

Ref: 14041612

# HERITAGE STATEMENT:

## LONG COTTAGE, 248 MAIN ROAD

### ERF 87086, MUIZENBERG

Conducted in terms of sections 27(18) of the NHRA (Act 25 of 1999)

13 May 2014



The house seen from Main Rd. Note unauthorised new thatch "skirt" on the outbuilding on the RHS.

prepared for

The owner, Mr K Keel

by



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## EXECUTIVE SUMMARY

This report is in response to a cease works order imposed by Heritage Western Cape and the City of Cape Town. It accompanies a section 27 application for this site.

### Site Name

The site is known as Long Cottage, 248 Main Road, Muizenberg, Cape Town. Its erf number is 87086 Cape Town at Muizenberg.



The site: erf 87086 (2012 aerial photograph courtesy City of Cape Town Map Viewer)

The green roofed building is Graceland (previously Watergate) and the thatched building on the far RHS is Rhodes's Cottage.

### Description of Proposed Interventions

The owner wishes to undertake a redecorating project.

Interventions in the main house are to:

- Paint the exterior and interior walls and woodwork. Exterior woodwork is to remain the same colour. Interior walls are to be painted white.
- Replace sanitaryware and retile all bathrooms. Sanitaryware to be installed in the same positions as the original
- Replace beams in the front wing of the house. These have been condemned by the engineer.
- Replace a handrail to the stairwell into the upstairs room to the rear of the house
- Remove existing kitchen cupboards and replace with freestanding units
- Redecorate the kitchen

Interventions to the guest cottage are to:

- Add a thatch “skirt” as shading device on the south façade of the cottage

### **Heritage Resources Identified**

Two buildings of heritage significance were identified. In addition, the undeveloped mountainside to the rear of the house and its uninterrupted views to the sea are significant as the unaltered setting in which the house sits.

The main house is a former National Monument (declared December 1988), now a PHS. It is, however, proposed that the grade of the building be revised to 3A on the basis that its significance is of a predominantly local nature.

The outbuilding (now a guest cottage) is over 60 years old, but not intrinsically highly significant. Its significance lies in its relationship to the whole site.

### **Anticipated Impacts on Heritage Resources**

The unauthorised work inside the house is of a redecorating nature and has not substantially changed the fabric of the house. The remainder of the work is to complete the redecorating started without proper approval.

The addition of a thatch “skirt” to the parapet of the outbuilding has had the greatest impact on the heritage value of the site. The impact is visual mainly, as the outbuilding itself is not of great intrinsic significance.

### **Recommendations**

It is recommended that the cease works order be lifted and that the proposed alterations and additions as outlined in drawing 1408-LAS-01 and this report be approved.

The support of the above actions should be subject to:

1. The removal of the thatch on the protruding portion of the cottage front façade
2. Strict adherence to the building plans once approved.

Kathy Dumbrell  
14 May 2014

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# 1 INTRODUCTION

## 1.1 Subject of the report

Unauthorised work has been undertaken at 248 Main Road and a cease works order was issued by HWC and the City of Cape Town. This report has been compiled to assist BELComm in its consideration of the lifting of the cease works order. The unauthorised work and its impact on the existing is assessed, as are the revised proposals outlined in the attached drawings.

## 1.2 Terms of reference

The City of Cape Town and HWC issued a cease works order. This report is compiled in response to the requirements of the HWC case officer, Mr Guy Thomas.

Specifically, the following was required:

1. A heritage statement/ statement of significance documenting the work already done and assessing its impact on the existing
2. A full section 27 plans application detailing the work already undertaken and any proposed work

## 1.3 Location



Figure 1: The site (2012 aerial photograph courtesy City of Cape Town Map Viewer)

The property is situated on erf 87086, Main Road Muizenberg, next door to Rhodes Cottage (far right in Figure 1) and with Graceland (Watergate) as its other neighbour.

On the site are the main house, an outbuilding/ guest cottage and a garage.



The property was proclaimed a National Monument in December 1988 and is currently a Provincial Heritage Site.

#### **1.4 Summary of proposed development**

As outlined in drawing 1408-LAS-01 and in this report, the unauthorised work comprises:

1. repainting of interior walls and previously painted woodwork,
2. painting of exterior woodwork,
3. the remodelling of sanitaryware and tiles in bathrooms without changing their existing layouts
4. refitting of the kitchen
5. the addition of a thatch “skirt” as shading device on the south elevation of the outbuilding/ guest cottage

No further work is proposed at this stage

#### **1.5 Method of investigation**

The study comprised desktop research using secondary sources and research in the Deeds Office and Cape Archives. This information was synthesised and used as background for an on-site study.

A site inspection was conducted with representatives of City of Cape Town South Peninsula Municipality: Heritage Resources Section (CoCT SPM: HRS) and HWC and photographs taken of the unauthorised work.

Views from the road and the visual impact of the ‘skirt’ as built were assessed.

The findings, conclusions and recommendations of this study are presented in this report.

## **2 HISTORY OF THE SITE**

### **2.1 Background**

Land along the coast between Muizenberg and Kalk Bay was granted from early in the C19th, but largely used for agricultural purposes. As the century progressed, however, people started to rent houses along the seaside as holiday accommodation.

In the latter C19th, there was a string of houses along the stretch of coast from Muizenberg to Kalk Bay. Many were holiday homes to the well-known and wealthy Cape families of the time. Long Cottage was one of the earlier of those cottages. The gaps between these earlier cottages were later filled by the large gentlemen’s residences of the early C20, such as Rust-en-Vrede and Graceland (Watergate).

### **2.2 Earliest history of the land upon which Long Cottage now stands**

The site on which Long Cottage stands is part of the 21 morgen and 76 square roods (Simonstown Quitrents vol. 1 folio 39) of land regranted to Carl Willem

Langermann on 13 October 1822 and shown on SG Diagram 283/1822 (Figure 2).

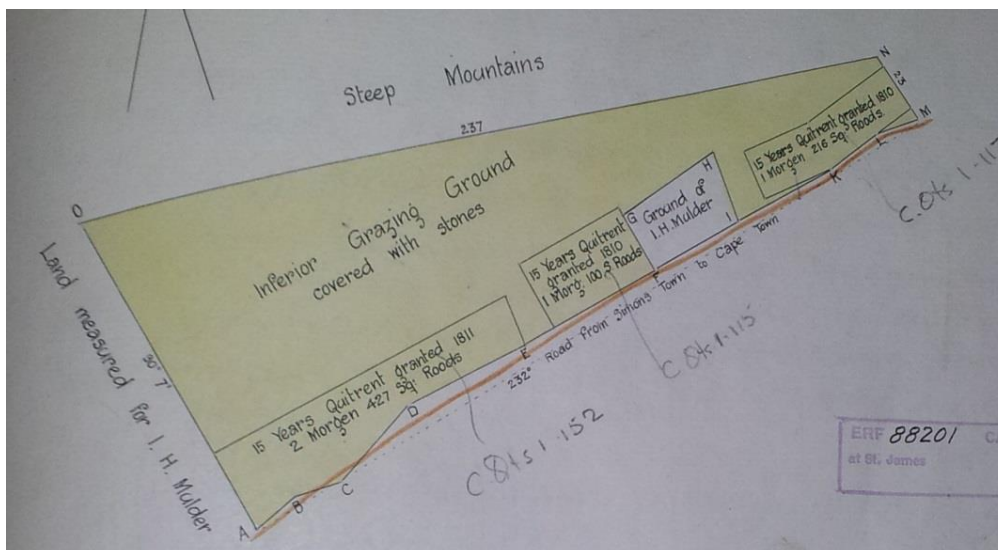


Figure 2: extract from SG diagram 283/1822

Langermann's land incorporated four Cape Quitrents (see Figure 2). 1 morg and 100 square roods had been granted to Willem Christiaan Schuchard on 1 May 1810 (Cape Quitrents vol. 1 folio 115), 1 morg 216 square roods had been granted to Jacobus Smith on 1 May 1810 (Cape Quitrents vol. 1 folios 116 and 117) and 2 morgens 427 square roods had been granted to Jan Pieter Kirsten (Cape Quitrents Vol. 1 folio 152).

In 1841, Langermann's insolvent estate subdivided the land into nine portions, which were sold. One of those, sold first to Henry Hobart Goid (TD 2 dated 6 Jan 1841), was then sold to Jacob Letterstedt in 1844 (TD 168 dated 30 Jan 1844), whose estate deducted one portion in 1868 and then sold the remainder to Johan Hendrik Wicht in 1871 (TD 65 dated 7 April 1871). Wicht sold this to Johannes Rathfelder (TD 66 dated 3 May 1876), who again subdivided. The remainder portion was sold to Daniel Cloete on the same day (TD 68 dated 3 May 1876). Cloete then sold to Johannes Hendrik de Villiers (TD 21 para 1 dated 3 December 1876). De Villiers in turn sold to John Robertson Reid in 1881 (TD 384 para 1 dated 13 October 1881). Reid then deducted 1 morg 286 square roods off his original 2 morgens 469 square roods and 12 square feet and sold the portion to Sophia Wilhelmina Jonasina Purcell (TD 2710 dated 26 June 1891). This portion became erf 87085.

A deed diagram of 1891 shows Long Cottage already extant. The diagram is clear and shows an accurate footprint of the house (Figure 3) and Rhodes's Cottage and its garage, which abuts an outbuilding that must have formed the core of the current outbuilding.

In the diagram, the main house is T-shaped. This would indicate that the current kitchen was a later addition and that the downstroke of the T in fact accommodated the current pantry and two bathrooms.



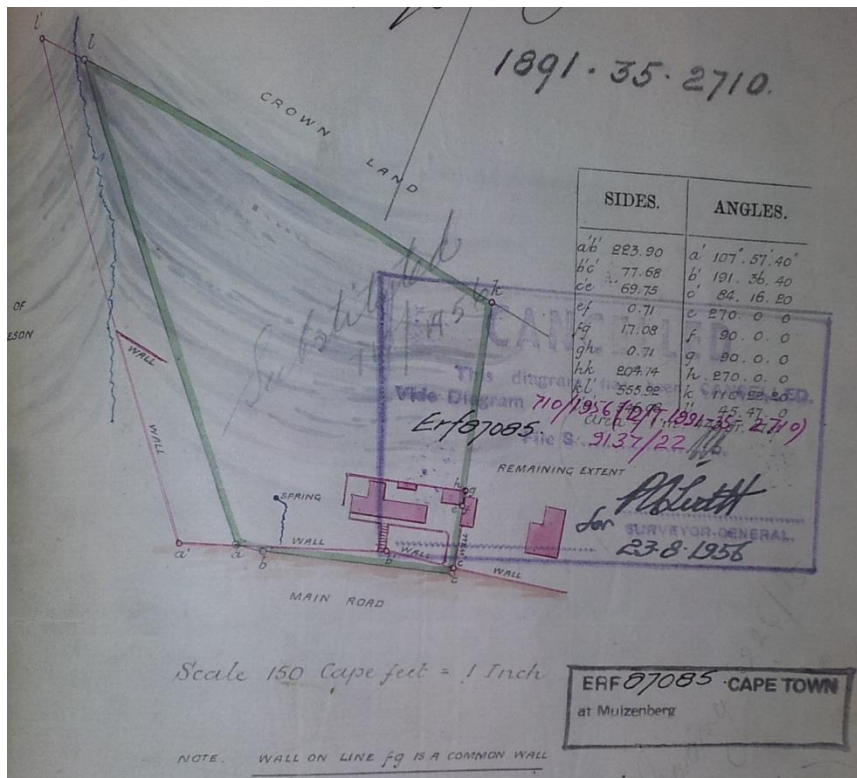


Figure 3: extract from Deed Diagram 1891.35.2710, dated 1891

### 2.3 1895 to 1956

In 1895 (TD 3444 dated 24 June 1895), Sophia Purcell sold to Ellen Rachel Garlick (wife of John Garlick). This marked the start of 60 years of ownership of Long Cottage by the Garlick family.

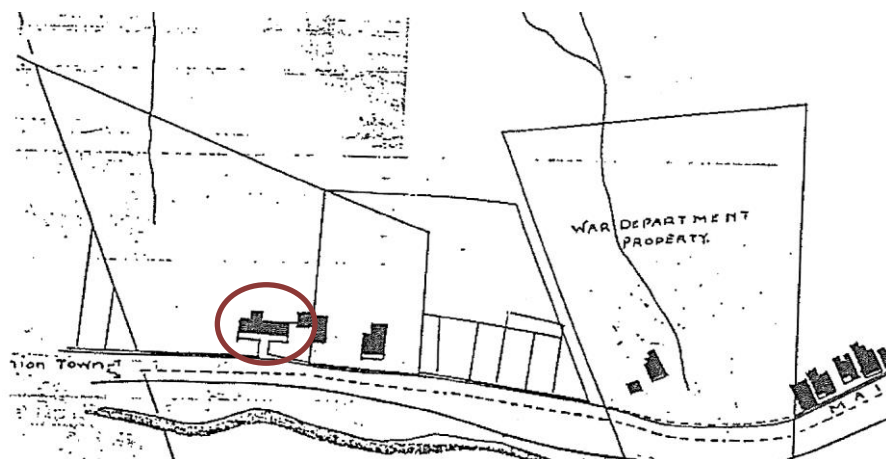


Figure 4: extract from the Kalk Bay Municipal Electric Lighting and Power Act, 1904 survey (Revel Fox and Partners 1993)

In 1904, the footprint of Long Cottage as shown in Figure 4 was the same as that shown in the 1891 diagram (Figure 3).

Figures 5 and 6 are c1905 views of Long Cottage. Figure 6 is particularly interesting as it shows the rear of the house. A lean-to room with a chimney is visible. Due to the quality of the image, it is hard to tell if the room is flush with the end gable wall or set back – i.e. whether this is the room we now know as the kitchen or the rear wing in the T-shaped stage of the house. However, the

chimney is in the same position as the one currently in the kitchen and so it is possible that by 1905 the T-shape had been filled in to form the current L-shaped plan. The first floor addition to the rear of the house is not visible and thus post-dates 1905.

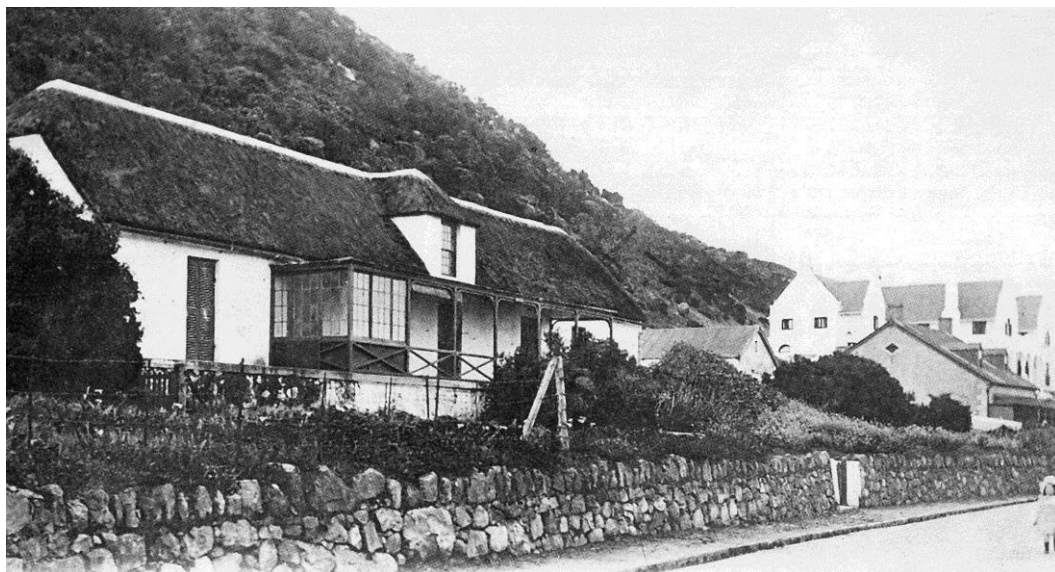


Figure 5: Long Cottage in c1905 (Walker 2009:75). Another copy of this, reproduced in Walker's 1997 publication, has the date 25/5/05 written on the top LHS of the image.



Figure 6: view up Main Road, showing the rear of Long Cottage. Again, this is again c1905 as Rust-en-Vrede has already been built. (Walker 1997:63)

Ellen Rachel's estate transferred the land to Elsie Mary Garlick in 1914 (TD 7814 dated 23 Sept 1914). Elsie Mary's estate sold the land to Janet Statten Robertson in 1955 (TD 18230 dated 3 November 1955), ending the Garlick connection with Long Cottage.

The land was subdivided again in 1956 (TD 11887 dated 21 August 1956), when portion 1 – on which Long Cottage stands – was deducted off erf 87085.

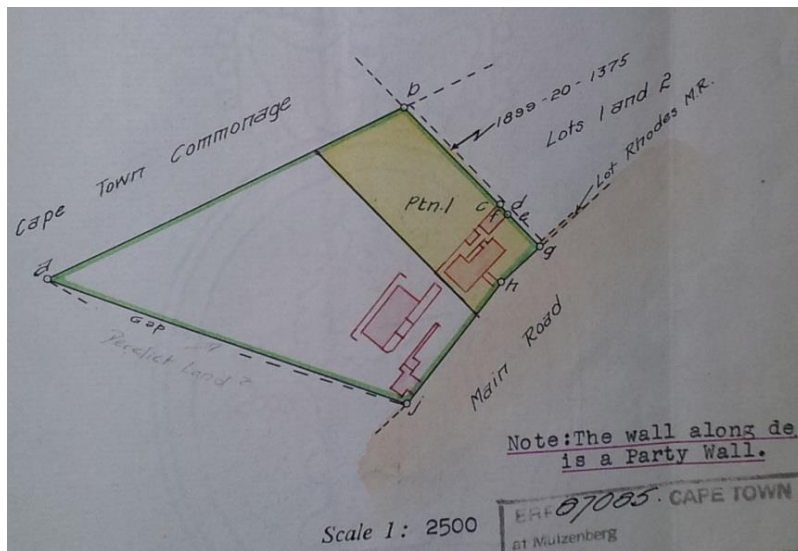


Figure 7: extract from SG diagram 710/1956

Figure 7 clearly shows the footprints of both Long Cottage and Graceland (Watergate as it was then known). The diagram also shows the subdivision area – Portion 1 – that was to become erf 87086. It is interesting to note that Long Cottage and Graceland (Watergate) remained on the same erf until this late. What is also interesting to note from Figure 4 is that Long Cottage had developed by 1955 (the survey date on the diagram) to almost its current footprint. The only difference is that today the two outbuildings have been amalgamated into one.

Thus, both the main house and outbuilding are older than 60 years, but the garage is less than 60 years old.

## 2.4 1956 to present

From 1956, a number of owners, including companies and private individuals, have owned Long Cottage. However, there is no clear layer of substantial intervention in the fabric of the building (save perhaps the downstairs bathroom with its pink marble floor) that dates to this period and so this period has not been extensively researched.

## 3 DESCRIPTION OF THE SITE AND ITS FEATURES

### 3.1 Location and context

The property is situated amidst a row of early C20th gentlemen's residences. Its closest such neighbours are Graceland (built 1914) and Rust-en-Vrede (built 1905). Its direct neighbour to the east is Rhodes's cottage. It and Rhodes's cottage are less imposing buildings and pre-date the other two mentioned above.

The house faces onto Main Road, with uninterrupted views of the sea. The mountainside to its north is undeveloped and slopes steeply upward very close to the rear of the house, as can be seen in Figure 1.



### **3.2 The main house**

The house is a thatched longhouse building with hipped centre gable and French doors from each front room onto a stoep. A passage, stoep, kitchen and bathroom have been added to the rear under lean-to roofs sometime between 1904 and 1955, although Walker (1997:64) asserts that alterations were done in 1900 and 1911. A second storey was added to a part of the rear of the building sometime after 1905 (refer Figure 6).

### **3.3 The cottage/outbuilding**

To the northeast of the site is an outbuilding currently used as guest cottage. It is under a lean-to roof with the exterior of the walls finished in smooth plaster and the interior face of the southern walls a “rustic” exposed stone finish. The stones are rounded and smooth. It is unlikely this is structural stonework or that it is old.

Part of the outbuilding does however predate 1891, as a building is shown on an 1891 diagram (see Figure 3). By 1955 (See Figure 5) it had been enlarged, and has been enlarged again to the current building footprint has been further enlarged since then.

### **3.4 The garage**

The garage is under a lean-to asbestos roof. Its roof is visible from the stoep of the main house. Remodelling the garage can be considered.

## **4 STATEMENT OF SIGNIFICANCE**

The erf on which Long Cottage stands has not been further subdivided since 1956. The mountainside remains undeveloped behind it. This is a significant contributor to the property’s significance, as the original setting for the house is thus intact.

While the covered verandah over part of the elevation (visible on Figure 5) has been removed, the roof is still thatched and the exterior of the house is otherwise largely intact.

Inside, a substantial amount of C19th and early C20th joinery remains. Sanitaryware and kitchen fittings are mainly latter C20th in date, except for a Dublin bath/ lab sink in the laundry.

The intrinsic significance of the building fabric is thus high. With its setting intact and views to the sea unchanged, the house’s overall significance is of a local rather than provincial nature. The association with a number of Cape personalities over the years is also really of local interest.

Proposed grade of the overall site: (revising the current Grade 2) 3A

## 5 THE PROPOSAL

The owner wishes to undertake a redecorating project.

Interventions in the main house are to:

- Paint the exterior and interior walls and woodwork. Exterior woodwork is to remain the same colour. Interior walls are to be painted white.
- Replace sanitaryware and retile all bathrooms. Sanitaryware to be installed in the same positions as the original
- Replace beams in the front wing of the house. These have been condemned by the engineer.
- Replace a handrail to the stairwell into the upstairs room to the rear of the house
- Remove existing kitchen cupboards and replace with freestanding units
- Redecorate the kitchen


Interventions to the guest cottage are to:

- Add a thatch “skirt” as shading device on the south façade of the cottage.

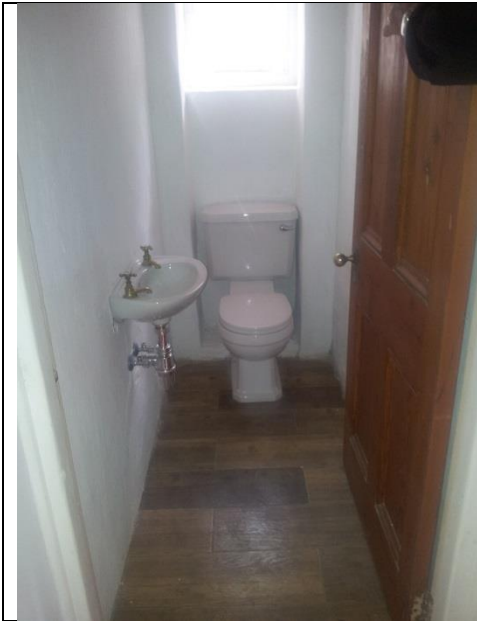
## 6 UNAUTHORISED WORK AND PROPOSED ADDITIONAL WORK

The table below itemises the work already done and the proposed additional work as outlined by the owner’s agent on a site inspection.

### 6.1 Interior

	<p>Downstairs bathroom.</p> <p>New toilet pan and cistern, new wall tiles. Floor tiles and shower proposed.</p>
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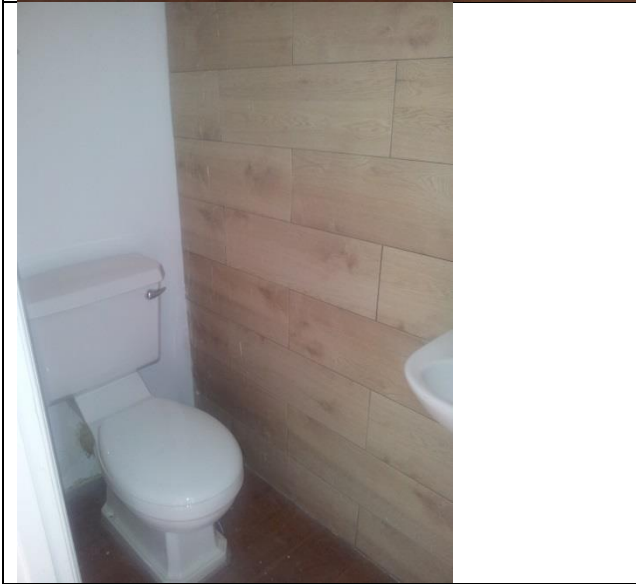

Downstairs guest toilet.  
New sanitaryware and laminated floor.



Kitchen.  
New floor tiles.  
Kitchen cupboards removed. New, freestanding units proposed.  
New decorative wall panelling in the area shown only.



Some beams in rooms in the front wing of the house were condemned by the structural engineer (refer attached report) and have been repaired according to the engineer's method statement.

	<p>Railing to stairwell in rear first floor room to be replaced. To be 22mm x22mm bannisters under reproduction early C20th handrail and painted to match existing joinery in the room.</p>
	<p>Bathroom in first floor room. Sanitaryware replaced and wall and floor retiled.</p>
	<p>Attic. Repaired rotten floor boards using recycled timber of a similar age.</p>

	<p>Attic bathroom.</p> <p>Re-install bath and new basin on existing plumbing points.</p> <p>New toilet and cistern has been fitted.</p>
	<p>Main en-suite (ground floor)</p> <p>Replace sanitaryware on existing plumbing points.</p> <p>Remove pink marble floor tiles and retile.</p>

## 6.2 Cottage

The “skirt” to the whole of the street (south) façade of the cottage has already been fixed, albeit not finished or flashed all the way across.



Figure 8 (left): view of “skirt” with thatched garage at Rhodes’s Cottage to RHS.  
 Figure 9 (right): “skirt’ with flashing complete

## 7 ASSESSMENT OF IMPACT OF UNAUTHORISED WORK

### 7.1 Internal

The impacts of the internal works, most notably the modernisation of bathrooms, are difficult to gauge as it is not known what age fittings were there. From descriptions from the builder and owner's agent, it would appear that no period (i.e. early C20th) sanitaryware remained, save the Dublin bath in the laundry.

The new fittings and tiles can be supported in the absence of any clear indication of what was there before and therefore any assessment of the intrinsic conservation-worthiness of those previous items.

### 7.2 Exterior

#### 7.2.1 *Painting of walls and woodwork*

The house and woodwork have been painted, but in the same colours. As painting is required maintenance and there has been no change in character as a result of the work, this can be supported.

#### 7.2.2 *Thatch 'skirt' shading device: cottage south façade*

This is the intervention that has the most impact. The motivation for the addition is aesthetic and functional – it is felt that the overhang will protect the timber windows and doors as well as provide shade.

The “skirt” currently extends all the way to the adjacent garage at Rhodes's Cottage. As can be seen below, it is the portion closest to the garage that is most noticeable from Main Road.



Figure 10: View from across Main road, opposite Rhodes's cottage





Figure 11: View from across Main road, directly opposite the house

The “skirt” is currently very noticeable. However, if the thatch in front of the portion of the cottage that extends forward were removed, the impact would be substantially less. It would mean (refer Figure 11) that, from across the road and directly in front of the house, the “skirt” would not be visible.

## 8 ASSESSMENT OF IMPACT OF PROPOSALS

The proposed work is the completion of the bathroom refurbishments started as part of the unauthorised work and the installation of a new kitchen, using freestanding units.

Given, as stated above, that we do not know what fittings were in the bathrooms and kitchen, we cannot, from a heritage point of view, insist on any one style. The current bathroom finishes will have to become the 2014 layer of intervention in the fabric. The style of the new is sufficiently legible as new work and can be supported as a contemporary intervention in the building fabric.

## 9 ALTERNATIVES AND MITIGATION OF IMPACT

### 9.1 Exterior

#### 9.1.1 Thatch ‘skirt’ shading device: cottage south façade

The section of thatching along the protruding portion of the cottage and the hipped turn (see Figure 8) should be removed. Thatch along the front of the cottage (See figure 9) that ends in the corner formed by the protruding portion of the cottage can be considered.

## 10 CONCLUSIONS

The building retains its significance because of its setting and that the exterior of the main building is largely intact. A revised grade of 3A is proposed as the building, while a fine example of its time in this area, is not of provincial significance.



The 'skirt' as built is inappropriate for the site. If it were to be removed from the protruding portion of the cottage's façade, its visual impact on the view of the house from across the road would be mitigated.

Because it is not known what fittings were in the bathrooms and kitchen, we cannot, from a heritage point of view, insist on any one style. The style proposed by the applicant should thus be supported as the most recent layer in the building fabric.

The cease works order should be lifted and the work allowed to proceed as proposed in drawing 1408-LAS-01 and in this document.

## **11 RECOMMENDATIONS**

Based on the conclusions drawn above, it is recommended that the cease works order be lifted and that the proposed alterations and additions as outlined in drawing 1408-LAS-01 and this report be approved.

The support of the above actions should be subject to:

3. The removal of the thatch on the protruding portion of the cottage front façade
4. Strict adherence to the building plans once approved.

## **12 REFERENCES**

Revel Fox and Partners. 1993. Kalk Bay, St James and Muizenberg Conservation Study. Unpublished report prepared for the City of Cape Town.

Walker, M. 1997. The Golden Years: a postcard memoir of the Kalk Bay – Muizenberg Municipality 1895-1913. St James: Michael Walker

Walker, M. 2009. Muizenberg – a forgotten story. St James: Michael Walker

## **13 APPENDICES**

**Appendix A:** engineer's report

**Appendix B:** title deed

**Appendix C:** deed diagram

**Appendix D:** power of attorney

**Appendix E:** stop works orders