

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

**Commenced at 08:30 and held on wednesday, 28 April 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)
Mr Dennis Belter (DB)
Mr Shawn Johnston (SJ)
Mr Gaarith Williams (GW) co-opted
Dr Lita Webley (LW) co-opted for item 11.2

Members of Staff:

Ms Penelope Meyer (PM)
Ms Waseefa Dhansay (WD)
Ms Nosiphiwo Tafeni (NT)
Ms Xola Mlambo (XM)
Ms Anita Shologu (AS)
Ms Stephanie Barnardt (SB)
Mr Olwethu Dlova (OD)
Ms Cathy-Ann Potgieter (CAP)
Ms Ayanda Mdludlu (AM)
Ms Mureerah Solomon (MS)

Visitors:

Mr Louis Louw
Ms Portia Bolton
Ms Laura Milandri
Ms Elize Mendelson
Dr Stephen Townsend
Ms Lisa Calligaro
Mr Chris Murphy
Mr Osman Shaboodien
Mr Maikah Booley
Mr Saied Solomons
Mr Philip Stiekma
Mr Trevor Sayer
Mr Lindsay Lewis
Mr Clive Theunissen
Mr Mike Scurr
Mr Johan Cornelius
Mr Michael Clark
Dr Rolf Annas
Mr Frik Vermeulen
Ms Jacky Poking
Mr Muzz Adams
Ms Kathy Dumbrell
Ms Quanhita Samie
Mr Jan Korff

3. Apologies

Ms Mishkah Collier (MC)
Ms Helene van der Merwe (HvdM)
Prof Walter Peters (WP)

Absent

None

4. Approval of Agenda

4.1 Dated 28 April 2021.

The Committee approved the agenda dated 28 April 2021.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 16 April 2021

The Committee reviewed the minutes dated 16 April 2021 and resolved to approve the minutes with minor amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

None

7. Confidential Matters

7.1

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

CAP reported back on the outcomes of the following appeals and tribunals matters:

- Proposed Resoration, Erf 55307, 43 Vineyard Road, Claremont, CTS 34-Additions & Alterations. Appeal was dismissed.
- Response to NID: Proposed Residential Development Located on Erven 3135, 2750 & 7155, Somerset West, CTS38(2). Appeal was upheld.
- Tribunal: Proposed Demolition, Erven 55165 & 55166, 8 & 10 Feldhausen Road, Claremont. Further requirements were issued.
- Proposed Total Demolition, Erf 405, 11 Oldfield Road, Sea Point, CTS34-Total Demolition. Matter was postponed for a site inspection.

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

Nothing further to report.

8.3.1 Cape Town Fire Damage feedback

Nothing further to report.

8.5 Heritage Statement Guidelines

Nothing further to report.

9. Standing Items

9.1 Report back on Closeout Reports

The remedial work to the gantry cranes on the Collier Jetty in the V&A Waterfront has been completed, DLB will submit the close out report for the next BELCom meeting.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted.

10. Appointments

10.1 None.

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Relocation of Signal gun, Erf 1 Paarl Mountain Nature Reserve, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 1

Case No: 21041510SB0412E

Application form and relevant documentation were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Louis Louw (Paarl Mountain Advisory Committee), Mr Lindsay Lewis (Drakenstein Municipality), Ms Portia Bolton (Drakenstein Municipality) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The cannon, dating to 1734, is positioned on Paarl Rock, which is a PHS within proposed HPO.
- The cannon is proposed to be moved 50m from it's present location to make it more visible to the public.
- Intervention would include constructing a new sled.
- It is unlikely that there will be any archaeological impacts to pre-colonial archaeological remains on the mountain.
- Cannon Society of South Africa supports.
- Paarl 300 supports.
- Drakenstein Heritage foundation supports.
- The relocation will be supervised by Commander Gerry de Vries of the Cannon Society of South Africa.

RECORD OF DECISION:

The Committee resolved to approve the application for the relocation of the signal cannon as indicated in the heritage statement dated 15 August 2020 and on the drawing number 1, dated August 2018 for the reasons provided in the motivation.

The Committee suggests that the applicant consider a more durable timber than Oregon pine for the cannon sled given its exposure to the weather and pine's susceptibility to rapid deterioration in such instances. That, and the weight of the cannon calls for a more durable timber such as jarrah from recycled railway sleepers.

SB

**11.2 Compulsory Repair Order on Erf 3422,4A Main Road, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 3422**

Case No: N/A

A Compulsory Repair Order was tabled.

HELD OVER:

This item is held over to 13 May 2021.

KB

**11.3 Minor Works Permit Application for Phase 2: Erf 90530 and 90531, Leinster Hall at 7
Weltevreden St, Gardens, Cape Town: NM
HM/CAPE TOWN/ERF 90530**

Case No: N/A

Application documents were tabled.

Ms Xola Mlambo introduced the case.

Ms Laura Milandri (architect) and Mr Mike Scurr (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Cutting the partition glass in lieu of the cornices was discussed, due to the intricate nature of the cornice, the probability of cutting the glass accurately is doubtful, whilst the repair of a slit in the cornice is not a difficult undertaking.
- Replacement of floor boards: it was noted that the extent is not as large as indicated on the drawings since the bulk of the flooring is concrete.
- Ceilings are modern and thus the installation of air-conditioning cassette units will not impact historic fabric.
- Significance no longer resides in substantial retention of original material due to incremental changes over the years and a fire in 2015 that gutted large parts of the upper storey of the building.

RECORD OF DECISION:

The Committee resolved to approve the application phase II, dated 7 April 2021 as not substantially impacting heritage significance given that most of the affected elements comprise recent replacement material. This is conditional on a monitoring brief being exercised by an architect with appropriate heritage experience with a closeout report and final drawings submitted to HWC within 60 days of practical completion.

XM

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

12.1 Proposed Total Demolition on Erf 27629, 22 Collingwood Road, Observatory: NM HM/CAPE METROPOLITAN/OBSERVATORY/ERF 27629

Case No: 21011108KB0407E

Application documents were tabled.

HELD OVER:

This item is held over to 13 May 2021 to ensure that the applicant and I&AP's are timeously notified.

KB

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

13.1 Proposed Additions and Alterations, Erven 439, 440 & 442, 47 & 49 Napier Street & 13 Jarvis Street, The Village Lodge, De Waterkant: MA HM/CAPE TOWN METROPOLITAN/ DE WATERKANT/ ERVEN 439, 440 & 442

Case No: 19080507LB0807E

GJ reported back on behalf of the three-member Committee team that inspected the site on 31 March 2021. See annexure S11 for the Site Inspection Report.

Ms Elize Mendelsohn (CoCT), Mr Johan Cornelius (heritage consultant), Dr Stephen Townsend (heritage consultant, representing De Waterkant Civic Association), Mr Michael Clark (De Waterkant Civic Association) and Ms Lisa Calligaro were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- A site inspection report by GJ, HvdM and WP that included recommendations was tabled.
- The site is graded IIC, and falls inside an HPO.
- City of Cape Town does not support, DWCA does not support, and there are a number of other objections.

FURTHER REQUIREMENTS:

1. The Committee supports the findings and recommendations of the Committee's site inspection report conducted on the 31 March 2021.
2. The Committee thereby notes that revised proposals informed by a comprehensive analysis of the surrounds that includes elevational studies of the Napier Street and Jarvis Street frontages of the subject block are still required in order to address the concerns expressed in the above inspection report.
3. The revised proposals and supporting documentation are to be submitted to HWC for tabling at the BELCom meeting of 30 June 2021.

SB

13.2 Proposed Additions and Alterations, Erf 1187, 371 & 373 Main Street, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/ PAARL/ERF 1187

Case No: 20081708ND1119E

Application documents were tabled.

Ms Xola Mlambo introduced the case.

Dr Rolf Annas (Drakenstein Heritage Foundation) and Mr Chris Murphy (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee noted the inclusion of the additional information required although there was still lack of clarity as to where doors and other joinery to be removed would be reinstated within the building.
- Where historical period doors are to be relocated, reveals and moulded architraves must be regarded as an integral part of that relocation.
- The relocation and reuse of historic doors, architraves and reveals is to be monitored to ensure minimal impacts to this historic fabric.
- Wall nibs are to be retained in place wherever possible.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 1540, dated 02-2021 as having met previous requirements but with the following conditions:

1. That a heritage professional with appropriate architectural experience conduct a monitoring brief during the building contract. This heritage professional is to submit as-built plans including a record of the above alterations together with a close-out report to HWC within 60 days of practical completion.
2. Where walls are to be removed: wall nibs of at least 350 mm wide be retained and wall bases made good to retain the memory of those walls: all as per the guidance of the above heritage professional.
3. That the historical period doors to be removed are relocated in the building under the guidance of this heritage professional.

XM

13.3 Proposed Additions and Alterations on Erf 56039, 6 Paradise View, Claremont: MA HM/CAPE METROPOLITAN/CLAREMONT/ERF 56039

Case No: 20121003KB0324E

Application documents were tabled.

HELD OVER:

This item is held over to 13 May 2021 to ensure that applicants and I&AP's are timeously notified.

KB

13.4 Proposed Alterations on Erf 2969, St Monica Home, 38 Lion Street, Bo Kaap: MA HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 2969

Case No: 20110407KB0407E

Application documents were tabled.

Mr Frik Vermeulen (heritage consultant), Mr Osman Shaboodien (Bo-Kaap Civic and Ratepayers Association) and Ms Jacky Poking (Bo-Kaap Civic and Ratepayers Association) were present and took part in the discussions.

RECORD OF DECISION:

The Committee resolved to approve the application (which involves predominantly internal alterations) as not negatively impacting heritage significance on condition that:

1. The project include an interpretive display covering the history of St Monicas Home as an important maternity and training facility in Cape Town. The Committee recommends that this be informed by a previous HIA by Vidememoria Heritage Consultants, as well as research done by the local community through the Bo-Kaap Civic Association.

KB

13.5 Proposed Additions and Alterations, Erf 386, 273 Longmarket Street, Bo-Kaap: NM HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 386

Case No: 21010404ND0119E

Application documents were tabled.

Mr Maikah Booley (resident), Mr Muzz Adams (resident), Mr Saied Solomons (resident), Mr Osman Shaboodien (Bo-Kaap Civic and Ratepayers Association) and Ms Jacky Poking (Bo-Kaap Civic and Ratepayers Association) and Ms Quanhita Samie (heritage consultant) were present and took part in the discussions.

RECORD OF DECISION:

The Committee cannot condone illegal work. However, given that the illegal deviations as submitted have not negatively impacted heritage significance, the Committee recommends that charges not be laid for this unauthorised work.

KB

13.6 Proposed Additions and Alterations on Erf 7574,11 Outspan Road, Fishhoek: MA HM/CAPE METROPOLITAN/FISH HOEK/ERF 7573

Case No: 20112903KB1130E

Application documents were tabled.

Mr Trevor Sayer (owner) was present and took part in the discussion.

RECORD OF DECISION:

The Committee resolved to approve the revised proposals as indicated on drawings numbered MS1.1.20 Rev 1 dated March 2021 as having met previous requirements.

KB

13.7 Proposed Additions and Alterations, Erf 714, 3 Milner Road, Sea Point: MA HM/SEA POINT/ERF 714

Case No: 20102304ND1028E

Application documents were tabled.

Ms Xola Mlambo introduced the case.

Mr Jan Korff (architect) was present and took part in the discussion.

FURTHER REQUIREMENTS:

The Committee regards the revised proposals as being an improvement in terms of the pergola setback and revised vertical gate and boundary railings. The Committee will support the revised proposals on condition that the garage roof balustrade is amended to be consistent with the revised boundary wall railings and that corner pillars be introduced to frame the new garage roof balustrade.

Revised proposals to be submitted to HWC for approval.

XM

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 13:35

24 DATE OF NEXT MEETING:

13 May 2021

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure S11

Grey Hotel, De Waterkant: Site Inspection Report

HWC Case Number: 19080507LB080E

Date of Site Visit:

Wednesday, 31 March 2021

Erf Nos & Street Addresses:

439, 49 Napier Str;

Lot 440, 47 Napier Str (corner); &

Lot 442, 13 Jarvis Str.

BELCOM Representatives:

Prof. Walter Peters, Helene van der Merwe, Graham Jacobs,

Nature of Application:

S.34 NHRA.

HWC Representatives:

Met on site by: Ms Lisa Calligaro (owner) (071 938 2293)

Grading: III C

Zoning:

Background Information/Comments:

This item served at the meeting of 10th December 2020 when further requirements were spelled out, and on 24th March 2021 when it was decided that to resolve the tangles which emerged in discussion, a site inspection was necessary.

The site has its origins in three early 19c cottages, 'two' with semi-basements opening to the 'horizontal' Jarvis Str, and 'two' on the steep Napier Street, of which no 49 is double-storey with roof terrace. In brief, the proposals seek to regularize past interventions ie before purchase by the current owner; some subsequent; and proposed additional guest rooms to 13 Jarvis Str.

To hand: comments by the City dated 2 December 2020; undated 'Further Requirements' by heritage practitioner J Cornelius, pp41-53 in particular; a response thereto by Dr S Townsend representing De Waterkant Civic Association dated 16 March 2021; & by riposte a counter document by J Cornelius dated 9 April 2021.

Findings of Site Inspection:

1. Whether legal or not, the 3 buildings have been in use, in concert, as a boutique hotel for about a decade, and this status the inspecting members accept. They also note that due to the current Covid-19 pandemic the complement of 17 staffers has been barred from service.
2. A new use as a means of saving old buildings is proven by the hotel itself. Conversely, a building that cannot change becomes redundant. In this light the members do not object to the small incidents created in conversion, like the atriums or courtyards.
3. Whether graded IIIC as current, or IIIB, this group is not of outstanding architectural or historic interest, which would demand scholarly restoration. Conversion here offers considerably more freedom, but the emphasis must remain on the original character, and without sacrifice of the

contextual or urban values built up over time. Consistently, the members accept the current apertures to the internal party walls.

4. Members noted that the surrounding area is well diversified in use, that much of the length of Jarvis Street opposite the Cape Quarter shopping center has retail outlets lining the pavement, that the skyline is dotted with roof terraces; and if gentrification is not entrenched at De Waterkant, it's perceptively endemic. A boutique hotel is not aberrant here; good modern design is required without devaluing the historically developed urban values.
5. Members note the rebuke by Dr Townsend that [wherever] "the work damages heritage significance severely...it should be rectified by demolition"; a view supported by Mr Cornelius (9. April 2021). However, neither has a definition of the term "severely" been supplied, nor any example proffered. The members are, nevertheless, pleased to read the note on the concomitant drawings, that the "entire extractor fan... including ducting" is to be installed elsewhere "out of the public eye", which form and positioning will, obviously, require approval.

RECOMMENDATIONS:

The members to the inspection put the following recommendations to BELCom:

1. **Keep each of the three buildings individually distinctive** externally to conserve the detached origins, and by corollary, to avoid any conflation in expression despite the functional integration (i.e. avoid extensions that blur boundaries between each of these buildings). As per CoCT advice, customize the proposed basement shed doors of each of the two buildings along Jarvis Street and individually articulate the balustrades to the balcony; and remove the portion of balustrade reaching across the stoep from 49 to 47 Napier Street.

Along the same vein, do not clad the exposed staircase linking the roofs of the two buildings on Napier Rd with a solid siding; rather consider a perforated screen of metal or timber slats i.e. a polyolithic material that distinguishes the intervention as new and different from the character of the existing, while still picking up the rectilinear massing of other rooftop extensions, and painted/coated to be less intrusive visually.

2. **The proposed additional bedrooms to 13 Jarvis Street (Erf 442).** Reconsider the side of the new pool facing Jarvis Street, which is proposed with a solid wall that appears unrelated to context and out of scale – unless the contrary can be demonstrated. But, as mentioned in the CoCT comment, for proper heritage assessment the adjacent buildings should be indicated in plan and in elevation. This is currently not the case.

The committee members are further of the opinion that the setback of an existing upper level extension on a neighbouring property towards the southern end of Jarvis Street should define the setback line for future extensions to other Jarvis Street facing buildings within this block. That would include 13 Jarvis Street. The current proposals extend too far forward and would negatively impact the overall street aspect.

3. **The canopy to the balconies along Jarvis and Napier Streets.** While the use of an environmental filter and protector from rain is appreciated, as too the cantilevering nature of the structure, this accretion without posts is foreign to the historic architecture and breaks the appreciation of the facades. While not acceptable for shelter from rain and sun, a pergola

would be more consistent architecturally, and this design (or other precedent-based) together with an appropriate impervious cover would need to be submitted for further consideration.

4. **Existing roof deck, 49 Napier St.** The proposed removal of the rooftop pool service cubicle is considered a great improvement and strongly supported. Note that the pergola is shown inconsistently on plan and elevations, and is not indicated at all in section, which is cause for concern.
5. **Proposed deck corner Jarvis and Napier Streets (Erf 440).** This could be considered but detailing and setback of especially the balustrade to the street frontages will require careful consideration, and will need clear indication in section.

Prof. Walter Peters, Helene van der Merwe, Graham Jacobs,

APPROVED