

MOTIVATION + PHOTOGRAPHS IN
SUPPORT OF RENOVATION OF:
82 LION STREET

ERF 2988
BO-KAAP
CAPE TOWN

Compiled by Ina Otto (082 858 7882)

No 82 Lion Street (Erf 2977) is located on the Signal hill side of Lion Street, on the Southern edge of the Bo-Kaap. It is a beautiful free-standing, early 20th century Victorian house. (exact date unknown) Whilst its main, Lion Street facade has been well preserved and is pretty much in tact - its interior, and the back section of the house has been added to numerous times over the years.



Location Plan



Lion Street Facade

The proposed renovation has been developed through thorough discussion and in consultation with the Heritage Department at the City of Cape Town. Our intention is to keep the wonderful character of the house, to get rid of some of the more unsightly later additions, to modernise the kitchen and bathrooms, and to add a study on the north western edge, where the light and weather conditions are ideal.

We intend to keep the existing Lion Street facade as it is. The sash windows need repairing, the timber shutters need maintenance, and some of the timber handrail elements need replacing. All elements to be sanded down and repainted.

The only visible change would be the removal of one of the existing chimneys, and its replacement with a new flue, connected to a new wood-burning stove inside. The more ornate, and older chimney

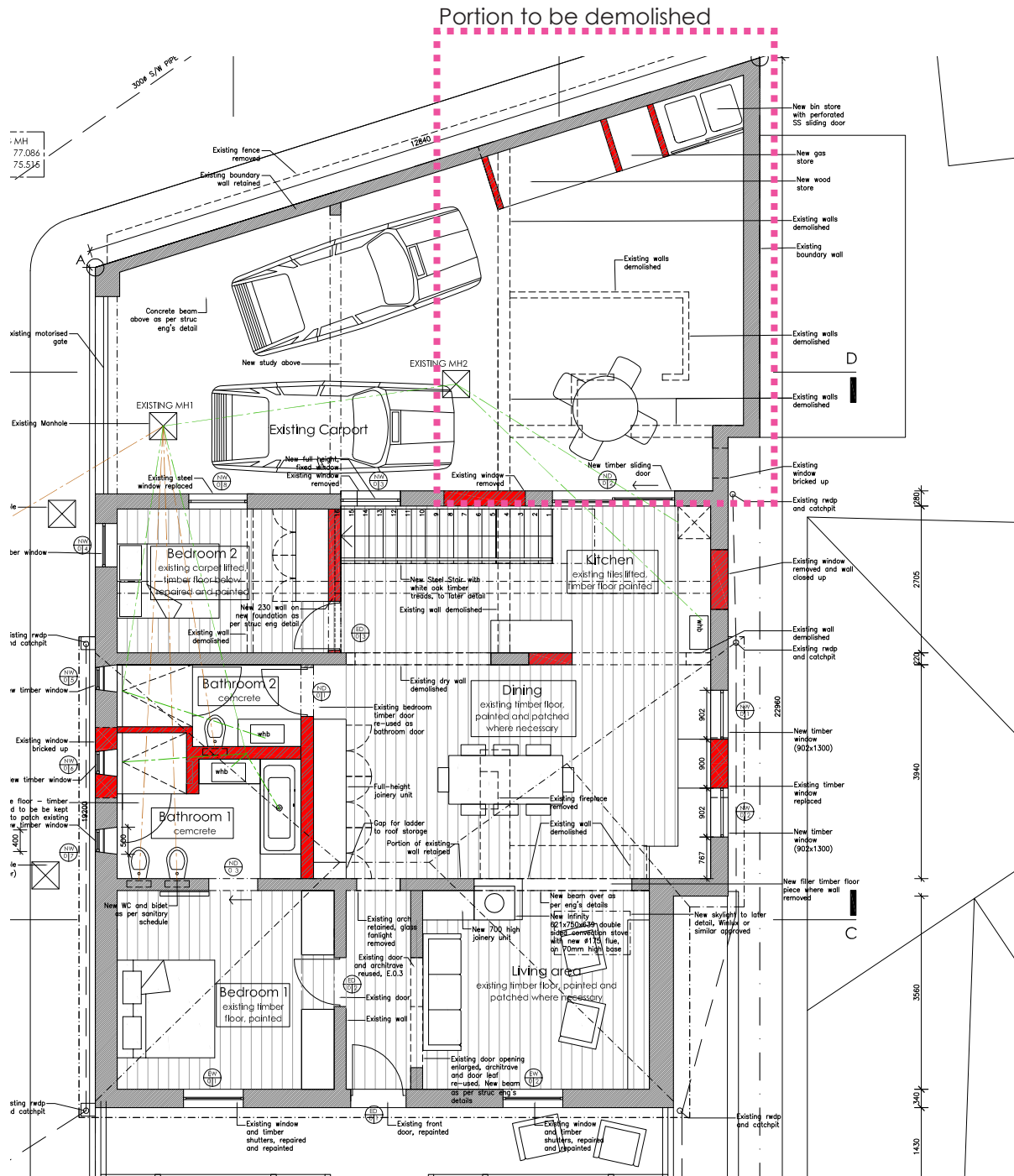


View inside the roof, looking at the existing, northern chimney.

to remain. Upon inspection inside the roof, the base of the northern chimney seems to be crumbling. It is for safety, aesthetic and space planning reasons that the chimney would thus be removed.

The existing roof structure will remain as it is. The chimney will be removed, starting from the outside, removed brick by brick, and with proper support struts, as discussed with the structural engineer.

Towards the back of the site, a number of later additions will be demolished. This is currently a storeroom and bathroom that was added in 1980.





Existing storeroom and bathroom at the back of the site demolished. These structures were added in 1980.



Existing storeroom and bathroom at the back of the site demolished. These structures were added in 1980 and has no historical, or other value. Once removed, North Eastern sunlight can penetrate the new outside area /courtyard outside the new sliding door.



Existing bathroom to be demolished.



Existing bathroom to be demolished.

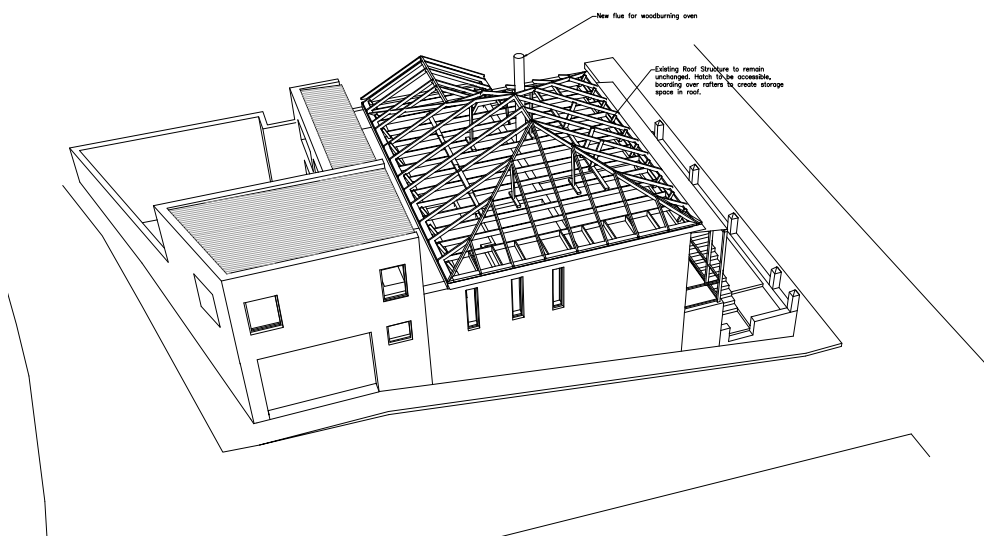
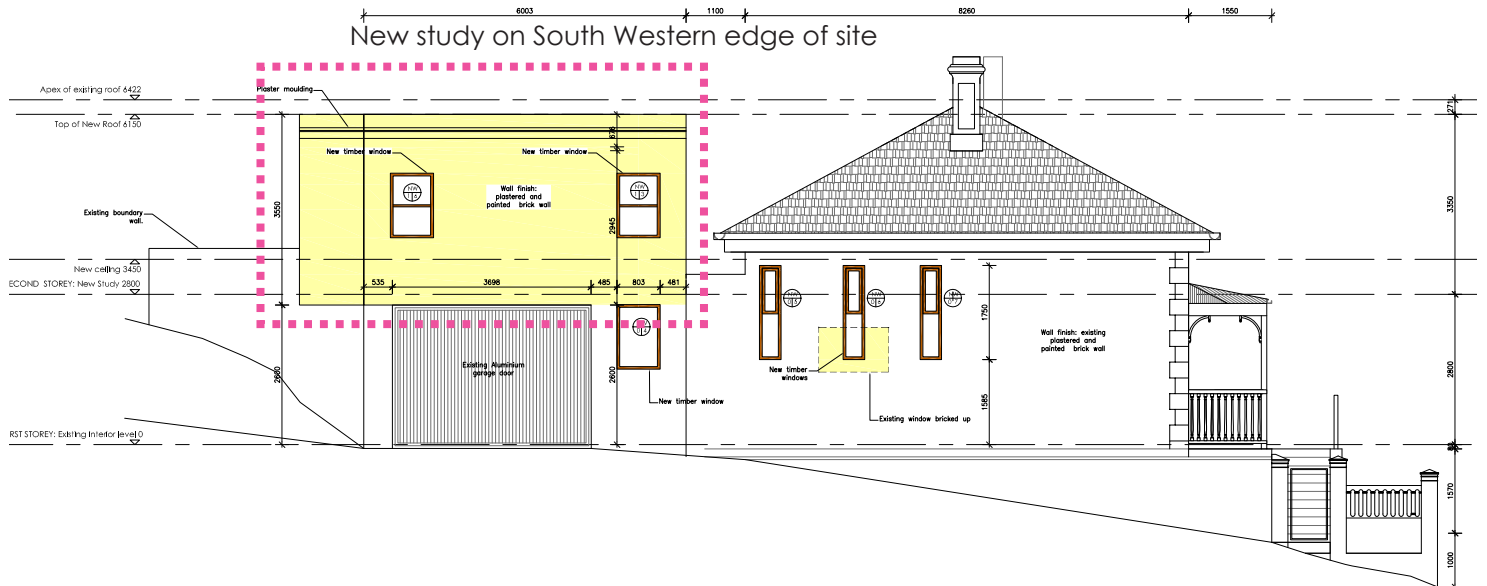


View of the site from Military Street. The back fence will be removed, so that only the boundary wall remains.



Existing carport to be removed. Carport to stay in existing position. New slab over, with new study on top. The new study on the first storey will capitalise on the North Eastern sunlight and daylight. It was also act as boundary wall to the Southern edge of the site. The existing lean-to roof will be removed.

The new study on the first floor will reflect the surrounding Bo-Kaap architecture. It is set back from the existing pitched roof of the original house, and appears to be a separate dwelling, thus maintaining the fine grain urban texture of the surrounding area.

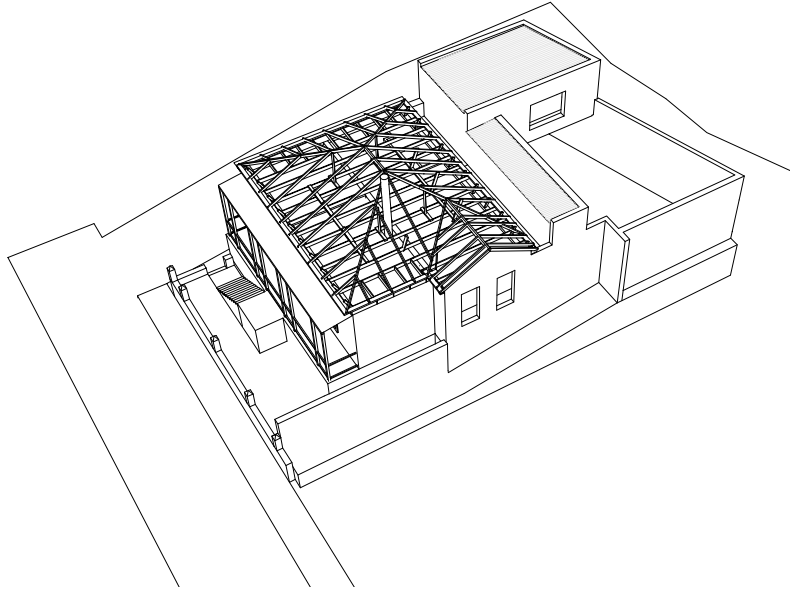


New study to have new roof, separate from historical house.



The existing brown aluminium window on the South Western elevation will be replaced by three long vertical windows. Openings on the Western facade is intentionally kept small: for heat gain, security and privacy reasons. The building sits right on the site boundary to the West - these windows are thus right on the pavement of Military Street. Structurally it is also easier to build long vertical windows into the existing historic wall. The ornate chimney will remain.



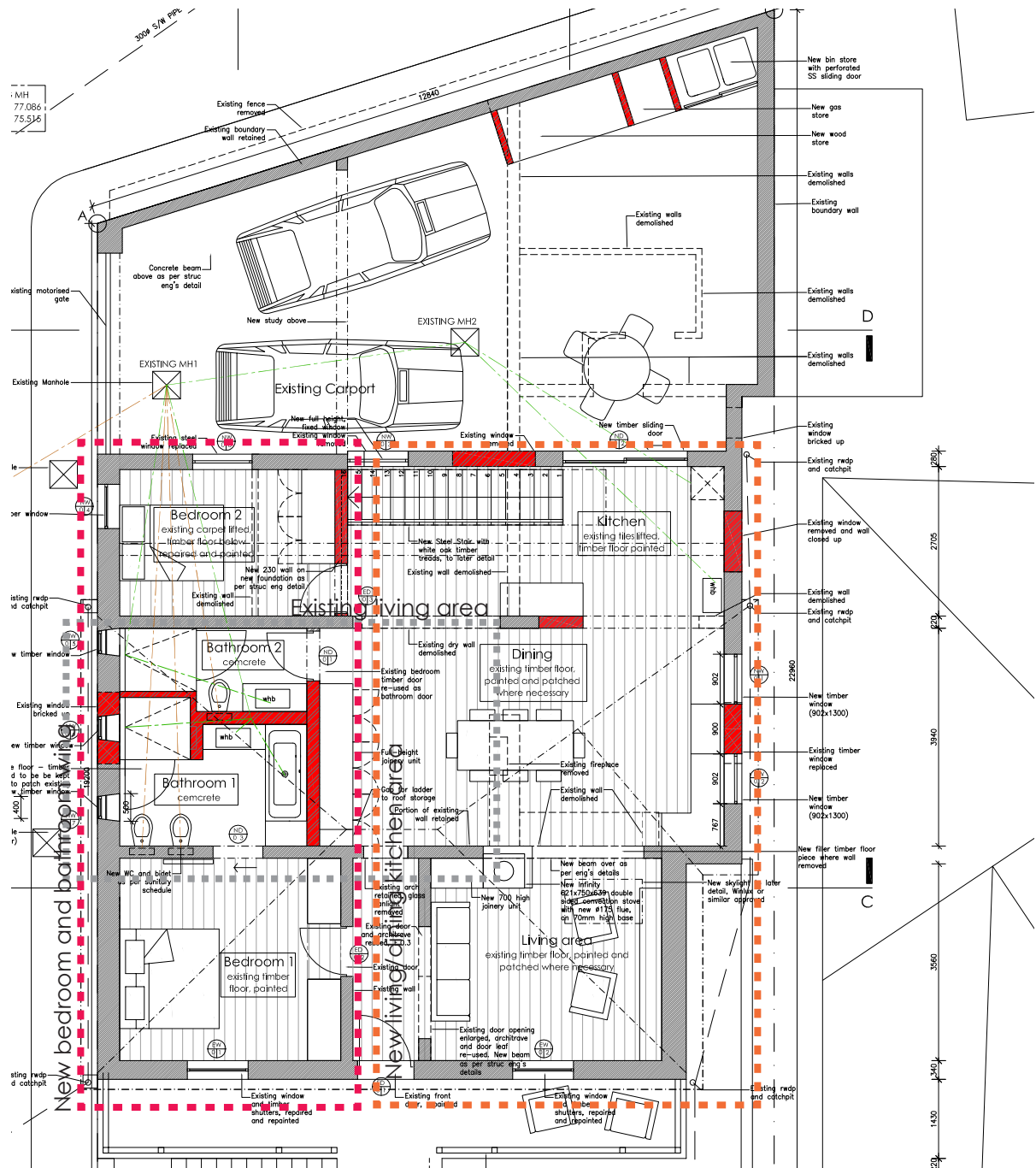


To get up to the new first floor study, a staircase with enough head-space is required on the North Eastern edge. The existing lean-to roof (which was added after the original house was built) is removed. The existing double skin exterior wall is extended and fitted with high level windows in order to get more light into the new kitchen.



Work on the existing North Eastern facade is remedial - The rotten windows are replaced by similar looking ones, and the plumbing is simplified/neatened/boxed out.

The interior arrangement of rooms are shuffled to take advantage of the incredible southern view and to create a better flow between spaces. The existing living room is dark and right in the middle of the house. The Northern half of the house becomes the living/dining kitchen wing, while the southern side becomes the bedrooms and bathrooms wing. A new wall is built in line with a previous wall that was demolished, to enclose two new bathrooms. Existing bedrooms



on either side remain. The existing bedroom as one enters to the right becomes the new living area. A more open plan is created through enlarging its door opening and puncturing the existing bedroom walls to create a link to the kitchen. The new (more efficient) wood burning stove forms the centre of the room. The existing kitchen is opened up and rearranged mostly along the eastern wall. While the plan

becomes more fluid, with freer circulation and the opportunity for cross ventilation, remnants of the old walls remain in the form of nibs that stick out, beams over spaces, and walls that partly remain in order to have wall space for furniture and artwork.

A new sliding door opens up to the new yard to the North. While a long vertical, fixed window, in the same proportions as the existing front door, mirrors the front door, enabling visitors to see straight through the house upon arrival.



Existing kitchen. To remain in same position in the house, but fittings and surfaces modernised. Link created between the kitchen and the new dining and living areas.

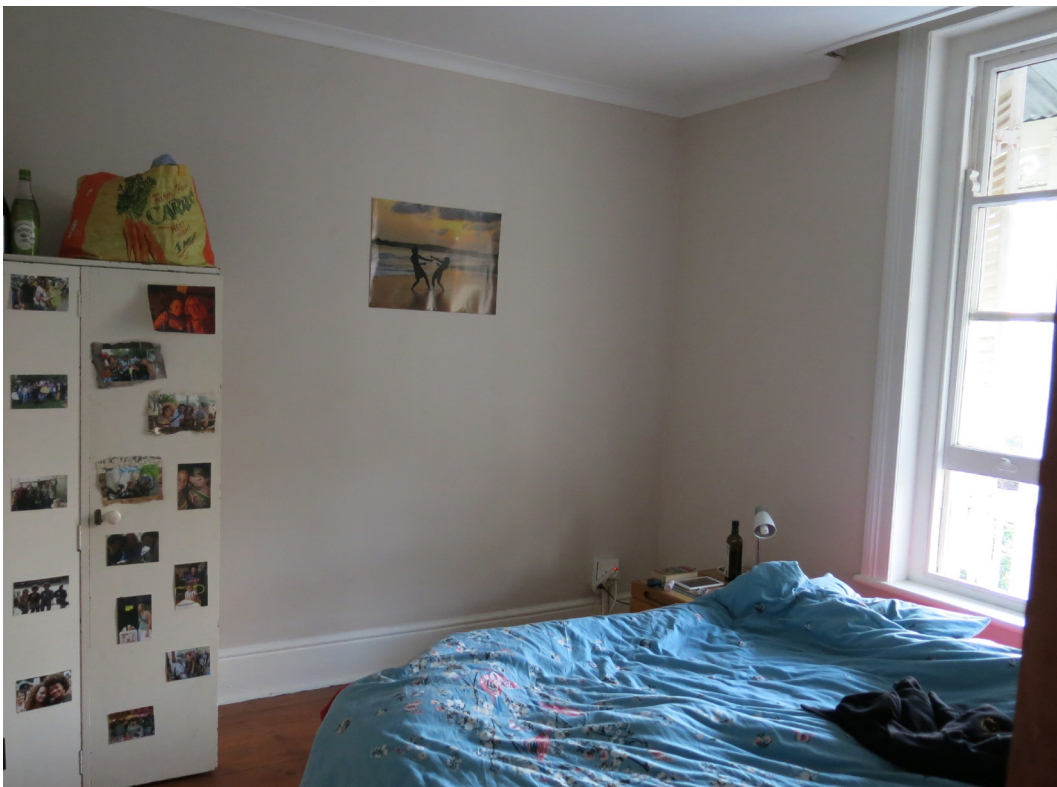




Existing lounge. New bathrooms built in this zone, with a new wall on the line of a previous wall. (nibs, beam and foundations visible)



Architectural features such as the heavy architraves and arch over the corridor to be retained.



Front bedroom to become new living area to take advantage of the big sash windows and views towards Table Mountain. Sash windows and timber shutters to be restored and retained.



Sash windows, timber shutters and original timber balustrading to be repaired and retained.



Existing ceiling removed to reveal higher original timber ceiling. Timber ceiling to be repaired where possible.



Original timber ceiling hidden above newer, lower ceiling. Lower ceiling removed.



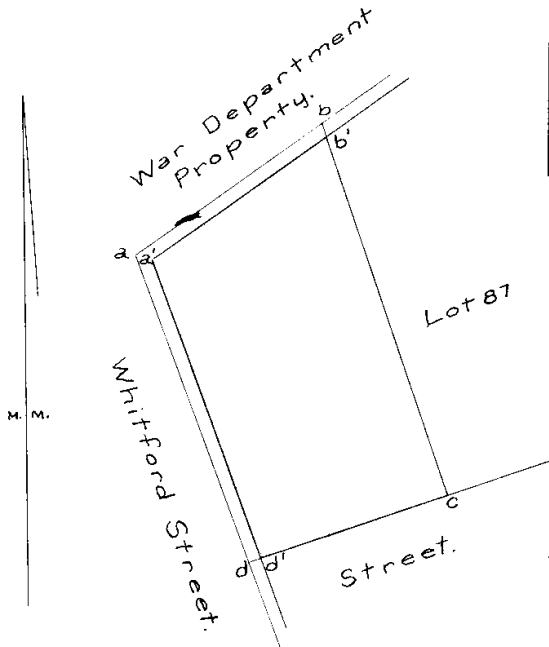
In conclusion - the goal of this renovation is to retain the character of this sweet little Victorian Bo-Kaap house, yet to update its space to suit a modern way of living. Care has been taken to maximise the impact of unique features such as the high ceilings, architraves, arches and timber floors. Unsightly additions are stripped and demolished, and the new additions are proposed to be sensitive to its historic surroundings.

Appendix 1: SG Diagram

S.G. DGM. NO. 1146/1894

The Numerical Data of this diagram are sufficiently consistent.
 No. 1146/1894. (Sgd.) J. J. Bosman,
 GENERAL PLAN. W.56 Examiner.

Sides.		Angles.	
ab	40.79	a	106.15.30
bc	72.94	b	73.20.30
cd	38.66	c	89.38.30
da	61.00	d	90.45.30
Area 18 S.R. (12 Sq.Ft.)			



2977
 at Cape Town

Scale 30 Cape Feet - One Inch.

The above Figure, lettered a'b'c. d' represents 16 Square Roods, 36 Square Feet of Ground, situated off Buitengracht St. Cape Town Cape Division, being Lot No. 88 of the divided property of Mr. T. Whitford transferred to T. F. Dreyer Sr. on the 29 October, 1839 and lastly to Thomas Whitford on the 25 January 1881.

Bounded N.W. by War Department property
 S.E. " Street
 N.E. " Lot 87
 S.W. " Whitford Street

Framed from actual Survey by me,

(Sgd.) Hutton Watermeyer,
 Government Surveyor.
 August, 1894.

Transfer xxx 7063
 11th December, 1894.
 A. Hanslo.

CHECKED
 DATA CHECKED *[Signature]*

M 1617

2977
 Comp. *[Signature]*
 Ref.

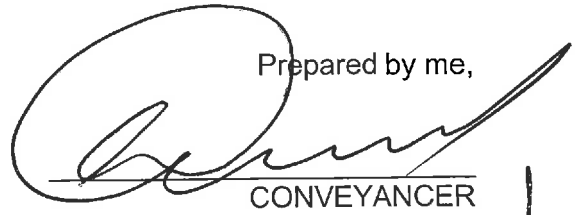
22.6.1956

S.S.R.B.

B
 S
 C

11

STBB SMITH TABATA BUCHANAN BOYES
Cape Town
8th & 9th Floor
5 St Georges Mall
Cape Town
8001
Docex 45

Prepared by me,


CONVEYANCER
JAMES EDOUARD PHILLIPSON

Purchase price/Value	Fees endorsement	
	Annual	Office fee
	3 000 000-00	1160-00
Mortgage capital amount		
Reason for exemption	Section	Exempt lit. o

HEIN DYSSSEL

T 000061795 / 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LAUREN SULLIVAN

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

THE TRUSTEES FOR THE TIME BEING OF THE F-N-G TRUST
Registration Number T780/1988

signed at Cape Town on 20 July 2015

DATA / VERIFY
09 NOV 2015
BARLOW MALLOY

DATA / CAPTURE
04 NOV 2015

LS

Mh

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AND the said Appearer declared that his/her principal had on 4 June 2015 truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

THE TRUSTEES FOR THE TIME BEING OF THE HELEEN DE VILLIERS TRUST
Registration Number IT1763/1996

its successors in office or assigns in full and free property:

ERF 2977 CAPE TOWN
IN THE CITY OF CAPE TOWN
CAPE DIVISION
WESTERN CAPE PROVINCE

IN EXTENT: 232 (TWO HUNDRED AND THIRTY TWO) SQUARE METRES

FIRST TRANSFERED by Deed of Transfer Number 7063 dated 11 December 1894 with Diagram relating thereto and **HELD BY** Deed of Transfer Number T35246/1989;

SUBJECT to such conditions as are referred to in Deed of Transfer Number T1613/1901;

5

H

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WHEREFORE the Appearer, renouncing all the right and title which the said

THE TRUSTEES FOR THE TIME BEING OF THE F-N-G TRUST

heretofore had to the premises, did, in consequence also acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

THE TRUSTEES FOR THE TIME BEING OF THE HELEEN DE VILLIERS TRUST,

its successors in office or assigns


now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R3 000 000.00 (THREE MILLION RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 30 OCT 2015


_____ q.q.

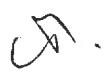
In my presence:



Registrar of Deeds

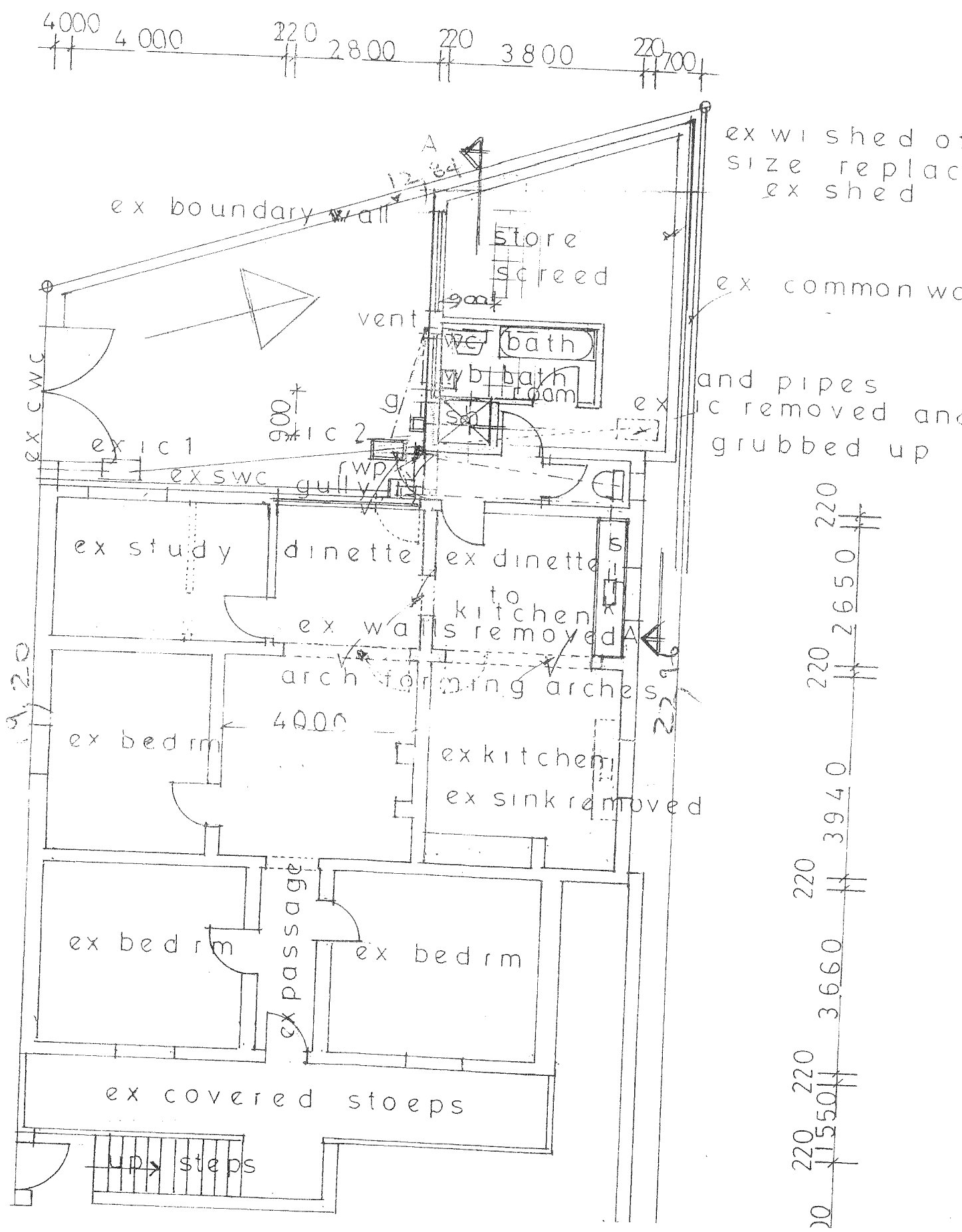




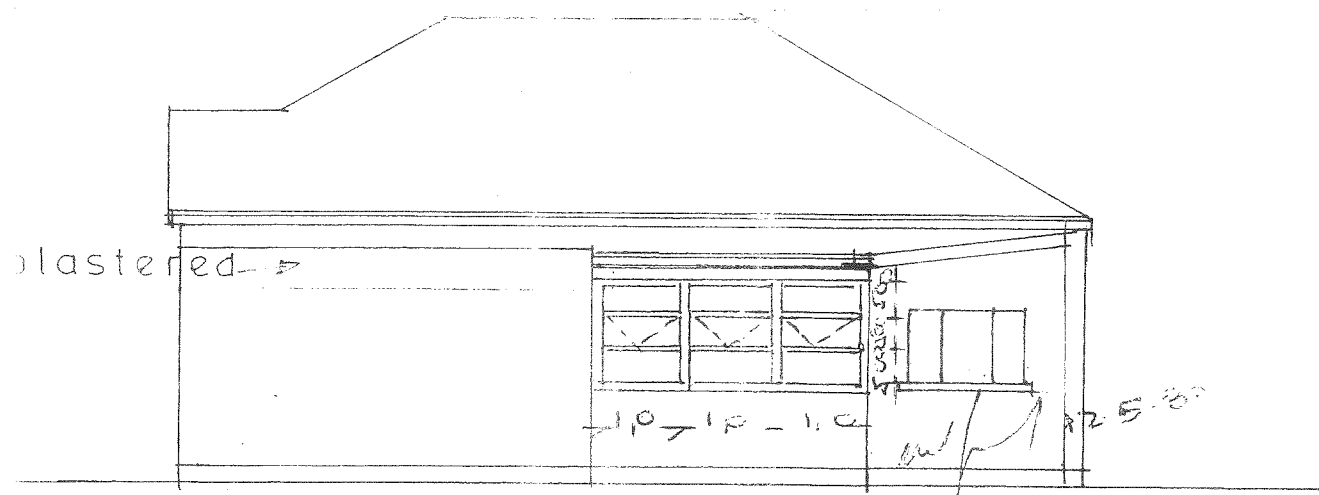


Appendix 3: Existing Plans

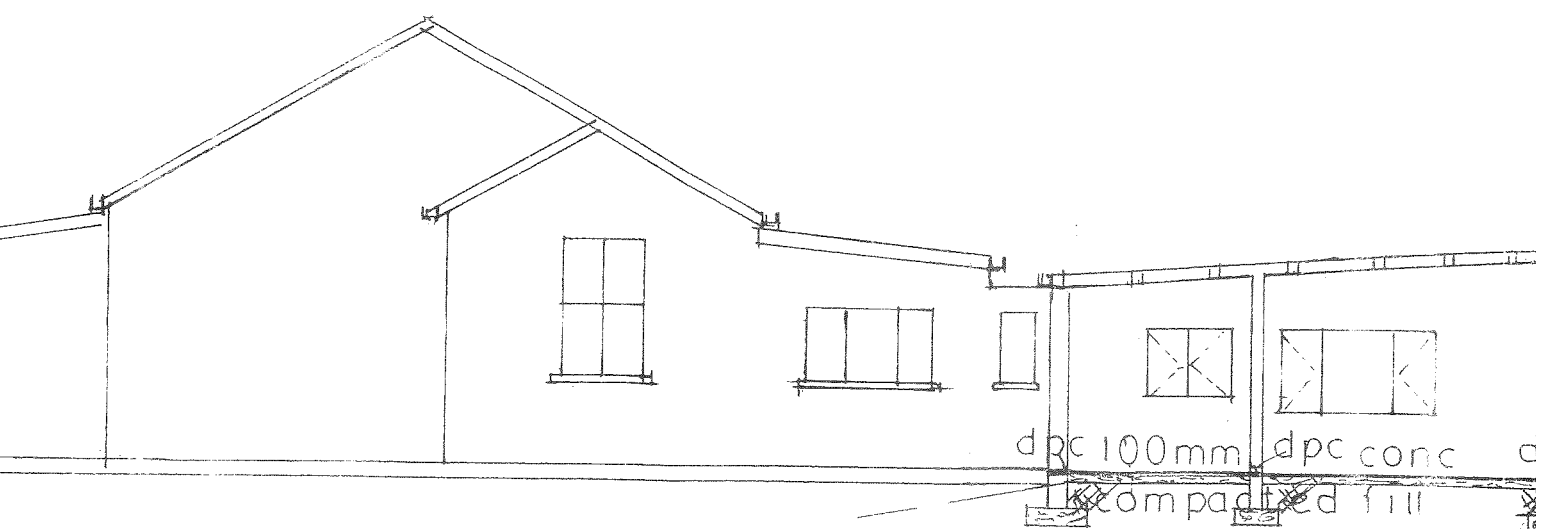
WHITFORD STREET



1536



REAR ELEVATION



SECT A/A
foundations
700 X 230 to 220mm
450 X 230 to 110mm

ngl

