche Kloof farm or market garden. In 1859, the fields of this market garden stretched behind 79 Dorp Street and included the site that was to become erf 1852. By 1900 erf 1852 had not yet been developed. The house currently on erf 1852 was therefore not built immediately after plans were submitted by architect Robert Esdon in 1899, but is visible on a c1910 photograph, so can be dated to between 1900 and 1910. The c1910 image shows the house to be a typical villa of its time (See image courtesy Hislop 2020: 8 below). This building type was characteristic of the c1900 building boom that created the suburban fabric of this part of the Bo-Kaap and much of Tamboerskloof.

By 1862 what was to become erf 1852 was open land between the Scotsche Kloof market garden lands and encroaching urban development. Wilson's 1878 map illustrates this liminal character of what was to become erf 1852 by showing the gardens in contrast to the terraces of housing along Lion Street. By Thom's 1900 map development had extended along Lion Street

almost to the corner with Leeuwen Street. Just erf 1852 remained undeveloped. By 1918, the Surveyor's Diagram of erf 1852 showed the current footprint of the house. On the 1944-1966 City Survey 71 Leeuwen Street is shown, as is much of the urban fabric currently in the immediate vicinity of erf 1852. From the aerial and visual sources consulted in the research into the property, it is clear that the built fabric surrounding erf 1852 evolved into its current form between 1944 and 1966, but that much of the fabric was extant by 1944 (Hislop 2020: 16).



Figure 6: View of 2 Lion Street property c1910

The site is near to both Leeuwen Mansions and the Nur El Huda Mosque. Leeuwen Mansions was one of the first blocks of flats in Bo-Kaap to be sectionalised. Applying the sectional title ownership model to Bo-Kaap flats was contentious at the time. It was argued that this would change the traditional occupation pattern, where flats were largely rental units occupied for many years by tenant families. A model that would promote ownership of individual flats rather than blocks of flats was criticised as one that would cause long-standing tenants to be evicted by new owner-occupants; and thereby cause gentrification of the area. This case is an important one in the area and in the history of urban conservation in Bo-Kaap. Being in such close proximity to the site, the Leeuwen Mansions case and its impacts is of relevance to the identification of heritage indicators for erf 1852.

Work done by Vidamemoria in 2014 for the Nur El Huda Mosque Committee is also of relevance to the current study. In particular, the report (Samie 2014: 12) identifies the following Heritage Indicators for the mosque site (included in this report).

1.7 Property description

The exterior of the site and its urban context were inspected and a photographic record of the site compiled, which is drawn upon to illustrate this report. The building is derelict. It is evident that it has been without a roof for a number of years and that much of its fabric has been removed over time. Fire damage is also evident. The structural integrity of what remains have been assessed by a structural engineer and findings are contained within this report.

The house occupies a triangular erf, which shares the Leeuwen/ Lion Street corner with 71 Leeuwen Street. Because of the way 71 Leeuwen is sited on its erf, the existing house on erf 1852 is visible from Leeuwen Street despite being set back from it. The existing house does not relate to Lion Street. Lion Street is flanked on either side by dwellings that relate to the street. The up-slope dwellings are raised above street level and some have used the space below the stoep of the house as a storage space.

The site is situated across Lion Street from I A Latief, General Dealer and across Leeuwen Street from the Nur El Huda Mosque. Leeuwen Street is quite different in character to Lion Street, with a number of blocks of flats, including Leeuwen Mansions, forming part of the streetscape. The following images illustrate the immediate surrounding context.



Figure 7: View from Leeuwen Street along Lion Street with subject property in the foreground and the immediate abutting neighbor vehicular entrance along Leeuwen Street



Figure 8: The site seen from Lion Street



Figure 9: View up Lion Street from Leeuwen Street

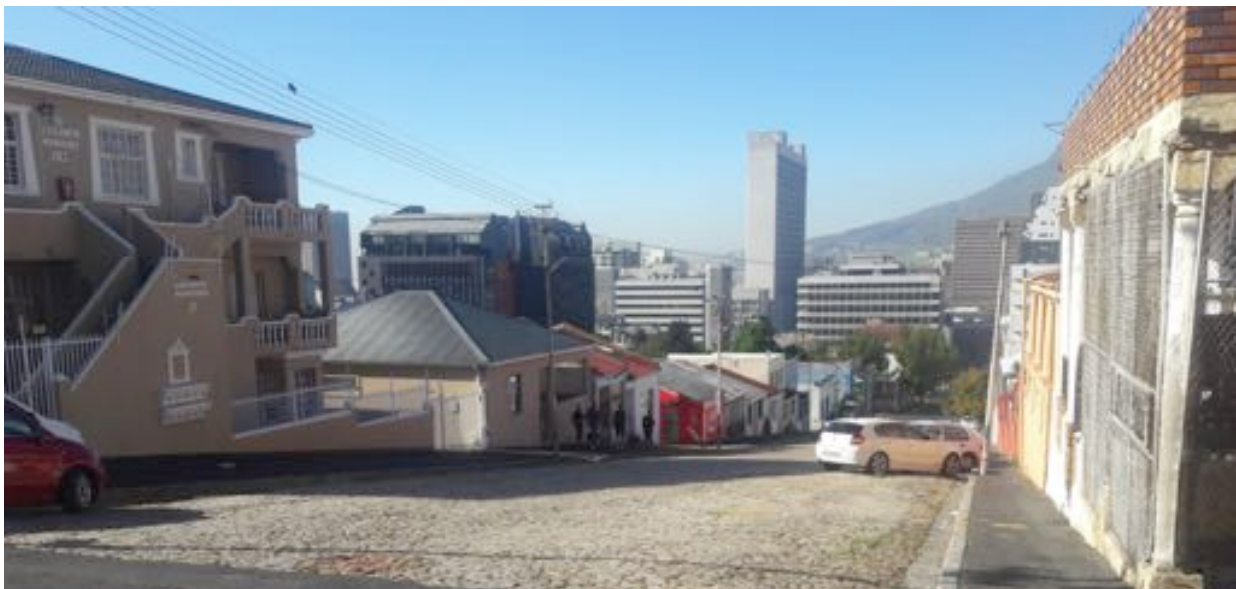


Figure 10: View towards Buitengracht Street along Leeuwen Street



Figure 11: View north along Leeuwen Street indicating nature of residential development

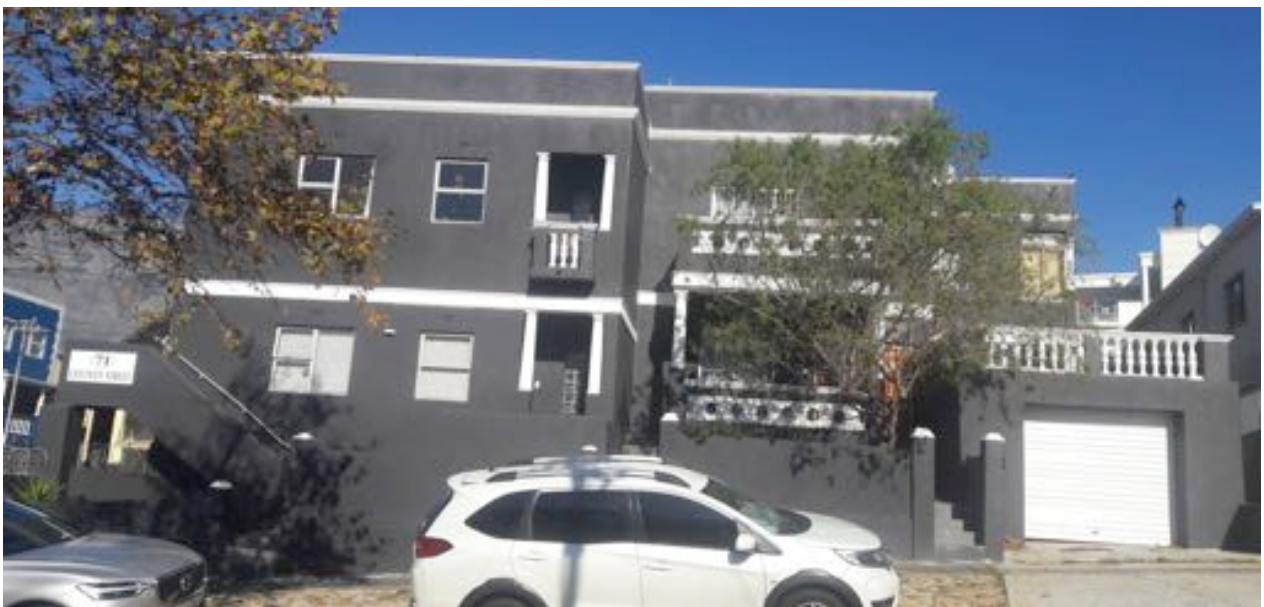


Figure 12: Immediate adjacent neighbour 71 Leeuwen Street



Figure 13: Immediate adjacent neighbor along Lion Street (residence of Enrico Nanziati)



Figure 14: Nur el Huda Masjid located in Leeuwen Street

Abe-Structural Engineering Solutions were appointed to investigate the structural integrity of remains of the house that was destroyed in a fire (Annexure A). The remains of the dwelling include brick walls and exposed strip footings. The roof and floors were completely destroyed by the fire. The walls were built off strip footings that were constructed with rocks / boulders, laid in cement mortar and founded at natural ground level. The compressive strength of the footings is unknown. The walls were constructed using clay bricks and clay mortar. Bricks are brittle, some have washed out and the clay mortar beddings are soft.

Grass / shrubs are growing from the walls displacing bricks and mortar. Large cracks (greater than 3 mm and for full depth) induced by the heat of the fire run across wall panels. Timber lintels were damaged by the fire. The street boundary retains the grass patch / garden at mid-height and is cracking at the lower portion of the wall with damp blemishes along the crack lines caused by the water logged ground. The boundary wall is also leaning over towards the street.



Figure 15: Bay window in lounge (Abe-Struc 2020: 6)



Figure 16: Original window construction (Abe-Struc 2020: 5)



Figure 17: Waal panel with door opening (Abe-Struc 2020: 4)

2. SPATIAL HISTORY OF THE SITE

2.1. Historical background: Desktop research

At the beginning of the 18th century, the VOC settlement of *Kaapse Vlek* was becoming more established after the initial 50 years, during which the Castle of Good Hope was built and the Company's Garden had been developed. Apart from the Company's Garden, free burghers (VOC employees freed from service) were allowed by the VOC to cultivate gardens of their own in the Table Valley, along Liesbeek River, as well as other areas (VASSA 2000: 22).

Some of the Table Valley market gardens were relatively small, being in effect micro-farms, while those on the western and eastern edges of the town were larger, mainly due to the lack of perennial streams and light Malmesbury soil, which was better suited to grazing and dairy farming (VASSA 2000: 22).

One of these early market gardens, granted to free burgher Andries Thomasz in 1707, was established on the slopes of Signal Hill. This estate became known as *Schotsche Kloof*, and by 1722, a single-storey dwelling had been erected on the site - it is mentioned in the estate inventory of the deceased Christina de Bruyn of that year (Fransen 2004: 55). In 1725 freed slave Robert Schot(t) van Bengal took ownership, and it is likely that *Schotsche Kloof* was named after him (T1705/1725). The other theory is that it was named after Andries Thomasz, who may have been of Scottish descent (Fransen 2004: 55).

By the last half of the 18th century, the *Schotsche Kloof opstal* had been enlarged into a double-storey house (*Figure 12*, now the much-altered 79 Dorp Street), and gradually flanking outbuildings were added on either side of the homestead, the one on the left having a thatched roof and gable (Fransen 2004: 55). The *opgaafrol* of 1800, undertaken during Cornelis Brink's ownership, reveals that at the beginning of the 19th century, *Schotsche Kloof* estate was extensive: 40 morgen and five morgen *erfpacht*, with 40 000 vines cultivated on the property and 30 morgen left uncultivated (Harris 2007: 44).



Figure 18: Part of the Josephus Jones c.1808 panorama, showing the flat-roofed *Schotsche Kloof* homestead (now 79 Dorp Street) at bottom centre, with its thatched and gabled outbuilding on its left. Leeuwen Street and Lion Street were later developed on what is seen here as open farmland behind the homestead. *Schoone Kloof*, another market garden homestead, is seen in the background. (Rembrandt van Rijn Art Foundation, Stellenbosch)

Early photographic records, such as the William Morton Millard panorama of c.1859 (Figure 19), show this extensive *opstal*, with large farmlands, fields and vineyards stretching out behind it. As the 19th century progressed and there was more pressure for housing on the outskirts of the city, various portions of the estate were sold off for development.

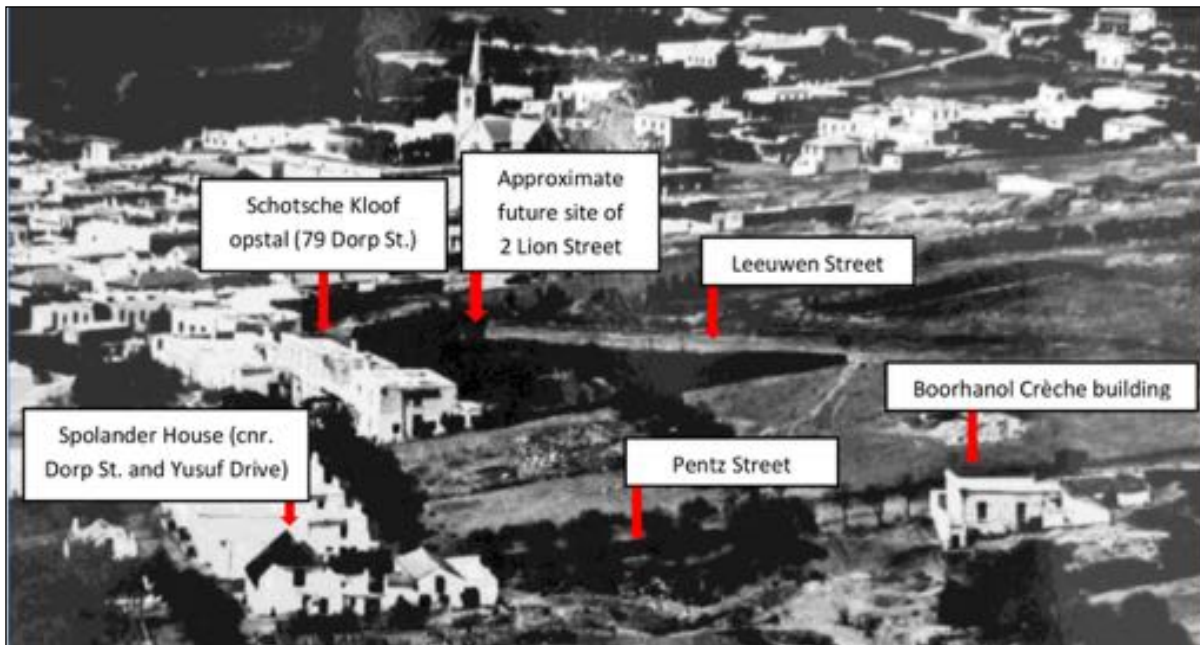


Figure 19: Detail of the c.1859 Millard panorama, showing landmarks of Bo-Kaap, including the Schotsche Kloof opstal, in relation to the subject site (which was then still undeveloped). (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)

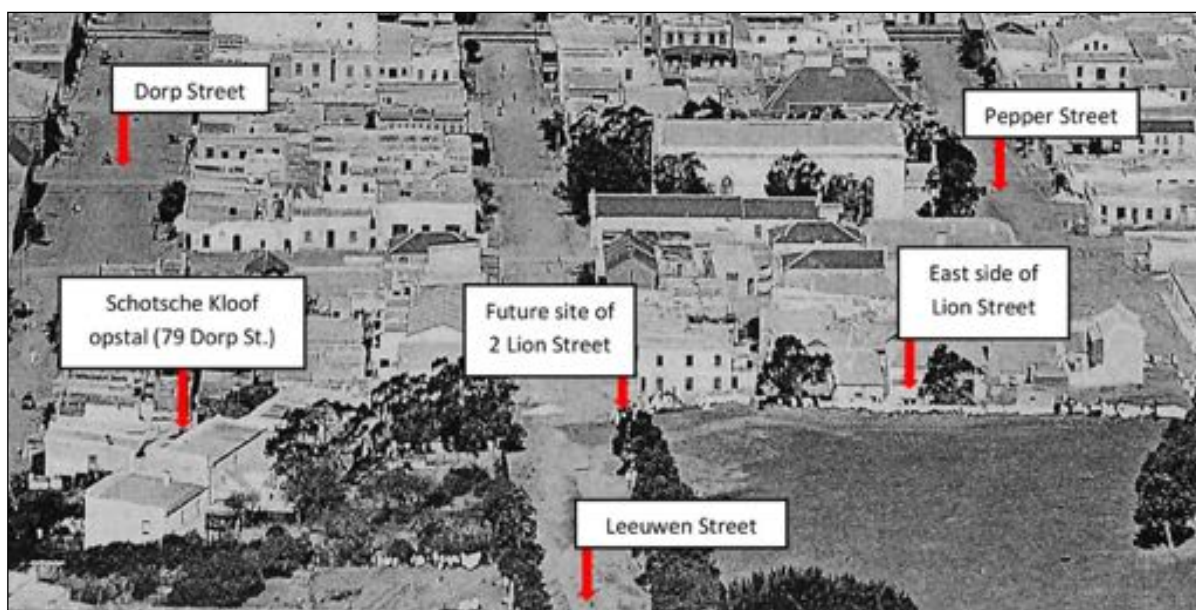


Figure 20: Detail of the c.1900 Budricks panorama, looking east down Leeuwen Street and showing landmarks of Bo-Kaap, including the Schotsche Kloof opstal, in relation to the subject site (which remained undeveloped). The boundary wall of the field (right) was used for hanging washing. (John Rennie Collection; annotated by the J Hislop)

On 1 September 1886, J.W. Hurlingh obtained a wedge-shaped piece of land referred to as 'Block I' (as illustrated previously). Lot C of Block I (Figure 36) was a triangular lot of land measuring 13 square rods, 121 square feet in extent (SG Diag. No. A2820/1924). This was to become Erf 1852 (2 Lion Street).

While the Millard panorama shows scant development behind the Schotshe Kloof homestead had occurred by the mid-19th century, the c.1897 Thom Survey (Figure 35) and Budricks panorama of c.1900 (Figure 20) reveal that the eastern side of Lion Street had been developed by the beginning of the 20th century. The western side (including the subject site) remained undeveloped, however, and this open field appears to have only been used for hanging washing on its boundary wall/fence (Figure 20).

Juta's Directory of Cape Town for 1900 does not list the west side of Lion Street between Leeuwen Street and Upper Pepper Street, from which can be deduced that this section of the street was developed after that date (Juta 1900: 80). But this was soon to change. Already in 1899, plans had been submitted by architect Robert Esdon (for owner B.D. Willemse) for the building of a villa on the corner of Leeuwen Street and the western side of Lion Street (Plan 499, 1899), as well as an adjacent single-storey two-bay dwelling. These became what are now 2 and 6 Lion Street; Erf 1852 and 1853 respectively (Louw 1983: 294). In 1894 Willemse had ordered the construction of two earlier single-storey houses on other properties of his Leeuwen Street, designed by architect A.M. de Witt (Heritage Building Plans Registers: 181). Robert Esdon was a contemporary of Herbert Baker, and was responsible for submitting numerous plans for Sea Point between 1898 and 1911 (Johnson 1987: 370). He was also active in the Bo-Kaap area during this period, submitting plans for numerous properties in Lion, Bryant, Jordaan, Pepper and Buitengracht streets between 1892 and 1900. In addition, he designed numerous houses in the Kloof Street area around the same time (Heritage Building Plans Registers: 283).

The corner dwelling (2 Lion Street, the subject site) can be seen in an undated (c.1910) photograph taken looking south beyond the Schotshe Kloof opstal towards Leeuwen Street (Figure 21). Here the newly built, handsome late-Victorian villa can be seen in some detail. It had typical architectural trimmings of the period, including a bay window with sashes, a gable with timber finial and bargeboard as well as 'large pane sashes and fine bead mould frame and centrally divided 4-panel bolection mould door' with a raised stoep and 'high plinth below bay window...' (Louw 1983: 294). These latter features were added due to the steep embankment of the site as it tapered down to Lion Street. There was also a steep flight of stairs leading to the front stoep from the garden and a narrow pedestrian access gateway leading off Leeuwen Street, flanked by pillars (Figure 31).

The building of 2-6 Lion Street in c.1900 marked the final phase of development of the northern end of Lion Street, which began in 1895 (east side) and ended in 1906 (mostly the west side, Figure 26)(Heritage Building Plans Registers: 194-283). In October 1924 Thomas Clifford took ownership of the house, and the survey diagram (made in August 1918) that was attached to the transfer deed in his favour, shows the footprint of the villa, including its bay window and verandah facing its triangular front garden (Figure 36). Subsequent owners until 1977 have been difficult to research at the time of the compiling this document (June 2020), because the Deeds Office is currently closed to the public due to the lockdown restrictions, and street indexes of the period between 1927 and 1971 do not list the occupants of the property. However, according to *Windeed*, in 1977 the property was transferred into the joint

ownership of Abdeya, Gadija, Iegshaan, Nashreen, Nazeem, Rabea, Yasminah and Zahid Petersen, along with Nouwara Mouazer (T12449/1977). When the house was surveyed for the *Buildings of Cape Town* series in 1982/1983 (when still owned by the Petersens) it was still in relatively good condition and the gable's bargeboard and finial remained (Figure 25), although the old verandah's ironwork had been removed and a modern replacement constructed (Louw 1983: 294). Part of the house (the roof section) can be seen in the aerial survey of 2000 (Figure 43) and in a photograph dated 2001 (Figure 26) where signs of wear and tear can be seen on the roof (rusty metal sheeting), but otherwise it appears that the structure was still in relatively good condition at that time.

According to the aerial surveys of the street, between 2000 and 2009 the house became derelict and lost its roof (Figures 43 and 44). According to *Windeed*, it appears that the Petersen family still retained ownership of the property until 2013, when it was purchased by Eusebio Manuel Mora, Cybeles Nunziata Muñoz and Thandi Malaika Nunziata (T30317/2013). In 2019, the current owners, Josep Vicent Puig Gomez and Amaya Olivares Zapiain, took ownership of Erf 1852 (T33082/2019). The site is derelict and the house is missing its roof and ceiling structure.



Figure 21a: A postcard (original source unknown) of c.1910 showing Bo-Kaap looking south-east. The Schotshe Kloof opstal (79 Dorp Street) can be seen at the top middle, with 2 Lion Street visible to its left. (Michael Fortune)



Figure 21b: Detail of the above image showing 2 Lion Street when it was approximately a decade old. It appears that there were three fireplaces, judging by the visible chimneys. (Michael Fortune)



Figure 22: A view of Lion Street from 1972, looking northwards down towards the junction with Leeuwen Street, where the Nurul Huda Masjid mosque (built in 1958) can be seen. The eastern façade of 2 Lion Street (with the chimney) can be seen at middle left. 6 Lion Street (with the broekie lace verandah) has since been completely modernised and is no longer recognisable (see Figure 8 below). (Johannes Köring)



Figure 23: The same view in August 2017 showing the altered streetscape. The ruin of 2 Lion Street (centre, painted cream) can be seen to the left of the mosque. (Google Streetview, Aug. 2017)



Figure 24: An early 1970s view of Leeuwen Street taken by photographer Jan Greshoff, looking northwards through the pedestrian entrance posts of 2 Lion Street. The Nurul Huda Masjid mosque dominates the skyline in front of the house. The eastern boundary wall of Erf 1852 can be seen on the far right. (Jan Greshoff © Katherine, Martin, Adrian & Robert Greshoff)

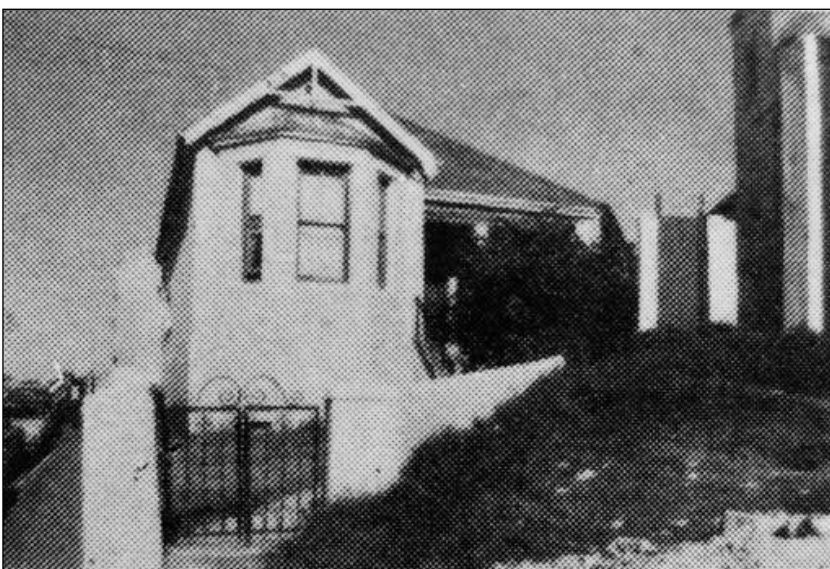


Figure 25: The house at 2 Lion Street as it looked when photographed in c.1982 for the Buildings of Cape Town series). The building was still in good repair and most of the original features were intact, except for the cast-iron verandah, which had been replaced by a modern concrete/brick structure.



Figure 26: A view of Bo-Kaap, looking west, in 2001. The roof of 2 Lion Street (circled, then still intact, although showing signs of decay) can be seen protruding above the double-storeyed 67 Leeuwen Street (with red balcony). Leeuwen Street runs from bottom left to the top right. (Francois Swanepoel)



Figure 27: By 2013, the house was a total ruin, with most of the gable and all of the roof gone, and only certain walls remaining standing. (Jim Hislop, 8 March 2013)



Figure 28: Presently (mid-2020), the bay window roof is missing and the bay window walls are beginning to collapse. (Jim Hislop, 1 June 2020)



Figure 29: A view of the junction of Leeuwen Street and Lion Street showing northern and eastern façades of the ruined house. (Jim Hislop, 2 April 2016)



Figure 30: The eastern façade in 2020, showing the remaining eastern wall and steel window that have been bricked up and corrugated iron ‘fencing’ installed in an effort to prevent further vandalism/ degradation of the property. (Jim Hislop, 1 June 2020)



Figure 31: A recent aerial view of the corner of Leeuwen and Lion streets, showing the derelict 2 Lion Street at the centre. Here the steep steep stairs can be seen, as well as the bay windows and internal walls, most of which are still standing. (Google Earth, 2020)

2.2. Progression of subject site explained through a series of maps and survey diagrams

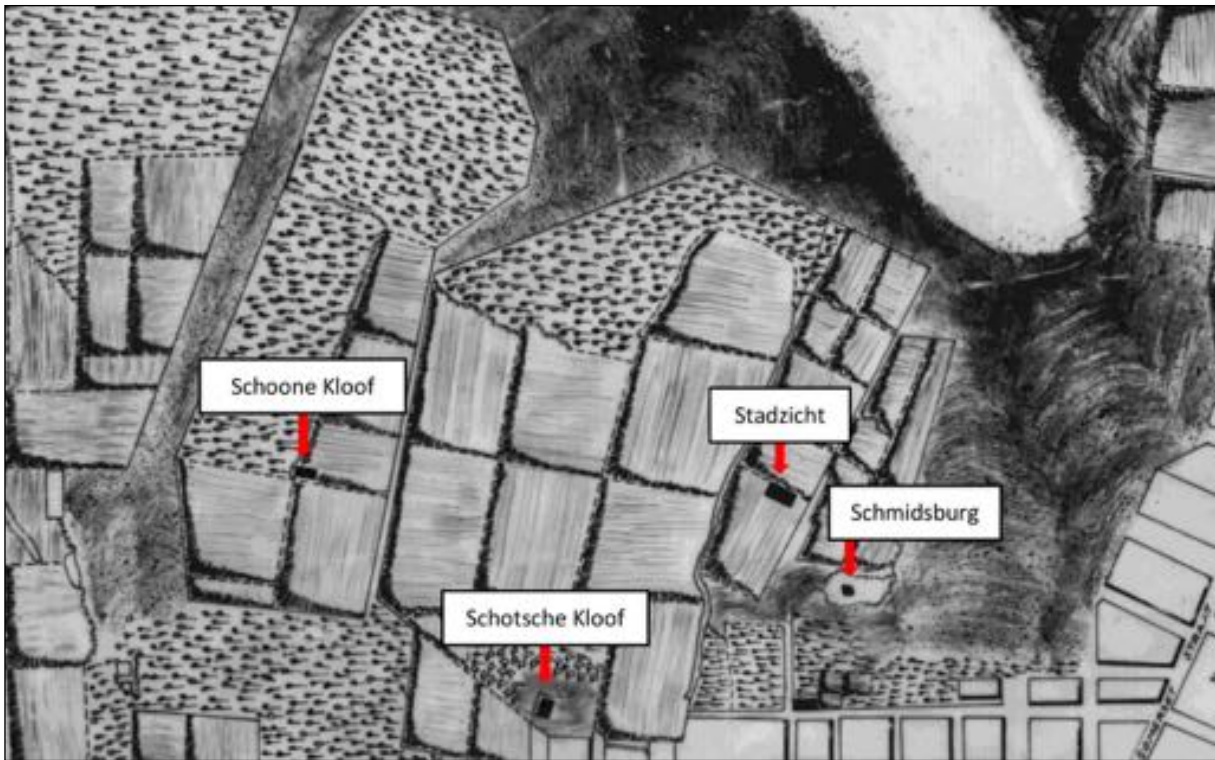


Figure 32: Detail of the 1818 Elemans Survey, showing the market garden properties and their homesteads (shaded in black) that existed at that date in the area now known as Bo-Kaap. (CoCT Heritage Branch, Wale Street, Cape Town)

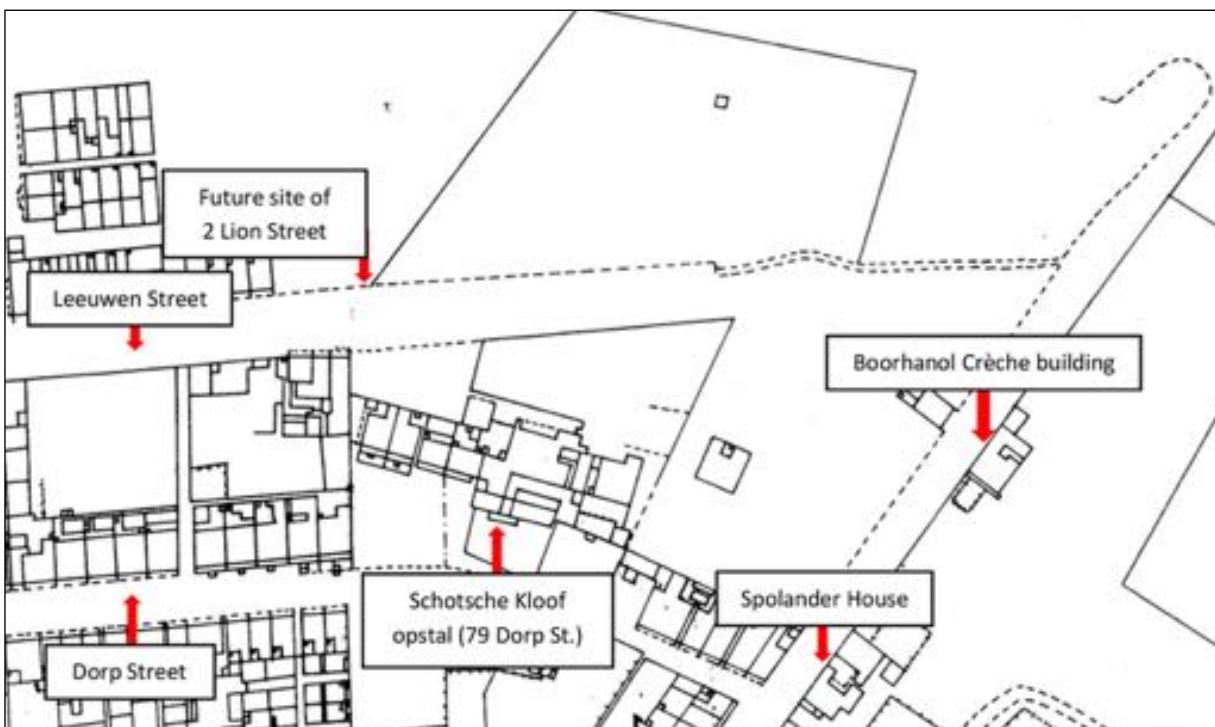


Figure 33: Detail of the 1862 Snow Survey (Sheet 2), showing landmarks of Bo-Kaap, including the Schotsche Kloof opstal, in relation to the subject site (which was then still undeveloped). (CoCT Heritage Branch, Wale Street, Cape Town)



Figure 34: Detail of the 1878 Wilson Survey (Sheet 13), showing the same Bo-Kaap landmarks as in Figure 18. The subject site remained undeveloped at that date). (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)

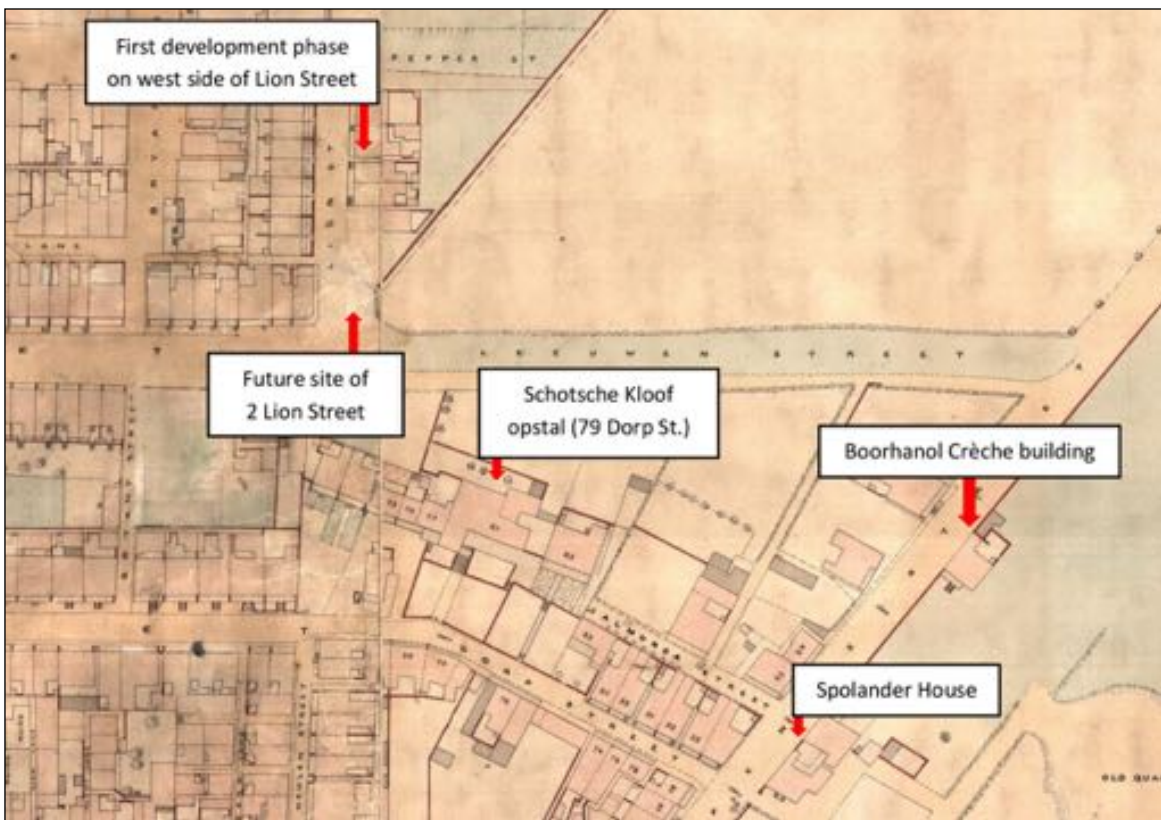


Figure 35: Detail of the c.1897 Thom Survey (Sheets 91 and 92). By this time, Lion Street had begun developing in phases; the east side was fully developed and some erven on the west side had been developed (8-14 Lion Street), although 2-6 Lion Street are still shown as open land. (CoCT Heritage Branch, Wale Street, Cape Town; joined and annotated by J Hislop)

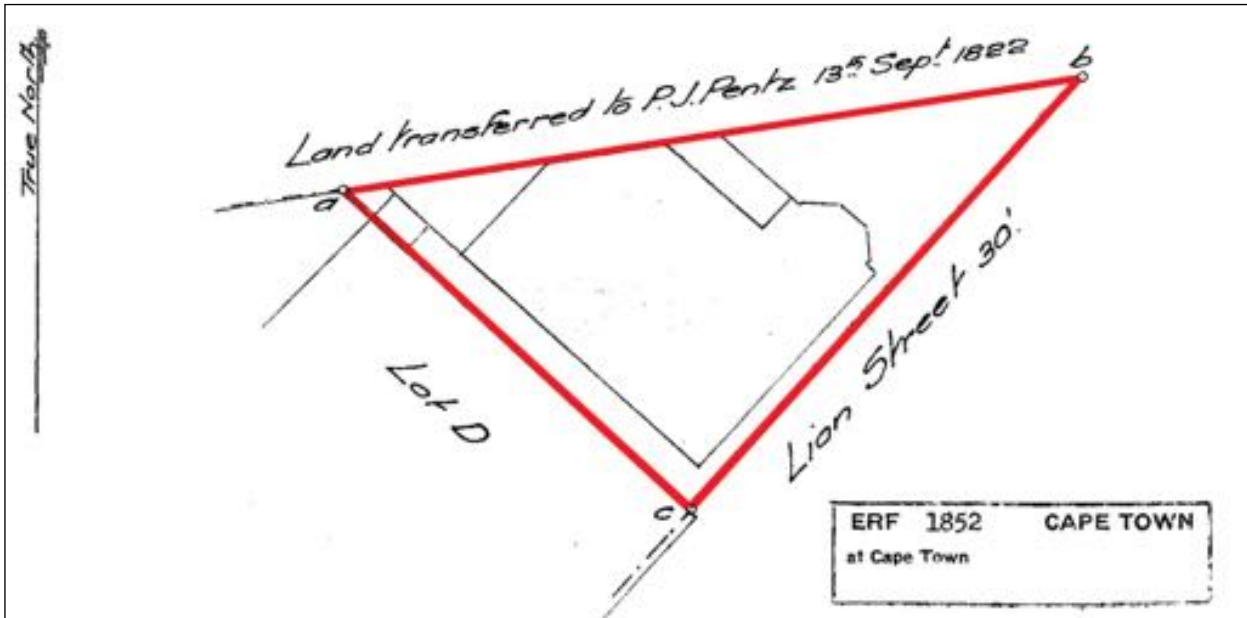


Figure 36: Portion of the August 1918 survey diagram showing 'Lot C of Block I' (now Erf 1852, highlighted in red), attached to the transfer deed made in favour of Thomas Clifford on 22 October 1924. The footprint of the villa can be seen, with its bay window and verandah shown. 'Lot D', shown on the diagram, is now Erf 1853 (6 Lion Street). (SG Diag. No. A2820/1924, Surveyor General, Cape Town; annotated by J Hislop)

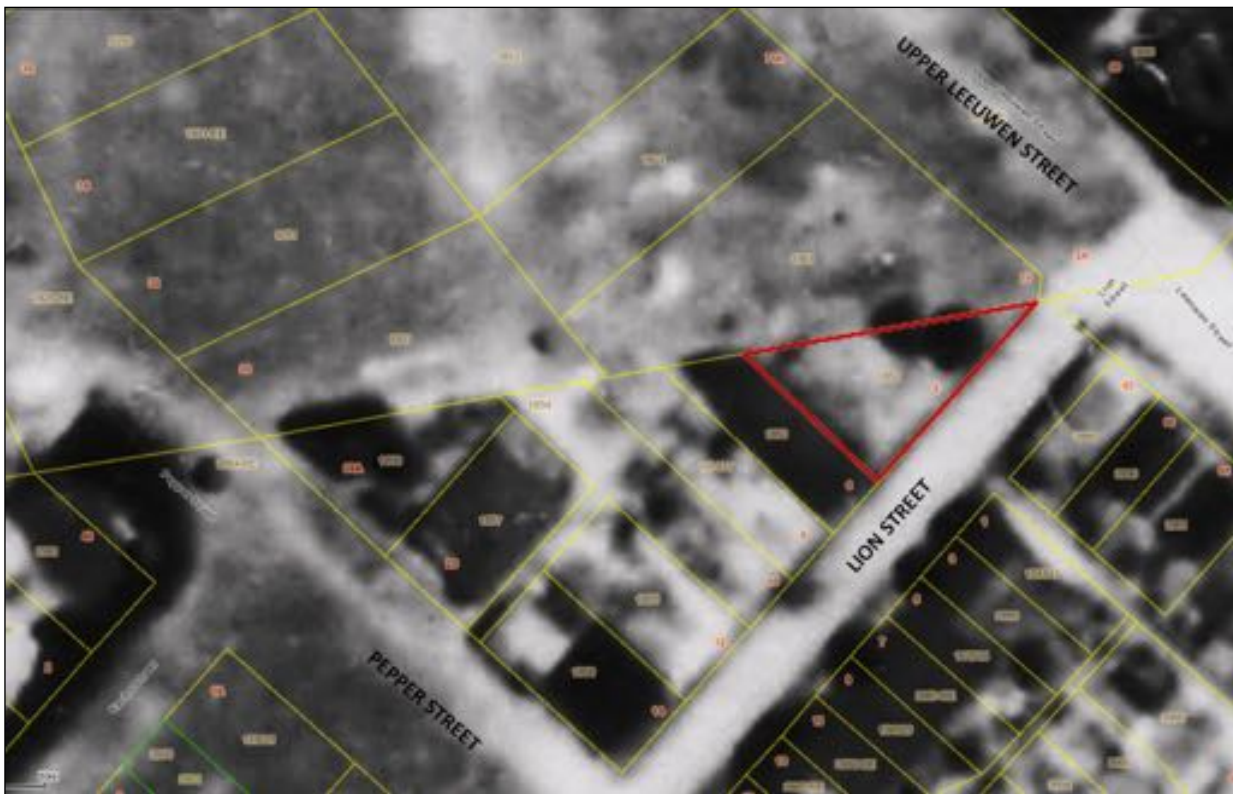


Figure 37: A portion of the first government aerial photographic survey of 1926, showing the subject site (highlighted in red). Although the photograph is very indistinct, it can be seen that the adjacent plots to the west (Erven 1851, 1834, etc.) lining Leeuwen Street were still undeveloped at that time. (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)

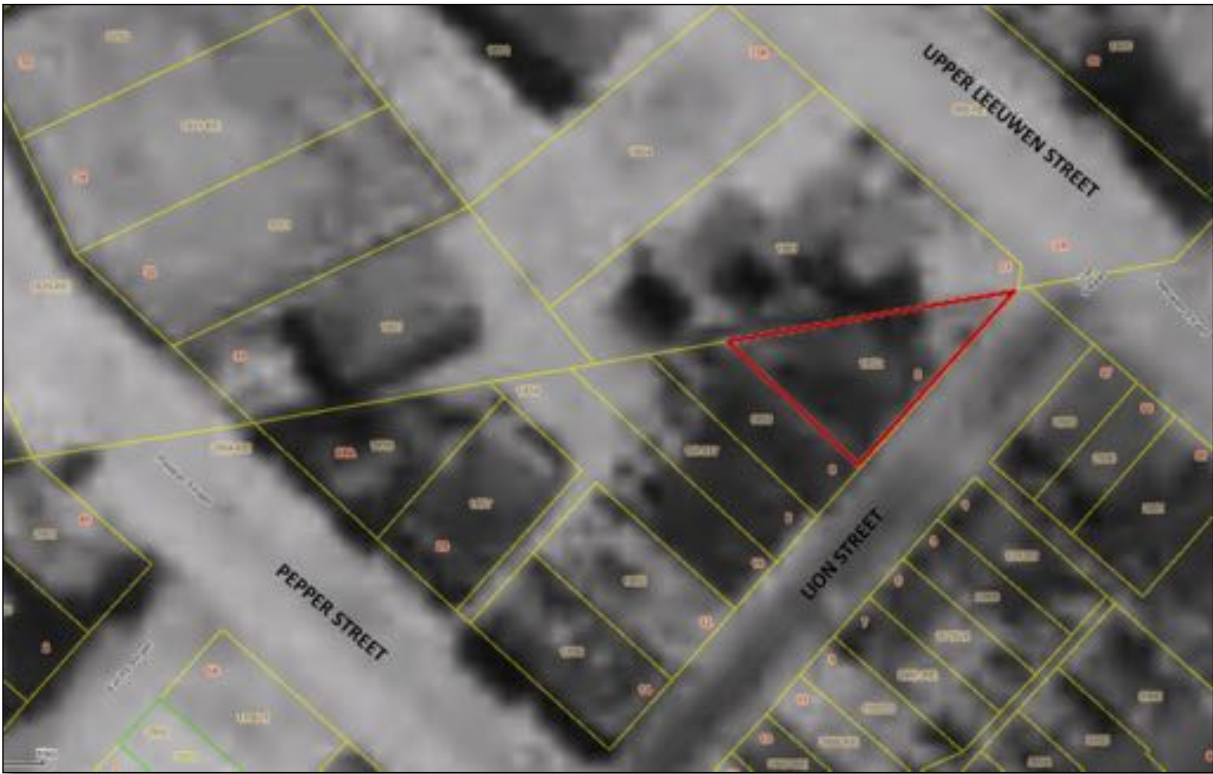


Figure 38: Detail of the 1945 aerial survey, with modern erven boundaries overlaid, showing Erf 1852 (2 Lion Street) outlined in red. Some of the adjacent erven along Upper Leeuwen Street were still undeveloped. (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)



Figure 39: Detail of the City Survey (1944-1966) with modern erven boundaries overlaid. The map shows that the footprint of the house at 2 Lion Street had remained unchanged from the 1918 survey (Figure 21). (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)

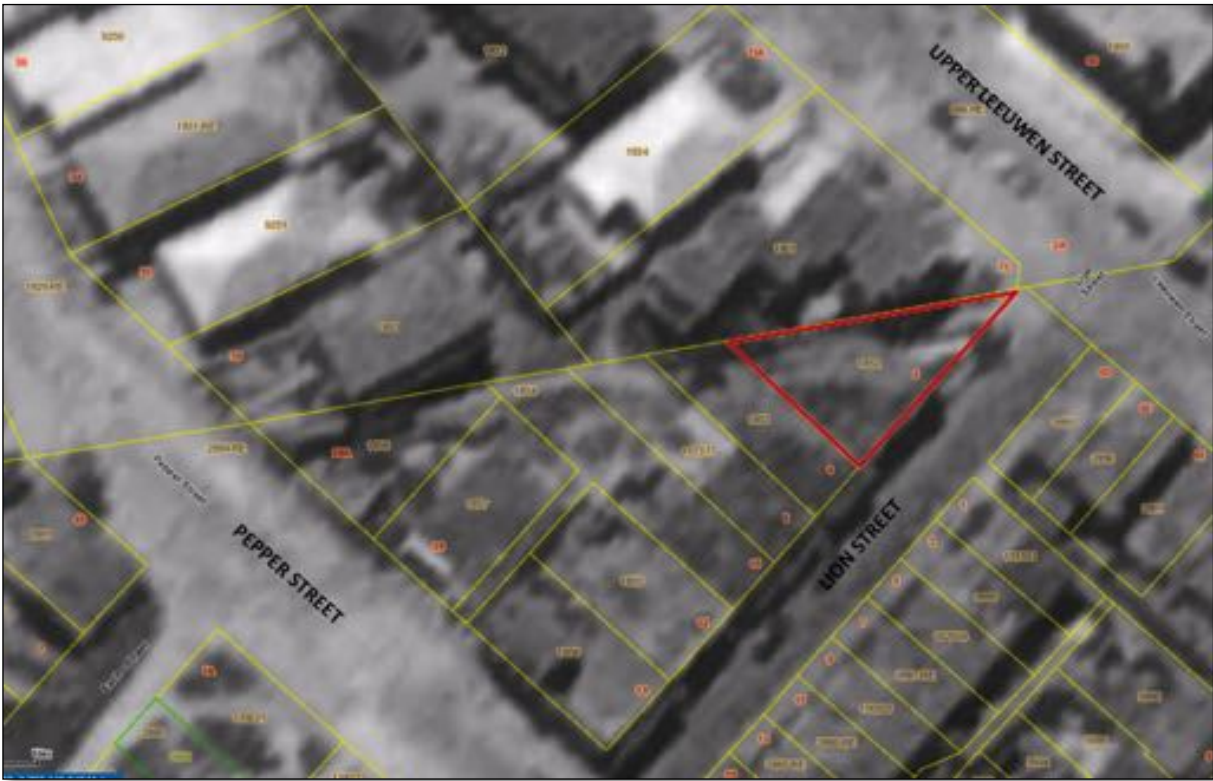


Figure 40: Detail of the government aerial survey of 1958 showing Erf 1852 (2 Lion Street) outlined in red. By that date much of the adjacent erven to the west had been developed. (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)



Figure 41: Detail of the government aerial survey of 1971. Because this survey is in colour, it provides more detail of the state of the roof, with its rusty corrugated iron evident. (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)



Figure 42: Detail of the government aerial survey of 1984. (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)



Figure 43: The government aerial survey of 2000. This is the last aerial survey that shows the roof of 2 Lion Street still intact. By 2009 the roof was gone (Figure 29). (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)



Figure 44: Detail of the government aerial survey of 2009. By this time the roof of 2 Lion Street was gone and the inner fabric of the house was exposed to the elements. (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)



Figure 45: Detail of the government aerial survey of 2019. In the succeeding decade since the 2009 aerial survey (Figure 29), some of the inner walls of 2 Lion Street have collapsed. (CoCT Heritage Branch, Wale Street, Cape Town; annotated by J Hislop)

2.3. Development of the northern section of Lion Street (1895-1906)

Running in a southerly direction from Upper Leeuwen Street, the portion of Lion Street in the vicinity of the subject site, was developed from the late-19th century on part of the former Schotsche Kloof estate (the homestead of which is still standing at 79 Dorp Street). The 1878 Wilson Survey (*Figure 34*) shows the area that is now occupied by the northern end of Lion Street was still open land at that time and adjacent Upper Leeuwen Street was still largely undeveloped and still largely rural (fields and large gardens).

According to the *Heritage Building Plans Registers* (194-201), the first plans for development of housing lots for private owners in Lion Street were submitted in 1895 by architects such as E. Seeliger, J. Stonier and W.H. Reid (Plan Numbers 148, 233 and 6 respectively, of 1895).

By c.1897, when the Thom Survey was undertaken (*Figure 35*) the northern end of Lion Street (between Pepper and Leeuwen streets) had been constructed, with semi-detached housing occupying the east side of the street. Only part of the west side of Lion Street had been developed, however (8-14 Lion Street), although 2-6 Lion Street are still shown as open land. At this time Lion Street terminated at Pepper Street, where a sheer slope dropping down to the lower part of Pepper Street presumably prevented construction of housing further southwards, for some time, until the road could be built up and extended as it is now. From 1898 to 1906 the rest of this northern section of Lion Street was developed (including the subject site in c.1900)(*Heritage Building Plans Registers: 246-509*).



Figure 46: A view of Lion Street in the middle distance, as seen from Upper Pepper Street. The steep set of stairs (behind the stop sign) are a Lion Street landmark (built after c.1897; they are not shown on the Thom Survey, Figure 20), and lead down to the lower section of Pepper Street. The Victorian house on the left (Hillside Villa) is similar to the original building at 2 Lion Street, although the gable is more squat and it was designed by a different architect (W.T. Wilkinson, not Robert Esdon)(Hislop, 2016)

The subject site forms part of a late-19th century spate of development that occurred in the upper Bo-Kaap area on the south side of Leeuwen Street, on a piece of ground that was obtained by J.W. Hurlingh in 1886, then subdivided for building lots for the newly built west side of Lion Street's northern end. Although in a perilous state, the ruined Victorian villa that was designed by architect Robert Esdon and built in c.1900, forms part of an unbroken line of late-Victorian dwellings (albeit mostly altered) lining the west side of Lion Street between Leeuwen and Upper Pepper streets (*Figures 47 and 48*).



Figure 47: The northern end of Lion Street, looking from the corner of Pepper Street. Much of the late-Victorian character of this end of the street is still intact. (Google Streetview, August 2017)



Figure 48: The steep set of late-Victorian stairs that lead via a set of pillars down to Pepper Street form part of the early 20th-century streetscape of the northern end of Lion Street, mostly developed between 1895 and 1906. (Jim Hislop, 1 June 2020)

3.1 Previous heritage indicators

The site contributes to the green framework and character of Upper Leeuwen Street and heritage indicators thus relate to impact on surrounding context in terms of height, massing, views and materiality. It should be noted that the character of the street changes along its route.

As extracted from previous study by *vidamemoria* for the Nur-el-Huda Masjid, heritage indicators relating specifically to section of Leeuwen Street between Lion Street and Pentz Street

- Existing green framework incorporating mature trees, semi private gardens and visual linkages to Leeuwen Street Park
 - Profile of existing façade and materiality to retain distinctive masjid appearance
 - Visual focal point for view terminating at the intersection of Lion Street and Leeuwen Street
 - Retain rhythm of scale and massing along Leeuwen Street
 - System of low walls and semi-private spaces along Leeuwen Street
- Also to be considered*
- Visual linkages of the minaret from lower slopes of BoKaap
 - Proximity to identified and declared heritage resources, specifically 79 Dorp Street

The significance of the indicators lies in the fact that they have been accepted by HWC in its endorsement of the report when it issued a permit for the proposals. The principles upon which the indicators are based relate to the context and the impact of interventions on the 'height, massing, views and materiality' of Upper Leeuwen Street. The acknowledgement that the character of the street changes along its route hints at the need to base indicators on the particularities of the character area of Leeuwen Street within which a site falls.

The Samie (2014) report includes extracts from studies (dated 1980, 1983 and 1998) identifying heritage resources in this part of Bo-Kaap and summarised them visually. Note that 2 Lion Street is not graded in any of the studies referred to.

Since the Samie (2014) report, the Bo-Kaap has had sites declared Grade 1 Heritage Sites and has had the City of Cape Town declare a Heritage Protection Overlay Zone (HPOZ). The problem remains, however, that the HPOZ does not yet include guidelines and character area specific management principles. This means that management still relies on a case-by-case approach. The existence of the 2014 indicators for the mosque site is thus useful in this case, as they provide a previously-accepted set of principles, some of which are general enough to apply to the current case.

3.2 Building significance analysis

The house on erf 1852 is currently derelict. Most of the joinery features that gave it its character were either lost in the fire or during the time since. Aerial photographs show that some internal walls have collapsed since the building lost its roof. Therefore, much of the intrinsic architectural and aesthetic significance of the building has been lost.

While the architect (Esdon) of the building was a contemporary of Baker's (Hislop 2020: 7) and active in Sea Point, Kloof Street and the Bo-Kaap in the c1900 period, the house (based on the c1910 photographic evidence) was not a remarkable example of its type. It was representative of a widely-prevalent typology at the time, but its loss of joinery and other fabric reduces its representative significance. Preliminary research using secondary sources (mainly the work of Achmat Davids) has not flagged any associational significances for this site.

The significances of the building can be summed up as follows:

| Significance criteria | | | | | |
|-----------------------|---|----------------|---|--------------------------|---|
| rarity | | representivity | L | excellence | |
| integrity | L | archaeological | | Environmental/contextual | L |
| intrinsic | L | aesthetic | L | socio-historic | |
| architectural | L | symbolic | | cultural | |
| slavery | | age | M | Associational | ? |
| technological | | scientific | | Other | |

The derelict state of the building is the primary reason for proposing a Not Conservation Worthy grade for this building. While some walls stand, the work required to replace the joinery and other details will result in a building with a high facsimile content. As the building was (based on early photographs and the notes included in the Cape Town Survey of 1983) typical and representative rather than of high intrinsic significance, it is not considered the calibre of exemplar that would warrant re-creation of the heritage resource after fire damage

Proposed Grade: Not Conservation Worthy

The resource does not have enough heritage significance to be included in the National Estate. I.e. Insufficient Heritage Significance or 'Ungradeable'. Demolition can be considered.

3.3 Statement of significance

While the building is older than 100 years and was originally a good example of its typology, which was widely represented from Scotsche Kloof to Tamboerskloof and Sea Point in c1900, the damage caused by a fire in c2007 has significantly reduced its intrinsic, architectural, aesthetic and representative significances. The surviving fabric is not considered conservation-worthy and possesses no associational significance.

3.4 Heritage indicators

Based on the grading assessment, it is prudent to consider heritage informants for this site that do not rule out that the building will be demolished and a replacement building proposed. Therefore, this section works from that starting point, rather than one of rebuilding the house as a replica of itself.

Erf 1852 originally had a tapering garden space between the house and Leeuwen Street. It was set back against its lateral boundary with 6 Lion Street and thus, while visible from Leeuwen Street, formed a backdrop to 71 Leeuwen Street after it was built. The mosque across the road is the landmark and view termination focus of views up Leeuwen Street, so neither 71 Leeuwen nor 2 Lion Street can be considered primary landmark features in their immediate urban context. They form part of the residential fabric in which the community facilities – the mosque, corner shop and park – are the landmarks.

The garden of the house on erf 1852 would have made some contribution to the 'green framework and character of Upper Leeuwen Street' (Samie 2014), and its setback would have made it a background rather than foreground building.

The shop building on the corner of Lion and Leeuwen Streets marks a character change in Leeuwen Street. The indicators identified by Samie (2014) for Leeuwen Street between Lion and Pentz Street thus apply to erf 1852. Specifically, this can be interpreted to mean that the scale and massing of Leeuwen Street illustrated in Figure 6 is more appropriate than the single-storied massing visible in Figure 5. The other indicators listed by Samie (2014) relate more specifically to the mosque and are therefore not directly applicable to erf 1852.

The shop building on the corner of Lion and Leeuwen Streets marks a character change in Leeuwen Street. The indicators identified by Samie (2014) for Leeuwen Street between Lion and Pentz Street thus apply to erf 1852. Specifically, this can be interpreted to mean that the scale and massing of Leeuwen Street is more appropriate than the single-storied massing visible along Lion Street. The other indicators listed by Samie (2014) relate more specifically to the mosque and are therefore not directly applicable to erf 1852.

Erf 1852 is also part of Lion Street, but historically the house addressed Leeuwen rather than Lion Street. This may have been because it pre-dated the development of the Scotsche Kloof farmlands and therefore faced downhill, as the farm house (79 Dorp Street) did. However, this would not be an appropriate response in the current receiving environment.

The houses on the upslope side of Lion Street are substantially taller than those on the downslope side of the road. Given the scale, massing and height of 71 Leeuwen Street and the other blocks of flats close by erf 1852 in Leeuwen Street, as well as that of the 'wall' of houses from 6 Lion Street to the Pepper Street corner, a building of similar height, scale and massing will not negatively impact the Lion Street streetscape.

3.5 Design informants derived from heritage indicators

The receiving environment in this part of Scotsche Kloof is different to that of Dorp Street and the Bo-Kaap 'core' character area in that it was developed later and consists of larger buildings, set back from Leeuwen Street and providing a backdrop for Leeuwen Park, the corner shop and the Nur El Huda mosque. Lion Street is characterised by a much taller upslope row of houses and single-storied terraced houses downslope. This is quite a robust set of urban conditions that can accommodate a fairly tall building that is tight up against 6 Lion Street, with a setback to Leeuwen Street so that the existing gradation from foreground, to middle ground and 2 Lion Street in the background is retained. The 'breathing space' thus created on the corner of Lion and Leeuwen Streets provides a counterpoint to the landmark qualities of the mosque and thereby emphasises it as the termination of the view up Leeuwen Street.

Based on the heritage informants above, the following architectural design indicators are derived to guide the design of a replacement building on erf 1852. The building should:

- be set back to create, together with the undeveloped portion of 71 Leeuwen Street's erf, a 'breathing space' in the urban fabric
- include some green within the area formerly the garden of 2 Lion Street that is visible from Leeuwen Street
- concentrate its height and mass closer to 6 Lion Street than to Leeuwen Street
- respect the Lion Street streetscape in height, scale and massing
- not exceed the ridge height of 6 Lion Street in height to ridge line
- be a 'background' building that does not dilute the landmark quality of the mosque in the streetscape
- address Lion Street rather than Leeuwen Street

4. PROPOSED INTERVENTION

4.1 Proposed intervention

The design proposal for the replacement building on erf 1852 is not a replica of the original. Rather, the site is to accommodate residential units for the owners' extended family. One of the owners resides next door at 6 Lion Street. The expansion of dwellings to accommodate growing families is already an established pattern within Bo Kaap. Architectural designs have been prepared by Matt Audinwood of Architectural Solutions Studio. The designs presented here are dated October 2020 and are the result of interaction with the heritage team and discussions regarding heritage indicators.



Image 49: Elevations (A300, October 2020)

Annexure B contains:

- A101 Ground Floor Plan
- A102 First Floor Plan
- A103 Second Floor Plan
- A104 Roof Plan
- A105 Site Plan
- A200 LLong Section
- A300 Elevations
- A400 3D Views



Image 50: Lion Street view from Leeuwen Street (A400 3D, October 2020)

4.2 Motivation

A joint motivation has been presented by the two families owning the property.

The Nunziata's Family

"For many years, we have been travelling around the world, for pleasure and for work. In 2003, we decided to establish ourselves in South Africa, Cape Town, specifically in Bo-Kaap, for two main reasons: 1) We like the country, the city and the neighbourhood; 2) the majority of our businesses, consulting in the healthcare sector, are in the Southern Africa region, and Cape Town is the best place to establish the family-base.

When we were looking for a house in Cape Town, we realized that Bo-Kaap was our place. We decided to look no further and find a nice place in this historical neighbourhood. We were lucky as we found our current residence: the house at 6th Lion street. We bought it in 2004 and since then, we are living here and we have invested into it to keep it in good conditions and we have very good relationships with our neighbours.

We love history; we like to live in a place that has it in the flesh, like this neighbourhood. Also in Italy, we have a small apartment in a 17th century building, and we are delighted with it. In addition to it, the mother of the family is Muslim and since the beginning, she felt at home in Bo-Kaap. Since we bought the house, we became a RSA permanent resident, we have established our residence here and our first daughter was born in SA. All this makes South Africa the place where we have the intention to keep living and retire."

Puig Olivares' Family

"We have been living in Southern Africa for more than two decades. In 2005, we spent two years in Durban, studying our Master Degree in Development Studies. We fell in love with South Africa. Respect to social diversity are among the main values we learnt there. During that time, we had our first son and we also adopted a South African girl, our second child, who is keeping our emotional ties closer to South Africa and its reality. We had the opportunity to know Cape Town as well, and, specifically, Bo-Kaap, which we can recognize as an example of respect of harmony integration. The University of Cape Town is broadly recognized by its excellence and we would be delighted if our children can study there. All this, made us to dream with the idea of living in South Africa, in Cape Town, in Bo-Kaap.

When, few years ago, the house at 2nd Lion street burnt down, the owner offered Mr. Nunziata the possibility to buy it. Both families thought it was an opportunity and we are joining our resources to make it happen. As a priority for us, the house should keep harmony with the neighbourhood, not only in terms of appearance, but also in terms of cultural and social harmony and behaviour, make it fully integrated in the context and in the history of Bo-Kaap.

We have now found a nice development for it, which will allow an apartment for each family. Our intention is to complete the development for our families and our children; for them to have a base in South Africa where they are planning to study, develop their lives and leave in the future."

5. ASSESSMENT

The design proposal for the replacement building on erf 1852 is not a replica of the original. Rather, the site is to accommodate residential units for the owners' extended family. In this case, four units are proposed within an envelope that, in the view of the assessor, conforms with the identified design informants. A more detailed analysis, which assesses the proposal against each heritage-derived design informant, follows below.

Design Informant 1 *The building should be set back to create, together with the undeveloped portion of 71 Leeuwen Street's erf, a 'breathing space' in the urban fabric*

Response: Figure 51 illustrates the way the derelict house is set back on its erf, as well as the resultant sense of openness at the Leeuwen/ Lion Street intersection. Extracts from proposal drawings illustrate how this informant is addressed in the design (Fig 52 and 53). While the inclusion of a garage at ground level means that the living level is raised onto a terrace at first floor level, the overall impression of the new dwelling is that, like its predecessor on the site, it sits to the rear of and raised on the site. This interpretation of the existing condition of the dwelling in the proposed replacement building is a positive one, which is in line with the spirit of the design indicator. Thus, the design proposal is considered to be in line with Design Informant



Figure 51: The current situation



Figure 52: Birds' eye view, showing the intersection, with the mosque visible to RHS in the foreground (Architectural Solutions Studio 2020)



LION STREET VIEW TO LEEUWEN STREET



LION STREET VIEW FROM LEEUWEN STREET

Figure 53: Lion Street views (Architectural Solutions Studio 2020)

Design informant 2 *The building should include some green within the area formerly the garden of 2 Lion Street that is visible from Leeuwen Street*

Response: The first floor terrace is a concrete slab and therefore a hard surface. However, the design indicates that the edges of this terrace are to be softened by the inclusion of a planter. The tree indicated at the corner of the property should, at maturity, give shade to the terrace, provide a visual screening of the building from Leeuwen Street and add to the trees along the uphill stretch of Leeuwen Street from 71 Leeuwen. The proposed planting will mark the edge of the new outdoor living terrace in a way that evokes a memory of the original garden space within the streetscape. This green edge and the tree at the Leeuwen Street corner of the site will make a positive contribution to softening the public realm and streetscape.

The design proposal is thus considered to be in line with Design Informant 2.

Design Informant 3 *building should concentrate its height and mass closer to 6 Lion Street than to Leeuwen Street*

Response: Figures 52 and 53 illustrate the way in which the proposal addresses this design informant. This is further illustrated in the Lion Street elevation, a detail of which is included below as Figure 54. Figure 54 illustrates how the main height and bulk of the building is concentrated closer to 6 Lion Street than to Leeuwen Street.

The design proposal is thus considered to be in line with Design Informant 3.



Figure 54: Detail of the Lion Street elevation of the building (Architectural Solutions Studio 2020)

Design informant 4 *The building should respect the Lion Street streetscape in height, scale and massing*

Response: A positive result of such respect for the existing context would be that the proposed building would fit appropriately into the existing streetscape silhouette. Figures 52 to 54 illustrate that the height, scale and massing of the proposal are in sympathy with the existing, while Figure 55 illustrates that the way the building will sit in the existing streetscape silhouette is also appropriate.

The design proposal is thus considered to be in line with Design Informant 4.



Figure 55: Detail of the Lion Street elevation of the building showing its relationship to 6 and 8 Lion Street
(Architectural Solutions Studio 2020)

Design informant 5 *The building should not exceed the ridge height of 6 Lion Street in height to ridge line*

Response: In Figure 55, the height of the rooftop garden pergola, while below the parapet height of 71 Leeuwen Street, appears to be above that of 6 Lion Street. However, one must remember that, while the rooftop pergola extends to the boundary, the masonry stairwell by which it is accessed is set back on the rooftop terrace (see Figure 56 below).

This setback will mean that the pergola is not visible to pedestrians in the street. Thus, its impact on the qualities of the streetscape below will be minimal. The parapet height of the new building will be in line with the eaves of 6 Lion Street and the ridge height of 8 Lion Street. This is considered a positive response to the design informant.

The design proposal is thus considered to be in line with Design Informant 5.

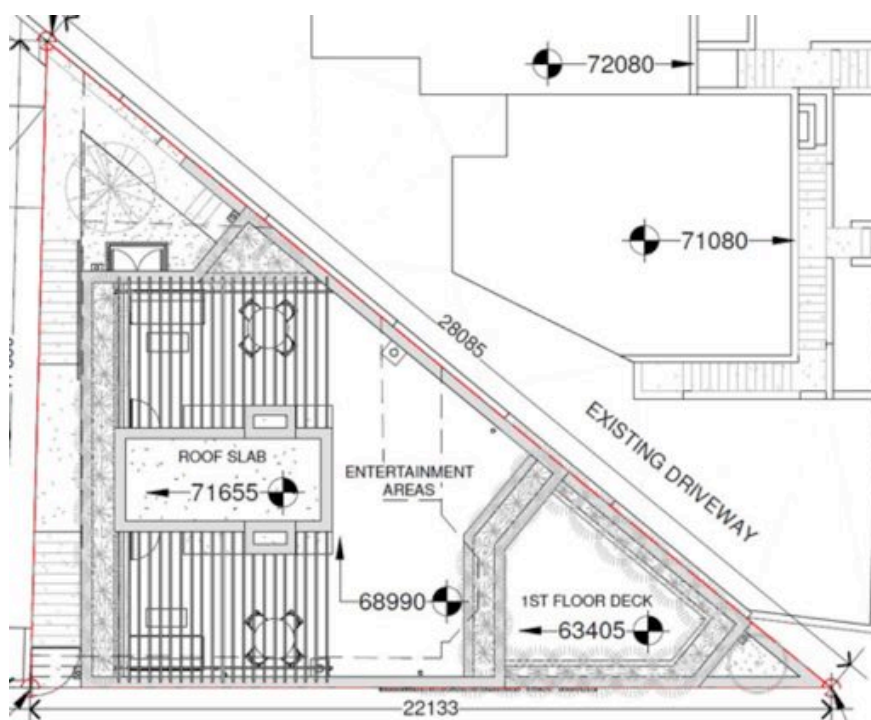


Figure 18: the roof terrace, showing the pergola and the stairwell structure set back on it

(Architectural Solutions Studio 2020).

Design Informant 6: *The building should be a 'background' building that does not dilute the landmark quality of the mosque in the streetscape*

Response: The proposed building is set back from Leeuwen Street and is not highly ornamented or finely detailed so that it draws attention to itself, but possibly most importantly, the tree proposed in the Leeuwen Street corner of the site will eventually screen the building from view. Thus, the main feature at the intersection of Leeuwen and Lion Street will remain the mosque. The design proposal is thus considered to be in line with Design Informant 6.

Design Informant 7 *The building should address Lion Street rather than Leeuwen Street*

Response: The entrances to the building are proposed in Lion Street (see Figure 57 below). In addition (unlike the existing building) the proposal has windows from three of the units facing onto Lion Street. The building will thus not present a blank facade to Lion Street, but rather (like the other houses on Lion Street) will have views onto the street and thereby contribute to the sense of community security that 'eyes on the street' bring to the streetscape.

The design proposal is thus considered to be in line with Design Informant 7.

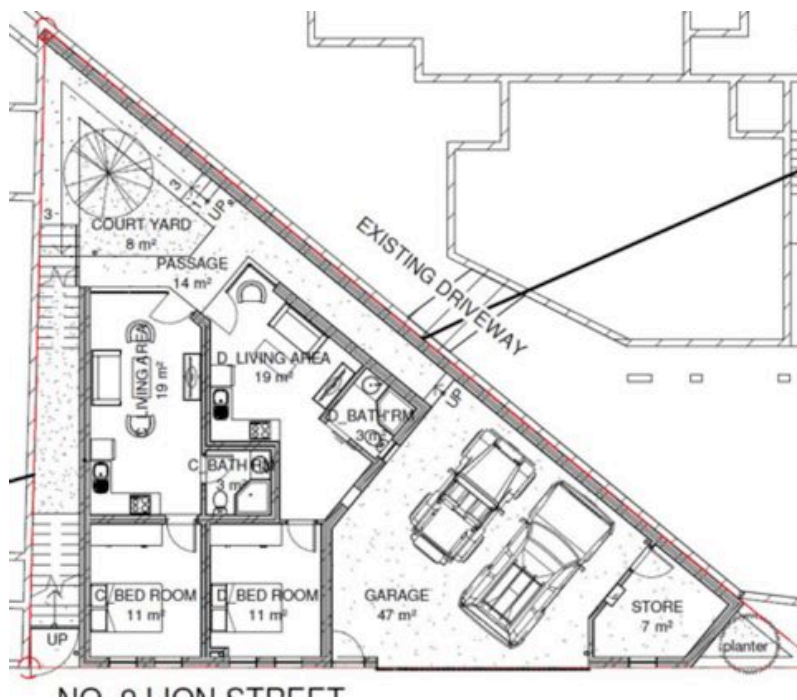


Figure 57: Ground plan of the building (Architectural Solutions Studio 2020).

6. CONSULTATION

Heritage Western Cape requires that comment be requested from relevant registered conservation bodies and the relevant municipality. This draft heritage impact assessment as well as supporting documentation is to be made available for comment. Documentation will be distributed electronically. Should any additional information be required during the commenting period, such will be made available, however, commenting period will be considered as per timeframes outlined in this report. Submissions received will be included within final report for submission to the authorities. Only comments on heritage grounds will be considered and late comments will not be considered. Responses to the draft assessment report will be incorporated within final submission for consideration by the heritage authorities.

7. DISCUSSION

From the analysis it is concluded that the proposal is in line with identified heritage design indicators. The proposed building is considered an appropriate architectural response to the heritage informants and character of the receiving environment.

The structural engineers report found that impact of the fire weakened the stability, integrity, insulation and compressive strength of walls. Large cracks in wall panels have jeopardised wall stability and walls have lost its 30 minute fire rating. The displacements / washout of bricks and mortar have compromised the structural integrity of walls; and structural integrity of walls are further worsened by brittle bricks, soft clay mortar joints and embedded growth of vegetation. Remaining walls are in a state of collapse and have been deemed unsafe and not conducive for incorporating in future development. The structural engineer recommends that existing walls must be demolished completely and the existing strip footings removed; street boundary wall / retaining wall have failed its serviceability and must be completely demolished and replaced and that any new development must be constructed completely new.

The use of the building as four dwelling units for the extended family of the owner of 6 Lion Street is not out of line with historic patterns of accommodating expanding families within Bo Kaap. The social impacts of the density of occupation created by four units on this site is mitigated by the fact that the units are being created for smaller family units within an extended family. The building as a whole is this extended family's communal living space. The proposed four living units are thus considered part of an established pattern of occupation of Bo Kaap houses that has historically played a part in the spatial evolution of the area. It is thus concluded that this proposal provides an acceptable replacement building for the site. The original building, due to its physical state, is no longer conservation-worthy and demolition can thus be supported.

This assessment concludes that demolition and replacement building would not result in a loss of heritage resources nor result in a negative impact on heritage resources.

8. RECOMMENDATIONS

It is recommended that the demolition of the existing building on erf 1852 be approved, and the proposed replacement building assessed here and documented on the attached plans by Architectural Solutions Studio (dated October 2020) be supported.

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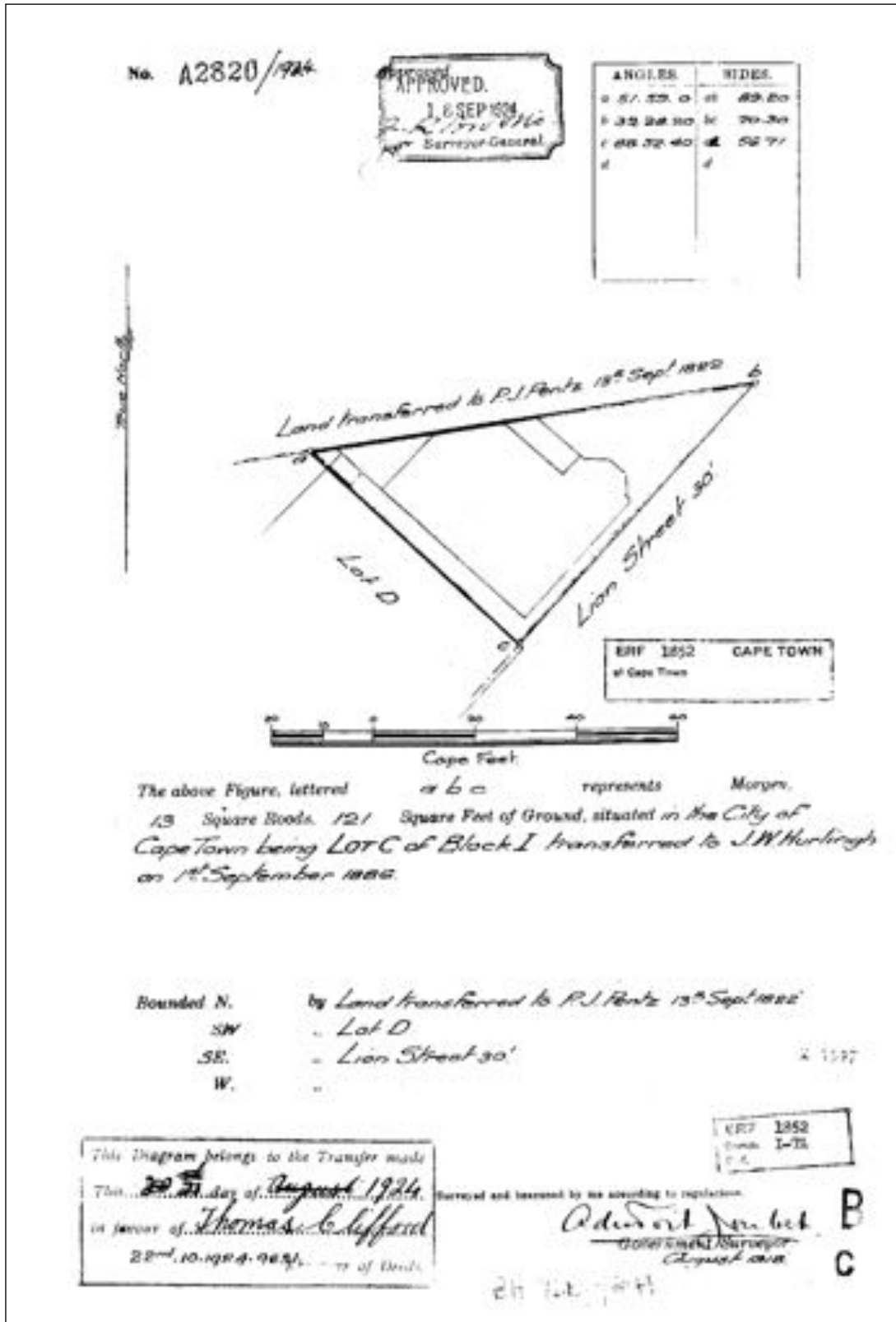
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Images and maps

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- Google earth imagery
- Surveyor General: Noting sheets
- Digital version of Snow, Thom and Wilson obtained from City of Cape Town GIS and mapping department
- Extract Group Areas Map 01 and 04 Land Survey Branch Municipality of Cape Town, 1975

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- Johannes Köring
- Michael Fortune
- John Rennie Collection



(SG. Diag. No. A2820/1924, Surveyor General, Cape Town)

THE CITY OF CAPE TOWN
APPROVED.
914.
G. J. Harrison
Deputy Town Clerk.
Date 16. 9. 24.

J. B. O'Reilly & Hirschberg

