

**Approved Minutes of the Meeting of Heritage Western Cape
Special Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Tuesday, 31 January at
1st Floor Boardroom, Protea Assurance Building, Green Market Square, Cape
Town**



1. Opening and Welcome

Note: Due to the Chairperson, Mr. Graham Jacobs being unable to attend the meeting, and tendering apologies. Ms Waseefa Dhansay presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr Dennis Belter to chair the meeting.

The Acting Chair, Mr Dennis Belter, officially opened the meeting at 08:50 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)
Ms Helene van der Merwe (HvdM)
Mr Shawn Johnston (SJ)
Prof Walter Peters (WP)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova (OD)
Ms Colette Scheermeyer (CSc)
Ms Ayanda Mdludlu (AM)
Ms Cecilene Muller (CM)
Mr Yaseen Samodien (YS)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJ)
Mr Robin George (RG)
Ms Muneerah Solomon (MS)

Visitors:

Mr Ashley Lillie
Ms Adelaide Combrink
Mr Johnny Telo
Ms Heidi Boise
Ms Zaakirah Mohamed
Mr John Simson
Mr Johan Cornelius
Mr Conrad Janse van Rensburg
Ms Doryn Schrender
Mr Katlego Motene
Mr Neil Schwartz
Dr Nicolas Baumann
Ms Kathy Dumbrell
Mr Jan Groenewald
Ms Wendy Wilson

Mrs Maurietta Stewart
Mr James Hallinan
Ms Merryl O'Brien
Mr Philip Smith
Mr Nazeem Jones
Ms Janeske Brits
Mr Russel Turner
Mr Henry Enslin
Mr Rouan Theart
Mr Peter Buttgens
Ms Bongeka Funani
Mr Johan Slabber
Ms Quahnita Samie
Mr Mike Scurr
Mr Alex Marmarellis

Mr Per Geza Menko

Apologies

Mr Graham Jacobs (GJ) (Chair)

Absent

None

4. Approval of Agenda

4.1 Dated 31 January 2023.

The Committee approved the agenda dated 31 January 2023.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 25 January 2023

The Committee reviewed the minutes dated 25 January 2023 and resolved to approve them without amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

DB: item 13.16

7. Confidential Matters

None

8. Administrative Matters

None

9. Standing Items

9.1 Site Inspections Undertaken

- Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia
- Proposed Additions and Alterations on Erf 179757, 3 Royal Road, Muizenberg
- Proposed Additions and Alterations on Erf 14563, 270 Main Street, Paarl
- Proposed Additions and Alterations on Erf 94992, 101 Kloof Street, Gardens

9.2 Potential Site Inspection

- Proposed Additions and Alterations on Erf 165350, 21 Sussex Road, Observatory

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

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

12.1 Proposed Total Demolition on Erf 155802, 5 Victoria Road, Foreshore: NM HM/ CAPE TOWN METROPOLITAN/ FORESHORE/ ERF 155802

Case No: 22061315CH1115

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Ashley Lillie (heritage consultant) and Mrs Maurietta Stewart (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated inside an HPOZ.
- The CoCT does not support the proposal for demolition without submission of a heritage statement and design indicators. Exploration of adaptive reuse options is encouraged.
- The Woodstock Aesthetics Advisory Committee does not support demolition without first being able to assess a heritage statement and the replacement building proposal.
- The Committee noted the general comments provided by Woodstock Residents Association regarding heritage character of the context.
- WRA cannot comment on the demolition proposal without being able to view and comment on a replacement structure.

RECORD OF DECISION:

The application for demolition is refused. The Committee requires more information on the replacement structures, design indicators for the replacement structures and a heritage statement including context for the structure itself before the demolition can be considered.

CH

12.2 Proposed Total Demolition on Erf 688, 32 Belladonna Avenue, Vredehoek: NM HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 688

Case No: 20220822CM0822E

Application documents were tabled.

Ms Cecilene Muller introduced the case.

Ms Adelaide Combrink (CoCT), Mr James Hallinan (heritage consultant) and Mr Johnny Telo (Kwik Spar, Vredehoek) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ.
- The CoCT does not support the proposal, noting an opportunity for adaptive reuse.
- The City Bowl Ratepayers & Residents Association does not support the proposal, requesting information regarding proposed development.
- The Greater Vredehoek Heritage Action Group did not comment within the commenting period.

FURTHER REQUIREMENTS:

Whilst the Committee is not opposed to the demolition, the Committee requires further information regarding the streetscape and context of the structure in the surrounding areas.

CM

12.3 Proposed Total Demolition on Erf 45532, 8 Nursery Road, Rondebosch: NM HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ ERF 45532

Case No: HWC22102710MS1027

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Merryl Obrien (neighbour, Burg Road) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ.
- It was noted by neighbours present at the meeting that they are owners, or are representing owners not present, of several heritage cottages in Burg Road graded IIIB, being Numbers 2, 4, 8, 10 and 12. Nursery Road No 6 and 12 are also Grade IIIB.
- The CoCT supports the proposal for demolition without submission of a replacement structure, noting that recent demolitions and subsequent construction of a multi-storey residential block have already changed the heritage character of the streetscape.

- The Committee noted the comment provided by Rosebank and Mowbray Planning & Architectural Committee (RAMPAC) who would like to comment on a replacement structure before commenting on proposed demolition.
- Application of the Gees judgement, whereby a replacement structure is to be presented for assessment, would require a strong heritage justification.

RECORD OF DECISIONS:

The Committee resolved to approve the total demolition on the basis that the dwelling has no heritage significance.

MS

12.4 Proposed Total Demolition of Erf 68301, 1 Country Club Road, Kenilworth: NM HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 68301

Case No: 20073002TZ0831E

Application documents were tabled.

Ms Heidi Boise (heritage consultant), Mr Philip Smith (CoCT), Ms Zaakirah Mohamed (applicant) and Mr Nazeem Jones (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is located on an edge of a proposed Kenilworth HPOZ.
- The CoCT is not opposed to the proposed demolition, but does not support the replacement proposal, citing the heritage character of the streetscape and context, and requires that a replacement proposal be prepared according to heritage-based design indicators.
- The Lower Kenilworth Improvement District wished to have an input in this proposal but were not registered during the initial application process. Comprehensive comment dated 9 December 2022 has now been received.

FURTHER REQUIREMENTS:

The Committee request the applicant to respond to The Lower Kenilworth Improvement District submission on a point by point basis. The Committee encourages consultation with the CoCT outside of this meeting.

TZ

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

Case No: 22040410SJ0405E

Revised proposal was tabled.

Ms Sneha Jhupsee introduced the case.

Mr John Simson (architect) and Ms Janeske Brits (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a graded IIIC resource and situated inside the historic core and scenic route of Hermanus.
- The Overstrand Heritage and Aesthetics Committee supports the demolition but offered no comment on the proposal for a replacement structure (comment dated March 2022).
- The project has gone through several revisions, the latest requirement being more visual permeability to the boundary treatment.

RECORD OF DECISION:

The Committee resolved to approve the total demolition as the proposal for replacement had met with previous requirements.

SJ

12.6 Proposed Total Demolition on Erf 15098, 8 Coetzee Avenue, Paarl: MA CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 15098

Case No: HWC22112105SJ1123

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

No parties were present for this case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade IIIB resource according to Drakenstein Survey of 2013, however the heritage consultant graded the building as Not Conservation Worthy in the Motivation submitted in November 2022.
- The building is situated within a proposed Paarl HPOZ, but not in the Special Character Protected Area.
- The Drakenstein Municipality does not support the proposal, citing previous refusals of a demolition permit.

- The Drakenstein Heritage Foundation did not support the proposal (comment dated 2019).
- Paarl 300 did not support the proposal (comment dated 2019).
- BELCom members conducted an informal site inspection on 27 January 2023 and provided a report back at this meeting.
- Over the 170 years of the building's existence, it has been subjected to the vagaries of the political context and these aspects need to be addressed: farm workers' housing and slavery, the Group Areas Act and the building's survival.

FURTHER REQUIREMENTS:

The Committee is concerned that the socio-political history of site has not been addressed. The applicant is required to present further study in this aspect of the building's history.

The I&APs are requested to present further information to substantiate the history of the building in order to strengthen their objection to demolition.

Submission to be made by 28th February 2023 for tabling at the BELCom meeting to be held on 16 March 2023.

SJ

12.7 Proposed Total Demolition on Remainder Erf 3379, 26 Soetvlei Avenue, Constantia: NM HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ REMAINDER ERF 3379

Case No: HWC22121913CH1219

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Russel Turner (resident) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building, dating from the early 1960's, is graded as Not Conservation Worthy and is situated outside an HPOZ.
- The CoCT supports the proposal.
- The Constantia Ratepayers and Residents association did not comment within the commenting period.
- The Friends of Constantia Greenbelt did not comment within the commenting period.
- The Committee noted objections from residents in the area.

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

CH

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

13.1 Proposed Additions and Alterations on Erf 13677, 103 Upper Balfour Street, Salt River: MA HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 13677

Case No: 22031803AM0322

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered DKB 13677 dated May 2022 and prepared by Stephen Attenborough as not negatively impacting the heritage significance.

AM

13.2 Proposed Additions and Alterations on Erf 165350, 21 Sussex Road, Observatory: NM HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 165350

Case No: HWC22110904CN1114

Application documents were tabled.

Ms Corne Nortje introduced the case.

Mr Conrad Janse van Rensburg (architect) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is situated inside an HPOZ.
- The CoCT supports the proposal as not negatively affecting a NCW subject building (but did not offer comment in terms of impacts on the HPOZ).
- Observatory Civic Association does not support the proposal, and provided detailed comments noting various ways in which the proposal does not respond to the heritage context of the HPOZ.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 14 February 2023 at 10:00.

CN

13.3 Proposed Additions and Alterations on Erf 116120, 36C Burg Street, Cape Town: NM HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 116120

Case No: HWC22112213CN1123

Application documents were tabled.

Ms Corne Nortje introduced the case.

Mr Johan Cornelius (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building, known as Namaqua House, is a Grade IIIA resource and is situated inside an HPOZ.
- The CoCT supports the proposal in principle.
- The City Bowl Ratepayers & Residents Association supports the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered MJ230421/100, MJ230421/101 – Revision D, MJ230421/102 – Revision C, dated 8 September 2022 and prepared by M. Joseph Architecture and Project Management on condition that the heritage consultant monitor construction and submit a closeout report within 30 days of completion.

CN

13.4 Proposed Additions and Alterations on Erf 131320, 16 Roberts Road, Woodstock: NM HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERF 131320

Case No: HWC22112210CN1122

Application documents were tabled.

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIA resource and is situated inside an HPOZ.
- The CoCT does not support the proposal, noting concerns about alterations to the street-facing façade and impacts on historic fabric of interior alterations.
- The Woodstock Residents Association at first supported the proposal (18 Oct 2022), but submitted an amended comment on 5 Dec 2022, withdrawing its support due to unlawful building work having taken place, which has altered the heritage character of the facade. The Woodstock Aesthetics Advisory Body submitted comment on 2 Nov 2022 and does not support the unauthorized fenestration on the street facing façade.
- The building forms part of a row of matching houses.

FURTHER REQUIREMENTS:

The applicant or architect is required to be present when the application is next to be heard.

CN

**13.5 Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof Complex, Stellenbosch: NM
HM/ CAPE WINEANDS / STELLENBOSCH / ERF 131320**

Case No: HWC22112202CN1122

Application documents were tabled.

Ms Corne Nortje introduced the case.

Mr Henry Enslin (architect) was present.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is suggested as a Grade IIIA resource and is situated inside the Stellenbosch Historic Core.
- The subject building forms part of a row of historic cottages dated from 1860.
- The Stellenbosch Municipality supports the proposal.
- The Stellenbosch Heritage Foundation are hesitant to support the current proposal as inappropriate precedent would be set and offered comment for revision of the proposed roof window design.
- The Committee noted the recommendations provided by Stellenbosch Interest Group for a more sympathetic resolution of the design. A lack of detailed information about the historic house is noted.

FURTHER REQUIREMENTS:

The application for a bay window is inappropriate in this context. The Committee recommends the applicant take cues from neighbouring dormer window extensions in terms of size, scale, and material, and keeping the eaves line of the roof intact. To distinguish new from old, full glazing is preferable. The Committee has no objection to the internal alterations proposed.

CN

13.6 Proposed Additions and Alterations on Erf 14563, 270 Main Street, Paarl: NM HM/CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 14563

Case No: HWC22111801KB1121

The Committee reported back on the site inspection that was undertaken on 27 January 2023. See attached annexure SI1.

Ms Khanyisile Bonile introduced the case.

Ms Doryn Schrender (heritage consultant) and Mr Rouan Theart (architect) were present and took part in the discussions.

DISCUSSION:

- Amongst other things, the following was discussed: This is a Grade IIIA building within a HPOZ, proposed for Grade II.

FURTHER REQUIREMENTS:

A detailed site report was prepared by the Committee to guide the applicants on further development of the design proposals. This can be used as a guide to prepare a revised submission.

KB

13.7 Proposed Additions and Alterations on Erf 3505, 9 St Johns Estate, Oranjezicht: NM HM/ CAPE TOWN METROPOLITAN/ ORANJEZITCH/ ERF 3505

Case No: HWC22111806KB1121

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is situated inside an HPOZ.
- The CoCT supports the proposal.
- The City Bowl Ratepayers & Residents Association does not support the proposal, with comments preferring round to square columns.
- The application provided photographic evidence of other buildings in the complex with square columns as precedent.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 23692 dated 10 October 2021 and prepared by MD Designs as not negatively impacting on heritage significance.

KB

**13.8 Proposed Additions and Alterations on Erf 45, 8 Onsebaai, Kleinbaai: NM
HM/OVERBERG/ ONSEBAAI/KLEINBAAI/ERF 45**

Case No: HWC22111102KB1115

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is recommended as a Grade IIIC resource and is situated inside an HPOZ (Coastal Protection Zone (environmental management) and Coastal Strip (heritage protection overlay zone).
- The Overstrand Heritage and Aesthetics Committee supports the proposal.
- The proposal is for a garage to be added right next to the existing building at a lower level requiring retaining structures. The new driveway requires breaking through an existing cobblestone retaining wall.

FURTHER REQUIREMENTS:

1. The applicant is required to provide details as to how the breaking through the stone retaining wall is to be executed.
2. Method statement from the structural engineer on how the building will be protected whilst the excavations are undertaken.

KB

**13.9 Proposed Additions and Alterations on Old Power Station & Pump House Building, Dock Road,
V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294-RE**

Case No: HWC22110105SJ1102

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Katlego Motene (architect), Mr Peter Buttgens (heritage consultant), Mr Neil Schwartz (Waterfront Manager) and Ms Bongeka Funani (project manager), Dr Nicolas Baumann (heritage consultant) and Mr Johan Slabber (Project Manager at Waterfront) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIA resource and situated inside the core heritage area of the Waterfront.
- The CoCT supports the proposals and agrees with the IIIA grading.

- The Green Point Ratepayers & Residents Association notes that this application falls outside their area of jurisdiction and that they would not be submitting a comment.
- A well-researched method statement had been submitted that required interpretation in situ, for which the involvement of an experienced heritage architect was warranted. This was agreed to by the applicants.
- The reinstatement of existing segment arched openings in the wall between the Pump House and Power Station as per previous requirements has been shown on Section F. However, during discussion it was noted that the narrower opening must be enlarged for operational purposes. Revised detail to be submitted for this intervention and the door to be replaced and enlarged on the north elevation.

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements as detailed on drawing numbered 100 Rev M; 101 Rev I; 102 Rev M; 103 Rev I; 104 Rev M; 151 Rev M; 161 Rev M; 162 Rev M; 163 Rev M, dated October 2022, and prepared by TA Design & Architecture.

SJh

13.10 Proposed Additions and Alterations on 3 Royal Road, Muizenberg: MA HM / CAPE TOWN METROPOLITAN / MUIZENBERG / ERF 179757

Case No: HWC22100311SJ1107

The Committee reported back on the site inspection that was undertaken on 6 December 2022. See attached annexure SI2.

Mr Philip Smith (CoCT), Ms Kathy Dumbrell (heritage consultant), Ms Quahnita Samie (heritage consultant) and Mr Jan Groenewald (neighbour) 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 in a proposed HPOZ and borders on two declared HPOZs.
- The CoCT would support the addition of a double storey in principle but does not support the unauthorised addition of a gambrel roof, the impacts on the veranda and the heritage character of the original house. The scale of the roof is acceptable, but not the form.
- The Muizenberg Historical Conservation Society does not support the proposal.

RECORD OF DECISION:

The Committee resolved to refuse the application and cannot issue a S.51 letter as heritage resources were impacted on.

SJh

13.11 Proposed Additions and Alterations on Erf 28910, 23 Koning Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28910

Case No: HWC22102503TZ1101

Application documents were tabled.

No parties were present for the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is not graded and is situated inside the Special Character Protected Area Zone of Paarl.
- BELCom members conducted an informal site inspection on 27 January 2023, viewed the subject building from outside and provided a report back at this meeting.
- The Drakenstein Municipality does not support the proposal.
- The Drakenstein Heritage Foundation does not support the proposal.
- The Paarl 300 does not support the proposal. The applicant is requested to motivate for an appropriate heritage grading by which the proposed major impacts to the roof may be evaluated.
- The architect and/or owner to be present for discussion when the revised application is tabled.

FURTHER REQUIREMENTS:

Following the Committee's site visit, the Committee would like to see an alternative proposal to access the roof space without raising the eaves. The applicant to consult the site inspection report.

TZ

13.12 Proposed Additions and Alterations on Erf 1740, 39 High Level Road, Green Point: NM HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 17973

Case No: HWC22110401KB1104

Application documents were tabled.

Ms Khanyisile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and is situated inside the proposed HPOZ.
- The subject property, no 46 Alma Court, forms part of a large Art Deco apartment building. The proposal is for interior alterations, including removal of interior walls. It was established that a structural engineer had been appointed and would monitor construction work.
- The CoCT supports the proposal.
- The Green Point Ratepayers and Residents Association supports the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered MS9000:01 Rev 00 and MS9000:02 Rev 00 dated 15 July 2022 and prepared by Yusuf Sampson Architecture as not negatively impacting heritage significance.

KB

13.13 Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia: MA HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 7477

Case No: 22092303RG0923E

The Committee reported back on the site inspection that was undertaken on 6 December 2022. See attached annexure SI3.

Mr Mike Scurr (heritage consultant, RSA), Ms Wendy Wilson (heritage consultant, RSA) and Mr Philip Smith (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building, known as Withycombe Lodge, is a Grade IIIB resource and is situated outside an HPOZ.
- The CoCT does not support the proposal.
- The Constantia Ratepayers and Residents Association has no objection to the proposal but cannot condone the illegal work which has taken place.
- The Friends of Constantia Valley Greenbelts has no objection to the proposal.
- The Barbarossa Ratepayers Group did not specifically state support or object to the proposal.
- BELCom members present at the site inspection raised concerns about building work being undertaken not shown on the building plans that formed part of the submission to HWC. Alterations to the historic villa has in a number of ways negatively impacted on heritage significance. Concern was expressed about further unauthorized building work that may have taken place since 6 December.

FURTHER REQUIREMENTS:

1. Case officer to visit the site urgently and issue the stop works order should this be necessary.
2. Owner to prepare a comprehensive set of plans detailing all work to date.
3. The architect to take cognisance of various reports that question the compliance of the proposals in terms of the national building regulations.
4. The mitigation statements are to be updated and submitted.
5. A heritage agreement is to be entered into between the owner and HWC.

RG

13.14 Proposed Additions and Alterations on Erf 4118, 261 Bree Street, Gardens: NM HM / CAPE TOWN METROPOLITAN / GARDENS/ ERF 4118

Case No: 22030901MS0317E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Alex Marmarellis (applicant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ.
- The Committee noted the recommendations provided by CoCT.
- The City Bowl Ratepayers & Residents Association does not support the proposal.
- The Committee requests that the bowstring trusses be incorporated as a memory of the historic structure.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 51664-04-05-2022 dated 4 May 2022 drawn by S. van der Schyff Architectural Design Studio as not negatively impacting heritage significance.

MS

13.15 Proposed Additions and Alterations on Erf 51664, 136 Milner Road, Claremont: NM HM / CAPE TOWN METROPOLITAN / CLAREMONT/ ERF 51664

Case No: HWC2112310MS1125

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

No parties were present for this case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ.
- The CoCT does not support the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered P2022 - A.0.01, P2022 - A.0.02, P2022 - A.0.03, P2022 - A.0.04, P2022 - A.0.05, Revision C dated 26 July 2022 and prepared by Pattichides and Partners Architecture and Design as not negatively impacting heritage significance.

MS

13.16 Proposed Additions and Alterations on Erf 12193, 192 Main Road, Hermanus: NM HM/ OVERSTRAND/ OVERBERG/ HERMANUS/ ERF 12193

Case No: HWC22120808MS1208

DB recused himself and left the room. The Committee nominated SJ to chair this item.

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building, a Cape Revival style house near the coastal cliff path, is a Grade IIIA resource and is situated inside an HPOZ.
- The Overstrand Heritage and Aesthetics Committee support the alterations but does not support the replacement of hardwood windows and doors.

RECORD OF DECISION:

The Committee resolved to approve the application on drawing numbered 2021-CS-04-001, 2021-CS-04-002, 2021-CS-04-003, 2021-CS-04 004, 2021-CS-04-005, 2021-CS-04-006, 2021-CS-04-007 dated 3 October 2022 and prepared by CLD Architects provided that the hardwood doors and windows to be retained.

MS

13.17 Proposed Additions and Alterations on Erf 94992, 101 Kloof Street, Gardens: NM HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 94992

Case No: 22092201KB0922E

The Committee reported back on the site inspection that was undertaken on 27 January 2023. See attached annexure SI4.

Ms Khanyisile Bonile introduced the case.

Mr Per Geza Menko (owner) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIA resource and is situated inside an HPOZ.
- The CoCT does not support the proposal.
- The City Bowl Ratepayers & Residents Association referred the application to HWC.
- The building, currently occupied by a restaurant and bar, 'Rick's Café,' for which the use of the roof terrace in all weather is important. However, the frameless glass barrier was set at a higher level relative to the gabled parapet compared with previously approved drawings, and additional steel railings were added making it visually intrusive.

FURTHER REQUIREMENTS:

1. Accurate drawings depicting levels and structure of pergola/roof and hand railing to be submitted.
2. The handrail to be painted a matte grey colour to visually recede into the elevation.
3. Updated drawings and photographic evidence to be submitted to HOMs.

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 Proposed Conservation Management Plan of Drostdy Museum Complex, Swellendam HM/OVERBERG/SWELLENDAM/ERF 2920

Case No: N/A

Conservation Management Plan documents were tabled.

HELD OVER:

The item is held over to the next BELCom meeting to be held on 22 February 2023.

TZ

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 16:45

24 DATE OF NEXT MEETING:

22 February 2023

MINUTES APPROVED AND SIGNED BY:


CHAIRPERSON _____

22 February 2023
DATE _____


SECRETARY _____

22 February 2023
DATE _____

APPROVED

Annexure S11

Belcom Site Inspection Report – Erf 14563, 270 Main Street, Paarl.

HWC Case Number: HWC22111801KB1121
Erf No.: 14563
Street Address: 270 Main Str, corners of Hout Str & La Mode Str, Paarl.
Nature of Application: NHRA S.34 Application
Date of Site Visit: Friday, 27 January 2023, 14h00 – 14h50
HWC BELCom Reps: Shawn Johnston, Dennis Belter, H el ene van der Merwe & Walter Peters.
HWC Staff: None.
Met on site by: Johan of Tracks4Africa.
Grading: IIIA, in a HPOZ – proposed Grade II

Reasons for Site Inspection:

- 1 The high significance of the subject building –
 - as a Grade IIIA / proposed Grade II heritage resource;
 - one of the oldest extant buildings in Paarl, with mid-19th c origins; or earlier,
 - the very rare teak shopfront with recessed entrance;
 - a prominent corner site located in a heritage protected area.
- 2 To assess potential impact on significance of the proposed alterations –
 - proposed addition of a veranda with glazed enclosure on the north elevation,
 - extensions and alterations towards the rear.
- 3 To evaluate the site and proposals with reference to I&AP comments, none of whom support the proposals at present.



Drakenstein Municipality –

Requires detailed information regarding the Hout Street entrance and detailed drawings of the proposed veranda roof including gutters and downpipes and the proposed glazed enclosure.

Drakenstein Heritage Foundation –

Does not support a glazed enclosure on the north fa ade, nor removal of any fretwork on the north fa ade.

Paarl 300 –

Raised concerns that all historic detailing be retained and restored, that the drawings and 3D rendering should accurately reflect all historic detailing, that the proposed north veranda roof take for its precedent the historic teak shopfront, that the impacts of heat gain through the proposed glass enclosure be addressed to avoid future ad hoc shading interventions.

Alterations and additions to the rear of the site was supported.

Findings of the site inspection & some recommendations:

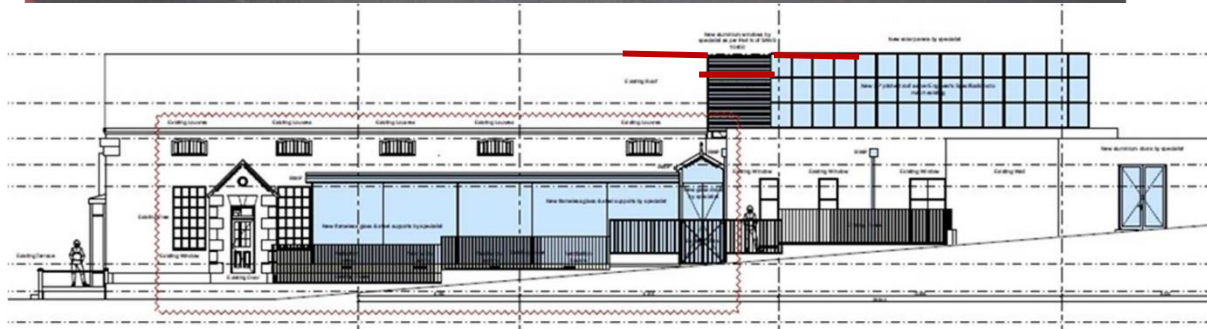
Exterior / Interior -

This historic building has seen alterations over time, for example being Victorianised and then having some of these features removed again. The interior retains the character and authenticity of the rooms but has been altered in small ways to suit the changing needs of occupants.

Main roof and interventions towards the western end of the site -

There is no objection to the alterations and additions being proposed for this area.

- o It is recommended to separate old and new roofs, for example by setting the roofing just behind the historic building at a lower level to create a 'gusset'.



Veranda roof and glass enclosure -

This proposed addition would be acceptable depending on how it is done at the detail design level. As noted in the heritage report, and as can be seen by markings on the plaster surface of the north façade, a veranda had been present in the past. However, a modern version should respect the historic building in terms of proportions, materiality, 'lightness' of structure and careful connections to historic fabric. Details to consider -

- o Slender steel structural frame.
- o Material for roofing and associated flashings.
- o Include details for rainwater goods.
- o All aspects of the assembly are to be detailed with special care for the overall effect to be light, elegant, not visually intrusive.
- o Minimize impacts to historic fabric where new structure connects to the heritage structure.
- o The Victorian entrance towards the eastern side of the north façade and the doorway with later canopy and the wall return form 'bookends' for the proposed veranda structure. How will the veranda sit in relation to these existing features?
- o Will the purpose of a glazed passage to connect the two north facing doorways be a matter of security, i.e. preventing unwanted access, as opposed to a fully sealed, weatherproof space? If the former, then

small gaps for ventilation can be allowed, preventing some heat build-up. *Refer precedent – see below.

- o Include a proposal for mitigation of heat gain.



*Crozier Street cottages, Stellenbosch (Belcom 10 June 2019)

There are similarities to the application for frameless glass panels to be installed in order to secure the verandas at the historic Crozier Street row houses in Stellenbosch. In this case the Victorian verandas were already present, but the idea would be the same, for the glazing to recede behind the structural supports and to appear as unobtrusive as possible.

The cottages also feature a one and a half storey volume with ventilators or attic windows above the line of the veranda roofs. Note how the veranda roof flashing tucks in below the attic windows, note plain roof shape, slender eaves and very slender steel posts.

*From Belcom Minutes – The proposed glass enclosure must conserve the verandas of the row of cottages as exterior space under cover, and not transform them into internal rooms’.

Application and approved detail by Naude & Bouma Architects.

Boundary treatment -

The main entrance is open towards Main Street, the space mediated by stepped brick paving, light handrails at level changes. The corner is anchored by a large oak tree with planting beneath. The brick edge stepping up from pavement to garden shows signs of being pushed over by pressure from roots.

From the projecting entrance portico, a steel bar fence runs just behind the brick edge, extending towards a point where the building is located close to the boundary.

The western end of the fence along Hout Street and around the corner is made of timber slats with plenty of greenery along this section, making for a 'softer' look and an integration with green landscaping along the street beyond.

- o This softer edge would be lost should the proposed high solid brick wall around the corner and along La Mode Street be implemented.
- o A continuance of the steel bar fencing and some planting would make for a better integration with landscaping, while providing a superior security barrier. Visual permeability works both ways to make street and parking safer spaces. This option is strongly recommended.



N. Elevation along Hout Street, cnr La Mode Street, West boundary, parking gate.

Landscaping and parking area –

Retain significant mature trees inside the property for example the yellowwood.

The row of mature trees bordering the pavement along Hout Street form an important part of the character of the site. Especially towards the western side there is a greater density of greenery which connects visually with the hedges and trees of La Mode Street and Hout Street further up, and ultimately with the mountain skyline.

- o A transition from walled formal edges near Main Street to a visually permeable edge and planting towards the western end of the site is strongly recommended.

Conclusions:

As a proposed PHS, every element deserves to be carefully detailed and integrated with existing fabric.

While a modern interpretation for additions would be supported, the overall assembly must be sympathetic to the historic context.

- o Large scale detail for the proposed veranda with glass enclosure to be provided.
- o Architectural drawings and renderings must reflect historic details accurately.
- o Visually permeable steel fencing at parking area, to match existing pattern and to permitted height to aid security measures.

Revised proposals and detail drawings to be submitted to HWC.

Annexure S12

Belcom Site Inspection – Erf 179797, 3 Royal Road Muizenberg,

Submitted by Graham Jacobs

HWC Case Number: 22100311 SJ 1107
Erven No.: 179797
Street Address: 3 Royal Road Muizenberg
Nature of Application: NHRA S.34 Application for Unauthorized Alterations and Proposed Additions (i.e. in progress but not yet completed).
Date of Site Visit: Tuesday, 6 December 2022 @ 15h00-16h50
HWC BELCom Representatives: Graham Jacobs, Wally Peters & H el ene van der Merwe
HWC Staff: None
Met on site by: The Committee members were admitted to the site by
.....
Grading: Grade IIIC, & within a proposed HPOZ (Muizenberg Village Extension).

Reasons for Site Inspection:

This application was tabled at the BELCom meeting on 30 November 2022. Due to the extent of the unauthorized work that had continued despite the issuing of Stop Works Orders by HWC and the CoCT, CoCT HRM's contention that the work has seriously impacted heritage significance and the fact that work only ceased after a court order was issued (the matter is therefore highly contentious) it was resolved to conduct a site inspection.

Findings of Site Inspection:

- i) The house is located in a road characterized by buildings that are stylistically varied but have common characteristics in the form of overall massing, square floor plans and hipped roofs. Some of the buildings in the area have precast concrete colonnades like the house in question.
- ii) The house is set back from the Royal Road street boundary, aligning with its neighbours, most of which are double storey.
- iii) A corner of the property backs onto Alexander Road from which the building and its unauthorized alterations are highly visible. The unauthorized work is therefore highly visible from two streets.
- iv) Despite the alterations, most of which are currently obscured behind a temporary 'Tuareg' stretch fabric cover extending over much of the house, this building does contain good surviving architectural period detailing in the form of its precast concrete front colonnade, coloured leaded glass front door and timber casement windows.
- v) Based on surviving evidence on site and images of the building prior to the alterations, the BELCom members that were on site concur with the CoCT HRM that the building in its earlier form warranted a IIIC grading. Members also agreed that the building contributes to its spatial context in terms of overall massing and envelope configuration.
- vi) Apart from two front bedrooms that remain, the interior of the house at ground has been largely gutted. The interior has been entirely refitted and the narrow covered stoep along the common boundary with the western neighbour has been enclosed to accommodate a new en-suite bathroom and a guest toilet, amongst others. Parts of the precast columns that remain embedded within the enclosing walls are still evident.
- vii) The rear of the house facing onto Alexander Street has had its timber casement windows (stored on the new first floor) replaced with a new 'curtain wall' of small pane doors and fenestration that do appear to match the pane size of the windows that they have replaced.

- viii) The ceiling of the house has been entirely replaced with a new first floor comprising precast hollowcore concrete planks ('Topfloor' or similar).
- ix) An inspection of the new partly constructed first floor accommodation confirms that the new roof, if completed as currently proposed, will be a mansard roof with projecting dormers.
- x) It was noted that there appears to be an overlap between a corner of the roof of the neighbouring building to the west, and the property in question. This would not be a heritage issue but does have legal implications for the property owner and her neighbour.
- xi) This probable boundary encroachment does however beg the question as to whether plans were ever prepared for the current alterations prior to work commencing. (The drawings submitted to HWC appear to have been prepared post facto).

Conclusion:

- i) BELCom members on site agree with CoCT (EHM) that the house in question warranted grading as a IIC resource prior to the unauthorized alterations.
- ii) The proposed mansard roof is of a form that is incompatible within an area (a proposed HPO) characterized by buildings with hipped roofs, many having square or almost square envelope massing.
- iii) The unauthorized alterations are therefore deemed to have negatively impacted heritage significance.
- iv) There would, however, be no concerns in principle for the building to receive an additional floor. Indeed, many of the buildings in the area are already double storey. It is the manner in which this first floor extension is currently being executed that is deemed contentious.
- v) The ground floor interior has been irretrievably compromised. However, this is not viewed in the same serious light as the exterior given that most of the subject building's significance resides in its contribution to its external spatial context.
- vi) Heritage significance could be recovered if the first floor massing and roof shape were to be reconfigured in a manner that shows greater sensitivity to the site's spatial context.

Photographs:



The spatial context is characterized by 'square' massed built forms mostly surmounted by hipped roofs. Most neighbours are double storey.



Left: The side stoep prior to enclosure (center). Far right: Part of this enclosure now accommodated an ensuite bathroom in which surviving embedded columns are still partially visible.



View of the building from Alexander Road. Note proximity of the corner of the neighbour's projecting eaves.



The largely gutted interior with new precast plank ceiling/first floor and new doors & fenestration on the Alexander Road side of the property.



Left: Good surviving leaded glass front door. Right: Casement windows recovered from the building and stored on the first floor.

Annexure SI3

S.34 Application for Alterations and Additions.

Erf 7477, 13 Schilpadvlei Rd, Constantia - 'Withycombe Lodge'

Submitted by Walter Peters & Hélène van der Merwe.

HWC Case Number: 22092303RG0923E

Street Address: 13 Schilpadvlei Rd, Constantia

Nature of Application: NHRA S.34

Date of Site Visit: Tuesday, 6 December, 14h00-14h40.

HWC BELCom Representatives: Graham Jacobs, Walter Peters & Hélène van der Merwe. HWC Staff:

Met on site by: Mr Aiman Booley (owner); Mr Hashim Barnes (senior architectural technologist) & Mr Wayne Adriaanse (project manager).

Grading: Grade IIIB, not in an HPOZ.

1. Reasons for Site Inspection:

This application was tabled at the BELCom meeting on 30th November 2022. The alterations had been largely completed without the required permits and were deemed to be mostly irreversible by the heritage practitioner. A site inspection was encouraged by the heritage practitioner and the HWC legal adviser in view of the possibility that criminal charges might be considered.

2. Observations:

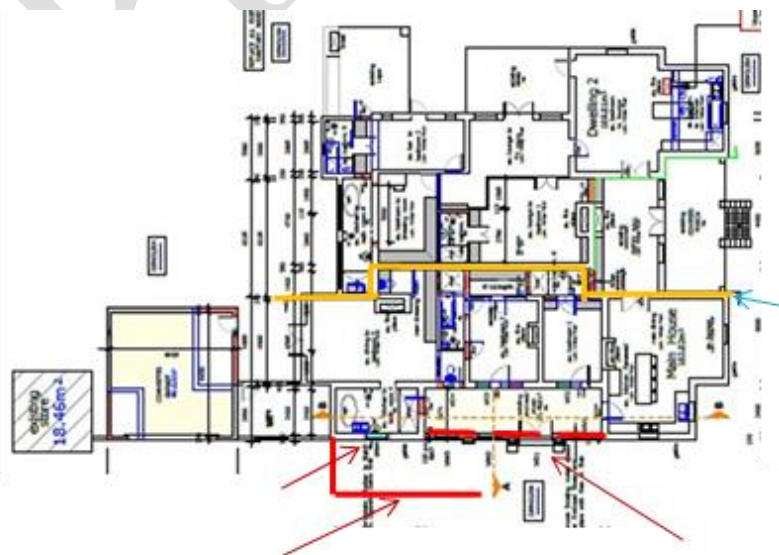
The building is designed in the Cape Dutch Revival architectural style and opens to three sides with forward facing gables framing the facades. Without obtaining a building permit, the owner had reconfigured the plan to accommodate two dwelling units, and to do so had repurposed the central passage for accommodating internalised ablutions and bedrooms, as well as enclosing the previously open south veranda.

Fig.1-
Plan
MH Barnes &
Associates, Plan
dated 21 Feb 2022

structures in this
area not shown on
plan

approach

South façade
– window
altered, 2m
high screen
wall obscuring gable. Refer Figures 2-6.



steep enclosed – mitigation recommended

3. Findings:

- 3.1. The entrance pillar and wall on the roadside of the property, which had been demolished without prior approval, was in the process of being rebuilt. It was pointed out that the surviving portion provided the example for emulation, and that a precise replication was expected, as per the photographs of the former state.
- 3.2. An L-shaped screen wall indicated neither on any building plans, nor in the report of the heritage practitioners (Rennie Scurr Adendorff), had been built on the south-west to define a semi-enclosed courtyard.
- 3.3. The embellishments to the northern porch had been removed and the frames of the door and windows had been exposed and varnished, but the sashes remained painted white.
- 3.4. While other building work was ongoing, the proposed conversion of the existing flat into a garage had not yet been commenced with.

4. Further findings:

- 4.1. Upon arrival the twin gables of the south elevation provide a dominant visual focus. The courtyard wall (refer 3.2 above) obscures the view to the gables so that the symmetry of the facade is lost. Details of unauthorised interventions to the veranda and gable are revealed once past the wall.



Fig.2

View from south-west which is the main approach route into the property.



Note that the window of the nearest gable has been replaced and is completely different to the remaining original window in the other gable.
(Noted as 'Work not done' in Heritage Report, p.14).

4.2. A photograph of 2020 contained in the report of RSA (p.16) shows that the bedrooms to the south elevation faced onto a recessed stoep and an open pergola structure above. This had joists resting on a continuous beam, itself on round precast columns set on horizontal portions of a wavy profiled masonry balustrade. The two bookending gables had central sliding sash windows, of which the one on the left had been replaced prior to 2020 and again altered recently and is now even further removed from original shape and proportions (refer Fig.3).



Fig.4: Stoep as in 2020, from the Heritage Report (RSA, p.16).



Fig.5: Enclosed stoep as it appears at present.

At present the stoep has been enclosed to provide a hallway for giving access to the bedrooms and the newly inserted en-suite ablutions which occupy the space of the former central passage. In that process, the slender beam has become substantial, and the overall appearance is wall-like with new masonry infill and aluminium windows with orthogonal fenestration filling the space atop the preserved wavy profile of the balustrade. The columns are now embedded in masonry but their profiles along with the wavy balustrade are legible against the slightly recessed plane of the new infill. It is noted that the forward projecting spiral barriers each side of the steps have been preserved.

The addition of a parapet and sloping roof draining to a box gutter has resulted in drainpipes arbitrarily taken through from behind and which now form unsightly elements on the facade.

5. Conclusions and Recommendations:

- 5.1. The intrusive and unarticulated courtyard wall is unacceptable. If such an element is considered indispensable, it should be perforated and, preferably, be designed as a 'soft' screen of free-form and greened.
- 5.2. The architectural treatment of the conversion of the stoep to an enclosed hallway is problematic externally because the openness has been lost. This could be regained if the new masonry and aluminium windows were removed and the detail of enclosure and fenestration reconsidered, e.g., with frameless glazing set behind the line of the columns.
- 5.3. The window to the left gable should match the fenestration of that on the right and re-establish the symmetry of the façade.
- 5.4 Lighting, security fittings and rainwater goods could be more discreetly installed so as not to detract from the character of the facades.

Annexure SI4

S.34 Application for Alterations and Additions – Erf 94992, 101 Kloof Str, Gardens.

HWC Case Number: 22092201 KB0922E
Erf No.: 194992
Street Address: 101 Kloof Str, cnr Weltevreden Str, Gardens – ‘Rick’s Café’
Nature of Application: NHRA S.34 Application (work completed).
Date of Site Visit: Friday, 27 January 2023, 11:30-12:15.
HWC BELCom Reps: Shawn Johnston, Dennis Belter, Hélène van der Merwe & Walter Peters.
HWC Staff: None.
Met on site by: The owner, Mr Per Geza Menko.
Grading: IIIA resource, in the Upper Table Valley HPOZ.

Reasons for Site Inspection:

Deviations from the proposal approved by HWC on 26th July 2017.

A submission served at a meeting of HOMS on 10th October 2022. This meeting noted that unauthorized work had taken place and had concerns by the precedent being set with this graded IIIA resource. HOMS therefore required a heritage statement that clarified all previous approvals while addressing the impact of the unauthorized work.

This application was then included on the BELCom agenda of 25th January 2023. As the meeting had to be abandoned for technical reasons, it was suggested that the property be inspected prior to the meeting rescheduled for Tues, 31st Jan.

Findings of the site inspection:

The frameless glass balustrading incorporated inside the cast iron balustrade on the 1st floor was practically undiscernible when viewed from across the road. No frameless glass in this position was noted on the approved plan of 2017.

However, the frameless glass balustrade approved in 2017 for the roof terrace has been fronted with a railing on balusters, which competes visually and detracts from an appreciation of the elaborate Victorian parapet.



Fig.1 View of the Kloof Street elevation – note visible steel supports and railing installed at ‘frameless’ glass behind the distinctive parapet.



Fig.2 Frameless glass at first floor balcony can hardly be seen.

On closer inspection, the rooftop deck floor level and consequently the balustrade was installed at a higher level than shown on the approved drawing. The floor is at the level of the capping rail of the parapet balusters with the handrail approx.1.15 m above the floor level.

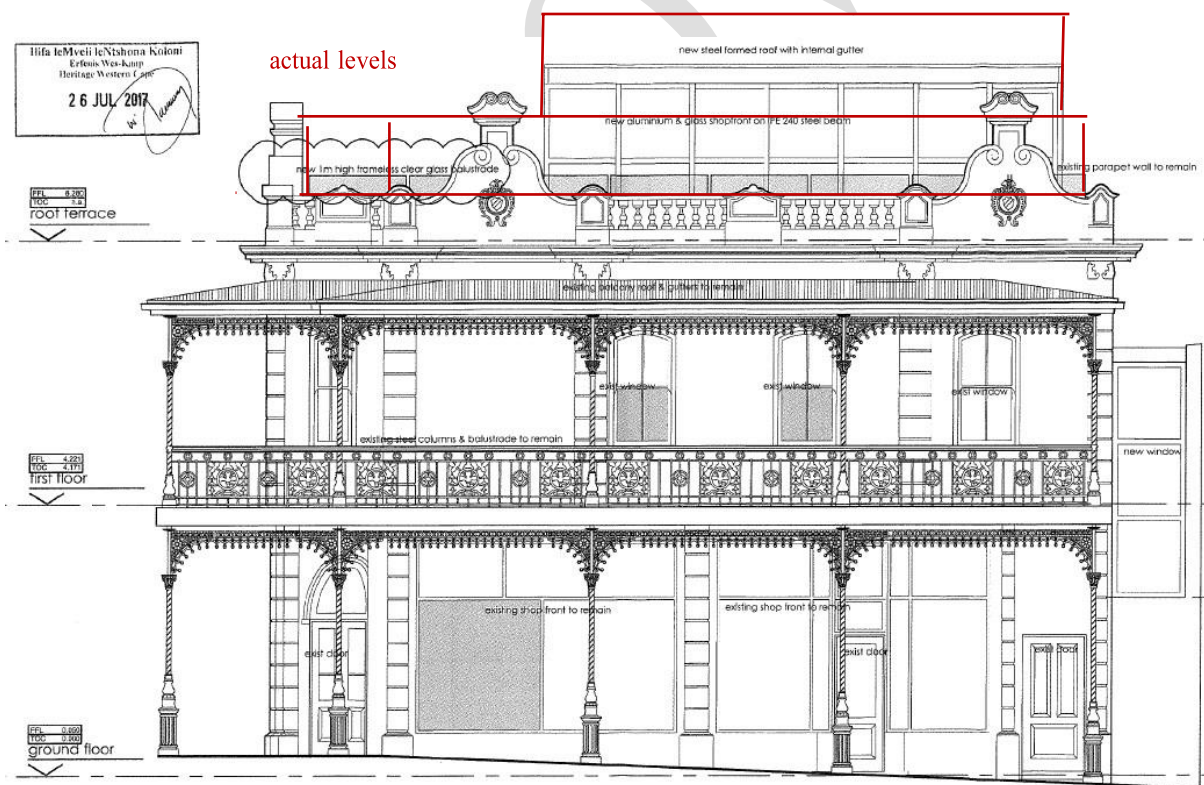


Fig .3 Weltevreden Street Elevation – from approved drawing of 2017 by Zollner Architects.



Fig.4 & Fig.5 View outward from the roof terrace, handrail forming a visually dominant line. Floor level aligned with parapet level clearly visible.

The owner explained that a steel support structure was inserted over the original roof structure, necessitating a higher roof terrace floor level. The pergola, constructed with imported spruce timbers to enable a long clear span, is roofed with corrugated sheeting, and should therefore be defined as a roof, not a pergola.

Conclusions & Recommendations

Any intervention is required to respect the profile of the parapet and in no way impede its appreciation.

While set back from the parapet on both street corners, the pergola also recedes visually because of its finish in matte grey.

While understanding that safety concerns required a railing as rigid barrier inside the frameless glass balustrade, it is unfortunate that the vertical components of the steel structure were added on the outside. A construction detail for posts and handrail located entirely on the inner side of the glass would have been more acceptable in terms of visual impact.

However, short of relocating the steel railing and balusters towards the inside, the steel elements could be better integrated visually if painted a soft silvery grey tone.

All drawings are to accurately reflect all dimensions, details and materials.



Fig.6 and Fig.7 show the relationships between parapet, frameless glass and steel structure.