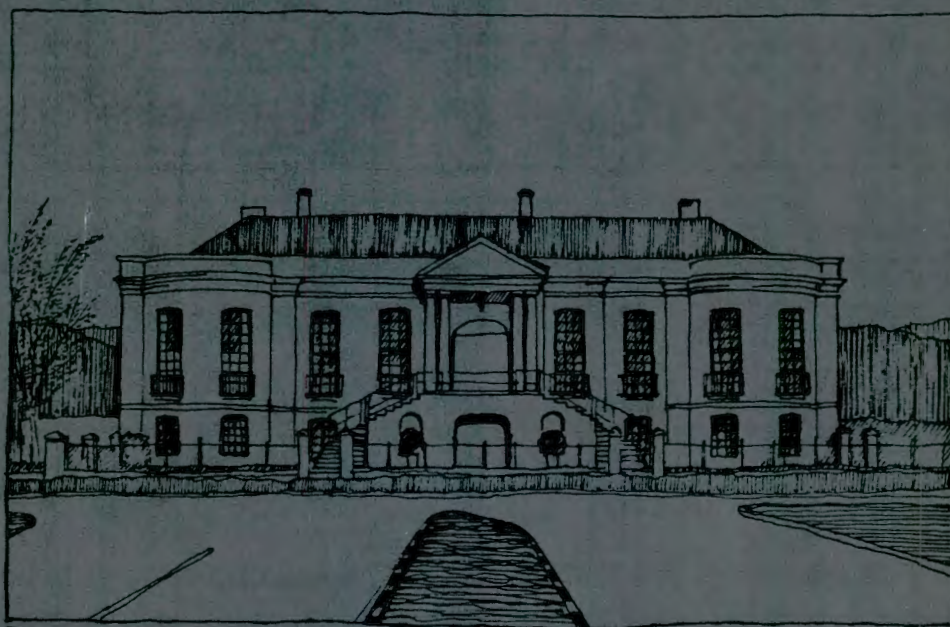




NATIONAL MONUMENTS COUNCIL
DIVISION OF PROFESSIONAL AND TECHNICAL SERVICES



The Drostdy, Worcester. 1823-25

AN ANNOTATED SURVEY OF BUILDINGS
OF ARCHITECTURAL, HISTORICAL AND
CONTEXTUAL IMPORTANCE IN THE
CENTRAL AREA OF WORCESTER.

OCTOBER 1985

VOLUME I

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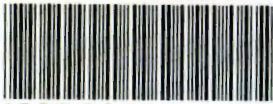
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FOREWORD

New Provincial requirements make it necessary for local authorities to compile master plans for the areas under their control. The Monuments Council has responded to the need to provide catalogues of significant buildings and sites for inclusion in such plans by preparing catalogues for a number of cities and towns in South Africa and assisting local authorities in the formulation of conservation plans for their areas.

The Council is also currently concerned with the compilation of a national catalogue of conservation-worthy buildings and sites in South Africa and the preparation of regional and other catalogues contributes towards this.

Worcester is one of South Africa's most significant towns from an architectural and historical point of view and I and my staff look forward to working closely with the Municipality of Worcester in the implementation of the catalogue and in all future conservation matters.

Dr C.J. Loedolff
DIRECTOR
NATIONAL MONUMENTS COUNCIL
October 1985

1. THE HISTORY OF WORCESTER:

In 1818 Lord Charles Somerset, Governor of the Cape 1814-1826, ordered his Landdrost in Tulbagh, J.H. Fischer, to find a seat for a new district between Tulbagh and Graaff-Reinet. Fischer set out for the Karoo and selected what is today Beaufort West. On his way back he decided to recommend another district seat on the two loan farms Langerug (Langerus) and Roodewal (Roodedraai) at the entrance of the Hex River Valley, through which most of the traffic to the inland had to pass. The Governor agreed and the farms were bought at the end of 1818 and visited by Lord Charles a month later. The new town was called Worcester in honour of the Governor's elder brother, who held the titles of Duke of Beaufort and Marquis of Worcester. The first erven were sold on 29 February 1820, and this is generally regarded as the founding date. In 1822 Worcester was proclaimed a full district and the seat of the Drostdy was moved from Tulbagh to Worcester. The first Landdrost, Captain Charles Trappes, was also moved from Tulbagh. Worcester became a municipality in 1842.

The original plan of Worcester was rectangular forming a chessboard pattern with 24 street blocks of six erven each, 144 erven in all. The boundary streets were Tulbagh, Riebeeck, Durban and Somerset Streets. There was a square in the centre, a large erf for a church and along Somerset Street and facing High Street an erf was set aside for the Drostdy, which was built in 1823-25 and remains the oldest building in the town. The oldest house in the municipality is Kleinplasia (originally Roodewal) built about 1800. The Dutch Reformed Church was completed in 1832.

A map of Worcester dating from about 1890 shows the town still within its original rectangular frame except that on the eastern side an area, now zoned for Coloured occupation, had been added between the extensions of Adderley and Napier Streets, called Grey and Le Sueur Streets respectively.

Houses dating from the first half and middle of the 19th century are to be found in the "ou dorp" and Worcester claims to have more gabled houses than any other Cape town. In 1945 there were 95 central gabled houses. In 1975 there were only 56 of these left and in 1984 a mere 44. Most of these houses are from between 1840 and 1860. Scattered among the gabled houses are different styles of Georgian and Victorian town-

houses, including those of the single and double storey Karoo-type. There is also a wealth of richly-decorated Victorian and Edwardian buildings. The early Cape Dutch and Georgian buildings were often later provided with ornate late Victorian verandahs. Only in parts of High and Durban Streets have the old buildings been replaced by modern commercial buildings. A few of these are also of architectural interest. Church Street is probably the best preserved street in the town and one of the best streets of its kind in the country. Part of its character lies in the variety of building styles, which form high character groups along the tree-lined street.

Different surveys of the old buildings in Worcester have been undertaken. Best known is probably the one by H. Fransen and M. Cook published first in 1965 and revised and expanded in 1980. While the earlier surveys were only concerned with the early architecture, the new survey undertaken by the National Monuments Council in August 1985 is concerned with all buildings of historic, architectural or environmental importance. It was limited to the old town with a few additional houses in a peripheral area.

2. THE SURVEY:

This survey was undertaken at the request of the Worcester Municipality and covers the old town between Tulbagh, Riebeeck, Durban and Somerset Streets, as well as a few properties in the old Coloured extension of the town south of Durban Street between Grey and Le Sueur Streets.

3. SURVEY METHODS:

The survey represents a series of visual impressions interpreted by architectural historians during a week-long visit to Worcester. The inspections were generally limited to the street aspects of the buildings, although the interiors are also in many cases likely to be of importance. Due to staff shortage historical research was limited to published sources.

4. STATUS OF THE BUILDINGS LISTED IN THE SURVEY:

The listing of buildings in this survey indicates that the National Monuments Council considers that they should enjoy special planning protection in terms of the Town Planning Scheme of Worcester because of their character, historic interest and contribution to the quality of the

fabric of the town. Listing does not indicate that the item listed is worthy of declaration as a national monument although upon further investigation it might very well prove to be.

5. ARRANGEMENT OF THE REPORT:

Buildings in the report are listed in street order from north to south and then from east to west. Headings are provided for each street and within each street-heading the listing is arranged in numerical order from the lowest to the highest street number. The houses in the Coloured residential area are listed at the end. The buildings are numbered and short architectural descriptions of the facades are provided. Pages of photographs are interleaved with the descriptions.

6. CLASSIFICATION OF BUILDINGS:

The buildings listed in this survey have been divided into four classes. The first class (NM) includes all proclaimed buildings - 15 in all. The next class (A) includes all buildings recommended to be investigated for possible proclamation as national monuments. Class B includes all buildings worthy of special protection and further investigation, while Class C buildings are those whose individual intrinsic merit may be less than buildings in Class (A) or (B) but, taken as a whole are of considerable environmental and contextual importance. They are therefore still worthy of conservation and protection in the Town Planning Scheme. Certainly all the listed buildings deserve conservation.

Although most of the older buildings have been listed, there are some which have been so radically changed over the years that they have not been considered worthy of preservation. This is in particular the case with houses changed into commercial buildings. Recent buildings where considered interesting enough from an architectural point of view, have also been listed.

7. ACTION REQUIRED TO ACHIEVE CONSERVATION:

The Town Planning Scheme of Worcester should be revised to incorporate conservation into the Scheme. The revised Scheme should allow a balanced conservation policy of controls and planning incentives, but not any new intensive redevelopment to any listed or other sensitive area requiring special planning attention.

Areas of special architectural, historical or aesthetic significance should be identified in co-operation with the National Monuments Council.

Controls should be included in the Scheme to allow the Municipality to create special consent procedures for listed and other important buildings and special areas.

When necessary, special regulations concerning allowable development should be promulgated for special areas.

Provision for public participation should be made in the Scheme. A system of public participation is dealt with in section 8.

One of the most effective means of achieving public participation in the built environment is the implementation of a system of fiscal and non-fiscal incentives to encourage conservation. This matter is discussed hereunder.

(a) A SYSTEM OF FISCAL AND NON-FISCAL INCENTIVES FOR CONSERVATION:

Background and Definitions

Background

The process of cataloguing makes the evaluation of the environment of Worcester possible. The subsequent identification and protection of special buildings, environments and areas should, in order to be effective, be supported by a process of encouragement to owners and developers, in order to make them aware of the importance of their properties, as well as to increase their willingness to implement conservation and development policies.

Encouragement can take various forms, from education to direct financial aid and it is these forms of encouragement, both fiscal and non-fiscal which are discussed here.

Definitions

The word "encourage" is used not only to mean "to aid directly". It is also used in the sense of "to embolden, encourage and give confidence". Therefore, by encouraging an owner to conserve his property, Worcester is also creating confidence in the owner's mind that it understands his problems and is attempting to assist him in solving those problems by various means which it has created for the purpose. The owner's confidence in the town's handling of his problems will embolden him to undertake upgrading and rehabilitation work on his property to fit it for modern

creative re-use. Such re-use usually generates a worthwhile return on investment, which will leave the owner satisfied with his return and give him the confidence to invest in further conservation work.

The word "incentive" is used to mean "concession to stimulate". It is the means by which owners are encourage to conserve.

The word "easement" is used to mean a legal agreement between a property owner (the grantor) and the holder of the easement (the grantee). The easement governs the current and future owner's treatment of the property. It is an interest or right in a property which falls short of outright ownership, but allows control in certain areas of the "bundle" of rights which the owner possesses. In terms of the easement therefore, an owner agrees to make his actions in terms of certain of his rights subject to the approval of the grantee. In return for doing so he receives certain incentives of a fiscal or non-fiscal nature, as defined in the Deed of Easement and it is these incentives which this report proposes to discuss.

Criteria for the Application of Easements

Buildings and sites which qualify in any of the catagories used in the survey should also qualify to be considered for an easement. The local authority should be under no obligation to provide an easement for such buildings and should reserve to itself the right to consider each application on its merits.

Types of Easement

Easements divide themselves into two types:

i) Non-fiscal Easements

These involve no direct expenditure and the incentives offered are in the form of concessions or waivers in terms of the Draft Town Planning Scheme.

ii) Fiscal Easements

These involve direct expenditure by the local authority in aid to a specific owner.

Interdependence of the two types of easement

For the sake of convenience we have divided easements into two

types. It must however be borne in mind that to be successful an easement policy must be as flexible as possible in order to respond to the varied needs of each conservation situation. It must therefore be possible to use both types of easement together in the same 'easement package', which can be tailored to suit the needs of individual properties, as well as the financial needs of the City.

Easement Policy Making

The responsibility of the local authority as an environmental policy maker

The local authority's responsibility to the management and conservation of the environment of a city or town is to create a climate appropriate to the realisation of the objects of such management. This can best be done in the following ways:

- i) The effective conservation of buildings, areas and sites under the City's ownership or control, in order to set an example which others can emulate.
- ii) The control of the demolition, upgrading, creative rehabilitation re-use and conservation of important buildings and sites via the Town Planning Scheme and the building by-laws.
- iii) The initiation of a program of public awareness, education and information.
- iv) The initiation of a program of public participation.
- v) The establishment of appropriate guidelines for the effective management of those buildings which it desires to conserve.
- vi) The careful granting of incentives to owners of important buildings and sites.
- vii) The rare instances, should all else fail, it may also be the local authority's responsibility to assume the care of an important building at risk, until its conservation can be assured.

The development of an easement policy should be seen in the light of the local authorities overall responsibility to the environment and it should be borne in mind that where conservation enjoys

wide support in a community, owners and developers are sometimes willing to sign Deeds of Easement without the promise of incentives.

Non-Fiscal Easements

Non-fiscal easements are usually in the form of Town Planning Scheme and Building by-laws concessions or regulations.

Here one must distinguish between situations where existing use and site development potential coincide with the existing town planning zoning and situations where existing use and site development differ from town planning zoning.

In the former situation the owner, whatever his expectations, must apply for a rezoning before redeveloping a site for a use which does not coincide with town planning zoning and it is usually possible to negotiate an easement which allows a type of re-use compatible with conservation, in return for a conditional rezoning which makes such re-use possible. When this is motivated further in due course, the possibility of using the Special Consent procedures will also be considered.

The latter situation however presents problems and it is usually in this type of situation where important buildings may be listed. If moves are made to save such buildings and owners are not adequately compensated, they are likely to feel injured as their freedom to redevelop will have been curtailed. In this situation it will usually be necessary to use both fiscal and non-fiscal incentives to ensure conservation.

Areas in which non-fiscal easements are possible

Several areas in which easements are possible are detailed below. The areas detailed are not the only areas in which easements are possible but rather the main areas. Each conservation situation should be carefully studied in order to determine whether it would be possible to offer any non-fiscal easement.

i) Site Coverage

The granting of additional coverage on a site could allow the conservation of an historic building by permitting the owner to develop at the rear or the sides of an existing

conservation goal within the built environment by the provision of public funds.

In order to achieve a desired conservation goal the community surrenders revenue, which could be used for other purposes and, by utilising such revenue in a creative way, encourages owners to undertake conservation or development work which is of benefit to the community as a whole.

Types of fiscal easements

A. Rates Rebates

This is the most common type of fiscal easement. A recent amendment to the Municipal Ordinance allows local authorities to grant Rates Relief up to a maximum of 40% in regard to National Monuments. The varieties of rates rebates are listed below.

i) General rates rebates

A general rates rebate would grant a specific percentage in rates relief to all listed buildings and national monuments. The problems associated with such a rebate are the following:

- a) Once the general rebate has been granted there is nothing left to offer an owner should you wish him to undertake certain FURTHER conservation work at a later stage;
- b) owners come to regard a general rebate as a right and not as a privilege;
- c) a general rebate entails an immediate and quite considerable loss of revenue. In times of financial stringency it may therefore be necessary to cut such a rebate or to dispense with it altogether for a time. Such an action would be damaging to the image of the local authority and will elicit a negative response from owners. It is therefore to be avoided at all costs;
- d) a general rebate will be difficult to withdraw from those owners who do not co-operate in the conservation process.

an owner with a wider range of options for conservation. Nevertheless, when on-site parking cannot be provided, owners should be required to contribute to a fund for the provision of parking elsewhere in the city.

vii) Minimum size for subdivision

The minimum size of subdivision should be adjustable to assist owners who are willing to conserve properties to allow the selling off of important properties on smaller than average sites. The Deed of Easement concerned would also probably control the nature of the adjacent development on the remainder of the site.

viii) Bulk and rights transfer

The transfer of bulk and development rights is an important tool in conservation. Any bulk or development rights transferred should however be the subject of a Deed of Easement in order to ensure that the rights of the community are adequately protected.

Position of adjacent property owners

It is possible that owners of adjoining properties may consider themselves to be disadvantaged by relaxations granted to owners of historical and special properties. An opportunity should be created for such owners to state their views to the Council before any of the above easements are approved. Also the preservation of buildings can be seen as enhancement of the value of adjoining properties. Any relaxation in terms of the Town Planning Scheme are and will be so structured as to afford any applicant or potential objector who may be aggrieved by any decision of the local authority the opportunity to appeal to the Provincial Administration or other relevant authority.

In many instances however adjacent owners will have to accept that easements are given as a reward for a willingness to conserve rather than from any desire to confer unfair advantage.

Fiscal Easements

Fiscal easements involve direct expenditure by a local authority in relation to a specific property or an area.

The purpose of fiscal easements

The purpose of fiscal easements is the achievement of a specific

structure. Any site coverage easement would of course require a commitment to the conservation of the historic building by the owner and would also specify design guidelines for the new development.

Alternatively the coverage of such a building could be excluded from the computation of the coverage or a percentage could be allowed.

ii) Building lines

The relaxation of building lines can make new developments easier to handle and allow greater conservation opportunities.

iii) Side and rear spaces

Relaxations in terms of side and rear spaces, can open a whole new range of redevelopment and design possibilities for a site.

iv) Heights

The advantages of being able to transfer heights on a specific site, e.g. from the front to the rear of the site, are obvious. Height controls and extension are also a basic tool of incorporative conservation design, which includes the design of modern infill buildings. Height controls in terms of the Town Planning Scheme are defined by light angles and this effectively allows greater building heights at the rear of a site.

v) Setbacks

It is our experience that a local authority's insistence on the setting back of a building or of portions of a building has caused the demolition of many important structures in South Africa. The ability to waive setbacks and make such a waiver a part of a Deed of Easement would appear to be a high desirable basic conservation tool.

vi) Parking Requirements

The provision of off street parking is a vital requirement in a modern city.

Owners should carry the responsibility for providing a certain amount of on-site parking. Where necessary however parking requirements can be waived or amended to provide

ii) Specific rates rebates

Specific rates rebates are:

- a) Flexible and can be tailored to meet specific environmental needs;
- b) they do not accrue to a property but to an individual owner or project;
- c) they are not granted in perpetuity but for a certain period of time;
- d) the percentage rebate granted is flexible;
- e) the rebate can be withdrawn if an owner does not restore or rehabilitate his building as desired;
- f) specific rebates allow a local authority to develop townships with a conservation content and to utilise rates rebates of varying percentages to achieve different levels of conservation;
- g) specific rebates can be used in conjunction with other easements like bulk and rights transfer in order to create a balanced easement package to fit individual requirements.

iii) Rates rebates for National Monuments

Rates rebates for national monuments should be handled differently from those of other buildings. The reasons for this are as follows:

- a) The owner of a national monument has voluntarily agreed to surrender his right of final choice over the future of his property. That choice then rests with the National Monuments Council, in co-operation with the local authority;
- b) National monuments qualify for state grants for capital works. The presence of monuments in a city can thus lead to the inflow of state funds for conservation;
- c) National monuments attract tourists and have been found to exercise a considerable effect on the local economy.

In the light of the above it would appear that proclaimed monuments should be handled differently from

buildings identified as being conservation worthy in terms of the Town Planning Scheme. Possibly a small basic rebate could be provided in order to acknowledge the owner's sacrifices in aid of conservation. If the monument is then in a townscheme (i.e. included in the Town Planning Scheme) or, if an owner is required to do certain specific conservation work, further rebates can be considered.

Policy development for rates rebates

Rates rebates should be seen as part of a system of integrated environmental control within the town planning scheme.

Once a policy plan has been formulated for a conservation area and specific conservation objectives defined, it will be possible to proceed with policy formulation for rates rebates by deciding what easements are required to encourage owners to conform to the conservation policies. Rates rebates are one of the easements which can then be considered.

Rates rebates should however be used in concert with other easements and not on its own, unless of course the situation calls for such an action.

Rates rebates should be regarded as a privilege and not a right.
A rebate is something applied for under controlled conditions and granted on the merits of a specific application, in order to achieve a stated environmental end.

The onus of providing proof of both the need and desirability for a rebate is on the owner and the local authority should not be required to provide justification for its decisions.

In the case of national monuments a small basic rebate should be allowed in order to acknowledge an owner's contribution to the environment.

Under all circumstances a local authority must be able to withdraw the rebate, which in any case should be the subject of an easement contract between the local authority and the owner in order to protect the interests of both parties.

Recommendations concerning rates rebates

- i) Rates rebates are a useful means of encouraging conservation in the built environment and we recommend that they be used as a tool to assist the management of important buildings and areas.
- ii) Rates rebates should be seen as a part of the overall conservation strategy and not in isolation.
- iii) Rates rebates should be approached with caution so as not to cause financial loss to the local community. The environmental return desired should be clearly formulated for each application for rates relief and the owner should be contractually required to provide such a return.
- iv) A system of specific rates rebates is recommended, as this will be more flexible and easier to implement than a general rebate.
- v) Rates rebates should not be the subject of a standard formula, but the percentage rebated should be decided according to the merits of each case presented.
- vi) Proof of the need and desirability for a rebate should be the owner's responsibility. The local authority should be under no obligation to provide reasons for its decisions, although out of courtesy it may decide to do so.
- vii) A rates rebate should be withdrawn if it is not bringing the desired return.
- viii) Rates rebates should not be granted in perpetuity, but for a certain stated time by the end of which it is considered the conservation action aimed at will have been completed.
- ix) Rebates should not attach to a property as they then become part of its value and may be used for the purpose of speculation. A rebate should be attached either to a specific project, or to the person of the owner. Should ownership of a building alter, the rebate can be reviewed.
- x) Rebates should be regarded as a privilege and not a right and the local authority is under no obligation to grant such a rebate to anyone.

- x i) National monuments should qualify for a primary rebate of between ten and twenty five percent, depending upon need and desirability. Should further rebates be considered in order to achieve other conservation objectives; such monuments will have the same consideration as other listed buildings.
- x ii) It is recommended that a pilot project be launched to test the system.

The pilot project could run for a year and should then be evaluated before the rates relief system is proceeded with.
- x iii) All rates relief applications should be evaluated by a special committee on which the Engineer, Town Clerk, and Treasurer are represented. Where rebates for national monuments are considered, a representative of the Monuments Council could also be invited to attend.
- x iv) All rates rebates should be subject to a review by the above Rebates Committee every three years.

Revolving Funds

Revolving funds are an ideal method of funding conservation as they generate, to a certain degree, their own growth. Such funds can be utilised for area upgrading and subsequent conserving, as covered below. They can also be used for any conservation project requiring capital, which an owner is willing to repay over a specified period at a rate of interest below that of the lending rate ruling at any particular time. For example, assuming the current prime interest rate to be 20 percent, an owner should be bound by Contract to pay a rate of interest say five percent below the prime rate. Should the prime rate fall below 10 percent he would be liable to pay the prime rate minus one percent and, below five percent, the prime rate minus 0,5 percent. Revolving funds on this basis work well in Europe and the Scottish National Trust, which commenced its fund 20 years ago with 1-million pounds, now has a fund with assets exceeding 20 million pounds.

Establishing the fund

Clearly, capital is required to commence a revolving fund. It should be raised by an annual levy of R2-50 on each privately-

owned property in a town and R5-00 on each company-owned property. In the central business district as defined by the town, each property owner should contribute R5-00 in the first year of the levy and R25-00 in each subsequent year. The levy should initially be for a period of 5 years, with the guarantee that it will not be reintroduced for a period of three years thereafter.

The local authority should appoint senior officials and Councillors as Trustees of the fund with the Mayor as its Chairman.

The financial control of the funds assets should be handled by the Treasurer.

Using the capital of the revolving fund

Anyone, organisations, individuals or the local authority itself can apply for a loan from the revolving fund. Loans from the fund are a privilege and not a right and the funds must be used for restoration or conservation purposes approved by the Trustees who can also reserve to themselves the right to approve final drawings before the loan is granted.

A loan should be granted to a specific organisation or individual and should not be transferable, i.e. it should not become part of the value of the property.

Where desirable, funds can be used to purchase important and endangered properties with a view to rehabilitating them for resale or letting.

Projects which are likely to generate conservation work, i.e. environmental upgrading with attached covenanting can be funded by the fund. The local authority will then repay the capital plus interest in the usual fashion.

Increasing the fund's capital

It is desirable to increase the capital held by the fund from time to time and a small general levy on rates as suggested earlier, should be introduced once every 5 years to increase the fund's size.

Public participation in the fund's activities

The fund should retain close contact with the Public, which is discussed later.

Covenating

Covenating is based on the philosophy that a local community should receive certain guarantees that owners adjoining an environment upgraded or publicised with public funds will not take actions relating to their properties which would destroy the character of the upgraded environment.

The covenant referred to in this section is that between the owner of a property and the authority funding the upgrading and is, in fact, another type of Deed of Easement.

The operation of the covenating process

The following steps can be identified:

- i) A project is selected and announced. This project can be a street resurfacing project, a tree planting project or indeed any action which improves a certain environment. Projects include those in which a local authority agrees to spend a specific amount of public funds on publicising a certain area for tourist purposes or to attract shoppers from the neighbouring countryside or towns.
- ii) When the project is announced it is also made clear that public funds will only be expended if all owners affected agree to sign a Deed of Covenant, which will limit their activities in certain respects. The limitation imposed must of course be reasonable and one cannot expect an owner to surrender a wide variety of rights and options for a small investment by the local authority.
- iii) Once owners have agreed to the covenating process the necessary Deeds can be drawn and signed, after which the project can proceed.

Types of Covenants

- i) Facadal covenants: These relate to the protection of building facades only and then owners agree not to alter but to maintain existing facades for a specific period of time.

- ii) Interior covenants: These relate to special features in the interiors of buildings like staircases, stained glass, etc. In such covenants owners agree to care for and not alter such features for a specific period of time.
- iii) General covenants: These can relate to gardens, open spaces and other privately owned elements of the environment.
- iv) Covenants for indirect aid: Strictly these belong in the section on non-fiscal incentives but as it relates more directly to covenanting, it is placed here. In a non-fiscal covenant a local authority offers to perform a service to a higher standard than usual, e.g. the maintenance of public open space. In return those whose properties benefit are expected to sign a covenant.

Recommendation

Covenanting is a useful tool which adds to the flexibility of the response to conservation situation and it can be used in co-operation with other incentives to achieve conservation. I recommend that serious consideration be given to its use.

8. PUBLIC PARTICIPATION IN ENVIRONMENTAL CONTROL:

THE CREATION OF A PROCESS OF PUBLIC PARTICIPATION

a. Background

Public participation is a permanent feature of the modern built environment conservation movement. The desire by the public to participate in the creation of the environment they occupy daily dates from after the Second World War and is a direct result of the often insensitive, high-rise and tracthouse developments which were erected in large numbers in traditional environments, destroying character and leaving communities rootless and confused. Communities believed that they could obtain a better environment if they participated in its creation and most planning and conservation systems have a built-in process to ensure that the public has an opportunity to comment on planning proposals.

b. The need for organised participation

Conservation is an area in which public participation must

be very carefully handled; the reasons for this are as follows:

- i) Conservation often involves contentious environmental issues, which may include land use conflict. If the public do not have organised channels through which they can communicate their views to a local authority, and through which a local authority can communicate its view to them, hysteria and frustration are likely to result and these emotions can cause lasting antagonism.
- ii) Effectiveness of public participation depends largely upon the quality and nature of the presentation of the information on a particular conservation project presented to the public. Participation without adequate information is at best, uninformed and at worst, irresponsible. A system of public participation will ensure that information is easily accessible to all those who wish to participate in the conservation process and that the informed views of participants can be taken into account when a final decision is made.
- iii) Other than those participating as individuals in the conservation process, one should also create the mechanism to allow the views of local societies and relevant professional and commercial groups to be taken into account. Often these groups have expertise in environmental management and their views are useful. Other groups have economic interests in the built environment and the views of conservationists will have to be evaluated in the light of these interests.
- iv) Besides creating channels of communication and easy access to information, a system of public participation should also allow an on-going dialogue between the planners and those for whom they plan. At the same time, the participation system should also allow public grievances concerning conservation to be presented in an orderly manner and those presenting such grievances, should be assured that their submissions will be received due consideration.
- v) To be truly effective a participation system should also allow a local authority to report back to the public on matters which have been raised with it. This is of special importance where projects, which do not enjoy public support, are undertaken in the built environment. A report back further allows those concerned with the decision-making process to explain to the public

why some policy options have been favoured above others.

- vi) One cannot deal with each individual member of the public but one can reach local groups representing informal opinions and, by making information easily available, also reach concerned individuals in the community who might care to participate.
- vii) Unorganised participation can become a lengthy time-wasting process and, if no agreement is reached and the press become involved, it can also result in public arguments between the local authority and the public, which may be socially disruptive and destructive of public confidence.
- viii) A well-organised and well-administered system of public participation in conservation will speed participation and iron out many points of conflict.

c. The structure of a participation system

- i) A public participation system requires two elements to operate efficiently.
 - (a) An organisation recognised and chaired by the local authority through which the participation process is administered, which makes provision for representation by local bodies which have a proven interest in conservation or an economic interest in the built environment.
 - (b) A participation process.
- ii) The organisation best suited to handle conservation participation is a board or committee, which can be called an environmental advisory board although the name is not particularly important. It should be fully representative of all local environmental and conservation orientated organisations and institutions and can also include individuals with specialist skills, as well as groups which have an economic interest in the built environment like the Chamber of Commerce, Sakekamer etc.

The board could be under the chairmanship of a member of the local Council selected by the Council for the purpose and should also have at least one other Councillor serving on it. The servicing of the board would be the responsibility of the Town Clerk's Department and ideally the Town Clerk and Engineer or their representatives should also attend board meetings either as a board member or observers.

The board should have a written constitution defining its area of operation and should meet as often as necessary. It should also have the ability, with Council approval, to co-opt additional members for good reason.

iii) The process of public participation

The following steps can be identified in the above process:

- (a) Planning applications in areas identified as sensitive should be treated differently from conventional applications. The following procedure is suggested:
- (b) Outline consent should be sought before any detailed design work is done.
- (c) An outline of the scheme should be submitted to the Engineer, who can refer it for discussion to the Board. The proposer can request an interview with the Board if he so wishes.
- (d) The Engineer includes the Board's recommendation in his comments and, should it not be possible to do so, he provides the Board with a short explanatory memorandum.
- (e) Once outline planning consent has been obtained, the owner is free to proceed with planning.
- (f) Final proposals are then submitted in the usual way and referred to the Board for comment.
- (g) The Board's comments are sent to the Engineer and the process in (d) above is repeated.

The board proposed above works well in a number of cities and towns throughout S.A. and it is our experience that a great deal of environmental goodwill is generated by the creation of a reasonable participation process.

9. CENTRAL CONSERVATION AREA:

During the course of this survey, the area bounded by Somerset, Tulbagh, Riebeeck and Durban Streets was identified as an area of special national significance containing one of the highest concentrations of Cape Dutch, Georgian and Victorian buildings in South Africa.

After consideration it was decided to recommend this area to be designated as a Central Conservation Area and incorporated as such in all future planning.

10. RECOMMENDATIONS FOR CENTRAL AREA

It is recommended that a special Conservation Plan be drafted in order that the policy of the Municipality be clear to all, and in order that the public and the business sector may know precisely what is being planned for the area and can then plan for themselves accordingly. Such a Conservation Plan would also make it possible to develop design criteria for the development of the interior of street blocks and would allow the Central Conservation Area to have new development without the destruction of its character.

The Conservation Plan should also contain recommendations for the development of natural elements such as rivers, trees, and so forth, in the Central Conservation Area, as well as the planting of new trees where necessary.

Consideration should also be given in the Conservation Plan to the pedestrianisation of certain important areas within the conservation area.

The National Monuments Council will be willing to assist the Municipality of Worcester closely in the compilation of such a conservation plan.

11. GENERAL

RECOMMENDATIONS:

That this report be considered by the Municipality of Worcester for study and implementation.

That conservation, a system of fiscal and non-fiscal incentives and a system of public participation be implemented through a revised Town Planning Scheme, and that the Municipality and the National Monuments Council co-operate closely to ensure a reasonable level of conservation in Worcester.

12. ACKNOWLEDGEMENTS:

We want to thank the Municipality of Worcester and the Simon van der Stel Foundation for their co-operation and encouragement, and the Municipality of Pietermaritzburg for allowing us to quote from the report "Conservation and Development in Pietermaritzburg", prepared for the Municipality of Pietermaritzburg by the National Monuments

Council.

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Officer
National Monuments
Council

1. 33 TULBAGH STREET

Erf 376

Single storey house, iron saddle roof with one covered and one straight end gable. Full length verandah on brick columns, with brick balustrade, columns and end walls faced with slasto. Steel casement windows and glazed front door. Off centre loft door to covered gable. (C)

2. 35 TULBAGH STREET

Erf 379

Single storey house with iron saddle roof. Full length verandah on pipe columns, with roof continuous with main roof. Diamond windows to end walls. Both ends of verandah closed with large windows. Large steel windows and glazed double door with fanlight. (C)

3. 45 TULBAGH STREET

Erf 378

1-¹/₂ Storey house with iron saddle roof; covered gable to street with round vent. Full length asbestos cement verandah on pipe columns with trellis screen. Large steel windows and modern door. (C)

4. SKUILING, 47 TULBAGH STREET

Erf 392

Single storey house with iron saddle roof and covered end gable with rectangular louvred vent to street. Full length hipped verandah on wooden cross-braced columns, with trellis freize. Right end built in, with small wooden window. 2 x 2 Sashes with louvred shutters. 4 Panel door with arched upper panels and fanlight. Plastered street wall with ball-capped posts and dipped in fill panel. (B)

5. 47 TULBAGH STREET

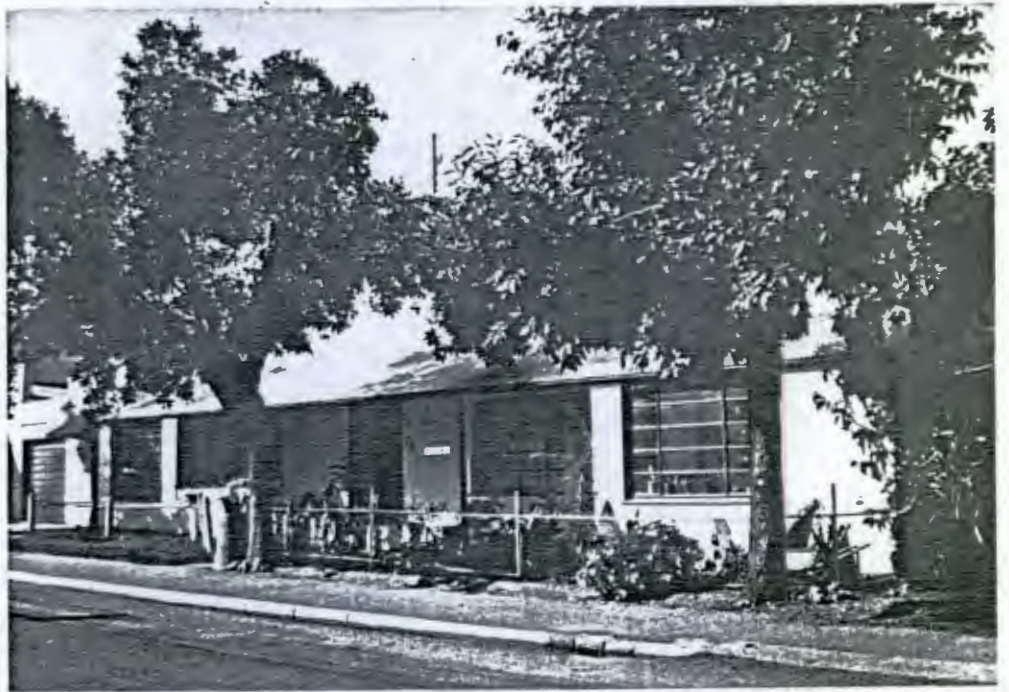
Erf 393

1-¹/₂ Storey house with iron saddle roof; covered gable to street with wooden small-pane casement. Full length concavo/convex hipped verandah on pipe columns. Facebrick wall on street. 2 x 2 Sash windows with louvred shutters, 2 x 2 panel double door, with arched upper panels glazed, and fanlight. (C)

1



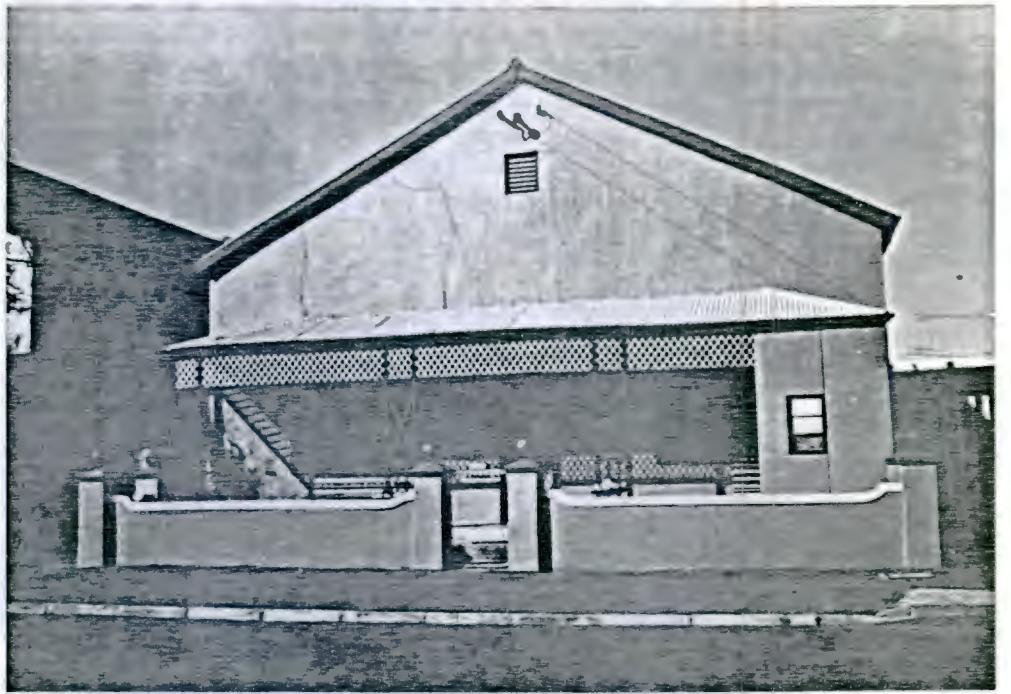
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6. 49 TULBAGH STREET
Erf 394
- Single storey Karoo-type house with urn-capped parapet. Full length verandah on cast iron columns with brackets. Diamond windows in end walls. Right side built in with large window. Steel casement windows and modern door. Street wall with plastered posts and wrought iron spear fence. (B)
7. GERBER & SEUN, 55 TULBAGH STREET
Erven 428-9
- Two Parallel warehouses with iron saddle roofs and covered gables to street, linked by corrugated iron structure. The right hand warehouse has a loft door and wooden double doors. The left hand one has a sliding iron door. (B)
8. 57 TULBAGH STREET
Erf 429
- Single storey house with iron saddle roof and covered end gables with fretted bargeboards and finials. Rectangular vents above full-length verandah with end walls and both ends built in with small semicircular windows. Precast columns. 6 x 6 Sashes. Glazed panel door with side-lights and fanlight. Wall to street with rusticated posts with ball-caps and precast infill panels. (B)
9. 59 TULBAGH STREET
Erf 432
- Single storey house with iron saddle roof. A protruding wing on the left has a holbol gable with 6 pane window with plaster hood moulding and a string course. Full length verandah on square pillars. Steel casement windows. Street wall with rusticated posts and precast infill panels on a facebrick plinth. (C)
10. TOTE, 71 TULBAGH STREET
Erf 439
- Double storey Karoo-type building with plaster string course and two steel casement windows upstairs. Full length verandah on precast columns. Modern windows and doors. (C)
11. ROOIKRANS DAIRY, 75 TULBAGH STREET
Erf 8428
- Single storey building with hipped iron roof with roof vents. Parapet with two holbol gables to street, with 9 x 9 sash. Parapeted verandah on precast columns. 9 x 9 Sashes with louvred half shutters. (C)
12. 83 TULBAGH STREET C/o BARING STREET
Erf 481
- Large double storey house set back in garden. Complex iron roof with winged Cape Dutch style gables to two facades. Hipped verandah to one side. Wooden windows with louvred shutters. Garage off Baring Street has match-ing gable. Vibracrete wall. (C)

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13. MURRAYHUIS, 85 TULBAGH STREET

Erf 481

Single storey Victorian house with hipped iron roof, with steeply pitched covered gable. Full length concave verandah on cast iron columns and brackets with glazed end wall. Triangular bay to gable. 2 x 2 Sashes with louvred shutters. 3 x 3 Panel double door with geometric fanlight. (B)

14. 87 TULBAGH STREET

Erf 481

Single storey house with low pitch saddle roof with covered gable and narrow loft window to street. Full length hipped verandah on precast columns with diamond windows to end walls, and right side built in with casement window. 6 x 6 Sashes. 6 x 6 Double door with fanlight. (C)

15. C.P.A. CLINIC AND HUGO NAUDÉ ART CENTRE
TULBAGH STREET C/o ADDERLEY STREET

Erf 327

Imposing double storey building with hipped iron roof. Two protruding covered gables and central porch. Rusticated corner pilasters. Porch is rusticated and has arched entry with hood moulding, and glazed double doors with arched fanlight. 6 x 6 Sashes to upper floor, 2 x 2 sashes with fanlights to ground floor. (B)

16. 105 TULBAGH STREET

Erf 493

Large double storey building with iron roof and two covered gables with verandah between. Round plaster mouldings to gables, corner quoins and hood mouldings to windows. Plastered brick columns and balustrade to verandah on upper floor; facebrick on ground floor. 2 x 2 Sashes with louvred shutters. (C)

17. HUIS PIET KRUGER, 109 TULBAGH STREET

Erf 4758

Large double storey building with iron roof and two covered gables with verandah between. Round cast iron vents and decorative plaster string course to gables. Rusticated corner pilasters. Plastered brick columns and balustrade to upper floor; facebrick on ground floor. 2 x 2 Sashes with louvred shutters. (C)

18. 119 TULBAGH STREET

Erf 4758

Single storey house with hipped iron roof with decorative wooden eaves brackets. Concave verandah on cast iron columns and brackets. Side walls turn around corner, with quoins. 2 x 2 Sashes with louvred shutters. 3 x 3 Panel double door with geometric fanlight. Wooden trellis fence to street. (B)

13



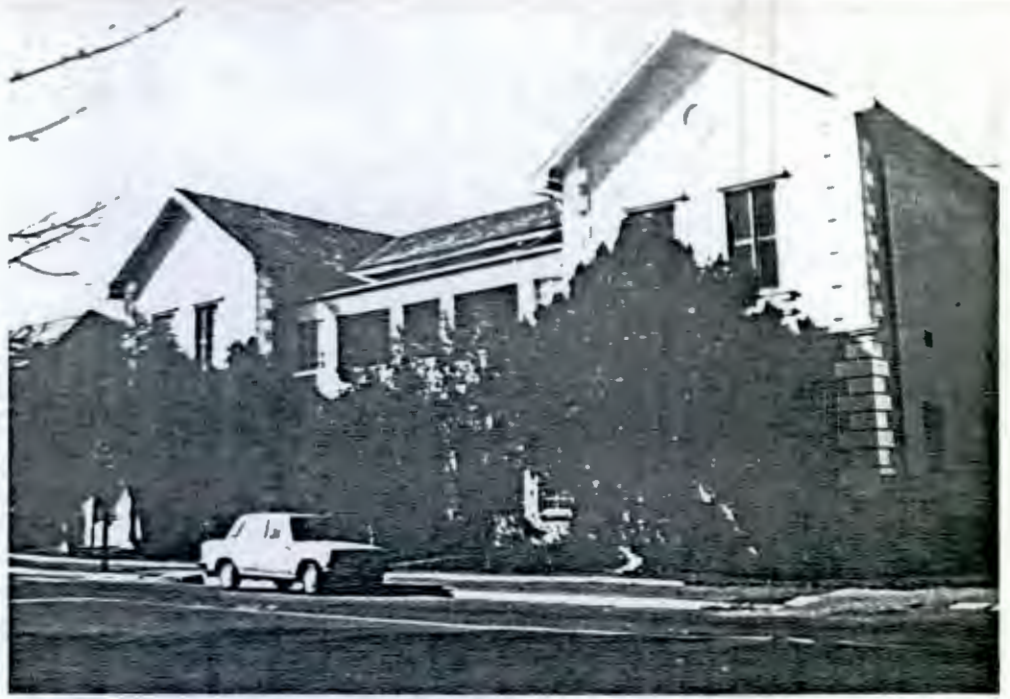
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19. SCHOOL BOARD OFFICE, TULBAGH STREET C/o PORTER STREET

Erf 324

Single storey building set back from road, with tiled roof and two Cape Dutch style holbol gables with slit vents. Recessed verandah on facebrick columns on plastered wall. Triple 6 x 6 sashes to gable walls, with arched fanlight to centre gable. (C)

20. JONGENS HOGERE SCHOOL, TULBAGH STREET C/o PORTER STREET

Erf 323

Double storey building set back from street, with two sections. One has an iron saddle roof with round-headed end gables, a domed minaret-type roof vent, and a balustraded parapet to the long sides. The building has 7 bays. The two at the ends have moulded plaster pediments and arched, keystone plaster mouldings and window surrounds. The central bays have a moulded plaster string course. The bays are separated on the upper floor by pilasters. The first floor has round windows, while the ground floor has tall 6 x 6 sashes with 4 pane fanlights, and keystone and hood mouldings. The second part of the building has a hipped iron roof with vent. The first floor has 9 x 9 sashes and a string course. The ground floor has 9 x 9 sashes with plaster hood mouldings, and a recessed entrance with a hood moulding and arched pediment supported on round columns. The buildings have a facebrick plinth. (B)

21. 133 TULBAGH STREET

Erf 575

Double storey house with a hipped iron roof continuous with the roof of the double storey verandah. On the upper floor the verandah has wooden columns and a plastered balustrade with pilasters. The ground floor has square plastered columns. 6 x 6 Sashes with louvred shutters. Glazed panel door with sidelights and fanlight. (C)

22. EBENHAUSER, 135 TULBAGH STREET

Erf 575

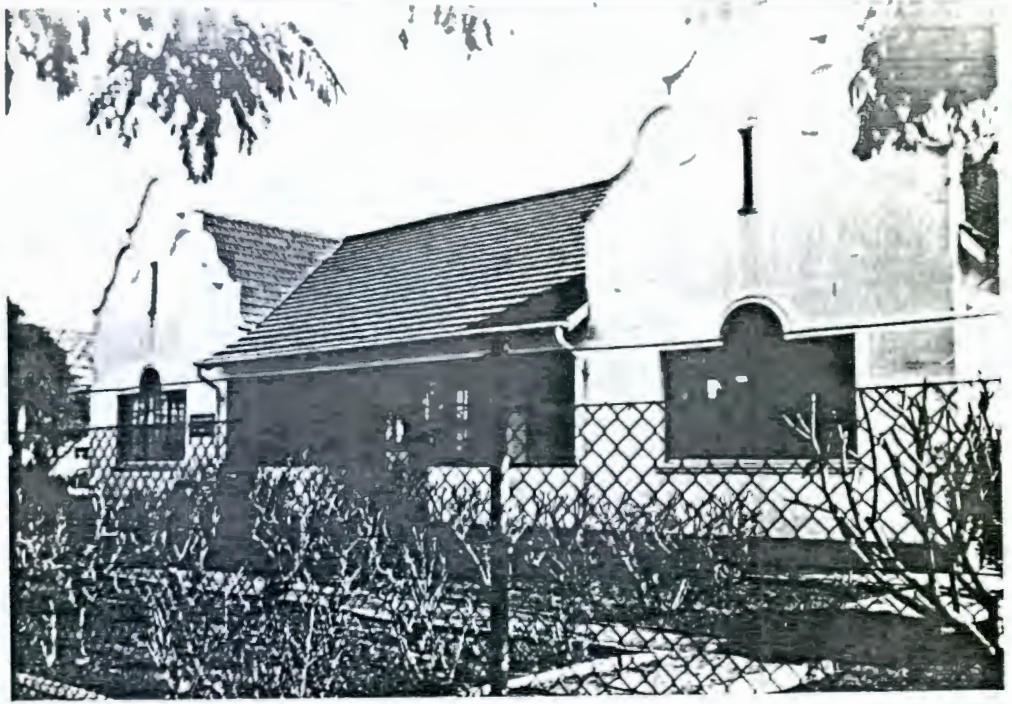
Double storey house with hipped iron roof and two covered gables with round louvred vents. Double storey verandah between gables with central pediment with wooden fretwork and finials. Verandah on cast iron columns, brackets and balustrade. Corner quoins and string course at first floor level. Narrow 2 x 2 sashes with hood mouldings to first floor. 2 x 2 Sashes with plaster surrounds and louvred shutters to ground floor. Arched entrance with keystone moulding. 3 x 3 Panel double door with semicircular fanlight. (A)

23. 147-9 TULBAGH STREET

Erven 592-3

Single storey, semi detached house with hipped tiled roof and two covered gables with round cast iron vents. Verandah between gables. No. 147 built in with wooden casement windows. No. 149 has cast iron columns and brackets. 2 x 2 Sashes with louvred shutters, 4 Panel doors. No. 149 has wrought iron fence to street. (B)

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24. 151-3 TULBAGH STREET

Erven 594-5

Single storey, semi detached house with two covered gables with round cast iron vents. Verandah between gables on cast iron columns and brackets. Corner quoins. No.151 has 12 x 12 sashes. No.153 has 2 x 2 sashes. 4 Panel doors. Plastered garden wall with posts. (B)

25. 155 TULBAGH STREET

Erf 625

Single storey house with iron saddle roof and covered gable with finial and two small 1 x 1 sash windows. Hipped verandah with cast iron columns and brackets and wooden fretwork. Narrow 1 x 1 sashes with louvred shutters on gable. 4 Panel door with fanlight. (B)

26. 163 TULBAGH STREET

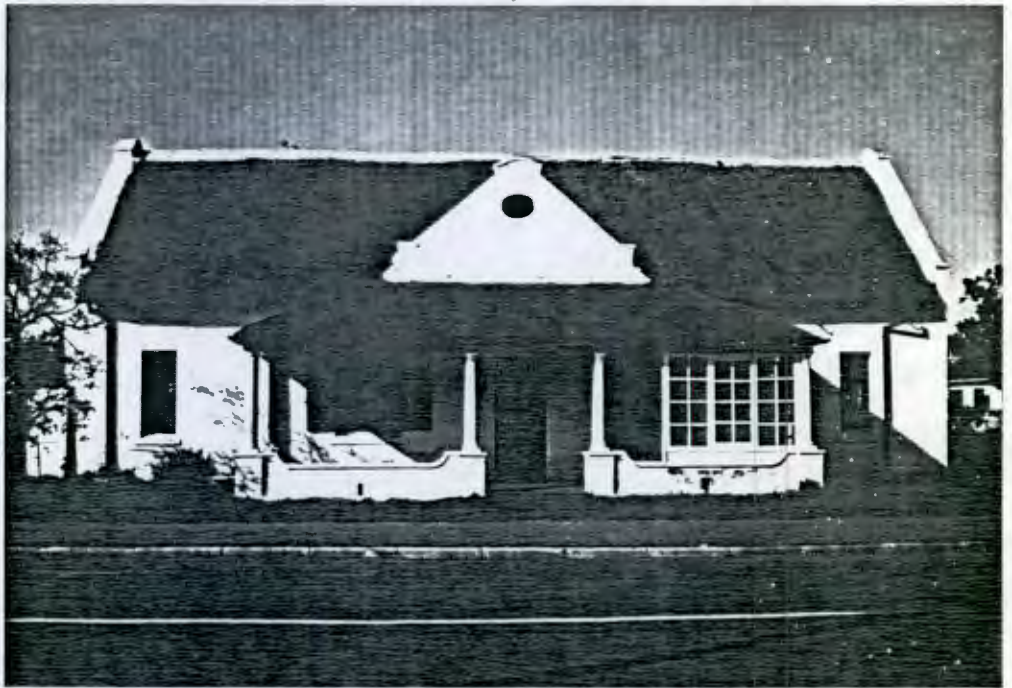
Erf 627

National Monument.

25



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27. 23 & 23a CHURCH STREET

Erf 912

Single storey, semi-detached houses with iron saddle roof and rectangular vents. Concavo/convex hipped verandah on cast iron columns and brackets. Diamond windows to end walls. 2 x 2 double doors with divided fanlight. Loft ladder to right side. (A)

28. 24 CHURCH STREET C/O RIEBEECK STREET

Erf 355

Single storey 5 bay Cape Dutch house with thatch saddle roof and straight end gables. Pedimented Worcester gable, dated 1834, with 6 x 6 sash windows with louvred shutters. 4 panel door with coloured glass fanlight. Stoep with diamond windows in end walls, and stoep seats. (A)

29. 25 & 25a CHURCH STREET

Erf 912

Single storey, semi-detached houses with iron saddle roof and rectangular vents. Concavo/convex hipped verandah on cast iron columns and brackets. Diamond windows to end walls. 2 x 2 double doors with divided fanlight. Loft ladder to right side. (A)

30. 28 CHURCH STREET

Erf 358

Single storey, 5 bay Cape Dutch house with thatch saddle roof and straight end gables. Pedimented Worcester gable with arched 6 x 6 sash. 12 x 12 sashes; 4 x 4 double door with semicircular fanlight. Stoep with garden wall and posts. Karroo-type extension on left side with string course, 6 x 6 sash window and glazed double door with geometric fanlight. (A)

31. 31 CHURCH STREET

Erf 906

Single storey house with iron saddle roof and covered gable with round cast iron vent to street. Full length concavo/convex verandah on pipe columns, with wooden drip fretwork, and diamond window to end wall. 2 x 2 sash to left, triangular bay to right, with internal shutters. 2 x 2 double door with fanlight. (B)

32. 33 CHURCH STREET

Erf 904

1½ storey Karroo-type house with stepped-up parapet and blind niches to upper floor. Full length wooden verandah with central small pediment with wooden fretwork. Cast iron columns and brackets, with wooden trellis freize, fence and gates. Wooden end walls with diamond windows. 2 x 2 sashes with louvred shutters. 2 x 2 double door with divided fanlight. Dated 1886 (F & C) (A)

33. 35 CHURCH STREET

Erf 901

1½ storey house with saddle roof and straight end gable with 6 x 6 sash

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and string course, to street. Steep with pergola on square pillars with plaster moulding. 2 x 2 flat-arched sashes with louvred shutters. Stable door with flat-arched fanlight. Low plastered wall with posts and dipped infill panels. c. 1880 (F & C). (A)

34. 36 CHURCH STREET

Erf 362

Single storey 5 bay house with iron saddle roof and straight end gables. 10 x 10 pane French doors with geometric fanlights and louvred shutters to doors and fanlights. 4 x 4 double door with sunrise fanlight. c. 1870(F & C) Loft door with platform on left gable. (A)

35. 37 CHURCH STREET

Erf 900

Single storey house with hipped iron roof. Full-length verandah on precast columns. 4 pane square windows to end walls. 8 x 8 pane and 1 x 1 panel French doors with fanlights and louvred shutters. 4 panel door with top panels arched and fanlight. (B)

36. 38 CHURCH STREET

Erf 364

Single storey, five bay house, with iron saddle roof, and loft door on left. Central round vent, with rectangular vents to sides. Full length verandah on wooden trellis columns, with trellis freize. Diamond windows to end walls, and glazed screen to each end of verandah 2 x2 sashes with louvred shutters. 2 x2 panel door with arched panels and sunrise fanlight. Plastered street wall with posts and horizontal pipe railings. (A)

37. 37-41 CHURCH STREET C/O FAIRBAIRN STREET

Erven 898, 899

Single storey house with hipped iron roof. Half hipped, covered gable with ornamental woodwork. 45° rectangular bay on street corner, with double 1 x 1 sashes with louvred shutters. One steel window. 2 x 2 panel double door with fanlight. Half hipped gable over rectangular bay, with corner quoins and string course on Fairbairn Street elevation. Verandah on garden side built in. Garden wall with plastered, ball-capped posts and wrought iron railing. (B)

38. 42 CHURCH STREET C/O FAIRBAIRN STREET

Erf 368

Single storey house with iron saddle roof and rectangular vents. Full length verandah with precast columns and plastered balustrade, built in on one side with a large window. 2 x 2 sashes with louvred shutters; glazed 3 - panel door with fanlight. See also 15 Fairbairn Street. (B)

39. 43 CHURCH STREET

Erf 865

Single storey building with hipped iron roof with rectangular vents below. Full length verandah on precast columns on plastered wall. Verandah built in on right with large window. 2 x 2 sashes with louvred shutters. 3 panel glazed door with fanlight. (C)

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40. 45 CHURCH STREET

Erf 864

Single storey house with iron saddle roof and straight end gables. Front holbol gable with 6 x 6 sash. 6 x 6 sashes with louvred shutters. Modern doors with fanlights. Irregular facade. c. 1860 (F & C) (B)

41. 48 CHURCH STREET

Erf 410

Single storey house with iron saddle roof with covered gable, with round cast iron vent to street. Full length hipped verandah on cast iron columns, brackets and freize. 2 x 2 sashes and 3 panel door with coloured glass fanlight. Quoins to window and door openings, and plaster mouldings below windows. (A)

42. OUDEKRAAL RESTAURANT, 50 CHURCH STREET

Erf 411

Single storey house with hipped iron roof, set back from street. Wooden pergola on cast iron columns and brackets. Windows and door with louvred shutters. (B)

43. 49-51 CHURCH STREET

Erf 859

51 is a single storey with an iron saddle roof. Large 6 x 6 sashes with louvred shutters. 4 panel door with arched sidelights and fanlight. 49 is attached; double storey with iron saddle roof with covered gable to street, and a fretted bargeboard and cast iron vent. Upstairs are two doors with 2 panels and 9 pane glazing, and fanlights. Downstairs is a double 3 x 3 panel door with fanlight and large 6 x 6 sashes. (A)

44. DIE SNUFFELHUIS, 52 CHURCH STREET

Erf 411

Single storey, thatched, saddle roof, 3 bay Cape Dutch house with straight end gables. On the left are a chimney and loft door with ladder. The front gable has four pilasters, a 3-lobed pediment and a 6 pane casement window. 12 x 12 sashes with shutters. Stable door with fanlight. Stoep with low end walls. c. 1850 (F & C). Restored. (A)

45. JURGENS WOONWAENS, 53 CHURCH STREET

Erf 857

Single storey house with iron saddle roof. Two covered gables with fretted bargeboards, wooden finials and round cast iron vents. Verandah roof continuous with main roof. Verandah built in, with 2 x 2 sashes with louvred shutters. Gable ends have 6 x 6 sashes with louvred shutters and quoins. 2 x 2 door with fanlight. Pergola with plastered posts on street edge. (B)

46. 54 CHURCH STREET

Erf 412

Single storey house with hipped iron roof and covered gable with fretted

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Bargeboard and louvred, arched vent with plaster hood moulding. Triangular bay to gable, with 1 x 1 sashes and louvred shutters. Verandah on two sides of house, on pipe columns. Plaster mouldings between roof and verandah, under windows, and supporting sills. 4 panel front door with sidelights and fanlight. Garden wall with posts with scallop mouldings and precast infill panels. (A)

47. 56-58 CHURCH STREET

Erf 414

56 - Single storey, 3 bay Cape Dutch house with iron roof and straight end gables with chimney to one side. Pilastered, straight-sided front gable, with 12 pane loft window. 9 x 9 sashes. 3 x 3 panel double door with geometric fanlight. Stoep.

58 - Double storey, Karoo-type house attached to 56, with stepped parapet. First floor has central glazed panelled door with divided fanlight, and small 2 x 2 sashes. Double storey verandah missing. Ground floor has 6 x 6 sashes and glazed, panelled double door with fanlight and louvred shutters. c. 1860 (F & C) (A)

48. 64 CHURCH STREET c/o STOCKENTRÖM STREET

Erf 449

Commercial building with splayed corner. Double storey on corner, with single storey wings on either side. The central, corner section has stepped parapets, with a small holbol gable to the splay, and a plaster string course. The splay has a round cast iron vent with plaster surround, while the sides have rectangular vents with surrounds. Splay has blind window niche upstairs, while the sides have 6 x 6 sashes, all with plaster hood mouldings and surrounds. Church Street elevation has gable-type parapet with plaster string course and small square vents. Stockenström Street side has an iron saddle roof with mock-chimney end gable. Verandah runs right around, with splayed corner. Pipe columns except to Stockenström Street, which has cast iron columns and brackets. Dowstairs are large shopfront windows. Two glazed, panelled double doors with divided fanlights, one 4 panel door with sidelights and fanlight. All doors have plaster pilasters to sides. (A)

49. 66 CHURCH STREET

Erf 450

Double storey, parapeted building with string course, partly set back, with rustication and corner quoins. 3 bay section has French doors with louvred shutters to the ground floor and 2 x 2 sashes to the first floor. 2 bay, set back section has 4 panel door with sidelights and fanlights, and a double storey triangular bay with small 2 x 2 sashes to the first floor and large sashes with louvred shutters to the ground floor. Small balcony above door. (A)

50. 67-69 CHURCH STREET

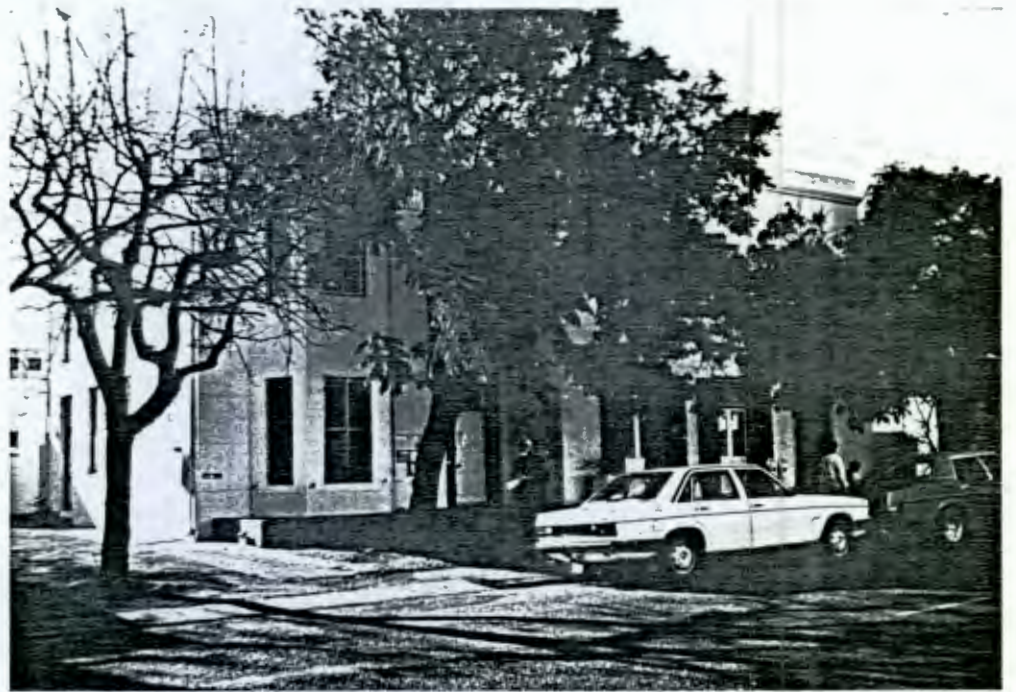
Erf 4095

Single storey, semi-detached houses with iron roof and two covered gables with round cast iron vents. Modern verandah on steel beam between. Facades much altered, with large shopfronts. (C)

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51. 68 CHURCH STREET

Erf 451

Single storey, 5 bay Cape Dutch house with iron roof; end gables removed. Front Worcester gable with 6 x 6 sash. 4 x 4 panel double door with geometric fanlight, flanked by 12 x 12 sashes with louvred shutters and French doors with geometric fanlights and louvred shutters to door head height. Stoep without end walls. c. 1860 (F & C). (A)

52. 70 CHURCH STREET

Erf 453

Single storey house with iron saddle roof. Covered gable to street, with fretted bargeboard and round vent with plaster surround. Heavily rusticated triangular bay with sash windows and louvred shutters to left side. Hipped verandah, with small gable with wooden fretwork and finial over front door, all on cast iron columns, brackets and freize. 2 x 2 sashes with louvred shutters. 2 x 2 double door with arched top panels, and fanlight. Set back in garden behind wrought iron fence. (A)

53. 71 CHURCH STREET

Erf 819

1½ storey saddle roof house with pediment gable to street. Small 6 x 6 flat-arched sash to loft with string course below. Flat-arched 6 x 6 sashes with louvred shutters and 2 x 2 panel double door with flat-arched fanlight with moulded plaster surrounds. Brick stoep on street has moulded plaster end walls with scrolls. c. 1880 (F & C) (B)

54. 72 CHURCH STREET

Erf 454

Double storey house with iron saddle roof. Covered gable to street, with fretted bargeboard and finial, and a round cast iron vent with plaster surround. Plaster corner, window and door quoins. Double storey verandah with diamond windows in wall to left. First floor pipe columns, cast iron drip fret and wooden baluster, and ground floor cast iron columns with brackets. 2 x 2 sashes and 2 x 2 panel double door with divided fanlight. c. 1890 (F & C) (B)

55. CONGREGATION CHURCH, 73 CHURCH STREET

Erf 816

Thatched church with gable to street. Gable has 3-lobed pediment, wings and scrolls, and an arched small-paned window with hood moulding. Entry porch with small flattened gable projects from front gable, and has arched window and double doors. Sides are buttressed, with tall, arched windows. Rear annex is thatched, with straight end gables and low front gable, and arched windows. 1948. (B)

56. 74 CHURCH STREET

Erf 454

1½ storey thatched house with two wolf-end gables and central dormer gable. Iron verandah between with wooden columns and glazed screen. Garden wall has posts and cast iron railing. (B)

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57. AFRIKANER MUSEUM, 75 CHURCH STREET

Erf 814

National Monument.

58. 80 CHURCH STREET

Erf 457

1½ storey thatched house with saddle roof with two gables, one half hipped and one with parapet, with 9 x 9 casement windows. Double storey, iron roofed, half-hipped wing to one side. Full length verandah on precast columns, with left side built in with three casement windows. Three unit, 15 pane casement windows and glazed front door with small pane fanlight. Low, plastered garden wall with posts and dipped infill panels.

(B)

59. SYNAGOGUE, CHURCH STREET C/O ADDERLEY STREET

Erf 481

Double storey building with tiled roof and bowed central portion between two low holbol gables. Gable ends have semicircular windows above moulded plaster string course with baluster, on pilasters. Double doors between have arched pediment above. Central bowed portion has casement windows with fanlights above a heavy string course on doubled pilasters, and casement windows to the ground floor with arched blind niches above.

(A)

60. 107 CHURCH STREET

Erf 3765

Single storey house with complex hipped iron roof with cresting and terminals, and covered gable to street with wooden fretwork decoration and finial. Triangular bay window has plaster mouldings above a string course and 1 x 1 sashes with louvred shutters. Corner quoins. Verandah with antifixae, on precast columns, runs around two sides of house. 3 x 3 panel double front door with fanlight. French doors to verandah, with coloured glass panes and louvred shutters.

(B)

61. 113-115 CHURCH STREET

Erf 746

Double storey Karoo-type house with stepped-up parapet and small 6 x 6 sashes to the first floor. Full-length concavo/convex verandah on cast iron columns with brackets and wooden fretwork drip fret, and with diamond windows to end walls.

The ground floor has large 6 x 6 sashes, a 6 x 6 panel double door with geometric fanlight, and two french doors with coloured panes and fanlights. Small single storey extension to left, and garage to right.

(A)

62. 117 CHURCH STREET

Erf 4570

Thatched, 5 bay Cape Dutch house with mock-chimney end gables, flanked by parapeted wings. Front gable has 4 pilasters, triangular pediment on a double string course, and a 12 x 12 sash. 15 x 20 sashes with louvred half-shutters. Panelled stable door with 12 pane fanlight.

(A)

57



58



59





61



39

CHURCH STREET

63. 120 CHURCH STREET C/O PORTER STREET

Erf 517

Double storey flats with hipped iron roof and two floors separated by simple string course. Steel casement windows with plaster mouldings below.

(C)

64. 121 CHURCH STREET C/O PORTER STREET

Erf 736

U shaped, thatched house with two projecting mock-chimney gables with round cast iron vents and triangular bay windows with 9 x 9 sashes. Corner quoins. Verandah removed, but cast iron columns with brackets remain. 2 panel door with fanlight, and modern windows. Wrought iron spear fence to garden.

c. 1870 (F & C)

(B)

65. 122 CHURCH STREET C/O PORTER STREET

Erf 560

Long single storey house with saddle roof and rectangular vents. Full length concave verandah on cast iron columns with brackets. 2 x 2 sashes; 4 x 4 double doors with fanlights. Garden wall with plastered, moulded posts and wrought iron railing.

(B)

66. 125 CHURCH STREET

Erf 734

Single storey house with hipped iron roof and verandah on two sides, on double precast columns, with solid, dipped baluster. Right side of verandah built in with casement windows. 3 x 3 panel double door with divided fanlight.

(C)

67. 127 CHURCH STREET

Erf 698

Double storey house with hipped thatched roof, set back in garden. Double storey recessed verandah with precast columns and balustrade to the first floor, and arches to the ground floor. Wooden casement windows with louvred shutters.

(C)

68. 128 CHURCH STREET

Erf 175

Small single storey parapeted house with half-length hipped verandah with diamond windows to end walls. 2 x 2 sashes with louvred shutters. 4 panel doors with divided fanlights. Wrought iron fence to street.

(C)

69. 129 CHURCH STREET

Erf 6696

Single storey house with complex, hipped iron roof, set back in a garden. Verandah runs around house, with cast iron columns, brackets, double freize and balustrade. Central gable to verandah, with barge fret, cresting and three finials. Bay window below with 2 x 2 sashes and louvred shutters. Corner quoins.

(A)



63



64



65

66



67



68



70. 132 CHURCH STREET

Erf 3954

Thatched 5-bay Cape Dutch house with mock-chimney end gables. Front gable has pilasters, ornamental cap and 6 x 6 sash, and is dated 1832. 6 x 6 panel double front door with large sun-shaped fanlight, flanked by 2 x 2 sashes with louvred shutters, and French doors with internal shutters. Concavo/convex hipped verandah on cast iron columns with brackets, with cast iron balustrade. (A)

71. 134 CHURCH STREET

Erf 573

Double storey 3-bay house with stepped-up parapet with string course, linked to 132 by single storey wing. Corner quoins. First floor has a small 6 x 6 sashes. Hipped convex verandah on cast iron columns with brackets, with glazed screen and diamond window in end wall at one end. Ground floor has 2 x 2 sashes with louvred shutters and 2 x 2 panel door with fanlight. Link has French doors. c. 1890 (F & C). (A)

72. 138 CHURCH STREET C/O NAPIER STREET

Erf 573

Double storey commercial building with covered gable expressed as dentilled pediment on rusticated pilasters. Parapeted shop extension with verandah on cast iron columns with brackets and freize. First floor has 2 x 2 sashes and central flat-arched window, above a string course. Ground floor has 2 x 2 sashes and warehouse door with flat-arched fanlight. Quoins to corners, windows and doors. Extension has shopfront with recessed door. See also 19 Napier Street. (B)

73. 140 CHURCH STREET C/O NAPIER STREET

Erf 606

Thatched, 5 bay Cape Dutch house with mock-chimney end gables. Front gable is pedimented holbol with semicircular window with hood moulding. 8 pane casements with 16 pane large fanlights and half shutters. Glazed front door with fanlight, and glazed doors to ends. Pergola on plastered columns with grapevines. Plastered garden wall with posts and dipped infill panels. c. 1830 (F & C) (A)

74. 142 CHURCH STREET

Erf 608

Single storey house with hipped roof with cresting and terminals, and rectangular vents. Quoins to corners, windows and doors. Hipped verandah on double precast columns with dipped, plastered balustrade, with glazed screen to one end. 1 x 1 sashes with narrow sidelights and louvred shutters. 2 x 2 panel double door with fanlight. Garden wall with plastered posts. (C)

75. 143 CHURCH STREET

Erf 689

Single storey house with hipped iron roof with gablet. Covered gable to street has finial, round cast iron vent and 2 x 2 sash with louvred shutters. Verandah built in with large steel window. 4 panel door with divided fanlight. (C)

69



70



71



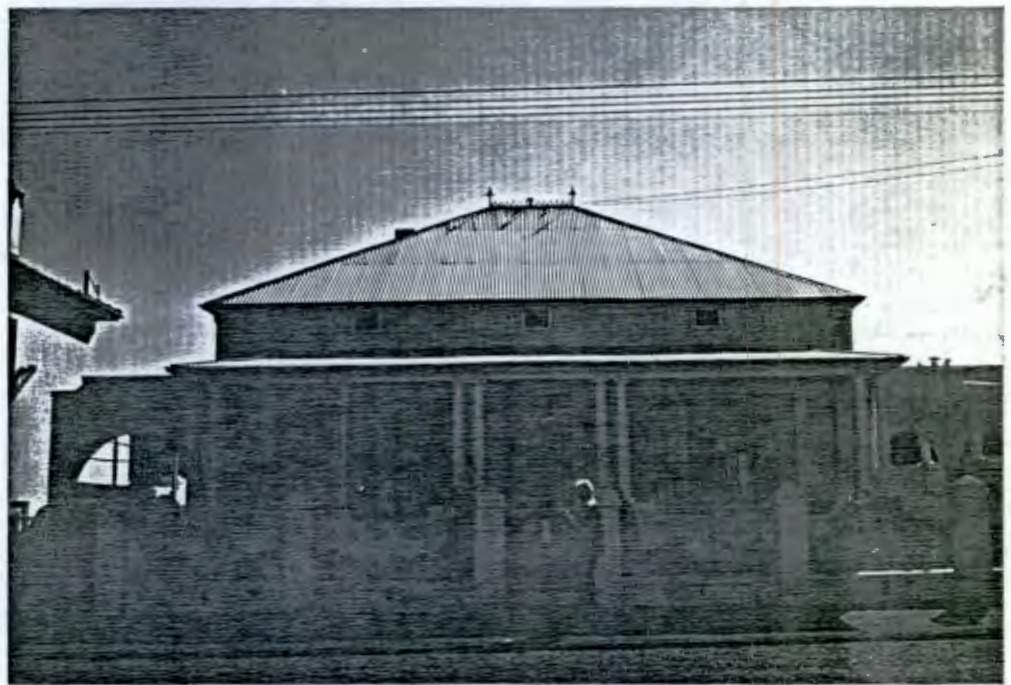
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76. 144-8 CHURCH STREET

Erf 609

Double storey, four family house with hipped tile roof. Central balcony with precast balustrade over front doors. 15 x 15 sashes with louvred half-shutters. Single panel front doors with small pane fanlights. First floor has flat-arched, small pane French doors with fanlight to balcony. (C)

77. 145-7 CHURCH STREET

Erven 687, 8654

Single storey semi-detached houses with flanking covered gables with finials and round vents. Concave verandah on cast iron columns with brackets. 2 x 2 sashes with louvred shutters. 4 panel front doors with divided fanlights. (A)

78. 149-51 CHURCH STREET

Erven 685-686

Single storey semi-detached houses with flanking covered gables with finials and round vents. Concave verandah on cast iron columns with brackets. 2 x 2 sashes with louvred shutters. 4 panel front doors with divided fanlights. (A)

79. 154 CHURCH STREET

Erf 609

1½ storey, saddle roof with covered gable to street. Fretted bargeboard and 6 x 6 sash to gable. Full-length verandah on pipe columns, with wooden drip fret and diamond windows to end walls. 2 x 2 sashes and 2 x 2 panel double door with divided fanlight. (B)

80. 155 CHURCH STREET

Erf 4322

Single storey house with hipped iron roof supported on ornate eaves brackets, with covered gables to two facades, decorated with highly ornate fretwork. Gable also has oval, louvred vent and triangular bay with 2 x 2 sashes. French doors. Some modern windows. (B)

81. 156 CHURCH STREET

Erf 612

Single storey, L-shaped house with saddle roof. Covered gable to side has loft door with staircase. Front covered gable has beautiful fretted barge board and finial. Quoins to corners, windows and doors. Hipped concave verandah on two sides, on wooden trellis columns with trellis freize and balustrade. Part of verandah closed with glazed screen. 2 x 2 sashes and 2 x 2 panel double door with divided fanlight. 1892. (A)

82. 158 CHURCH STREET

Erf 612

Saddle roofed building with mock chimney end gables, end on to street. Small 9 pane casement to loft, off-centre, with steel casement below. One of the first schools in Worcester, c.1835 (A)

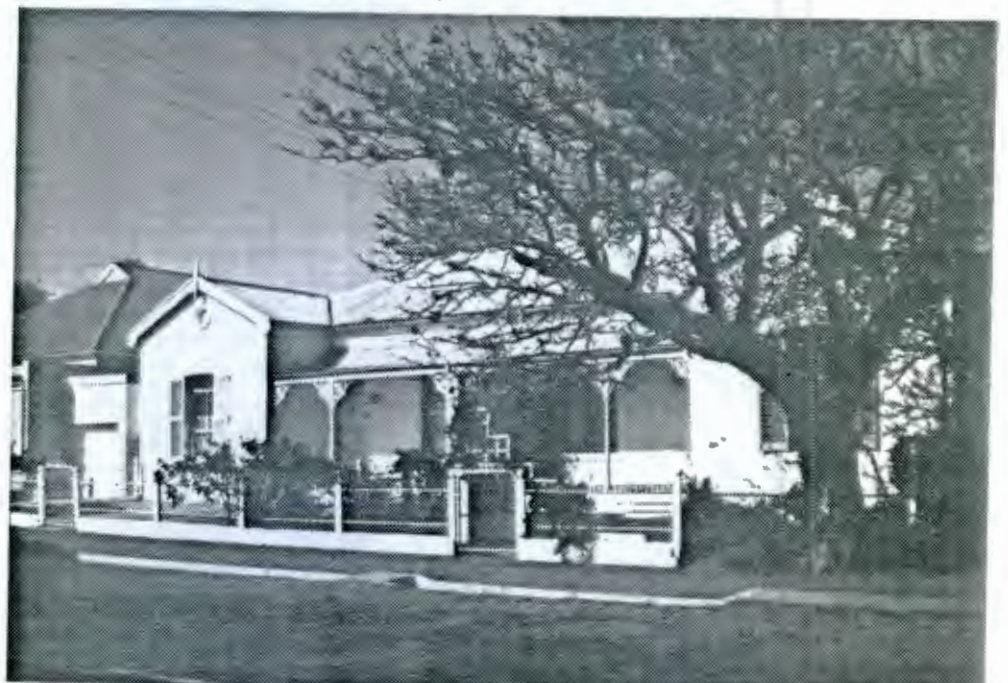
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CHURCH STREET

83. 160 CHURCH STREET

Erf 615

Single storey house with hipped roof with louvred gables and two covered gables. Rectangular vents. Decorated gable to street, with round vent and bay window. Corner quoins. Verandah on two sides, on cast iron columns with brackets. 2 x 2 sashes with louvred shutters and 6 panel door with sidelights and fanlight. Garden wall has plastered posts and wooden railings.

(B)

84. 162 CHURCH STREET C/O TRAPPES STREET

Erf 618

National Monument.

85. 163 CHURCH STREET C/O TRAPPES STREET

Erf 648

Single storey house with hipped tile roof and hipped projecting verandah on square plastered quoins. Casement windows with louvred shutters. Set back in garden.

((C)

86. 164 CHURCH STREET C/O TRAPPES STREET

Erf 8666

5-bay, iron roofed Cape Dutch house with mock-chimney end gables. Front gable has wavy outline and 8 x 12 sash. Full length verandah on precast columns. 6 panel double door with geometric fanlight c. 1850 (F & C) flanked by 20 x 20 sashes. Corner bay window with casements to one end. Garden wall with posts and wavy infill panels.

(B)

87. 166 CHURCH STREET

Erf 305

Single storey, thatched house with half-hipped end gables and dormer gable with casement window. It has modern casements with louvred shutters, and a stoep with scrolled end walls.

(B)

88. WYKEHAM LODGE, 168 CHURCH STREET

Erf 306

Single storey, thatched house with half-hipped end gables. Modern casement windows and door with sidelights. Recessed entry. Brick stoep with pergola on precast columns and grapevines.

(B)

89. 170 CHURCH STREET

Erf 307

Single storey, thatched building with mock-chimney end gables. Front gable has a flat top and wavy outline, with an 8 x 12 sash above a plaster string course. Central double door with large fanlight, and double barn doors to left. Parapeted extension on right has double barn doors with fanlight.

(B)

84



85



86



87



88



89



HIGH STREET

90. 37 HIGH STREET

Erf 985

Single storey, 2 family house with hipped concavo/convex verandah on two sides of the house, supported on double wooden columns. 2 x 2 sashes with louvred shutters, and modern door with plaster surround. (B)

91. OLD MUTUAL, HIGH STREET C/O STOCKENSTRÖM STREET

Erf 837

Three storey commercial building with slate saddle roof with flat-topped, Cape Dutch revival end gables. The ground floor is rusticated, with small pane windows and shopfronts, and a recessed entry porch with narrow balcony with precast balustrade above. The first floor has French doors with ornamental fanlight flanked by 20 x 20 sashes to the balcony, with the Old Mutual coat of arms in plaster relief above. Other windows are 20 x 20 sashes with louvred half-shutters. The third floor has grouped 8 pane casements with fanlights. The gable end has French doors with fanlight and plaster "gable" relief above, opening onto a small balcony with precast balustrade. A two storey wing with ground floor shops runs along Stockenström Street. (B)

92. 69b-73a HIGH STREET

Erven 1052, 1053

Double storey, 5-bay commercial building with tiled saddle roof, with straight end gables, which protrudes over the pavement. In the centre and at the ends are 2½ storey sections which rise above the roof. The central one has its own hipped tile roof, with plaster eaves brackets, and narrow windows to the loft, while the flanking two have flat roofs, the same plaster eaves brackets, and porthole windows to the loft. On the first floor, balconies with solid balustrades and precast columns run between the solid sections which have narrow casement windows. The central and flanking sections are supported on double square plastered columns, with round columns between, with shopfronts behind. (C)

93. BONICK'S, 75 HIGH STREET

Erf 1077

Small single storey shop with high parapet with strong vertical plaster mouldings, a cantilevered porch on corbelled beams over the pavement, and a modern shopfront with recessed doorway. (C)

94. GOOD HOPE CAFÉ, 75a HIGH STREET

Erf 1077

Double storey commercial building with round-topped gable to street. The gable has an arched, louvred vent with hood moulding, a balustrade in relief and four pilasters. A double storey balcony projects over the street, with an iron roof supported on precast columns and with a solid balustrade with similar plaster relief balustrades to the gable. The ends are glazed. The first floor has 2 x 2 sashes and French doors. The balcony has precast columns on the ground floor. Old wooden shopfronts. (C)

95. BARCLAYS BANK, HIGH STREET

Erf 802

Double storey commercial building with hipped tile roof, and a full height

90



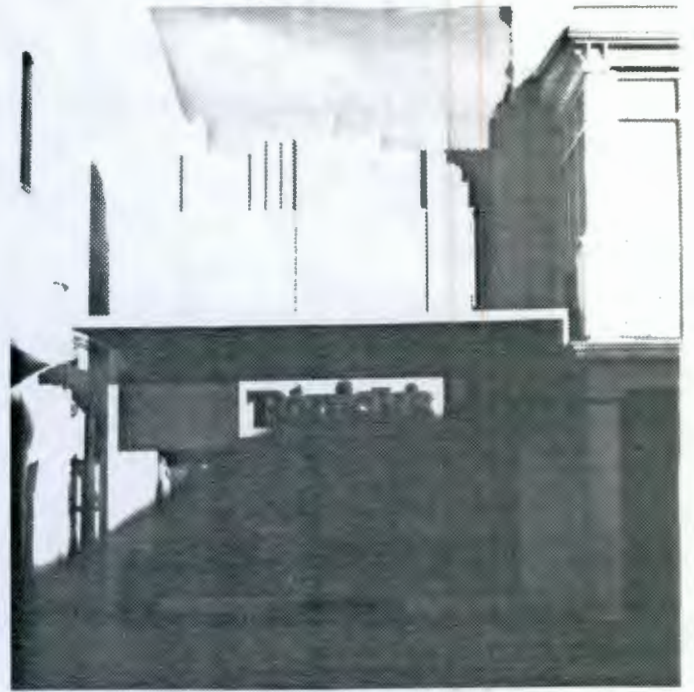
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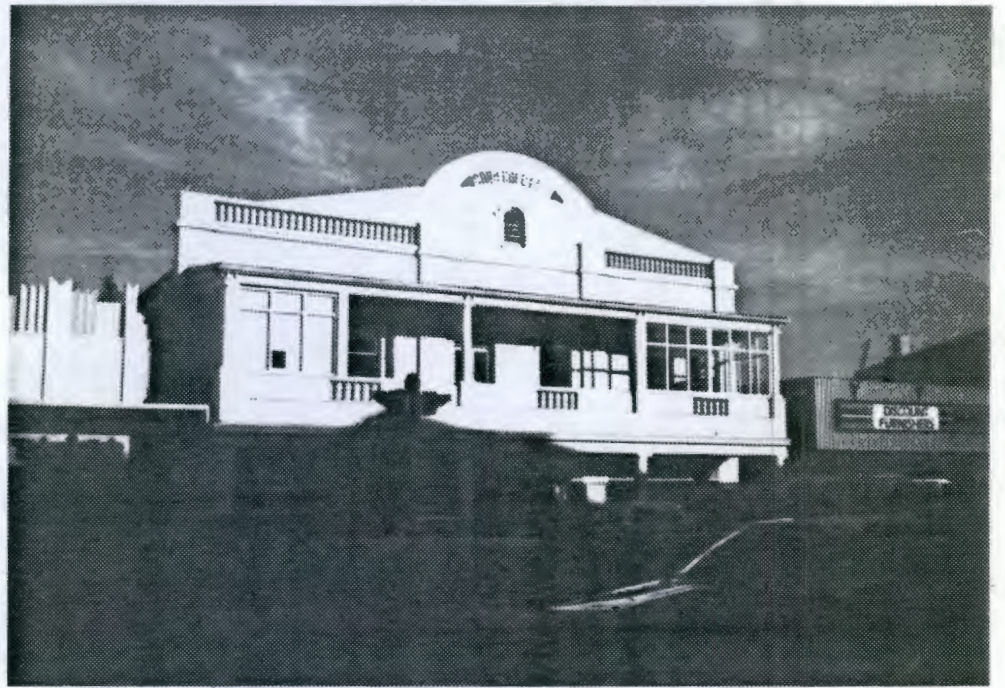
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HIGH STREET

central porch supported on Lotus columns, with a hipped roof. 20 x 20 sashes with half shutters to both floors, with plaster relief mouldings between the floors. Large double doors with flanking wooden pilasters and cornice, and large decorative wavy-line fanlight. Above are French doors and a small balcony with precast balustrade. (C)

96. BOLAND BANK GEBOU, HIGH STREET C/O ADDERLEY STREET

Erf 341

3 storey commercial building with some 4 storey sections, in the Art Deco style. The ground floor has large shopfronts and recessed entry doors, and is faced with green marble. A good example of its style and period. (B)

97. PARDON CAFE, 99 HIGH STREET C/O ADDERLEY STREET

Erf 1104

Single storey corner shop with a projecting porch over the pavement, and a pediment with strong vertical articulation, directly reflecting the style of the Boland Bank building opposite. (B)

98. LIBRARY, 101 HIGH STREET

Erf 1104

Two halls with saddle roofs with steeple vents, one built in 1907 and the other in 1924, with a simple link between. The gables are heavily ornamented with turrets and arched niches, and the corners have fluted pilasters. A small porch with a pediment on round plastered columns projects over the pavement at the entrance to each hall. Windows are 6 x 6 sashes with flat-arched fanlights above the lintol, and the double doors are glazed. (B)

99. 105 HIGH STREET

Erf 1104

Single storey, saddle roof house with straight end gable to street. Below a string course is a concavo/convex verandah on cast iron columns and brackets, with wooden fretwork freize and plastered balustrade. 6 x 6 sashes and 3 x 3 double door with divided fanlight have plaster surrounds. Built in hipped verandah with diamond windows to one side. (B)

100. 108-110 HIGH STREET

Erf 771

Single storey commercial building with iron saddle roof and mock-chimney end gables, and a parapet to the street side with plaster balls. Hipped verandah on round plaster columns over pavement. Original wooden shopfronts with recessed, glazed double doors with old lights above. One has "Hepworth's" in mosaic on the floor at the entrance. (B)

101. 112 HIGH STREET

Erf 769

Single storey house with hipped iron roof with gablets and two covered gables. Gables have wooden finials and collar beams supported on wooden brackets. 2 x 2 sashes with louvred shutters have plaster pediments above and continuous plaster sills with moulded supports. Projecting verandah between gables, on precast columns on plastered balustrade with glazed screens. Set back in large garden. (B)

96



97



98





99



100



DETAIL
100

101



102



102



103



102. 121 HIGH STREET C/O PORTER STREET

Erf 1141

Double storey commercial building with parapet which steps up over splayed corner. String course and rectangular vents. First floor has flat-arched industrial windows, with a matching blind niche to the corner. Ground floor has modern shopfronts. Single storey, saddle roofed wing to High Street has straight end gable, rectangular vents and aluminium windows and doors

(C)

103. VICTOR'S PANELBEATERS, HIGH STREET

Erf 712

Single storey, parapeted commercial building with strong moulded cornice, string courses, and a central flat-arched pediment (1885) with scrolls. Rusticated pilasters flank central, flat-arched doorway and side doors and windows. Lower extension to one side with glazed doors and casement window with fanlights.

(B)

104. 135-135a HIGH STREET

Erven 1150, 1151

Single storey, semi-detached houses with tiled roof and two covered gables with finials, round cast iron vents and bay windows. Parapeted verandah between, on round columns on posts with dipped infill panels. Rustication behind verandah. Sashes with louvred shutters, and 2 x 2 double doors with divided fanlights.

(C)

105. 137-139 HIGH STREET C/O NAPIER STREET

Erf 1155

Double storey apartment building with stepped-up parapet and projecting, double storey porch. Double string course with rectangular vents with plaster surrounds between. Pilasters to corners. Flat-arched, 2 x 2 sashes with plaster surrounds and internal shutters. 1 x 1 double doors with arched panels and fanlights.

(B)

106. 140 HIGH STREET C/O NAPIER STREET

Erf 660

Double storey building with parapet and splay corner, rusticated, with string courses, window surrounds and pilasters to the corner. Rectangular vents, except on splay, which has round vent, an old painted advertisement and clock on the first floor, and 3 x 3 double doors with arched, divided fanlight, 6 x 6 arched sashes.

(B)

107. 144 HIGH STREET

Erf 655

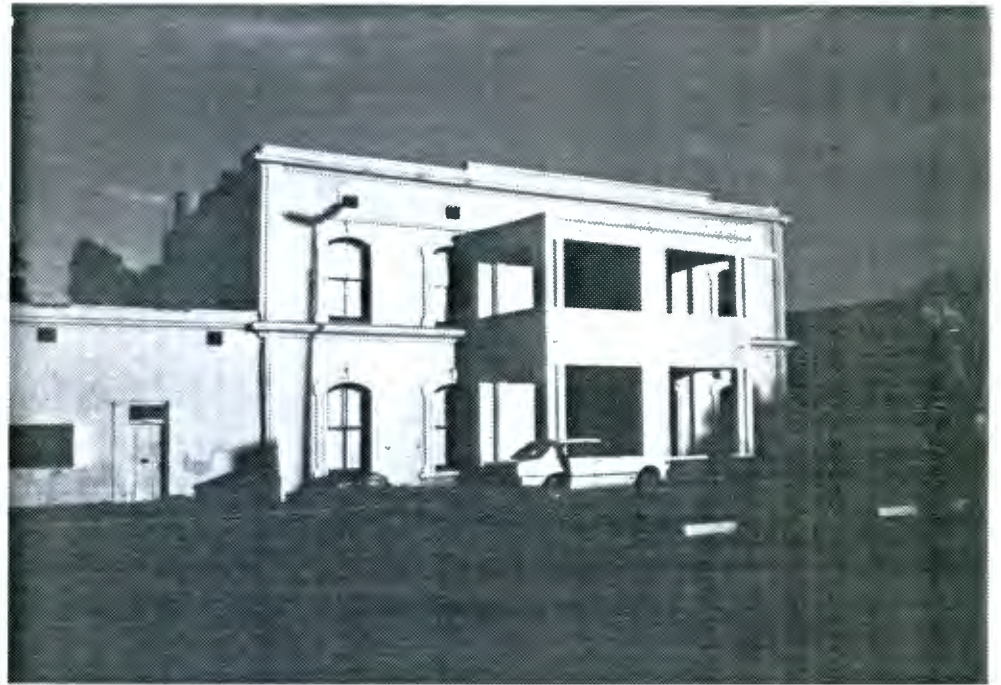
Single storey, iron roofed house with two covered gables with wooden finials and fretted bargeboards, and round vents with plaster surrounds. Rusticated, with 4 x 4 double door with sunrise fanlight, and casement windows.

(C)

104



105



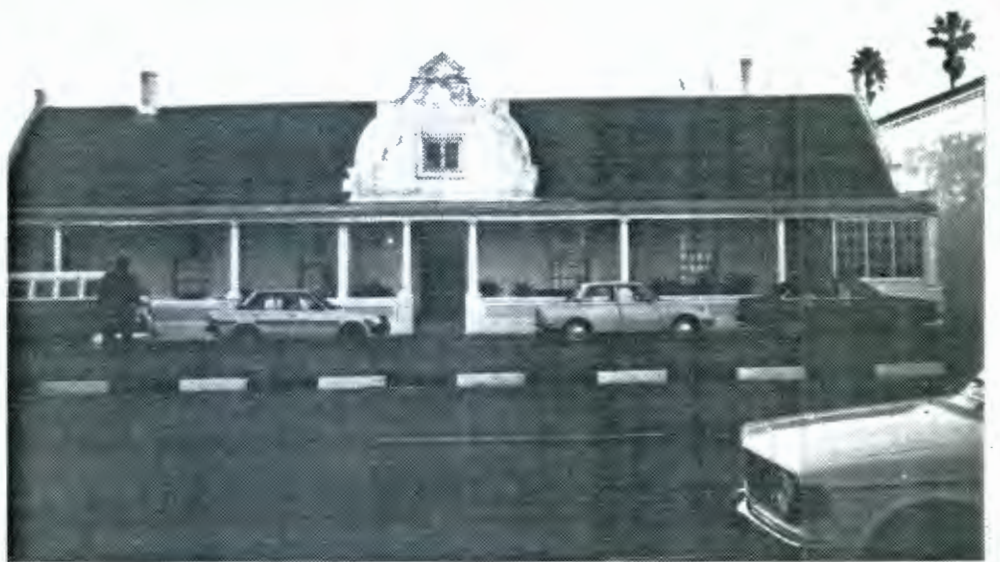
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HIGH STREET

108. 150 HIGH STREET

Erf 647

Thatched 7 bay Cape Dutch house with mock-chimney end gables. Front gable is pedimented holbol with 6 x 6 casement window c. 1824 (F & C). 4 x 4 double door with sunrise fanlight, flanked by 12 x 12 sashes with internal shutters, and one French door. Full-length verandah on precast columns, with plastered balustrade. (A)

109. 165 HIGH STREET C/O TRAPPES STREET

Erf 1367

Thatched house with two mock-chimney gables to street. Some 2 x 2 sashes with louvred shutters, modernised enclosed stoep with 4 x 4 door. Very delapidated. (B)

RUSSEL STREET

110. 24 RUSSEL STREET C/O RIEBEECK STREET

Erf 8517

Single storey, saddle roofed house with hipped corner. 2 x 2 sashes with louvred shutters, 2 x 2 double door with fanlight. See also 60 Riebeeck Street. (C)

111. 26 RUSSEL STREET

Erf 958

Single storey house with hipped iron roof and projecting central parapeted verandah on precast columns with dipped infill panels. Leaded casement windows with louvred shutters. Set back in garden. (C)

112. 28 RUSSEL STREET

Erf 8716

Double storey house with covered gable and double storey verandah on precast columns. 6 x 6 small pane casements with louvred shutters. Glazed door with fanlight. (C)

113. 30 RUSSEL STREET

Erf 8715

Single storey house with gable with decorative wooden "Gothic" bargeboard and round vent. Verandah on two sides on precast columns. 2 x 2 sashes with louvred shutters. 4 panel door with fanlight. (C)

114. 31-33 RUSSEL STREET

Erf 1682

1½ storey semi-detached houses with hipped iron roof and two end gables with 6 x 6 sashes. Concavo/convex verandah on pipe columns runs around two sides. Steel casement windows. (C)

115. 32 RUSSEL STREET

Erf 961

Single storey house with gable with decorative wooden "Gothic" bargeboard and finial, and round vent. Facebrick with plaster corner and window quoins. Sash windows with louvred shutters. Hipped verandah on cast iron columns and brackets, boarded up. (C)

116. 34 RUSSEL STREET

Erf 961

Double storey Karoo-type with stepped-up parapet. Single 2 x 2 sash with louvred shutter to first floor. Verandah on plastered brick columns with square windows to end walls. Ground floor sash with shutters and glazed door with fanlight. (C)

117. 36 RUSSEL STREET

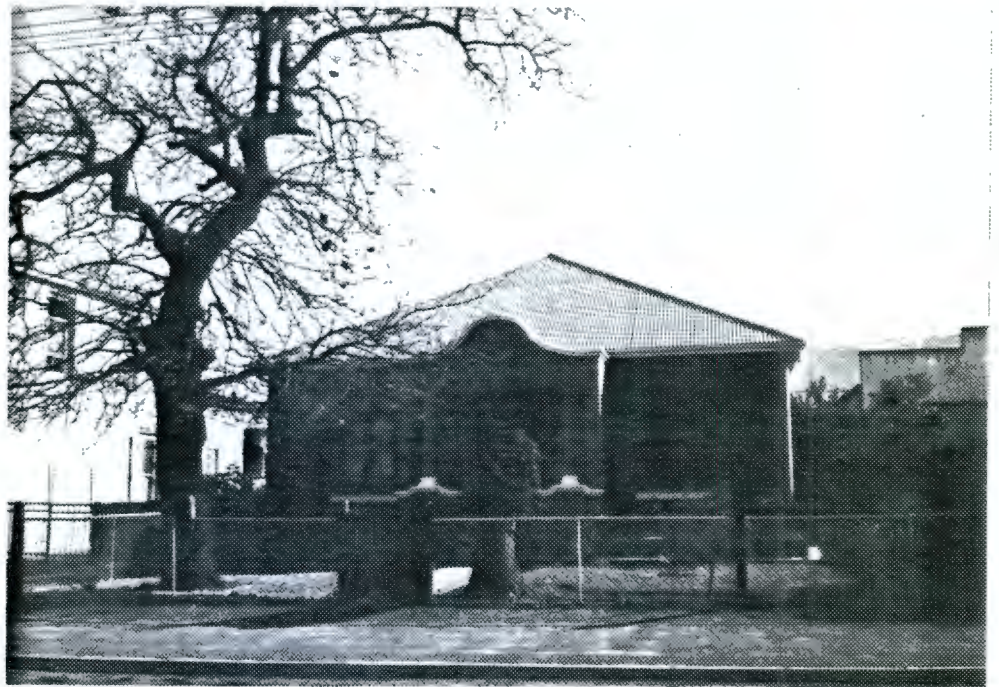
Erf 962

Thatched 5-bay Cape Dutch house with mock-chimney end gable, attached to No. 38. Wide holbol gable with semicircular pediment and blocked-up window. 3 x 3 double door with geometric fanlight, c 1850 (F & C), 2 x 2 sashes.

110



111



112



114



115



116



RUSSEL STREET

Full-length hipped verandah on pipe columns, with central pediment with fretted wooden infill, bargeboards and finial. (A)

118. 37 RUSSEL STREET

Erf 8488

National Monument.

119. 38 RUSSEL STREET

Erf 964

Double storey, parapeted house attached to no. 36. Plaster cornice, string course between floors, and first floor window surrounds. Small 2 x 2 sashes to top floor. Brick stoep with dipped end walls. c 1890 (F&C) (A)

120. 39 RUSSEL STREET

Erff 1652

Double storey semi-detached house with hipped iron roof and double storey verandah with cast iron columns. Cast iron balustrade to first floor and diamond windows in the end walls. 2 x 2 sashes and 2 x 2 double door with fanlight on ground floor. 6 x 6 sashes and French doors on first floor. c. 1890 (F & C) (B)

121. 40 RUSSEL STREET

Erf 965

Single storey Karoo type house with stepped-up parapet with string course and round and rectangular cast iron vents. Hipped verandah on cast iron columns with brackets. 2 x 2 sashes with louvred shutters; 4 panel doors with arched panels and divided fanlights. (B)

122. 42 RUSSEL STREET

Erf 966

Single storey rusticated house with hipped iron roof and covered gable with round cast iron vent, and bay window with narrow sashes and louvred shutters. Hipped verandah on cast iron columns with brackets. 4 panel door with fanlight. (B)

123. 44 RUSSEL STREET C/O FAIRBAIRN STREET

Erf 1014

Single storey house with iron saddle roof with covered end gables. Full length verandah on precast columns, with diamond windows in end walls. 4 x 4 double door with sunrise fanlight and 12 x 12 sashes. c. 1840 (F&C) (A)

124. 45 RUSSEL STREET

Erf 1649

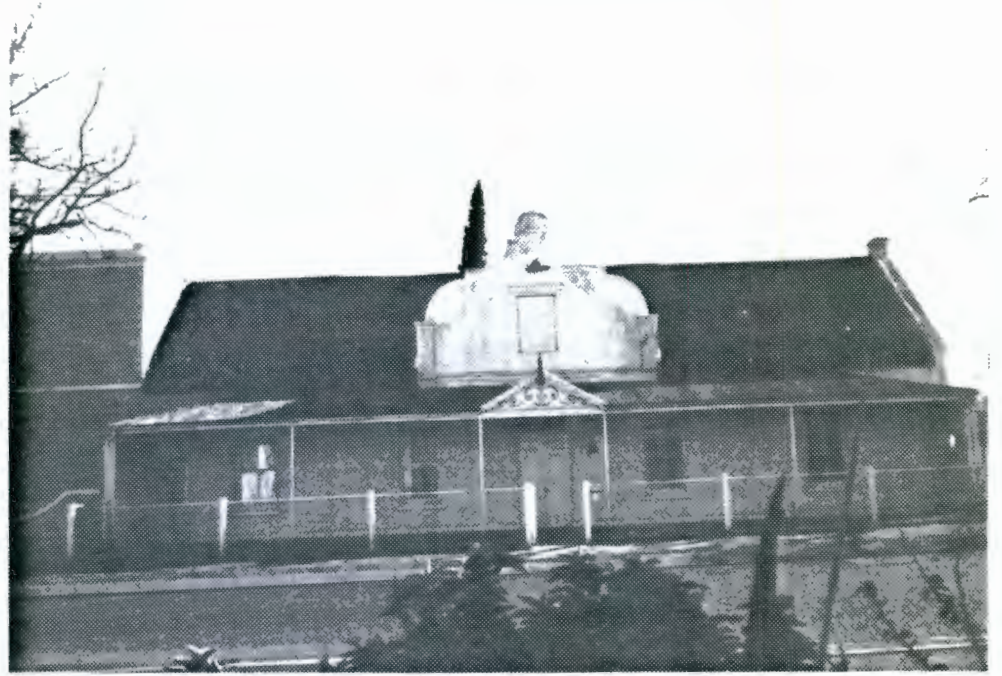
Single storey house with covered gable with fretted bargeboard to street. Flat-arched 2 x 2 sashes with louvred half-shutters. Modern door with sidelight and flat-arched, divided fanlight. Parapeted extension to one side has 6 x 6 sash with louvred shutters. (B)

125. 47 RUSSEL STREET

Erf 10326

3-bay Cape Dutch house with asbestos roof and

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118



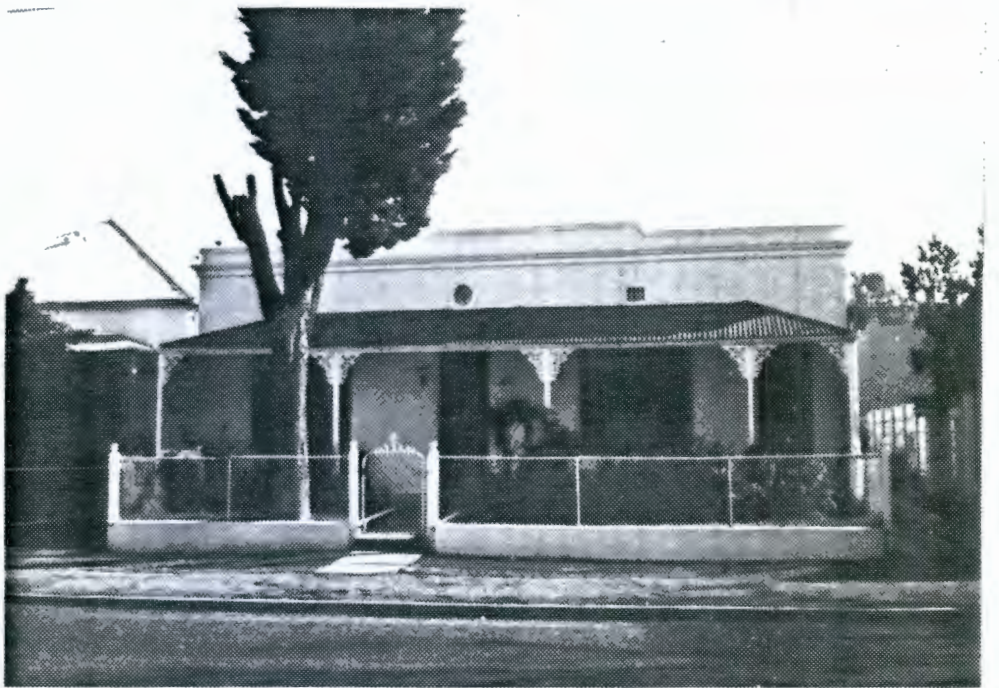
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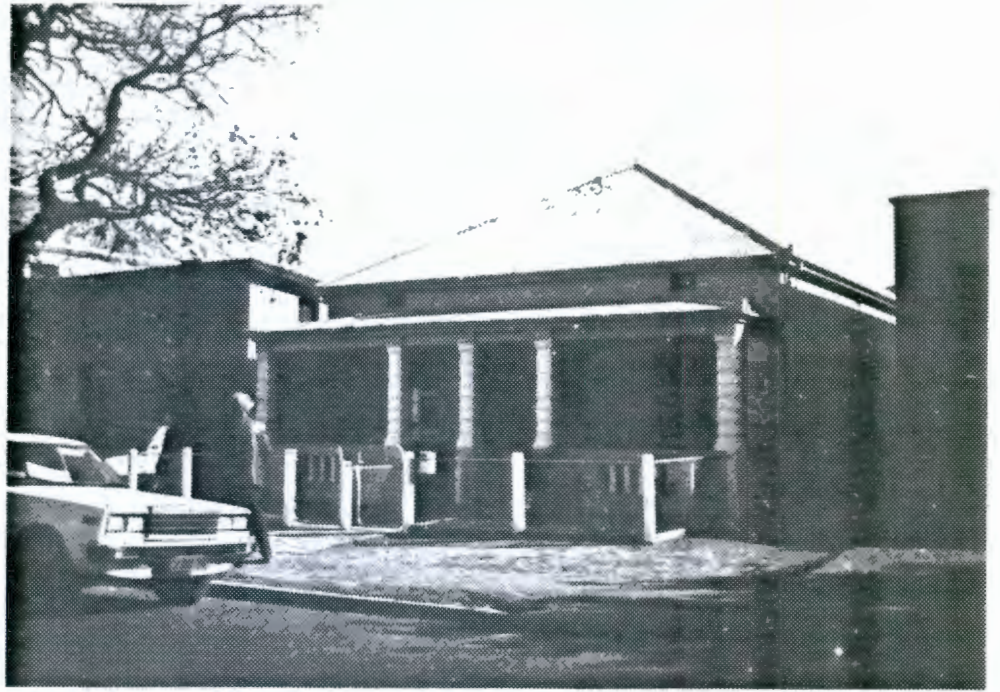
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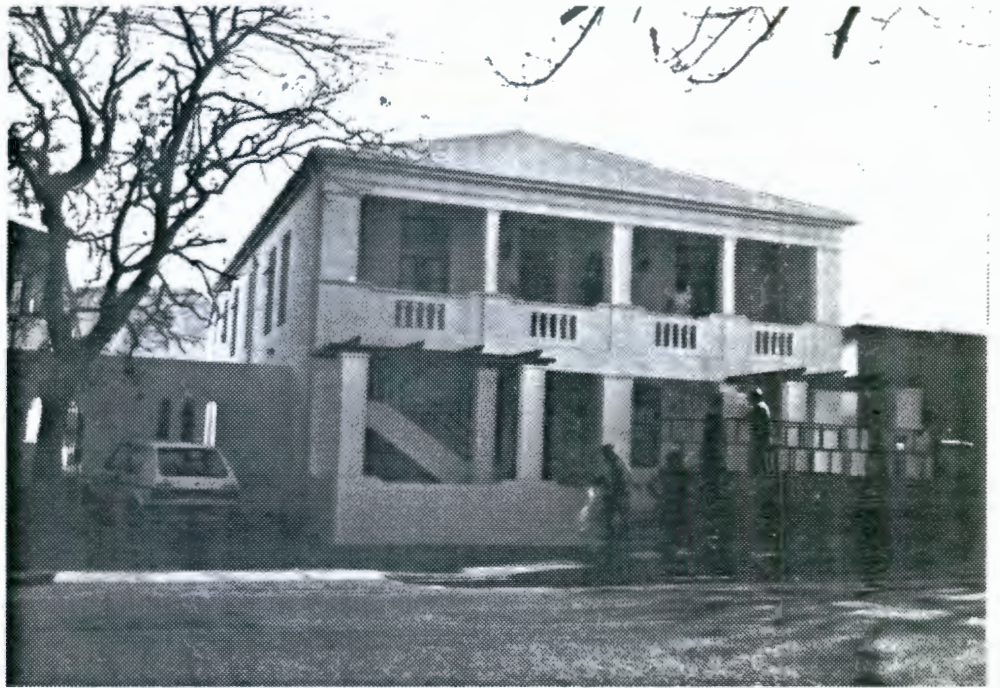
RUSSEL STREET

- Pedimented, pilastered front gable (dated 1849 or 1879) with 6 x 6 sash. Hipped verandah on plastered brick columns with facebrick baluster. 6 x 6 sashes and 3 x 3 panel double door with geometric fanlight. Flat-roofed extension to left side. (A)
126. 48 RUSSEL STREET
Erf 1015
Semi-detached house with hipped iron roof and hipped verandah on rusticated, plastered columns, with plastered balustrade with precast panels. Small pane casement windows. Glazed door with small-pane fanlight. (C)
127. 52 RUSSEL STREET
Erf 1016
Double storey apartment block with hipped iron roof. Double storey recessed balcony on square fluted columns, with plastered infill panels with precast elements. 6 x 6 sashes; glazed doors with fanlights. Wooden pergolas on square columns flank entry. (C)
128. 58 RUSSEL STREET
Erf 2060
5-bay Cape Dutch house with iron roof and covered end gables. Hybrid front gable with 15 x 15 sash. Double door with fanlight. 20 x 20 sashes, small-pane French doors. Pergola on square plastered columns over stoep. (B)
129. 73 RUSSEL STREET
Erf 1579
1½ storey Karoo-type house with string course and small, off-centre 6 x 6 sash to parapet. Concavo/convex verandah on plastered brick columns, with square windows in the end walls. 6 x 6 sashes with louvred shutters. 4 panel door with arched panels and fanlight. (B)
130. PASSAP, 76 RUSSEL STREET
Erf 1068
Single storey house with saddle roof and covered gable with "Gothic" wooden barge decoration, and an arched casement window. Verandah built in with modern shopfront windows. (C)
131. 77a RUSSEL STREET
Erf 1577
Small house converted from garage, with flat, arched parapet with round vent. Verandah on plastered brick columns. 6 x 6 sash with louvred shutters. 3 panel door with fanlight. (C)
132. 79-81 RUSSEL STREET
Erf 1574
Single storey attached houses with iron saddle roof and mock-chimney end gables. Concave verandah on cast iron columns with brackets, with facebrick balustrade and diamond windows in end walls. 6 x 6 sashes, 2 x 2 panel double doors with fanlights. (B)

126



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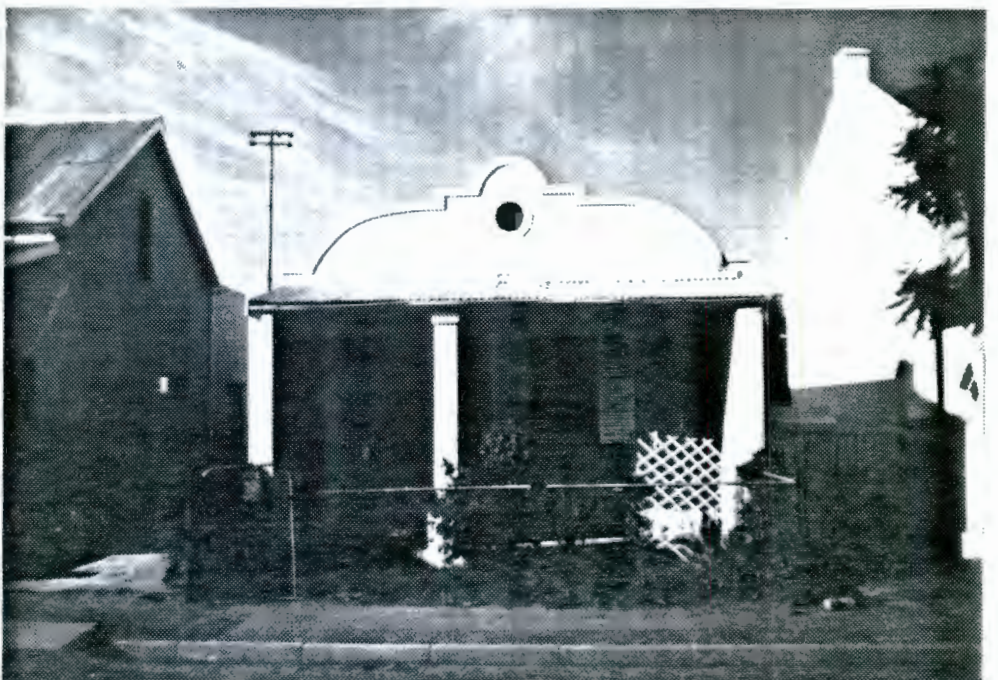
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133. 87 RUSSEL STREET

Erf 1570

Single storey house with iron saddle roof with straight end gables and rectangular vents. Verandah on rusticated columns is built in, with steel windows and precast panels, and diamond windows in the end walls. 6 x 6 sashes; 2 x 2 panel door with fanlight. (C)

134. 89 RUSSEL STREET

Erven 6875, 6876

Double storey, Karoo-type house with central 2 x 2 sash upstairs. Verandah on pipe columns, with diamond end-wall windows. 2 x 2 double door with fanlight, French doors with fanlight, 6 x 6 and 4 x 4 sashes. c. 1880 (F & C) (B)

135. 91-91a RUSSEL STREET

Erf 8955

Cape Dutch house with iron roof and straight end gables. Pilastered front gable with pediment on double string course, c. 1860 (F & C) with a 12 pane casement. 4 x 4 and 2 x 2 sashes, 2 x 2 double door with fanlight. Verandah with diamond end-wall windows, built in with steel windows, with facebrick columns and cast iron columns with brackets. (B)

136. 95 RUSSEL STREET

Erf 1551

3-bay, Cape Dutch house with asbestos roof and straight end gables. Front gable with pilasters, pediment on double string course and 20 pane window, dated 1859. New 8 x 8 casement windows with louvred shutters, and new stable door with plaster moulding above. Pergola on plastered brick columns over plasto stoep. (B)

137. 101-3 RUSSEL STREET

Erf 1559

Semi-detached houses with iron saddle roof with covered end gables and central dormer gable with timber facing and arched, louvred vent. Corner quoins and plaster mouldings around diamond vents. Hipped verandah on cast iron columns with brackets. 2 x 2 sashes with louvred shutters; modern glazed doors. (B)

138. 102 RUSSEL STREET

Erf 1092

Single storey house with iron saddle roof and covered end gable with large round vent to street. Verandah on plastered brick column. 2 x 2 sashes; 4 panel door with arched panels and fanlight. (B)

139. 104 RUSSEL STREET

Erf 8506

Single storey house with iron saddle roof and covered end gable with finial and 6 x 6 sash to street. Verandah on cast iron columns and brackets with diamond end-wall windows. 2 x 2 sashes with internal shutters; 4 panel door with arched panels and fanlight. (B)

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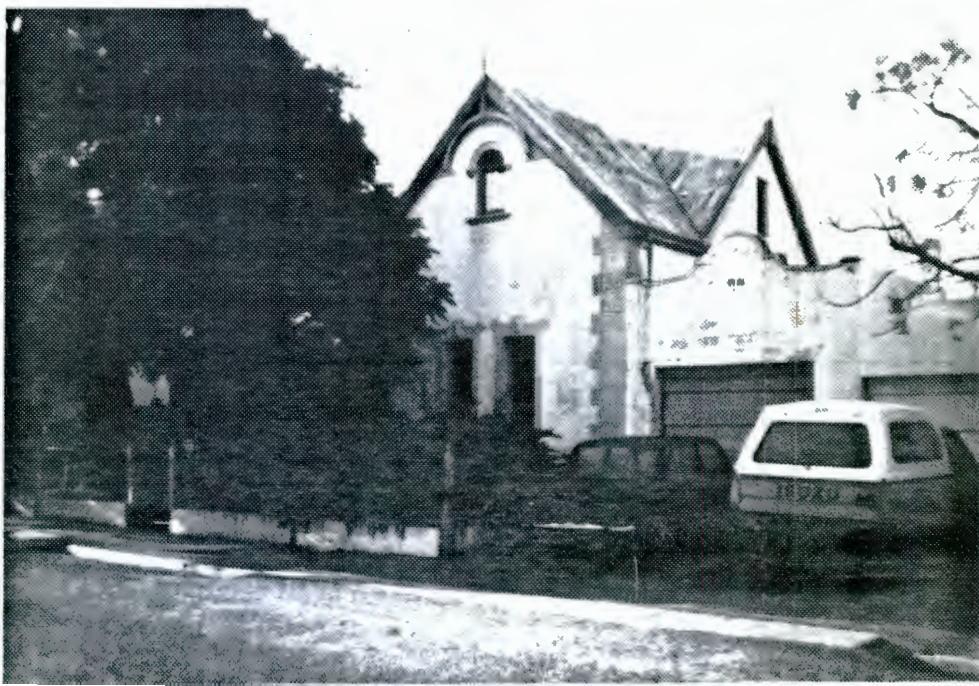
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RUSSEL STREET

140. 105 RUSSEL STREET

Erf 1543

Single storey house with iron saddle roof with covered end gables, and covered gable with decorative wooden trim and arched loft window with hood moulding to street. Corner quoins and plaster mouldings around windows. Verandah with some cast iron ornamentation. 1 x 1 and 2 x 2 sashes; 2 x 2 panel double door with fanlight. Poor condition. (B)

141. 106-108 RUSSEL STREET

Erf 1095

Semi-detached house with hipped iron roof with hipped dormer. Recessed verandah with rusticated plaster columns and rough plaster walls. Casement windows and glazed doors. (C)

142. 107 RUSSEL STREET

Erf 1541

Single storey house with hipped iron roof and Cape Dutch revival gable, dated 1931. Verandah built in, with steel casements. Modern door. (C)

143. 109-111 RUSSEL STREET

Erven 1508, 1539

Long double storey house with stepped-up parapet, consisting of 3 dwellings. String course to parapet and between floors. 2 x 2 sashes with plaster surrounds and internal shutters. 2 x 2 double doors with fanlights. Corner quoins to one end only. c. 1890 (F & C) (A)

144. LITTLE THEATRE, 113 RUSSEL STREET

Erf 1507

Single storey building with covered gable with round cast iron vent to street. Parapeted verandah on shale columns. Double doors. Once the garages to the Hugo Naudé house, now a theatre. (B)

145. 114 RUSSEL STREET

Erf 1123

Double storey house with stepped-up parapet, string course and corner quoins. Wooden casement windows, glazed front door with fanlight. Pergola on precast columns. (C)

146. HUGO NAUDÉ HOUSE, 115 RUSSEL STREET

Erf 1506

National Monument.

147. 116 RUSSEL STREET

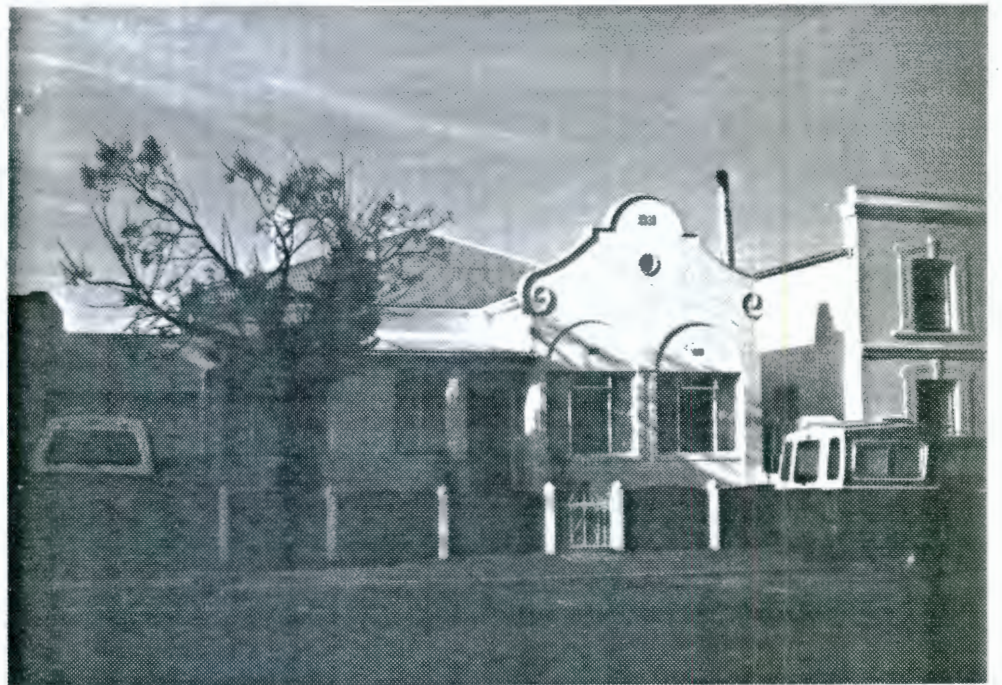
Erf 1124

Single storey house with hipped iron roof and Cape Dutch revival gables to two sides. Verandah on precast columns, partly built in. Steel windows. (C)

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RUSSEL STREET

148. 117-117a RUSSEL STREET

Erf 1502

Single storey semi-detached house with hipped iron roof and recessed verandah on square, corbelled columns on plastered balustrade. 6 x 6 sashes with louvred shutters. Glazed panelled door. (C)

149. 119 RUSSEL STREET

Erf 1502

Single storey house with complex hipped iron roof and Cape Dutch revival gable. Verandah on corbelled, square columns, with plastered balustrades. Windows with louvred shutters, glazed doors. (C)

150. 129 RUSSEL STREET

Erf 1461

Single storey, semi-detached house with iron saddle roof with covered end gables. Hipped verandah on wooden columns with cast iron brackets. 6 x 6 sashes. One 4 panel door and one 2 x 2 double door with arched panels, both with divided fanlights. Plaster moulding surrounds to doors and windows. (B)

151. 130-132 RUSSEL STREET

Erf 1337

130 is a double storey, Karoo-type house with stepped-up parapet and string course, with small 6 x 6 sashes to the top floor. On the ground floor are large 6 x 6 sashes. 130a has a 6 panel door with fanlight, while 130 has a glazed, panelled door with fanlight. The concavo/convex verandah, continuous with 132, has cast iron columns and brackets to 130, and pipe columns to 130a. c1875 (F & C). 132 is a 5-bay, Cape Dutch house with iron roof and straight end gables. It has a pedimented Worcester gable in front, c. 1850 (F & C), with a small 6 x 6 sash. 6 x 6 sashes; 3 x 3 double door with geometric fanlight. Concavo/convex verandah on cast iron columns and brackets, continuous with No. 130. (A)

152. 134-6 RUSSEL STREET

Erf 1340

Semi-detached house with iron saddle roof and covered end gables. Concavo/convex verandah on cast iron columns with brackets, and diamond end-wall windows. 2 x 2 sashes with louvred shutters; 4 panel doors with fanlights. Garden wall with posts and stepped-down infill panels. (B)

153. CENTRAL BAR, 139 RUSSEL STREET C/O NAPIER STREET

Erf 1457

Single storey building with cast iron saddle roof with covered gables and hipped verandah on 2 sides, on plastered brick columns. Corner quoins, rusticated, with brick dado. Panelled doors and arched window. (C)

154. 143-143a RUSSEL STREET C/O NAPIER STREET

Erf 1455

Semi-detached Karoo-type house with stepped-up parapet. Hipped verandah

150



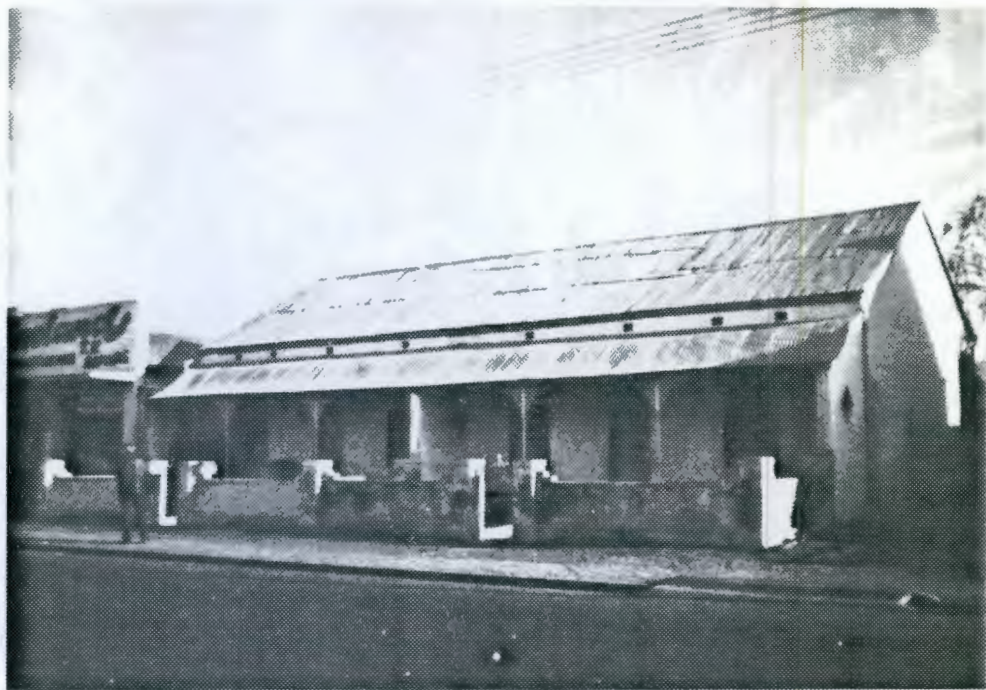
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RUSSEL STREET

- on precast columns, with diamond end-wall windows. 6 x 6 sashes; 4 panel doors with arched panels and fanlights. (C)
155. WORCESTA PARK, RUSSEL STREET
Erf 4031
Housing complex consisting of old saddle-roofed outbuildings. Modern windows and doors throughout, except in small, hipped-roof house on road, which has 6 x 6 sashes and modern door. (C)
156. 147 RUSSEL STREET
Erf 1454
Saddle roofed house with modern doors and windows. End walls of verandah (now removed) with diamond windows, still stand flanking stoep. (C)
157. 165 RUSSEL STREET C/O TRAPPES STREET
Erf 1410
Single storey house with hipped roof, standing in large garden. Recessed verandah on precast columns with low, plastered balustrade. 2 x 2 sashes with louvred shutters. 4 panel door with sidelights and fanlight behind arched opening. (C)
158. 169 RUSSEL STREET
Erf 1407
Single storey house with hipped iron roof. Verandah on 2 sides, on rusticated columns. Steel windows and glazed door. (C)
159. 171 RUSSEL STREET
Erf 1391
Single storey house with iron saddle roof with mock-chimney end gables. Square vents except central round one. Full length verandah on rusticated columns with plastered balustrade, partly glazed in. 6 x 6 sashes with louvred shutters. (B)
160. 173 RUSSEL STREET
Erf 6008
Single storey, parapeted house with plaster cornice. 12 x 12 sashes with louvred shutters; modern door. Pergola on square plastered columns over stoep. (C)
161. 177 RUSSEL STREET
Erf 6007
Attached Karoo-type house with verandah on square plastered columns. 6 x 6 sashes. Glazed front door with fanlight. Plastered garden wall with dipped infill panels. (C)
162. 179-185 RUSSEL STREET
Erven 6003-6006
Four attached Karoo-type houses with verandahs on square plastered columns. 6 x 6 sashes. Glazed front doors with fanlights. (C)

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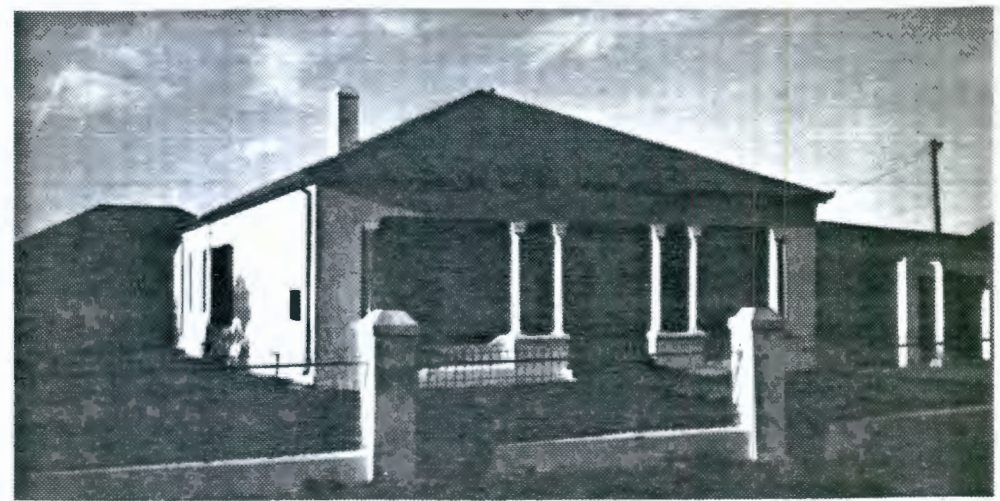
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DURBAN STREET

163. DURBAN STREET

Erven 2646, 176, 2647

Double storey building with hipped asbestos roof with central pediment on 4 pilasters. 8 x 8 sashes to first floor, 12 x 12 sashes to ground floor. 3 x 3 double door with ornate fanlight and cornice over.

(C)

164. HOËR HANDELSKOOL, DURBAN STREET

Erven 2645, 174, 4.

"Talana" is a symmetrical, single storey building with cornice and a pediment over the central projecting section. The 2 x 2 double door with fanlight has flanking pilasters and a plaster cornice, and narrow 8 x 8 sashes with half-shutters, with plaster mouldings over.

The main building is double storey, U-shaped with an asbestos roof, with a central pediment on full-height columns. The double door with fanlight has a plaster surround and cornice. Windows are 6 x 6 sashes with louvred shutters and 3-pane fanlights.

(C)

165. 26 DURBAN STREET

Erf 1670

Single storey, hipped-roof house with Cape Dutch revival gables to two sides. Gables have round cast iron vent. Verandah on two sides, with precast columns and dipped infill panels. 2 x 2 sashes with louvred shutters, glazed door with fanlight. Garden wall with posts and dipped infill panels.

(C)

166. 27-29 DURBAN STREET

Erf 1719

Semi-detached house with hipped iron roof and projecting verandah on precast columns with dipped infill panels, and with porthole windows. 6 x 6 sashes with louvred shutters; glazed doors with fanlights.

(C)

167. 36-8 DURBAN STREET

Erf 1664

36 is a double storey 3-bay house with stepped-up parapet, dated 1892. Corner quoins separate one bay from the rest. The first floor has rectangular vents and small 6 x 6 sashes with plaster surrounds and a string course at sill height. The ground floor has large 6 x 6 sashes with plaster surrounds and doorways with quoins. Modern doors and sidelights, and large fanlights. Pergola with vines on plain plastered brick columns. One end-wall with diamond window.

38 is attached to 36 and is single storey with iron saddle roof with covered gable. Two square vents and one round vent, with string course below. 6 x 6 sashes; modern doors with large fanlights. Pergola and painted facebrick garden wall continuous with 36.

(B)

168. 44 DURBAN STREET

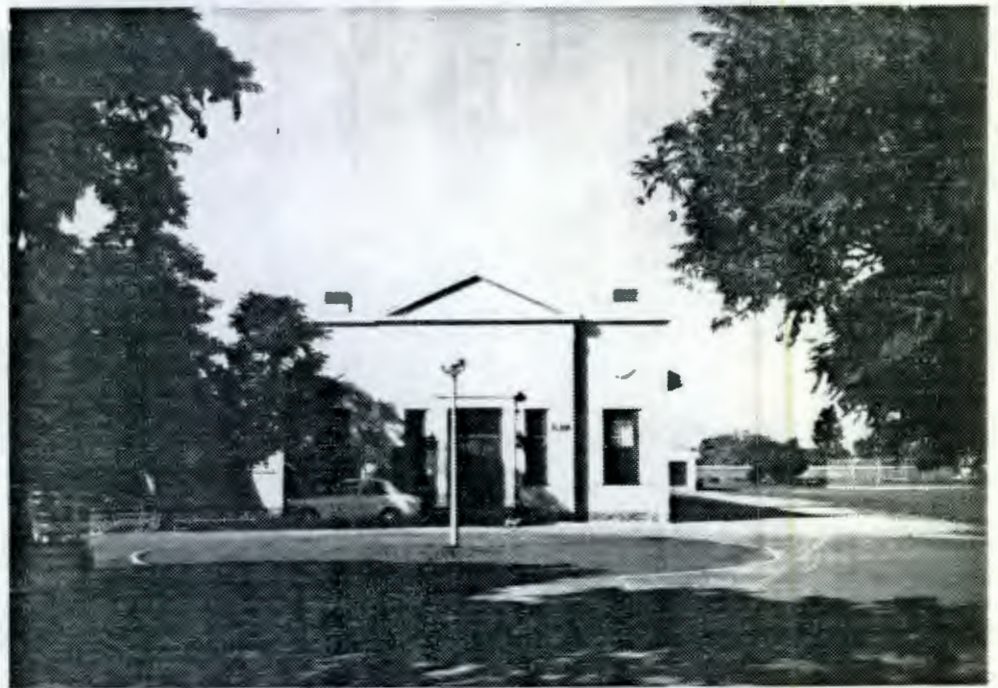
Erf 5975

Small, double storey Karoo-tupe house with stepped-up gable. Central 6 x 6 sash with plaster surround to first floor. Verandah on precast

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DURBAN STREET

columns, with dipped infill panels, square end-wall windows and glazed screen. Small 6 x 6 sash to ground floor; 3-panel door with fanlight c. 1890 (F & C)

(B)

169. 46 DURBAN STREET

Erf 1636

Double storey, 3 bay Karoo-type house with stepped-up parapet. Loft door on right side has wooden steps with trellis balustrade. First floor has two small 6 x 6 sashes with string course below. Ground floor has small covered gable with finial over 2 x 2 double door with divided fanlight. Wooden pergola over remainder of stoep. Large 6 x 6 sashes to ground floor. c. 1890 (F & C)

(B)

170. 48-50 DURBAN STREET

Erf 1634

Semi-detached houses. 48 has saddle roof with mock-chimney end gables and a stepped-up parapet in front, while 50 has a straight end gable and no parapet. Continuous verandah on pipe (48) and wooden (50) columns, with fretted wooden freize to no. 48, and diamond end-wall windows. 48 has 4 x 4 and 6 x 6 sashes and a 6-panel stable door with fanlight. The garden wall has dipped infill panels with "razorblade" mouldings. 50 has 6 x 6 sash with external louvres, a 3 panel door with fanlight and a garden wall with straight panels. At the end is a double door with cut-off corners to the garage. c 1860 (F & C)

(A)

171. 52 DURBAN STREET

Erf 1633

Single storey house with iron saddle roof with covered end gables and a loft door to one side. Hipped verandah on precast columns. Modern doors and casement windows.

(C)

172. 54 DURBAN STREET

Erf 1631

Double storey house with central pediment and double cornice moulding with rectangular and round vent between, and reeded pilasters on the corner. The first floor has 2 6 x 6 sashes with moulded surrounds and a central glazed, panelled door. There is a concavo/convex verandah on double, wooden, cross-braced columns, with cross-braced balustrade and fretted wooden freize and with glazed screen to one end, and wooden end walls with diamond windows. 2 x 2 double door with arched panels, sunrise fanlight and plaster architrave. Two triangular bay windows with 2 x 2 sashes and moulded plaster surrounds. 1878 (F & C)

(A)

173. 56 DURBAN STREET

Erf 1630

1½ storey, Karoo-type house with double straight gables and parapet, with loft door. Verandah on precast and pipe columns, with diamond end-wall windows, and glazed screen. Steel windows and modern doors.

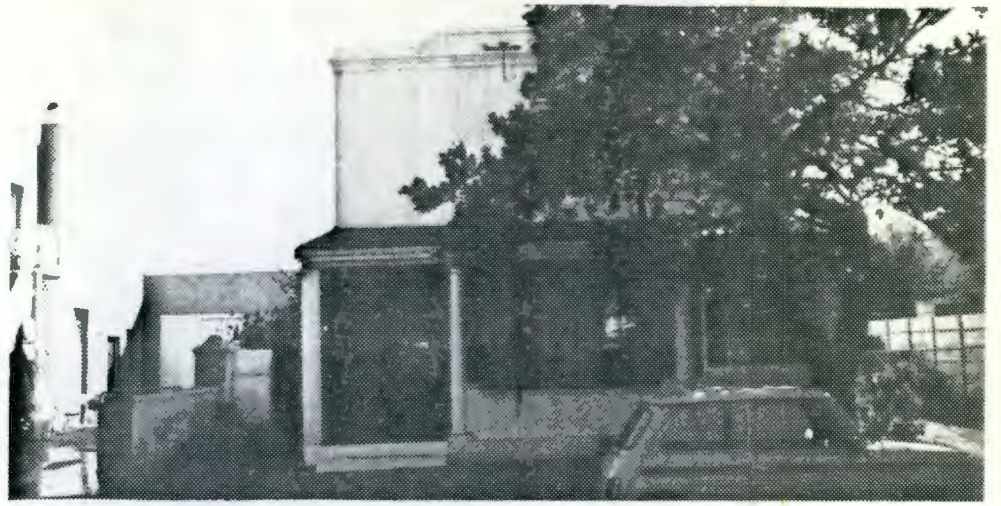
(C)

174. 62 DURBAN STREET

Erf 1627

Double storey, Karoo-type house with two 6 x 6 casements to top floor.

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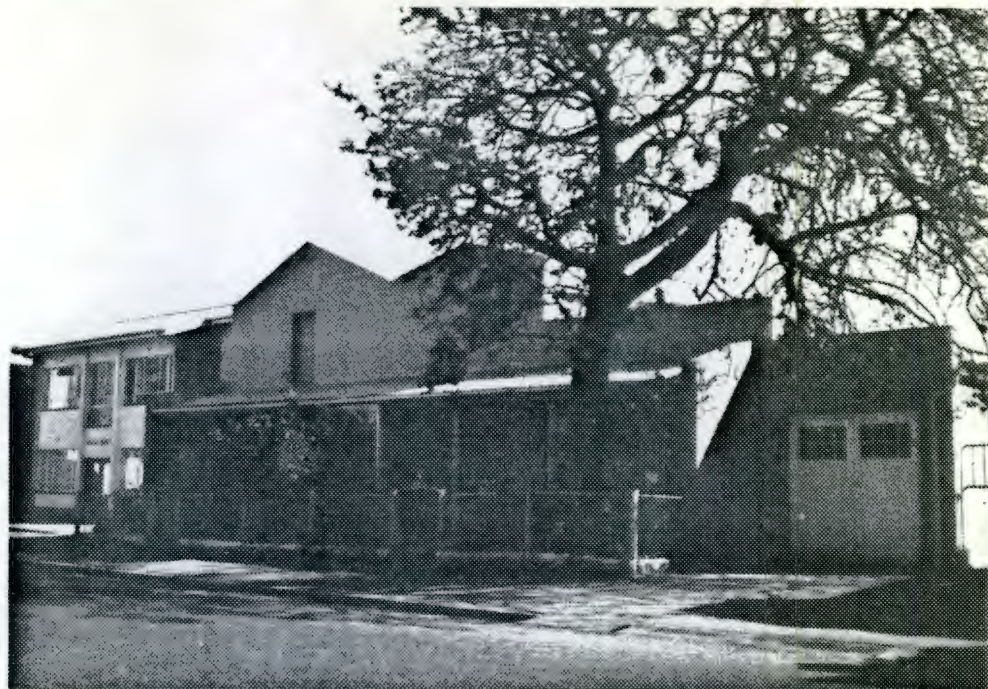
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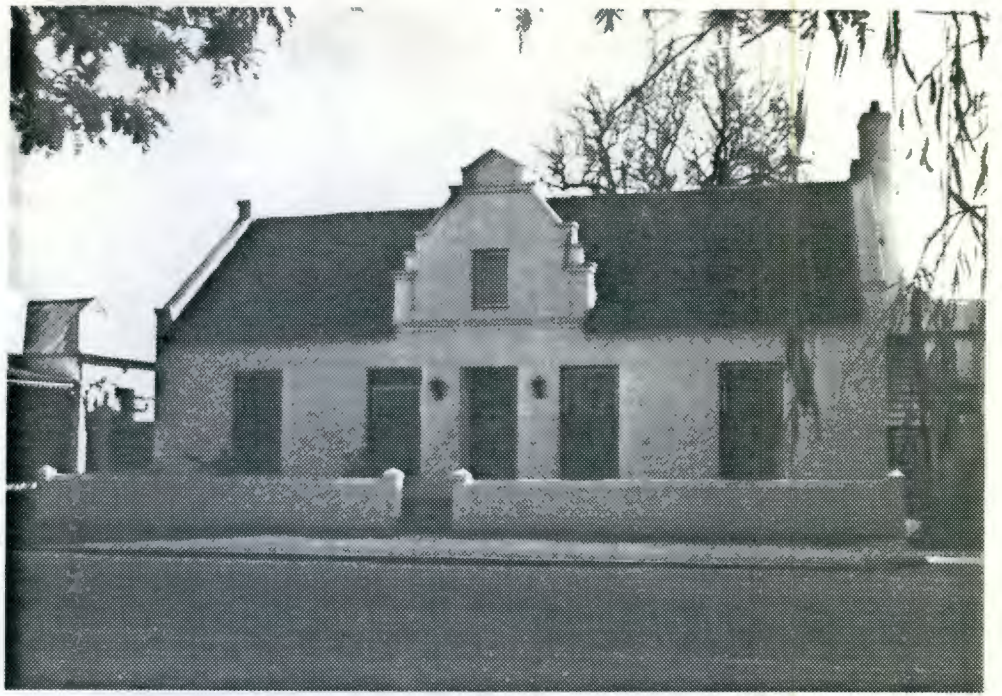


175



- Verandah on precast columns, with diamond end-wall windows. 6 x 6 sashes; 3 panel front door with divided fanlight. (C)
175. MICHAEL JAMES ESTATE AGENTS, 63 DURBAN STREET C/O STOCKENSTRÖM STREET
Erf 1703
Converted chapel with Cape Dutch revival gable, casement windows with pointed arches and a modern, panelled double door with sidelights. (C)
176. 68 DURBAN STREET
Erf 1593
5-bay Cape Dutch house with thatch roof and mock-chimney end gables, and an outside chimney with loft staircase to one end. Front gable, dated 1874, is straight-sided hybrid with 12 pane casement. 12 x 12 sashes with panelled half-shutters; panelled stable door. Low wall around stoep. (A)
177. 70 DURBAN STREET
Erf 1592
Single storey house with complex hipped iron roof and covered gable with wooden finial and decorative bargeboard and small, arched loft window. Verandah on 2 sides, on cast iron columns and brackets, with cast iron drip fret. 2 x 2 sashes and French doors with louvred shutters; 1 panel door with fanlight. (B)
178. SYNAGOGUE, 72 DURBAN STREET
Erf 1623
Double storey hall with hipped, tiled roof with louvred, domed vent. Symmetrical facade with central, arched parapet on pilasters, and lower, recessed wings. Under the arched parapet is an arched, 3-bay window with stained glass, moulded plaster surrounds and plaster sunrise rustication. Below is a recessed porch with three arches on double "Corinthian" columns, a panelled double door with small-pane glazing and a fanlight, and two arched windows. Horizontal plaster lines run across the facade. The wings have Star of David porthole windows with stained glass, and stained glass sashes. The hall has buttresses on the sides with corbelled tops, high small-pane windows with plaster Star of David mouldings below, and small-pane sash windows. The hall is set back, with decorative lamp posts and a garden wall with posts and dipped infill panels. (A)
179. 76 DURBAN STREET
Erf 1590
Thatched 5-bay cottage with mock-chimney end gables with loft door to one side. It has a lean-to with chimney at the back. 6 x 6 sashes; 2 x 2 double door with divided fanlight. 1880. (A)
180. 78 DURBAN STREET
Erf 1589
Single storey house with hipped iron roof and projecting porch with flattened gable on parapet, on precast columns with plastered balustrade. Recessed, arched entry. Glazed door with side- and fanlights. Louvred shutters to windows. (C)

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DURBAN STREET

181. 80 DURBAN STREET
Erf 1588
Single storey cottage with iron saddle roof and covered end gables. One end has outside chimney and loft stair. Hipped verandah on cast iron columns and brackets, with freize and diamond end-wall windows. 2 x 2 sashes; 2 x 2 double door with arched panels, fanlight and quoins. Restored. (A)
182. A.C.V.V., 86 DURBAN STREET
Erf 1565
National Monument.
183. 88 DURBAN STREET
Erf 1563
Single storey house with iron saddle roof, covered end gables (with loft door) and rectangular vents. Verandah on pipe columns, with wooden drip fret and diamond end-wall windows. Quoins to windows and doors. 2 x 2 sashes; 2 x 2 glazed double door with fanlight. (B)
184. 90 DURBAN STREET
Erf 1562
Single storey house with iron saddle roof, mock-chimney end gables (with loft door) and square vents above a string course. Three French doors with coloured glass, divided fanlights and louvred shutters. Steep. (A)
185. 92-4 DURBAN STREET
Erven 1560, 1561
Long single storey building with iron saddle roof, mock-chimney end gables and flat-arched, 8-pane loft windows above a string course. 2 x 2 and 6 x 6 sashes, some with louvred shutters. Modern glazed doors with fanlights. Steep with moulded end-walls. (B)
186. 96 DURBAN STREET
Erf 1558
Thatched, 7-bay Cape Dutch house with straight end gables (with loft door) Front gable of Worcester-type but with only one string course below pediment and with bricked up window opening. Full-length, hipped verandah on cast iron columns and brackets, with ends glazed in and with cast iron drip fret. Pediment over front door with 1912 cut out. 4-panel door with arched panels, divided fanlight and quoins. 6 x 6 sashes and French doors with louvred shutters. c1850 (F & C) (A)
187. GOUDINI SPA OFF SALES, 98 DURBAN STREET C/O ADDERLEY STREET
Erf 1556
Double storey commercial building with splay corner and stepped-up parapet. Between cornice and upper string course are rectangular cast iron louvres. All openings have plaster surrounds with double keystone motif, and the splay has corner quoins. The first floor has small 6 x 6 sashes and a blind niche to the splay, while the ground floor has large 6 x 6 sashes and 2 x 2 glazed double doors with fanlights. Poor condition. (B)

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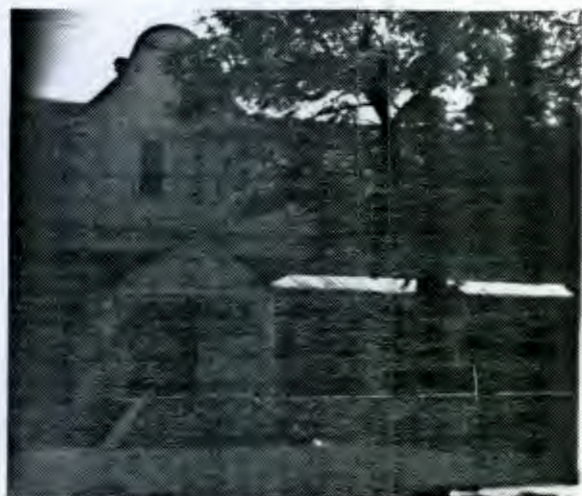
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DURBAN STREET

188. MR CHIPS, DURBAN STREET c/o ADDERLEY STREET

Erf 1529

Double storey commercial building with hipped iron roof and splay corner. Verandah on two sides on plastered brick columns. The first floor has 6 x 6 sashes and small 2 x 2 sashes; the ground floor has modern shopfronts (C)

189. 103 DURBAN STREET

Erf 8667

Single storey house with hipped iron roof and recessed verandah on plastered brick columns, between wings with modern windows. One 6 x 6 sash; 3-panel door with divided fanlight.

190. 105 DURBAN STREET

Erven 1758, 1760

Single storey house with hipped roof and covered gable with round vent to street. Hipped verandah on precast columns with plastered balustrade. 6 x 6 sashes with louvred shutters; 4-panel door with fanlight. (C)

191. 109 DURBAN STREET

Erven 1761, 1763

Single storey, semi-detached house with covered gable to street. Round vent. Verandah on pipe columns, with diamond end-wall windows. Modern windows and doors (C)

192. MOSLEM MISSION SCHOOL & MOSQUE, DURBAN STREET

Erven 1527, 1528

The Mission School is a long, single storey, saddle-roofed building with a stepped up gable with lobed top to the street and a parapeted lean-to extension on one side. 6 x 6 and 2 x 2 sashes; door with fanlight. (C)

The mosque is set back, with a saddle roof with turrets to the back gable and a circular tower with a dome on plastered columns in front of the front gable. Modern extension with slate roof in front. (C)

193. SASKO, DURBAN STREET

Erf 10325

Long, single storey commercial building with iron roof and three mock-chimney gables, the central one with plaster garlands and the outer two with string courses. 15 x 15 sashes with louvred shutters; panelled doors with small-pane fanlights. Stoep with end walls with scrolls. (C)

194. 116 DURBAN STREET

Erf 1521

Small saddle roof cottage with straight end gables, with outside chimney and loft door to one end. String course above 6 x 6 sashes and 4-panel door with fanlight. Quoins to corners and openings. (B)

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195. 117 DURBAN STREET

Erf 1770

Single storey house with hipped iron roof and Cape Dutch revival gables to two sides, with louvred vents. Verandah on 2 sides on precast columns with dipped infill panels. 2 x 2 sashes with louvred shutters. 3 x 3 double door with fanlight. (C)

196. 118 DURBAN STREET

Erf 1520

Small cottage with mock chimney end gables with loft door and hipped verandah on precast columns, now converted into a shop with modern shopfronts. (C)

197. LAMOUILLE FISHERY, 119 DURBAN STREET c/o PORTER STREET

Erf 1775

Single storey commercial building with splay corner and hipped roof. Verandah on pipe columns with flat covered gable to splay. Glazed, panelled doors with simple sidelights and fanlights. Wooden shopfront windows. 2 x 2 double door with fanlight with coloured glass to side. (B)

198. 125 DURBAN STREET

Erf 1782

Karoo-type house with large scrolls to parapet, dated 1928. Verandah on precast columns, with diamond end-wall windows. Modern windows and doors. (C)

199. WORCESTER FRUITERS, 130 DURBAN STREET

Erf 1482

Parapeted commercial building with straight gable with round cast iron vent. Verandah on precast columns. Shopfront with folding doors. (C)

200. HANDEL KWANSEL, 131 DURBAN STREET

Erf 1787

Parapeted commercial building with interesting gable. Verandah on precast columns. Large shopfronts. (C)

201. PEP STORES, 133 DURBAN STREET

Erf 1791

Commercial building with interesting pedimental gable with broken string course and two porthole windows. Modern porch on pipe columns; large aluminium shopfronts. (C)

202. WORCESTER FRENCH POLISHING AND UPHOLSTERING WORKS, 138 DURBAN STREET

Erf 1475

Commercial building with Cape Dutch revival gable with round cast iron vent. Hipped verandah on precast columns. Glazed double doors with fanlight and wooden shopfront windows have plaster surrounds with keystone motif. (C)

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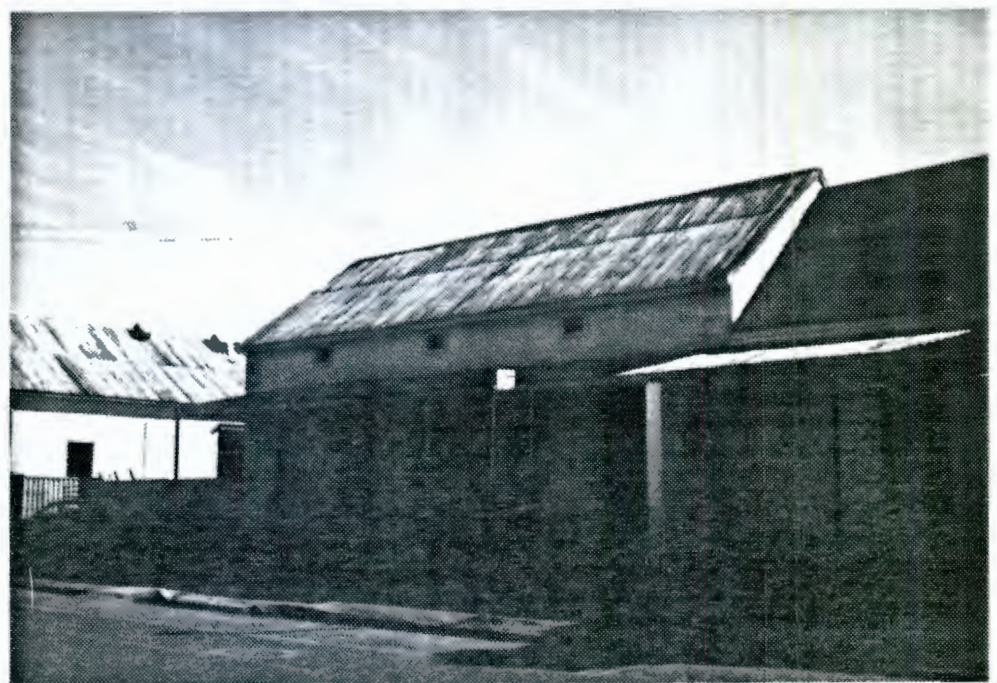
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DURBAN STREET

203. 148a DURBAN STREET

Erf 1430

3-bay Cape Dutch house with iron roof and straight end gables with loft doors. Front Worcester gable has 4 pilasters and a pediment on a double string course, with 6 x 6 sash. 3 x 3 double door with geometric fanlight and 9 x 9 sashes with internal shutters are original. Hipped verandah (continuous with no 50) on pipe columns, with diamond end-wall windows. c 1855 (F&C) (A)

204. 150 DURBAN STREET

Erf 1430

Saddle-roofed house attached to 148a, with rectangular vents and corner quoins. Hipped verandah on pipe columns. Windows with solid shutters; Two 3 x 3 double doors with fanlights. Poor condition. (B)

205. 155 DURBAN STREET

Erf 4592

Karoo-type house with verandah on plastered brick columns with "razor blade" mouldings, and with dipped infill panels. Garden wall with posts and stepped-down infill panels. Casement windows; 3-panel door. (C)

206. DUP'S MOTORS, 158-60 DURBAN STREET

Erf 1424

Saddle-roofed building with covered end gables with finials and fretted barge boards, with loft door. Square vents above verandah on pipe columns. One 2 x 2 sash; wooden shopfronts; glazed double doors with fanlight. (C)

207. 159 DURBAN STREET c/o MARTIN STREET

Erf 4593

Saddle-roofed house with covered end gables and square vents. Concavo/convex verandah on pipe columns, with diamond end-wall windows and moulded plaster stoep walls. 2 x 2 sashes; 2 x 2 double door with divided fanlight. (C)

208. 165 DURBAN STREET

Erf 5463

Single storey house with stepped-up parapet and projecting mock-chimney gable with steel window. Verandah on plastered brick columns. 6 x 6 sashes; 3 x 3 double door with fanlight. Low garden wall with posts. (C)

209. 175 DURBAN STREET

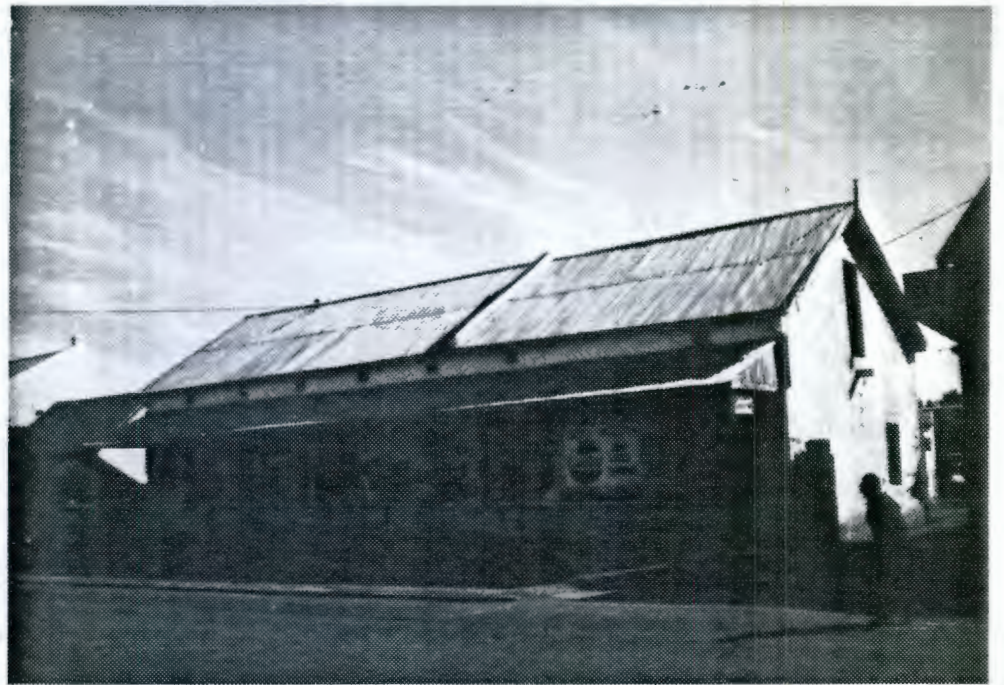
Erf 5040

Single storey house with saddle roof and straight end gables. The gable facing the street has a small 4 pane loft window with plaster surround and a 2 x 2 sash. To the side are square vents, 6 x 6 sashes and a 4 panel door with arched panels and fanlight. All openings have plaster surrounds. To one side is a parapeted wing with projecting verandah on plastered brick columns, with diamond end-wall windows. (B)

205



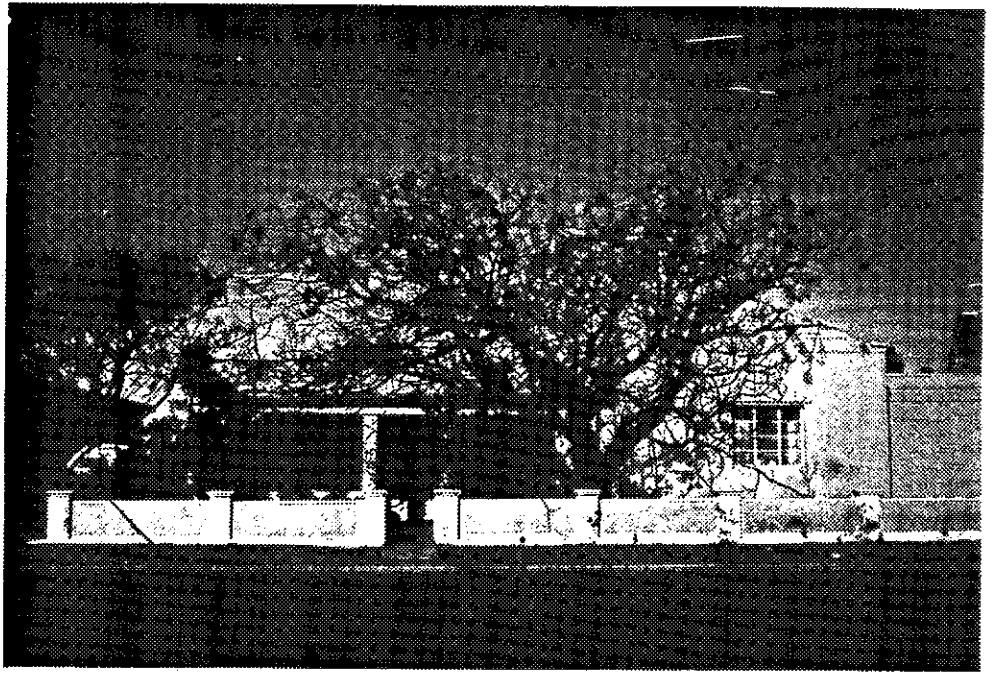
206



207



208



DETAIL
208



209

