

Bo-Kaap Erf 142718 & 142719, 38 & 38A Rose 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.
June 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.

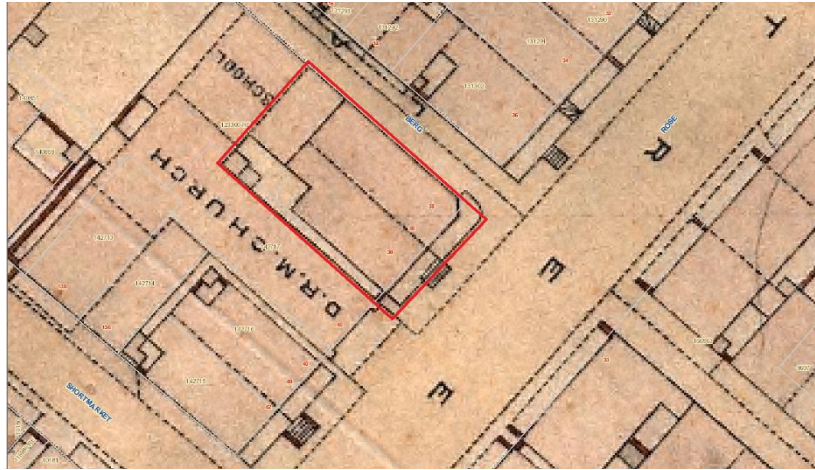
2.0 Locality



City Map Viewer



Snow 1862



Thom 1898

3.0 Property Details:

Address:	38 and 38A Rose Street
Erf No:	142718 & 142719 (not registered) / mother erf 123300
Title Deed:	T26540/2009
Owner:	City of Cape Town
Tenant:	
Property reference:	38 -WC 20B 57, 38A – WC 20B 48
Date of dwelling:	approximately 156 years
Description of property:	No. 38 - only part remaining, No. 38A - 2 bay, single storey,
Present use:	Residential
Site Features:	None
Current Grading:	3 B
Location:	Inside proposed 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 properties (inspected 1983) are described as :

38 Rose Street (Corner Shop demolished after 1983)

'Neglected single storey structure, splayed corner entrance. Rose Street: rough plaster, spoiled cornice, stepped parapet, sheet metal clad centrally divided corner entrance, timber framed shopfront with architraves, consoles and elaborate hood. Berg Lane: exposed rubble walling, flush panel shutters, raise parapet, coping of earlier parapet lower parapet visible.

38A Rose Street

'Single storey, 2 bay. Plaster, bluestone walling to cement stoep, centrally divided 4-panel hardwood door, rectangular 6-pane fanlight, steel casement. Curvilinear parapet coping visible in side wall under raised parapet. Plastered thick bluestone wall to outbuildings.'

3.2 Current condition

The corner shop at No 38 has been demolished subsequently to the Buildings of Cape Town 1983 Report. The site area has remained open since then. The back portion remains and forms part of the dwelling at 38A.

3.2.1 Exterior

Roofs are visible and require refurbishment. The original roof structure over the main section of the house has been replaced, with walls raised and falls redirected.

Front façade

Doors and window have been retained, cornice is intact, walls are painted.

Berg lane façade

Since demolition of corner shop walls and parapets have deteriorated badly

Rear façade requires attention

Court yard

Thick stone retaining wall at the rear with public parking behind at a higher level.
The yard has been roofed illegally preventing natural ventilation to the bathroom.

Outside toilet requires some refurbishment.

3.2.2 Interior.

The interior of the dwelling has been extensively refurbished, except for part of the kitchen.

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 sheets and seal at parapets, where required.

Front façade

Refurbish window and doors and re-seal
Make good plaster and paint at stub wall.

North-east façade and east facade

Remove loose plaster, re-plaster and paint, fit fascia and bargeboard to roof edge
Refurbish bedroom 1 and kitchen windows, make good plaster and paint
Make good building corners where walls had been demolished.

North west façade

Kitchen wall - remove loose plaster, re-plaster and paint
Make good parapet walls and waterproof

Wall between courtyards – make new opening and make good opening, plaster block infill panel and paint.

South-west façade

Refurbish windows and paint

Plaster blockwork wall and paint

Remove loose plaster, re-plaster and paint

Make good parapet walls, waterproof and seal to roof sheets

Open yard

Build new yard walls as shown

Make good end of retaining wall, plaster and paint

Make good paving laid to falls

Covered yard

Remove part of roof as shown , make good where removed

Repair cement paving

Outside toilet

Replace existing door and frame, remove loose plaster and paint inside and out

WC ?

4.2 Interior

Part of kitchen

Plaster raw walls and paint

Fit new plasterboard ceiling with insulation on new bracing to existing rafters

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

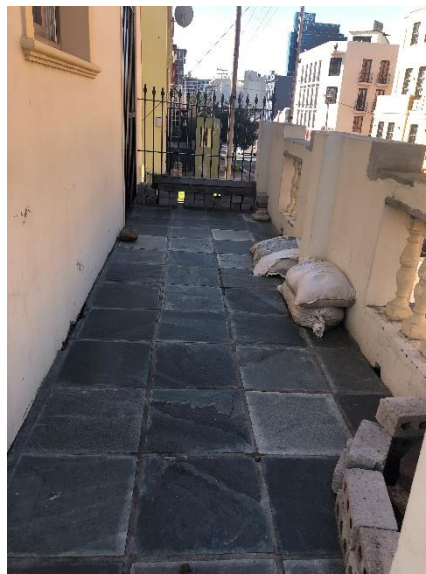
5.0 Photographic Record (October 2017)



Front façade



Front facade



Stoeo paving



Former corner shop



Former corner shop



Berg Lane façade



Open yard erf 142719



Open yard, retaining wall, public parking behind



Roofscape



South façade backyard



South façade



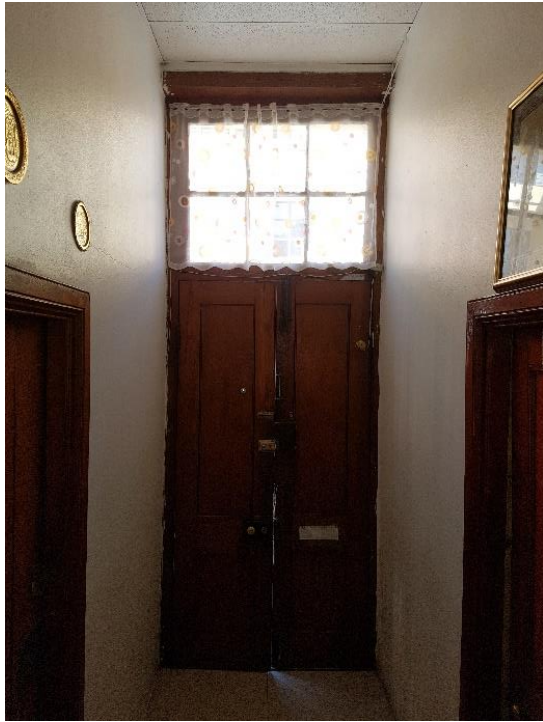
Yard – outside toilet



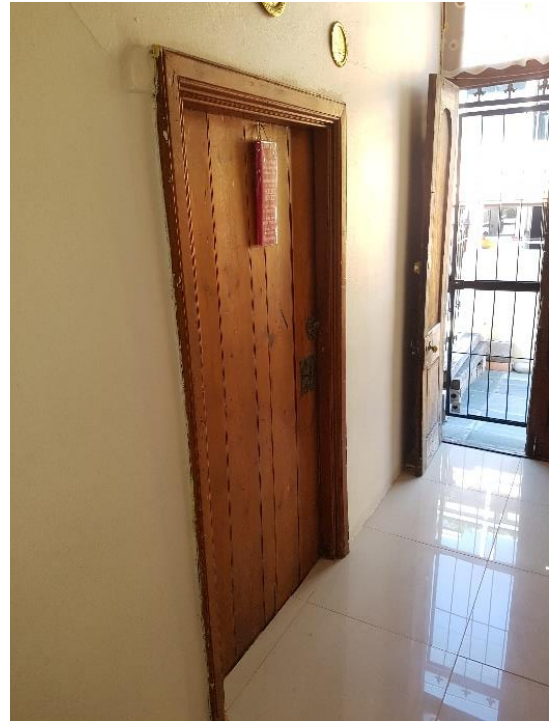
Kitchen door



Yard roof



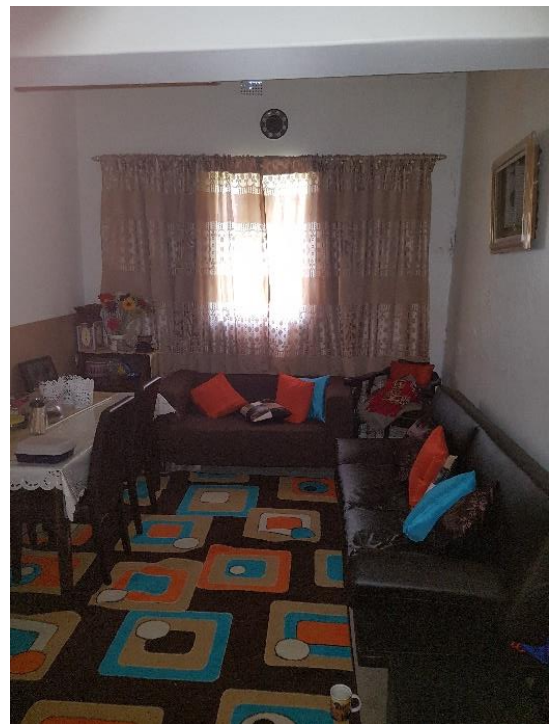
Entrance hall



False door



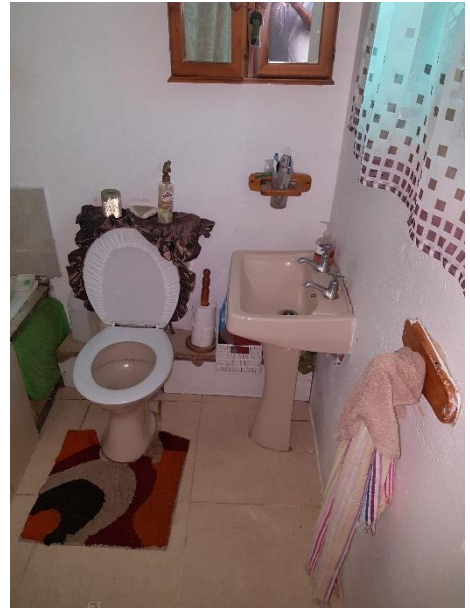
Passage



Living room



Bedroom



Bathroom



Existing ceiling



Kitchen – refurbished



Kitchen - unfinished



Kitchen unfinished



Kitchen unfinished