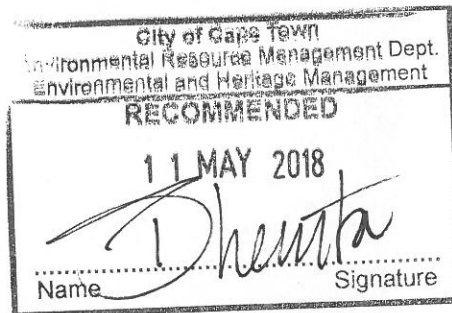


Bo-Kaap Erf 149141, 90 Chiappini Street

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



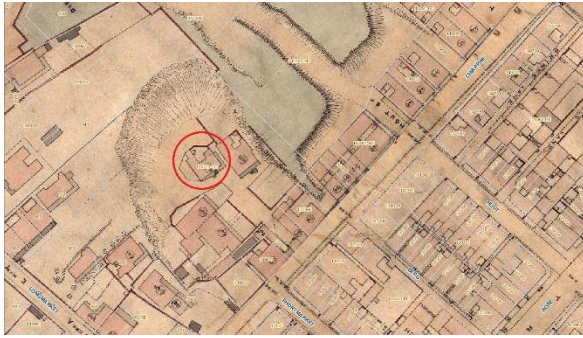
City Map Viewer



Snow 1862



Wilson 1878



Thom 1898



Thom 1900/1912

3.0 Property Details:

Address:	90 Chiappini Street
Erf No:	149141 (not registered) / mother erf 148291
Title Deed:	T37191/2005
Owner:	City of Cape Town
Tenant:	
Property reference:	WC 20B 75
Record:	Thom c 1898 – site developed
Date of dwelling:	approximately 120 years old
Description of property:	3 bay, 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:	Community Zone 1: Local 1
Inspected:	October 2017

3.1 Heritage Aspects

In 'The Buildings of Cape Town Vol 3' the property is described as :
 'Single storey, 3 bay, late 19th century dwelling. Painted random rubble stoep, plaster stoep walls, modern timber joinery, old fanlight, pitched corrugated iron roof'.
 to louvred shutters .

3.2 Current condition

Exterior generally

The exterior of the building is in a reasonable state of repair. There are un-plastered stone and block walls and a corrugated iron fence at the back of the house.

Roof

Corrugated iron double pitched roof over main part of house with lean-to roofs at the back and a separate roof over the toilet. There are no gutters and downpipes externally.

Front façade and Stoep

Walls are plastered and painted, ditto to stoep walls. Stoep stone retaining wall has collapsed.

Side and rear façade, yard

The walls of the main section of the house are plastered, wing walls in stone and blockwork are unplastered. Part of the courtyard has been roofed over with clear sheeting. The courtyard is closed at the rear with a sheet metal structure.

3.2 Interior

The interior of the house is generally in a reasonable state of repair.

Kitchen, bathroom

The kitchen has a sink and walls are tiled. The bathroom contains a bath and basin, the toilet is separate.

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 roof for leaks, replace roof if necessary, fit new fascias, gutters and downpipes, construct new roof over wc as per drawings. .

Front Stoep

Cast new footing and rebuild stone wall below stoep.

Front façade

Service windows and repaint.

Side facades

Paint unpainted walls, plaster block walls and stone walls and paint, raise existing toilet walls, fit new window, plaster and paint. Service existing windows and repaint.

Rear façade and courtyard.

Demolish corrugated iron fence and dry wall partition at rear of covered yard to allow for natural ventilation. Build new brick security wall as shown.

4.2 Interior

Separate toilet

plaster walls, fit new ceilings and paint, fit new floor tiles, refurbish door and paint

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 (Oct17)



Front façade



Stoep wall damage



Side façade south



Side façade north



Roof view



Rear facade



Courtyard looking at house



Courtyard looking to the back



Separate toilet



Interior doors



Kitchen