

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)**



**Commenced at 08:30 and held on Wednesday, 23 February 2022 via
Microsoft Teams**

1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)
Prof Walter Peters (WP)
Mr Graham Jacobs (GJ) (Chair)
Ms Helene van der Merwe (HvdM)

Members of Staff:

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Colette Scheermeyer (CSc)
Ms Xola Mlwandle (XM)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Colette Scheermeyer (CS)
Ms Muneerah Solomon (MS)
Mr Thando Zingange (TZ)
Ms Stephanie Barnardt (SB)
Ms Ayanda Mdludlu (AM)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Robin George (RG)
Ms Sneha Jhupsee (SJ)
Ms Nosiphiwo Tafeni (NT)
Natalie Kendrick

Visitors:

Mr Mike Scurr
Ms Sarah Winter
Ms Patricia Botha
Mr William George
Ms Elize Mendelsohn
Mr Ian Pretorius
Ms Berendine Irrgang
Ms Kathy Dumbrell
Ms Kirsten Burgess
Mr Shaun Heeger
Ms Uryke du Preez
Mr Clive Theunissen
Mr Dudley Cloete-Hopkins
Mr Jaco Bruwer
Mr Paul Truscott
Mr Dudley Annenberg
Ms Nicolene Visser

Ms Katie Smuts
Mr Jacques Mouton
Ms Berta Hayes
Mr Chris Snelling
Ms Melissa Wilson
Mr Piet Louw
Ms Quahnita Samie
Mr Gordon Hart
Ms Adelaide Combrink
Mr Chris Fick
Ms Anne-Marie Fick
Ms Claire Abrahamse
Mr Ivan Flint
Mr Peter Buttgens
Ms Amy Flag
Mr Clifford de Kock
Dr Stephen Townsend

Mr Corbin Williams
Ms Judy Luns
Ms Karen Dugmore-Strom

Mr Rikesh Harikaran
Mr John Wilson-Harris

3. Apologies

Mr Shawn Johnston (SJ)

Absent

None

4. Approval of Agenda

4.1 Dated 23 February 2022.

The Committee approved the agenda dated 23 February 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 10 February 2022

The Committee reviewed the minutes dated 10 February 2022 and resolved to approve them with amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

None

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

Nothing to report

8.2 Report back on Stop Works Orders and Charges:

- Erf 2081, 82 Short Market Street, Cape Town

8.3 Formal Protection of Buildings refused for Demolition

The Legal Advisor updated the Committee on steps currently being taken to update HWC's heritage register with regard to S34 (2) items.

8.4 Reporting of BELCom decisions to Appeals Committee

The chair has undertaken to take this matter further with the CEO especially in terms of defending BELCom's decisions at Appeals Committee in certain instances.

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

GJ presented a reported back on the Council meeting that was held on 18 February 2022, which was noted by the Committee.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Proposed Addition to the Jonkershuis at Alphen Estate, 1 Peter Cloete Avenue, Constantia

9.5 Site Inspections Undertaken

- Proposed Total Demolition on Erf 748, 78 Main Road, Sea Point
- Proposed Partial Demolition, Erf 746, 82 Main Road, Sea Point
- Proposed Alterations and Additions, Erf 7134, 80 Sir Lowry Road, District Six

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations on Boschendal Cellar Building, off R310, Dwars River Valley Farm 10, 167 Stellenbosch: MA HM/CAPE WINELANDS/ STELLENBOSCH / BOSCHENDAL PORTION 10 OF FARM 167

Case No: 21090305SB1020E

Council drawings by the architect and the final report prepared by Rennie Scurr Adendorff Architects were tabled.

Ms Stephanie Barnard introduced the case.

Mr Mike Scurr (heritage consultant), Ms Katie Smuts (heritage consultant), Ms Sarah Winter (heritage consultant), Mr Jacques Mouton (architect), Ms Patricia Botha (Stellenbosch Interest Group), Ms Berta Hayes (Stellenbosch Interest Group) and Mr William George (Boschendal) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The CMP for the Boschendal werf was noted.
- The final closeout report was also noted.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 200_H.1001 Rev C (02.10.22), 200_H.1002 Rev C (14.02.22), 200_H.1003 Rev C (14.02.22), 200_H.2001 Rev B (06.12.21), 200_H.2002 Rev D (14.02.22), 200_H.2003 Rev D (14.02.22), 200_H.2004 Rev D (14.02.22), 200_H.2005 Rev D (14.02.22), 200_H.2006 Rev C (14.02.22), 200_H.3002 Rev C (14.02.22), 200_H.3003 Rev C (14.02.22), 200_H.3004 Rev C (14.02.22), 200_H.4001 Rev C (14.02.22), 200_H.4002 Rev C (14.02.22), 200_H.6001 Rev D (14.02.22), 200_H.6002 Rev D (14.02.22), 200_H.6003 Rev D (14.02.22), 200_H.6004 Rev D (14.02.22), 200_H.6005 Rev D (14.02.22) and 200_H.6006 Rev D (14.02.22) dated 14 February 2022 prepared by ATC Architects as having met previous requirements.

SB

11.2 Proposed Addition to Jonkershuis at Alphen Estate, 1 Peter Cloete Avenue, Constantia: NM HM/ CAPE TOWN METROPOLITAN / CONSTANTIA / ERF 377

Case No: 22011709SJ0120E

Application documents were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection. The Committee resolved that IACom member and landscape architect, Mr David Gibbs be invited to attend the site inspection.

SJ

12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION

12.1 Proposed Total Demolition on Erf 748, 78 Main Road, Sea Point: MA HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 748

Case No: 21101818SJ1209E

The Committee reported back on the site inspection that was undertaken on 14 February 2022. See attached annexure SI1.

Mr Chris Snelling (heritage consultant), Ms Elize Mendelsohn (CoCT), Ms Melissa Wilson (architect), Mr Ian Pretorius (Simon van der Stel Foundation) and Mr Piet Louw (urban designer assisting the heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a thoroughly documented application.
- While this building is of some architectural interest it has insufficient significance to warrant retention. It is situated outside an HPOZ. The Committee has no objection to its total demolition.
- CoCT supported the proposal.
- The Simon van der Stel Foundation supported the total demolition.

- Sea Point, Fresnaye and Bantry Bay Ratepayers and Residents Association requested that more detailed information be submitted.
- Sea Point For All did not comment within the commenting period.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on Annexure Ba: *Architectural Response to the Urban Design Indicators* (with reference to FIG.06: Proposed Demolition Layout - Ground Floor Plan; FIG.07: Proposed New Floor Layout - Ground Floor Plan; FIG.08: South East Elevation; FIG.09: Proposed Detail Section through Heritage Façade) dated December 2021 prepared by Paragon Architects & Chris Snelling. The Committee does not believe that significant heritage resources will be negatively impacted.

SJ

13 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS

13.1 Proposed Partial Demolition, Erf 746, 82 Main Road, Sea Point: NM HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 746

Case No: 21101819SJ1209E

The Committee reported back on the site inspection that was undertaken on 14 February 2022. See attached annexure SI1.

Mr Chris Snelling (heritage consultant), Ms Elize Mendelsohn (CoCT), Ms Melissa Wilson (architect), Mr Ian Pretorius (Simon van der Stel Foundation) and Mr Piet Louw (urban designer assisting the heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC but of insufficient significance to warrant retention in this instance. It is situated outside an HPOZ. The Committee has no objections to its total demolition.
- CoCT supported the proposal.
- The Simon van der Stel Foundation did not support the partial demolition.
- The Sea Point Fresnaye and Bantry Bay Ratepayers and Residents Association requested that more detailed information be submitted.
- Sea Point For All did not comment within the commenting period.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on Annexure Ba: *Architectural Response to the Urban Design Indicators* (with reference to FIG.06: Proposed Demolition Layout - Ground Floor Plan, FIG.07: Proposed New Floor Layout - Ground Floor Plan, FIG.08: South East Elevation, FIG.09: Proposed Detail Section through Heritage Façade) dated December 2021 prepared by Paragon Architects & Chris Snelling as it does not believe that significant heritage resources will be negatively impacted.

The Committee recommends that if the street façade is to be retained, that the design consider the structure and spaces immediately behind to ensure that the surviving façade does not become an architectural mockery.

It is further recommended that if the street façade is to be retained, that its sash windows be removed.

SJ

13.2 Proposed Alterations and Additions, Erf 7134, 80 Sir Lowry Road, District Six: NM HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERF 7134

Case No: 21121304SJ1214E

The Committee reported back on the site inspection that was undertaken on 14 February 2022. See attached annexure SI2.

Ms Berendine Irrgang (CoCT), Ms Quahnita Samie (heritage consultant), Ms Kathy Dumbrell (heritage consultant) and Mr Gordon Hart (architect) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site, comprising all erven on the block, has been graded a Grade IIIB resource by the CoCT. The Committee is of the opinion that a higher grading may be warranted, i.e. possibly Grade IIIA.
- The site is situated outside an HPOZ.
- The CoCT and SAHRA did not comment within the commenting period time.
- District Six Foundation, District Six Civic Association, District Six Working Committee and the Ward Councillor were contacted for comment but did not comment within the commenting period.

FURTHER REQUIREMENTS:

The Committee has no objections in principle to the development of the site with a multi-storey structure in terms of its overall massing and scale, i.e. as indicated on drawing numbered SK.1.001 and SK.1.002 Rev-01 dated 14/09/2021 prepared by Gordon Hart Architects. However, given the architectural significance of the various existing buildings on the site, the integration (both spatially and physically) between old and new will be critical, as will be interventions to street interfaces along the various sides of the block.

Further information should therefore include, amongst others:

1. The Local Authority approved original drawings OR measured drawings of the existing buildings,
2. Information on the original architect(s) of these structures,
3. Possible publications on these buildings especially those fronting onto Sir Lowry Road,
4. A more detailed breakdown on the significance of the various buildings comprising the site.

SJ

**13.3 Proposed Alterations and Additions, Erf 54891, 4 Eyton Road, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 54891**

Case No: 21112606SJ1126E

The matter has been withdrawn from the agenda.

SJ

**13.4 Proposed Alterations and Additions, Erf 1323 RE, 3 Hofmeyr Street, Gardens: NM
HM/CAPE TOWN METROPOLITAN/GARDENS/ ERF 1323**

Case No: 22011105XM0117E

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

Ms Kirsten Burgess (architect) and Ms Adelaide Combrink (CoCT) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a (CoCT) Grade IIIB resource and is situated inside an HPOZ.
- CIBRA supported the 'regularisation' of unauthorised work as well as the new proposals. The Committee pointed out that it is not possible to 'regularise' illegal work.
- The CoCT have no objection to the 'regularisation' of the unauthorised work and supports the proposed new work to the rear of the house with a recommendation that all new fenestration be timber framed.

FURTHER REQUIREMENTS:

The Committee cannot condone unauthorised work.

The Committee has no objection in principle to the proposed new work but needs to be assured that it is considering the latest version of the design.

The Committee also requires a method statement by a suitably experienced metal worker/fabricator that addresses how the recycled cast iron elements will be attached to the steel or other new components in a safe and aesthetically appropriate manner.

Further detailed drawings to be submitted, also at larger scale.

XM

13.5 Proposed Alterations and Additions, Erf95815, 118 Buitenkant Street, Gardens: NM HM/CAPE TOWN METROPOLITAN/GARDENS/ERF95815

Case No: 21111022AM0128E

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

Ms Adelaide Combrink (CoCT) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated inside an HPOZ.
- CoCT objected to the proposal.
- CIBRA supported the proposal.

FURTHER REQUIREMENTS:

The Committee has insufficient information to properly apply its mind to this submission. For example, it is not clear to what extent, if at all, the proposed roof deck balustrade and new horizontal fenestration will be visible from the surrounding area. These potential impacts need to be accurately illustrated, amongst others, with marked up and annotated photographs and at least one section that extends across Buitenkant Street to establish typical sight lines.

AM

13.6 Proposed additions and alterations on Erf 74089, 14 Knutsford Road, Plumstead: NM HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD/ ERF 74089

Case No: 22011209CH

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Shaun Heeger (architect) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is not graded and falls outside an HPOZ.
- The CoCT does not support the proposal.
- Work has been completed.

RECORD OF DECISION:

The Committee cannot condone unauthorised work. However, it was noted that the building has no heritage significance and does not fall within an HPOZ. A NHRA S.51 letter to be issued to the applicant.

MS

13.7 Proposed Additions and Alterations on Erf 1596, 8 Derry Street, Vredehoek: NM HM/ CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1596

Case No: 21110801MS0127E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Adelaide Combrink (CoCT) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC and situated outside an HPOZ.
- CoCT does not support the proposal.
- Greater Vredehoek Heritage Action Group does not object to the proposed alterations.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered AA214:01-10-2020 dated 01/10/2020 prepared by Atelier Architecture and Designs as not too negatively impacting heritage significance in this instance.

The Committee however, strongly recommends that the architects reconsider the design of the proposals, particularly with regards to the proposed roof shape as seen from Derry Street. Although the subject site does not fall within an HPOZ, it is noted that the street and wider area contain many buildings with typical hipped roof configurations which the Committee would encourage the architect to follow.

MS

13.8 Proposed Additions and Alterations on Farm 238 5, Bovlei Road, Wellington: NM HM/ CAPE WINELANDS/ DRAKENSTEIN/ WELLINGTON/ FARM 238

Case No: 22012502MS0202E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Chris Fick (architect), Ms Uryke du Preez (architect), Ms Anne-Marie Fick (heritage consultant) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site & historic barn is proposed as a Grade IIIA heritage resource.
- The site is located along the Doolhof Road Scenic Route which is considered a Special Character Protected Area of potential Grade II significance.

- Paarl 300 supported the proposal.
- Drakenstein Municipality has no objections to the proposal.

COMMENT:

The Committee regards the building as being of sufficient significance to warrant an IIIA grading. This is due to its historical and scientific associations with agriculture during the phylloxera epidemic and the Pickstone Nursery with its pioneering research relating to the fruit industry in the Western Cape. The building also has historical architectural significance.

FURTHER REQUIREMENTS:

The Committee supports the proposals in principle. The following aspects however require more detailed resolution:

1. The manner in which the roof of the new rear extension is supported to minimise contact with the historic fabric of the main building.
2. The construction of the loft space for conversion into a mezzanine.
3. The removal of the internal walls taking into account, amongst others, that structural engineering input is still required including lateral support for the outer walls. Detailing must acknowledge the locations of partition walls to be removed.
4. The detailing and placement of new fenestration and retention of historic wall features.

A principle of minimising physical interventions to what is an ancient structure is to be observed wherever possible.

MS

**13.9 Proposed Additions and Alterations on Erf 1489 & 1493, 1 Grant Avenue, Boulders, Simons Town: NM
HM/ CAPE TOWN METROPOLITAN/ SIMONS TOWN/ ERVEN 1489 & 1493**

Case No: 21100105MS0131E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Karen Dugmore-Strom (architect) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and it is situated outside an HPOZ.
- The CoCT does not support the proposal.
- The Simons Town Historical Society does not support the proposal.
- A previous and similar case was referred to involving the replacement of thatch on a certain house in Hermanus (ref. BELCom 25 Aug 2021). In that instance flexible asphalt shingles were approved as a replacement for a thatch roof with complex geometries.

- It was noted that the subject building was designed by Gordon Leith in 1926 and that the careful detailing of the original design be respected in the redesign of the roof covering.

FURTHER REQUIREMENTS:

The Committee is of the opinion that it would be unfair to insist on the retention of a thatch roof given known fire risks. The Committee agrees that there are various acceptable alternatives available, including flexible asphalt shingles that can accommodate the complex geometries of most thatch roofs. The applicant is encouraged to investigate this material as a first alternative. Synthetic thatch would be another alternative.

MS

**13.10 Proposed Additions and Alterations on Erf 174341, 3 Colinton Road & 16 Kildare Road Newlands: NM
HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERF 174341**

Case No: 21100105MS0131E

Application documents were tabled.

Ms Corne Nortje introduced the case.

Mr Corbin Williams (architectural technologist) and Mr Rikesh Harikaran (owner) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is not conservation worthy and is situated outside an HPOZ.
- The CoCT supported the proposal.
- The Newlands Ratepayers Association have concerns about the proposal.

RECORD OF DECISION:

The committee resolved to approve the application as indicated on drawings numbered A1100, A1101, A1102, A1103, A1104 dated 25/08/2021 prepared by CCW from NIBROC Architectural Technologists as not negatively impacting heritage significance.

CN

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Proposed Additions and Alterations on Farm 168, 1 Uitsig Street, Wuppertal: NM HM/ WEST COAST/ CEDERBERG/ WUPPERTHAL/ FARM 168

Case No: 21060201KB0531E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr John Wilson-Harris (architect, representing CIFA) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- CIFA originally approved a restoration plan with a corrugated iron roof, as it was thought that the roof pitch was too low for thatch (31deg).
- However, the house was originally thatched and even if the current pitch is less than the usual requirement, local thatchers have confirmed that the house can be successfully rethatched.
- Rebuilding with a thatch roof is the preference of the owner, who confirms that the original thatch roof did not leak.

RECORD OF DECISION:

The committee resolved to approve the application as indicated on drawings numbered 0001 Revision C dated 03/11/2020 prepared by Gabriël Fagan Architects as not negatively impacting heritage significance.

MS

14.2 Proposed Additions and Alterations on Erf 8138, 17 Middel Street, Wuppertal: NM HM/ WEST COAST/ CEDERBERG/ WUPPERTHAL/ ERF 8138

Case No: 21111023MS

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Judy Luns (owner) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The drawings presented had been drawn with colour to distinguish existing & new, but had not been scanned in colour, making it impossible to assess.
- Showing the building profile in the context of the surrounding ground and street levels will help to assess the impacts of the proposed reconstruction including proposed raising of the eaves.

FURTHER REQUIREMENTS:

The Committee requires further information in order to apply its mind properly. That includes, amongst others, distinguishing between existing and new fabric and indicating in section the ground levels between the front and the back of the building. Also required is the height between the floor level and the roof eaves; the floor level and roof ridge; and indicating in broken lines the pre-existing roof and gable profiles.

The applicant is to note that horizontal picture windows are not in keeping with the historic character of Wuppertal and that the raising of existing walls should be minimised if not avoided altogether.

MS

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

19.1 None

20 OTHER MATTERS

20.1 Wuppertal Site Inspection Report

A Draft Inspection document was prepared. This draft is to be circulated for HWC staff for comment before the matter is taken further.

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.

23. CLOSURE

The meeting closed at 16:50. (Note that the Committee stayed behind to finalise the draft Wuppertal guideline report focusing on illegal work undertaken by residents).

24 DATE OF NEXT MEETING:

17 March 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure S11

Application for partial demolition of 78 Main Rd (Lot 748) & total demolition of 82 Main Rd (Lot 746), Sea Point

HWC Case Number:	21101819
Erven Nos.:	748 (78 Main Rd) & 746 (82 Main Rd)
Street Address:	78 & 82 Main Rd, Sea Point
Nature of Application:	as above
Date of Site Visit:	Monday, 14th February 2022 @ 11h30
HWC Belcom Representatives:	Graham Jacobs, Walter Peters
HWC Staff:	None
Met on site by:	Glenda Sartor (072 400 7100)
Grading:	Erf 748 (78 Main Rd) is not graded, but Erf 746 (82 Main Rd) is graded 3C.

Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 10th Feb but could not proceed because the heritage report referred to was not contained. The committee resolved to visit the site to better understand the buildings and its surrounds.

Findings of Site Inspection:

1. Total demolition of 78 Main Rd: This building of 1951 with striking modern façade to Main Rd contains 2 floors of 3 apartments within a T-shaped plan atop retail spaces. Because it is of reinforced concrete framed construction, the spans are wider, and ditto the wooden window and door composites, while of the period are bull's eye and ribbon windows.



Interior of one of the flats in 78 Main Road

2. **Partial demolition of 82 Main Rd:** Of interest in this Victorian building of c.1900 was the construction of the first floor consisting of sizeable beams closely spaced, and the accommodation of an apartment over, up a staircase parallel to the road. Its 3 bedrooms and lounge in series along the road boundary, were spatially subdivided by panels of walls, and contained original flooring boards, sliding sash windows, door frames and some doors.



Left: Exposed construction of the first floor as seen from the retail space on 82 Main Rd.

Right: Corridor in the first-floor apartment above the shop with stripped suspect typical early 20th C joinery and flooring.

Observations:

78 Main Rd: It is the personal view of one BELCom member that 78 Main Rd holds some interest architecturally.

82 Main Rd: The front pile of the Gr 3C Victorian building on 82 Main Rd is of interest, technologically and spatially, and the concerns of the Simon van der Stel Foundation appreciated.

It is the view of the BELCom members who conducted the inspection that despite the grading, the façade (and remainder of this building) holds insufficient significance to warrant retention. Nonetheless, the architect's intention to retain this facade is accepted.

But, together with the pile of retail and residential space, with which the façade is organically connected, the historical design integrity would indeed be conserved, in preference to a voided space, whatever the animation (Fig. 10 of main report), or the label "activated arcade" (Fig 12 of main report). Nonetheless, given that the properties do not fall within a proposed or declared heritage area and that newer buildings bookend the two within a streetscape of insufficient significance to insist on the conservation of the historical design integrity of 82 Main Rd, this issue is regarded more a design than heritage issue.

Whether the proposed design, which conserves only the façade as a plane will provide a street edge for 'tactical urbanism' as the urban designer wishes in his Chapter 4, remains to be seen. He has himself in item 11 of Part 1 of the main report pointed to the need for a "well mannered" integration, which revision in Part 2 he signs off as "improved". With that cursory statement, obviously, there remains room for further experimentation.

If, however, the façade only is to be retained, instead of exposing the sliding sash windows to vandalism and decay, it is recommended that these be removed and, preferably, re-used elsewhere.

Tuesday, February 22, 2022



82 Main Rd in the centre of the photograph and 78 Main Rd at right.

Annexure S12

BELCOM Site Inspection Report

Proposed Alterations and Additions, Erf 7134, 80 Sir Lowry Road, District Six.

HWC Case Number: 21121304SJ1214E

Nature of Application: S.34 NHRA – Alterations & Additions.

Date of Site Visit: Monday, 14 February 2022, 12:30 – 13:30.

HWC Belcom Reps: Graham Jacobs, Walter Peters, Shawn Johnston & H  l  ne van der Merwe.

Met on site by: Quahnita Samie (who did not stay for the inspection)

Grading: IIIB and within the District Six Grade I context

Reasons for the Site Inspection: The purpose of the site inspection was to view the existing buildings on the site to assess significance.

OBSERVATIONS

The site consists of six erven each with a distinct building yet placed right up against one another forming a near continuous perimeter around the block, with a narrow ‘dogleg’ courtyard space at the back (currently the hardware store back access).

The Heritage Report proposes that Grade IIIB is not an applicable grading due to ‘low heritage significance’ and ‘lack of cultural value’ (p.39, Site Significance).

The facade presented to Sir Lowry Road is made up of:



o 4: Alexander Tyre Co, on the east, an Art Deco building constructed as a vehicle filling station, interesting for its unusual presentation to the corner with a tall fin as emphasis and a projecting rounded concrete canopy wrapping around the NE corner;

o 5: Point Building Supplies, in the centre, an Art Deco warehouse with Belfast trusses and some interesting interior features including a central double volume space with flanking boxed in mezzanines and clerestories;

- 6: the Furman's building, 'Streamline Moderne, going into International Style' (Heiko Schulze / Jim Hislop, quoted in Heritage Report p.27) interesting for its detailing and embossed signage, as well as Belfast trusses.

These facades and interiors have seen alterations over the years; however, original character can still be discerned behind and underneath the subsequent accretions..

At the central warehouse (5), the modulations of the floor plane, the shaped canopy to the interior of the existing entrance door reflecting an original entrance foyer, decorated ceiling roundels, various windows and features speak of careful design and detailing.

Original building plans for each building had not been made available to the committee at the time of site inspection and would have been very helpful in the assessment of the site. (Annexure B contains a 1957 alts & adds plan for Colossus Motors / Alexander Tyre Co).

ADDITIONAL REQUIREMENTS

- Copies of original building plans highlighting the stairwells and upper floors and identifying the architect if at all possible. This may well be a historically significant figure given the quality of the architecture and stylistic detailing.
- Photographs of first floor areas across all of the buildings are needed. These could not be accessed during the site visit.
- Photographs of the roof trusses and interiors.
- Understanding of the Belfast trusses throughout the buildings.
- Access to the 2021 Jim Hislop study.
- Need for detailed City of Cape Town and all other Heritage Conservation comments if not already given the opportunity to comment.
- Understanding, in this instance, the novelty of retaining facades only ('facadism' as a conservation approach) given what appear to be significant spaces within the complex.