



NATIONAL MONUMENTS COUNCIL

DIVISION OF PROFESSIONAL AND TECHNICAL SERVICES



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

1987

Survey

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FOREWORD

Bredasdorp is not only the most southern principal town in South Africa, and by the way also the Old World, but is also a town with a very pleasing turn-of-the-century character. This character is now threatened by new developments in the district.

The National Monuments Council has to date compiled a number of surveys of conservation-worthy buildings and spaces for towns and cities in the Republic to assist local authorities in the formation of a conservation policy for their areas. Provincial requirements now make it necessary for local authorities to prepare structure plans for the towns under their control. A component of such a plan is a survey of the historical core, which must be considered in any structure plan. The survey undertaken by the Monuments Council can be used for this purpose.

According to the 1986 Amendment to the National Monuments Act the Council should also, in collaboration with the local authority, compile a register of conservation-worthy buildings to be published in the Government Gazette. The survey, or part of it, can also be used for this purpose. According to the same amendment buildings more than 50 years old are considered to be "historical sites" and as such are not allowed to be altered or demolished without a permit from the Monuments Council. As it would be impractical to consider every old building as a "historical site" the survey will also indicate to the local authority which buildings are considered as of historical value and alterations to, or demolition of, such buildings must therefore be referred to the Monuments Council.

It is therefore with great pleasure that I submit this survey to the Municipality of Bredasdorp. I hope it will assist the town in preserving its valuable heritage.

Dr. C.J. Loedolff

DIRECTOR



BREDASDORP

1. HISTORY OF THE TOWN

Bredasdorp is the principal town of the most southern extreme of Africa and the Old World. It is situated on the north-eastern slope of a hill (368 m.q.s.l.) over-looking the plains towards the Indian Ocean. Here a site was sought and found on the farm Lange Fontein in 1837 by Michiel van Breda of the neighbouring farm Zoetendals Vallei representing the local farmers who wanted a church and a preacher closer than Swellendam. The village was named Bredasdorp after its founder by the Governor, Sir George Napier, on 2 November 1838. It became a magistracy in 1855, a village management board was established in 1881, and in 1917 Bredasdorp became a municipality.

The first plots were sold in May 1838 after a site for a church and a parsonage had been set aside. The first Dutch Reformed Church was built in 1842 and demolished in 1911, when a new church was built. After a rift in the local D.R. congregation another small church was completed in 1868. It was called the Independent Church. After the re-unification it became a church hall and is since 1971 part of Bredasdorp Museum. The adjoining rectory was probably built in 1845 and after belonging to the Independent Church it became the Anglican rectory in 1884. It was restored and turned into a museum in 1970. The All Saints Anglican Church was built in 1859 - 1863 and was extended at different times. Another interesting building is the Old Gaol and Police Station in Hope Street built circa 1860. Two double-storey English-Settler-type buildings in 5 and 7 Dirkie Uys Street are very interesting and should be proclaimed as national monuments. Two small thatched cottages in Lourens Street have already been proclaimed.

Most of the original architecture has disappeared but some of its remains in Victorianised form, while the majority of the houses in central Bredasdorp are from the Victorian or Edwardian periods. They form a very pleasant environment of a human scale and should be preserved.

Although the delineated area contains the greatest concentration of historical buildings there are also many such buildings outside the central area.

Due to staff shortage historical research has been limited to published sources.

2. NEW DEVELOPMENTS

Because of Armscor's involvement with De Hoop, there is now great pressure on Bredasdorp as it is the biggest town in the area. Residential areas are needed and this also affects the commercial development of the central area, where land values are now rising rapidly. Only a very limited area is zoned for Commercial Purposes and there is now pressure on the Municipal Council to rezone residential erven for commercial purposes.

Fortunately is the Council concious of the historical importance of the central area and also the importance of planned development. An architectural firm has therefore been instructed to prepare a structure plan for the town. The firm commenced its work by preparing a historical map showing which properties are declared monuments, which should be declared and also other properties of historical importance. However, this map was not accompanied by any list with descriptions of the properties in question.

The Council decided to approach the National Monuments Council with a request to prepare a full survey based on the area suggested by the architects.

3. THE SURVEY

The survey consists of a series of visual impressions interpreted by an architectural historian during a two-day visit to Bredasdorp. The inspections were generally limited to the street aspects of the buildings, although the interiors are probably also in many cases likely to be of importance. The surveyed area is bounded by the following streets: Buitenkant, Sealy, Church, Plein, Mathee, Van Riebeeck, ? and Kloof Streets.

The buildings are listed in street order from north to south and then from west to east in numerical order. The buildings are numbered and short descriptions of the facades are provided as well as photographs of most of the buildings.

4. CLASSIFICATION OF BUILDINGS

The buildings listed in this survey have been divided into three classes. The first class (NM) includes all proclaimed national monuments - two buildings at the museum (No. 13) and two cottages in Lourens Street (No. 67). The next class, indicated by a double circle, includes all buildings suggested for investigation as possible national monuments - 24 in all. The third class, indicated by a single circle, embraces all the remaining conservation-worthy buildings - 60 in all.

The above information is incorporated in a map containing similar information from the firm of architects preparing the structure plan for Bredasdorp. According to that survey buildings declared, or suggested for declaration as national monuments, are marked by a black dot and a circle - 16 in all. Buildings suggested for listing have only a black dot - 56 in all. Other buildings of less significance are shaded. These two proposals correspond approximately.

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, see for example No. 4, which is nothing but a shell, although the facades are interesting.

5. CURRENT CONSERVATION LEGISLATION

There are now alternative kinds of protection possible for conservation-worthy buildings. The National Monuments Council is at present preparing criteria to determine what kind of protection is most suitable for particular buildings and areas, as well as guidelines on how to deal with such buildings.

a) National Monuments

Buildings considered to be of national importance because of their historical, architectural, scientific and/or aesthetic importance can, with the owners consent, be declared national monuments. The declaration can cover the whole erf, the building with a specific portion (say 10m) of surrounding land, the building only, or even a part of a building, e.g. the front facade. Such a monument may not be altered or demolished without a permit from the National Monuments Council. The use of the building and its immediate surroundings is also controlled by the Council. However, the declaration does not in any way mean that the public must have access to the monument.

b) Registered buildings

The National Monuments Council is now also empowered to publish a register of conservation-worthy buildings in the Government Gazette. This register is based on a survey of conservation-worthy buildings which is discussed between the Monuments Council and the local authority in order to establish which buildings are of historical, cultural or aesthetic importance to the town and the region. According to the Act "any planning authority as well as the owner of immovable property appearing in the register...or of a conservation area shall consult with the Council in respect of planning which affects such immovable property or such a conservation area".

c) Buildings within a conservation area

The National Monuments Council can, after consultation with the local authority, declare an area with a concentration of conservation-worthy buildings or places to be a conservation area. Conservation areas will generally contain declared and registered buildings as well as buildings of less importance and even undeveloped sites. However, when part of an important group of buildings, it is necessary that even less important buildings are also controlled from an aesthetic point of view, especially as far as scale, facade treatment, and colours are concerned. This would also apply to new buildings to be built on empty plots, which must be sympathetic in style to the older buildings.

d) Historical sites

The amended National Monuments Act now also provides protection for what is called "historical sites" defined as "any identifiable building or part thereof ... older than 50 years". As it is impossible for the Monuments Council to control alterations and demolitions to all such buildings the Council will limit its concern to such buildings as the local authority or its advisory committee considers to be of some cultural, historical or aesthetic value. Most buildings of Class 3 will fall under this protection.

6. ACTION PROPOSED

The survey identifies the buildings and areas of special historical, cultural and aesthetic value which require legal protection, conservation and special planning consideration. It should also form the basis for discussions between the National Monuments Council and the local authority concerned.

The conservation measures should then be incorporated into the town planning scheme for the town, as they impose certain restrictions on the properties in question. Although the National Monuments Council has legislative powers to protect buildings and sites, in order to be effective, conservation should be administered, as far as possible, by the local authority.

To assist the local authority an Advisory Committee (or Conservation Committee or Aesthetic Committee) consisting of owners of historical monuments and registered buildings, as well as conservation-minded persons such as architects, historians, and so forth, should be established. This committee could advise on matters affecting conservation, evaluation of old buildings (historical sites), historical research, photographing of buildings, and advice on restoration. Its most important task will be to review plans for alterations to historical buildings and advise the Monuments Council about local history and opinions.

The Monuments Council hopes to be able to publish guidelines and provide advice to the committee and the public about restoration of, and alterations to, conservation-worthy buildings. Elements likely to be controlled are mainly those relating to the street facade e.g. materials, windows and doors, verandahs, colour choice, boundary walls, and so forth.

Applications for demolition or alteration of listed buildings and "historical sites" of interest should, as usual, first be submitted to the local authority, which in turn will submit them to its Advisory Committee for comments. Only in important or complicated cases should a matter be referred to the Monuments Council (with the Advisory Committee's comments), which will discuss it in its Plans Committee and make a decision. If an application is rejected, the reason should be explained to the applicant and alternative solutions should be suggested in the interest of the preservation of the cultural heritage for future generations.

7. INCENTIVES TO ENCOURAGE CONSERVATION

The municipality can encourage conservation by granting easements to owners who agree to conserve sensitive buildings. Easements can be either fiscal (involving expenditure by the municipality), or non-fiscal.

Buildings and sites which have been identified as conservation-worthy should qualify to be considered for an easement. The municipality is under no obligation to grant easements, and should consider each case on its merits.

a) Non-Fiscal Easements

- i) additional site coverage;
- ii) relaxing building lines and set-backs;
- iii) permitting greater height at the rear of the site;
- iv) waiving or amending parking requirements;
- v) permitting smaller than usual subdivisions;
- vi) transfer of bulk and other rights.

b) Fiscal Easements

- i) rates rebates for national monuments;
- ii) general rates rebates for all registered buildings;
- iii) specific rebates, granted for a specified period of time in order to achieve a conservation goal.

c) Revolving Funds

Revolving funds are an ideal method of funding conservation because they recycle capital and generate their own growth.

The capital required to establish the fund could be raised by a small annual levy on property, and by approaching local businesses and industries for donations.

The capital can be used to fund any conservation project approved by the trustees of the fund, and is repaid at a rate of interest below the current lending rate. Loans can also be made to the municipality for conservation work, e.g. environmental upgrading.

8. RECOMMENDATIONS

- a) Information contained in this survey should be used by the municipality to identify buildings and areas to be proclaimed, registered or declared conservation areas.
- b) The buildings and areas identified should be discussed with the National Monuments Council and registered buildings and designated conservation areas advertised in the Government Gazette.
- c) The town planning scheme should then be amended to include the above environmental control measures.
- d) After further investigation, priorities should be allocated in order to determine which buildings, sites and areas require urgent attention.
- e) Brochures and guidelines should be published to inform the local population about conservation measures.

B R E D A S D O R P S U R V E Y

A. BUITENKANT STREET

1. No. 14 Buitenkant Street (Erf 461)

Big house with a hipped corrugated-iron roof and two wings, one on the street. There is a mainly built-in veranda between the two wings on two sides. The corner is splayed. The open end on the road forms a porch with an entrance. The veranda has modern casement windows and the original sashes on the house have been exchanged for casement windows. Only the two loft windows in the covered gables consist of 6 x 6 panes sashes. The main part of the building has plaster quoins in the corners. The loft windows have simple plaster surrounds. The building is probably from the beginning of the century, but has been extensively modernized. It should be listed.

2. Buitenkant Street c/o Fir Lane (Erf 471)

Owner Mr. W. Gilomee. This big, probably Edwardian, mansion has two wings parallel with Buitenkant Street and two Cape Dutch Revival gables and a porch with pillars on the Fir Lane side where the entrance is. There are two palms on Buitenkant Street and low masonry walls and pillars with wrought-iron railings between along the streets. The roofs are hipped with corrugated-iron. There is a dormer window on each side of the roof. The roof on the Buitenkant side covers a small-panes glazed-in veranda which has a stoep-kamer extension with a parapet on the right side. The walls have plaster quoins and window surrounds. The windows are small-panes casement ones. This elegant mansion should be considered for proclamation as a national monument.

3. Buitenkant Street c/o All Saints Street (Erf 2362)

Small restored cottage with modern wing on All Saints Street side. The roof is thatched between two straight gables. The right gable end has a bakoond and chimney. There is a central stable-type door flanked by small 6 x 6 panes sashes and another window, towards the corner. The old part of the cottage could be considered for proclamation.

B. LONG STREET

4. 21 Long Street (Erf 473) c/o Fir Lane

Rectangular hip-roofed house set back from the street. It has two short wings, one with a triangular bay towards Long Street and another towards Fir Lane. Between the two is a covered stoep with cast-iron pillars and brackets and concavo-convex corrugated-iron roof. The gables are covered. The Long Street gable has barge boarding. The facades have plaster quoins in the corners and around windows and doors. The windows are 6 x 6 panes and 4 x 4 panes sashes with inside folding shutters. The main door has four panels, the top ones rounded, now replaced by glass. The side door has stained glass. Both doors have fanlights. This was once a very fine house, but is now in a very dilapidated state and all interior walls have been removed and replaced by steel



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columns as the house has for a long time been used as a warehouse. The adjoining shopping complex wants to extend onto this site, which is one of the best commercial sites in the town. Considering the state of the building and the value of the site, it is suggested that this site should not be proposed for proclamation or listing.

5. 23 Long Street (Erf 481) c/o Fir Lane.

A saddle-roofed house which was probably originally thatched but now has corrugated iron. The straight gables have plaster mouldings and the walls plaster quoins at windows and corners. There is a loft door on the gable and 2 x 2 panes sash windows. Along the front is a veranda with concavo-convex roof. The end walls have square windows. The entrance has a 4 panel door with top ones arched but the door is now surrounded by side- and fanlights. At the end of the veranda there are French doors. Along the street is a wrought-iron fence between masonry pillars. This is a fine house which should be considered for proclamation or else listing.

6. 25 Longs Steet (Erf 480)

A double-storey building with a double-storey veranda along the street. The roof is low-pitched and hipped. The ground-floor veranda has masonry round pillars while the upper has wooden pillars, brackets and railing, all very ornamental. There is an Edwardian type of entrance with a 4-panel door, the two upper rounded panels glazed, side lights and fanlights. The walls have plaster quoins round the upper floor windows and glazed door. The upper floor windows are 2 x 2 panes sashes while the ground floor front ones are small-panes casement ones. There are fine wrought-iron railings and masonry pillars along the street. This house was earlier used as a library. It should be listed.

7. 33 Long Street (Erf 1511) "Rosedene"

Earlier belonged to the parents of Audrey Blignault. This building belongs to Standard Hotel next door (31). It is a rectangular building with a high-pitched roof, possibly earlier thatched, now corrugated iron. It has a central covered gable and a long veranda covered by corrugated asbestos and with square masonry pillars. The windows are 12 x 12 big-pane sashes. The central entrance is a French door. There are also some modern windows. In front of the house are some fine huge trees. This building should be listed.

8. 35 Long Street (Erf 1510)

A two-winged Victorian house with a veranda between the wings. The right gable has an original triangular bay while the left gable has a late one. The veranda has cast-iron supports and brackets. The walls have plaster quoins round the veranda windows which are 6 x 6 panes sashes. The rest of the windows are modern casement ones. The entrance door is new. This building should be listed.

9. 37 Long Street (Erf 494)

A modernized Victorian house with a straight gabled wing at the left side and a built-in veranda with a balustraded parapet at the right side. Part of the veranda forms a porch



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for the entrance which is of Edwardian type with a glazed door surrounded by side- and fanlights. The windows are all modern. Along the road is a wrought iron fence between masonry pillars. In spite of its modernization, the building is worth listing.

10. 28 Long Street (Erf 549) c/o Bank Street

A very fine building with two short wings in Long Street and a veranda between them. The gables of the wings are of classical type with pilasters and a rounded pediment on top. The facades have plaster string courses, quions and window surrounds with key stones. The veranda has square masonry supports and balustrades. The right one is glazed in with small panes. The side facades have big triangular gables with plaster mouldings. The roof has corrugated iron. The windows are 6 x 6 panes sashes. The veranda windows have external louvred shutters. The entrance has glazed double doors with plain fanlight. There is a low masonry wall on the street boundaries. This beautiful building should be considered for proclamation as a national monument.

11. 30 Long Street (Erf 574?) "Jacaranda"

A set-back house with a short wing on the right side and a veranda on the left. The wing has a triangular gable with mouldings and a triangular bay. The gable has a 6 x 6 small-panes sash, The facades have plaster quions. The roof has corrugated-iron. This house should be listed.

12. 36 Long Street (Erf 569) c/o All Saints Street

Owner Mr. Goldie. The late Victorian-type house was built in 1913. It has a hipped corrugated-iron roof and a short wing in each of the streets and between them a veranda round the corner. The gables are covered and have finials and small loft windows. The Long Street gable is an extended triangular bay. The walls have plaster quions in the corners and round the doors and windows. The windows are 6 x 6 panes-sashes. The entrance door in All Saints Street is modern. The Long Street side has a double door with fanlight. The veranda has cast-iron supports, ornamental brackets and a wooden fretwork frieze. Along part of all Saints Street boundary there is an old wall. The rest of the street wall is modern. This is a pleasant house which should be listed but not considered for proclamation. An application for rezoning of the property for commercial purposes has been received and as this site is valuable from commercial point of view there is no objection to it being rezoned. If not rezoned it should be listed.

The rest of Long Street between All Saints Street and Sealy Street is under: M. Lower Street.

C. DIRKIE UYS STREET AND "CROSS STREET"

13. Dirkie Uys Street (Erf 2098) c/o Independent Street

This is the Bredasdorp Museum Complex which is already proclaimed a national monument.

14. 1 Cross (?) Street (Erf 581?) "Dowville"



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Double-storey building with a saddle roof and a central covered gable with a louvred ventilation window. There is a double-storey veranda with facebrick pillars and balustrade. The ends of the ground floor part are closed into stoepkamers. There are some 6 x 6 panes sashes. This probably Edwardian building has been extensively modernized but should still be listed as part of a pair.

15. 3 Cross(?) Street (Erf 1908)

A building of the same type as the previous one but less modernized. The small triangular gable has fine barge boarding and a circular vent with plaster frame. The veranda on the upper floor has wooden railing and twin supports. The lower part has a cast-iron support with ornamental brackets and wooden fretwork frieze. The left end is built into a stoepkamer. The windows are 6 x 6 panes sashes. The entrance has double doors with a plain fanlight and external louvred shutters. The walls have plaster quoins and window surrounds. This fine house could be restored and considered for proclamation.

16. 5 Dirkie Uys Street (Erf 581) c/o Stanisen Street

A. Dowling, Kleremaker. Karoo-type double-storey building with a flat pediment shape of parapet. There is a wooden upper floor veranda supported on pipes to the ground. The veranda has boarded-in ends, supports and rails. The walls have plaster rustication and quoins. The windows are 6 x 6 panes sashes. The ground floor has 4 panels doors, while the upper floor has 6 panels doors as well as French doors. There is a single-storey wing on the side street with a saddle roof. It was probably originally the coach house and stable. This is one of the most interesting buildings in Bredasdorp and should be proclaimed.

17. 7 Dirkie Uys Street (Erf 1908) c/o Union Street

"Rooi Granaat". A double-storey building of British settler type with a flat pitch saddle roof. It has 6 x 6 panes sash windows and a 4 panels door with a divided fanlight. This interesting building should also be proclaimed.

18. 28 Dirkie Uys Street (Erf 723) c/o All Saints Street

A single-storey, Victorian house with a corrugated-iron saddle roof and a covered central gable on the street side. The gable has a finial and an old 9 panes casement window. The front has a full veranda with fine cast-iron pillars, ornamental brackets and a concavo-convex iron roof. The end-walls have diamond windows. The windows are 2 x 2 panes sashes and the entrance door has glazed upper panels in geometric pattern with stained glass. At the back is a dormer on the roof with a loft door. There is a lean-to extension with an old chimney probably from a bakoond. At the back along All Saints Street there is a very old-looking extension with a stepped parapet and small 6 x 6 panes sashes windows behind a very old stone wall along this street. On the other end of the house is a long low Karoo-type building with an old stable-type door flanked by small



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6 x 6 sashes and at the other end a later glazed door and 6 x 6 sash windows where there were earlier coach house doors. This whole complex should be proclaimed a national monument.

D. SELBY STREET - CHURCH STREET-

19. 6 Selby Street (Erf 1520) c/o Lourens Street

A double-storey winged house with a hipped iron roof and a verandah between the wings. The covered gables have finials and pointed arch ventilators. The verandah has sound pillars and solid balustrades. The walls have plaster quoins in the corners and round the windows, which are 6 x 6 or 2 x 2 panes sashes. The door is glazed with a fanlight. At the right side is a later extension with glazed double doors. This house should be listed.

20. N.G. Kerk, Church Street (Erf 828)

Between Independent, Waterkant, and Van Riebeeck Streets. The fine Neo-Gothic church was erected about 1912. It should be considered for proclamation. An application for proclamation was received in 1978 but was not followed up by the church.

21. 4 Church Street (Erf 1507?) c/o Van Riebeeck Street

"Boland Bank Centrum". A long single-storey building with a hipped iron roof and a veranda along both street facades with the corner splayed. There is a central Cape Dutch Revival gable on each facade and one in the splayed corner. The veranda has round masonry pillars, single or in pairs, and a low masonry balustrade on a stone foundation. There are some 6 x 6 sash windows but also modern steel ones. The main entrance is of Edwardian type with 3 x 3 panes double doors and small panes side- and fanlights. This building should be listed.

22. 6 Church Street (Erf 1507)

Single-storey hip-roofed house with a wing on the right side with a triangular bay extending to the roof. To the left is a veranda, which is built with facebrick. The walls have plaster quoins and window surrounds. The windows are 2 x 2 and 1 x 1 sashes. This house should be listed.

23. 8 Church Street (Erf 1507) Bredasdort Restaurant

Built in 1909. A double-storey building with a Cape Dutch Revival gable to the street. The facade has plaster mouldings and a ground-floor verandah with pipe supports and end walls. The upper floor has a central group of three windows. The central window is a 2 x 2 panes sash flanked by narrower 1 x 1 sashes. The ground floor has a central glazed door with fanlight and flanked by shop windows. Full width steps lead up to the entrance. This rather interesting building should be listed.



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24. 25 - 27 Church Street (Erf 718)

A long low building with a Karoo-type roof and a stepped parapet. It has a full-length veranda with bullnose corrugated iron roof and cast iron pillars and wooden ornamental brackets. In the middle there is an arched entrance to a passage to the back part of the erf. The windows to the right are 6 x 6 sashes while on the left side they have been replaced by modern windows. This pleasant building should be listed.

25. 41(?) Church Street (Erf ?), c/o All Saints Street

Vegetable shop. A single-storey commercial building with a splayed corner and a hipped iron roof. A veranda runs round the corner. It has cast-iron pillars. Over the splayed corner is a small holbol gable. The corner has a double-door entrance. There are 6 x 6 sashes windows, shop windows and a side door with 4 panels and a fanlight.

Adjoining the shop in Church Street is a narrow Karoo-type building with a stepped parapet and a small 6 panes window to the loft. On the ground floor is a modern door with a three-divided fanlight and a modern steel window to the left. These two buildings should be listed.

26. 57 Church Street (Erf 735)

A simple cottage with a saddle roof extending over a veranda and a bakoond with chimney on the left gable. The veranda has cast-iron supports and diamond windows in the end walls. The windows are 6 x 6 sashes and have plain plaster surrounds. The entrance has a 6 panels door with a three-divided fanlight and a plaster surround. This building should be listed.

27. 32 Church Street (Erf 801) c/o All Saints Street

A single-storey house with a hipped iron roof and a short wing in each street and a veranda between them. The gables are covered and have finials and small loft windows. The veranda is partly glazed in. The walls have plaster quoins and door and window surrounds. The gable windows are pairs of 1 x 1 panes sashes. The veranda has masonry square supports and balustrades. The windows behind the veranda are 2 x 2 sashes.

There is also an outbuilding, originally the coach house with straight gables double doors and loft door. This complex should be listed.

28. 36 Church Street, (Erf 794)

A long house with an iron saddle roof and a full front veranda with a concavo-convex iron roof. The veranda has masonry square supports, low balustrades and end walls with diamond windows. There is a loft door. The windows are 6 x 6 sashes and the entrance has glazed double doors. There are plaster quoins and surrounds. This house should be listed.



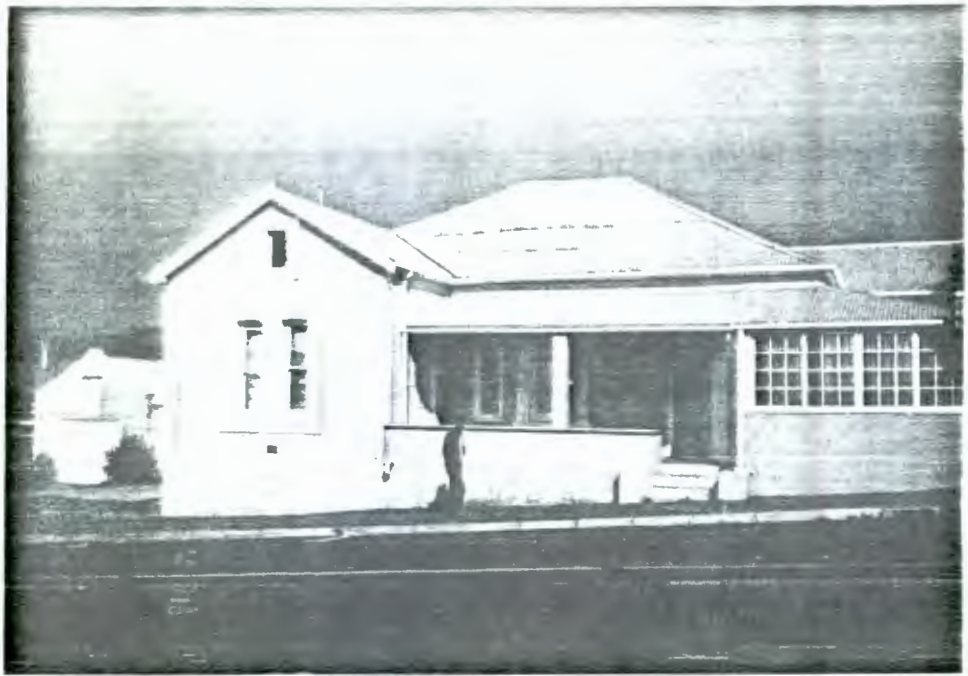
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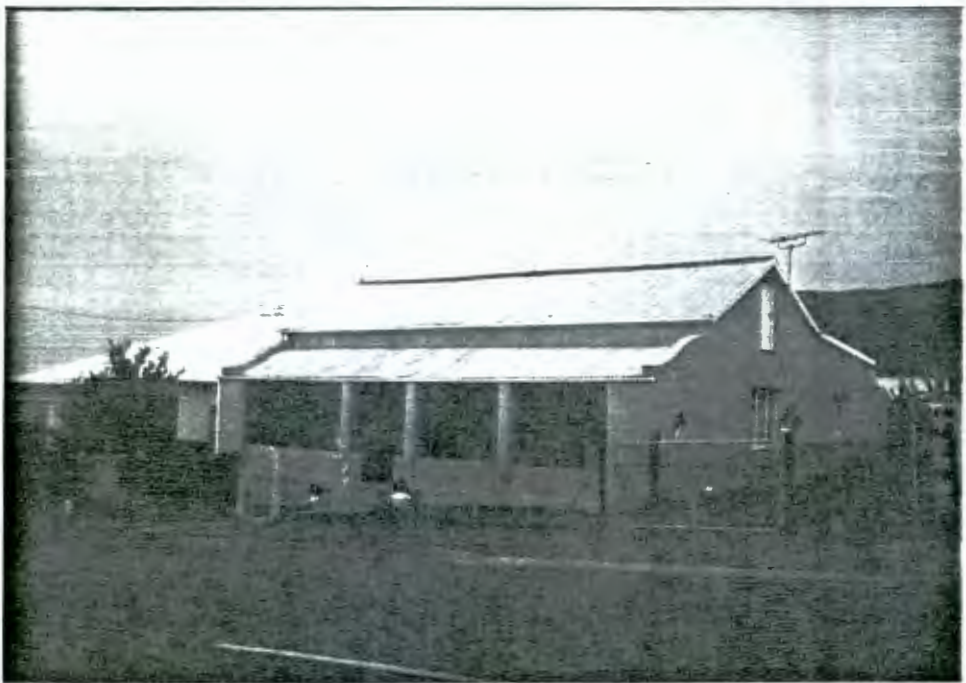
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29. 42 Church Street (Erf 789)

A small house with an iron saddle roof between straight gables and a full partly built-in veranda. The veranda has round pillars and low balustrades, and end walls with diamond windows. The windows are 6 x 6 panes sashes, but the entrance door is modern. At the back in a lean-to with bakoond and chimney. There is a masonry street wall. This house should be listed.

E. VAN DER BYL STREET

30. 3 Van der Byl Street (Erf 1362)

Built in 1920. A single-storey house with a hipped roof and a wing with a Cape Dutch Revival gable in the street. The gable has plaster moulding and a 6 x 6 sash window. There is another gable on the garden side. To the right is a veranda with bullnose corrugated-iron roof and cast-iron pillars and ornamental brackets. The walls have plaster rustication and quoins. The windows are 6 x 6 sashes and the entrance a glazed double door with fanlight. This fine house should be listed.

31. 4 Van der Byl Street (Erf ?)

Double-winged long house with veranda between the wings. The veranda has facebrick supports. The gables have triangular bays reaching to the roof and 6 x 6 panes sash windows with plaster surrounds. The roof has finials. The central entrance door is modern. This house should be listed. There is no photo of this house.

32. 6 Van der Byl Street (Erf ?)

Built in 1912. A single-storey house with a Cape Dutch Revival gable on the right side and a veranda on a high facebrick foundation to the left. There is a triangular bay on the gable with 2 x 2 and 1 x 1 panes sashes. The walls are rusticated. The veranda is partly glazed in but the open part has cast-iron pillars, ornamented brackets and balustrades with balusters. It has a bullnose corrugated-iron roof. This house should be listed.

33. 12 Van der Byl Street (Erf ?), c/o Hopley Street

A single-storey house with a half-hipped iron roof with roof ventilators and finials. At the left side is a porch and glazed-in veranda with round pillars. The windows are 6 x 6 panes sashes. The entrance is a glazed double door. This pleasant house should be listed.

34. 24 Van der Byl Street (Erf 948).

A long cottage with a saddle roof covered with asbestos and a full-length veranda glazed in at both ends. The veranda has facebrick pillars and balustrades. The windows are 4 x 4 panes sashes. The entrance has a half-glazed door with small panes and an 8 panes fanlight. One gable has a loft door with a ladder. There is also a bakoond without a chimney. This cottage should be listed.



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35. 26 Van der Byl Street (Erf 949)

A very big U-shaped house with two long wings towards the street and a fore-court between them. The rather high-pitched roof is covered with corrugated iron. There are two covered gables to the street and one central one towards the forecourt. They have unusual barge-board decorations and 6 x 6 panes sash windows. Between the wings is a veranda with bullnose corrugated iron and wooden ornamental frieze of same type barge-boards. The walls have plaster quoins in the corners and round windows and doors. The windows are 12 x 12 panes sashes. There are two glazed double doors with fanlights from the veranda. The left door has original stained glass. The right door has external louvred shutters. The main part has internal folding shutters. The left wing was originally a smithy, later a shop, and half the floor has wide yellowwood planks while the other half (probably later) has oregon planks. This second half probably originally had an earth floor. The inside is preserved more or less in its original form with original wall papers, and so forth. The ceiling are oregon beams and boarding. There are 4 panel doors but also some old single panel doors. The furniture is also original. The owners are two sisters, Miss E. Lazurus and Miss G. Lazurus, and they are interested in having the property proclaimed.

The property has an old street wall and in the back part of the erf is an outbuilding which was a stable, still with wooden cribs, and probably a coach house. The whole erf should be proclaimed a national monument.

36. 42 Van der Byl Street (Erf 960) "Conneddie"

A restored pair of semi-detached cottages with thatched roofs and plain end gables. There is also a similar cottage at the other end of the erf in 35 Hope Street. The windows are 6 x 6 panes sashes and the doors of stable type. There is a pergola in front of the right cottage. This pleasant group should be considered for proclamation.

37. 39 Van der Byl Street (Erf ?)

A simple 3-bay saddle-roofed cottage with a lean-to roof extension on the right side. The windows are 6 x 6 panes sashes. The door has 4 panels and a simple fanlight. The gable ends are triangular with a simple plaster moulded edge. This cottage should be listed. Old stone wall opposite.

38. 43 Van der Byl Street (Erf 784)

Long, plain cottage at right angle to the street. It has a corrugated-iron saddle roof and covered gable ends. The far end appears to be a later addition. There is a central entrance with steps and a modern glazed door and fanlight. The door is flanked by 6 x 6 panes sash windows. Door and windows are surrounded by simple plaster frames. There is a loft door on one gable end. This cottage should be listed.

39. 45 Van der Byl Street (Erf 783)

An interesting restored cottage with a thatched roof between plain end gables. Twin, central gables with modern windows may be modern additions. The roof extends over a veranda



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with square masonry pillars and end walls with diamond windows. The walls have plaster quoins round door and windows. The windows are 6 x 6 panes sashes and the 2 panels door is modern. There is also a wooden staircase on the right side to a modern loft door. Behind it is a bakoond and chimney. There is an old wall along the street. The cottage should be listed.

40. 53 Van der Byl Street. (Erf 770)

A small set-back, L-shaped cottage with thatched roofs between plain end gables, one with a bakoond and a chimney, the other with only a chimney. There is a lean-to at the back, and small outhouses. The windows are 6 x 6 panes sashes. This cottage should be proclaimed.

41. 55 Van der Byl Street (Erf 770)

A rectangular, plain Victorian 3-bay house with a saddle roof of corrugated iron between covered end gables. There is a full veranda along the front with end walls and diamond windows. It has pipe supports. The windows are small panes casement ones and the entrance has glazed double doors and fanlight with geometric pattern. The walls have plaster quoins. There is a wooden staircase to a loft door. In front is a palm, and an old street wall. This house should be listed.

42. 59? Van der Byl Street (Erf 769) c/o Plein Street

A 4-bay cottage with a corrugated-iron roof between plain end gables. There is a narrow stoep along the front, 6 x 6 sash windows and a modern glazed door. The one gable has a 6 panes casement window and the other one a loft door. There is an old low stoep wall at the front. A tree grows in the front of it. At the back is a lean-to and an interesting out-building of Karoo-type, a bakoond and chimney, probably servants quarters. This house should be considered for proclamation.

F. HOPE STREET

43. 21 Hope Street (Erf ?)

Saddle-roofed rectangular house with corrugated iron, finials and a loft door with ladder. There is also a lean-to with a bakoond. Along the street is a garage which was probably originally the coach house and stable. The windows are 6 x 6 panes sashes. There is also part of an old street wall. This property should be listed.

44. 35 Hope Street (Erf 960) Part of 42 van der Byl Street*

Very small cottage with thatched roof between plain end gables. It has a central 4-panel door, a small 4-panes casement window on the left and a bigger one on the right. There is a high stoep with steps and a low wall to the left which is part of an old street wall. This cottage should be considered for proclamation together with 42 Van der Byl Street.



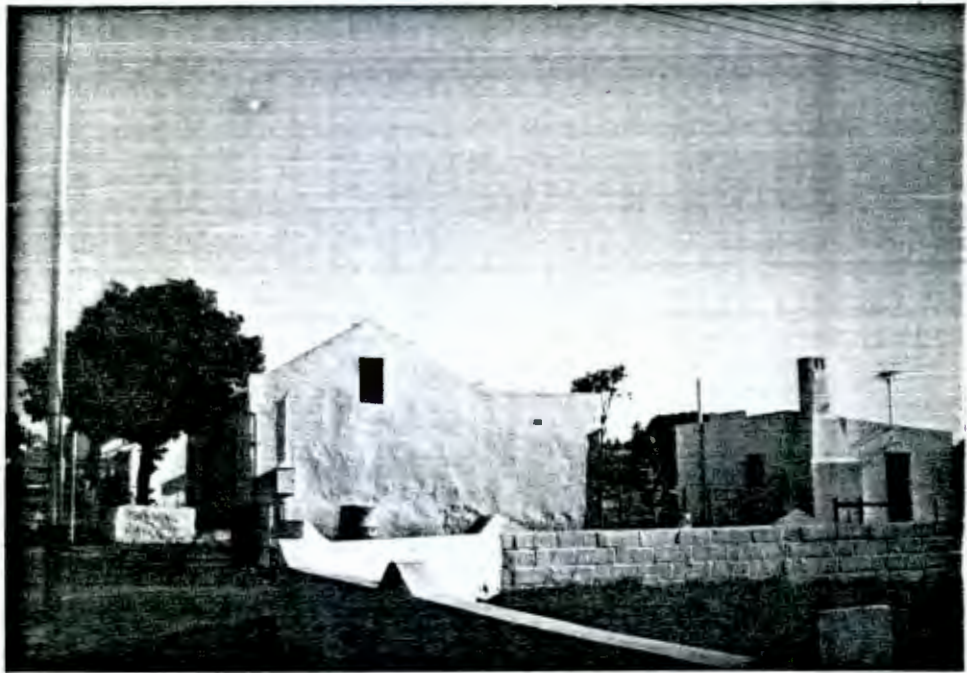
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45. Police Station and Gaol, Hope Street (Erwen - 1026, 1029)

A rectangular building of Karoo-type with wings at right angle to street with a small courtyard between. It is built in undressed stone now painted. The front has a central portion marked by plaster quoins and with a simple moulded parapet and a little bell tower. The windows are 12 x 12 panes sashes and the entrance double doors with 3 x 3 panels and 6-divided fanlights. The tops are slightly arched. The left part of the facade appears to have been built later and the right part still later. The oldest part of the station may go back to the 1860s as the two erven were transferred to the Colonial Government in 1859. The wings were used as a gaol for a long period. The National Monuments Council has already approached the Department of Prisons about the proclamation of the building, but a final reply has not yet been received.

46. 26 Hope Street (Erf 1005)c/o All Saints Street

Single-storey house with saddle roof and central covered gable with a small 9 panes casement window. Veranda along Hope Street with wooden supports and end wall with diamond window. The entrance door is glazed with a simple plaster frame round it. Windows are 6 x 6 panes sashes. There is a big extension on the left side. It should be listed.

47. 28 Hope Street (Erf 1004)

A simple rectangular house with a saddle roof and a fully built-in veranda along front of the street facade. The veranda has a wooden rail parapet and small panes casement windows. The rest of the house has steel windows. The house should be listed.

48. 30 Hope Street (Erf 1533)

A small cottage similar to No. 28 with saddle roof and a built-in veranda along most of main facade. The veranda has a balustrade parapet, small panes casement window and a half-glazed entrance door. The end walls have diamond windows. There is a loft door on one gable. The cottage should be listed as part of a group.

49. 32 Hope Street (Erf 1352)

A long rectangular house with saddle roof and a full veranda along the street. Ends of the veranda are glazed in. It has two wooden supports and a gate. The windows are 6 x 6 panes sashes with external solid shutters. The entrance door has a divided fanlight. The end gable has a loft door. This house should be listed.

50. 34 Hope Street (Erf 1002)

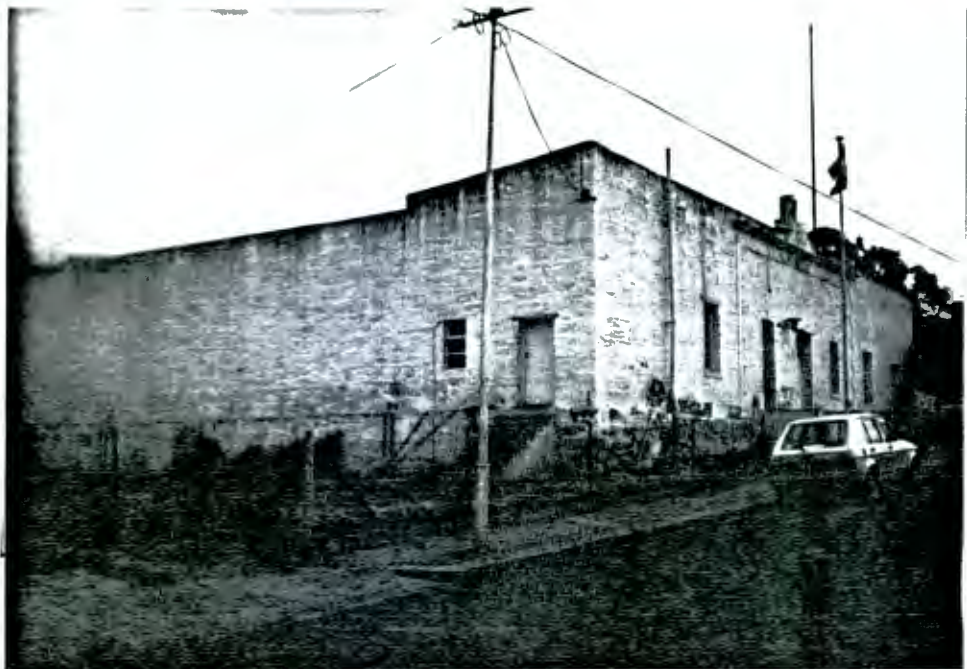
A simple rectangular house with a saddle roof and a full veranda along the front. The veranda has concavo-convex iron roof, end walls with diamond windows and wooden supports. The right end is built in. The walls have plaster quoins and the windows are 6 x 6 panes sashes. The entrance has glazed double doors with geometric pattern and 3-divided fanlight. The one gable has a loft ventilator, the other end has a loft door and wooden staircase. There is a street wall. At the back there is an old barn with plain end gables and a loft door. This house should be listed.



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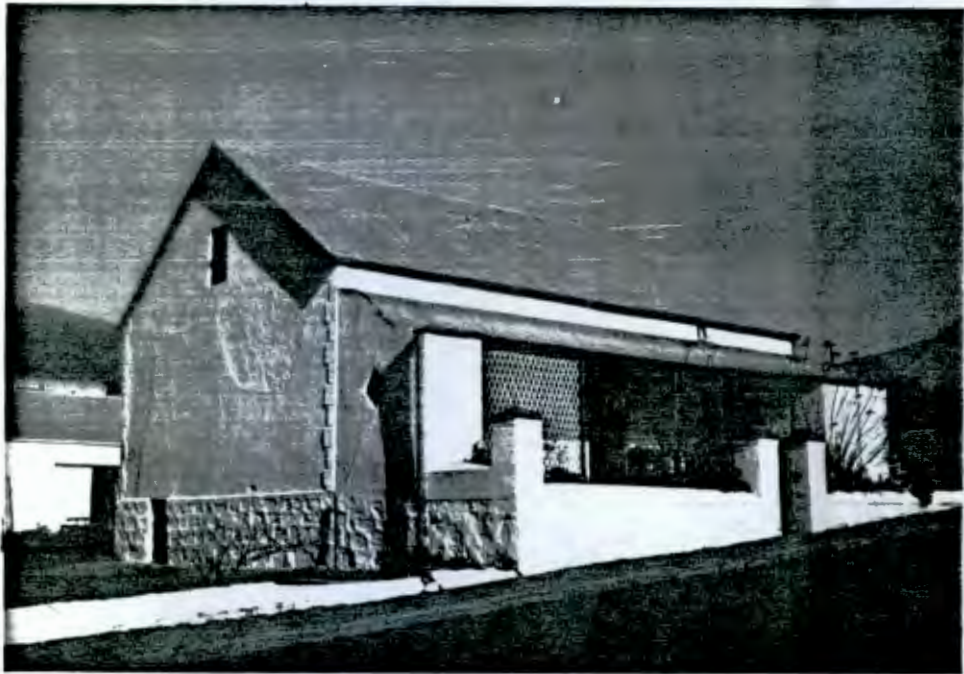
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51. Die Epistoliese Geloof Sending van Suid-Afrika

Hall between Hope and Smith, Freemans and Plein Streets. This is a simple hall building with a saddle roof with corrugated iron between plain triangular gables with some plaster mouldings. The windows are 6 x 6 panes sashes, slightly arched on top with simple plaster surrounds. There are also loft windows. There is a portico in Freemans Street and a door with 4 panels, top ones rounded, and fanlight. This hall should be listed.

G. SMITH STREET

52. 25 Smith Street (Erf 2103)

Three-bay house with saddle roof and a bakoond with chimney at the left end. The roof is corrugated iron and it has finials. There is a small loft window on the left gable and a diamond one on the right gable. The windows are big 8 x 8 panes sashes. There is a veranda with end walls and diamond windows towards the garden side. This house should be listed.

53. 29? Smith Street (Erf 1005) c/o All Saints Street

House with saddle roof and veranda towards the garden. There is a bakoond and chimney at the right end. There are 6 x 6 panes sash windows but also modern ones. There is a high foundation. This house should be listed.

54. 12 Smith Street (Erf 1032?)

A big H-shaped house with four Cape Dutch Revival gables and two verandas between the wings. The gables have louvred vents. The roof is hipped with corrugated-iron. The verandas have classical type pillars and low balustrades. The windows are 6 x 6 panes sashes with external louvred shutters. The entrance is an Edwardian-type glazed door with side-and fanlights with small panes. This house should be listed.

55. 14 Smith Street (Erf 1031)

A H-shaped house with hipped iron roof and covered gables with small 6 x 6 panes sashes loft windows and finials. On one back gable is a loft door with a platform. The lower windows on the front gables are pairs of 4 x 4 panes sashes. Between the wings are two verandas. The front veranda has masonry square supports and balustrades. The windows behind the verandas are 6 x 6 panes sashes. There is an Edwardian glazed entrance door with side-and fanlights. This house should be listed.

56. 16 Smith Street (Erf 1028)

L-Shaped house with hipped roof and a covered gable with a finial and a small 6 x 6 panes sash window to the loft, and below it a pair of 4 x 4 panes sash windows. To the left is a veranda with bullnose corrugated-iron roof, square masonry pillars and the left side glazed in. The windows are 6 x 6 panes sashes and the entrance Edwardian glazed double doors. This house should be listed.

57. 18 Smith Street (Erf 2111)



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A small 3-bay thatched cottaged with plain end gables. The windows are 12 panes casement ones with solid shutters and the door half-glazed. The gable has a 6 x 6 panes sash window. This pretty little cottage should be considered for proclamation.

58. 20 Smith Street (Erf 1024)

A small house with saddle roof with finials and a loft door. There is a veranda along the front with both ends built into stoepkamers with diamond end windows and steel front ones. The windows and doors are new. For listing as part of a group.

59. 22 Smith Street (Erf 1023)

Cottage with a thatched roof between plain end gables. In front is a later veranda with masonry pillars and balustrades. The left side is closed in to a stoepkamer. Windows and doors are new. It should be listed as part of a group.

60. 24 Smith Street (Erf 1022)

Long house with a saddle roof and covered gables with diamond loft window. There is a stoep in front and to the left a square wing with a stepped parapet. The windows are 6 x 6 panes sashes in the main building and a stable-type door. This house should be listed.

61. 34 Smith Street (Erf 1009)

Cottage with a saddle roof and a later extension to the left. The old part has a veranda with wooden supports and end walls. The windows are 6 x 6 panes sashes and the door has a fanlight. The extension has a narrow window and steps to the door. This cottage should be listed.

62. 38 Smith Street (Erf 1008)

Long cottage with a saddle roof and covered gables with loft door on the right end gable. There is a modern veranda along the street with built-in stoepkamers with modern windows. There are 6 x 6 panes sashes in part. The entrance door is glazed. This is a heavily modernized cottage which should only be listed.

H. MATHEE STREET

63. 4 Mathee Street (Erf 1045) c/o Van Riebeeck Street

U-shaped house with saddle roof and covered gables with 6 x 6 panes sash loft windows. A veranda or porch between the wings with classical type pillars. There is an Edwardian glazed entrance with side-lights. The window 6 x 6 panes sashes. There is a new lean-to extension on left side and a masonry street wall with balusters. The house should be listed.



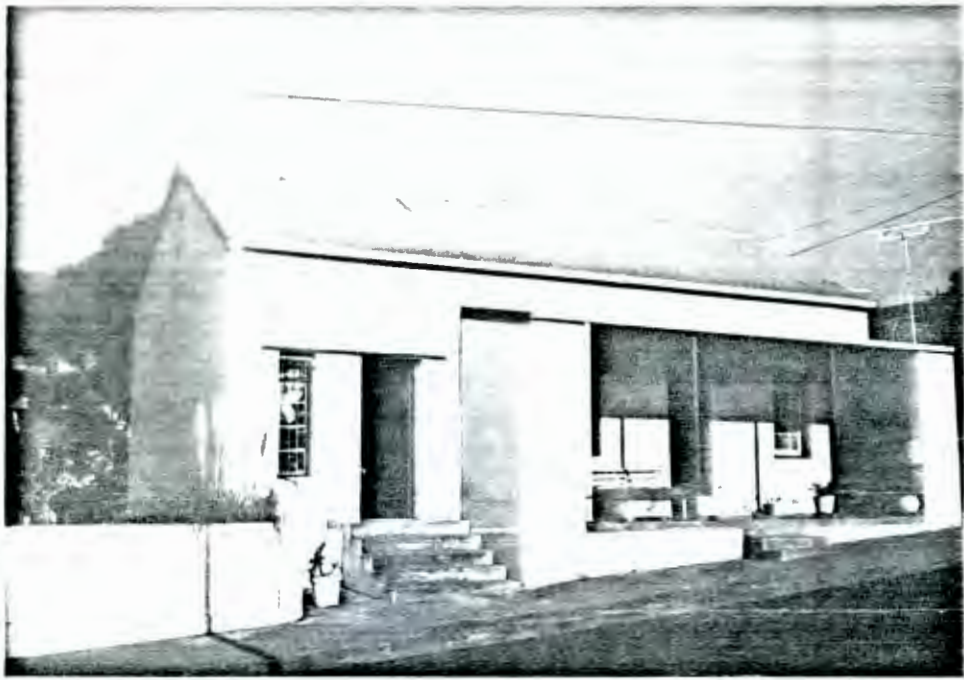
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64. 17 Mathee Street (Erf 2111) at the back of 57

Old L-shaped thatched cottage with plain end gables and a bakoond with a high chimney. The windows are big 6 x 6 sashes and the door is of stable-type. There is a pergola. To the left is an outhouse which, however, has a modern extension with a lean-to roof. The old out-house has a hipped thatched roof. The cottage in 18 Smith Street probably also belongs to this complex, which should be considered for proclamation.

65. 31 Mathee Street (Erf 1007)

L-shaped house with hipped roof and two covered gables with diamond loft windows and finials. Built-in wooden veranda to the left. The windows are 6 x 6 panes casement windows. There is an old werf wall on the right side. This house should be listed.

I. LOURENS STREET - REUNIE STREET - NUWE STREET

66. 9 Lourens Street (Erf 853)

Saddle-roofed cottage with full-length veranda the left half of which is built into a stoepkamer. The end walls have diamond windows. The gables have finials and the one has a loft door and a wooden staircase. This cottage should be listed.

67. Lourens Street (Erf 854)

Two restored and already proclaimed 3-bay thatched cottages.

68. Lourens Street (Erf 855)

Rectangular, saddle-roofed house at right angle to the street. The end gables are covered but there is a small Cape Dutch Revival type of gable in the centre. The gables have circular windows. The house is dated 1913. There is new lean-to extension on the street side. This house is for listing only.

69. 8 Reunie Street (Erf ?)

Small 3-bay cottage with saddle roof with bakoond and chimney on left gable wall. The windows are modern steel ones with simple plaster surrounds and the entrance is a half-glazed double door. The walls of the cottage are thick. This simple cottage should be listed.

70. 20 Reunie Street (Erf ?)

Simple, 3-bay cottage with saddle roof and covered gables with finials and circular vents. There is a veranda along the front facade with end walls, diamond windows and square masonry pillars. The windows are 6 x 6 sashes and the entrance 2 x 2 panels double doors with rounded upper panels and a 3-divided fanlight. There is also a very old street wall of stone. This cottage should be listed.

71. 1 Nuwe Street (Erf 922)

A big L-shaped house with hipped roof and covered right side gable with finial and small 6 x 6 panes sash windows. There



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is a long veranda along the front with pipe supports and a stoepkamer to the left. It is covered by a concavo-convex corrugated-iron roof. The windows are 6 x 6 panes sashes. The entrance is a glazed double door with divided fanlight. The walls have plaster quoins and window and door surrounds. There is a dormer loft door on the roof. This well-preserved, probably Edwardian, house should be considered for proclamation.

72. 3 Nuwe Street (Erf 916)

Big saddle-roofed house at right angle to street with a covered central gable with barge boarding. There is a veranda along the main facade with cast-iron pillars and ornamental brackets. The veranda has end walls with diamond windows. There is a loft door on the side gable and a bakoond with chimney attached to the back lean-to. The windows are 6 x 6 panes sashes. At the back are small 4-panes casement windows. There are plaster quoins on the facade and central glazed double doors with fanlight. This is a fine and well-preserved house which should be considered for proclamation.

J. HOPLEY STREET

73. "Odenheim" (Erf 1040) c/o Hopley and Hope Street

Two-winged corner house with three Cape Dutch Revival gables with small 6 x 6 panes loft windows. There is a veranda between the wings and splayed in the corner with steps. It has wooden supports and railings. The facades have plaster mouldings and window surrounds. The windows are 2 x 2 and 1 x 1 panes sashes. The entrance doors are modern. The foundation is stone-dressed. This is a fine house which should be considered for proclamation.

74. 14 Hopley Street (Erf ?)

A pleasant cottage with saddle roof and finials at right angle to the street. The verandah has masonry supports and balustrade and is glazed in on the left side. The windows are 6 x 6 panes sashes. It should be listed.

75. 16 Hopley Street (Erf 911)

A cottage along the street with saddle roof and a veranda with round pillars and dipped masonry balustrades. The end walls have diamond windows. The windows are 6 x 6 panes sashes and the glazed door is new. For listing in a group.

76. 18 Hopley Street (Erf ?)

A saddle-roofed long house at right angle to the street with asbestos roof and a bakoond and chimney at the far end. There is a lean-to along the upper side. The windows are 6 x 6 panes sashes. This house should be listed.

77. 20 Hopley Street (Erf ?)

Small 3-bay cottage with a hipped roof, windows and door have plaster surrounds. The windows are new 1 x 1 panes sashes. The door is also new with a fanlight. There is a bakoond with a chimney at the back and a loft door and staircase. For listing.



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78. 22 Hopley Street (Erf 2128)

A restored thatched cottage at right angle to the road. The roof is half-hipped and has a bakoond and chimney at the end facade, also a loft door and a kitchen door of stable-type. The windows are 4 panes old casement ones. There is a high stone foundation on the lower side. This cottage should be considered for proclamation.

K. FLETCHER STREET

79. 28 Fletcher Street (Erf 400) c/o Buitenkant Street

A big saddle-roofed house with a covered central gable and a long verandah. It is well set back from the street. The gables have finials and a 6 x 6 panes loft sash window in the central one, and a loft door and wooden staircase on the right one. The verandah has pipe supports and 6 x 6 sash windows and glazed double doors. The windows and doors have plaster surrounds. This is a fine house which should be considered for proclamation.

80. 29-31 Fletcher Street (Erf 467) c/o Buitenkant Street

A long semi-detached house with a saddle roof between plain end gables. There is a verandah along the whole street facade with modern face brick supports, corrugated iron roof, and end walls without windows. The end gables have loft doors. The windows are 6 x 6 panes sashes. The entrance doors are glazed double doors with fanlight. The outside walls have plaster quoins. Inside doors are 4 panel ones. The ceilings are of oregon pine grooved beams and boarding, also the floors. Along Buitenkant there is a short wing. This complex is interesting and should be considered for proclamation.

L. ALL SAINTS STREET

81. All Saints Church, All Saints Street (Erf 816)

Between Waterkant and van der Byl Streets. A dressed stone hall church attached to a smaller one at the back (possibly the original chapel, built in c.1855). The thatched saddle roofs have plain end gables. One end gable has a small bell tower. The windows are high and narrow of Neo-Gothic type. This is a very fine little church and should be considered for proclamation.

82. All Saints Street (Erf?) c/o Long Street

A big U-shaped house with hipped and saddle roofs. The main facade along Long Street has a short wing with a Cape Dutch Revival gable on the right side and a long, probably modern, verandah along the rest of the facade. The verandah has square masonry supports and a parapet with balusters. The main wing is along All Saints Street and has a covered gable with a loft door and a wooden staircase. The second wing at the back is somewhat shorter, has a lower pitch of the roof and a diamond loft window on the gable. This is probably a later extension. The windows on the old parts are 6 x 6 panes sashes with inside folding shutters. The later parts have modern windows. There is also an old outhouse with a loft door at the end of the big erf. This building should be listed.



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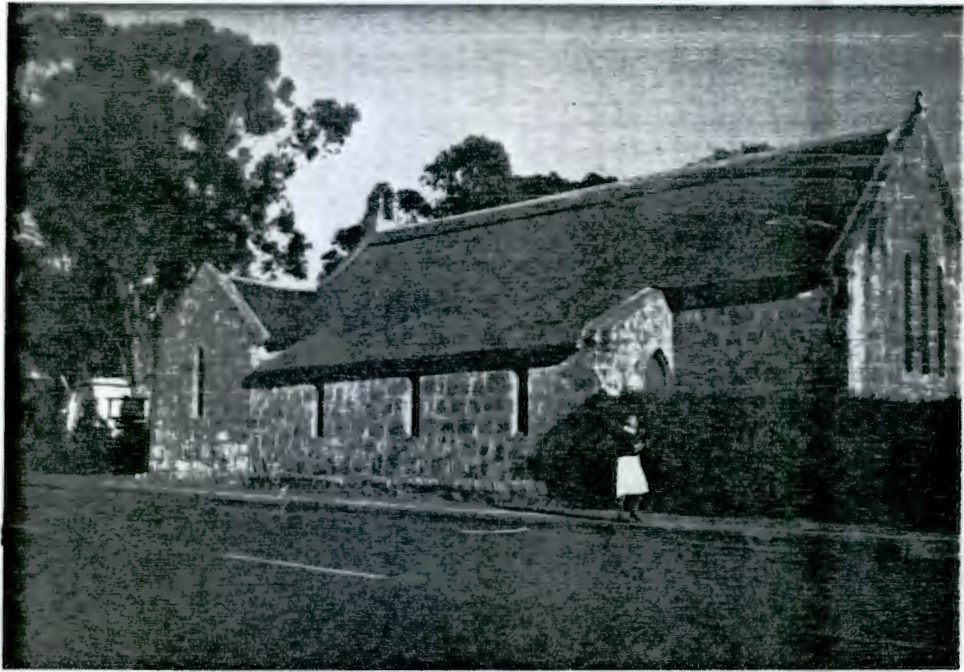
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83. 51 All Sainst Street (Erf 2114), c/o Mathee Street

An L-shaped house with a half-hipped thatched roof. Modern casement windows. This house has been very heavily restored. The small building in the corner has a thatched roof between simple end gables. This was probably originally a coach house, now it is a garage and servant's flat. These buildings may be old, but have been so heavily restored and modernized that they can only be suggested for listing.

M. LOWER LONG STREET

84. 40 Long Street (Erf 2110)

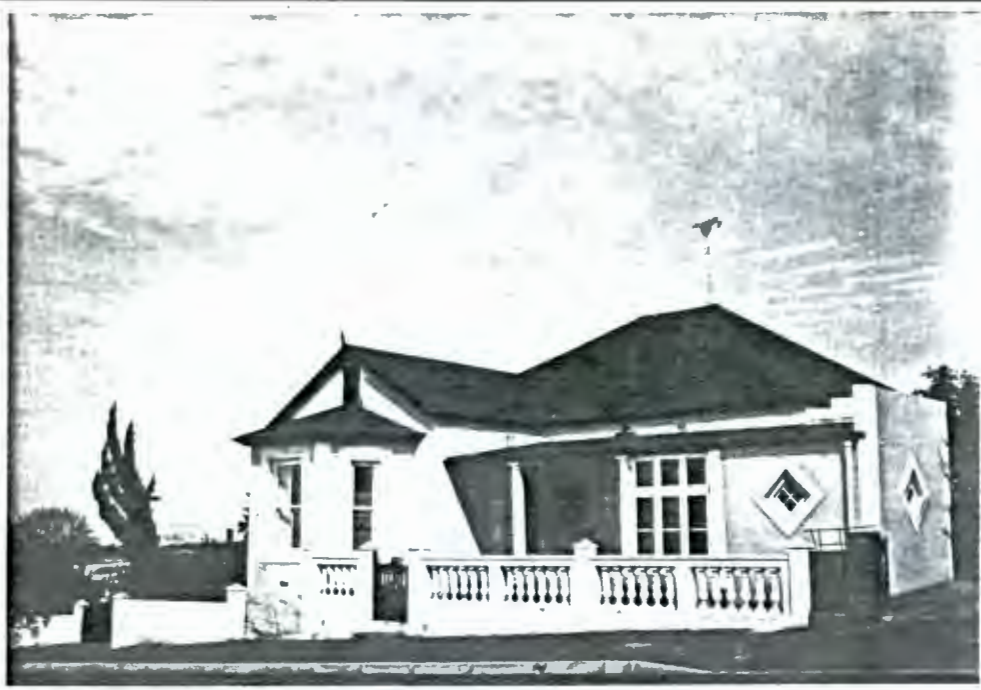
An L-shaped house with a hipped iron roof, and a covered gable with a finial on the left side wing, which also has a louvered vent and a triangular bay window. There is a front veranda with pillars and the right side built-in with a diamond window. The windows are 1 x 1 or 6 x 6 pane sashes and the door is a glazed door of Edwardian type with a geometric fanlight. The plastered facades have plain window and door surrounds. The street wall has ballusters. This pleasant house should be listed.

85. 49 Long Street (Erf 505)

A rectangular house with an asbestos saddle roof and a small central gable with a vent. The end gables are covered and have 6 x 6 sashes. The ground floor has new wooden windows with louvered shutter and an Edwardian type set-back, stable-type entrance door. At the back is a lean-to extension. The plastered walls have quoins around the front windows and in the corners. This house has been heavily modernized, but still retains some early features. It should be listed.

86. 51 Long Street (Erf ?) corner of Sealy Street

A house with a hipped asbestos roof, a wing on each side and a street veranda on both street sides. Each wing has a plain low-pitch gable with a moulded cornice, a small pointed loft door with a pointed hood moulding and twin 1 x 1 pane narrow sash windows with fine hood-mouldings. The verandah has pillars, low balustrades and flared steps. The windows are 2 x 2 pane sashes and the door of Edwardian type with a side-and-fanlight. Plaster quoins are around doors and windows and in corners. The facade in Sealy Street is a copy of that in Long Street. This is a very fine and well-preserved house which should be listed.



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BREDASDORP CENTRAL AREA

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