

GUIDELINES
FOR MAINTENANCE, IMPROVEMENTS
AND NEW BUILDINGS
IN
BOKAAP



PREPARED FOR THE
NATIONAL MONUMENTS COUNCIL
BY
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INTRODUCTION

Bokaap contains the largest concentration of pre-1850 architecture in the country and is the oldest surviving residential neighbourhood in Cape Town. The celebrated old city of white-washed, flat-roofed houses which can be seen in old drawings and photographs has all but disappeared. The few groups of early nineteenth century houses which survive in the city centre are surrounded by modern shops and offices and have all been converted to other uses. Only in Bokaap are people still living in the old houses, chatting on the stoeps and watching the children play in the streets and lanes as they have for the last two centuries.

The area has multiple significance: architecturally and environmentally, as a unique townscape made up of historical buildings; culturally and historically, as the home of a community rich in traditions and an area bound up with the development of Cape Town and the establishment of Islam at the Cape.

As the following section sets out, Bokaap has been through some difficult periods and has not emerged entirely unscathed. Particularly in the last 60 years, both the architecture and the community have been threatened. Whole rows of fine old buildings have been lost, and the community has had to struggle to remain intact.

Now, for the first time in many decades, most houses are again owned by the people who live in them, and the future of the area is to a large extent in the hands of the inhabitants of Bokaap themselves. As a result, there is a renewed pride and sense of ownership in the area. Many people are making improvements to their homes, and some of the vacant sites already have new houses going up on them.

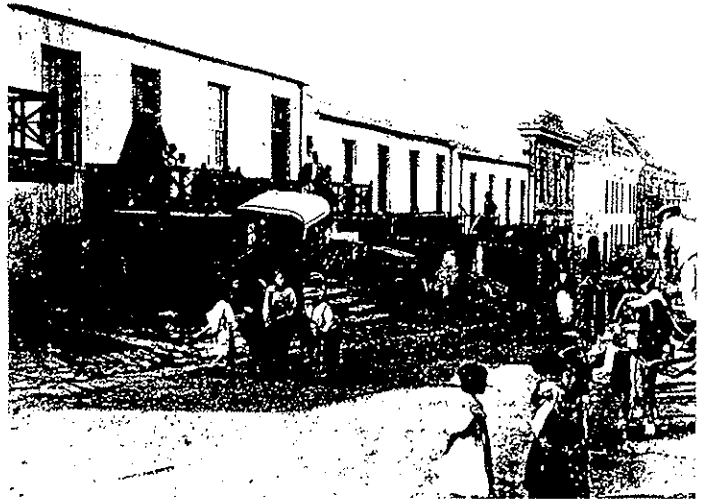


Fig 1. A Bokaap street in 1902 (Photographer unknown. SA Library, CW K621)

However, this positive trend towards renewal and improvement is being undermined by the continuing deterioration of some of the old buildings through lack of maintenance, and by alterations and new buildings which are not appropriate to the special qualities of the historical area.

The purpose of these guidelines is to assist residents to maintain and improve their homes in ways which respect the historical buildings and patterns of development and enhance the special qualities of the environment. The aim is to ensure that the current process of renewal and redevelopment improves the area as a whole and benefits all the inhabitants.

The advice in this handbook will help owners and their architects and designers to achieve the quality of "good neighbourliness" which is a traditional characteristic of both the buildings and the residents of Bokaap.

THE HISTORY OF DEVELOPMENT

Initial development

The beginnings of Bokaap are shown on the Cape Town map of 1767 (Fig 2). Above Bree Street, which was the north-west boundary of the town, lay the market garden Schotse Kloof. In 1760 the sexton of the Oude Kerk, Jan de Waal, bought part of the farm and the following year was granted an adjacent piece of land. Here he laid out Waalendorp: the two blocks comprising the extensions of Wale, Dorp and Leeuwen Streets above Buitengracht, which can be seen on the map. He built rows of small "huurhuisjes", or houses to rent. Two of these original houses survive: the Bokaap Museum in Wale Street, which was restored in the 1970s, and another (altered) house with a curvilinear parapet above Buitengracht, between Dorp and Leeuwen Streets.

Expansion

After 1780 Cape Town's population grew rapidly. Troops of various nationalities were stationed at the Cape to defend it against the British, attracting immigrants and plattelanders to supply their needs. About 1790 the town grid was extended up the slopes of Signal Hill towards Waalendorp and Rose and Chiappini Streets were laid out parallel to Buitengracht. The occupation of the Cape by the British in 1795 resulted in further growth.

Development of the area near Waalendorp continued to be in the form of modest "huurhuisjes", which were typically flat-roofed and single storey. Many of them were let to immigrant artisans and craftsmen of European origin, who worked in town. However, the area also housed "free blacks" including Muslims from Indonesia.

Under the Dutch East India Company, Muslims were not allowed places of worship, so prayer meetings were held in private homes or in the quarry in Chiappini Street.

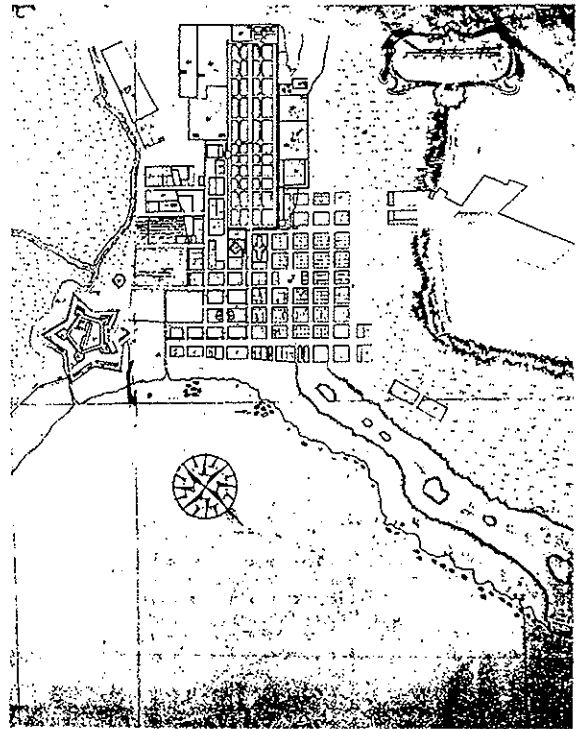


Fig 2. Cape Town in 1767 (Cape Archives, Map 3/18, detail)



Fig 3. The Bokaap Museum, 71 Wale Street, in the early years of this century (Arthur Elliot, Cape Archives)

Permission to construct a mosque was only given in 1803 after the first British Occupation. By 1811 the Masjied Auwal ("First Mosque") was built in Dorp Street. The construction of further mosques followed. The map of Cape Town in 1830 (Fig 4) clearly shows the street pattern of Bokaap, as well as the nearby stone quarries which supplied building materials for the new houses, and which had been used for prayer meetings. At this time there were still two market gardens in the area, Schotse Kloof and Stadzicht.

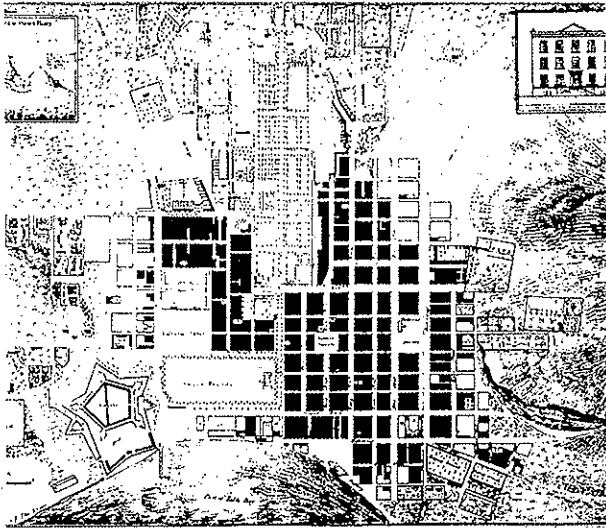


Fig 4. Cape Town in 1830 (from Thompson's Travels, Cape Archives)

After the emancipation of the slaves (1834 - 1838) there was increased pressure for modest housing and many Muslim freed slaves moved into the new parts of Bokaap or took over houses from the immigrants, who had begun to move to the Southern Suburbs. The "old Malay Quarter" developed as a mixed neighbourhood with a predominance of Muslims.

The area developed piecemeal during the 19th and early -20th centuries, with the result that the full range of architectural styles: Cape Dutch, Georgian, Victorian and Edwardian, is represented. By the 1880s the two remaining market gardens had also been developed and the present size and form of Bokaap was basically established.

Decline of the area

During the 1880s a serious smallpox epidemic first raised middle-class fears about poverty and poor living conditions in "overcrowded" inner-city neighbourhoods like Bokaap. After the Black flu of 1918 concerns again focussed on Bokaap, parts of which had become dilapidated. The City Council identified Bokaap as a slum and advocated its clearance on the grounds of public health.

The Slums Act of 1934 empowered the Council to expropriate and in 1938, despite

the protests of the inhabitants, the Council began buying up "slum" properties in Bokaap (including many in good condition), with the intention of demolishing the buildings and redeveloping the area. However, due to a lack of alternative housing the Council found that it had to lease rooms in the expropriated buildings. Whereas the original owners had maintained their buildings in reasonable condition, lack of maintenance by the Council and the replacement of the Muslim inhabitants by "displaced" people resulted in severe deterioration and parts of the area became a real slum.

Conservation efforts

Recognising that the unique character and value of the area was being eroded, in 1943 several prominent citizens formed a committee for the preservation of Bokaap and the "Malay way of life". As a result of their lobbying, 15 houses and a mosque in the block between Chiappini, Shortmarket, Rose and Longmarket Streets were restored in 1951. However, the rest of the area continued to deteriorate and light industry and commercial uses began to move into the fringes of the area. In 1957, despite the protests of many inhabitants, Bokaap was declared a "Malay Group Area" under the Group Areas Act. This effectively prevented further commercialisation.

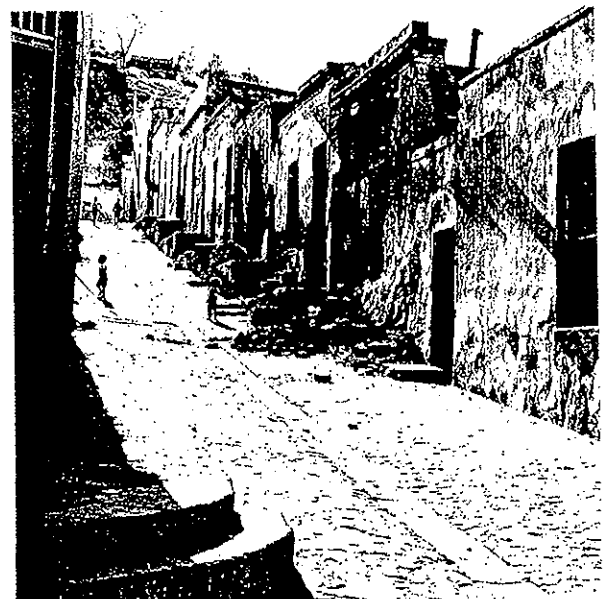


Fig 5. Berg Lane in the 1970s (L Townsend, 'Bokaap, Faces and Facades')

The City Council, which by this time owned the majority of properties in the area, was initially opposed to its conservation (even demolishing several historical houses which had become dilapidated). However, under pressure from the public, the Historical Monuments Commission and the Department of Community Development, the attitude of the City changed.

In 1966 the blocks bounded by Rose, Longmarket, Chiappini and Wale Streets, with several houses on the other side of Wale Street, were declared a national monument. In the 1970s, under the supervision of the National Monuments Council, the City Council implemented a process of renovation, which included restoration, construction of new houses behind old facades, and reconstruction of buildings which had been destroyed.

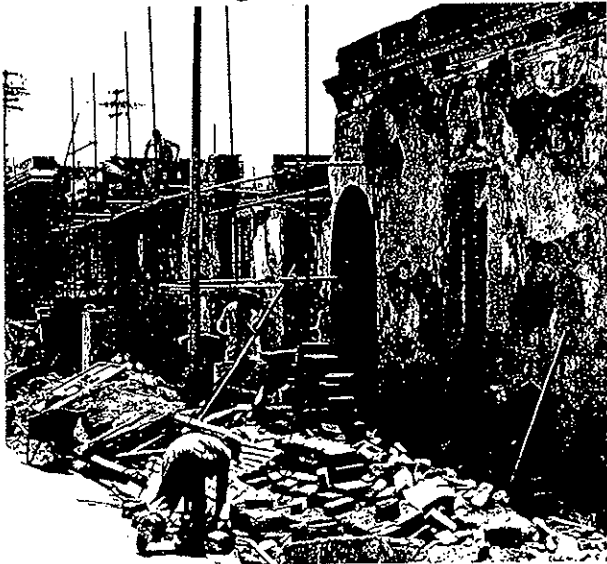


Fig 6. Chiappini Street in the 1970s during restoration by the City Council (L Townsend from 'Bokaap, Faces and Facades')

The Scotsche Kloof Civic Association was formed in 1972 and soon turned its attention to the dereliction of rented housing in the area. During the 1970s and 1980s the Civic Association lobbied vigorously for ownership of Council houses and open plots to be transferred to the community, which had the artisan skills to maintain the houses and, through the system of *kanallah* or community assistance, to regenerate the area as a whole.

The Council eventually agreed to the sale of renovated houses, but as it opposed the sale of derelict dwellings a second phase of restoration proceeded in 1985. Since the prices of the renovated houses were well beyond the means of the original inhabitants, the Civic Association organised community protests to prevent the sale and insisted on community participation in redevelopment proposals.

As a result, the Council developed a scheme to sell unrenovated houses to the present occupants and vacant sites to the last occupant at R1 000 per unit, provided the houses were renovated or reconstructed to the approval of the NMC and the City Council within two years. Unfortunately, long delays resulted in community suspicion. As a result, the Council's 1986 proposal to declare the historical part of the Bokaap an Urban Conservation Area was rejected, despite general community support for the conservation of the special character of the area. A joint committee was formed with representatives of the community, the City Council and the NMC and the sale of the first houses and plots finally took place in 1990.

Since that time most of the properties in historical part of Bokaap have been sold to the inhabitants and a considerable amount of construction work has taken place. With the repeal of the Group Areas Act, Bokaap has again become a mixed neighbourhood. Although there is concern about the increasing conversion of houses for business use and possible gentrification — the displacement of the original inhabitants by outsiders as a result of rising property prices — the community remains very strong. Over 100 residents and 49 local organisations participated in a Facilitation Process during 1993-1994 to identify issues and concerns and discuss the use of certain key sites in the area. During this process the overriding concern which the community expressed was the protection of the religious, cultural and architectural heritage which gives Bokaap its special character.

PHYSICAL CHARACTER OF THE AREA

The Bokaap is recognised as the largest concentration of pre-1850 architecture in Cape Town. The narrow streets lined with buildings have a remarkably strong character because, despite the subtle variety in the buildings, the houses are essentially very similar and obey the same “rules”. Together, these simple buildings form streetscapes and vistas of great charm and unity, enlivened by the minarets of the area’s mosques. Because of the siting of the area on the slopes of Signal Hill views towards Table Mountain in the south, and over the harbour and city to the north and east also contribute to the character of the streetscapes.

TYPES OF BUILDINGS

1. Houses with parapets

The first houses in the area were built in rows lining the streets. They were usually single storey, with parapets concealing flat roofs of brick on timber which fell slightly towards the back and were waterproofed with lime, oil and molasses. Corrugated iron became the most common roofing material after it was introduced in the 1850s.

Early parapets usually had a plaster cornice right at the top. The earliest surviving parapets are the two “wavy parapets” on the Bokaap museum and the house off Buitenkant Street, which date from c1763. After 1790, parapets generally had a heavier cornice with about 300mm of wall above, sometimes stepped.

The houses had narrow frontages — only one room wide (sometimes with a passage) or two rooms with a central passage — but they extended quite far back, with light and ventilation from a rear courtyard. Some courtyards had access to the street via a passage down the side of the house. Most houses had an open stoep in front flanked by low walls, sometimes with built-in seats.

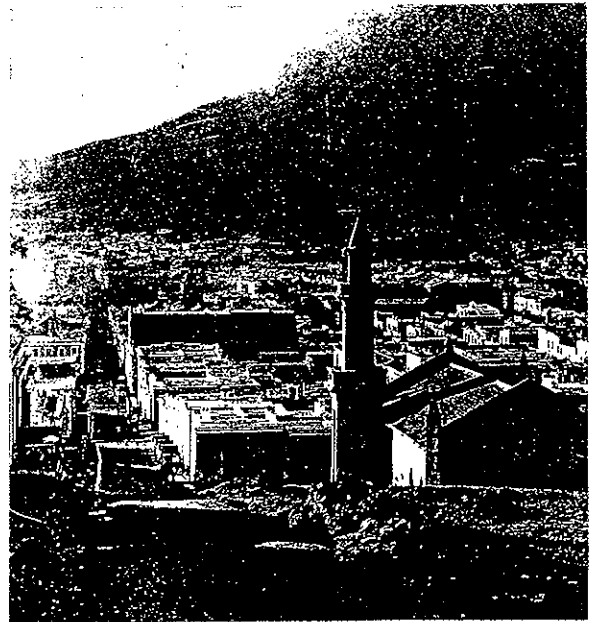


Fig 7. A view down Church Street in the 1920s, with the Masjid al Borhen Nudien in Chiappini Street on the left and the steeple of the Grootte Kerk at the end of the street (Arthur Elliot, Cape Archives)

Double storey houses were also built, but are less common than the single storey type.

This type of house, with variations in proportion, woodwork and detailing, continued to be built in Bokaap for over a century. The main variations in the different periods are described below. Of course, many houses have been changed since they were originally built, so that one finds interesting historical “modernisations” such as Victorian plaster mouldings around Georgian windows.

a) Cape Dutch (1760 - c1815)

Windows and door were flush with the outside wall, or only slightly recessed. Although casements were used, only sash windows survive in Bokaap.

The top sash of the window was fixed, with only the bottom sash sliding. Window panes were small (about 200 x 150 mm) and the frames and glazing bars were heavy. The proportions of the windows were between 2:3 and 1:2 (width to height). External panelled teak shutters covered the bottom half of the window, fitting into the frame when closed.

Doors were in two parts, “bo-en-onder”, with mouldings around the panels. Fanlights were usually square, with glass panes the same size as those in the windows.

b) Georgian (Cape English) (c1810 - 1860)

Windows became taller in proportion (between 1:2 and 1:2¼), with both sashes sliding, larger panes of glass (up to 400 x 300 mm) and slender, deep glazing bars. They were set back from the facade and the frame looked thinner as it was built into the wall. Internal folding panelled shutters and, after 1815, external louvred shutters were used.

Vertically-divided double doors had six or eight raised panels with bolection mouldings. Some fanlights were quite intricate, and the arched “sunrise” pattern was popular.

In some cases front facades were rusticated, with lines drawn on the plaster to resemble large blocks.

c) Victorian (c1860 - 1900)

Mass-produced, standard joinery (and other building elements) became available. Sash windows usually had only two or six large panes of glass per sash, and the top sash had horns underneath. Louvred shutters continued to be used.

Front doors usually had four or six moulded panels with simple geometric fanlights (sometimes with coloured glass), and in larger houses might also have sidelights.

Increasingly elaborate plaster decoration, such as rustication, corner quoins and mouldings around openings, became common.

The open stoep of the previous periods was often replaced by a verandah with a corrugated iron roof and columns, brackets and balustrades of timber or cast iron.

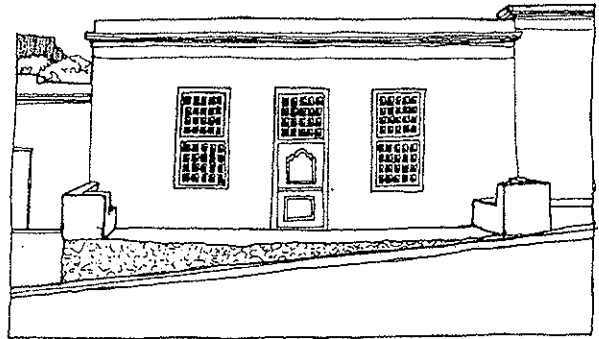


Fig 8. Cape Dutch house with parapet

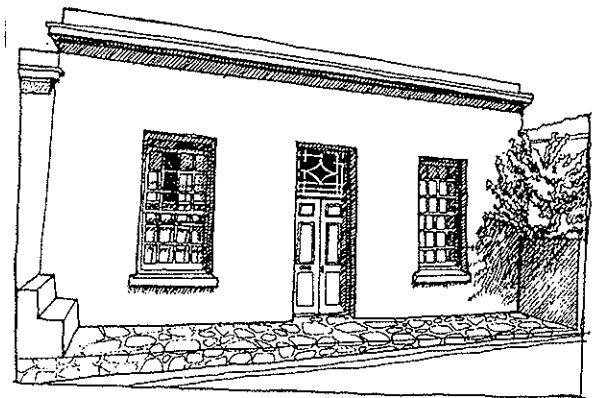


Fig 9. Typical Georgian house with parapet

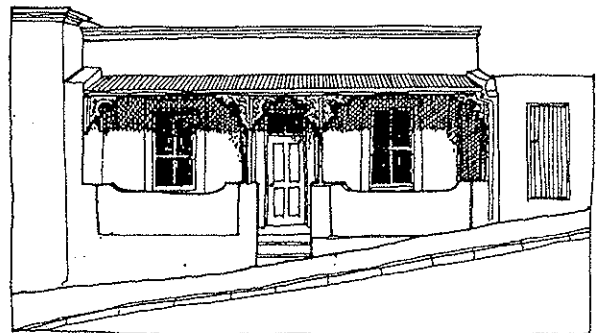


Fig 10. Parapeted Victorian cottage with a fine cast iron verandah

d) Edwardian (c1900 - 1930)

Joinery was similar to that used in the Victorian period, but plaster decoration on the front facade became heavier and concrete was used more frequently for verandahs.

2. Houses with pitched roofs

Although parapeted houses are in the majority in the older parts of Bokaap, there are also many houses with pitched roofs. The earliest of these were Georgian and usually had slate roofs, but most of them are in areas which were developed after 1860 and have roofs of corrugated iron.

a) Victorian and Edwardian row houses

These are similar to the parapeted row houses, but with double-pitched corrugated iron roofs. Some have small gables over each pair of entrance doors, and some have returned gable ends at each end of the row. Verandahs and plaster decoration are the same as for the parapeted variants. Some rows are set back slightly from the street, allowing for a small front garden, usually with a plastered boundary wall with capped posts. Double storey examples are also found.

b) Attached and semi-detached houses

Individual houses attached to their neighbours are common because of the narrowness of the plots. Single or double storey pairs of semi-detached houses are also found in Bokaap. They may have gable ends or hipped roofs.

d) Detached houses

Freestanding houses are not common. With a few notable exceptions, they are only found in the newer parts of Bokaap and were built in Victorian times or later.

3. Corner buildings

A variation on the above types is the building on the corner of a block, with the corner cut away at 45°. They usually have an entrance on the corner and are often (but not always) used as shops. Both parapeted and pitched-roof variations exist, and some are double-storey. The stoep or verandah usually follows the outline of the building around the frontage, giving access to the dwelling on one side.



Fig 11. These rare double-storied semi-detached early Victorian houses with a pitched slate roof, which used to stand in Pentz Street, were unfortunately demolished in the 1970s (Arthur Elliot, Cape Archives)

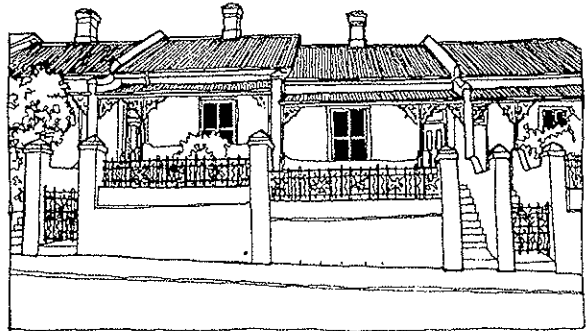
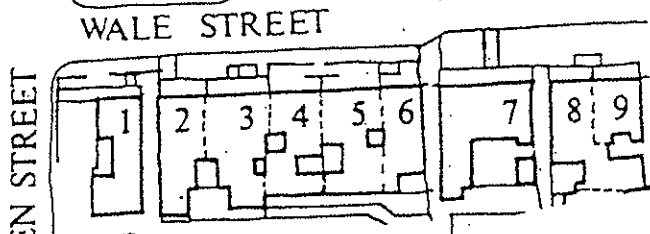
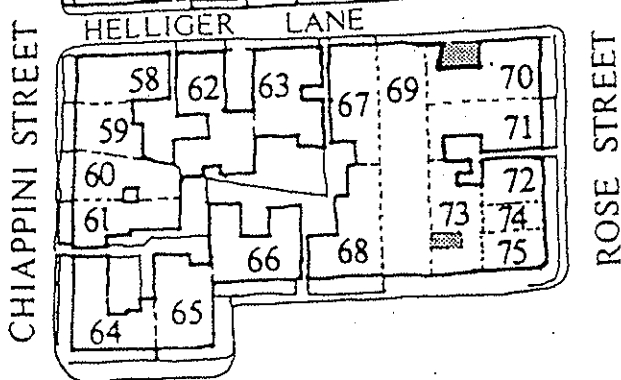
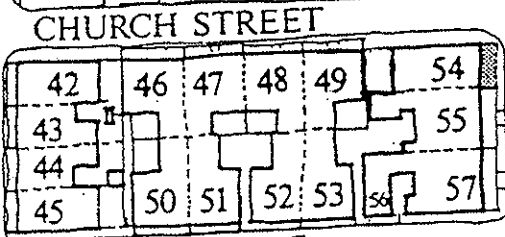
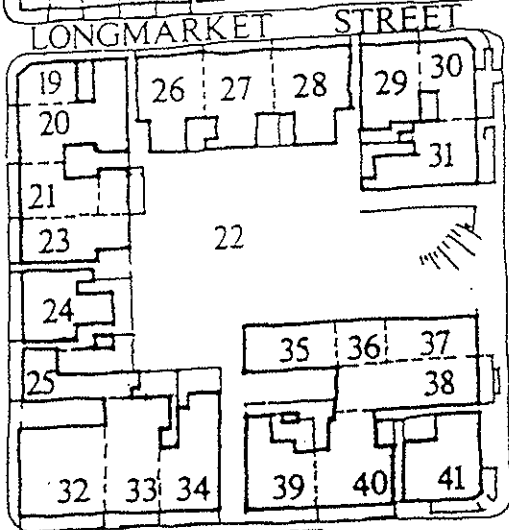
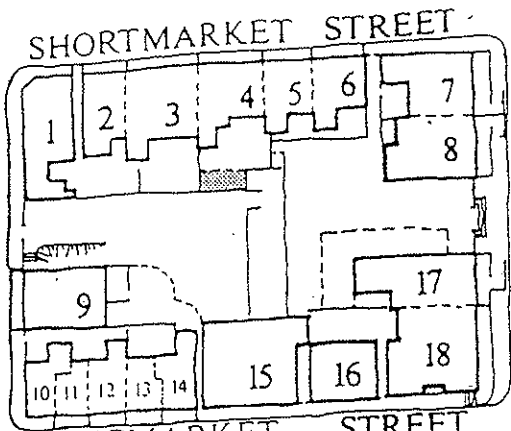


Fig 12. Victorian row houses



Fig 13. Corner shop with attached dwelling



41.

- | | | |
|----|--------------------|--------------------|
| 1 | 99 | Shortmarket Street |
| 2 | 97 | Shortmarket Street |
| 3 | 95 | Shortmarket Street |
| 4 | 93 | Shortmarket Street |
| 5 | 91 | Shortmarket Street |
| 6 | 89 | Shortmarket Street |
| 7 | 44 | Rose Street |
| 8 | 46 | Rose Street |
| 9 | 65a | Chiappini Street |
| 10 | 202 | Longmarket Street |
| 11 | 200 | Longmarket Street |
| 12 | 198 | Longmarket Street |
| 13 | 196 | Longmarket Street |
| 14 | 194 | Longmarket Street |
| 15 | Mosque, Boorhaanol | Longmarket Street |
| 16 | 192 | Longmarket Street |
| 17 | 50 | Rose Street |
| 18 | 188 | Longmarket Street |
| 19 | 211 | Longmarket Street |
| 20 | 69 | Chiappini Street |
| 21 | 71 | Chiappini Street |
| 22 | Open Space | between C and L |
| 23 | 73 | Chiappini Street |
| 24 | 75 | Chiappini Street |
| 25 | 77 | Chiappini Street |
| 26 | 205 | Longmarket Street |
| 27 | 203 | Longmarket Street |
| 28 | 201 | Longmarket Street |
| 29 | 199 | Longmarket Street |
| 30 | 197 | Longmarket Street |
| 31 | 56 | Rose Street |
| 32 | 130 | Church Street |
| 33 | 128 | Church Street |
| 34 | 126 | Church Street |
| 35 | Old Coach House | Rose Street |
| 36 | Old Coach House | Rose Street |
| 37 | Old Coach House | Rose Street |
| 38 | Sports Club | Rose Street |
| 39 | 124 | Church Street |
| 40 | 122 | Church Street |
| 41 | 120 | Church Street |
| 42 | 83 | Chiappini Street |
| 43 | 85 | Chiappini Street |
| 44 | 85 | Chiappini Street |
| 45 | 89 | Chiappini Street |
| 46 | 117 | Church Street |
| 47 | 113 | Church Street |
| 48 | 111 | Church Street |
| 49 | 109 | Church Street |
| 50 | 22 | Helliger Lane |
| 51 | 20 | Helliger Lane |
| 52 | 18 | Helliger Lane |
| 53 | 16 | Helliger Lane |
| 54 | 68 | Rose Street |
| 55 | 70 | Rose Street |
| 56 | 72 | Rose Street |
| 57 | | Rose Street |
| 58 | 91 | Chiappini Street |
| 59 | 93 | Chiappini Street |
| 60 | 93 | Chiappini Street |
| 61 | 95 | Chiappini Street |
| 62 | 21 | Rose Street |
| 63 | 19 | Helliger Lane |
| 64 | 97 | Chiappini Street |
| 65 | 97 | Chiappini Street |
| 66 | 108 | Wale Street |
| 67 | 17 | Helliger Lane |
| 68 | 106 | Wale Street |
| 69 | 104 | Wale Street |
| 70 | 74 | Rose Street |
| 71 | 74a | Rose Street |
| 72 | 76 | Rose Street |
| 73 | 102 | Rose Street |
| 74 | 76 | Rose Street |
| 75 | 78 | Rose Street |

47.

- | | | |
|---|----|-------------|
| 1 | 83 | Wale Street |
| 2 | 81 | Wale Street |
| 3 | 79 | Wale Street |
| 4 | 77 | Wale Street |
| 5 | 75 | Wale Street |
| 6 | 73 | Wale Street |
| 7 | 71 | Wale Street |
| 8 | 69 | Wale Street |
| 9 | 67 | Wale Street |

BOKAAP NATIONAL MONUMENT AREA

PROTECTION OF BUILDINGS & PROCEDURES FOR BUILDING APPLICATIONS

Because of the significance of the Bokaap, various forms of protection have been introduced to ensure that building work done in the area is appropriate.

Before you prepare plans for alterations or a new building, you should read the relevant guidelines in this booklet and, if you would like personal advice and assistance, consult the staff of the authority responsible for plans approval in the area where your site is located.

National Monument Area

The area declared a national monument, which contains the greatest concentration of significant buildings, is shown on the facing page. All building work in this area (including internal alterations) must be approved by the National Monuments Council.

NMC staff will be happy to advise on the kinds of changes which are likely to be approved. Information and application forms are available from:

**Regional Manager,
National Monuments Council,
111 Harrington Street, Cape Town.
Tel: 462-4502
Fax: 462-4509**

Protected Buildings

The conservation-worthiness of each building in the Bokaap has been assessed in terms of its significance in its own right, its contribution to the area and as part of an architecturally or historically important group. (Fig 14)

All of these buildings which are more than 50 years old are protected under the National Monuments Act, and special approval is required to alter or demolish them.

This includes:

- replacing windows and doors
- removing or building new stoep walls
- replacing verandah supports or roofs
- enclosing verandahs or stoeps
- building or raising the height of boundary walls and
- replacing roof materials.

Applications should be made through the City Council, which will consult the National Monuments Council when necessary.

**Urban Conservation Unit,
City Planning Department,
16th Floor, Civic Centre,
Hertzog Boulevard.
Tel: 400-2667
Fax: 419-7096**

Proposed Urban Conservation Area

The area outlined in Fig. 14 (overleaf) has been proposed for designation as an Urban Conservation Area. This is a form of zoning, the purpose of which is to protect the special characteristics of the area.

In a declared Urban Conservation Area, the *special consent* of the City Council is required

- to alter an existing building,
 - erect a new one or
 - remove a mature tree or hedge
- (Section 108 of the Zoning Regulations).

The purpose of the regulations is to ensure that work done in the area would not be detrimental to its special significance. For this reason, plans for minor works affecting the exterior of the building also require City Council approval.

If you are uncertain whether what you would like to do is appropriate in the conservation area or would like advice on the best way to proceed, the staff of the City Council's Urban Conservation Unit will be glad to help you.

EXISTING BUILDINGS: MAINTENANCE AND MINOR ALTERATIONS

By regularly doing routine maintenance and small repairs when the need arises, the need to spend large amounts on major repairs and replacement of materials can be avoided. As a general rule, it is best to maintain rather than repair; repair rather than replace; as a last resort, replace with a material or feature which has the same appearance as the original.

ROOFS

Do keep to the original roof shape.

The two most common kinds of roofs in Bokaap are low-pitch roofs hidden behind a parapet, and double-pitched or hipped corrugated iron roofs, sometimes with front gables. The shapes of the parapets or roofs are an important part of the streetscape and should not be altered. If there are ongoing problems with leaks in a very flat-pitched roof, replacing the short sheets of corrugated iron with long-span roof sheeting (preferably with a traditional corrugated iron profile) may help. It may also be possible to raise the pitch slightly behind the original parapet.

For advice about dormer windows, see page 24.

If the roof is visible from the street or from higher up the slope, do try to retain the original roofing material.

Traditional galvanised corrugated iron sheeting can last for years if properly maintained. Other materials with the same profile, such as aluminium sheeting and fibre cement are also good replacements if they are painted. Large profile fibre cement, asphalt-coated metal tiles, IBR and other roof materials with a very different appearance to the original should be avoided.

Do repair leaking roofs and gutters immediately.

Rain leaking through the roof and from gutters can permanently damage timber and walls, and

is one of the main cause of damp in houses. It is therefore vitally important that the roof and gutters are kept watertight. Most small leaks (which usually occur at the gaps between roof sheets or sections of guttering) can be repaired with a sealant available at the hardware store.

Do maintain and repair flashings

Water penetration at the joint between the roof and the front and side parapets is a common cause of damp in Bokaap. Do check the flashings before winter and repair or replace them whenever necessary. Compounds are available from hardware stores for sealing and waterproofing flashings and parapets.

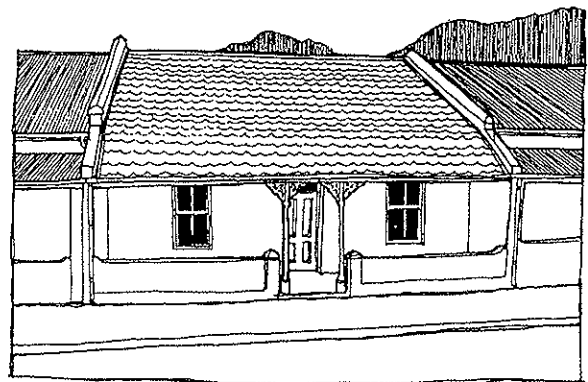


Fig 15. Pressed metal roof tiles have a disturbing texture and, if carried over the verandah, change the shape of the roof.

Make sure that rainwater is carried away from the house.

Gutters should be cleaned out before winter to prevent damming and overflowing which can result from blockages. If gutters or downpipes which are visible from the street need to be replaced, use the same pattern as the old — preferably in galvanised or cast iron (which may be available second hand) or PVC. The profile of fibre cement rainwater goods is not appropriate for the front of houses and they should only be used where they are not visible from the street. Make sure that the rainwater from the roof is channelled off the property to a municipal stormwater drain, and does not dam up near the house.

WALLS, PARAPETS, CORNICES AND MOULDINGS

The walls of the houses in Bokaap were generally built of sun-baked or underfired bricks with foundations of local stone from Signal Hill. A few houses have walls of rough stone. Mortar and plaster was of lime and sand or clay, and houses were painted annually with whitewash or limewash, building up a thick, protective layer over the years. The old bricks are soft and vulnerable to water penetration, but as long as the plaster and limewash are kept in good repair, the walls are very durable.

Replaster exposed brickwork immediately.

The bricks and mortar are very soft and will “melt” and make the house structurally unstable if they get wet. New plaster should not be too strong or contain a high cement content or it will not bond with the old structure and cracks will soon appear at the joint between old and new. A mix of 1 part cement to 3 parts lime and 8 sand is generally suitable for both plaster and mortar. Fibreglass mesh will help to bond new plaster to the walls.

Do repair cracks in plaster.

Water can penetrate even through hairline cracks, so it is important to fill them before the winter rains set in. For larger cracks and patches, fibreglass mesh or chicken wire can be used to improve bonding. Structural cracks, which run right through the wall, may require expert advice. It is particularly important to ensure that the top of the parapet is watertight and slopes slightly, so that water will run off quickly and not soak into the wall, where it will soften the bricks.

Do plaster walls and match the original texture of the plaster.

Use a wooden trowel or float for new plasterwork, as metal ones give too hard a finish. Avoid textures such as “Spanish” plaster and spatterdash, and claddings such as facebrick, artificial stone or tiles, which are not appropriate in Bokaap. If facebrick was used in the past, it should preferably be plastered and painted.



Fig 16. Plaster mouldings add to the character of the house.

Do retain and repair plaster mouldings.

Cornices, plaster surrounds to door and window openings, quoins and rustication are all important features of the houses of Bokaap, and should not be removed. If mouldings are damaged, do repair them rather than trying to remove and replace them. If the cornice has crumbled so badly that it is impossible to tell its outline, a copy can be made from a house in the area with similar detailing to yours.

Do paint external walls regularly.

Houses which were originally limewashed should be whitewashed every year before winter. It is the best (and cheapest) coating for lime plaster, and will fill in cracks and rough surfaces and help to waterproof the plaster. Avoid using acrylic paint if there is any trace of limewash on the walls, as the powdery coating will cause the new paint to peel off. The new waterproof, textured wall coatings should never be used on old houses in Bokaap, as they prevent the wall “breathing” and may result in long term problems.

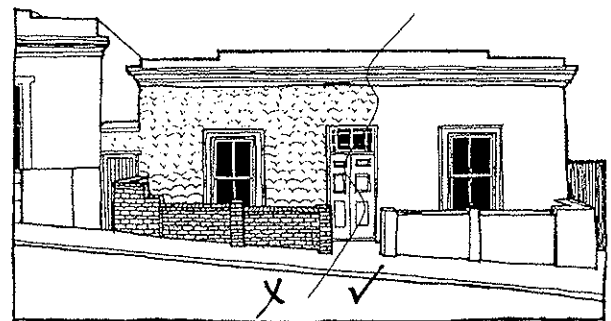


Fig 17. Avoid textured plaster and facebrick.

DAMP PROBLEMS

If the roof, gutters and downpipes, flashings and plaster are all in good repair and the walls are still damp, it is likely that the water is rising up from the ground. The houses in Bokaap do not have damp proof courses, and rising damp is consequently a common problem. Foundations are usually of stone rubble, which provides some barrier to damp if the mortar is of lime. However, clay mortar was often used between the stones, and damp from the ground rises easily through the clay.

The following simple and cheap methods may improve the situation. If possible, lower the level of the ground and paving around the house to at least 150mm below the level of the floor. Slope the ground so that rainwater does not pool against the walls, and check that drains and water pipes are not leaking below the surface of the ground. If the house backs into the slope, it is best to dig out the ground for a metre from the house (sloping the ground or building a retaining wall if necessary) and lay a surface channel so that water running down the slope is carried clear of the house, and does not dam up against the walls.

Victorian houses usually have air bricks below floor level in the outer walls: make sure that they are not covered or blocked, as air circulating in the underfloor space will help to dry the foundations and prevent rising damp. If there are no air bricks, inserting one to each room should help to prevent damp.

Painting the walls with waterproof paint is usually not an effective solution: although it may prevent the damp from escaping in one place, it is likely to reappear on another part of the wall.

Severe and persistent damp may ultimately require professional treatment such as injecting a sealer into the wall. If you do decide on this, you should check that the method has an Agreement Certificate and is guaranteed for at least 10 years.

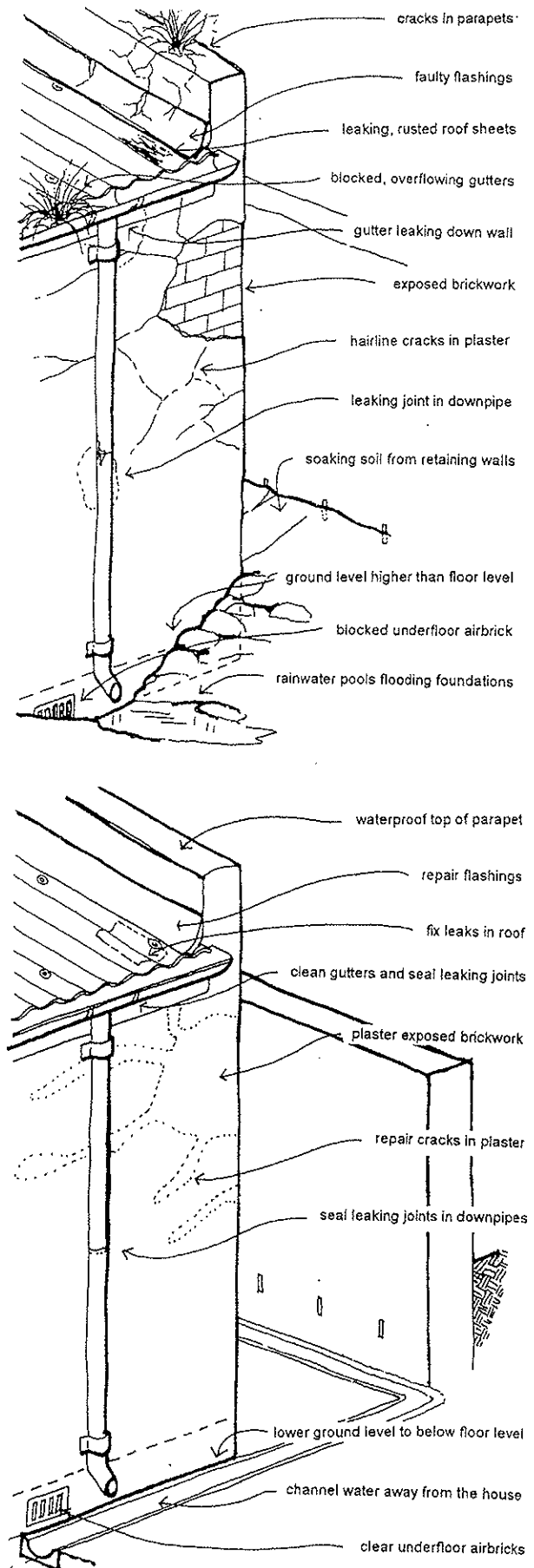


Fig 18. Some common causes of damp and how to cure them.

EXTERNAL WOODWORK: DOORS, WINDOWS AND SHUTTERS

The houses in Bokaap are from three periods: Cape Dutch, Georgian and Victorian. The beauty of the simple houses from the Cape Dutch and Georgian periods results largely from their elegant proportions, while the Victorian buildings were more complex and exuberant. Whatever the period, the proportions of the door and window openings in the facade and the details of the woodwork are as essential to the architectural facade as the eyes and nose on a face, and should be retained or restored wherever possible.

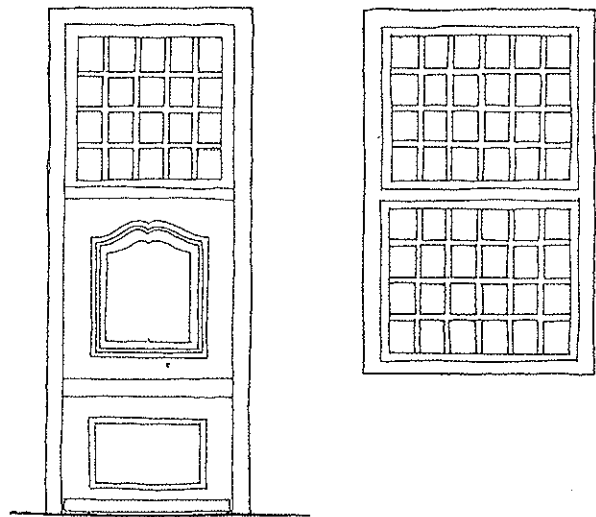
Typical doors and windows from each period are illustrated alongside.

Do retain and repair original doors, windows, shutters and frames if possible.

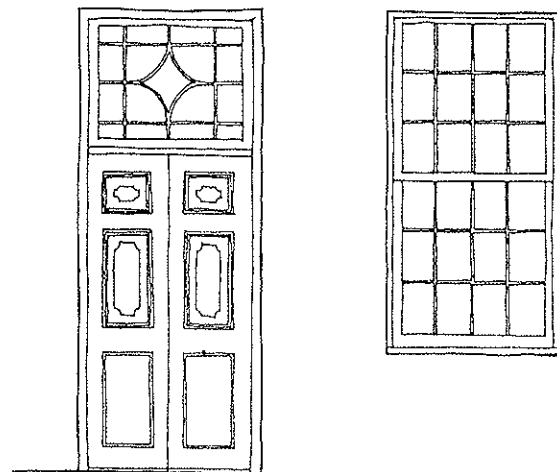
It is often possible to repair historical doors and windows, as well as the original frames, by cutting out sections of rotted or damaged timber and piecing in new sections. The repair will not be visible once it is painted, or, if the timber was originally oiled teak, the new piece can be stained to match. Local joiners have the necessary skills if you are unable to do it yourself, and the repair will usually be much cheaper than replacing the entire door or window.

If they cannot be repaired, do replace windows and doors with new ones of the same size and shape.

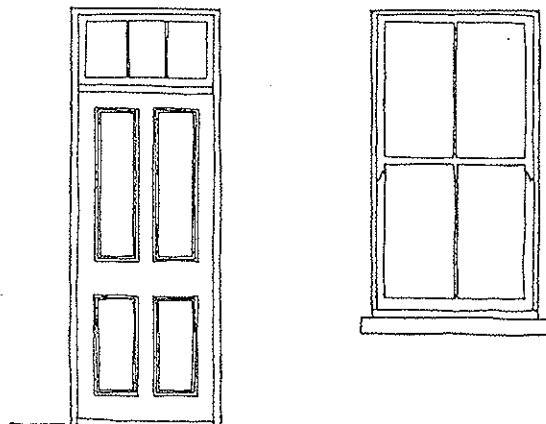
The proportions of the openings in the facade are part of the architectural character of the house, and set up a regular pattern in the streetscape. The traditional windows of Bokaap are always taller than they are wide. If windows and doors in the street facades have to be replaced, choose standards which match the originals as closely as possible, or ask a joiner to make a replacement using the old woodwork as a pattern. It is particularly important to match the shape if there is a plaster surround (see below). Do set new windows back from the facade to the same depth as the originals.



a) Cape Dutch: woodwork flush with the outside wall; bo-en-order door with square small-pane fanlight; window with fixed top sash, small panes and heavy glazing bars; width between $\frac{1}{2}$ and $\frac{2}{3}$ of its height.



b) Georgian: woodwork recessed; double doors with six or eight panels and ornate fanlights; windows at least twice as tall as they are wide with large panes of glass and slender, deep glazing bars; internal folding or external louvred shutters.



c) Victorian/Edwardian: doors with four or six panels; windows with two or six panes and horns under the top sash; louvred shutters.

Fig 19. Typical doors and windows.

Do retain and repair plaster mouldings around doors and windows.

Not only are plaster mouldings an important part of the character of the houses, they also help to waterproof the window and door openings. Do retain plaster mouldings, and avoid replacing old windows with new ones of a different size and shape which will not fit into the original plaster surrounds.

Many old houses have already been spoilt by horizontally-proportioned windows, with the remains of plaster mouldings indicating the size and shape of the originals. If possible, do consider replacing the horizontal windows with new ones which would fit into the old mouldings, and repairing the plaster surrounds. It would restore the dignity and elegance of the facade and increase the value of the house.

Do paint or oil external timberwork regularly.

Exposed teak should be oiled annually with a suitable oil available from a hardware store. All other doors and windows should be painted regularly with enamel paint to protect the wood from the weather.

Avoid stripping and varnishing external woodwork which was originally painted. Varnish does not protect the wood against ultra-violet rays or sunlight, and requires much more maintenance than paint. Previous generations knew what they were doing when they built up layers of protective paint on the woodwork and walls! Exposed timber is also out of character with the area, as the woodwork "disappears", leaving a dark hole in the facade instead of standing out.

If it is necessary to remove old, cracked and peeling paint, it is preferable to use a hot air gun than chemical paint stripper or a blow torch, which can damage the wood. It is better to strip only the loose or damaged layers of paint, leaving intact layers undisturbed. Stripped wood should be lightly sanded (taking care not to dull the moulded edges of glazing bars and mouldings) and repainted with an oil-based primer and two coats of enamel paint.



Fig 20. The plaster surround is damaged and the facade spoilt when a sash window is replaced with a horizontal casement.

Avoid . . .

The following are inappropriate in historical Bokaap and should not be used (even on new buildings) as they have a negative effect:

- horizontally-proportioned windows
- windows and doors with horizontally-proportioned subdivisions
- cottage-pane windows
- windows and doors of varnished wood
- steel windows
- mock "sash" windows which are actually top-hung casements
- false shutters attached to the facade
- ornate carved or panelled doors
- modern coloured or obscure glass.

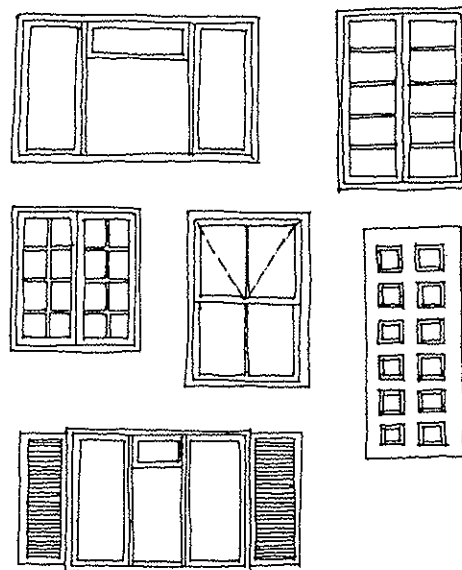
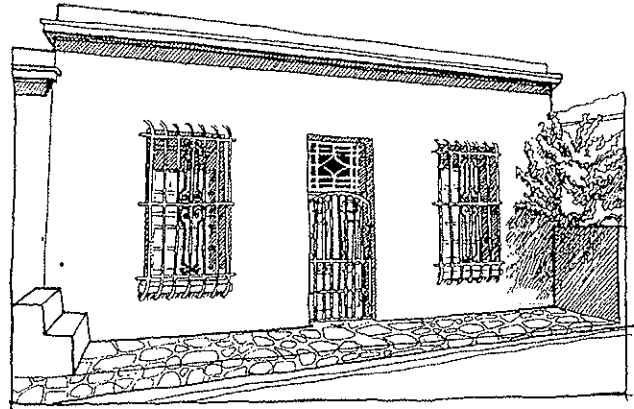


Fig 21. Some inappropriate windows and doors which should not be used in Bokaap

Do paint new timber doors and windows.
 Paint will protect new woodwork better than varnish, and will help to make new doors and windows blend in with the traditional buildings of Bokaap.

Do provide security in a discreet way.
 The use of invisible security systems such as burglar alarms is recommended, as they do not affect the facade.
 Louvred external shutters are a traditional and very practical alternative to burglar bars, as they provide good security and allow the room to be ventilated even when they are locked.
 If burglar bars are necessary, try to make them as unobtrusive as possible. Ornate bars, and those that project from the facade, should be avoided. A local welder can make bars to line up with the glazing bars of the windows, so that they are less obtrusive. If they are fitted to the inside of the windows and painted a dark colour they will hardly be visible from outside. However, it is not possible fit internal bars to windows with internal shutters. If external burglar bars are absolutely necessary, they should preferably be fitted inside the window reveal, or extend as little as possible beyond the window opening, and should not project from the facade.



RECOMMENDED WINDOW TYPES

The following standard timber windows and doors have appropriate proportions and are suitable for use in Bokaap, provided they are painted.

Similar windows by other manufacturers are also available.

Swartland "Cape Culture" Victorian sliding windows	Rutherfords "Ambassador" Sliding sashes	Rutherfords External doors
SS1 (800x1200)	DH1 range (700x1500)	RP6
SS4 (1100x1750)	DH2 range (800x1300)	RP4
SS6 (1250x2000)	DH3 range (1025x1650)	FP2
Open Pane Casements	DH4 range (1100x1800)	CP2
SV31 (545x900)		Glazed doors
SV41 (545x1200)		VC2PHG
SV52 or 53 (1045x1500)		FP1

STOEPS AND VERANDAHS, GARDENS AND BOUNDARY WALLS

The open stoeps of the Cape Dutch and Georgian houses in Bokaap are a very important element of the streetscapes, as well as a semi-public extension of the house where social activities take place. They run the full length of the facade, with varying height in the sloping streets, and with steps at the centre or at one end. Stoeps often have plastered walls or seats at each end, and when they are high may have balustrades of wrought iron, low plastered walls, or (more recent) moulded precast concrete balustrades. Stoeps are usually paved with roughly-dressed stone or "klompjes" with a rim of bricks on edge.

The stoeps of Bokaap were located beyond the property boundaries, on public land, so homeowners had to pay an encroachment levy. The City Council has now recognised that the stoeps are part of the houses, and is encouraging owners to buy them.

Instead of open stoeps, the later Victorian and Edwardian houses have covered verandahs with timber or cast iron columns and brackets or, later, precast concrete columns and beams.

Do retain and maintain materials and features of stoeps and verandahs.

Original balustrades, handrails, columns and brackets are valuable and should not be removed. If features are missing, try to replace them with matching or similar features.

Rust on cast iron should be cleaned off and treated with a rust inhibitor before repainting with two coats of enamel paint. Missing pieces of cast iron can be re-cast from the remaining old pieces. Aluminium castings are now available which are virtually indistinguishable from the originals once they have been painted, and do not rust.

Do retain the original paving.

Stoeps are traditionally paved with stone or brick, while verandahs often have a tinted cement surface. Avoid covering existing floors with crazy paving or glazed or terrazzo tiles.

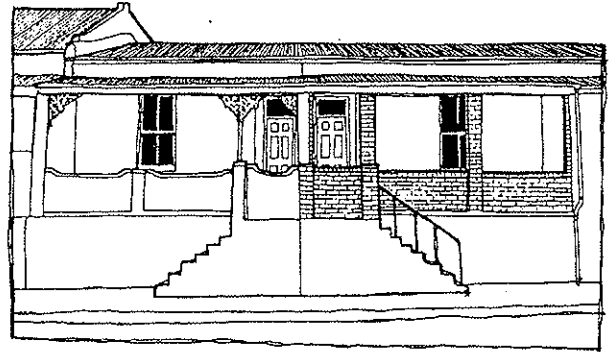


Fig 23. Facebrick walls and columns are not compatible with the architecture and should preferably be plastered and painted.

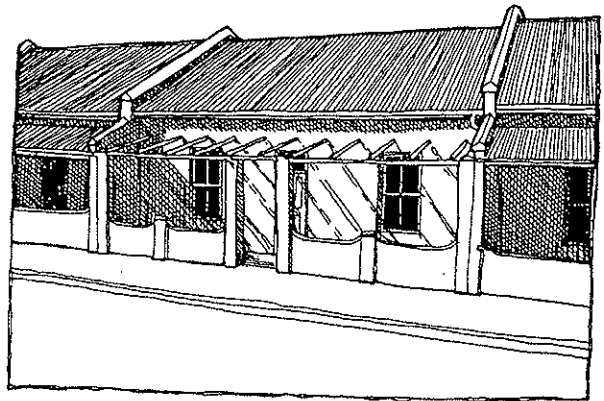


Fig 24. Replacing the verandah roof with a pergola disturbs the pattern of light and shade along the street.

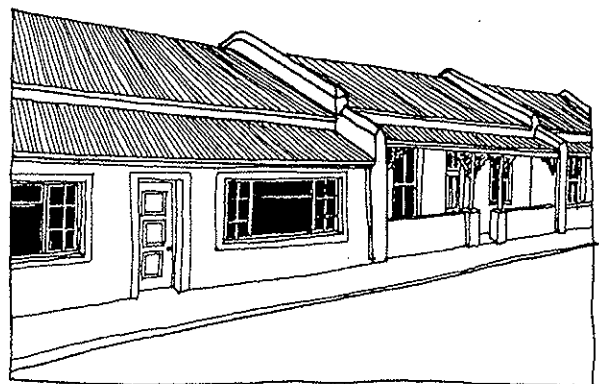


Fig 25. Avoid enclosing the verandah, particularly with unsympathetic materials.

Do plaster and paint stoep walls and boundary walls.

Avoid using facebrick, exposed concrete blocks or stone for stoep walls, verandah columns or boundary walls, as they are not part of the traditional architecture of Bokaap. If the house already has facebrick walls or columns, do consider plastering or (at least) painting them. It is preferable to keep new plaster mouldings simple and traditional.

Do retain the verandah, and keep its roof separate from the main roof.

The verandah is not only an essential part of the character of the house, it also protects the front of the house from the weather.

Avoid replacing the corrugated iron verandah roof with a pergola. If more light is needed in the front rooms, rather replace the corrugated iron above the windows with a few sheets of translucent fibreglass.

When replacing the roof, avoid carrying the sheeting over house and verandah in an unbroken line if the main roof and verandah roof were originally separate. (See Fig. 15)

Avoid enclosing the verandah.

Do retain the verandah as an intermediate space between the house and the street. Avoid enclosing the verandah, particularly with unsympathetic materials such as facebrick and steel windows. If the extra space is absolutely necessary, try to design the enclosure so that it could be removed again in the future, and use designs and materials which fit in with the style of the house, such as a light timber and glass screen.

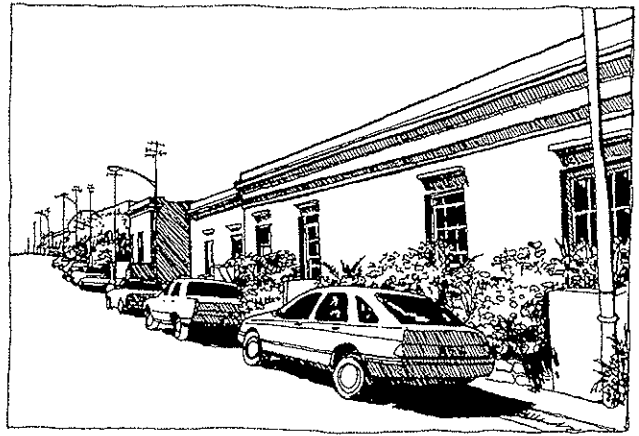


Fig 24. Greenery from potted plants and small front gardens contributes variety and softens the streetscape.

Do maintain gardens and greenery.

In a high density area like Bokaap, the small gardens and potted plants on the stoeps provide welcome relief from the hard surfaces of walls and roads, and add variety to the area.

Do control climbing plants and remove plants growing in the walls.

Although climbing plants can be attractive, they need to be kept under control or they can damage walls, mouldings and gutters. Do provide strong enough trellis or wires to support climbers and avoid varieties which attach themselves with suckers or hooks and cannot be removed without damage.

The roots of plants growing in cracks can cause serious damage to masonry, and they should be pulled out immediately or, if their roots have already penetrated deeply, cut off at the base and poisoned to prevent regrowth.

FIXTURES

Lights

It is preferable to use a simple, modern light fitting for the front of the house. Avoid elaborate historical replicas, which may overwhelm the architecture.

Television aerials and cabling

Try to install a television aerial or satellite dish away from the front of the house, where it will not be visible from the street. If possible, discuss the idea of sharing one aerial among neighbours, to minimise the visual impact and costs. Avoid routing television cables across the front facade.

Electricity boxes

New external electricity meter boxes should be installed in as discreet a position as possible, preferably low down rather than at eye height. They are least noticeable if recessed so that the surface is flush with the wall and painted in the same colour. Cables from the box should also be recessed, rather than routed across the surface of the facade.

Awnings

Avoid installing canvas awnings on the front of the house, as they disturb the character of the streetscape. External louvred shutters or internal folding shutters are the traditional method of providing protection from the sun. If rain is penetrating under the front door, a weather strip on the bottom of the door will be a more effective solution than an awning.

Signs

Houses which are used for businesses should have discreet signage. A simple board attached to the front facade in line with window and door openings is the most appropriate.

Traditional shops and corner cafes have greater leeway, and larger signs are appropriate. However, signs should not be installed across features of the facade such as cornices and plaster mouldings.

Avoid signs which project from the facade, illuminated signs and neon lighting.



Fig 27. Television aerials and cables, prominent electrical boxes and surface-mounted cables clutter the streetscape.



Fig 28. Canvas awnings are not traditional and should preferably be avoided.

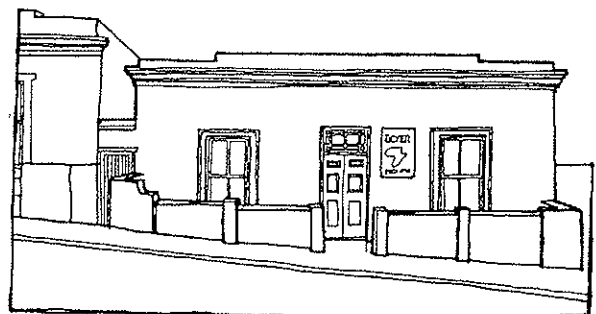


Fig 29. A simple sign board attached to the facade is appropriate for a house used as commercial premises.

THE INTERIOR

Interior alterations do not affect the streetscape, but if the house is historically or architecturally significant care should be taken to conserve original internal features.

In addition, one has only to glance through the property pages of the local newspapers to see that features such as timber floors and other woodwork increase the character, and thus the value, of a house. Matching the quality of original features is difficult and expensive as prices increase constantly.

It is therefore preferable where possible to retain features such as wooden floors and skirtings, ceilings and cornices, internal shutters, panelled doors and moulded architraves.

Timber floors

Worn timber floors can be refinished by sanding down to a smooth surface and applying an appropriate sealer. If it is only the finish has become dull and worn, it can often be renewed by cleaning with turpentine or white spirits and, if necessary, re-sealing.

Narrow cracks between the floor boards can be filled with a matching wood filler or, if they

are too broad, with thin strips of wood. Loose boards should be nailed or screwed down to prevent warping.

Avoid covering timber floors with linoleum or vinyl, as these coverings prevent the floor from "breathing" and can cause the wood to rot, especially in wet areas such as bathrooms. While carpets generally do not cause problems, it is better to lay loose carpets than have them fitted, so that the floorboards can be inspected periodically.

Where timber floors have rotted, it is better to replace the rotten areas with new timber than to put in a new concrete floor. When the walls do not have a damp proof course, concrete floors encourage damp.

Bathrooms

The houses in Bokaap did not originally have internal bathrooms. Where there is already a bathroom but it is entered from the yard, it is usually possible to make an internal link to the house by breaking a new doorway through or building on a passage. A new bathroom can often be added on at the back of the house or installed in one of the rear rooms without affecting the facade of the house (see the following section).

RECOMMENDED ANNUAL MAINTENANCE SCHEDULE

The following maintenance procedures should be followed every autumn to keep your house in good condition and prevent the need for expensive repairs:

- check that the roof, flashings and parapets are waterproof and repair them if necessary
- check and clean out gutters, downpipes and rainwater channels
- check the plaster and repair any cracks that have appeared
- check air vents in the walls and clean them out if they are blocked
- if the house is limewashed, apply a fresh coat
- check the paintwork on walls, woodwork and cast iron, and touch up if necessary
- oil teak doors and windows.

ADDITIONS TO EXISTING BUILDINGS

Many people find that as families expand and children grow up they need more space. However, as most of the sites in Bokaap are small, the options for adding rooms onto existing houses are usually limited.

Because of the sensitivity and value of Bokaap as an historical area and national monument, one of the primary considerations when planning an addition should be the impact that the alteration will have on the streetscape. If the house is of historical/ architectural value, the effect of the addition on the original structure and facade will also be a very important consideration.

Many of the guidelines in the following section on new infill buildings also apply to additions, and you should take them into account when planning an addition to your house.

ADDING ON AT THE BACK

If the house has a large enough back yard, the first option should be to add on at the back, where the addition will be least visible from the street.

Even in houses with small yards, it may be possible to add a floor over the back rooms, which will leave the main structure untouched.

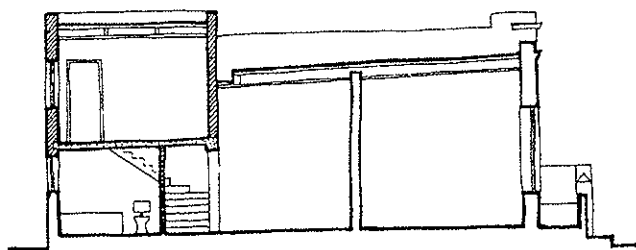


Fig 30. Adding on a rear extension does not affect the main structure.

CONVERTING THE CELLAR

Some of the houses facing streets which run along the contour have large cellars at the front (if they are on the upper side of the street) or the back (if they are on the lower side of the street). It is often possible to convert the cellar space into habitable accommodation. However, excavating below ground level to achieve enough head height can make the house structurally unstable, so do consult an engineer! It may be necessary to underpin the foundations and build or strengthen retaining walls. Good waterproofing will also be necessary to prevent damp.

If the cellar is on the street side, do keep the front windows small. The strong, loadbearing foundation walls, which are often built of local stone, are an important part of the streetscape and should be retained. Avoid large picture window, which will disturb the continuity of the walls and stairs along the street edge. Column-and-beam construction, giving the impression that the house stands on stilts, is completely alien in the historical part of Bokaap and should never be used for basements.

ADDING ANOTHER STOREY

Adding a second floor to a house which is part of a row of single storey historical houses should generally be avoided. However, there are already many double storey buildings in Bokaap and in some cases it may be possible to add first floor accommodation in a way that does not disturb the character of the neighbourhood.

Before you proceed with any planning, you should read the following section carefully and then consult the National Monuments Council (if your house is in the national monument area) or the City Council's Urban Conservation Unit (if it is in the proposed Conservation Area) to discuss your ideas for extensions.

Flat-roofed buildings with parapets

There are two possibilities for adding another storey to a flat-roofed, parapeted house. However, neither of them may be suitable for your house because of structural, historical or environmental reasons.

1) The first option is to set the double-storey extension back, leaving the front facade unchanged. It is usually preferable if the setback is the full depth of the front room, so that the front wall of the second floor is built on the central cross-wall of the lower floor. A concrete slab over the front rooms can serve as a first-floor patio behind the existing parapet and cornice.

In some cases a smaller setback may be possible, although the structural impact on the old house will be greater.

The openings in the set-back facade should preferably line up with the original openings on the ground floor. Painted timber windows and doors with vertical proportions should be used, but they need not be identical to the originals.

The set-back first floor is usually a preferable choice because the extension has less of an impact on the streetscape and, if the building is historical, the original facade and cornice are conserved.

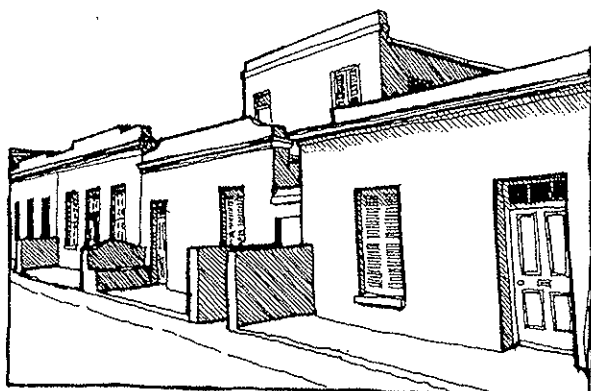


Fig 31. A set-back first floor has a minimal impact on the streetscape.

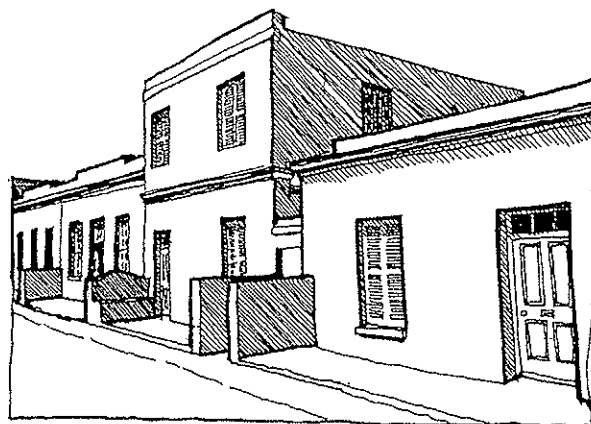


Fig 32. A double storey addition over the whole house has a significant effect on the streetscape and the facade of the house.

2) The second option is to build a second floor over the entire house. While this gives more accommodation, it is not usually suitable for historical buildings as it is a drastic change to the facade and raises problems of how to treat the cornice. Original cornices should be conserved as they are evidence of the great craftsmanship of the initial Muslim artisans and are a very important part of the architectural and cultural heritage of the area. However, retaining the cornice and extending the parapet upwards for another storey spoils the proportions of the building and can have a serious visual impact on the neighbourhood.

This option should therefore only be considered for houses which are not significant in their own right (see pg 10), such as those rebuilt by the City Council in the 1970s and 1980s. In such cases, the cornice can be rebuilt at the first floor level.

When the whole building is extended to double storey, the new first floor windows should line up with the original openings on the ground floor and be of a similar type and proportions to the existing timber sashes (although they may have fewer subdivisions and be slightly smaller).

Houses with pitched roofs

In some cases it is possible to provide extra accommodation in the existing loft space under a pitched roof by modifying the arrangement of the trusses.

Try to keep changes to the front of the roof as unobtrusive as possible. It may be possible to raise the eaves at the back of the house, without affecting the front facade or the streetscape at all.

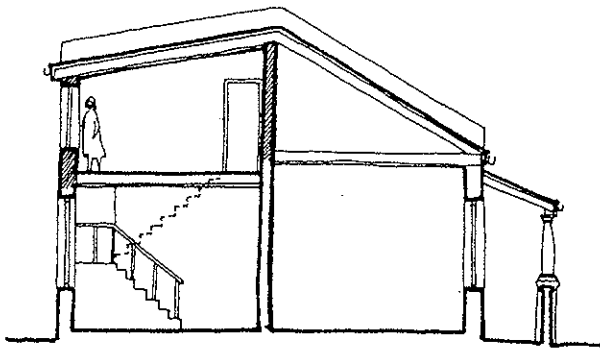


Fig 33. Raising the eaves at the back of the house can provide loft accommodation without affecting the streetscape.

Roof windows in the front slope of the roof should preferably be lined up with the openings in the facade. Loft windows at the same slope as the roof are the least obtrusive, and are particularly appropriate if the house has a gable.

Dormer windows are another way of lighting the loft space. Vertically-proportioned triangular dormers are the most suitable, but they should be carefully scaled so that they are not overwhelming (particularly if the house has a projecting gable).

Avoid long, horizontal dormers facing towards the street; they have a major impact on the streetscape and should only be used on the rear slope of the roof.

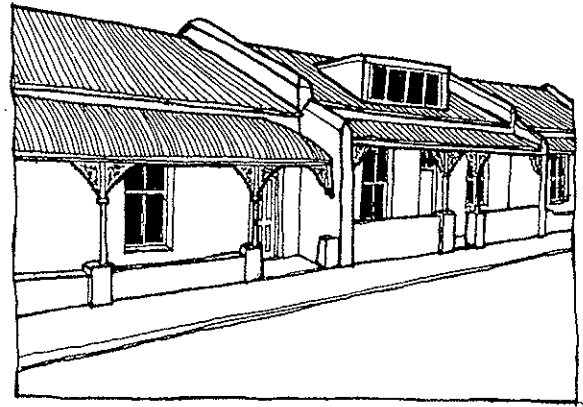


Fig 34. Long, horizontal dormers at the front of the house are inappropriate; rather face them towards the rear.

In some cases it may be possible to add another floor in the same style as the original house, matching the roof slope, proportions, spacing of openings and type of windows used on the ground floor.

As with parapeted houses, the impact of making the whole house double storey should be carefully considered with respect to the building itself and the impact on the streetscape. Before planning such an extension, do consult the City Council or the National Monuments Council to check whether it is a viable option.



Fig 35. Adding a second floor in a similar style to the ground floor may be appropriate in streets with a variety of houses.

NEW INFILL BUILDINGS

The small range of typical building types in Bokaap contributes to the harmonious character of the area. When designing a new building in the historical area it is best to use one of these basic forms without trying to copy all the details (see page 5). New buildings should look new, but they should also blend into the streetscape and show respect for their historical neighbours and the character of the area.

When planning a new building, do familiarise yourself with the houses around the site. Note their relationships to each other, to the street and to your site. It will also assist you to read through the previous sections and note the characteristics of the area and the guidelines for existing buildings. The more sensitive you are to the historical architecture of Bokaap, the more likely it is that your new building will be a "good neighbour" and make a positive contribution to the rehabilitation of the area.

SITING

Most sites in historical Bokaap are small, so very little variation is possible in positioning a new building on the land. Many building sites are in established areas and had houses on them previously. Some sites already have floor slabs, which will determine where the house is to be located on the site. A few basic rules should be followed:

- Set the house back the same distance from the street boundary as neighbouring houses. In many cases, this will mean building *on* the front boundary.
- If neighbouring houses have stoeps or verandahs, the new house should conform to the same pattern.
- Depending on the pattern of houses in the immediate vicinity and the width of the site, new houses should usually be attached, or have a narrow lane on only one side giving access to the back yard.



Fig 36. Infill houses built by the City Council use traditional forms, features and materials, but the detailing is modern

BUILDING FORM

Height

The height of a new building should not vary too greatly from that of its neighbours, and should generally not be greater than two storeys on the side facing the street. If the new building is part of a pre-existing group, dominant features in the facade such as the lintel height, parapet and cornice, or roof ridge and guttering should be lined up with those of adjacent buildings. If the site is on a sloping street, follow the regular way that these features step down the slope. (See also Facade Proportions, below)



Fig 37. A building which is too low is as disturbing as one which is too high. The horizontal window proportions make the building look even more squat.

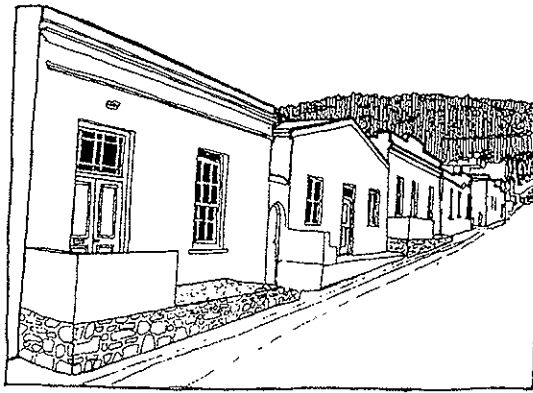


Fig 38. The angled silhouette of a gable in a row of parapets is inappropriate.

Silhouette

The shape of the building against the skyline should be similar to that of adjacent buildings. For example, if it is part of a group of parapeted buildings, it should also have a parapet; if neighbouring buildings have double-pitched corrugated iron roofs with a gable on one side, the new building should have a similar outline.

Rhythm

The narrow width of the facades in the old parts of Bokaap sets up a rhythm along the street, with features such as entrances and the end walls of stoeps repeated at fairly regular intervals. This is even more evident on streets which slope, as the buildings step rhythmically down the hill. Do try to make the facade of a new building fit in with the established rhythm, e.g. by using similar features in the same position as those of neighbouring houses.

Scale

The new building and its architectural features such as the cornice, windows and front door should be of a similar size to those in the vicinity. Do avoid the temptation of trying to make a new house look more impressive by using features with an exaggerated scale, such as entrance pediments, columns and precast balustrades.

Proportions

Openings: Windows and doorways should be vertically-proportioned, ie. taller than they are wide, and should also have vertically-shaped subdivisions (panes of glass or panels). Avoid long, horizontally proportioned windows and wide doors in the street facade of a new building.

Proportions between walls and openings: The width of the walls between openings should usually be at least as much as the width of the openings themselves, so that the walls are read as the dominant feature of the facade.

Facade proportions: The proportions of the building as a whole should be similar to buildings in the vicinity. Because the floor to ceiling height in modern buildings is usually less than in old buildings, unless care is taken a new building frequently looks low and squat in relation to its historical neighbours. Particular attention should be paid to the height of the eaves or cornice above the openings, the size of the cornice and the height of the parapet in relation to the rest of the facade. By manipulating elements such as these it is usually possible to correct the proportions of the facade, even if ceiling heights are low.



Fig 39. The repetition of narrow facades with elements such as cornices, tall openings and stoeps establishes a regular rhythm in the streetscape.

BUILDING TREATMENT

Materials

The range of materials used for the old buildings in Bokaap was quite small, and this contributes to the harmonious character of the area. It is advisable to keep to these traditional materials for new buildings so that they will blend in with the existing streetscape.

Walls may be constructed from modern materials such as concrete blocks, but should preferably be smooth plastered and always painted. Simple plaster mouldings such as cornices and surrounds to doors and windows are appropriate, but should not be exact imitations of historical examples.

- **Avoid** facebrick, "Spanish" and textured plaster, slasto, imitation stone, tiles or any other wall materials that are not traditional in the area or differ in colour and texture.

Roofs, if visible, should preferably be corrugated iron or other sheeting with a similar profile.

- **Avoid** large-profile sheeting such as IBR and asbestos cement, and clay or steel tiles.

Windows and doors should preferably be timber, and should generally be painted. Modern timber has a very different texture and colour to teak, which is the only wood which was traditionally left unpainted. Windows of other materials may be acceptable in some cases, as long as the proportions are correct (see above).

- **Avoid** varnished timber, horizontally-proportioned windows, windows with horizontal subdivisions, wide doors, ornate carved or panelled doors, large sheets of glass, modern coloured and textured glass, and external burglar bars. (See pages 14-15)

Honesty in the details

It is most important for a new building to be similar to its neighbours in terms of its overall form, scale and proportions and the use of traditional building materials.

Avoid imitating historical detailing such as decorative cast iron and timberwork or elaborate plaster mouldings on new buildings.

While it is appropriate to use detail elements which have a similar scale, texture and colour to those in surrounding buildings, a new building should not be a fake reconstruction. Details are best kept simple and modern, showing respect for historical buildings and the craftsmanship of the past.



HELPFUL BOOKS

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Readers Digest: *Complete Guide to Home Improvements in South Africa*, Readers Digest, Cape Town, 1991