

Bo-Kaap Erf 149970, 27 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.

City of Cape Town Environmental Resource Management Dept Environmental and Heritage Management	
RECOMMENDED	FOR H/K
2018 -06- 07	
A-COMBENC	
Name	Signature

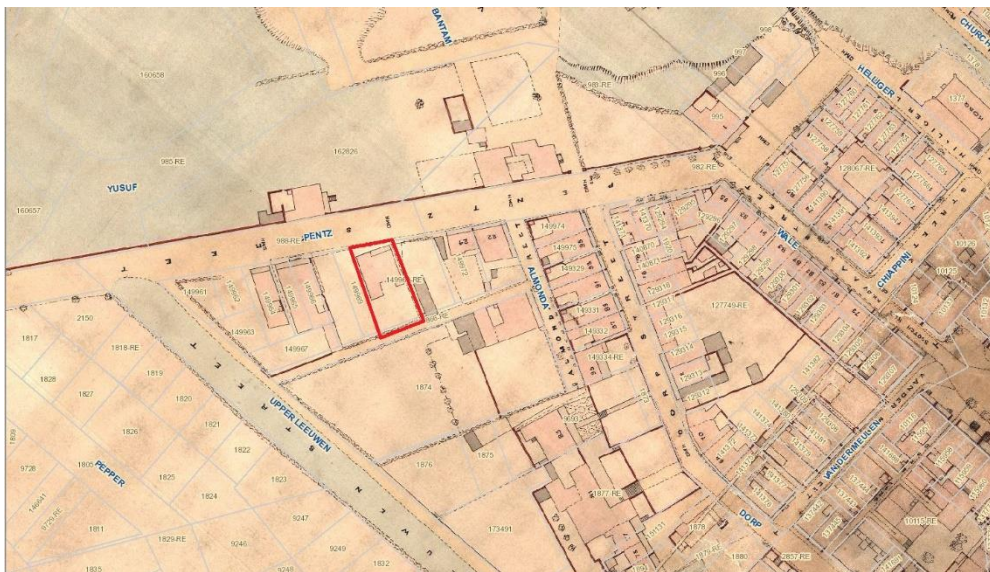
1.0 Introduction

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 1898

3.0 Property Details:

Address:	27 Pentz Street
Erf No:	149970 (not registered) / mother erf 149960
Title Deed:	T98132/2005
Owner:	City of Cape Town
Tenant:	
Property reference:	WC 21A 4
Record:	Thom c 1898 – site developed
Date of dwelling:	approximately 120 years old
Description of property:	free standing double 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 :
'late 19th century double storey gabled veranda dwelling. Plaster, verniculated plaster quoins and surrounds to large pane sashes. Elaborate 6 panel door, chamfer mould frame, cast iron veranda supports and frieze (remains of earlier double storey balcony with striped veranda to upper level)

3.2 Current condition

Exterior generally

The double storey section of the dwelling is in good condition and only requires some painting. The single storey wings housing the kitchen and bathroom at the rear require repair work.

Roof

To be inspected for leaks, there are no gutters and down pipes .

Front façade

Plastered walls, unpainted

Side façade east

Plastered walls unpainted, bedroom 3 window reveal is unplastered.

Rear façade

Plastered, unpainted

Kitchen and bathroom walls

Partly exposed brick, unplastered.

3.2 Interior

The interior of the dwelling has been refurbished by the tenant.

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

It is the intention of the City to repair the buildings and to carry out minor works only to achieve compliance with NBR. It is not the intention to restore the buildings to their original state. All interventions however will be carried out in a manner that is mindful of the historical character of the building and the proposed work will not detract from it.

4.1 Exterior

Roof

Check for leaks, fit new fascias, gutters and down pipes

Double storey section

Plaster reveals of bedroom 3 window, repairs holes in east wall and paint walls.

Single storey section, courtyard

Repair brick work at kitchen and bathroom, plaster and paint walls

Windows and doors

Timber and aluminium

Refurbish kitchen door. Service, repair and paint where required elsewhere.

Boundary wall

Repair stone wall and plaster and paint as indicated on the drawing

4.2 Interior

No work is required to the interior of the dwelling as the tenant is in the process of completing his own refurbishment.

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

5.0 Photographic Record (October 17)



Pentz Street façade



North east facade



Front window



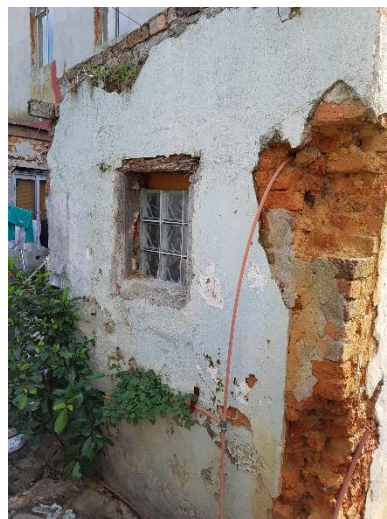
Front door



Bay windows



Bathroom wall



Courtyard



Dining room doors



Kitchen window



Kitchen door



Front door



Hall



Hall

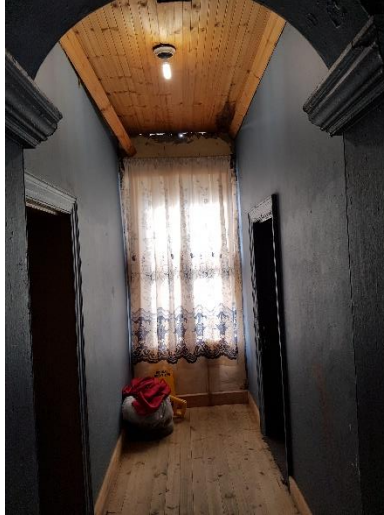


Kitchen



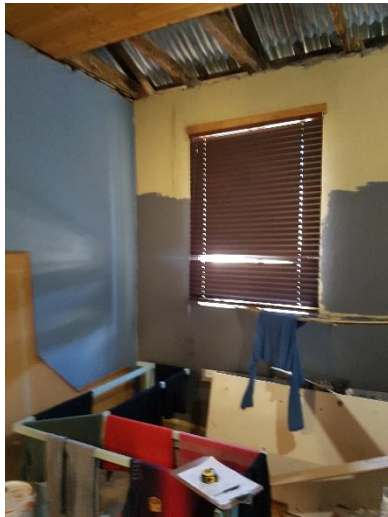
Stair

Stair



Upstairs hall

Stair



Bedroom (new ceiling in progress)