

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

**Commenced at 08:30 and held on Thursday, 9 June 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 Shawn Johnston (SJ)
Ms Helene van der Merwe (HvdM)
Mr Graham Jacobs (GJ) (Chair)

Members of Staff:

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Colette Scheermeyer (CSc)
Ms Cecilene Muller (CM)
Mr Reagon Fortune (RF)
Ms Khanyisile Bonile (KB)
Ms Muneerah Solomon (MS)
Mr Thando Zingange (TZ)
Ms Stephanie Barnardt (SB)
Ms Natalie Kendrick (NK)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Robin George (RG)
Ms Sneha Jhupsee (SJ)
Ms Aneeqah Brown (AB)

Visitors:

Ms Bea Heymann
Mr Jonathan Katz
Ms Claire Abrahamse
Mr Frank Daubenton
Ms Wendy Wilson
Mr Chris Snelling
Ms Lize Malan
Mr Michael Phillippides

Mr Alexis van der Merwe
Mr David Friedland
Mr Joel Merris
Mr Mike Scurr
Mr Jonathan Kaplan
Ms Jo Anderson
Mr Schalk Marais
Mr Sudhier Morgan

3. Apologies

None

Absent

None

4. Approval of Agenda

4.1 Dated 9 June 2022.

The Committee approved the agenda dated 9 June 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 12 May 2022

The Committee reviewed the minutes dated 12 May 2022 and resolved to approve them with amendments.

5.2 BELCom Confidential Minutes dated 12 May 2022

The Committee reviewed the confidential minutes dated 12 May 2022 and resolved to approve them with amendments.

5.3 Special BELCom Minutes dated 25 May 2022

The Committee reviewed the minutes dated 25 May 2022 and resolved to approve them with amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

- HvdM: item 13.2
- GJ: item 13.4

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the following appeals matters:

- Erven 117431 & 153536, 24A & 26 Main Road, Rondebosch
- NID: Proposed Water Pipeline and Sewer Pipeline forming part of the Proposed Mount Pearl Residential Development on Ptn 3 and 4 of Farm 527, Ptn 2 of Farm 600, Ptn 1 of Farm 602, Remainder of Farm 602, Ptn 2 of Farm 527
- Proposed Alteration and Additions on Erf 2042, 25 Avenue Le Sueur, Cape Town -(S.34)
- NID: Erf 5025, Leopard Rock Estate, Chanteclair, Onrus, Hermanus.

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

CSc to report back at the next BELCom meeting.

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

For noting.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

None

9.5 Site Inspections Undertaken

- Proposed Total Demolition on Erf 55906, 43 Grove Avenue, Claremont

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal Josaphat, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576 PORTION 9**

Case No: 22032911SB0405E

Ms Stephanie-Anne Barnardt-Delport introduced the case and reported to the Committee that revised drawings for the Gedenkskool have been submitted by the architects.

COMMENT:

Two BELCom members (HvdM and SJ) will attend the following IACom meeting to be held on 15 June 2022 when this matter will be taken further.

SBD

11.2 Proposed Maintenance and Restoration of Erf 13665, Somerset Street, Worcester: MA HM/CAPE WINELANDS/WORCESTER/ERF 13665

Case No: 18120618HB0227E

A closeout report was tabled.

Mr Thando Zingange introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS.

FURTHER REQUIREMENTS:

1. Captioned images illustrating the work both before and after are to be included for record purposes.
2. Further information regarding the “new compatible plaster” and “special reinforcement” used including where necessary, images, brands and exact specifications.

The Committee notes the contents of this closeout report including the heritage consultant's concerns regarding the inexperience of the contractor for heritage work of this nature. This is a matter that will be addressed further by HWC.

TZ

11.3 Proposed Site Inspection on Erf 741, 57 Main Road, Mamre: MA HM/CAPE TOWN METROPOLITAN/MAMRE/ERF 741

Case No: N/A

Site Inspection report dated 11 May 2022 was tabled.

Mr Thando Zingange introduced the case.

Ms Bea Heymann (Mamre Community Development Trust PBO) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The preparation in 2021 of a draft CMP for the werf, by Sarah Winter, Nicolas Baumann and Graham Jacobs. GJ will investigate whether it would be possible to circulate a copy of this draft report to Committee members.
- The site is a PHS.

COMMENT AND RECOMMENDATION:

The Committee notes the site inspection report dated 11 May 2022 prepared by the HWC officials. The Committee recommends that this matter be added to the agenda of an urgent meeting between the CEO, members of this Committee and the Moravian Church Head Office.

The Committee further requests an urgent report back from the CEO on the recent meeting with the Moravian Church Head Office regarding Wupperthal.

TZ

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

12.1 Proposed Total Demolition Erf 215, 34 Stadler Road, Blouberg: NM HM/CAPE TOWN METROPOLITAN/BLOUERGSTRAND/ERF 215

Case No: 22031806NK0328E

HELD OVER:

The matter is being held over to the next BELCom meeting to be held on 29 June 2022.

NK

12.2 Proposed Total Demolition on Erf 55906, 43 Grove Avenue, Claremont: MA HM/CAPE TOWN METROPOLITAN/CLAREMONT

Case No: 22050318KB0504E

The Committee reported back on the site inspection that was undertaken on 3 June 2022. See attached annexure SI1.

Mr Alexis van der Merwe (Upper Claremont Ratepayers Residence Association), Mr Jonathan Katz (purchaser of the site), Mr David Friedland & Mr Joel Merris (Claremont & Wynberg Hebrew Community), Ms Claire Abrahamse (Building Committee of Grove Primary School), Mr Frank Daubenton (Grove Primary School SGB), Mr Mike Scurr (heritage consultant) and Ms Wendy Wilson (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource adjacent to the Grade IIIA synagogue and located outside an HPOZ.
- CoCT has no objection to the proposed demolition.
- DOCOMOMO has no objection to the proposed demolition.
- Upper Claremont Ratepayers Residence Association objected to the proposed demolition.
- The Grove primary School objected to the proposed demolition.
- Eleven letters of objection to the demolition were received.

FURTHER REQUIRMENTS:

Before the Committee is prepared to consider a demolition permit, it requires further information regarding the exploration of alternative uses that would enable the building to be substantially retained. This includes illustrations that demonstrate the exploration of alternatives without negatively impacting the heritage significance of the building.

KB

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

13.1 Proposed Additions and Alterations on Erf 15679, 24 Kingsley Street, Salt River: NM HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 15679

Case No: 22042008CH0512E

Application documents were tabled.

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is located outside an HPOZ.
- The Salt River Historical Society supports the proposals.
- CoCT does not support the proposals.

FURTHER REQUIREMENTS:

1. The Committee has no objection in principle to the building being raised to double storey. However, given that this will be precedent setting for the terrace as a whole, the new roof needs to be reconfigured accordingly, i.e., with pitched roofs falling forward and back similar to existing roof shapes. The vertical extension is to be above the existing front wall of the lower level. The veranda at street level is to be retained and a veranda structure at the upper level could possibly be introduced.
2. Revised proposals to be submitted to BELCom.

CH

13.2 Proposed Additions and Alterations on Erf 408, 9 Akademie Street, Franschoek: MA HM/ CAPE WINELANDS/ FRANSCHHOEK/ ERF 408

Case No: 22050309CH0505E

HvdM recused herself from the discussion and logged off from MS Teams.

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Jo Anderson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource.
- Stellenbosch Heritage Foundation supports the proposals.

- Stellenbosch Interest Group decline to comment as the case falls outside SIG's commenting area.
- Franschhoek Heritage and Ratepayers Association does not support the proposals.
- Stellenbosch Municipality did not comment within the commenting period.

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing numbered 004/2.01 dated 2022/04/25 by Jo Anderson Architect as not negatively impacting heritage significance.

CH

13.3 Proposed Additions and Alterations on RE of Erf 7870, 131 Sir Lowry Road, Foreshore: NM HM/ CAPE TOWN METROPOLITAN/ FORESHORE / RE of ERF 7870

Case No: 22012803CN0203E

Application documents were tabled.

Ms Corne Nortje introduced the case.

Mr Michael Phillippides was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and is located inside an HPOZ.
- CoCT supports in principle but has concerns regarding "Office no. 6".
- WRRRA did not support the proposal and had concerns.
- CIBRA supports the proposals.

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing M100 and M101, Revision 1, dated 11 March 2022 as compiled by MVP Architects as not negatively impacting heritage significance.

CN

13.4 Proposed Additions and Alterations on Portion 3 of Farm 169, Uitkijk, Stellenbosch: NM HM/ CAPE WINELANDS/ STELLENBOSCH/ PORTION 3 OF FARM 169

Case No: 22042811CH0513E

Application documents were tabled.

Ms Chane Herman introduced the case.

GJ recused himself from the discussion and left the meeting, logging off from MS Teams. DB was elected acting chair for the item.

Ms Lize Malan (heritage consultant) and Mr Schalk Marais (engineer) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- HOMS graded the site an IIIB resource.
- Stellenbosch Heritage Foundation supports the proposals.
- Stellenbosch Interest Group supports the proposals.
- Stellenbosch Municipality supports the proposals.

FURTHER REQUIREMENTS:

1. The Committee requires further exploration of the gasket between the mansard roof and the gable ends.
2. The scale and proportion of the mansard roof lights appear at odds with the heritage building.

CH

13.5 Proposed Additions and Alterations on Erf 114940, 6 Lulworth Road, Rondebosch: NM HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ERF 114940

Case No: 22051607MS0519E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Sudhier Morgan (architect) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- HOMS graded the site an IIIC resource and it is located outside an HPOZ.
- CoCT stamped the plans but indicated that the proposals were not supported.

FURTHER REQUIREMENTS:

1. The Committee supports the proposed boundary wall with plastered brick pillars on condition that the timber slats, including those of the front gate, are vertical.
2. The Committee strongly recommends that an alternative solution for the front bathrooms be explored that enables the front porch to be retained and incorporated into the new design.

The Committee has no objections in principle to additional accommodation being provided to either side of the front porch. There are also no objections in principle to symmetrical flat roof lights that are flush with the roof plane to bring additional light into the front rooms.

M

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 14:20

24 DATE OF NEXT MEETING:

29 June 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure S11

S.34 Application for Total Demolition of the Hebrew School, 43 Grove Ave, Claremont

HWC Case Number: 22050318
Erven No.: 55906
Street Address: 43 Grove Avenue, Claremont
Nature of Application: Total Demolition of a structure older than 60 years
Date of Site Visit: Friday 03 June 2022 @ 10h00 - 11h00
HWC Belcom Representatives: Shawn Johnston, H  l  ne van der Merwe,
Dennis Belter, Walter Peters.
HWC Staff: None
Met on site by: Mr Gary, Caretaker at Claremont Synagogue
Grading: IIB, not in an HPOZ

Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 25 May 2022.

The committee decided to conduct a site inspection to ascertain the condition of the subject building, as well as its present relationship to the synagogue and the context as a whole.

Observations:

The site contains the Hebrew School (built 1958) and the original Synagogue (built 1966) with its extensions added in 1999, which considerably changed the relationship between the Synagogue and the school.

The school is a good example of a modernist school building with some fine detailing in fenestration and joinery. It is a concrete frame structure with brick infill and steel framed glazing. The building has not been well maintained but is still structurally sound and could be restored and reused.

The spatial organisation, with clear relationships between circulation and classrooms, is very well suited for educational purposes.

It is recognised that the Hebrew School and the site is linked to a long and significant history related to education and was as a faith or community-based facility.

Findings of Site Inspection:

The school was fundamentally well planned, up against the side boundary. opening to the play space and the favourable north orientation. The double-storey wing with the circulation spine and light wells marks that boundary, and the ground floor is characterized by courts between projected fingers. Durable building materials were chosen, except the asbestos roofing, and the building is thoughtfully detailed and finished.

While the building and site have been degraded by neglect and lost the connection with the Synagogue, heritage significance arises not only from the school building itself, but with it as a link to the historical role of the site as a locus of educational and scientific initiatives over time.

Recommendations:

That, in recognition of historic social and educational significance of the school as a good example of modernist educational architecture, all options for retention and reuse of the school buildings should be explored, failing which demolition may be acceptable subject to development parameters as proposed in the Heritage Report dated 4 May 2022 (part 7.2 on p28).

Demolishing a school building is unconscionable, however, members also support consideration of a home for seniors of the respective faith community on their site of worship.

Yet this is no ordinary school building. It is a well-designed modernist exemplar and is structurally sound.

A new use has saved many an old or redundant building. It is suggested that the school could well serve the assisted living and frail care sections of a home for seniors, with the sizes and orientation of classroom spaces suitable for habitable units, dependent or independent, obviously with the inclusion of ablutions. The circulation spine appears spacious enough and a choice of light well could be available for vertical circulation. Regardless of use, certain items of carefully detailed joinery should not be discarded but re-used.

Wednesday, June 8, 2022