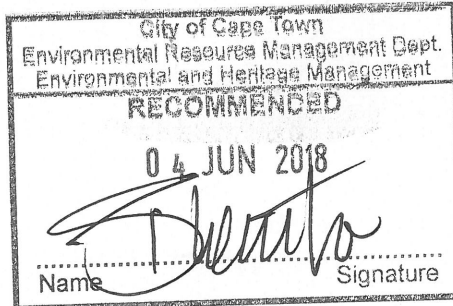


**Bo-Kaap Erf 149971, 25 Pentz Street**

**Section 34 Application to Heritage Western Cape in terms of the National  
Heritage Resources Act**

**Report on Existing Housing Condition and Assessment of Recommended  
Work on City Owned House in Bo-Kaap.**

**Compiled by Dieter Bossow of Architects Associated for the City of Cape Town.  
April 2018.**



## 1.0 Introduction

The submission of this application continues the process initiated by the Council in the late 1980's to effect the sale of Heritage Houses in Bo-Kaap to the tenants. This property forms part of 20 houses that remain to be sold. All properties were inspected and 'as built' drawings were prepared by the architect. Whilst being cognisant of the historical character of the houses, the proposed work shown on the drawings and described in the report consists of repairs and minor works to be carried out by Council to ensure compliance with National Building Regulations.

## 2.0 Locality



City Map Viewer



Thom updated 1900/1912 (not developed)

### 3.0 Property Details:

Address:	25 Pentz Street
Erf No:	149971 (not registered) / mother erf 149960
Title Deed:	T98132/2005
Owner:	City of Cape Town
Tenant:	
Property reference:	WC 21A 2,3
Record:	Building plans for additions - 1960
Date of dwelling:	Approximately 80 years old
Description of property:	free standing single storey
Present use:	Residential
Site Features:	None
Current Grading:	3 B
Location:	Inside propose Heritage Overlay Zone (Grade 1 Heritage Area)
Zoning:	SR 1
Inspected:	October 2017

#### 3.1 Heritage Aspects

In 'The Buildings of Cape Town Vol 3' the property is described as :  
'Single storey. Plastered brick, hipped corrugated iron roof, stained glass fanlights, precast concrete columns to grano stoep, period stoep wall, curvilinear moulded opening.'

#### 3.2 Current condition

##### Exterior generally

The dwelling is generally in a good state of repair, apart from the upper portion of the north eastern boundary wall.

##### Roof

Hipped corrugated iron in good condition, there are gutters and down pipes.

##### External walls

All walls are plastered and painted

##### Doors and windows

These are generally timber in a reasonable condition.

##### Courtyard

The yard has cement paving that is showing signs of cracking.

#### 3.2 Interior

The interior of the house is in a very good condition and does not require repair work.

### 4.0 Recommendations of building work to be done by the City of Cape Town

#### 4.1 Exterior

##### External walls

Some walls need to be re-painted.

North east boundary wall

The existing retaining wall must be inspected by the structural engineer and certified. (some buttresses have been built against it)

1 m high brick wall above retaining wall to be demolished and to be rebuilt subject to engineer's report.

Courtyard

Repair cement screed where required.

Common boundary wall to erf 149970

Plaster repair needs to be carried out to a portion of the common boundary wall on the south western side. Soft bricks are exposed and are crumbling into the side space of 149971

#### **4.2 Interior**

No work is required.

#### **4.3 Plumbing**

Plumbing to be checked, compliance certificate to be obtained.

#### **4.4 Electrical**

Electrical installation to be checked, compliance certificate to be obtained.

#### **4.5 Beetle Inspection**

Certificate to be obtained

#### **4.6 Structural Inspection**

Retaining walls to be inspected and certified



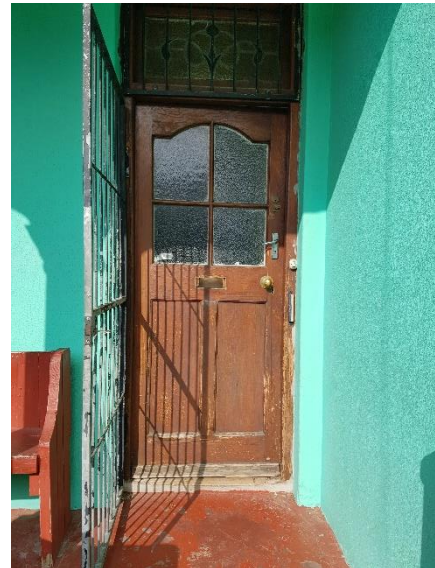
## 5.0 Photographic Record (October 17)



Pentz Street facade



Steep window



Entrance door



Side space east



Courtyard





Side space east



Existing window



Outside toilet (not used)



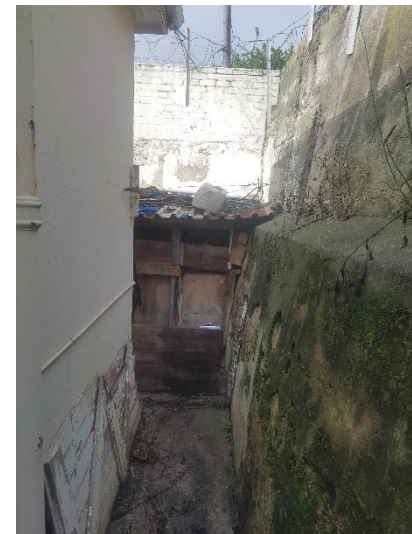
Courtyard paving



Courtyard shed



Side space west looking north



Side space west looking south



Entrance hall



Dining room



Living room