

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Wednesday, 31 August 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)
Ms Helene van der Merwe (HvdM)
Prof Walter Peters (WP)
Mr Shawn Johnston (SJ)
Mr Graham Jacobs (GJ) (Chair)

Members of Staff:

Mr Michael Janse van Rensburg (MJvR)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova (OD)
Ms Waseefa Dhansay (WD)
Ms Cecilene Muller (CM)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Penelope Meyer (PM)
Ms Sneha Jhupsee (SJ)
Ms Muneerah Solomon (MS)
Ms Natalie Kendrick (NK)
Mr Robin George (RG)
Mr Thando Zingange (TZ)

Visitors:

Mr Raymond Bouma
Mr Clive Theunissen
Mr Desmond Brand
Ms Adelaide Combrink
Mr Michael Georgala
Mr Christof Albertyn
Mr Alexander Thomson
Ms Sandra van der Merwe
Ms Katie Smuts
Ms Erica Lefson
Ms Anja Lareman
Ms Emily Taylor
Mr Tom Linder
Mr Sean Hayden

Mr David Taylor
Ms Carolyn Kumbier
Mr Johan Cornelius
Mr Marcelle van Greunen
Ms Cindy Postlethwayt
Mr Andries Louw
Ms Ursula Rigby
Mr Chris Snelling
Ms Candida Nel
Mr Rouan Theart
Ms Louzel Steyn
Mr Niaz Ahmed
Mr Mike Scurr
Mr Richard Summers

Apologies

None.

Absent

None.

4. Approval of Agenda

4.1 Dated 31 August 2022.

The Committee approved the agenda dated 31 August 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 11 August 2022

The Committee reviewed the minutes dated 11 August 2022 and resolved to approve them with minor 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

The Committee noted the following Tribunal matter:

- Erf 353, 6 Kloof Road Sea Point.

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

8.4 Union Castle Building illegal works

Members of the Committee expressed concerns that there are various items missing in the record. Staff to attend to this as set out below:

It is particularly important that the case records be kept systematically updated. This includes the record of the recent meeting called by the CEO on Monday, 22 August 2022.

The *entire* record pertaining to this case to be kept together with folders to be dated and arranged in chronological order.

Concern was expressed that there could be an absence of monitoring to ensure that no work is undertaken during the Stop Works period, other than the emergency work yet to be authorized by HWC, which also should be monitored by independent professionals.

The Committee to be informed of all correspondence relating to this item from now on.

8.5 Meeting with the Moravian Church

The Committee expressed concerns that no arrangements have yet been made to meet with management of the Moravian Church as requested a while back. Staff through the CEO's office to arrange this without further undue delay as it relates to maintenance and structures on various of the Church's Mission Stations.

The CEO has agreed to facilitate such a meeting as soon as possible. Committee members to propose agenda items through the AsD Professional Services.

8.6 Case information management

Concerns were expressed that there is, at times, insufficient continuity in the information required for the Committee to consider. Committee members to collectively provide written suggestions as to how management can be improved. This would be of benefit not only to BELCom but also other standing Committee's e.g. standardisation of information formatting especially given HWC's upcoming adoption of SAHRIS.

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

- Proposed Additions and Alterations on Erf 156275, 56 Chad Road, Retreat (2 September 2022, 10h00, SJ & HvdM).

9.5 Site Inspections Undertaken

- Proposed Additions and Alterations on Erf 1000, 29 Marmion Road, Oranjezicht.
- Proposed Total Demolition on Erf 710-RE, 3 Leicester Grove, Greenpoint.

10. Appointments

None.

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations on Erf 641, 8 Herte Street, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / ERF 641

Case No: 22040716SJ0419E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Raymond Bouma (architect) and Mr David Taylor (The Dorothy and Charles Johnman Education Trust) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade II resource (and a Provincial Heritage Site), with a proposed grading of IIIB. The building is situated within the Historic Core of Stellenbosch.
- Stellenbosch Municipality supports the proposals.
- Stellenbosch Heritage Foundation supports the proposals.
- Stellenbosch Interest Group does not support the extension but supports a habitable loft area within the roof of the existing house.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 120-21 Demolition Plan, 120-20B Plans and Elevations, 120-20A Detail of Family Room dated August 2022, prepared by Naude & Bouma Architects, as not negatively impacting heritage significance. This is subject to the new masonry fabric being indicated on the floor plan adjacent to door numbered D11.3 and window numbered W11.1. Final drawings to be submitted to HOMs for permitting and stamping.

SJH

**11.2 Painting and Maintenance on Erf 13162, 92 Main Road, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 13162**

Case No: 22052416SJ0530E

Further requirements were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) and Ms Carolyn Kumbier (owner) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade II resource (and a Provincial Heritage Site) and situated inside the Special Character Protected Area Overlay Zone of Paarl.
- Paarl 300 supported the proposals.
- Drakenstein Heritage Foundation supported the submission, stating that repainting of heritage buildings should be dealt with differently to structural interventions.
- Drakenstein Municipality has corresponded with the applicant and attended a site inspection but have not issued formal comment yet.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated in the documentation listed below as having met previous requirements:

1. Breathecoat Letter (Wupperthal), dated 20 September 2021, prepared by Graham Jacobs;
2. Breathecoat Smooth Technical Data Sheet, undated, prepared by Breathecoat South Africa;
3. Breathecoat Textured Specification Sheet, undated, prepared by Breathecoat South Africa;
4. Method Statement and Mix Specification for Using Lime in Heritage/Old-Buildings Restoration Work in South Africa, undated, prepared by CLC;
5. Method Statement for Crack Repair Using Lime in Heritage/Old-Buildings Restoration Work in South Africa, undated, prepared by CLC;
6. Lime, White Hydrated Material Safety Data Sheet dated January 2020 prepared by Cape Lime; and
7. Maintenance Method for Heritage Part of Building Going Forward, undated, prepared by Cally Kumbier

SJH

11.3 Proposed Telecommunication Mast on Erf 969, Church Street, Pacaltsdorp: NM HM/EDEN/PACALTSDORP/ERF 969

Case No: 22050904TZ

Application documents were tabled.

Mr Thando Zingange introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade II resource (and a Provincial Heritage Site).
- George Municipality does not support the proposals.
- Simon Van Der Stel Foundation Southern Cape does not support the proposals.
- George Heritage Trust does not support the proposals.

FURTHER REQUIREMENTS:

The Committee lacks sufficient information to be able to make an informed decision at this stage. For example, given that the property is within the historically significant part of the town and given that the site itself is a PHS, it is surprising that there is no record of alternative locations having been considered before arriving at the current proposal. A preferred alternative that would have the least impact on the site and its surroundings is to be pursued. Furthermore, no heritage statement or heritage indicators have been provided to arrive at the most appropriate location. Additional information to be submitted.

TZ

11.4 Proposed Additions and Alterations on Erf 138 & 3110, 19 Mead Way, Pinelands: NM HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 138 & 3110

Case No: 220230303TZ0304E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Desmond Brand (applicant) was present.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade II resource (Provincial Heritage Site) and situated inside an HPOZ.
- CoCT does not support the proposals.
- The Heritage Advisory Committee of the Pinelands Ratepayers & Residents Association initially did not support the proposal, but later supported amended proposals.

RECORD OF DECISION:

The Committee resolved to refuse the application as it appears to detract from the character of the area, which is a PHS and lacks sufficient information including detailing and landscaping to indicate how it would not negatively impact this area.

TZ

11.5 Proposed Additions and Alterations on Erf 3507, 51A Upper Kloof Street, Oranjezicht: MA HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 3507

Case No: 22072907TZ0803E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Johan Cornelius (heritage consultant) and Ms Adelaide Combrink (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade II resource (and a Provincial Heritage Site) and situated inside a HPOZ.
- CoCT did not comment within the 30-day commenting period.
- The Cape Town Heritage Foundation (previously Simon van der Stel Foundation) did not comment within the 30-day commenting period.
- The Coach House is an outbuilding (c.1860) related to the Bellevue manor house located on St John's Estate. It consists of remnants of the historic structure which has been extensively reconstructed and altered over time, most recently in 2005. The proposed additions and alterations primarily affect the recent remodelling.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered SDD3.101/SDD1.200/SDD.1.100/ SDD3.100/ SDD5.100/ SDC1.300/ SDD5.100 Rev B/ SDD2.100 & SDD1.001, prepared by Jenny Mills Architect and dated 24 June 2022, 23 August 2022 & 15 March 2022, as not negatively impacting heritage significance but subject to the drawings being amended to distinguish between new and old fabric. Final drawings to be submitted to HOMs for permitting and stamping.

TZ

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

12.1 Proposed Total Demolition on Erf 1607, 10 Gladiolus Avenue, Devil's Peak Estate: NM HM/ CAPE TOWN METROPOLITAN/ DEVILS PEAK ESTATE/ ERF 1607

Case No: 22061319RG0705E

Application documents were tabled.

Robin George introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- CoCT has identified the site as a potential IIIC resource and it is situated outside a HPOZ.
- CoCT supports the proposed demolition.
- Greater Vredehoek Heritage Action Group supports the proposals.
- City Bowl Ratepayers' & Residents' Association objects to the proposals.
- The Committee however recommends that the mono pitch roof be reconsidered in favour of a double pitched roof which is more representative of the local context.

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention. The surrounding area has insufficient heritage significance to warrant the application of the so-called Gees Judgement relating to a replacement building.

RG

12.2 Proposed Total Demolition on ERF 452, 30 Main Road, Hermanus: MA HM / OVERBERG / OVERSTRAND / HERMANUS / ERF 452

Case No: 22040410SJ0405E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Marcelle van Greunen (architect) and Mr Michael Georgala (applicant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and situated inside the historic core and within a heritage area .
- Overstrand Heritage and Aesthetics Committee supports the total demolition with no comment on the new development.

- While 3D renders showing the proposal in the context are appreciated, these do not represent an analytical process to demonstrate how the characteristics of the surroundings (scale, grain, massing, height, roof lines, relationships to street edge, etc.) have influenced the design proposals.

FURTHER REQUIREMENTS:

The Committee is of the opinion that it still has insufficient information to make an informed decision on the proposed replacement building. Unless the replacement building can be articulated and scaled in a manner that will be sympathetic to the finer grain character of the surrounding area, the Committee is unlikely to approve the proposal.

SJH

12.3 Proposed Total Demolition on Erf 20746, 166-170 Main Street, Paarl: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 20746

Case No: 22062704CH0630E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Cindy Postlethwayt (heritage consultant), Mr Clive Theunissen (Drakenstein Municipality), Mr Christof Albertyn (architect) and Mr Andries Louw (developer) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside the Special Character Protected Area Overlay Zone of Paarl.
- Paarl 300 supports the proposals.
- Drakenstein Heritage Foundation supports the proposals.
- Drakenstein Municipality supports the proposals with conditions and the Committee noted their conditions.
- It is noted that revisions to the replacement proposal represent a significant improvement to the street edge interface. The replica of the historic arch is being retained.

RECORD OF DECISION:

The Committee resolved to approve the demolition of the existing building as having insufficient significance to warrant retention. The Committee resolved to approve the replacement building as indicated on drawing numbered A120, A121, A122 and A116, A117, A118, A119, dated 21 August 2022 and prepared by Christof Albertyn Architect as having met previous requirements.

The replacement development must be completed within five years of the permit for demolitions date of issue, failing which, a new application to approve the replacement structure will be required in terms of the NHRA, regardless of whether the demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown,

provided that the application for the extension is made prior to the lapsing of the approval referred to above.

CH

**12.4 Proposed Total Demolition on Erf 710-RE, 3 Leicester Grove, Greenpoint: MA
HM/ CAPE TOWN METROPOLITAN/ GREENPOINT/ ERF 710-RE**

Case No: 22062307RG0628E

The Committee reported back on the site inspection that was undertaken on 24 August 2022. See attached annexure SI1.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade III C resource and is situated inside a HPOZ.
- CoCT supported the proposals, based on the engineer's report.
- Green Point Ratepayers and Residents Association reluctantly supported the proposals.

FURTHER REQUIREMENTS:

The Committee supports the demolition of the existing building as having insufficient significance to warrant retention. This is informed amongst others by a site inspection conducted by Committee members. The support of demolition is subject to HWC's approval of the replacement building which falls within an HPOZ.

RG

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

**13.1 Proposed Additions and Alterations on Erf 24306, Cnr McFarlane & Main Street, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 24306**

Case No: 22062917SJ0711E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Alexander Thomson (applicant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade III C resource and is situated inside the Paarl Special Character Protected Area Overlay Zone.
- Paarl 300 supports the proposals.
- Drakenstein Heritage Foundation does not support the proposals.

- Drakenstein Municipality objected to the proposals, requesting a reduction in height of the proposed new flatlet.
- 3D views of the house and proposed flatlet as seen from the street were presented to demonstrate the height reduction and view lines.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered ARCC001/00/ dated 23 August 2022 and prepared L&H and Urban Designers but subject to revised drawings consistent with the aforementioned drawing being submitted to HOMs for permitting and stamping.

SJH

13.2 Proposed Additions and Alterations on Erf RE-735, 36 Hastings Street, Tamboerskloof: NM HM/ CAPE TOWN METROPOLITAN/ TAMBOERSKLOOF/ ERF RE-735

Case No: 22052702MS0531E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated inside an HPOZ.
- CoCT supports the proposals.
- CIBRA supports the proposals.

RECORD OF DECISION:

The Committee cannot authorise illegal work. It is prepared to recommend to the HWC CEO that legal action not be taken in this instance on condition that remedial work as indicated on drawing numbered S-ERF-735-RE-21.01 Revision 05 dated 4 August 2022 and prepared by Kirsten Burgess Architects is implemented. The Minor Works application for the remedial work is to be submitted to HWC for permitting.

MS

**13.3 Proposed Additions and Alterations on Erf 156275, 56 Chad Road, Retreat: NM
HM/ CAPE TOWN METROPOLITAN/ RETREAT/ ERF 156275**

Case No: 22052017MS0727E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and situated outside an HPOZ.
- CoCT does not support the proposals.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Friday, 2 September 2022 at 10:00 (SJ and HvdM).

MS

**13.4 Proposed Additions and Alterations on Erf 914, 106 St Georges Street, Simons Town: NM
HM/ CAPE TOWN METROPOLITAN/ SIMONS TOWN/ ERF 914**

Case No: 22031001CH0810E

Application documents were tabled.

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated inside an HPOZ.
- CoCT supports the alterations to the Willets Hotel building but does not support the proposed fence and gate. Also, CoCT supports the addition to the rear in principle, but has concerns regarding possible impacts on the adjacent historic stone channel and public walkway (Smiths Lane).
- Simons Town Historical Society supports the proposals.
- View lines from and access to public walkways and stairs to be protected.

FURTHER REQUIREMENTS:

Before the Committee can make an informed decision, it requires the following additional information:

1. Marked-up 3D views indicating the impact of the proposal on the pedestrian experience from Smith Lane.
2. A structural engineer's design proposal for the excavation and stabilisation of the slope.
3. The inclusion of details on section AA of the historic stone channel and public walkway of Smith Lane, as well as of the proposed boundary wall.

4. Plans, sections and elevations to be marked up in appropriate colours to clearly identify the alterations and new work.
5. Protection methodologies for adjacent historic elements including stone channel, pathway and structures to be listed.
6. Comment from CoCT Roads Engineer regarding the proposed methodology for the construction phase of the project.

CH

**13.5 Proposed Additions and Alterations on Farm 15251/1, Dunstone Country Estate, Wellington:
NM
HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / FARM 15251/1**

Case No: 22012701MS0315E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is not graded but is situated inside the Bovlei Heritage Overlay Zone.
- Paarl 300 does not support the proposals.
- Drakenstein Heritage foundation does not support the proposals.
- Drakenstein Municipality supports the proposals.

FURTHER REQUIREMENTS:

It is not clear to the Committee whether some of the work has already been completed without prior authorisation. This requires confirmation from the applicant. Should unauthorised work have been completed, this needs to be clearly distinguished on the drawings from the work still to be executed. It is reminded that HWC cannot approve illegal work. The applicant to ensure that the submission addresses the latest comments from I&APs.

The architect is requested to be present when the item is tabled again.

KB

13.6 Proposed Additions and Alterations on Erf 13681, 21 The Avenue, Salt River: NM HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 13681

Case No: 22072709KB0811E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade III resource and is situated outside an HPOZ.
- However, the site is located on the corner with Chamberlain Road and immediately adjacent to the Woodstock / Roodebloem Rd HPOZ. The surroundings of the subject site, even if located outside the HPOZ, still retains a character that is largely similar to the HPOZ context.
- CoCT supports the proposals.
- Salt River Heritage Society supports the proposals.

FURTHER REQUIREMENTS:

The Committee is of the view that the proposed roof configuration is unsympathetic to its context and that therefore alternatives be explored that are more appropriate in terms of massing, form and scale e.g. a double pitched roof. Revised proposal to be submitted to HWC.

KB

13.7 Proposed Additions and Alterations on Erf 1633, 8 Silverdale Road, Pinelands: NM HM/ CAPE TOWN METROPOLITAN/ PINELANDS/ ERF 1633

Case No: 22062915MS0707E

Application documents were tabled.

Mr Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is not conservation worthy and situated outside an HPOZ.
- CoCT supports the proposals.
- Pinelands Ratepayers & Residents Association objects to the proposals.
- Architectural and building plans application problems.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered BARR/21/09/01 dated 1 September 2021 and prepared by M.R.P Architectural Solutions, as this is not considered to be a heritage issue.

MS

13.8 Proposed Additions and Alterations on Erf 1000, 29 Marmion Road, Oranjezicht: MA HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 1000

Case No: N/A

The Committee reported back on the site inspection that was undertaken on 15 August 2022. See attached annexure SI2.

Ms Adelaide Combrink (CoCT), Ms Ursula Rigby (heritage consultant) and Ms Sandra van der Merwe (Docomomo) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded (proposed IIIB by CoCT) and is situated outside an HPOZ.
- CIBRA supports the proposals.
- Docomomo supports the proposals.
- CoCT does not support the proposals.
- Cape Town Heritage Foundation does not support the proposals.

FURTHER REQUIREMENTS:

The Committee recognises the thoughtfulness of the proposal and the manner in which it distinguishes between old and new while respecting the old. The Committee does however suggest that the design development explores greater expression of horizontality.

It will assist the Committee if particulars regarding the manner in which the glass gasket meets the flanking wing containing the existing main bedroom is illustrated with a 3D rendering. 3D renderings of other parts of the building would also be helpful.

Revised proposals to be submitted.

TZ

13.9 Proposed additions and alterations on Erf 28478, 22 Rose Street, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28748

Case No: 22021802TZ0222E

Application documents were tabled.

Ms Thando Zingange introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) and Ms Anja Lareman (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated inside the Paarl Special Character Protected Area Overlay Zone.
- Paarl 300 does not comment on illegal work.
- Drakenstein Heritage Foundation supports the proposals in principle and the Committee noted their concerns.
- Drakenstein Municipality supports the proposals in principle and the Committee noted the concerns.

RECORD OF DECISION:

The Committee cannot approve illegal work and therefore this Decision applies to the proposed work. The Committee resolved to approve the application (preferred Option B, with pitched roof) as having met previous requirements, on condition that final drawings that include specifications for the use of lime mortars and renders in lieu of Portland cement on the building's superstructure where interfacing historic material, are submitted.

The final drawings to be submitted to HWC for permitting and stamping.

TZ

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 Erf 149294, 3 Dock Road, Waterfront: NM
HM/CAPE TOWN METROPOLITAN/V&A WATERFRONT/ERF 149294**

Case No: 22082301

Emergency Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Mike Scurr (heritage consultant for status quo report), Mr Sean Hayden (KMH architect), Mr Tom Linder (LH Consulting Engineers) Mr Niaz Ahmed (V&A Waterfront) and Mr Richard Summers (Attorney representing V&A Waterfront) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building was Graded IIB in 2020 and is currently graded IIIA by CoCT and is situated inside a HPOZ.
- Unauthorised demolition work was reported to Belcom on 27 July 2022. This was followed by a site inspection on 28 July where a Stop Works order was issued.

DECISION:

The Committee resolved to approve the emergency application on the understanding that this will be a temporary measure to secure the building against the weather and does not preclude the possibility of a more robust temporary installation to allow further protection to be implemented. This approval is subject to the following:

1. A monitoring proposal to be submitted for approval before work may start.
2. The monitoring must be conducted by an independent architect with appropriate heritage experience and similarly, an independent engineer with appropriate heritage experience. Both parties are to submit interim reports to HWC at two weekly intervals or lesser intervals as they may deem fit from time to time.
3. The appointment of the independent architect and engineer is to be approved by HWC.
4. A detailed scope of work to be submitted for approval by HWC prior to any work being undertaken.
5. Once the above requirements have been met and an HWC permit issued, the applicant may commence the emergency work.

TZ

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 17:10

24 DATE OF NEXT MEETING: 13 September 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure S11

Application for Demolition – Erf 710 – 3 Leicester Grove Green Point

Submitted by Dennis Belter & Shawn Johnston

HWC Case Number: 22062307RG0628E

Erven No.: 710

Street Address: 3 Leicester Grove Greenpoint **Nature of**

Application: Application for Total Demolition **Date of Site Visit:**

Wednesday 24 August 2022 @ 13h00

HWC Belcom Representatives: Dennis Belter & Shawn Johnston

HWC Staff: None

Met on site by: Mr Andrew Einarsen, Mr Robert Foster, Mrs Elsabe Foster

Grading: III C

Reasons for Site Inspection:

This item was tabled at the Belcom meeting of 27 July 2022 for total demolition, Engineering reasons were cited, this inspection was to confirm such. The Green PointRatepayers & Residents Association commented that 3 dwellings in the vicinity had similar issues and eluded that similar applications for demolition could be expected, clarification on the extent of damage was sought.

Findings of Site Inspection:

The application is for No. 3 Leicester Grove we inspected No 1 & 5 Clyde Road as cited of concern by GPRRA. Should applications be made for the other dwellings, context must be considered since structural damage is minor in comparison, we note that No 1 has been successfully restored.

The apartment block is closer to no. 3 than the other units thus more movement and subsequent damage is understandable, whilst the soil may have consolidated since construction the movement has resulted in irreparable damage to the unit. From a structural standpoint I agree with the report prepared by HMG Consulting Engineers that it is simply not viable to repair.

Annexure S12

HWC Site Inspection Report

Submitted by Ms H el ene van der Merwe and Prof Walter Peters.

HWC Case Number: N/A

Erven No.: Erf 1000

Street Address: 29 Marmion Road,

Oranjezicht Nature of Application: Alterations and

Additions Grading: III B

Date of Site Visit: 2022-08-15

HWC Belcom Representatives: H el ene van der Merwe, Prof Walter Peters.

HWC Staff: None.

Met on site by: Ursula Rigby (heritage consultant) and the owner/seller, Mr Bennun.

Reasons for Site Inspection:

The house at No 29 Marmion Road was designed by and for the architect Ronald Chapman in 1956 and is closely based on the style of Frank Lloyd Wright.

The house is graded IIIB and not in an HPOZ.

A proposal for alterations has been submitted, whereby the new is inspired by a contrasting modernist precedent, namely the work of Mies van der Rohe.

CIBRA supports the proposal, while CoCT EHM argues for an intervention ‘in the same spirit and creativity of Wright’.

Observations:

The house:

While the house displays many characteristics of the typical small, compact Frank Lloyd Wright Prairie style with careful detailing of joinery and assembly of materials, there are also differences. Various elements hold true to the work of FLW, while other areas fall short, for example the lack of finesse in the finishing of the clerestory window above the kitchen area.

Subsequent owners have made alterations to the original design, mostly done in an asympathetic way, however some areas do not display the ‘Wright’ character and detailing especially the expanded basement rooms and timber deck, where the fairface finish to the brickwork is not observed and standard joinery used.

The ceiling follows the sloping roof shape, but here remains plain and unembellished, unlike examples where the ceiling plane continued the lines of detail within the space.

The site:

Most of the FLW houses that can be said to be precedent for House Chapman were set in relatively

flat environments allowing the form to 'hug the ground' and the living spaces to connect directly with garden and landscape.

On this steep site, the house lacks any direct connection with its garden surroundings, which is a shortcoming in terms of optimal lifestyle opportunities.

On both sides neighbouring houses have expanded and now loom over this small house, negatively impacting on the north-east facing aspect onto which the livingroom and adjacent deck opens.

Street context:

The house is hardly visible from the street and cannot be said to "contribute as a point of interest in the streetscape" (EHM comment). The top of the shingle roof and the garage door are the only features that can be seen, everything else is obscured by well-established planting and trees, as well as the location well below street level.

As illustrated in the Heritage Report, a number of older houses in the immediate area have been updated and display modern glass windows to capitalise on mountain views, for example No 31, next door to the site.



Facebrick walls, casement windows grouped into horizontal bands, sometimes continuing around corners, widely projecting eaves, layered fascias and concealed gutters are characteristic of the Prairie style, as too is the choice of a flanking wing for the main bedroom, but Wright would certainly have avoided any support as here by way of a slender pipe.



Raked or stepped ceilings and hearths are characteristics of the Prairie style. Usonian houses had clerestory sections to flat roofs for naturally illuminating what Wright called the 'work-space' (compact kitchen), which could in that way be freed from occupying the perimeter of houses, like the example of Hse Chapman demonstrates. However, for reasons of economy, in Usonian houses Wright would back the bathroom to the kitchen, which in House Chapman is not quite the case.

Further precedent:

The question of whether a sloped roof design, or the proposed 'box' shape would be appropriate – there are a number of small flat roofed FLW houses, which provide examples or inspiration for a flat roofed addition.

The FLW examples use extended eaves to create a link to the landscape.



Melvyn Smith House



Theodore Baird House

Recommendations:

BELCom members to the inspection do not object to extensive alterations, provided that existing intact FLW inspired detailing can be preserved. Having said that, of particular concern is the appropriate acknowledgement of the spaces with raked ceilings within the rack as proposed.

However:

The contained 'box' shape of the proposal belongs to Mies and not to FLW.

Should the horizontal lines be more boldly expressed and break free of the 'box', as per examples of FLW?

South-West Elevation / street façade – while the entire band of vertically clad timber could be read as a horizontal element overall, would a horizontal emphasis in terms of timber detailing not be more in keeping with FLW examples?

Refer Theodore Baird House.