

Bo-Kaap Erf 149968, 31 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 HWC	
2018 -06- 07	
A-COMBRUC	
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 1900/1912

3.0 Property Details:

Address:	31 Pentz Street
Erf No:	149968 (not registered) / mother erf 149960
Title Deed:	T98132/2005
Owner:	City of Cape Town
Tenant:	
Property reference:	WC 21A 5
Record:	Thom updated c 1900/1912 – site developed
Date of dwelling:	approximately 120 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:	
Inspected:	October 2017

3.1 Heritage Aspects

In 'The Buildings of Cape Town Vol 3' the property is described as :
'Double storey with flat roof and moulded parapet.'

3.2 Current condition

Exterior generally

The dwelling is in good condition and generally well maintained.

Roof

Not inspected

Interior

The tenants have refurbished the property themselves and no repair work is required

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

4.1 Exterior

The work required at the property is the following:

Fit missing down pipes to main roof, re-fix gutter over scullery

Repair plaster to courtyard boundary walls and paint

Check disposal of rain water from courtyard and repair cement paving

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.

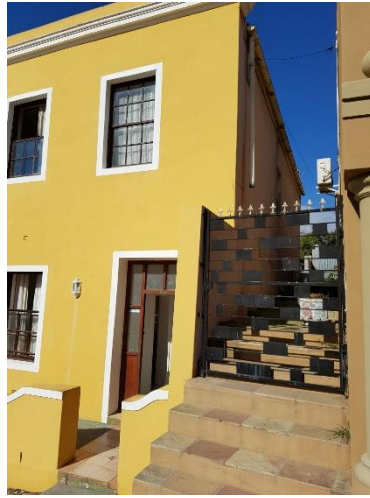
4.5 Beetle Inspection

Certificate to be obtained

5.0 Photographic Record (October 17)



Pentz Street façade



Side space



Courtyard



Rear facade



Courtyard lower part



Court yard upper part



Hall



Door into living room



Stair



Stair



First floor landing