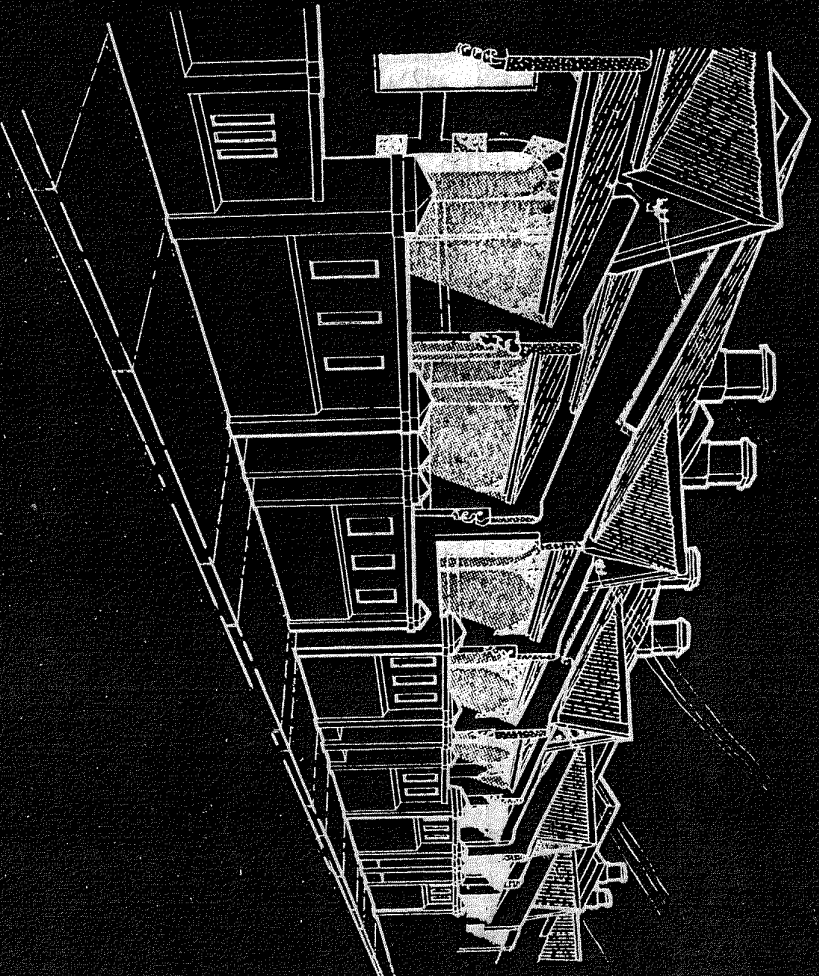


WOODSTOCK / SALT RIVER

A GUIDE TO BUILDING AND REPAIRS



Prepared for the City Planner's Department,
Cape Town City Council
by
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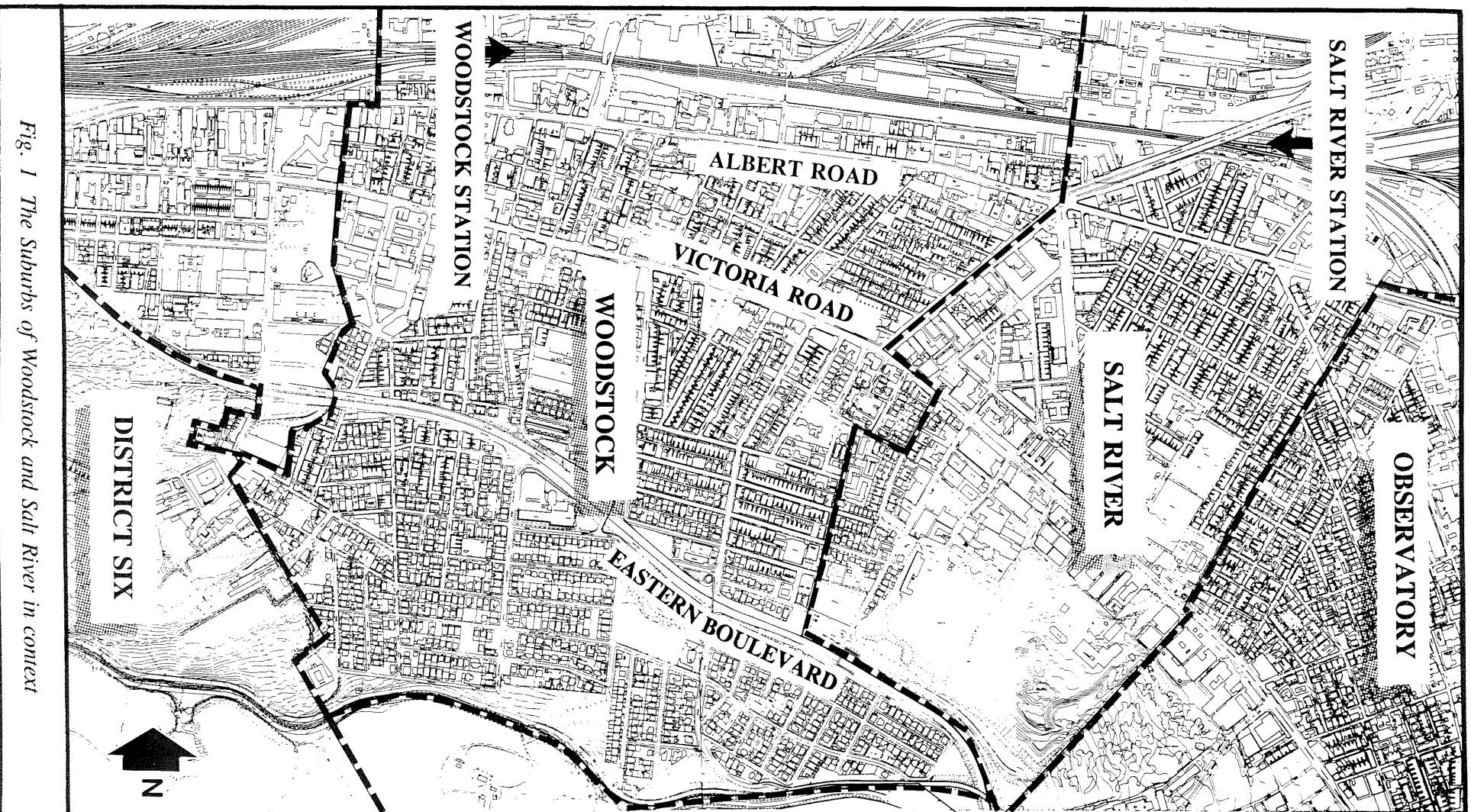


Fig. 1 The Suburbs of Woodstock and Salt River in context

1.0 INTRODUCTION

A 1990 City Council survey to seek public opinion regarding key concerns in Woodstock, Salt River, Walmer and University Estates revealed that the community felt very positive about their architectural heritage. Furthermore, people were concerned that this heritage was being lost. It was felt that lack of building maintenance, inappropriate renovations and new construction, and the intrusion of commercial buildings into the residential neighbourhood were having a damaging effect on the area.

These problems are not unique to Woodstock/Salt River. Historical areas and buildings are increasingly being threatened by pressures for redevelopment. While development is necessary, it has become critical that this process be managed so that we don't lose the special quality of our city's older areas.

It was felt that guidelines should be established in an effort to help owners maintain affordable housing in Woodstock/Salt River. It was also felt there was a need to assist residents increase the value of their homes and to maintain or develop the quality of public spaces in the area.

This handbook is thus intended as a guide to economical home improvements for residents, draughtsmen, architects and developers. It aims to encourage the protection and sympathetic development of Woodstock and Salt River, fully recognising that repairs, renovations and new constructions will and should occur in the area. The introduction of a programme for sympathetic renovations and maintenance is a positive step towards preserving the recognised special qualities

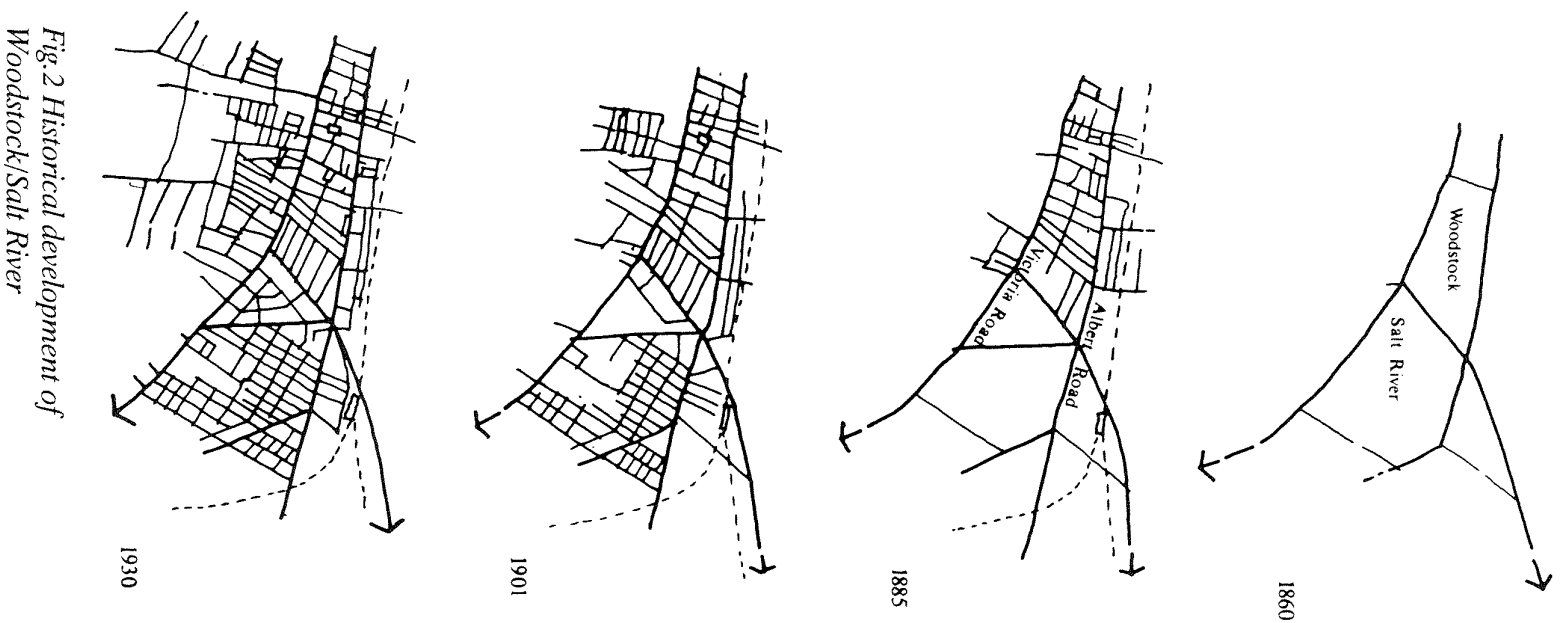


Fig.2 Historical development of Woodstock/Salt River

of the area. It does **not** mean that adaptations to historical buildings cannot be made, or that development and change cannot take place. It does mean however, that when development does occur it should enhance the area's special qualities.

2.0 HISTORY OF THE AREA

Woodstock and Salt River (see Fig 1) were established in the late 19th century on land previously occupied by small farms and market gardens. Victoria and Albert Roads developed along the old routes that linked Cape Town with the surrounding rural areas, determining the layout of these suburbs (see Fig 2).

As can be seen, by 1885 the street pattern between Victoria and Albert Roads was established. Over the next 16 years, Woodstock and parts of Salt River experienced intensive urbanisation. Subdivision of estates had occurred and road systems were established by 1901. By 1915, with the exception of the Salt River triangle, most of the large sections of land had been built on. Further development was therefore mostly infill and consisted primarily of working class housing. After 1950, even began to be consolidated for larger developments. These included larger scale blocks of flats and commercial and light industrial buildings which didn't match previous residential development.

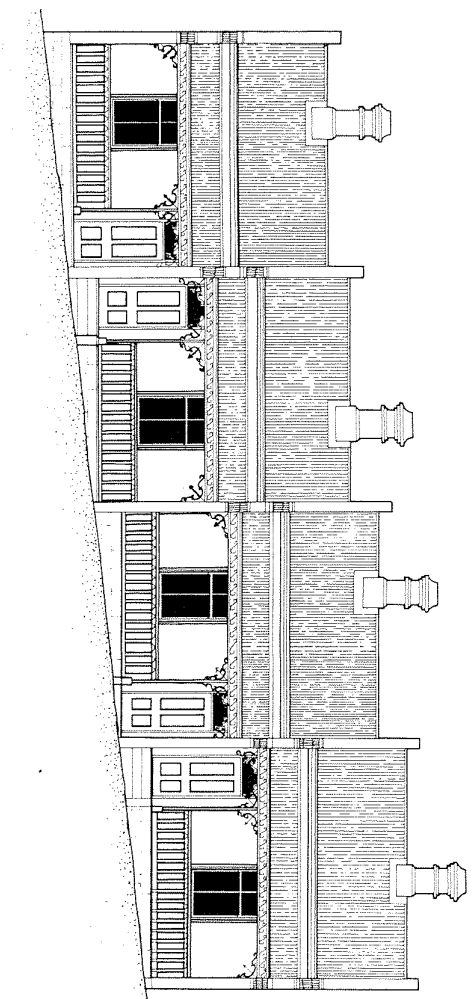
The early development of Woodstock and later that of Salt River employed a few standard types of building. This use of a limited range of building types is partly due to the speculative nature of development in the area and the prevailing approach to building, which tended to standardise both the plan arrangements and architectural details. This approach led to a sense of continuity and unity but did not lead to a monotonous environment because of the variety of ways these standard building types were decorated and elaborated on. The range of 'patterns' used usually concerned the detailing of steep roofs, steep roof supports, plaster finishes, door and window types and the treatment of boundary walls. This consistent building form is still characteristic of Woodstock and Salt River.

The standard types of building are as follows:

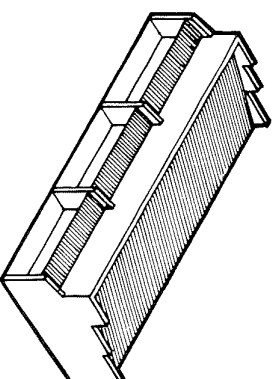
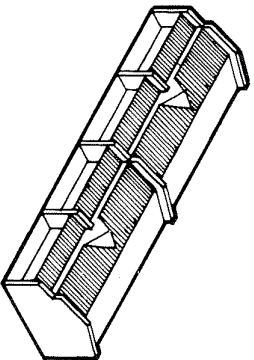
Row houses

Double and single storied row houses (see Fig 3) were by far the most common types used. From as early as 1893, they were built in the William/Cornwall Street area in Woodstock. Floor plans were generally standard. Variety came from different roof designs and architectural details.

Fig. 3 Typical row houses and variances, c 1900

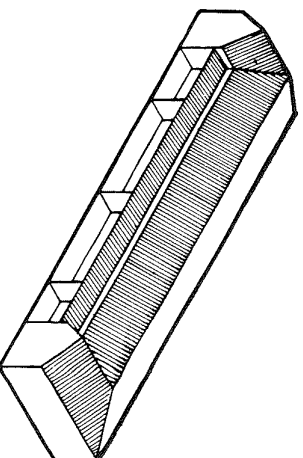


a) Pitched roofs with straight end gables and continuous stoeps stepping down the slope of the street



b) Pitched roofs with gables over a pair of entrance doors

c) Parapet row houses with stoeps

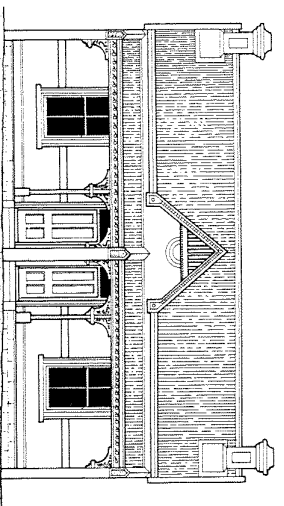


d) Pitched roofs with returned gable ends at the end of rows

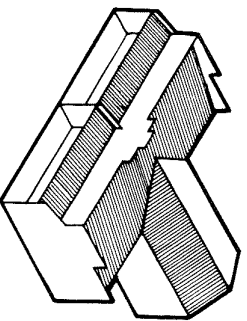
Semi-detached houses

The semi-detached building type, where two dwellings share a common wall, was also employed in the early development of Woodstock and Salt River (see Fig 4).

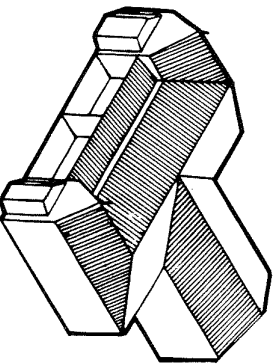
Fig. 4 Typical semi-detached houses and variances, c 1900



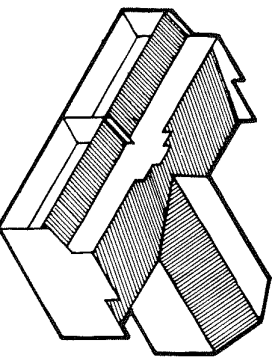
a) Pitched roofs with a gable over both entrances



b) Parapeted facades with or without front stoeps



c) Pitched roofs with returned gable ends

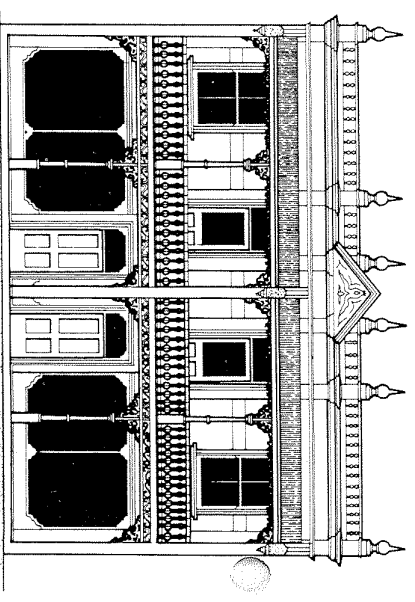


d) Pitched roofs with gable ends or hips on the sides with stoeps along the front elevations

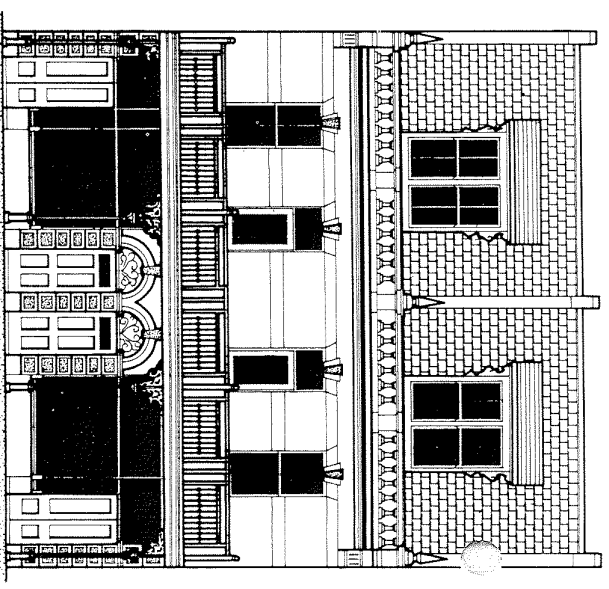
Double storied apartments

Double storied apartments with shops below were built along Victoria and Albert Roads (see Fig 5). Where they were built along secondary roads, flats also occupied the ground floor.

Fig. 5 Double-storied apartments/shops



a) Parapeted apartments with or without stoeps



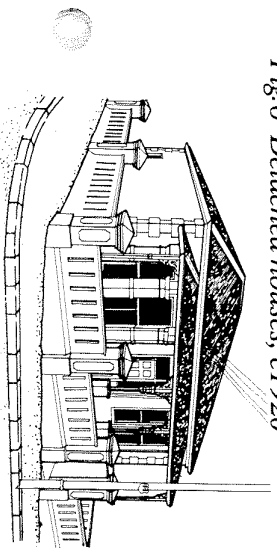
b) Pitched roofed apartments with or without stoeps

Detached houses

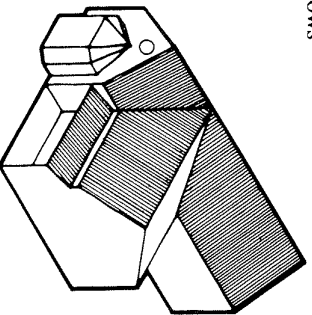
Detached houses were the least common types built in the area and only came into use after the turn of the century (see Fig 6).

These are the four basic types of housing in the area. Before 1915 domestic

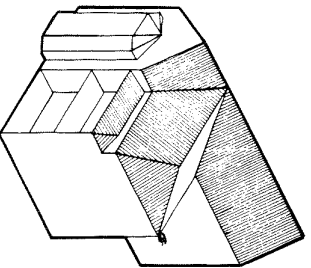
Fig 6 Detached houses, c1920



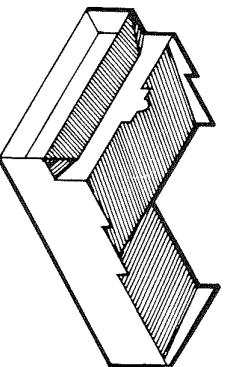
a) Single-storied house with simple hipped roof and bay windows



b) Single-storied house with complex roof and bay window



c) Double-storied detached house



d) Parapeted detached house with or without stoep

buildings were predominantly row or semi-detached houses. After 1915 detached and semi-detached houses became increasingly popular. By 1925 Woodstock as it now exists had been fully developed and by the early 1930s Salt River had been built up. Thus, over a period of about 45 years, Woodstock and Salt River had become established. During this time the development of a dense but rich urban fabric occurred. It is this quality and heritage that is now increasingly being threatened.

3.0 THE SIGNIFICANCE OF THE AREA

Woodstock and Salt River today are among some of the oldest working class residential areas in Cape Town. In social and cultural terms, they are unique neighbourhoods. Compared to so many other urban communities which were affected by the Group Areas Act, they have survived the process of forced removals. Not only has the built environment in these areas escaped destruction, but the communities themselves have generally remained intact. Communities and families have been able to sustain some sense of social and cultural continuity. This can be seen in the institutions and homes that still exist today. These schools, churches, mosques, shops and houses need to be protected as expressions of this cultural history. In order to preserve the significant social and cultural heritage of Woodstock/Salt River, the physical environment needs to be sympathetically maintained.

In architectural terms, Woodstock and Salt River contain important concentrations of 19th and early 20th century architecture.

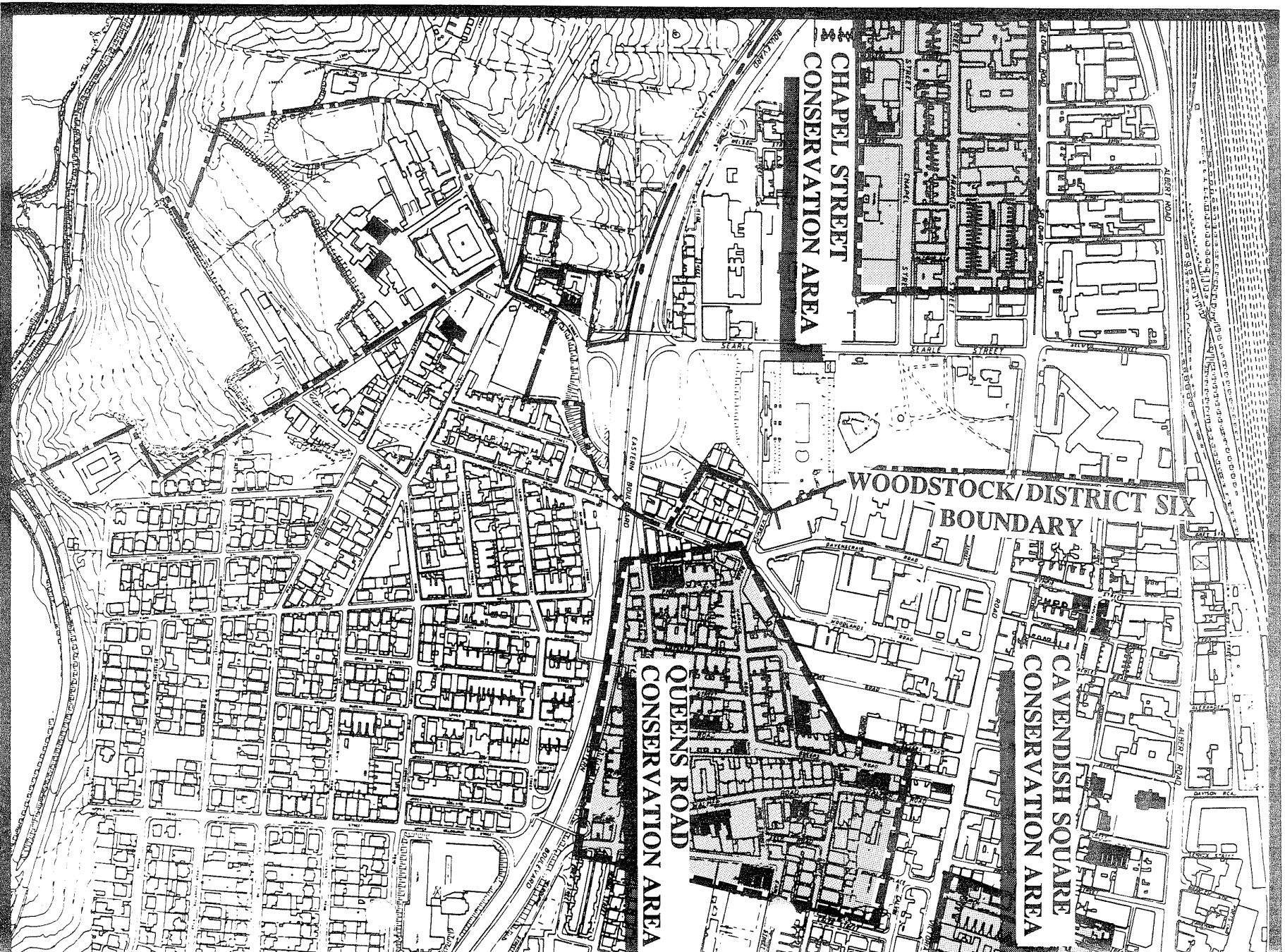
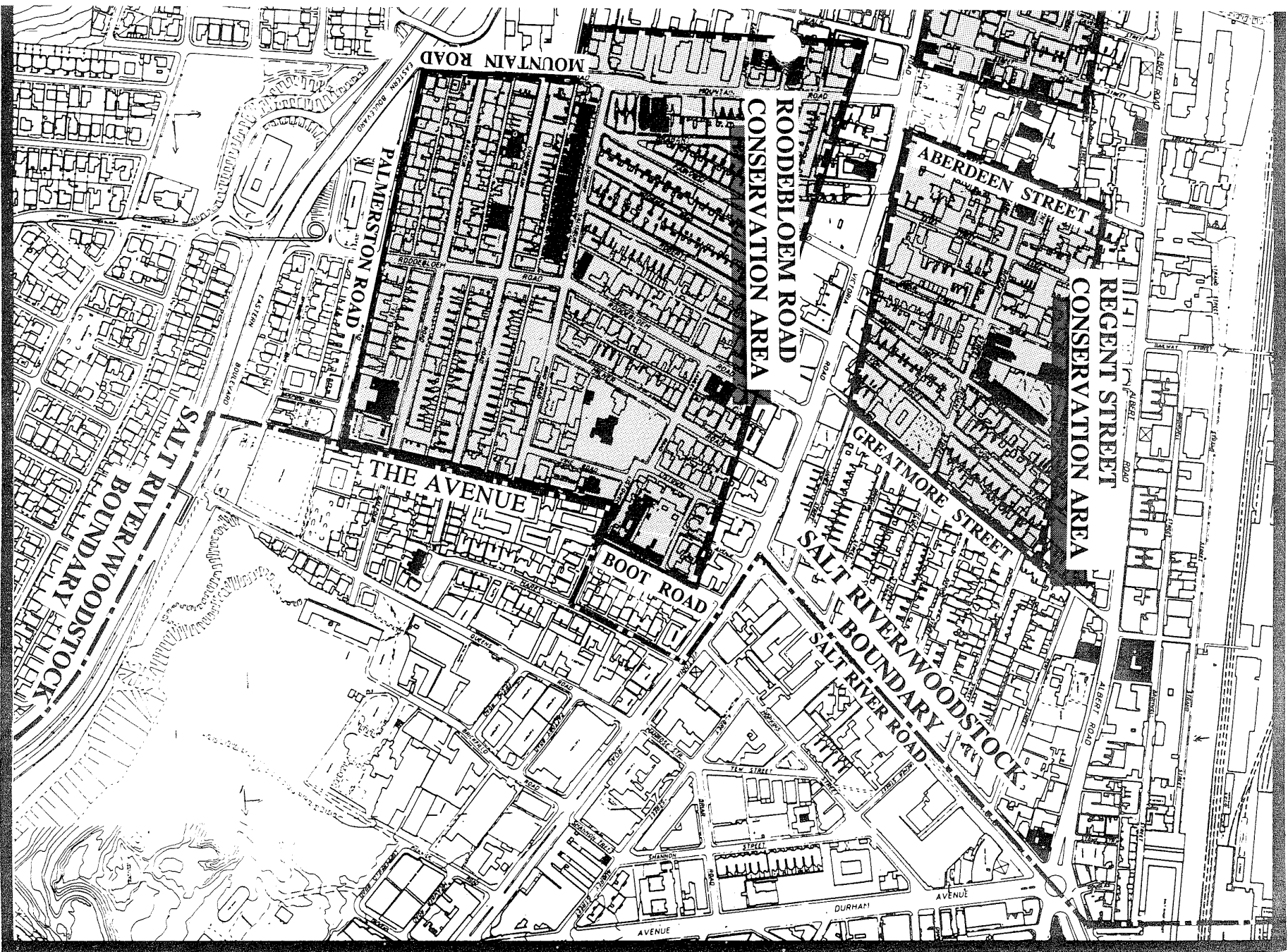


FIG. 7 PROPOSED CONSERVATION AREAS IN WOODSTOCK WEST



PROPOSED CONSERVATION AREAS

SIGNIFICANT BUILDINGS

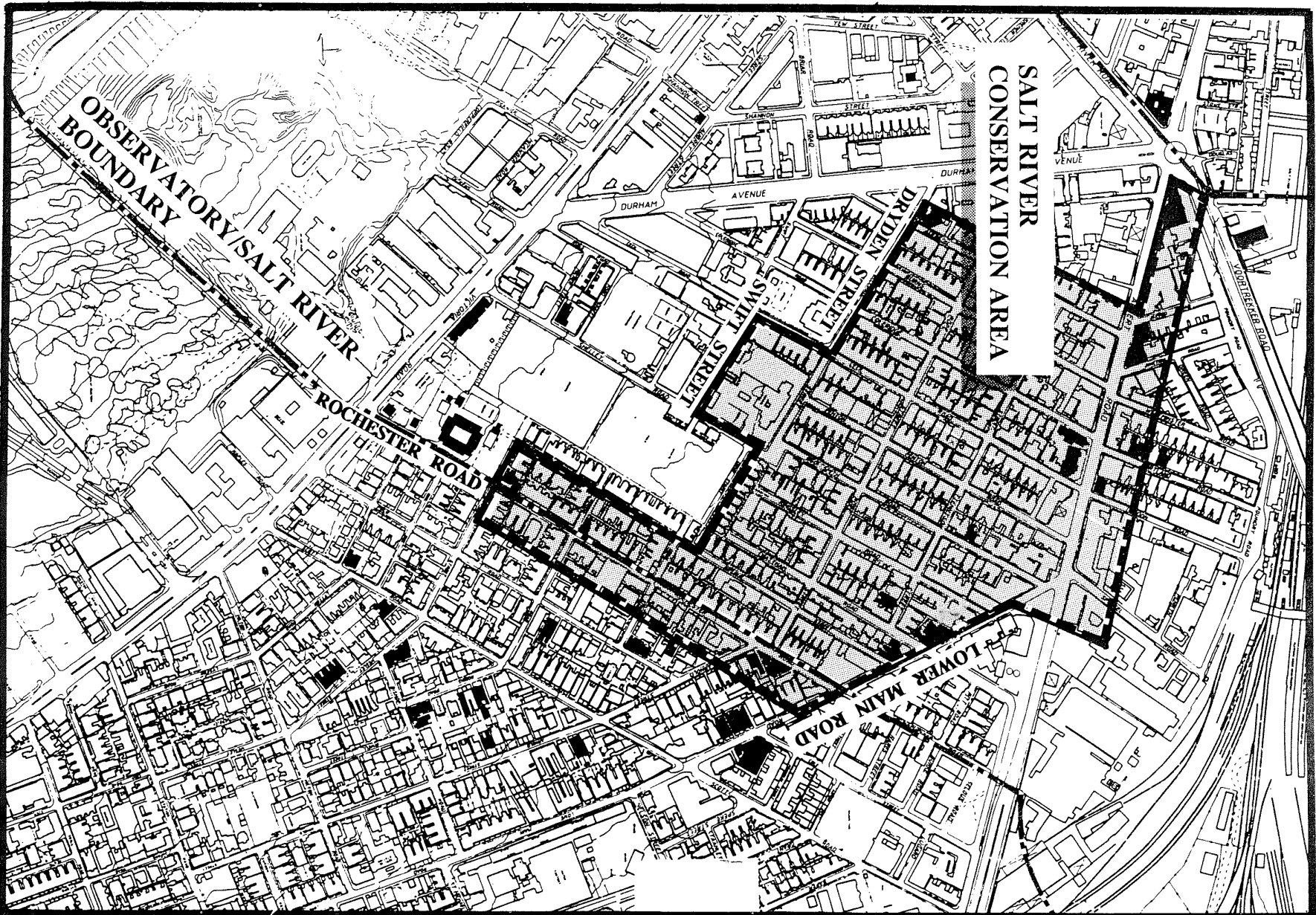


Fig 8 PROPOSED CONSERVATION AREAS & SIGNIFICANT
BUILDINGS IN SALT RIVER

4.0 PROPOSED URBAN CONSERVATION AREAS AND SIGNIFICANT BUILDINGS

4.1 URBAN CONSERVATION AREAS

Those parts of Woodstock/Salt River where the original form and scale of urban development, and the buildings themselves, have been retained in a relatively unchanged condition are proposed as Urban Conservation Areas (Figs 7 & 8 show the extent of proposed Conservation Areas).

If you plan to carry out building work in any of these areas it would be wise to check with the Urban Conservation Unit of the Cape Town City Council before proceeding. (See also sections 8.2 to 8.4.) It is not the intention of the Council to prevent or limit development in Conservation Areas, but rather to assist property owners and their designers to build in sympathy with the character of the environments. The Conservation Unit is there to help; please use them. They can be contacted at 400-2667.

The following streets are included in the proposed Urban Conservation Areas highlighted in Figs 7 & 8:

Queens Road Area

Lower Park /High/Coventry Road
Warwick/ Salmon/Steyning/Queens Road;
Walmer/Hay/Lower Duke Street;
Adelaide/Lower Melbourne Road
Earl/King/Teck/Barton Street

Chapel Street Area

Chapel/Francis/Dorset/Caxton Street;
Hall/Premier/Nelson/Klein/Roger Street

Cavendish Square Area

Roodebloem Area

Brabant/Plummer/Fairview/Kitchener/
Roberts Road/Beacon/Pimlico Road;
Roodebloem/Milner/Rainham Lane;
Salisbury/Chamberlain/Balfour/
Palmerston /Hounslow/Wadham Road;
Dundonald/Elson Road

Regent Street Area

Dublin/Argyle/Devon Street;
Aberdeen/Essex Street

Salt River Area

Albert Road (Salt River);
Dryden/Pope/Tennyson Street;
Swift/Colenso/Burns/Cecil/Fenton
Road/Goldsmith/Kingsley/Chatham/
Kipling/Rochester Road

4.2 SIGNIFICANT BUILDINGS

Throughout Woodstock and Salt River there are individual buildings which are architecturally and historically special. Buildings have been identified as significant for one or more of the following reasons:

- * Being a rare or good surviving architectural example of its period;
- * Being part of a complex of buildings which together are architecturally important; or
- * Having strong symbolic, cultural or landmark status in the area.

The buildings identified as Significant Buildings are marked on the accompanying maps (Figs 7 & 8). Also note that all buildings older than 50 years are protected by the National Monuments Act. To see how this could affect you, refer to section 8.2 of this document.

5.0 MAINTENANCE AND ALTERATIONS TO EXISTING BUILDINGS

Woodstock and Salt River's unique urban qualities are to a large extent determined by the consistency of their built form. Examples include the long, uninterrupted rows of verandah houses with similarly pitched roofs, narrow frontages and the extensive use of decorative timber and cast iron decoration. However, modern construction methods and the use of modern building materials can result in alterations which are out of character with this built form unless carefully handled.

5.1 THE RESIDENTIAL STREETSCAPE

The typical streetscape in Woodstock/Salt River is characterised by strongly-defined boundaries, pillared boundary walls with decorative cappings and insets, small front gardens and narrow but continuous facades of verandahs. They serve to define the public and private domains that make up the residential areas.

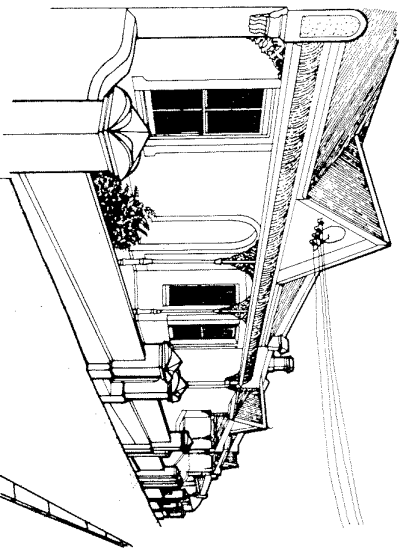


Fig. 9 Typical boundary walls

5.1.1 Boundary walls and gardens

Boundary walls are important historical elements of the typical streetscape in Woodstock/Salt River. They help to define the streets and give privacy to your home (see Fig 9).

*** Do retain the boundary walls or cast iron railing/fence.**

*** Avoid building high walls on the street boundary.** Walls should preferably not exceed 1,8m in overall height (see Fig 10). If possible re-use the cast iron railing and decorate the pillar capping. The cappings are usually precast elements and can with care be relocated on top of the higher pillars.

*** Do use suitable materials for boundary walls.** Avoid using exposed facebrick, precast concrete, timber or wire fences (see Fig 11). Use plastered and painted brick walls only, with appropriate plaster mouldings. Where a wall of facebrick exists that is visible from the street, consider plastering and painting it. One could also combine plastered brick and timber or cast iron.

*** Do try to retain front gardens.** In medium density residential environments such as Woodstock/Salt River front gardens and trees are of value to the houses as well as the streets.

5.1.2 Verandahs, stoeps, entrances, steps

Verandahs and stoeps are important elements of late 19th and early 20th century buildings in the area. They do much to retain the historic character of your house and also provide an important buffer between the public street and the privacy of your home.

*** Do retain the verandah/steep of your house.**

*** Avoid enclosing the verandah if at all possible.** If you must enclose your verandah, do use designs and materials appropriate to the architecture of your building. Where a verandah has been enclosed with unsuitable materials (eg facebricks, glass blocks, inappropriate plaster, etc (see Fig 12), consider plastering and painting it in a manner that is more in keeping with the historic houses in the area. (The Council's Urban Conservation Unit will gladly give free advice on how this can be done.)

*** Do retain original materials and architectural features** (see Figs 13 & 14). Avoid the removal of handrails, balustrades, columns, brackets and plaster mouldings.

*** Do keep the original steep/verandah walls.** Avoid breaking down steep walls and columns to provide parking.

*** Avoid stripping stoeps, verandahs and porches of original floor coverings.** Retain original tiled floors, tinted cement plaster, etc. Avoid using modern materials eg terrazzo tiles.

*** Avoid replacing stoeps or verandahs with pergolas.** Pergolas of any kind are out of character with the original historical quality of the houses in the area. If the reason for removing an original steep roof is to gain more light inside the house, consider replacing a sheet of corrugated iron with translucent fibre glass sheeting. Remember, steep roofs also play an important role in protecting your house from weather.

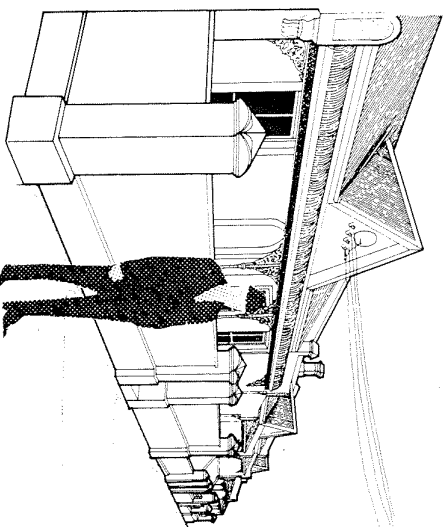


Fig. 10 Sympathetic new boundary wall

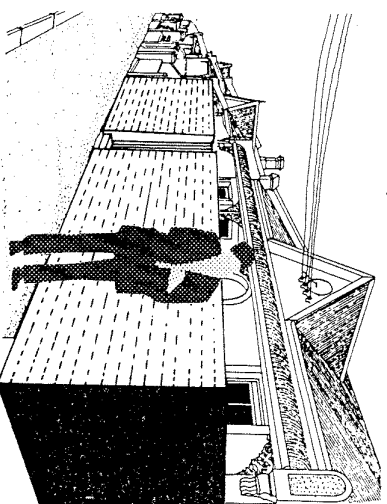


Fig. 11 Unsympathetic new boundary wall (the wall is too high and unsympathetic materials have been used)

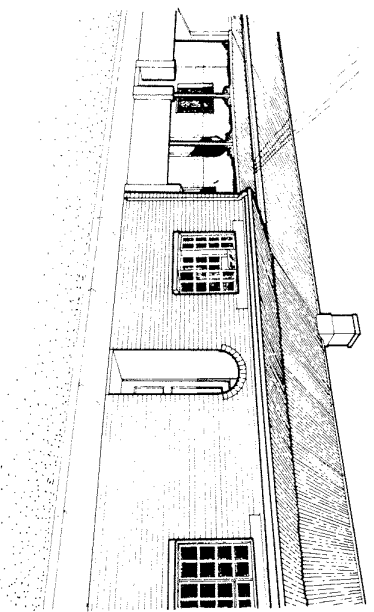


Fig. 12 Unsympathetically enclosed steep

5.1.3 Garages, carports and off-street parking

The provision of parking (on and off streets) in Woodstock/Salt River is a problem, since both areas were initially planned without much consideration for motor vehicles. Sympathetic ways need to be found to preserve the historical quality of these areas as well as accommodating parking.

*** Avoid adding garages, carports or parking bays directly in front of historic building facades** (see Figs 15 & 16). Where it is impossible to locate parking at the back of houses, garages or carports should be built in a manner that avoids cutting into stoeps and facades of houses. Retain front gardens where possible.

*** Avoid leaving garages and carports unplastered or unpainted.** Where garages or carports are built in sight of the street, avoid the use of facebrick or precast concrete walls as well as metal roller doors. Plaster brick walls and paint wooden garage doors.

*** Work with neighbours to find alternative solutions to the parking problem** (eg neighbourhood parking at monitored lots, neighbourhood watch organisations, etc).

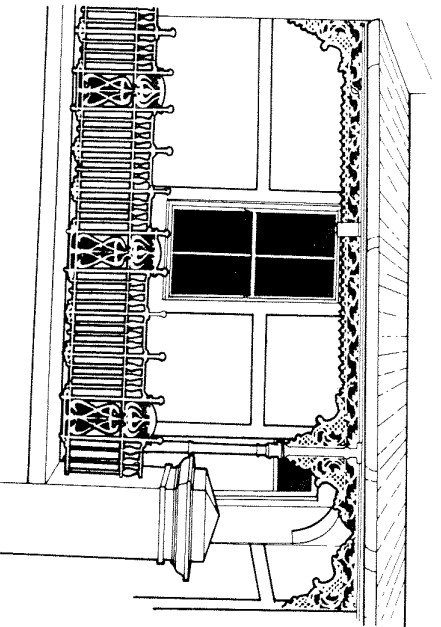


Fig. 13 A good example of a boundary wall and stoep where historical materials and architectural features have been preserved.

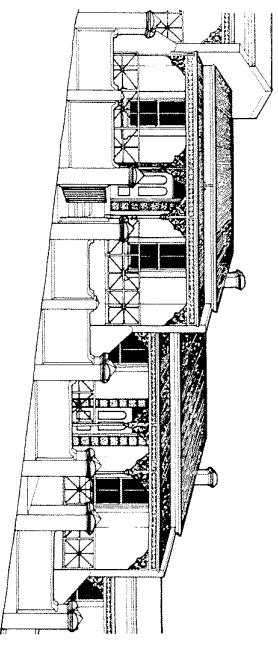


Fig. 14 Sympathetically retained stoeps and boundary walls, Duke St, Woodstock

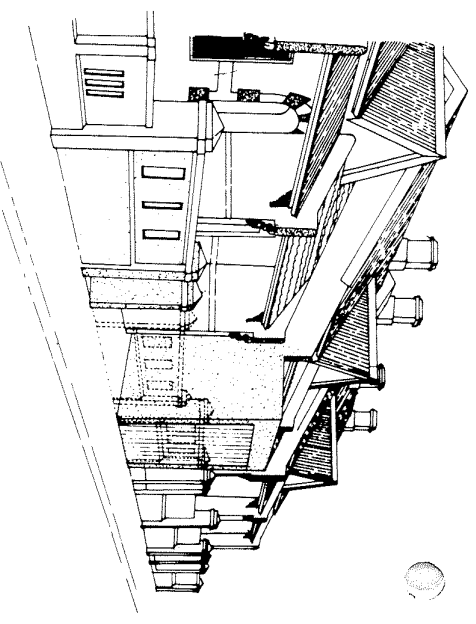


Fig. 15 Unsympathetic addition of garage. Note the unfortunate disruption to the street frontage where the wall (dotted) has been removed.

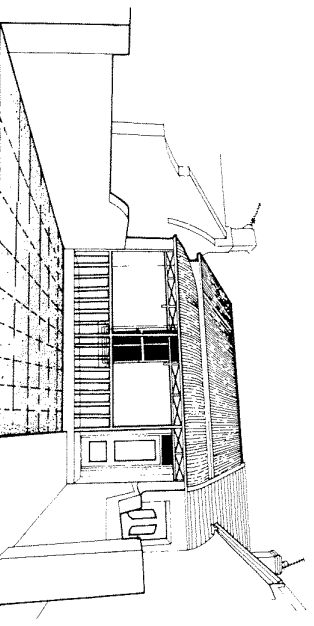


Fig. 16 Front garden unfortunately replaced with paved parking area. However, this would have been worse if a carport had been built in front of the house.

5.2 BUILDING FORM

In addition to the street frontages discussed above, the overall form of the houses and shops has a great impact on the quality of streetscapes in Woodstock/Salt River. The repetition of building forms, the roofscapes and the consistent proportions of building facades all help to give the streets a friendly scale and richness (see Fig 17).

5.2.1 Gables, parapets, bay windows

The projecting gables, parapets, bay windows and entrances help give a pattern or rhythm to the building form that makes up the typical street in Woodstock/Salt River.

*** Do preserve the original gables, parapet walls, party walls, chimney stacks, bay windows and entrances to your house.** Retain the plaster mouldings, decorated timber fascia boards and finials.

*** Do try to conform to the prevailing uniform building height in the street or grouping of houses.** Retain the original height of buildings along the street facade as far as is possible.

In certain circumstances building heights can be increased but this needs to be done with care (see Figs 18 & 19).

5.2.2 Roofs

The roofscape of rowhouses and semi-detached houses is an important element that, like the other elements, allows the individual houses to form part of a whole. The original roofs of buildings in Woodstock/Salt River were corrugated galvanised iron and, where properly maintained, have lasted nearly 100 years.

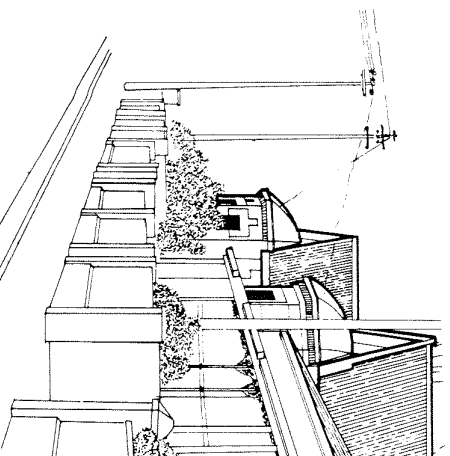


Fig. 17 Typical streetscape - note attractive repetition of gables and bay windows

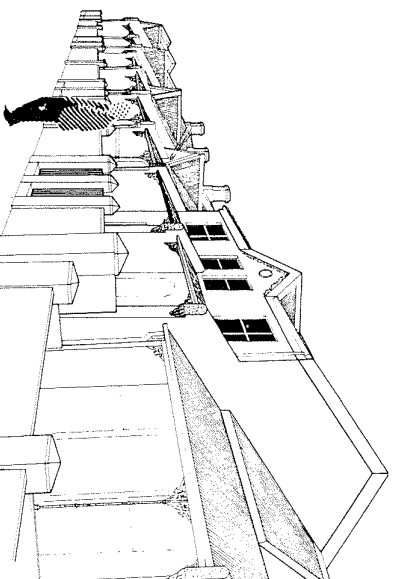


Fig. 18 Sympathetic new first floor addition

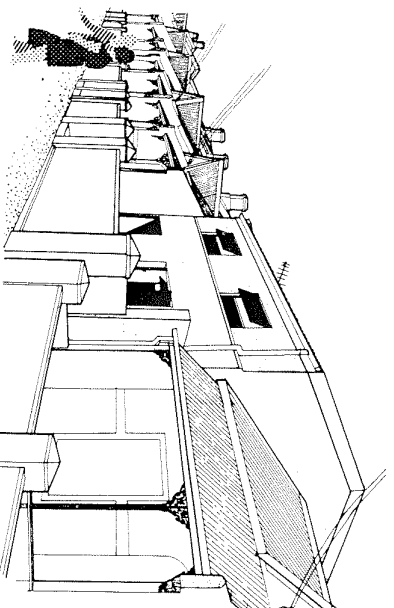


Fig. 19 Unsympathetic new addition - the prevailing uniform building height and roof pitch have been disrupted

*** Do preserve the original roof pitch and shape.** If attic rooms are to be added (see Fig 20) consider facing them to the rear of the house, though in many cases they can be designed in a way that is acceptable to the street.

*** Do try to retain the original roofing material wherever possible.** Avoid replacing a corrugated iron roof covering with new materials such as cement tiles, asphalt-coated pressed metal tiles or fibre cement sheets. If corrugated iron sheets are not desired, consider using aluminium or fibre cement sheets that have the same profile as the original corrugated iron.

*** Do retain the gable on roofs above entrances.** These gables serve a formal architectural purpose in emphasising entrances and grouping together individual houses.

*** Avoid removing decorative elements from the roof.** The character and scale of the roofscape relies on the presence of elements such as finials, gable trims, bay windows and chimneys.

*** Avoid removing the verandah or stoep roof.** The verandah/stoep roofs of the houses are important elements of the overall roofscape and streetscape. They also help to scale down the street facade of houses and give definition to the interface between the houses and the street. When replacing old roofs with new corrugated iron, keep the verandah roof separate from the main roof of your house (see Fig 21).

*** Do repair leaking roofs immediately.** Leaks usually occur where the sheets have been nailed to purlins or where overlapping sheets have rusted or where screws and flashings have worked loose.

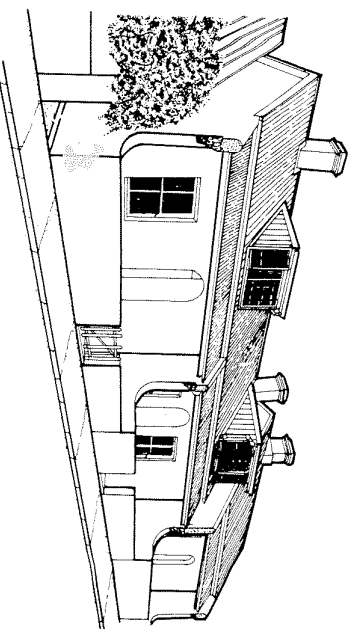


Fig. 20 Unsympathetically-shaped addition of roof dormers. Triangular-shaped dormers would have been better

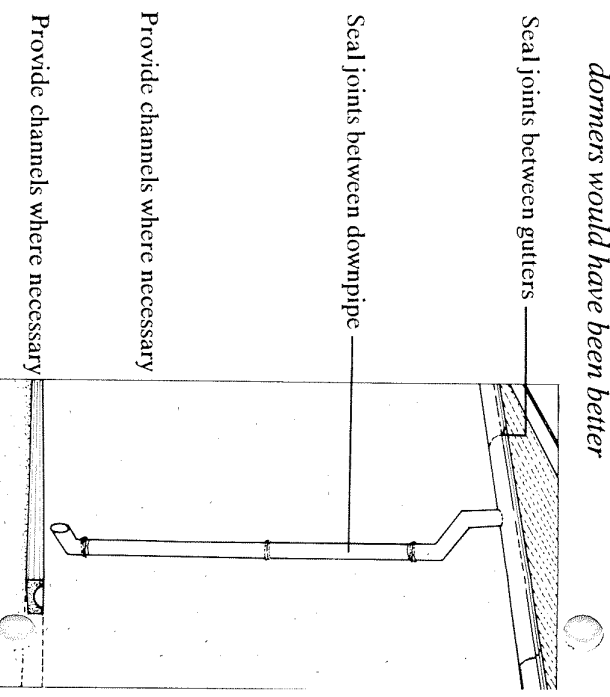


Fig. 22 Gutter repair and maintenance

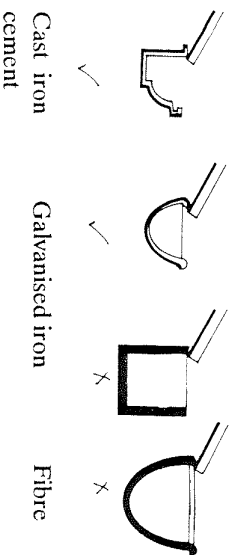


Fig. 23 Gutter profiles

5.3 BUILDING DETAIL

* Small leaks can be repaired with sealants available from your hardware store.

* Where substantial parts of corrugated iron sheets have rusted, it is advisable to replace the entire sheet. Prime the sheets where they overlap with a rust inhibitor.

* **Do paint corrugated iron roofs regularly.** Where the original roof has been replaced, consider the traditional colours used - black, red oxide or various shades of green. Verandah roofs were either painted the same colour as the main roof, or in alternating stripes, where one colour was used per corrugated iron sheet.

* **Do clean out gutters regularly** to prevent water damming up, which usually leads to rusting and leaking.

* **Do repair and replace leaking gutters and downpipes.** These usually leak at the joints between one length of gutter/pipe and another (see Fig 22). Repair leaks with a sealant available from your hardware store.

* Where gutters and downpipes need to be replaced, use galvanised iron elements. Avoid using fibre cement gutters and downpipes which are overly bulky when compared to the ornate fascia boards and cast-iron trimmings on many historic buildings (see Fig 23).

* **Avoid water from leaking gutters running over walls.**

* **Do ensure that water from the roof is led away from the house.** Water should not run over walls or onto the foundations. Where necessary, provide rainwater channels and clean them regularly.

The detailed treatment of buildings is as important as their overall form. The detailed treatment of walls, windows, doors, stoeps and roofs are all factors which contribute to the architectural quality of these areas. For example it is not only important that a certain roof be pitched - the roof should be made of a sympathetic material which is tidily nailed down and neatly waterproofed at the edges.

5.3.1 Walls

The traditional treatment with decorative plaster mouldings on the walls in Woodstock/Salt River helps to give it character. The external plaster walls of houses should be regularly maintained to avoid later repair costs and to preserve the value of your house.

* **Do preserve the original plaster mouldings and quoins** (see Fig 24). Avoid changing the plaster mouldings and quoins around window and door openings when replacing old elements with the appropriate new ones. Retain the existing quoins at the corners of your house.

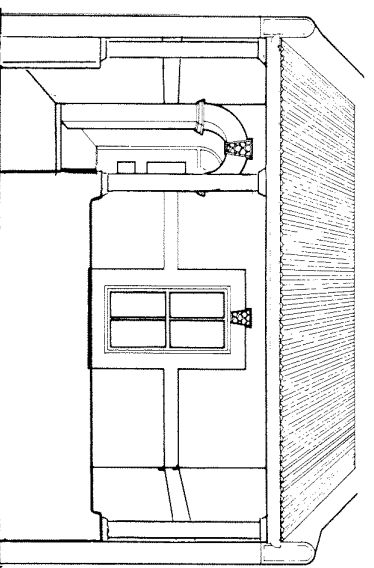


Fig. 24 Retain plaster decoration and mouldings on facades and stoeps

ORIGINAL HOUSE

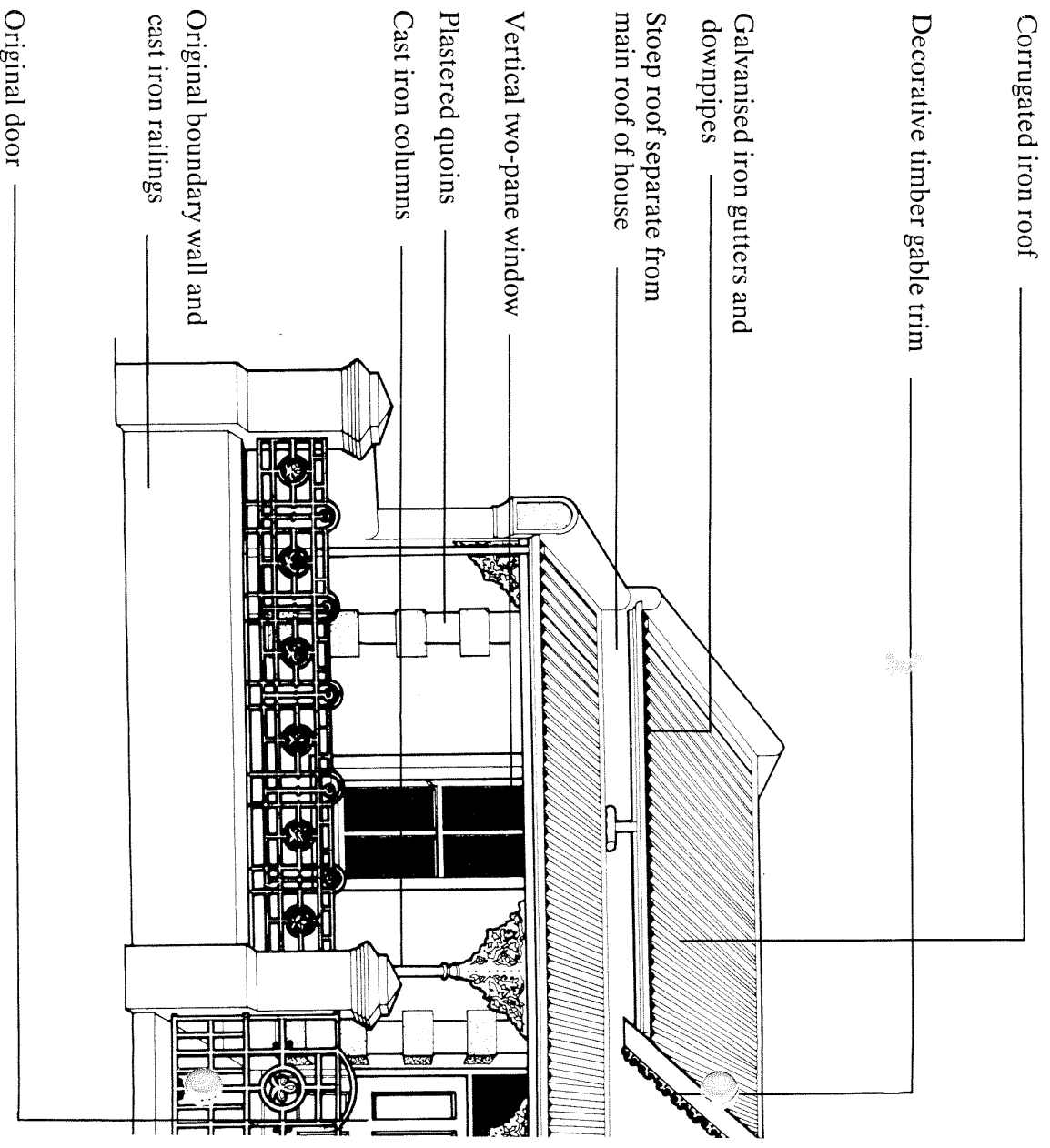
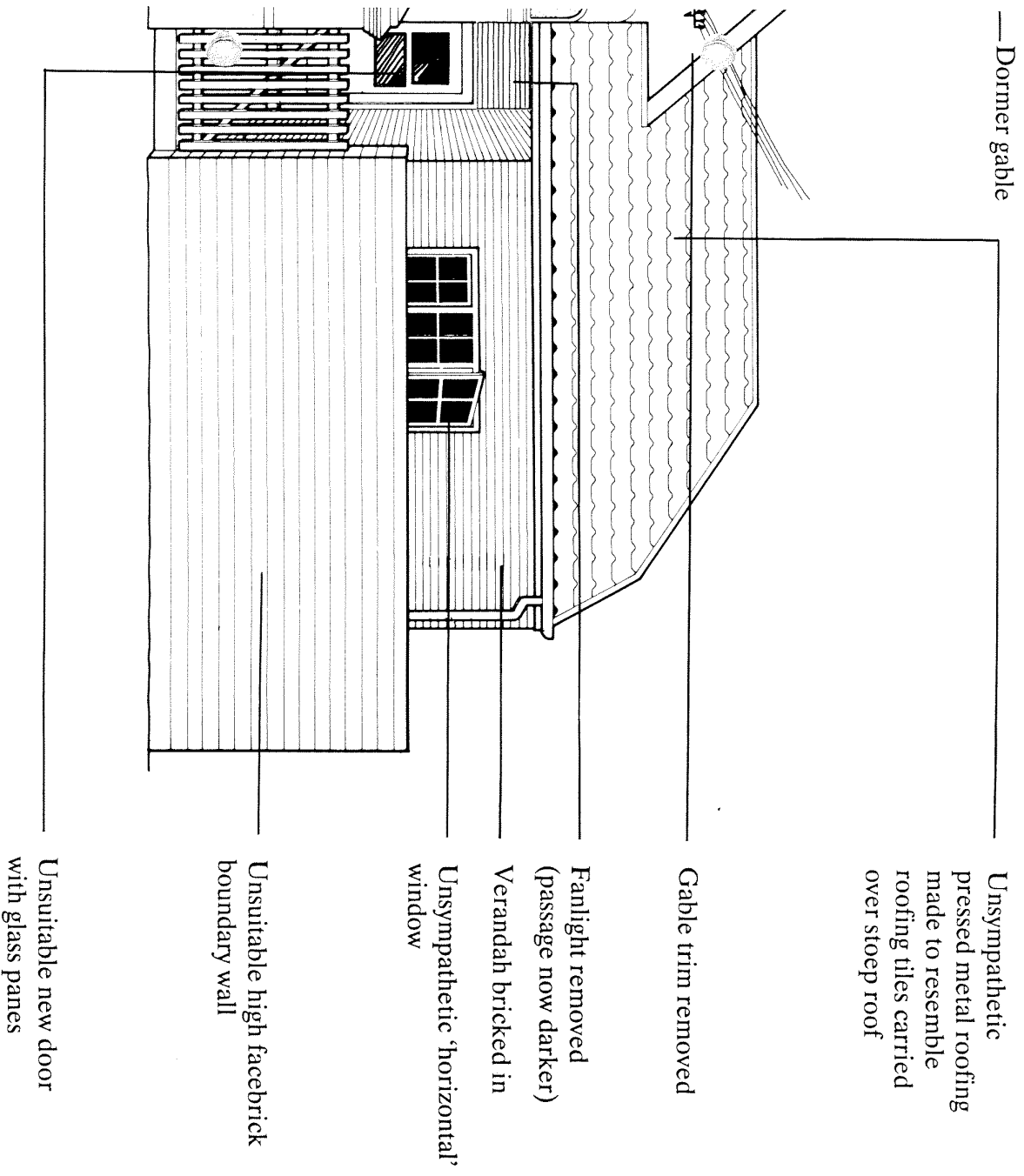


Fig. 21 Typical

UNSYMPATHETICALLY ALTERED HOUSE



Unsympathetic alterations

*** Try to retain the original texture of plasterwork.** Avoid changing the existing plasterwork to a texture or finish that is not in keeping with the historical character of the building. Refrain from cladding walls with facebrick, tiles or artificial stone.

*** Do repair cracks in plaster.** Cracks, including hair cracks, should be repaired or covered with a filler and painted (see Appendix 1.1). Where major structural cracks in walls are evident, immediate steps should be taken to correct the problem and, where necessary, expert advice should be sought.

*** Do repair damaged plaster and mouldings.** Damaged plasterwork on old walls should be repaired as soon as possible (see Appendix 1.1).

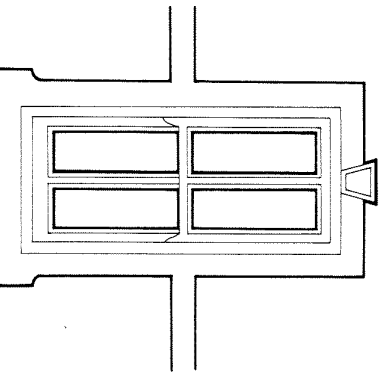


Fig. 25 Original sash windows with plaster surrounds

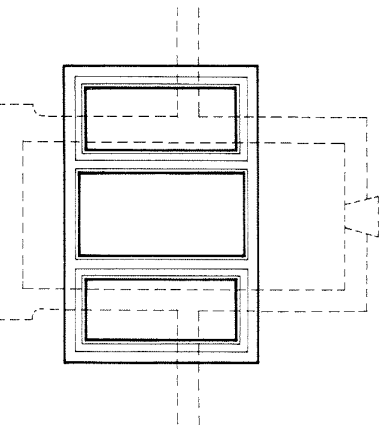


Fig. 27 Avoid removing plaster surrounds and building in unsympathetic 'horizontal' windows

*** Do paint external walls regularly.** Where limewash was originally used and still remains on the walls, they should be limewashed once a year. Where walls have been treated with an acrylic paint, they should be repainted as it becomes necessary (see Appendix 1.2).

5.3.2 Windows, doors and shutters

The architectural character of the historic buildings in Woodstock/Salt River depends on the preservation of original windows, doors, shutters, sills, lintels, architraves and hardware (ie handrails, locks, hinges to windows/doors).

*** Try to retain old windows and doors if you are able to repair them.** It is often

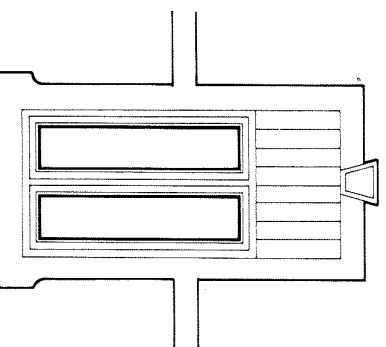


Fig. 26 Avoid blocking opening to accommodate smaller casement window

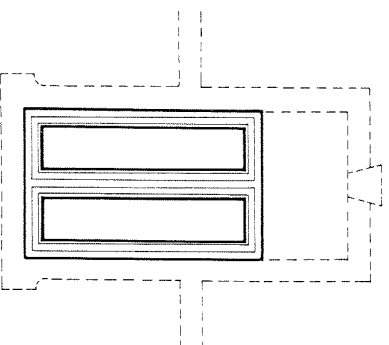


Fig. 28 Avoid removing plaster surrounds and using unsympathetic steel casement windows

possible to repair an old window by cutting out the damaged area and piecing in new timber. Once painted over this will not be visible. This can be much less expensive than replacing old windows with new ones.

*** Do try to match new windows and doors with the originals.** If it is necessary to replace them, avoid changing the original location of windows and doors. Do not change the size, proportion or arrangement of windows, window panes, mullions and rails (see Fig 25 for a 'correct' sash window). Do not use tinted or mirrored glass.

*** Avoid replacing timber windows and doors with steel or aluminium elements,** especially those facing the street (see Figs 26, 27 & 28). Retain original frames, fanlights or sidelights if you replace old doors. If replicas of the original door cannot be made or bought, use panelled doors rather than flush veneer covered doors.

*** Do retain original shutters where possible.** Avoid replacing them with aluminium or mock shutters. Avoid using awnings over window openings - shutters are less costly and provide security as well (you can keep the windows open for ventilation but still have the house secured).

*** Avoid damaging or removing the original plaster surrounds on windows and doors when replacing old joinery.** This not only preserves the architectural character of your house but will prevent water/damp penetration around door and window openings.

*** Do retain the paint on windows, doors and frames.** Refrain from stripping and varnishing original doors and windows - it

is not only out of character but is also costly to prepare and maintain. When installing new timber doors and windows, they should be painted.

*** Do install unobtrusive burglar bars where possible.** Burglar bars should preferably be placed internally and where possible be made to match the subdivision of window panes. Where this is not possible, bars should preferably be painted a dark colour, as this makes them less visible from the outside. Internal burglar bars are safer and cheaper to maintain than external bars. Simple window locks which permit a limited opening of the sliding sash could also be considered.

*** Do repair original windows, doors, window frames, door frames and glazing where possible.**

*** Old windows, doors and frames can generally be repaired at a cost that is lower than replacement with new or modern elements (see Appendix 1.3 & 1.4).** Oil hinges to windows, doors and shutters regularly.

*** Do service sash windows regularly.** To prevent major repairs to sash windows they should be serviced on a regular basis (see Appendix 1.4).

*** Do repair and match broken glass in doors, fanlights and windows.** Where possible replace with appropriate stained glass rather than with modern frosted glass.

*** Do paint all external woodwork regularly.** To prevent rotting, the external woodwork (such as Oregon pine, deal, meranti) should be painted regularly (see Appendix 1.2 & 1.3).

* Where hardwood windows or doors have always been left unpainted and oiled, such as teak, they should be oiled at least once a year with sealers/oils available from your hardware store.

5.3.3 Floors

* **Avoid replacing suspended timber floors with concrete floors.** Where possible, rather replace rotten timber with new timber flooring. Concrete floors, put into old buildings where it is impossible to build in a damp-proof course in the walls, encourage damp in walls and floors. Often concrete floors put into old buildings encourage damp in walls even when a damp-proof course is inserted.

* Loose floor boards can be nailed or screwed back into place if they are not too badly warped.

* Cracks between floor boards can be filled in with a matching wood filler or wood splines.

* **Avoid blocking the air vents under suspended timber floors.** Timber floors need to 'breathe'. In order to prevent the timber rotting, proper air circulation under the floor is necessary. Carpeting should not present problems but it is generally not good practice to lay vinyl floor coverings over timber as this can cause moisture entrapment (wood can't breathe as easily), leading to wood rot, particularly in bathrooms.

* Where there is evidence of wood beetle, treat the floor boards immediately. Floors can be easily treated with an appropriate wood preservative available from your local hardware store.

* **Do protect old (and new) timber flooring with an approved finish.** To ensure the continued life of wooden floors they should be protected with an appropriate polish or sealer.

* An old floor that has acquired a dull finish and does not need to be completely overhauled can be rejuvenated with mineral spirits or turpentine.

* Old floors can be completely refinished by sanding down the wood to a smooth surface and applying a protective sealer.

5.3.4 Cast Iron and Wrought Iron Work

* **As cast iron and wrought iron elements are prone to rust, attend to the problem immediately by treating elements with a rust inhibitor and two coats of enamel paint.**

* **Avoid sandblasting cast iron as it creates pitting.** Old paint should rather be cleaned off with a liquid paint stripper or blowtorch.

6.0 GUIDELINES FOR NEW BUILDINGS AND ADDITIONS

Contemporary designs, new structures or substantial additions to old buildings are permissible provided they are sympathetically executed and do not destroy the character of the historic buildings to which they relate.

In principle new structures and additions should be designed in such a manner that they fit in with the surroundings. To do this it is useful to continue patterns and features found in old buildings when designing new structures or additions to existing buildings.

6.1 SITING

The siting of new buildings should be done with care.

* **Boundary enclosure:** The traditional treatment of the front boundary is an important characteristic of the area. With new buildings consider enclosing only a portion of the front garden to allow a view of the building.

* **Do try to orientate your building to the street in a similar manner to the surrounding buildings.** Maintain a uniform setback and follow the dominant patterns in the street (eg use low garden walls and verandahs where these exist in the street).

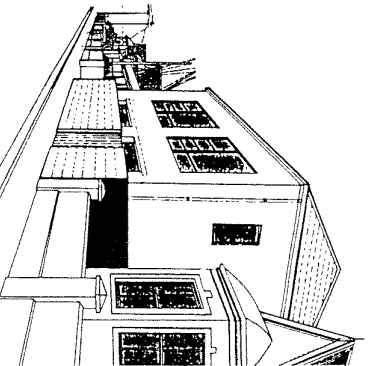


Fig. 29 Unsympathetic relationship of new building to the street and to adjacent buildings . Inappropriate fenestration and boundary wall

* If setbacks vary in the street, try not to locate new buildings or additions closer to the street than the adjacent historical buildings.

* **Do retain the side spacing that is dominant in the area.** The extent to which historical buildings are set back from side boundaries help to set up a pattern of built

form and open spaces which should be maintained when considering new construction.

* When additions occur in these side spaces, consider setting them back from the front facade.

* **Garages and Parking: Avoid building garages, carports or outbuildings in front of houses wherever possible.**

* **Gardens, however small, are to be encouraged in front of houses.** They not only improve one's own property but the neighbourhood as well. Therefore **avoid paving these spaces.** When this is unavoidable, use surfaces that are compatible with existing paving. (eg tinted cement screed, brick paving, etc).

* **Planting of trees in front gardens should also be encouraged** where possible as narrow footways often preclude tree planting in the street.

* Where the provision of increased parking is unavoidable, take care in making the parking area as unobtrusive as possible and refrain from disrupting the continuity of boundary walls.

6.2 BUILDING FORM

* Do respect the uniform height of adjacent buildings when designing a new infill building or additions to old buildings. A new building which is too low or too squat or too tall can be disturbing and will always seem out of character.

* Where an additional floor is unavoidable, it may be more appropriate to locate the new accommodation at the back of the site.

*** Do ensure that your building is not out of scale with the surrounding buildings.** Retain the proportion and scale of historic buildings in the area and where possible, limit new designs to two storeys. Roof spaces can be used for additional space.

*** Do use forms that are sympathetic to the surrounding buildings when designing new structures.** Consider the volume and mass as well as the dominant pattern (as created by bay windows, gables, parapets, recessed entrances, etc) of buildings in the immediate vicinity.

*** Avoid building fake reconstructions.** When designing new structures, consider repeating the local form and scale rather than imitating historical architectural details (such as on doors, windows, verandahs, decorations, plasterwork, etc). Falsification competes with and reduces the value of the authentic surrounding historical buildings. Rather use elements which have compatible qualities in terms of scale, texture and colour.

6.3 BUILDING TREATMENT

Materials used for additions and new buildings should as far as possible be compatible with the existing materials in the area.

*** Facebrick** (or unplastered concrete block), for example, is an intrusion in the Woodstock/Salt River area where buildings are usually plastered and painted. It has a different texture, scale and colour; **avoid** using it.

*** Large profile metal sheets** (eg IBR) or fibre cement sheets (eg 'Canadian' pattern or Big Six) are not in sympathy with the traditionally used corrugated iron sheets because of the scale.

*** Do use corrugated iron roofing on new buildings.**

*** Do try to ensure that the windows and doors on the street have vertical proportions.** This is in keeping with the historical character. It is generally advisable for the height of windows to be greater than their width. Windows of horizontal proportion or of larger scale and patio doors could be used at the back of the house.

*** Do consider making plaster surrounds to doors and windows facing the street.** This treatment helps to modulate the building facade and is in sympathy with the character of historic buildings.

*** Do paint the timber doors and windows on the elevation facing the street.** Painting timber elements reduces maintenance and is in keeping with the treatment of the historical buildings in the area.

OTHER

*** Do design your new building or additions in such a manner that you retain established trees.** In proclaimed Urban Conservation Areas, permission is required to cut down mature trees on your property. Furthermore, the City Council encourages the planting of trees where space permits.

7.0 INTRUSION OF COMMERCIAL AND LIGHT INDUSTRIAL USES

Woodstock and Salt River in particular have always been mixed land use areas, ie the historical development of both areas included commercial and residential buildings. However, the scale of commercial/industrial activities was always compatible with the residential life of these areas.

In recent years this equilibrium has started to break down. With the nature and scale of commerce and industry growing, and with increased car ownership leading to on-street parking problems, the residential areas have suffered considerably. In order to ensure both the preservation of the historic quality of these areas and its ongoing development, the existence and growth of commercial/light industrial activity will need to be managed in a careful manner.

Given Woodstock/Salt River's central location, there is increasing demand for conveniently located commercial properties in the area. With most of the land in Woodstock/Salt River being zoned for residential use, the establishment of

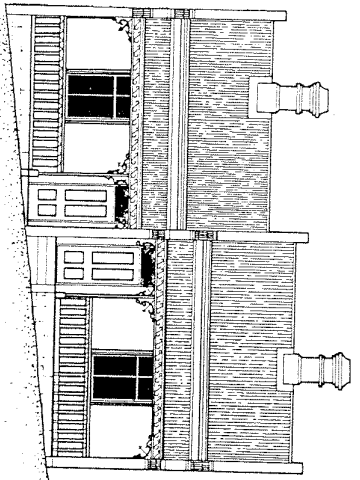


Fig.30 Retain the vertical proportions of elements such as windows and doors on the street facade

small businesses has generated pressure for rezoning of properties from residential to business use.

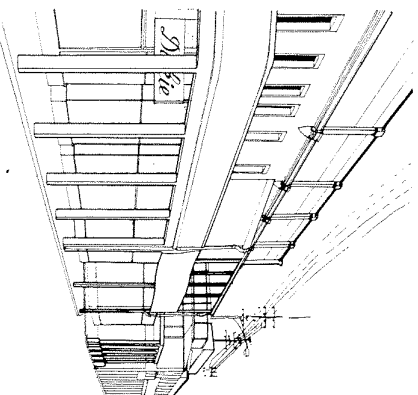


Fig. 31 Colonnades on buildings are a strong characteristic of commercial streetscapes and should be retained or replaced where possible

A typical pattern in recent years has been the gradual encroachment of commercial activities into adjacent residential areas. While commercial development does obviously increase employment opportunities, it usually occurs at the expense of available housing and the architectural character of the area. Also, properties are not occupied after business hours, which leads to 'dead' areas at night and consequent increased crime rates.

While the invasion of 'detrimental' commercial and light industrial uses into residential environments is to be discouraged, the quality of mixed land use environments (as it has existed historically in the area) should not be forgotten and should be encouraged where feasible. For example, it could include buildings that accommodate both commercial and residential uses, such as 'home industries' as long as someone resides permanently on the site. The guidelines for such development would include that:

- * Commercial uses would need to be enterprises (eg shops, laundries, small offices, etc) that are not detrimental to the residential environment or a source of nuisance;
- * Commercial development should not occur at the expense of housing; and
- * Commercial development should complement the architectural character of the area.

8.0 CITY COUNCIL REQUIREMENTS

8.1 HOME INDUSTRIES

The accommodation of 'home industries' is encouraged by Council. Residents, with the prior consent of Council, may use part of their house for business activity subject to the following conditions:

- * That residents do actually live and work from home.
- * That the house is used for a profession, art or trade that is not detrimental to the residential environment or is a source of nuisance.
- * That, except with the consent of the City Council, no more than two persons shall be employed (see Section 22 of the Zoning Regulations).

Home industries have certain advantages that are beneficial to residential areas. While obviously a source of employment, they also ensure a better maintenance of the buildings used. In addition, neighbourhood safety is increased by the daytime occupation of houses from which home industries operate.

8.2 PROPOSED URBAN CONSERVATION AREAS

Before proceeding with any building work you need to establish whether your building is in an Urban Conservation Area. Apart from this, your building may form part of an historically or architecturally important group, or may be significant in its own right. If your building is older than 50 years it may not be demolished or altered without permission in terms of the National Monuments Act. Applications for alterations must be made through the City Planner's Department. Before preparing your plans you are advised to read the relevant sections of this handbook and also to consult the staff of the Urban Conservation Unit (Tel 400-2667).

The advice offered should be seen as guidelines illustrating various ways of renovating and developing buildings sympathetically.

Regulations for Urban Conservation Areas (Section 108 of the Zoning Regulations):

If your building is in a Conservation Area, it may not be demolished or altered without the special consent of Council. The regulations also cover the erection of new structures and protect mature trees and/or hedgerows from unauthorised removal. Special consent will be granted only if Council is satisfied that such work will not be detrimental to the significance of the area. However, obtaining special consent should not present undue problems provided that the guidelines and principles in this booklet are followed carefully. If in doubt, contact the Urban Conservation Unit.

8.3 THE PROCESS OF PLANS APPROVAL

If your building is in a Conservation Area your plans will be referred to the Urban Conservation Unit after submission to the Building Survey branch. The staff of this unit will decide (on the basis of these guidelines) whether your proposals are acceptable or not. However, if you are unhappy with the Unit's standpoint your application will be referred to the Town Planning Committee. In addition you may need to apply for other approvals (zoning, departure, etc). If your building is older than 50 years it may also be referred to the National Monuments Council.

8.4 MINOR WORKS PERMIT

Work of a minor nature in Urban Conservation Areas can be approved by the Building Inspector, providing it concerns internal renovations only. All *external* work of a minor nature, and particularly work proposed on the street face of buildings in Conservation Areas, requires the full approval of the City Council.

Thus for renovation works such as:

- * Raising of boundary/garden wall height
- * New boundary walls
- * Replacement of roofing material
- * Replacement of windows and doors
- * Building of pergolas
- * Building of open-sided carports
- * Replacement of stoep roofs or roof supports and
- * Replacement of gables and parapets

the approval of the City Council is required and full plans have to be submitted.

For further advice and guidance, consult the Urban Conservation Unit of the City Planner's Department or the Building Survey Branch of the City Council.

9.0 REFERENCES

- Dewar, et al. *Housing - A Comparative Evaluation of Urbanism in Cape Town* UPRU, Cape Town 1978
- Fagan, G. Architects. *Urban Conservation Study: Western Woodstock*, 1986
- Rennie, J and Riley, P. *Old Wynberg Village: Guidelines for Conservation and Development*, City of Cape Town, 1987
- Theron, D. *19th Century Port Elizabeth: A Guideline to Restoration*, UPE Department of Architecture 1984
- Todeschini and Japha. *Conservation Study: Salt River*, City of Cape Town, 1986
- Todeschini and Japha. *Green Point and Sea Point, Guidelines for Conservation and Development*, City of Cape Town, 1990
- Visser, D. et al. *Conservation Study: Woodstock East*, 1986

APPENDIX 1:

ECONOMICAL MAINTENANCE PROCEDURES

Highlighted below are some of the most common problems you are likely to encounter when trying to maintain or repair your house. We supply some suggestions for dealing with these specific problems.

1.1 Repairing cracks in plaster walls

Minor cracks in plaster walls and in corners can be easily repaired without incurring too much expense. Consider the following procedures when repairing cracks:

- * Remove and clean up rough edges of plaster along the cracks with a putty knife or small (masonry) chisel.
- * Remove dust and dirt from surfaces in and around the crack. Remove plaster to expose brickwork on both sides of the crack. Minimum width: 50mm on either side.
- * Cut a length of chicken wire to match the exposed area.
- * Cover crack with wire gauze/chicken wire and secure it to the exposed brickwork with small nails.
- * Replaster cracked area using weak plaster mix with a high lime content. Consider a plaster mix of 1 part cement, 3 parts lime and 8 parts sand (1:3:8).
- * Prepare wall for paintwork and apply an undercoat.

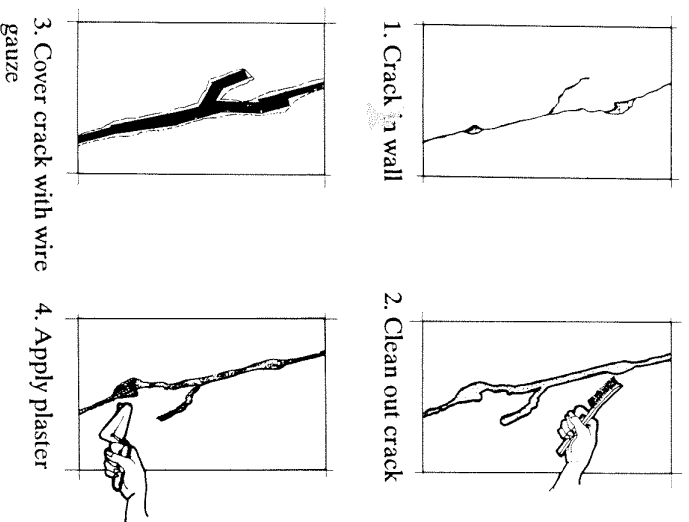


Fig. 32 Repairing cracks in plaster walls

1.2 Painting

To protect your house against the elements it should be painted regularly. A good coat of paint can prevent problems of damp, water penetration and eventual building damage.

Before painting walls establish whether limewash or acrylic paints were previously used. Limewash leaves a substantial residue of powder on your fingers when it is rubbed, whereas acrylic paint does not come off much when rubbed. On no account should you apply acrylic paint on a limewashed wall or vice versa, as it will peel off.

Consider the following process when painting/limewashing external walls and timber work:

Surface preparation:

- * Remove loose paint with wire brush or scraper

- * Sandpaper the scraped surfaces of timber

- * Stop holes in timber work

- * Clean off all dust and dirt

Painting:

- * To limewashed walls, proceed to apply new coats of limewash

- * To acrylic painted walls and timber work apply a primer where necessary.

- * Apply one coat of acrylic/PVA paint to walls and two coats of gloss enamel paint to timber work.

- * Apply an undercoat to repaired sections of plaster.

The original paint **colours** of walls and timberwork can be established by scraping off layers of old paint. The historically correct choice of colour is usually an attractive and safe one. Use colours that are in keeping with the architectural character of your house.

1.3 Repairing doors

The old front doors of the houses in Woodstock/Salt River are subject to three categories of problems, namely: wear, fit and hardware. It is unnecessary to replace doors that have such problems because they can be repaired without much effort or cost.

Fit

The typical front panel doors are liable to be either loose fitting or tight fitting because of their years of service. The three causes of such problems are:

- * Improperly adjusted hinges;
- * Distortion of the door; or
- * Distortion of the frame

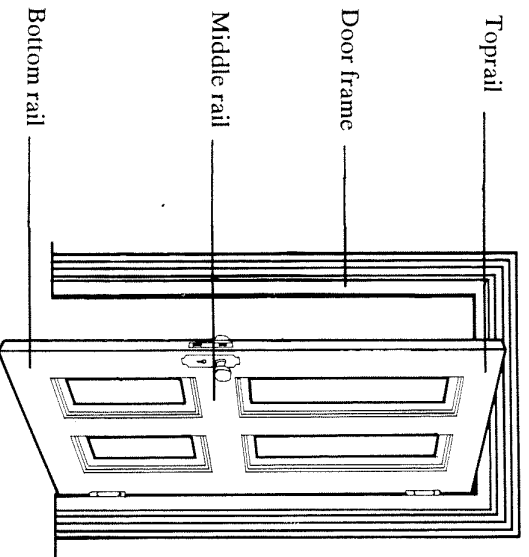


Fig. 33 Typical door

It is easy to determine which is the cause by inspecting the consistency of the space between door and frame. If the door fits too tightly all the way around then it has either swelled from dampness or paint and needs to be planed down. If the door frame has shifted position and presses on the door at different points, then it should also be planed. It is far simpler to plane the door than the door frame.

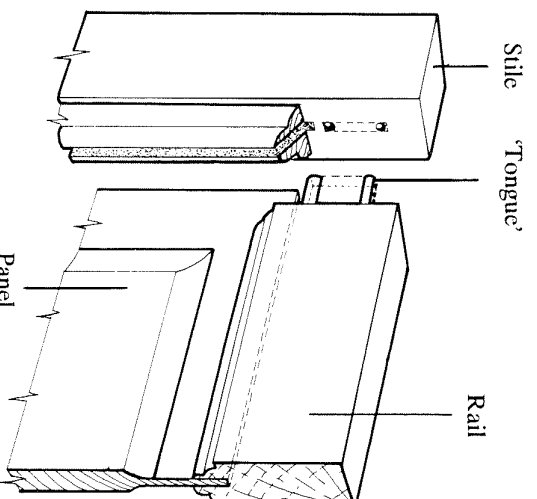


Fig. 34 Replacing panels/rails

Doors:

Because of the way in which panel doors are constructed, they can be easily dismantled and the damaged piece (the rail, or panel or stile) can be repaired or replaced.

Should the original panel door be broken beyond repair or be missing, replace it with a panel door that is in character with your house.

Door frames:

The door frame is as important as the door and should be left in its original form. Repair or replace parts of the door frame as and when necessary.

Hardware:

The original hardware (hinges, door knobs, latches) is as valuable as the door and door frame. Retain original hinges and brass-plated knobs.

Where the original heavy duty butt hinges have worn loose, the old screws need to be replaced with longer brass screws or the screw holes can be refilled to ensure a tighter fit. If the hinges are of brass consider removing the paint covering them.

Original door knobs should be retained as handles should their lock mechanisms no longer be functioning. Retain the brass face plates. Should the lock mechanism not function, clean and oil it. If this fails consult a locksmith or find an old lockset of the same size which works (eg from a less obvious location, like internal rooms).

1.4 Repairing sash windows

Double-hung sash windows tend, with age, to be subject to broken sash cords, poor fit and dirty pulleys. These defects are simple to repair and could save unnecessary replacement costs.

When the windows are stuck it is usually because of a build-up of paint around the window frame or because of the sash cord being fouled up around the pulleys. To correct problems of poor fit:

- * Scrape and cut away excess paint or dirt from between the sash and the moulding with a putty knife, and
- * Lubricate the sash window and moulding with candle wax.

If the window still remains jammed it is likely that the sash cord is stuck around the pulley mechanism. You may also have a problem with broken sash cords. To correct these problems you need to:

- * Remove the moulding, bottom sash, parting strips and top sash in that order.
 - * Locate the weight covers (or access traps) and unscrew them from the window frame.
 - * Remove the broken cord from the weights and window sashes.
 - * Cut new lengths of cord by measuring the broken pieces of old cord.
 - * Attach the new cord to the sides of the sashes with screws or nails.
- (Replacement sash cords and lead weights are available from your local hardware store.)*

- * Replace the top sash in the window frame and thread the new cord over the pulleys at the top of the outside channel. Allow the cord to drop to the weights.
- * Attach the weights to the cord by knotting it at the end.

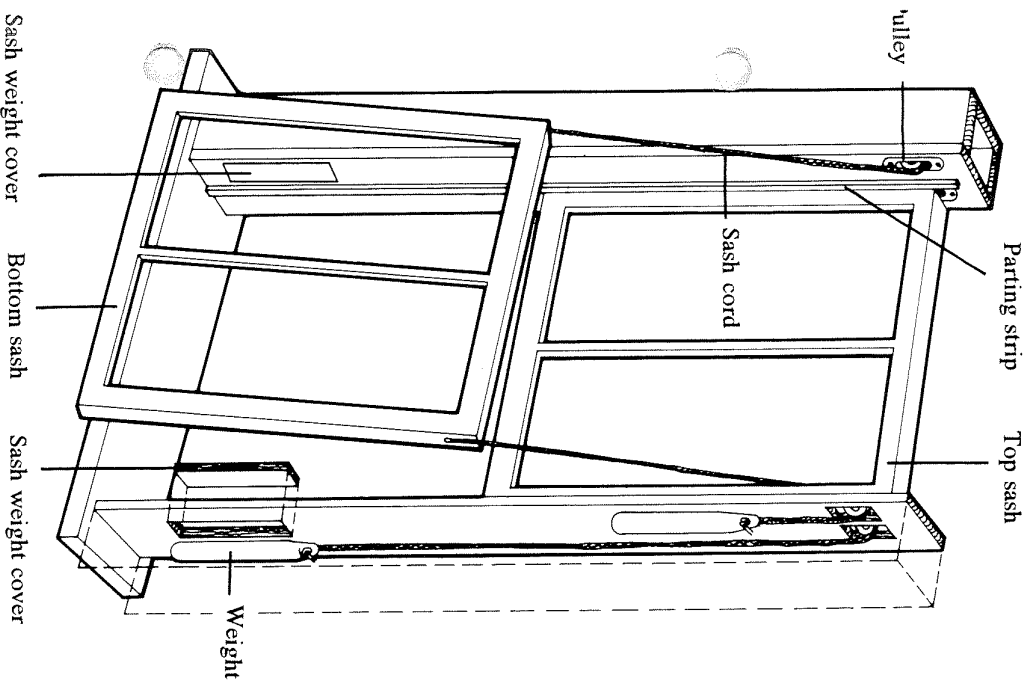


Fig. 35 Typical sash window

- * Replace the two parting strips that hold the top sash in place and secure it with (+ - 25mm) nails.
- * Replace the bottom sash in the window frame and thread the new cord over the pulleys at the top of the inside channel. Allow the cord to drop to the weights.
- * Attach the weights to the new cord by knotting it.
- * Replace the sash weight covers and secure them with nails or screws.

- * Replace the moulding that holds the bottom sash in place.
- Sash cords and lead weights are available from your local hardware store.

APPENDIX 2:

GENERAL INFORMATION SOURCES AND RESOURCES

2.1 City Council Offices

For advice and comment on proposed building work, contact staff at the following City Council Offices:

Urban Conservation Unit,
City Planning Department,
16th Floor, Civic Centre,
Hertzog Boulevard,
CAPE TOWN
TEL: 400-2667

Building Survey Branch,
15th Floor, Civic Centre,
Hertzog Boulevard,
CAPE TOWN
TEL: 400-2439

2.2 Preservation Organisations

For general advice on the preservation of buildings in historic areas, the following organisations can be contacted:

National Monuments Council,
Bree Street,
CAPE TOWN
TEL: 23-6310

Vernacular Architecture Society of South Africa,
c/o 19 St Kilder Close,
Broad Road,
WYNBERG
TEL: 23-6310/761-6102 (after hours)

2.3 Books

In addition to the above organisations the following books provide further reading on specific subjects dealt with in the preceding sections. While these books deal with English and American examples and practices they contain useful information. Most of them are available at the Woodstock Library or the Central (Cape Town) Library.

Architectural History:

Fransen, H and Cook, M. *The Old Buildings of the Cape*, A Balkema, Cape Town 1980.
 Picton-Seymour, D. *Victorian Buildings in South Africa*, A.A. Balkema, Cape Town 1977.

Maintenance, Renovation and Repair:

Johnson, A. *How to Restore and Improve your Victorian House*, David & Charles, London, 1984.
 Kangas, R. *The Old-House Rescue Book*, Prentice-Hall, Virginia, 1982.
 Kaplan Prentice, H & Prentice, B. *Rehab Right - How to Realize the Full Value of your Old House*, City of Oakland, 1986.

For Galvanised Iron Gutters and Downpipes:

Cape Metal Industries
 (Represented by Bill Paterson Agencies)
 40 Main Road
 ST JAMES
 TEL: 798-8065

Master Metal Works cc
 Greenvil Road
 DIEP RIVER
 TEL: 705-4919

For Cast Iron Columns, Brackets and Filigree Work;

Cottage Castings
 3 Bridgewater Street
 PAARDEN EILAND
 TEL: 511-2066

For Timber Mouldings (skirtings, picture rails, cornices, dado rails, architraves, etc):

Cape Dutch Mouldings
 Cnr Dorsetshire Road & Powerful Street
 PAARDEN EILAND
 TEL: 511-1702

APPENDIX 3: SUPPLIERS & MANUFACTURERS OF SPECIAL BUILDING MATERIALS

Where necessary the following suppliers can be contacted for special building materials you may need in the repair and maintenance of your house.

Most of the big timber merchants have at least a limited range of standard mouldings.

The Building Centre at Cartwright's Corner in Cape Town (phone 461-6095/461-1121) could also supply useful advice.