

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



**Commenced at 08:30 and held on Wednesday, 25 August 2021 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 Graham Jacobs (GJ) (Chair)
Ms Mishkah Collier (MC)
Mr Shawn Johnston (SJ)
Prof Walter Peters (WP)
Ms Helene van der Merwe (HvdM)

Members of Staff:

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Mr Michael Janse van Rensburg (MJvR)
Ms Xola Mlwandle (XM)
Mr Reagon Fortune (RF)
Ms Nosiphiwo Tafeni (NT)
Ms Muneerah Solomon (MS)
Ms Nuraan Vallie (NV)
Ms Stephanie Barnardt (SB)

Visitors:

Mr Jaco Cilliers
Mr Gert De Wet
Mr Richard Duckitt
Mr Hanmarie Reinecke
Ms Fazlin Samaai
Ms Adelaide Combrink
Ms Debbie Wall-Smith
Ms Kim Whitaker
Mr Gawie Roux
Ms Bridget O'Donoghue
Ms Fierdouz Hendricks
Ms Doryn Schreuder
Mr Leon Brugman
Ms Ursula Rigby
Mr Bruce Plane
Mr Trevor Thorold

Ms Marise Grobler
Ms Cindy Postlethwayt
Mr Craig Thomas
Dr Stephen Townsend
Ms Elize Mendelsohn
Mr Giancarlo Bruno
Mr Julien Perreard
Mr John Pheiffer
Prof Berni Searle
Dr Siphon Zondi
Mr Adrian Read
Mr Rouan Theart
Mr Anwar Omar
Mr Ian Pretorius
Mr Gavin Graham

3. Apologies

Mr Dennis Belter (DB)

Absent

None.

4. Approval of Agenda

4.1 Dated 25 August 2021.

The Committee approved the agenda dated 25 August 2021.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 12 August 2021

The Committee reviewed the minutes dated 12 August 2021 and resolved to approve them with amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

GJ: items 13.6, 13.7 and 13.8

7. Confidential Matters

None.

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the outcomes of the following court case:

- Midnight Storm, Baboon Point, Elands Bay, West Coast

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

None.

8.4 Agenda items

The Committee requests staff to ensure that the contents of the OneDrive folder correspond with items as reflected on the agenda. A mechanism needs to be established to enable such discrepancies to be rectified well before a Committee meeting to avoid Committee members wasting time in reviewing items that will not be tabled.

8.5 Information on OneDrive

The Committee requests staff to be able to respond promptly prior to a Committee meeting when aspects relating to submission documentation are queried. The Committee also requests that when staff are not available to answer queries, that alternative arrangements are made that include setting up email automatic replies to provide contact details for a staff member who would be able to address queries.

8.6 Site inspection confirmations

The Committee notes that when applicants are not notified timeously of site inspections this has the potential for abortive site visits, wasteful time and expenditure. Staff to note.

8.7 Feedback on Erf 8731, Droomers Garage, Main Street, Paarl

The Committee is still awaiting feedback on its query as recorded in item 8.4 of the minute of 12 August 2021.

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted.

9.4 Proposed Site Inspections

None.

9.5 Site Inspections Undertaken

- Proposed Total Demolition on Erf 53936, 24 Claremont Avenue, Claremont.
- Proposed Additions and Alterations, Erf 178, 32 Church Street, Tulbagh.

10. Appointments

None.

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Alterations on Rem of Ptn 12 Farm 653, Vergenoegd Farm, Macassar: NM HM/CAPE TOWN METROPOLITAN/MACASSER/REM OF PTN 12 FARM 653

Case No: 21070609XM0706E

Application documentation was tabled.

Ms Xola Mlwandle introduced the case.

Ms Marise Grobler (applicant) and Mr Jaco Cilliers (project manager) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposed demolition of existing buttresses on the south façade was not supported (Item C of the scope of works on p.23).
- The site is graded as a PHS and located within HPOZ.

RECORD OF DECISION:

The Committee supports the proposal to retain existing rooms F & I (restaurant) and N (kitchen) if so desired by the applicant as this clearly does not impact heritage significance. The Committee also supports the reinstatement of the interior of room J-K (Agterkamer) to its original proportions and as per the scope of works on page 23 items A, B, D, E and F of the proposal document dated 6 July 2021. This work is supported as not impacting heritage significance.

FURTHER REQUIREMENTS:

The Committee supports in principle the proposed door on the south façade and bricking in of the existing toilet windows: all to be replaced with a new window as indicated on the 1910 Elliot photographs.

The Committee requires revised proposals that include details of the proposed new door and new window in the context of a new south elevation drawing which retains the buttresses.

XM

**11.2 Proposed New Fence and Raising of current Boundary Wall including Minor Alterations on Erf 9768, Riebeeck Square, 104 Bree Street, Cape Town: NM
HM/CITY CENTRE CBD/ERF 9768**

Case No: 18120603AS0129E

Application documentation was tabled.

Ms Muneerah Solomon introduced the case.

Mr Gert De Wet (architect), Ms Elize Mendelsohn (CoCT) and Ms Adelaide Combrink (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Concerns were expressed that the proposals are over-scaled in their current form.
- Concerns were expressed regarding the nature and extent to which the base wall below the extended railings is proposed to be raised.
- Concerns were expressed regarding the manner in which the historic wrought iron gate was proposed to be extended.
- The building is graded as a PHS and is located inside a HPOZ.
- CoCT and CIBRA support the proposal.
- HOMs referred the application to BELCom given the previous application for the fencing that has not been supported by HWC.

FURTHER REQUIREMENTS:

The Committee notes that there are security issues around this building and is therefore not opposed in principle to alterations that would assist in securing this very significant heritage resource. However, it is not convinced that the proposals in their current form address this issue adequately, both in terms of the building and its broader spatial context which also has high

heritage significance. The Committee's concerns with the current proposals relate primarily to scale and visual permeability although questions were raised regarding the detailing of the proposed extension of the wrought iron gate and the proposed replacement railings of the entrance balcony.

Consequently, the Committee requires further information before it can apply its mind properly. This includes the following amongst others:

1. Further information regarding the historical development of the fenced enclosure of the Church frontage including historical illustrations and photographs.
2. The relationship of this enclosure to the parking fence on adjacent city land (this fence is currently not shown on the drawings).
3. Examples of precedent where railings have successfully secured other historic buildings without diminishing their architectural appreciation.

The Committee strongly recommends that the applicant engages a heritage professional with appropriate historical architectural experience to assist with this proposal.

MS

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

12.1 Proposed Total Demolition on Erf 53936, 24 Claremont Avenue, Claremont: MA HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 53936

Case No: 21071209MS0712E

The Committee reported back on the site inspection that was undertaken on 18 August 2021. See attached annexure SI1.

Ms Cindy Postlethway (heritage consultant), Mr Richard Duckitt (Goal Zero Consulting), Ms Fazlin Samaai (I&AP), Ms Debbie Wall-Smith (I&AP) and Mr Julien Perreard (I&AP) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIC and is located outside a HPOZ.
- CoCT and DOCOMOMO supports the proposal.
- Various neighbours and Greenfield Girls' Governing Body object to the proposal.
- Given the controversial nature of this item, HOMs referred this item to BELCom.

RECORD OF DECISION:

The Committee notes the site inspection report and agrees with the recommendation that this building be considered as grade IIIA (of highest local significance) and not grade IIIC as proposed by the CoCT, all for the reasons set out in the site inspection report.

The Committee therefore resolves not to approve the demolition application for this building.

MS

12.2 Proposed for Total Demolition, Erven 977 and 978, Vredehoek: MA HM/VREDEHOEK/ERVEN 977 AND 978

Case No: 21061711 KB0728E and 21061712KB0728E

Application documentation was tabled.

Ms Muneerah Solomon introduced the case.

Dr Stephen Townsend (heritage consultant), Ms Kim Whitaker (Virginia Home Owner's Committee), Ms Adelaide Combrink (CoCT), Prof Berni Searle (I&AP) and Mr Craig Thomas (neighbour) were present and took part in the discussions.

INTERIM COMMENT:

Due to factors beyond its control (both on the part of the applicant and the Committee), the Committee has not had sight of the additional documentation it had requested as "further requirements" at the last meeting at which this item was tabled.

This item is therefore held over to the following meeting to enable Committee to examine this documentation.

KB

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

13.1 Proposed Additions and Alterations, Erf 178, 32 Church Street, Tulbagh: MA HM/ CAPE WINELANDS/ WITZENBERG/TULBAGH/ERF 178

Case No: 21041906KB0506E

The Committee reported back on the site inspection that was undertaken on 18 August 2021. See attached annexure SI2.

FURTHER REQUIREMENTS:

The Committee supports the site inspection report and reiterates that HWC cannot condone unauthorised work. The site inspection has confirmed the Committee's concern particularly with regard to the bathroom insertion in the front bedroom and that in the Agterkamer which is particularly damaging. The Committee is of the view that the latter needs to be removed and the yellowwood floor and connection to the kitchen area reinstated.

The site inspection confirmed that there are various inconsistencies between what has been completed and what is proposed. A lack of information in the documentation was also noted. Consequently, the Committee requires the following before it is prepared to consider the application further:

1. Detailed drawings and specifications that include numbered windows and doors with a description clearly indicating where existing elements have or are to be relocated and where new elements are to be introduced.

2. The above specifications to include details of the appropriate preparation and use of traditional lime mortars and renders.
3. Details regarding finishes in the yard that retain as much of the Fagan era cobbled surfaces, proposed stoep surfaces, the manner in which rainwater from the roof will be channelled and drained away from external wall footings and nature of the proposed pergola columns and fixing details to the external wall.

The Committee strongly recommends that an architect with appropriate experience of buildings of this nature be engaged to assist with this submission.

KB

13.2 Proposed Additions and Alterations on Erf 7159, 105 Westcliff Road, Hermanus: MA HM/ OVERSTRAND/ HERMANUS/ ERF 7159

Case No: 21041201MS0511E

Application documentation was tabled.

Ms Muneerah Solomon introduced the case.

Adrian Read (representing the owner) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIB and is situated inside a HPOZ.
- Overstrand Heritage and Aesthetics Committee suggested that employing a simplified gable expression and straight mono-pitch roof, i.e. the new and old building should be distinguishable from each another.
- HOMS recommended that changing the thatch roof materiality will detract it from its grading.

RECORD OF DECISION:

The Committee resolved to approve the conversion of the thatch roof to asphalt shingles in accordance with the proposal which includes images of precedent from Cape St Francis Marina as set out in an email to the case officer dated 12 August 2021.

MS

13.3 Proposed Additions and Alterations on Erf 1182, Baptist Church, Langa: MA HM/LANGA/ERF 1182

Case No: 21051802KB0701E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Bridget O'Donoghue (heritage consultant), Mr Gawie Roux (architect) and Dr Sipho Zondi (Baptist Church Senior Pastor) were present and took part in the discussions.

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements. The Committee does however recommend that the door on the north side of the old Church building be retained rather than bricked up.

KB

13.4 Proposed Additions and Alterations on Erf 41855, 129 Main Street, Paarl: MA HM/PAARL/ERF 41855

Case No: 21071507KB0715E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Doryn Schreuder (architect), Mr Rouan Theart (architect) and Mr Leon Brugman (Bouwen Properties) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The lack of detail regarding the proposals for the historic grade IIIB building.
- The compartmentalisation of the front veranda which should retain its spatially open and continuous nature.

FURTHER REQUIREMENTS:

The Committee remains concerned regarding certain aspects of the proposal for the old building fronting onto Main Street. These include:

1. The nature of the street interface which remains largely in the public realm.
2. The detailed implications of the proposed work particularly with regards to joinery, finishes etc.

The Committee strongly recommends that the applicant engages a suitably qualified and experienced architectural heritage specialist to assist with resolving these issues which may include exercising a monitoring brief during the work.

KB

13.5 Proposed Additions and Alterations on Erf 797, 6 Malherbe Street, Wellington: MA HM/DRAKENSTEIN/WELLINGTON/ ERF 797

Case No: 21040601XM0722E

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIB and is situated inside the Special Character Overlay Zone of Paarl.
- DHF has no objections, but the carport must be set back 1 metre from the front façade of the building.
- Drakenstein Municipality states that the carport be set back. It also suggests that the door be omitted and to fix the inconsistencies in the elevation drawings. The applicant can proceed to HWC.
- HOMs referred this item to BELCom.

FURTHER REQUIREMENTS:

The Committee shares the concerns of Drakenstein Municipality that the proposed structure is massively over-scaled in relation to the house which is a grade IIIB heritage resource. The new structure must be visually subservient to the house.

The Committee further agrees that the proposed gateway closest to the street should have a visually permeable gate.

The Committee further requires that the front of the structure be set back at least 1m behind the leading corner of the hipped roof of the house and that its eaves line be lower than that of the adjacent house.

XM

13.6 Proposed Addition and Alteration, Proposed repairs to existing ceiling and proposed repointing of brickwork on Erf 16190, Dryden Primary School, Fenton Road, Salt River: NM HM/SALT RIVER/ERF 16190

Case No: 21073004KB0803E

GJ recused himself and joins the applicants. SJ was nominated to chair this item.

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Ursula Rigby (heritage consultant), Mr Gavin Graham (DTPW), Ms Fierdouz Hendricks (DTPW), Mr Anwar Omar (Vice Chairperson of Salt River Heritage Society), Mr Ian Pretorius (Chairperson of the Simon van der Stel Foundation), Mr Bruce Plane (project manager) and Mr Jose Kazadi (project manager) were present and took part in the discussions.

RECORD OF DECISION:

Ceiling repair:

The Committee resolved to approve the proposed replacement marine plywood ceiling panels (3-4mm) with chamfered edges and scored to line up with the grid pattern of the existing pressed metal panels.

Pointing of brick work:

The Committee resolved to approve 'best practice' (relating to tools, equipment, preparation, execution and materials) for repointing of brickwork and prioritising areas of significant weathering and deterioration as identified by the heritage practitioner (refer appendix c). It is understood that a consolidated method statement will be prepared by the heritage practitioner taking into account the method statements tabled and feedback provided by Committee.

KB

13.7 Proposed Addition and Alteration, Proposed reconstruction of demolished chimney, on Erf 16190, Dryden Primary School, Fenton Road, Salt River: NM HM/SALT RIVER/ERF 16190

Case No: 21073002KB0803E

GJ recused himself and joins the applicants. SJ was nominated to chair this item.

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Ursula Rigby (heritage consultant), Mr Gavin Graham (DTPW), Ms Fierdouz Hendricks (DTPW), Mr Anwar Omar (Vice Chairperson of Salt River Heritage Society), Mr Ian Pretorius (Chairperson of the Simon van der Stel Foundation), Mr Bruce Plane (project manager), Mr Jose Kazadi (project manager) and Mr Trevor Thorold (heritage consultant) were present and took part in the discussions.

RECORD OF DECISION:

The Committee resolved to approve the concept of a stub in memory of each dismantled chimney and the as-built detail to be documented by the heritage practitioner and included in the closeout report. The closeout report is to be submitted within 30 days of completion.

The bricks from the dismantled chimneys are to be safely stored for reuse in buildings of this period, if not on the subject building itself, because they were imported from Bingley, UK, and are high quality. DPW, the owners, and the heritage practitioners are best placed for ensuring that the bricks are safely secured. The outcome is to be included in the closeout report.

KB

13.8 Proposed Addition and Alteration, Restoration and repair of existing cupola, on Erf 16190, Dryden Primary School, Fenton Road, Salt River: NM HM/SALT RIVER/ERF 16190

Case No: 21073003KB0803E

GJ recused himself and joins the applicants. SJ was nominated to chair this item.

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Ursula Rigby (heritage consultant), Mr Gavin Graham (DTPW), Ms Fierdouz Hendricks (DTPW), Mr Anwar Omar (Vice Chairperson of Salt River Heritage Society), Mr Ian Pretorius (Chairperson of the Simon van der Stel Foundation), Mr Bruce Plane (project manager), Mr Jose Kazadi (project manager) and Mr Trevor Thorold (heritage consultant) were present and took part in the discussions.

RECORD OF DECISION:

The Committee resolved to approve the heritage report relating to the restoration of the cupola. Documentation to be included in the heritage consultant's closeout report. Closeout report to be submitted within 30 days of completion.

KB

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

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 None

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 18:15

24. DATE OF NEXT MEETING:

14 September 2021

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure SI

24 Claremont Ave, Claremont: Site Inspection Report

HWC Case Number: 21071209

Erf Nos & Street Addresses: Erf 53936, 24 Claremont Avenue

Nature of Application: s. 34 NHRA.

Date of Site Visit: Wednesday, 18th August 2021 (twice, 10:00 & 11:30).

HWC BELCom Representatives: Helene van der Merwe, Mishkah Collier, Walter Peters.

HWC Representatives: nil.

Met on site by: Tenant

Grading: IIIC

Zoning:

Comments: This item served at the meeting of 12th August 2021 when it was decided that a site inspection was necessary. To hand: Heritage Statement prepared by Cindy Postlethwayt dated May 2021.

FINDINGS OF SITE INSPECTION:

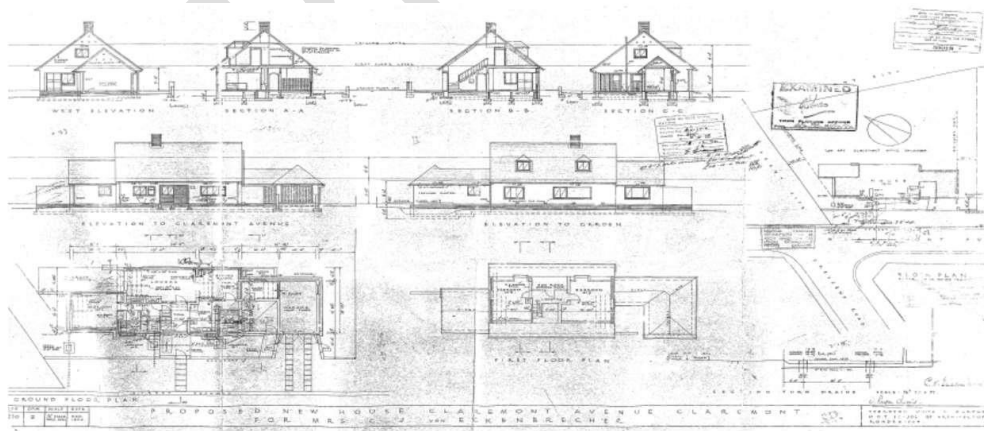
1. CONTEXT

The house sits in an established and well-kept residential pocket of Claremont, which exudes a quaint neighbourhood charm immediately evident upon arrival. In more detail, this enclave contains a row of Victorian buildings along Crescent Rd, which meets with Claremont Ave at the subject, and various specimens of the Arts and Crafts (A&C) movement along Gwalia Rd, a road which intersects with Claremont Ave, especially Gwalia House, 4 Gwalia Rd, in the mode of CFA Voysey. Several larger Art Deco buildings are located closer to the Main Road but do not seem to detract from the charm of the streetscape. The area is abutted by two potential Heritage Protection Overlay Zones but does not sit within an HPOZ. This lack of protection has given way to a few new developments that are not sensitive to the area and have started to negatively impact on its character.



Image taken from the garden of 24 Claremont Ave showing relationship between subject building (left), a subsequent 3-storey block of flats and a new apartment development. It is regrettable that the area in which the subject building is located has not been earmarked as an HPOZ given its significant residential fabric and the early public buildings within, including both Herschel Girls School and Greenfield Girls Primary School. We also refer to the ‘Comment on heritage report’ prepared by Peter Büttgens in respect of an application for the total demolition of No. 11 Pine Road, Erf 64484, Claremont, dated 28 February 2020, which, although cursory, concluded “that the area is sensitive and worthy of preservation”.

2. BUILDING



Original plan of 1950 (Heritage Statement).

Unlike the other Arts & Crafts buildings in the area, 24 Claremont Ave proves that A&C was above all, an approach to building, not a style. The only giveaway is the steep roof, which message was homeliness,

an example evidently set by vernacular architecture. The main concerns of the A&C were the planning of site, building and garden, fit for purpose, with appropriate orientation and natural lighting for all rooms, and human comfort key.

The elongated house at 24 Claremont Ave is, perhaps uniquely, without a passage or corridor, and is virtually unaltered, a veritable collector's item of the early 1950s. It was sited to turn its back on the street and command the private garden on the north, and have all habitable spaces enjoy the best of orientation, natural lighting, and cross-ventilation.

Because of the siting, the windows to Claremont Ave are small and of cottage pane, and by contrast the fenestration to the garden has large panes set within custom-designed timber windows and doors, all hinged.

The garage lies right of entry, partially distanced by a yard, and is accessed under a pergola, an A&C means of defining a use space, well greened with climbers. The house entrance is centrally placed and on grade, and as the ground falls gently to the north, this level suited the choice of suspended timber floors from which the interiors could overlook the garden, and which three doors of the living space reach across a few steps.

The vestibule with stairwell gives access up to two bedrooms on the upper floor; to the right lies the kitchen, ahead the living area tangentially arranged, and to the left, past the utility cupboard beneath the staircase and the guest ablutions, to the main bedroom with en-suite bathroom, an early example of this combination. The continuous living area is marked by use spaces, with the central sitting area opening to a terrace on the far left (west), an outdoor space shared with the main bedroom.

The dining space at right, with French doors to the garden, terminates in a study niche, or music nook as current, which gives access to the garden across a narrow terrace. The dining space is served directly from the open kitchen, which appears original and would be another early example, the house having been designed in an era marked by domestic help, or servants, for whom no dedicated ablutions were here provided. This domestic organization the A&C promoted, in which houses became smaller and more functional, see also Frank Lloyd Wright's Prairie houses, similarly inspired.

The upper floor contains two bedrooms aside the ablutions at the top of the staircase. Each bedroom has a dormer window to the north and a window on the respective gable end, and these are of steel. The ablutions too have a dormer, which through the glazed sash door cleverly naturally lights stairwell and vestibule lying on the sunless south. While the doors appear to be replacements, they remain natural or unpainted, as the A&C promoted, and the jambs are lined, as are all in the house.

The boundaries of the lawned garden are characterised by an established hedge of unusual height, and a wide band of greenery of various species, all of which screen to provide the necessary privacy.



View of vestibule and staircase from the landing/bridge of the 1st floor. Note the delicate mop-stick handrail of Oregon Pine, natural and unpainted, on steel balusters fixed to the side of the outer (well) string, which coincident with the turn/ change in direction affected by winders, transforms to become a newel.



The double-storey, central portion of the north elevation to the right of the image. Different from the two hipped dormers shown on the original plan, three were realized but with flat, horizontal roofs, and gutters on three sides, a want of eg CFA Voysey, see his Broadleys. The waterproofing is of copper dressed to best practice.

The external doors have a curious detail to the bottom framing, which consists of two rails, one atop the other, and an unusually narrow horizontal rail. Chimney is of facebrick and the plastering of the wall terminates on the plinth in a continuous flaired moulding to throw water off.

RECOMMENDATIONS:

The members to the inspection put the following for consideration to BELCom:

The area is architecturally transitional, between Victorian and modern, and should be seriously considered a HPOZ declaration.

Grading is carried out from the street when a 3C was recorded. However, studying the plans and experiencing the house in loco, 24 Claremont Ave is deserving of 3A grading.

It might be a late example of the Arts & Crafts movement but is intrinsically significant and exemplary in design for human comfort. It was conceived fit for purpose, without the use of any passage, includes early features as ensuite bedroom and open kitchen, is in top condition and virtually unchanged. All it's missing for being an exceptional example of the Arts & Crafts movement is one of its favourite facilities, an inglenook.

Tuesday, August 24, 2021

Annexure S12

Site Visit: PHS Erf 178, 32 Church Street Tulbagh

HWC Case Number: 21041906KB0506E

Erf No.: 178

Street Address: 32 Church Street, Tulbagh

Nature of Application: Section 27

Date of Site Visit: Wednesday, 18 August 2021

HWC BELCom Representatives: Graham Jacobs and Shawn Johnston

HWC Representatives: nil

Met on site by Jayson Clarke (to open the premises and clarify various questions.

Grading: Provincial Heritage Site

Zoning: General Residential

Comments: Unauthorized work on a PHS

Background Information/Comments:

TIMELINE

This site visit comes inline with two sets of documents submitted by the heritage conservation body in consultation with the owner of the property. The committee decided on the PHS site visit as the last submission partially clarified the Committees previous requirement

FINDINGS OF SITE INSPECTION:

The BELCom representatives were met by Jayson Clarke who provided access to the PHS at 32 Church Street, Tulbagh. The site visit focused on clarifying aspects of the illegal work completed by the owner and future work to be completed.

Main Bedroom (front of house: north side)

- The removal of the window, new bathroom and proposed set of French doors opening onto the courtyard was viewed and discussed. It was noted that there was a discrepancy between the size of the doorframe waiting to be installed (for double opening outdoors) and the size of the door as indicated on the floor plan (single opening out).
- The half-finished en suite bathroom has involved cutting away part of the yellowwood floor installed as part of the 1969 Fagan restoration. The walls extend up around the ceiling rafters to the underside of the boarded ceiling. A new window relocated from the former kitchen area has been installed to ventilate this new bathroom insertion.

Other bedroom (front of house south side)

- Members reviewed the doorway and the new lintel that was added. The fact that an 18thC ovolo profiled had been moved to the new doorway location was queried, particularly as a new un-profiled lintel had taken its place in the bricked in old door recess.

Former Central Living Room

- The unauthorized second bathroom addition encroaching into this former central living area was questioned. The walls extend up around the ceiling rafters to the underside of the boarded ceiling.

Former Kitchen

- The kitchen was inspected and Mr Clarke highlighted how this kitchen space, installed as part of the 1969 Fagan restoration was altered and the implications that has for the rest of the interior, from which it was now isolated.
- The impact of the new en suite bathroom on the overhead beams and the future of the Fagan installed kitchen cupboards (now lying loose in the former central living room) was discussed.
- The discrepancy between the Fagan measured plan showing no window on the north side of the old kitchen and the fact that there was a window in this position was discussed. Mr Clarke was emphatic that this window had always been there.

Back Window Alteration, Old Kitchen Space

- The back-window alteration was inspected, and it was noted that it had changed from a single to double casement window. (The single casement window had been reinstalled in the en-suite bathroom of the front bedroom facing left (north side).

Additional Bathroom

- The unauthorized additional bathroom impacting on the kitchen was viewed and discussed (see under 'Former Kitchen' above).

Roof Drip Line in the Courtyard

- Rainwater runoff within the yard spaces and the lack of evidence on the drawing as to how this would be dealt with along the wall bases was discussed.
- The loss of cobbled surfaces in the back yard where not to be displaced by the proposed stoeps was questioned. (These cobbled surfaces date back to the Fagan restoration).

RECOMMENDATIONS

Lime Mortars versus Cement

- Cement needed to be avoided and traditional lime and mortars should be utilized throughout the building.... If not in the past, then certainly from now onwards.

New Courtyard design and materials

- Need for detailed courtyard design and materials to be utilized to be highlighted on the plans. Lack of details in the surfacing of the proposed stoep, yard surfaces and proposed pergolas to be rectified.

Dating of windows and door

- It is suggested that all new windows installed be dated in unobtrusive places. All windows, lintels and doors moved need to be numbered and accurately highlighted on the plans.

Discarding of original materials and documentation

It is recommended that all original materials need to be documented even when clearly obtrusive or inappropriate before removal.

General

In light of discrepancies between the drawing and what was installed illegally, Jayson Clarke was asked to include on the drawing with the assistance of a local heritage architect, what has changed, what is

new and to indicate where windows were relocated and from where they had been relocated. Windows and doors to be numbered to help clarify this.

IMAGES



The front of the house facing Church Street (not affected by the unauthorized work).

Further images overleaf.



En suite bathroom insertion into front bedroom around ceiling rafters and up to ceiling boards.



En suite bathroom insertion into central sitting room around ceiling rafters and up to ceiling boards. Removed Fagan kitchen cupboards stored on the right.



Back yard: Fagan era cobbled yard and drainage channels to be displaced without detailed proposals of their replacements.