



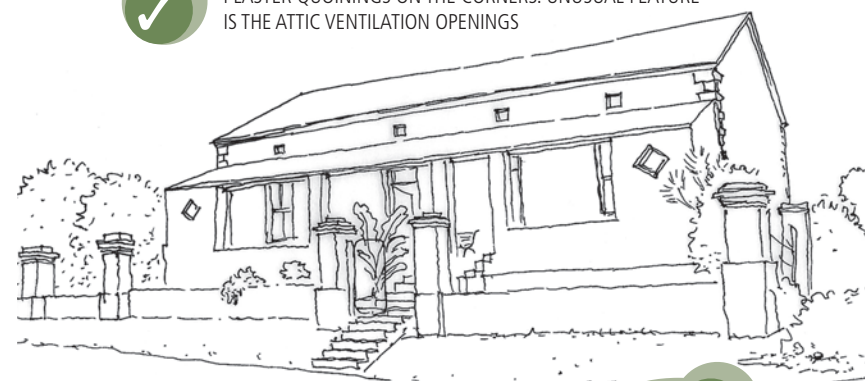
TRADITIONAL RECTANGULAR HOUSE HAS A CLOSE RELATIONSHIP WITH THE STREET DUE TO LOW GARDEN WALLS OR FENCES



NEW SECURITY FENCING TOO HIGH AND OUT OF CHARACTER WITH MAMRE'S TRADITION



ONE OF THE FEW ELABORATE HOUSES WITH VERANDAH & PLASTER QUOININGS ON THE CORNERS. UNUSUAL FEATURE IS THE ATTIC VENTILATION OPENINGS



VERANDAH ENCLOSED INAPPROPRIATELY, CHANGING THE STREETScape AND REQUIRING UNSIGHTLY SECURITY DEVICES



THE MOOYMAAK RIVER AND THE GARDEN ALLOTMENTS ALONG THE RIVERBANKS SET UP THE SPATIAL FRAMEWORK OF MAMRE



HAPHAZARD ADDITIONS & OUT-BUILDINGS IN FRONT OF HISTORIC BUILDINGS DESTROYS RELATIONSHIP BETWEEN HOUSES AND COMMUNAL SPACES



TYPICAL MAMRE HOUSE THAT REQUIRES SOME BASIC MAINTENANCE AND WILL BECOME A LIVEABLE HISTORIC AND SPECIAL HOME



NEW GARAGE AND DRIVEWAY GATES ARE NOT TRADITIONAL AND DOMINATE THE STREETScape IN A NEGATIVE WAY



ROOF

The original roofscape with its steep thatch roofs is unique and every effort needs to be made to continue this tradition, even if the material used is metal.

Thatched Roofing

- thatched roofing is the preferred material
- front side of roof to be continuously thatched without dormers
- the roof pitch to be between 50 and 70 degrees
- a ridge of clay and lime should be used to protect apex of thatched roof
- roof overhang must not be more than 0.2m

Corrugated Iron

- material to be Victorian profile in dark colours, i.e. grey, black; not blue
- the pitch for corrugated iron roof should be between 45 and 60 degrees
- roof overhang must not be more than 0.4m

BOUNDARY AND GATES

Boundary enclosures such as walls, fences, hedges, or the sides of buildings are vitally important contributors to the streetscape.

- boundary walls to be solid brick plaster walls - piers or plinths are seldom found in Mamre and should not be built
- the boundary wall should not to be higher than 1.2m, and to be a continuous height unless it has to step down a slope
- the colour of the wall to be white or light in colour
- fences to consist of wooden organic posts (i.e. un-machined timber)
- metal wires should be in linear order- no diamond-mesh fencing, barbed wire or razor wire
- gates to be made of open timber slats, to retain the visual link between the street and the house

STOEPS, VERANDAHS AND PERGOLAS

The scale, proportions and levels of detail of stoeps and verandahs need to be consistent with the existing buildings as well as the street and thereby assist to reinforce the historic character of the historic area.

- existing stoeps and verandahs should be retained or repaired to their original state
- new stoeps and verandahs should not dominate a street frontage or the front garden
- new stoeps and verandahs on the main facade should contribute to the symmetry of the house- any new verandahs should measure more than half the length of the house
- verandahs may have a maximum depth of 2.0m
- materials and details to be matched with those of the old buildings, but can be interpreted in a more contemporary manner
- materials foreign to historic environments, such as pre-cast concrete walls and face brick, must be avoided
- the verandah roof may be of a different material from the main roof, e.g. thatched house roof with corrugated iron roof for verandah
- stoep or verandah roof pitch must be between 7-15 degrees
- the verandah wall along the street side should not be higher than 1.2m
- verandah brick columns are to be plastered and should not be wider than 230x230mm
- columns can either be timber, brick (plastered) or pre-cast concrete columns, painted
- pergolas of a light timber construction may be permitted- using square or round beams and columns, with reed (dakriet) ceiling, or wattle-stick for shading
- shade cloth cannot be used

GARDENS

Natural vegetation has always been an important part of Mamre. Mature and well-maintained gardens and street planting add significant aesthetic and cultural value to individual properties as well as the area.

FRONT GARDENS

- according to the Zoning Scheme, no person shall fell, uproot or destroy a mature tree or hedge without the prior consent of the Council
- only small trees and bushes should be planted in the front garden
- indigenous plants should be grown - avoid species which are known hazards, use large amounts of water or have roots that destroy pipes and foundations
- owners are required to get permission from the City if they wish to plant trees along the roadsides and on public footways; appropriate trees to be planted are not to interfere with underground service

GARDEN ALLOTMENTS

- these should be reactivated as community gardens
- 'Environmental Management Services' at the City may be contacted for advice on setting up food gardens
- no buildings of any kind may be built on these allotments

GARAGES AND CARPORTS

New structures need to blend into the character of the house and not negatively affect it.

- garages, carports or car-shed structures and off-street parking are not to be placed in the front of the house
- the best position for these are on the side or behind the house
- parking on side of building should be set back from the front facade
- driveways to garages, carports, parking bays must be of an ecological material, such as brick paving and should not be tarred
- the roofing of a garage or carport should be between 7 - 12 degrees

SECURITY

Security measures can have a negative impact on the special character of Heritage Areas and historic buildings if done insensitively:

- internal and external timber shutters can be installed
- alarm systems can be installed and signs (one sign per boundary) can advertise that security measures are in place. Signs should be carefully positioned to be visible while being as unobtrusive as possible
- burglar bars are to be fixed to the inside of window reveals
- electrical fencing is not permitted on the street or side boundaries
- lighting for security must always be carefully positioned to prevent light pollution to neighbours
- spot lights and flood lights are considered inappropriate for historic areas and buildings and must not be used
- visible street numbers ensuring that buildings are easily identifiable for emergency personnel

OTHER DETAILS

- TV-aerials or satellite dishes are to be fixed below the roofline at the rear of buildings
- waste bins should be stored at the back and not in front of the house
- no air condition units can be fixed on the front façades

REQUIREMENTS FOR PROPERTY OWNERS

If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your local Planning and Environment office and particularly with the Heritage Resources Section, who will advise you about any regulations or laws that might impact on your proposed building work.

The officials of the Heritage Resources Section also advise architects and designers on appropriate designs for Heritage Areas and historic buildings. Other Heritage Advice pamphlets in this series include:

- 1 Heritage Resources,
- 2 Heritage Areas,
- 3 Cultural Landscapes and Historic Vegetation,
- 4 Design Guidelines for a Heritage Context,
- 5 Boundary Enclosures in Heritage Areas and to Historic Buildings,
- 6 Garages and Carports in Heritage Areas and Historic Buildings,
- 7 Roofs in Heritage Areas and of Historic Buildings,
- 8 Security in Heritage Areas and for Historic Buildings,
- 9 Langa Heritage,
- 10 Company's Gardens,
- 11 Alterations and Additions in Historic Residential Areas (Woodstock, Salt River, Observatory and Wynberg East),
- 12 Guidelines for work in St. James & Kalk Bay Heritage Area,
- 13 Guidelines for work in Bo-Kaap Heritage Area,
- 14 Guidelines for work in Bungalows' Heritage Areas,
- 15 Guidelines for work in Mamre Heritage Area,
- 16 Philippi Heritage Information Brochure

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HISTORIC HOUSE IN MAMRE: TRADITIONAL SIMPLE FORM AND ROOFSCAPE, EVENLY SPACED SMALL WINDOWS & DOORS WITH VERANDAH AND FRONT GARDEN



HISTORIC STREETScape IN MAMRE: SPACES BETWEEN HOUSES LEFT OPEN TO ALLOW FOR CONNECTION TO RIVER



TRADITIONAL STREETScape: MAMRE HAS A STRONG LINEAR PATTERN, HOUSES BUILT ALONG ROADS PARALLEL TO RIVER



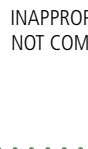
LOW-SCALED HOUSES WITH SIMILAR FEATURE: HIPPED CORRUGATED OR THATCHED ROOFS, SMALL WINDOWS, SOME WITH VERANDAHs AND GARDEN FENCES MADE FROM STICKS AND WIRES



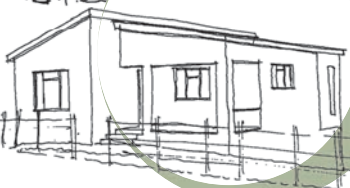
REPETITION OF SIMILAR SCALED HOUSES & ELEMENTS SUCH AS LOW GARDEN WALLS, DOORS & WINDOWS CONTRIBUTE TO THE HISTORIC & SPECIAL CHARACTER OF MAMRE



DETAIL OF HISTORIC THATCH-ROOFED MAMRE HOUSE WITH THICK WALLS, SMALL WINDOWS AND DOORS. ROOFS WERE HIPPED WITH CLIPPED ENDS & THATCHED, NOW OFTEN REPLACED WITH CORRUGATED IRON



INAPPROPRIATE ARCHITECTURE WITH FEATURES NOT COMPATIBLE WITH HISTORIC MAMRE SUCH AS WRONG ROOF SHAPE, WINDOWS AND HOUSE FORM



INTRODUCTION

Mamre’s unique topographical setting has largely remained intact and the tapestry of the natural and historical cultural landscape features need to be acknowledged, conserved and restored.

HISTORICAL BACKGROUND

Mamre is the second oldest mission station in South Africa built by the Moravian Mission Church. It was established in 1808 by the missionaries to give the indigenous Khoi people shelter, employment in agriculture and a Christian education.

The settlements initiated by Moravian Missionaries became model rural settlements and were used as prototypes by other missionary societies in the Western Cape. Other Moravian Missions include Genadendal, Elim and Wuppertal.

The early mission station sought to achieve a degree of self-sufficiency and therefore established local industries, promoted improved agricultural practices and developed an education system for the inhabitants. All activities had a firm religious basis and there was a considerable degree of control and regulation.

Each village had a central open area (or werf), as well as individual houses. The linear form of Mamre was clearly determined by the physical context of the Mooymaak River. Compared with Genadendal, the first Moravian mission settlement, the relationship between the village and the church nucleus (or werf) is less integrated in Mamre.

In 1808, eighteen plots were demarcated to become the first houses in the village. These consisted of a simple row of houses on each side of the Mooymaak River. The most fertile land adjoining the river, a source of irrigation, was reserved for individual agricultural allotments. The houses themselves were located on the less fertile slopes. The form of residential buildings on missions in this region was often prescribed by the missionaries and employed a common language of formal architectural elements such as white, lime washed clay- brick walls, pitched thatched roofs, gable end walls and low front boundary walls.

THE NEED FOR GUIDELINES

The old buildings as well as the layout of Mamre, are part of a historic Moravian identity and are part of the cultural heritage of South Africa.

The guidelines are a means to preserve the remaining historic houses and ensure that any new building work will be sympathetic and reinforce the unique character of Mamre.

The guidelines will assist the owners and designers in identifying the valued qualities of Mamre as well as provide information about the kinds of changes to their homes that are sympathetic and acceptable in this historic village. A spin off would be to unlock its tourist potential and its associated job creation.

The guidelines will also provide advice for the general building development in Mamre, so that the new buildings are similar in scale with the historic part.

Much of the historic and vernacular architecture in Mamre has been neglected. The specific structure of the landscape, which is still strongly legible, should be preserved and a few historic houses remain as witness of the historic village of Mamre.

Three levels of conservation processes have been categorised:

- preservation of historical individual buildings and their sites
- development control for modern buildings and their sites in the conservation areas
- development control for older buildings in non-conservation areas

The content and purpose of these architectural guideline are:

- to maintain the spatial cultural landscape of historic Mamre
- to protect its architectural features
- to prevent demolition of any of the original cottages and buildings
- to prevent decay and/or structural neglect of any of the original buildings
- to give advice for new buildings in the conservation area
- to give advice for extensions and alterations to old houses
- to ensure the renovations respect original materials, finishes, shapes, window and door sizes and proportions.
- to give advice for signage in historic environment

PRESERVATION IN THE HERITAGE AREA

THE HOUSES

The houses with their gardens and the close relationship to the streets are a very important aspect and together they create the special character and streetscape of Mamre.

- the maximum house length should be 10.0m
- the minimum distance between adjoining end gable walls of neighbouring properties should be 2.0m
- only the main dwelling house (including any outbuildings and extensions) will be permitted per erf
- advice can be sought from the City on how to add to old houses using the traditional mud-brick method as apposed to concrete blocks or bricks. These new materials very often deteriorate the old mud walls and should not come into contact with them
- extensions should only be allowed along the back or side of the house
- any historical architectural details and finishing materials are to be retained on each site
- visual vistas between buildings are to be maintained and reinforced

FAÇADE, SHAPE AND SURFACE

- percentage portion of openings to wall should not be more than 15 %
- any ornamental plastering, except for lintels, is to be avoided
- walls to be brick plastered walls, no face brick finishes
- structured, reflecting or patterned plaster finishes are not allowed
- walls to be uncluttered with signs or decorations
- the buildings do not have plaster plinths around base of structures

WINDOWS AND DOORS

In order to maintain the architectural character, it is necessary to restore and retain the original system of windows and doors.

- front and side windows should have a vertical proportion of 1:1.3 (height to width) and should not be larger than 1.05m²
- windows should be divided into six parts by wooden mullions
- material of frame can be changed to steel or aluminium, (no plastic is allowed), as long as it is divided into six parts
- all windows to have a wooden lintol over
- colours of the framework and lintols to be white, dark green or dark red
- window sills to be finished flush with façade wall and should not project or overhang the wall
- any wooden shutters must be functional; no roll-up or fixed shutters will be allowed on outside of the façade
- the entrance door to be a simple timber door , a small window in the door could be allowed if under 40% of door size
- no coloured, reflecting, patterned, ornamental glass can be used
- above the door, a low fanlight can be built into the wall

SHOP WINDOWS AND ADVERTS

The aim of these guidelines is to maintain the architecture of the historic houses whilst allowing houses to be used as shops.

- all advertising or alterations to houses for home industries to comply with specific consent or temporary departure from City of Cape Town and the Outdoor Advertising By-law
- only shutters are allowed, no canopies
- windows to houses shall not be extended for retail displays and no shop fronts will be permitted
- no kiosks of any kind to be placed in front of street façades of houses