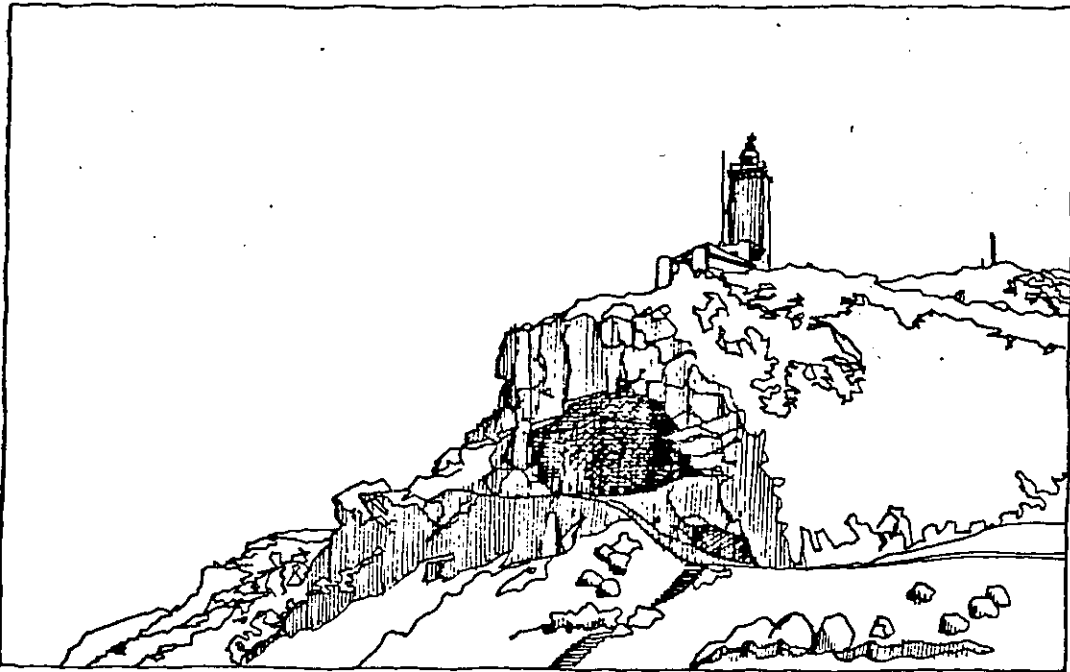




NATIONAL MONUMENTS COUNCIL

DIVISION OF PROFESSIONAL AND TECHNICAL SERVICES



Cape St Blaize Lighthouse (1864) and Cave

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

OCTOBER 1985

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FOREWORD

Mossel Bay probably stands at the entrance to a period of considerable expansion and development because of the finds of natural gas near its coast. Both Municipality and local organisations were concerned about the effects which extensive redevelopment could have on the unique character and quality of life in the town and thus they have turned their attention to conservation, as a means of retaining character and quality of life and this survey was compiled at their request.

The National Monuments Council has to date compiled a number of surveys for cities and towns around South Africa as a service to local authorities. Such local surveys also tie in well with the National Catalogue of Conservation - worthy buildings and sites in South Africa currently being compiled by the Council and many of the items which appear in this catalogue will be absorbed into the National Catalogue.

Mossel Bay is a town with a very special environment. It could easily be situated on the Normandy Coast of France and is the only South African Town with this unique character.

I congratulate the Municipality of Mossel Bay on the initiative it has taken in commissioning this report and I and my staff look forward with pleasure to working with the Municipality in implementing, as far as possible a conservation plan for the Town.

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

AN ANNOTATED CATALOGUE OF BUILDINGS OF
ARCHITECTURAL, HISTORICAL OR CONTEXTUAL IMPORTANCE
IN THE CENTRAL AREA OF MOSSEL BAY

INTRODUCTION

Mossel Bay is the first place in South Africa discovered by the Portuguese in 1488 that developed into a town. They were attracted to the site because of the sheltered bay and the availability of fresh water. These features were also the reasons for the development of the place to one of the first harbours on the Cape south coast for the export of the local farmer's produce, mainly wheat and wool, as well as aloe juice and red ochre from Albertinia. Later the beaches of Mossel Bay were discovered by holiday makers and tourists and today this is an important industry.

Apart from a grain and saw mill serving the local area, Mossel Bay does not appear to have attracted any other industry. With the harbour and also later with the arrival of the railway, there were many stores in the town. Today Mossel Bay's future appears not only to be tied to the tourist industry, but it also serves as a dynamic centre for South Africa's sea-based gas and oil industry. The development of this latter industry is likely to create a climate of prosperity and rapid change characterised by rising land prices and speculation.

The central part of the town has retained some 200 of its original buildings, built between about 1870 and 1920 by stone-masons from Cornwall. On the slopes above the central area with its fine view of the bay and the mountains behind the coastal strip, many of the old stone houses have been more or less successfully restored and extended. Others have been demolished and replaced by modern structures. Judging by examples in High and Hill Streets, it is possible to restore and extend the old houses in a manner that retains their interesting and unique character and at the same time provides all modern facilities and, if required, allows commercial use.

Mossel Bay is a town of considerable character and has been compared by knowledgeable visitors with the seaside towns of Normandy in France. It is one of the few seaside towns in South Africa whose character can be described as being of national importance. As internal tourism develops, the character of the town will become increasingly important, and the likelihood that the old town will become a characterful node in an area of modern development fueled by the sea-based gas and oil industry will further increase the value of the Mossel Bay heritage as a marketable commodity.

The message from all cultural preservationists world-wide is that preservation pays and Mossel Bay's future should be developed with this fact in mind.

The recommendations at the end of this report should therefore be seen as a positive attempt to contribute to the future prosperity of Mossel Bay through the development of its most prominent asset by effective environmental controls.

1. MOSSEL BAY : HISTORICAL BACKGROUND

Prehistoric Times

The bay and point at Mossel Bay were popular also in prehistoric times. In the Middle Stone Age, more than 30 000 years ago, the cave at Cape St. Blaize was inhabited by hunters who left their refuse on the cave

floor. The sea level was lower at that time and the coast extended much further out. In the later Stone Age the Bay was very popular with Khoi strandlopers who were attracted by much the same things as present holiday makers. These were the fish, a rich supply of rock and sand mussels, fresh water from at least two fountains, one at the point and one at the mouth of a small river in Munroe Bay, the little bay near the present Post Office Tree, as well as sand dunes for camping sites. By the time they met the Portuguese, the strandlopers had had sheep and cattle, as well as the potter's skills, for some 2 000 years.

The Portuguese Visitors

The first Portuguese visitor from Europe was Bartolomeu Dias who arrived in the Bay in early 1488. He called the bay Angra dos Vanqueiros - the Bay of Cattle Herders, as natives with large herds of cattle were to be seen there. We know little about Dias's visit as his diaries were destroyed in the Lisbon earthquake of 1755. In November 1497, 9 years after Dias's visit, Vasco da Gama landed in the bay which he called Aguada de São Bras - the Watering Place of Saint Blaize. He was the first to trade with the local Khoi. Da Gama also erected a Portuguese stone cross (Padrao) at the high Cape, but it was pulled down by the Khoi the next day. In late 1500 or possibly early 1501 another Portuguese, Pedro D'Ataide, left a message about the disastrous journey of Cabral's fleet in a sailor's boot in a big milkwood tree next to the watering-place in Munroe Bay. This tree, or a descendent of it, is now a national monument and is popularly called the Post Office Tree. D'Ataide's message was picked up in July 1501 by João da Nova, who erected a small chapel on a hill near the watering-place. Alfonso de Albuquerque saw it there in 1503 and Pedro Quaresma in 1505, while in 1576 Manuel de Mesquita Perestrello reported that only the stone walls about 1 metre in height were still standing. This was the first European church in South Africa.

The Dutch Visitors

In 1595 Cornelis de Houtman, Commander of the first Dutch fleet to the Indies, visited the bay and made the earliest known sketch map of it. Six years later another Dutchman, Paulus van Caerden, called the bay Mossel Bay, as he could obtain only mussels here for food, as well as fresh water. Portuguese and Dutch ships continued visiting the bay but after 1652 the Dutch preferred to use Table Bay.

The Settlement

In 1733 a Dutch Ship in difficulties had to land in Mossel Bay where they found only a white couple living on a loan farm named Hartenbosch. The following year Governor Jan de la Fontain visited the bay and erected a VOC beacon there.

In 1751 Mossel Bay was included under the Drostdy at Swellendam and there were by this time already a few farms in the area. The local farmers had difficulty in transporting their grain to the market in Cape Town and in 1787 a grain store was built by the Company in the Bay and the first wheat was exported from there to Batavia in 1788. A settlement grew up around the store and the Company's Post, referred to at that time as the Residency. The store was situated on one side of the river in Munroe Bay with a small garden higher up in the valley, approximately on the site of the present Victoria Park. Until 1840 the settlement consisted of four stone buildings with thatched roofs. A map, probably from the early 1840s, shows the granary and the residency with two smaller houses, possibly outhouses, on the point between the landing-place in Munroe

Bay and the present Church Street. There were six erven along what is today Bland Street but without houses. There was landing-place in Varkens Bay, but as yet no jetty, and a large erf on Cape St Blaize.

The Town

The present town was founded in 1848 and was originally named Aliwal, but the old name Mossel Bay was soon reinstated. In 1852 the town was given municipal status. According to a sketch of the town from that year, it had about 30 houses, most of them whitewashed and with thatched roofs. Some of them were L- or T-shaped but there were also some elongated L-shaped buildings, probably used as storage. An exceedingly elongated building near Munroe Bay was the Company's granary, built by Governor van der Graaf in 1787. Barry's store was already constructed but was shorter than at present.

A photograph dating from about 1864 shows Barry's Store extended from five bays to nine. There is now also a jetty in Varkens Bay and a large store on the site of the present railway store. Isolated buildings on the slope above the bay also appear in what have become Marsh and Bland Streets.

The Museum Annex, The Mossel Bay Advertiser and the Anglican Church with its rectory are also shown. Another photograph from almost the same place was taken in about 1877. The jetty has been extended and the Customs House and more stores have been built.

The 1877 photograph shows the following extant buildings: the Museum Annex, Customs House (single storey), Barry's Store (extended), Ou Jongerskool (Doch & Doris), Prince Vincent & Co., De Marilac (Andrag), Standard Hotel, Marine Ocean View Hotel, Anglican Church and rectory, Matare & Bruns Ltd (M.B. Advertiser), also possibly the Harbour Cafe.

2. THE SURVEY

Background

This survey was conducted at the request of the Mossel Bay Municipality and covers the area between the plateau escarpment and the sea in one direction, and the area between the point and the municipal gardens in the other direction. It also covers the main historic area of the town.

3. SURVEY METHOD

The survey represents a continuous series of visual impressions interpreted by architectural historians on two visits to Mossel Bay. The inspections were largely limited to those aspects of buildings visible from the street and only in exceptional cases were interiors inspected although some of these are likely to be of importance.

Due to staff shortage historical research was undertaken only from published sources and old photographs were consulted.

4. ACKNOWLEDGEMENTS

The following individuals and institutions have assisted and encouraged the team in the compilation of this survey:

The Mayor of Mossel Bay
The Town Clerk of Mossel Bay
Other officials of the Municipality of Mossel Bay
The Chairman and the Committee of the 1988 Society, Mossel Bay

The Curator and staff of the Mossel Bay Museum
Ms Helena Scheffler
Mr and Mrs J. Wandrag

5. 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 have special planning protection in terms of the Town Planning Scheme of Mossel Bay because of their character, 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 monument although upon further investigation it may very well prove to be so. There are thus a number of buildings in the survey that will probably be identified for declaration after further investigation.

6. ARRANGEMENT OF THE REPORT

Buildings in the report are listed in street order from the sea towards the escarpment. Headings are provided for each street and within each street heading listing is arranged in numerical order from the lowest street number to the highest.

Following each page of text and description is a page of photographs. Each photograph is numbered and the numbers refer to those used at the commencement of each description on the previous page.

In two instances it has not been possible to obtain photographs of buildings, but these are of lesser importance within the fabric of the town.

Buildings and sites of possible concern to the NMC are distinguished by the phrase "... and investigated for possible declaration as a national monuments".

Other listings contain an injunction to protect in terms of the Town Planning Scheme.

Because of its geographical situation the old part of Mossel Bay has a very distinctive shape. It lies on a northern slope between a low escarpment and a bay. The escarpment ends in a point, Cape St Blaize, with its lighthouse and cave. The streets run east-west parallel with the beach or at right angles up the slope to the escarpment.

The Point area is first dealt with, then the streets parallel with the sea from east to west, and finally the steep cross streets from the sea upwards.

An index of streets is provided at the rear of the report and a table of contents at its commencement.

The recommendations arising from the report are made at the end of this document and the National Monuments Council is willing to assist with advice on implementation.

7. CLASSIFICATION OF BUILDINGS

The buildings listed in this survey have been divided into three classes. The first class includes all proclaimed buildings - three in all plus the Postal Tree. The next class includes all buildings recommended to be investigated for possible proclamation as national monuments. The third class includes buildings, whose individual intrinsic merits may be less than those of the previous classes, but which are of considerable environmental and contextual importance. They are therefore still worthy of protection in the Town Planning Scheme and conservation.

Although most of the older buildings have been listed, there are some that 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 considered interesting enough from an architectural point of view have also been listed.

8. ACTION REQUIRED TO ACHIEVE CONSERVATION

The Town Planning Scheme of Mossel Bay 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 9.

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 Mossel Bay 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, that 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, Mossel Bay 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 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 encouraged 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 that the owner possesses. In terms of the easement, therefore, an owner agrees to make his action 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 that this report proposes to discuss.

Criteria for the Application of Easements

Buildings and sites that qualify in any of the categories 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

Easement may be divided into two types:

(i) Non-fiscal Easements

These do not involve 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 town.

Easement Policy Making

The responsibility of the local authority as an environmental policymaker

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 Town's ownership or control, in order to set an example that other 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 programme of public awareness, education and information.
- (iv) The initiation of a programme of public participation.
- (v) The establishment of appropriate guidelines for the effective management of buildings tht it desires to conserve.
- (vi) The careful granting of incentives to owners of important buildings and sites.
- (vii) In 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 authority's 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 that does not coincide with town planning zoning, and it is usually possible to negotiate an easement allowing a type of re-use compatible with conservation in return for a conditional rezoning that 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 a historic building by permitting the owner to develop at the rear or the sides of an existing 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 basic tools of incorporative conservation design, which include 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 town.

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 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 town.

(vii) Minimum size of 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 easements

The purpose of fiscal easements is the achievement of a specific conservation goal within the built environment by the provision of public funds.

In order to achieve a desired conservation goal the community surrenders revenue that could be used for other purposes and, by utilising such revenue in a creative way, encourages owners to undertake conservation or development work 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 percent 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 would 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.

(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 town-schemes 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 such a 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 that 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 applicaiton 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..
- (xi) National monuments should qualify for a primary rebate of between 10 and 25 per cent, 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.
- (xii) 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 rate-relief system is proceeded with.
- (xiii) 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.
- (xiv) All rates rebates should be subject to a review by the abovementioned Rebates Committee every 3 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 covenants, 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 per cent, an owner should be bound by Contract to pay a rate of interest, say 5 per cent below the prime rate. Should the prime rate fall below 10 per cent he would be liable to pay the prime rate minus 1 per cent and, below 5 per cent, the prime rate minus 0,5 per cent. Revolving funds on this basis work well in Europe and the Scottish National Trust, which commenced its fund 20 years ago with 1 million pound, and 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 3 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 fund's 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 may 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 may 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.

Covenanting

Covenanting 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 that 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 covenanting 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 that 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 be expended only 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 covenanting 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 such as 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 they relate more directly to covenanting, they are 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. We recommend that serious consideration be given to its use.

9. 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 dates from after the Second World War and is direct result of the often insensitive, high-rise and tracthouse developments that 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 members of 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 receive due consideration.
 - (v) To be truly effective a participation system should also allow a local authority to report back to the public on matters that have been raised with it. This is of special importance where projects that 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 may care to participate.
 - (vii) Unorganised participation can become a lengthy time-wasting process and, if no agreement is reached and the press becomes 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 that have an economic interest in the built environment such as 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 board members 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 South Africa and it is our experience that a great deal of environmental goodwill is generated by the creation of a reasonable participation process.

10. CENTRAL CONSERVATION AREA

During the course of this survey, the area bounded by the sea, the Point, the mountain and Church Street was identified as an area of special national significance containing one of the highest concentrations of stone-faced 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.

11. 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 bays, parks, trees, and so forth in the Central Conservation Area, as well as the planting of 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 Mossel Bay closely in the compilation of such a conservation plan.

12. GENERAL

RECOMMENDATIONS

That this report be considered by the Municipality of Mossel Bay 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 Mossel Bay.

13. References

B Bassett: Conservation and Development in Pietermaritzburg
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Cape Provincial Administration, Cape Town 1984

H. Fransen & M.A. Cook: The Old Buildings of the Cape
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1. CAPE ST BLAIZE LIGHTHOUSE

Situated on the high cliff at the Point is the lighthouse which is one of the oldest buildings in Mossel Bay. The 20,5m high square tower was designed by R. Robinson, the Colonial Engineer responsible for the project, and was completed in 1864. It was constructed in stone masonry and is a wellknown landmark along the coast.

This historic building should be investigated for proclamation as a national monument.

2. CAPE ST BLAIZE CAVE (MOSSEL BAY CAVE)

This huge cave in the cliff below the lighthouse was created by wave action during times of higher sea level and has during prehistoric times been used as a shelter for Strandlopers and other hunter-gatherers. The resulting floor deposit containing a thick layer of shells was excavated in the early 1930's by Professor A.J.H. Goodwin of the University of Cape Town. A Middel Stone Age stone-tool industry discovered in this cave below the shell midden was named the Mossel Bay culture after the cave which is an archaeological and environmental landmark. Most of the remaining deposit has since been removed when the cave was made into a tourist attraction.

It is very important that this scientific site be protected in the Town Planning Scheme.

3. THE BUNGALOW AND AMENITIES AREAS : Erven 3345, 3600-3601, 3626, etc.

This is the tourist area par preference. The beach bungalows, the oldest ones of which may go back to the 1930's, are very colourful and create an intimate and human-scale environment. They are generally constructed of timber frames clad with clapboard, corrugated iron or asbestos sheeting. Some have enclosed verandahs and all are painted in bright colours. If well maintained such temporary structures can last for a century.

The bungalows are mostly owned by inland farmers who spend their holidays there. The owners have been notified by the Municipality to vacate the bungalows before the end of 1985. It would be a great pity if this colourful little village, one of the last along the coast, was to be replaced by block-of-flats and a great loss to Mossel Bay and the tourists.

The Caravan Park and former High School sports fields form a commonage which was originally ceded to the Municipality by Mr. A. Vincent on condition that no buildings were erected on this land. No further building development should therefore be allowed on this area. Should the restaurant complex want to redevelop, it should be restricted to its present site and not exceed two storeys. The area should be landscaped in a way which should shield public conveniences and changing rooms. It is also important that the railway line and warehouses between the bungalows and the old cemeteries be removed. It is imperative that the whole Point area is protected in the Town Planning Scheme.

4. OLD CEMETERIES : Erven 3481/2, 3478/9, 3484

The cemeteries consist of six erven. The two oldest parts (erven 3482 and 3481) along Bland Street were given to the English and Dutch Reformed Churches in 1857. In 1875 was a part (erf 3478) behind the D.R. Cemetery given to the Catholic Church.

In 1880 the English Church section was extended to include erf 3479 behind the earlier erf, and in 1882 was the Berlin Mission (Lutheran) given erf 3484 on Bland Street beyond the oldest part.

In 1891 the poor Berlin Mission built a fine stone wall on three sides of its area. The English and D.R. Churches later also built stone walls.

It is important that the old cemeteries are preserved in the Town Planning Scheme for all future

The landscaping, including tree planting of the cemetery should be investigated.

5. ACVV OFFICE, BLAND STREET, c/o MUIR STREET
 A single storey stone building with a hipped corrugated iron roof. It has a symmetric seven bay facade with five 6 x 6 sash windows and two plain doors with divided fanlights. It has a high front stoep. The property extends along Muir Street and contains other stone buildings. This building relates well to the cemetery with its stone wall on the opposite side of the street and should be protected in the Town Planning Scheme and listed.
6. HOUSE, 8 BLAND STREET : Erven 3534-5
 This stone house has a saddle roof and lean-to roof over the front verandah and back extension covered with corrugated iron. The loft has been converted into living space and has a dormer window facing the street. There is a full verandah along the street facade. It is plastered with concrete pillars and masonry wall. The left side is built in. There are plastered lintels above the entrance glazed door and casement windows. This property overlooks the historic graveyard and the sea and should be protected in the Town Planning Scheme and listed.
7. HOUSE, 10 BLAND STREET
 A single storey dwelling under a saddle roof with corrugated iron. The gable end of the building faces the road and has a verandah with concrete pillars and wavy dwarf walls. The gable has a clover-shaped vent. Original windows and door replaced. Should be protected in the Town Planning Scheme and listed.
8. COTTAGE, 12 BLAND STREET : Erf 3533
 This is a small cottage of corrugated iron with a saddle roof of the same material. It has a central stable-type door flanked by casement windows. There is a stone stoep with low end walls. There is a lean-to extension at the back. This is a good example of the original beach cottages and should be protected in the Town Planning Scheme and listed.
9. 27a AND b BLAND STREET
 This pair of semi-detached plastered houses probably dates to the 1930's. Each has a plain gabled wing on the left side and a verandah on the right side with round pillars and a solid balustrade. The roofs are corrugated iron, the doors are glazed and the windows are modern steel ones. They should be protected in the Town Planning Scheme.
10. SEMI-DETACHED HOUSE, 28A AND B BLAND STREET : Erf 3492
 Two semi-detached early 20th century dwellings under a hipped corrugated iron roof with a short gabled wing on each side and a verandah between them. The wings have a bay window each under separate roofs. The walls are plastered and rusticated. Entrance doors and sash windows are original. The verandah is supported by moulded masonry pillars. The garden wall with wrought iron railing matches the house. This house forms part of an attractive group of three and should be protected under the Town Planning Scheme and listed.

11. HOUSE, 30 BLAND STREET : Erf 2564

A simple, single storey dwelling under a hipped roof with corrugated iron and a front verandah which has masonry pillars and wooden brackets and trelliswork over a solid balustrade. The central glazed entrance door is recent but the flanking sash windows are original.

This is part of the group which should be protected in the Town Planning Scheme and listed.

12. SEMI-DETACHED HOUSE, 32 BLAND STREET : Erf 2563

This is a semi-detached house with a hipped roof and two side wings with pitched gables over bay windows. Between the wings is a stoep with a pergola and railing (new). The walls are of painted, reconstituted stone blocks. The original sash windows have been replaced by modern casement windows. This house, together with the two previous ones, form a good group which should be protected in the Town Planning Scheme and listed.

13. SEMI-DETACHED HOUSE, 34 BLAND STREET : Erf 2537

A semi-detached stone building under a pitched asbestos roof. The original verandah has been removed and the stoep has got a new plastered stoep wall with ornamental urns. Original windows and doors have also been replaced by modern ones.

This house is of importance only for its scale and materials and should be protected in the Town Planning Scheme and listed.

14. HOUSE, 36 BLAND STREET : Erf 2535

An L-shaped stone house with a glazed-in verandah along the set back part of the facade. The wing gable has a shamrock vent and a bay window. The roof is hipped. The stone foundation is high. The old sashes have been replaced by modern casement windows but the front door is original. There are two lions on the garden wall.

This house and the previous one have been heavily restored but because of scale and material they should be protected in the Town Planning Scheme and listed.

15. HOUSE, 38 BLAND STREET

Plastered house (probably stone) with hipped iron roof and iron over full verandah. Left side closed in with 4 unit casement windows. Brick balustrade with square pillars with capitals. Glazed double doors. No casement windows.

Listing as part of group.

16. COMAY'S WAREHOUSE, 42 BLAND STREET c/o FIELD STREET : Erf 2503

The warehouse was built by Mr M. Bruns and was used as an isolation hospital during the 1918 epidemic. It is of painted coarse stone with gabled facade in Bland Street. The gable has buttress corners and storey coping, as well as a straight pediment with capped peak and a shamrock vent. The entrance has stone surround and stone steps. There is a double entrance door with a large fanlight. The windows are not original. The adjacent store in Field Street has a stone cornice with flat arch keystone lintel over warehouse doors. Next to the warehouse is a high wall with an arched entrance with keystone lintel.

The warehouse complex and stone wall are old landmarks in Mossel Bay and should be protected in the Town Planning Scheme and investigated for proclamation as a national monument.

17. HARBOUR CAFE, 52 BLAND STREET

An old stone shop under a hipped corrugated iron roof. The large metal windows are recent but the glazed double door may be original. There is a corrugated iron verandah roof supported by iron pipes.

In the Mossel Bay Panorama of 1877, this building is noted as Bridle's House, Harbour Cafe. Mr Bridle lived in a small cottage next to this building. This interesting little building should be protected in the Town Planning Scheme and investigated for proclamation.

18. STEYN BROS. WAREHOUSES, 54 BLAND STREET c/o MICHELL STREET

A plastered stone warehouse along Bland Street and Michell Street. There is another next to and behind it. They were there already in 1864. They have low pitched corrugated iron roofs. The original windows in Bland Street were partly closed up in 1886. A new window on the other side.

These warehouses are of interest because of their age and vertical scale and the site should not be developed outside their present envelope. They should be listed.

19. RAILWAY STATION AND GOODS OFFICE, BLAND STREET : Erf 2023

This attractive dressed stone building was erected in 1902. It is a T-shaped single storey building with a tower and a long loading store along Bland Street. The projecting wing on the West side features a small plastered triangular pediment below which are two louvred vents. The tower has an upper section with pilasters and set backs for clock faces and a pointed roof. The main entrance has a double door with a stone lintel and a slightly arched fanlight with coloured glass and a stone drip moulding above. The high and narrow windows are also rounded with drip moulding in stone above. Inside are two small windows with stained glass picturing life on the Thames in London.

This is one of the landmarks in Mossel Bay and should be protected in the Town Planning Scheme and investigated for proclamation as a national monument.

20. CUSTOMS HOUSE, BLAND STREET : Erf 2026

This building was erected in 1874, one of the first stone buildings in the town. A second floor was added in 1882 and the balcony on the sea side in 1898. The walls are of very fine stonework with plaster surrounds of doors and windows and eaves with consoles. The doorways are arched with double doors and fanlights with wrought iron sunrise motifs. The windows are also arched with sashes. The roof is hipped and covered with corrugated iron. The balcony is of timber with cast iron supports and bracket. It has a wooden staircase. Inside is the first iron spiral staircase built in Mossel Bay (1882).

This very fine building should be protected in the Town Planning Scheme and investigated for proclamation.

21. BUILDING, BLAND STREET

This is a seven-bays single storey building with a central Cape Dutch Revival gable probably from the 1920's. This building belongs to the S A Transport Services and was used as an accommodation and holiday place for its staff. The roof is half-hipped with ridge vents and tiles. The gable has a long louvred vent. The windows are 6 x 6 sashes and have louvred shutters. There is a central recessed and arched porch. The entrance door has side lights and fanlight. The walls are plastered. This building is a good example of its period and is appropriate in its environment. Provision should therefore be made for it in the Town Planning Scheme.

22. HARRIES & CO. WAREHOUSE, 64 BLAND STREET : Erf 3117

This building, described as "Searle & Co's Handsome Business Premises" was erected in 1902. It consists of a double storey warehouse under a hipped corrugated iron roof and has very fine high-relief stonework. The ground floor has keystone arches, rounded over the doors and flattened over the sash windows. The upper floor has sash windows with stone lintels. The upper storey floor level is marked by a raised stone course. There is a wide, high stone stoep on the street side, which originally had a verandah. This is a commanding building by virtue of layout and elegance.

This fine building should be protected in the Town Planning Scheme and investigated for proclamation.

23. OLD WAREHOUSE BEHIND HARRIES & CO., 64 BLAND STREET

An old double storey warehouse belonging to Harries & Co. but possibly older than the main building. It stands on high stone foundations and has a saddle roof with plain straight gables and corrugated iron. On the seaside are 6 x 6 sash windows. On the western gable end is a door with small window panes and above it a loft door with a hoist. The building is very dilapidated. This interesting little building should be protected in the Town Planning Scheme and be investigated for proclamation.

24. HOUSE, 66 BLAND STREET : Erf 3116

A double storey Georgian style L-shaped building. The roof has a parapet and cornice on the north facade. The high and narrow windows are original sashes. The building is now divided into two flats and the upper floor has a recent extended staircase and entrance. The original entrance on the ground floor has a double door with a fine rectangular fanlight. The facades are plastered with plaster quoins in the corners. The property is surrounded by an interesting stone wall. This building without a wing is present on the 1886 panorama. It should be protected in the Town Planning Scheme and investigated for proclamation.

25. HOUSE, 68 BLAND STREET

A plastered stone house with a half-hipped roof with corrugated iron and ridge ventilators. The house is on a high stone foundation above the street with steps on the right side. There is a verandah under the main roof on two sides. A section of it is built in with a casement window. On the right side is a bay window with its own covered gable. The verandah has square plastered pillars and dipped moulded balustrades. This house should be protected in the Town Planning Scheme and listed.

26. OCEAN VIEW HOTEL, 72 BLAND STREET c/o CROOK STREET : Erf 3100

The hotel complex consists of a couple of buildings, the oldest of which may go back to 1854 when there was already a hotel here, which was enlarged in 1877 as well as in 1900 when a second floor was added.

The Bland Street side has a stone facade and set-back verandah behind dominant stone arches, the end one of which at each floor has been spoilt by later infill. The balustrades are dipped and moulded. The double entrance door with side lights may be original. This local landmark should be protected in the Town Planning Scheme and listed.

27. COMMERCIAL BUILDINGS, 71-75 BLAND STREET

These buildings should not be developed beyond their present envelope.

28. DOCH-EN-DORIS, 77 BLAND STREET c/o ADAM STREET : Erf 3091

This is a simple, long single-storey building with a saddle roof. The gable end facing Bland Street has two buttresses flanking the door. The other end has a simple gable. The front section has casement windows and a circular loft ventilator with louvres. The back part has sash windows.

This building was erected in 1872 when the first Public School was opened here, later called the "Ou Jongenskool." It is now a bottle store. This interesting old building should be protected in the Town Planning Scheme and investigated for restoration and proclamation as a national monument.

29. ANDRAG WAREHOUSE, 78 BLAND STREET : Erf 3421

A large double storey five-bay warehouse built in 1875 by E.de Marillac with a central entrance. The facades are plastered with bracketed drip moulds above the windows. Two windows on each side of the entrance have been changed into two large windows, which mars the old facade. The other windows are 2 x 2 panes sashes. At the back of the main building are stone warehouses.

This historic building has a commanding position on top of a hill facing the sea and the whole complex should be protected in the Town Planning Scheme and investigated for proclamation as a national monument.

30. BOTTLE STORE, 80 BLAND STREET : Erf 3422

A small painted stone building erected in 1881 by R. Transfeldt for a shop. The three-bay building has protruding stone quoins in the corners and flanking the central doorway which also has a bracketed drip moulding above it. The facade also has a cornice and a low parapet and pediment flanked by square pilasters and ornamental urns in the corners and three shell ornaments on the parapet. Stone lintels to north facade have moulded cornice decoration - original centre doors. Stone sills to west windows are hollowed where generations of fishermen have sharpened their knives. There is a broad stoep in front of the shop with a modern railing. The windows are 6 x 6 pane sashes. The right front window has been replaced by a door. This pretty little building should be protected in the Town Planning Scheme and investigated for proclamation.

31. COMMERCIAL BUILDING, 82 BLAND STREET c/o CUFF STREET : Erf 2964

A double storey stone building probably from c.1880 with a hipped roof and timbered eaves. The upper floor has five sash windows, the ground floor three sash windows and two doors to the high stoep. The glazed verandah is a modern addition out of keeping with the building. It should rather be removed together with the stoep which encroaches on to the street.

This building should be protected in the Town Planning Scheme and investigated for proclamation.

32. PRINCE, VINCENT & CO. BUILDING, 86 BLAND STREET

Two pedimented buildings with a lower connecting part. The right side building was erected in 1901 and designed by Simpkin while the stone work was done by C. Wilson. It is a stone building with two storeys and has a large arched doorway for waggons. The facade is plastered with heavy rustication and the second floor has pilasters and pedimented windows. There is also a circular loft ventilator and a small shell ornament and corner urns on the pediment. There are also two circular windows on the ground floor.

The left part and probably the connecting part were completed in 1903.

The left part has three floors and the big arched opening has been filled in. Instead it has two smaller arched doorways on both sides of it. The details of the facade are similar to those of the original building except for the arched windows. The central part has an arched doorway and keystone window lintels, a glazed double door and a sunrise fanlight.

This complex is one of the bestknown buildings in Mossel Bay and should be protected in the Town Planning Scheme and investigated for proclamation.

33. VINCENT BUILDING, c/o BLAND AND CHURCH STREETS

This building is said to be from 1840 but at that time there was still a small store here belonging to H.R. Harries. A picture from 1877 shows a bigger building here which may be the present one, so it may have been built between 1850, when Harries sold it, and 1877. It is a plastered two storey building with a high stoep in Bland Street. The building continues along Church Street. The splayed corner is probably a recent change. The walls are rusticated with window and door surrounds. There are two arched entrances in Bland Street. The entrances have double doors and sunrise fanlights. The splayed corner has three big arched windows. The stone rubble walls are said to rest directly on the ground with no foundation. The back has 6 x 6 sash windows with stone lintels and sills. This building together with the previous one form a unique complex which should be preserved in the Town Planning Scheme and investigated for proclamation.

34. COTTAGE, 5 LOWER CROSS ROAD

Lower Cross Road contains an old residential area of mostly simple cottages between the two commercial thorough-fares Bland Street and Marsh Street. It has an old-time character which should be protected in the Town Planning Scheme. All the cottages should be listed.

This cottage is plastered with a corrugated iron roof, a verandah along the whole street facade and a lean-to at the back. The verandah has plastered square pillars and a solid balustrade. The door has a divided fanlight. The windows are new. It should be protected in the Town Planning Scheme and listed.

35. COTTAGE, 7 CROSS STREET

A small cottage behind and below an old stone wall. The walls are plastered and also the side walls of the front verandah and the left side infill. At the back there is a stone extension under a lean-to roof (covering iron). There is a diamond window on the left end wall of verandah. There are square plastered pillars and a dipped balustrade. The entrance has a four panel door without fanlight. The windows are 6 X 6 sashes.

For protection in Town Planning Scheme and listing.

36. COTTAGE, 12 LOWER CROSS STREET

A renovated old stone house, now plastered with pilasters, a hipped iron roof and a stoep with pergola, classical columns and a solid balustrade. There are big new windows with louvred shutters and a six-panel new door with sunrise glazed upper part. For protection in Town Planning Scheme and listing.

37. COTTAGE, 14 LOWER CROSS STREET

An old semi-detached stone cottage with corrugated iron saddle roof and a verandah with square supports and solid balustrade. There are new steel windows in the old openings. The building is rather dilapidated.

For protection in Town Planning Scheme and listing.

38. COTTAGE, 18 LOWER CROSS STREET

A stone house divided into circa four flats. Hipped roof with iron, front verandah and lean-to extension at the back. One side has an old small pane (6 x 6) sash window while the front windows are modern steel ones in the old openings. The doors are also new ones partly glazed and without fanlights. For protection and listing.

39. BAY AUTO-ELECTRIC, 20 LOWER CROSS STREET

A long stone cottage where the saddle roof has been changed to a Karoo-type roof by raising the front facade. There are three old sash (6 x 6) windows and two smaller new ones. The entrance has been enlarged.

For protection and listing.

40. BLOCK OF FLATS, 22 LOWER CROSS STREET, c/o KLOOF STREET

Originally single storey stone house to which a second floor was added. It now contains three flats. The ground floor has a verandah with Doric columns and solid balustrades. The ground floor has 6 x 6 sash windows while the upper floor has steel windows. The entrance doors are glazed with fanlights. This building is in a rather bad condition and is only of interest because of its stone facade.

It should be protected in the Town Planning Scheme and listed.

41. COTTAGE, 24 LOWER CROSS STREET, c/o KLOOF STREET

A long semi-detached stone house with a hipped roof and a verandah with square supports. There are two chimneys with two chimney pots each. All original doors and windows have been replaced. For protection and listing.

42. COTTAGE, 25 LOWER CROSS STREET

A semi-detached painted stone cottage with saddle roof covered with asbestos and a full verandah with face brick pillars and wood railings. This house has also been restored and all doors and windows are new. This house is pleasant but has also lost some of its character. For protection and listing.

43. COTTAGE, 26 LOWER CROSS STREET

A semi-detached stone cottage with a saddle roof covered with asbestos. There is a plastered verandah along the street with new wooden railings. Doors and windows are also new. A tasteful restoration but the old character has been spoilt. For protection and listing.

44. COTTAGE, 27 LOWER CROSS STREET

A painted, three flats stone house with a long verandah with square supports and solid balustrades. The saddle roof and verandah are covered with asbestos. The right side of the verandah is closed in. There are four panel doors with divided fanlights and 6 X 6 panes sash windows. Not in good condition. For protection and listing.

45. COTTAGE, 29 LOWER CROSS STREET

A three flats stone house with a corrugated iron saddle roof also covering a verandah. There are square plastered supports and solid balustrades with wooden gates. The doors have four panels and divided fanlights. The windows are 6 X 6 panes sashes. For protection and listing.

46. COTTAGE, 31 LOWER CROSS STREET

A stone cottage with a corrugated iron saddle roof and a long verandah under iron with wooden supports, ornamental brackets and wooden railings, probably original. The doors have four panels and divided fanlights and the windows are 6 X 6 panes sashes. The left end of the verandah is closed in with wood and a casement window.

This cottage is not in good condition, but, because it appears to be in original condition, is of some interest and should be protected in the Town Planning Scheme and investigated for proclamation.

47. CHAPEL, 33 LOWER CROSS STREET c/o FIELD STREET

A long plastered, single storey hall with saddle roof and an end gable in Lower Cross Street where there is an arched porch. The windows are also arched. The gable has some rounded mouldings and circular vent. There is also a drip moulding over the arched opening. The entrance has panelled double doors. The facade is plastered on a stone foundation. The roof has corrugated iron. This is probably a recent building.

This building should be protected because of its scale and listed. The open space opposite the chapel in Lower Cross Street should also be protected and development controlled according to our guide lines.

48. ALEX COMAY WAREHOUSE, c/o LOWER CROSS STREET AND FIELD STREET

(See also no. 16)

A small double storey building of stone and a high stone wall on both streets. The building has a saddle roof covered with corrugated iron and with straight gables with caps at the peaks and shamrock vents. Three doors of different sized in Lower Cross Street.

This wall and warehouse form part of the old Comay complex which should be protected in the Town Planning Scheme and investigated for proclamation.

49. HOUSE, MARSH STREET EXTENSION

A stone house situated at the Point sport area. It has a hipped roof and a verandah on two sides covered by corrugated asbestos. There is a covered gable wing with a bay and 2 X 2 sash windows. The verandah has wooden supports and brackets.

This house should be protected in the Town Planning Scheme and listed.

50. ELGIN HOUSE, 2 - 4 MARSH STREET, c/o UPPER CROSS STREET

A semi-detached staggered complex of stone with verandahs facing Marsh Street and the sea. The roofs are hipped with corrugated iron and a high chimney. There are five small covered gables along the facades which have two splayed corners.

Two of the gables still have original timber decoration with finial. The verandah has wooden supports and wooden trellis railings. The doors have five panels and fanlights. The windows are 2 X 2 panes sashes with external louvred shutters. The right side extension has a protruding wing with bay windows covered by the gable roof. There is also a fine, low stone wall with Edwardian posts and a wrought iron fence.

This whole elegant complex possibly built c. 1915 should be protected in the Town Planning Scheme and investigated for proclamation.

51. ST BLAIZE TERRACE BETWEEN MARSH STREET AND UPPER CROSS STREET

A fine group of four double-storey terraces in dressed stone each with a small concave gablet and built in 1909. Each terrace consists of two flats. The ground floor has two bay windows and two arched porches between them. The doors are glazed with side and fanlights. There is a balcony on top of each bay. All windows are high casement ones, the upper, central ones are arched. There are double glazed doors with coloured glass to the balconies. The back of the terraces is plastered and has 2 X 2 panes Victorian sash windows. The roofs are covered with corrugated iron and have turrets in the street corners. The complex is being restored.

This is a very interesting group of buildings which should be protected in the Town Planning Scheme and investigated for proclamation as a historic monument.

52. THE ARK, 7 MARSH STREET

Erf 31114

A single storey, L-shaped stone building with a loft. The saddle roof is under corrugated iron. The house has two entrances protected by porches with wooden lattice work. The windows are squat original 6 X 6 panes sashes. There is also a loft casement window. There is a stone wall on the street. This is probably a High Victorian house from the end of the last century. Very few lattice work surrounds are left in Mossel Bay and this house should be protected in the Town Planning Scheme and investigated for proclamation.

53. HOUSE, 11 MARSH STREET, c/o REACH STREET

Erf 31116

Two-winged stone house with a verandah between the wings. Saddle roof with corrugated asbestos, extending over the verandah. Later additions at the rear. Square plastered pillars to verandah and some original fretwork between them. The one gable has a circular ventilator. Divided casement windows (c.1915) and an Edwardian front door.

The stone street wall has been plastered.
This house should be protected under the Town Planning Scheme and listed.

54. ST BLAIZE VILLA, 12 MARSH STREET

A fine Edwardian villa contemporary with St. Blaize Terrace (1909) and built in stone which is painted. The roof is of corrugated iron. The house has a projecting wing with a finial on the gable and a shamrock vent. There is a verandah on two sides with concrete pillars, corrugated iron roof and, slightly dipped, solid balustrades. The end of it is enclosed. The front door is Edwardian. The windows are 2 X 2 sashes. There is a low street wall of stone topped with a picket fence. This is a good example of local Edwardian architecture and should be protected in the Town Planning Scheme and investigated for proclamation.

55. HOUSE, 13 MARSH STREET, c/o BEACH STREET

Stone cottage with later plastered verandah. Hipped, corrugated iron roof. Stoep has plastered brick division indicating two flats. Four-panelled front door originally flanked by two sash windows, one of these is now a door with a side light. The verandah has two pillars and the ends are closed with small windows. Side walls have original sashes. There is a stone wall along the streets with wooden gates. This house should be protected in the Town Planning Scheme and listed.

56. CYPRESS COTTAGE, 16 MARSH STREET, c/o BEACH STREET

A stone cottage under a corrugated iron saddle roof which extends over a full frontal verandah. The verandah is fully enclosed, painted, and has a new door and steps. The cottage probably dates to the beginning of this century, the verandah enclosure is probably from the 1920's. The windows are casement ones. The verandah ends have diamond windows. There is a loft ventilator with louvres and a lean-to extension at the back. The garden wall is of stone with a wooden gate. This house is also of architectural interest and should be protected under the Town Planning Scheme and investigated for proclamation.

57. TERRACE, 18 MARCH STREET, c/o BEACH STREET

A long stone building under a hipped roof with corrugated iron and a full verandah also under iron. The verandah has rounded pre-cast pillars and solid balustrades. Each cottage has an original front double door with four panels and Georgian fanlight flanked by sliding sashes (2 X 2 panes). The houses retain matchboard ceilings internally. The side facades have new casement windows. There is a small front garden and a stone wall with a picket fence and wooden gate. This is a typical Mossel Bay row of attached cottages and should be protected in the Town Planning Scheme and investigated for proclamation.

58. LINLEY HOF, 25A & B MARSH STREET, c/o KLOOF STREET

An elaborate Edwardian two-dwelling mansion with a corner turret dated 1905. The gable ends retain their ornamental bargeboarding and the verandah on two sides of the house has also certain ornamentation. The verandah railings have been replaced with a modern balustrade but the cast iron pillars remain. The windows are probably new casement ones. The

The front door and door cases are original. A fine stone garden wall. This elegant house should be protected in Town Planning Scheme and investigated for proclamation.

59. ST. THOMAS OLD RECTORY, 26 - 28 MARSH STREET, c/o KLOOF STREET

A stone building with two wings and a verandah between them. The roof is of corrugated asbestos. The wings have ornamented wooden gable ends. The right gable bears the date 1907, the left one a shield with Ad1911. The house was probably built in two stages. The verandah has plastered pillars and dipped, solid balustrades. The windows are casement ones. This is part of the St. Thomas Church grounds and should be protected in the Town Planning Scheme and investigated for proclamation.

60. ST. THOMAS CATHOLIC CHURCH, MARSH STREET

A Romanesque hall church, but with pointed-arch windows. On the eastern end is an apse, on the western end a pair of squat towers. The street side has a small transept and the main entrance is in the tower. The church was built in 1885 and the towers added in 1935. Along Marsh Street is an old stone retaining wall.

This simple but dignified church with its grounds should be protected in the Town Planning Scheme and considered for proclamation as a national monument.

61. SEMI-DETACHED HOUSE, 27 MARSH STREET

A semi-detached stone house with a hipped roof and a plastered verandah. The windows are 2 x 2 sashes and the entrance door is partly glazed with a divided fanlight.

This building should be protected in the Town Planning Scheme and listed.

62. HOUSE, 29 MARSH STREET

A single-storey cottage with a very deep verandah which has a plastered stoepkamer at each end. The house has a saddle roof while the verandah has a hipped roof both covered with corrugated iron. The new central front door has an original fanlight. The windows are original sashes. The street stone wall probably originally has a picket fence, now ornamental bricks.

This house should be protected in the Town Planning Scheme and investigated for proclamation.

63. HOUSE, 31 MARSH STREET

A simple single-storey cottage with a hipped roof under corrugated iron and no verandah. The elegant front door is from c.1915 and is partly glazed with a fanlight. The windows are 6 x 6 pane sashes. Alterations to the side facades which have steel windows. There is a low stone wall in front with a picket fence and gate. Next to the house is a garden up to Field Street and stone walls with picket fences.

This pleasant house and garden should be protected in the Town Planning Scheme and investigated for proclamation.

64. HUIS RUDIE BARNARD, MARSH STREET c/o FIELD STREET

This building was earlier the Chesham Hotel, but was in 1950 sold to the School Board as a boys' hostel. The hostel is a double-storey, originally L-shaped, building with a double storey verandah on two sides. It is visible on the 1906 panorama. The left-side wing has a double storey bay with its own roof. The gable end of the wing has a circular vent. The windows are high and narrow sashes (2 x 2 panes). The verandah is plastered and probably later, may have replaced an older iron verandah. On the right side is a new three-storey extension. Most of the doors and windows are original. This building should be protected in the Town Planning Scheme and listed.

65. ST PETER'S RECTORY, 36 MARSH STREET c/o MICHELL STREET

The original rectory and chapel school were built in 1856-7 (see 1860 plan). Church services were held here until the new church was completed in 1879. It was a single-storey, three-bay house with a small chapel attached to it on the right side as seen on the 1864 panorama. In that year a church for Coloureds already existed behind the rectory (see No. 88). In 1877 the rectory was extended on its left side. A photo from 1886 shows that the entrance was the same as today. In 1888 the stone wall was built around the property and in 1896 the second floor of the pastorie was added and probably also a double-storey verandah. The front facade today does not have any verandah but the upper floor still has French doors. On the left side is a gabled wing with late-Victorian board and batten infill. The roof is hipped with corrugated iron. There is a high stoep with a pergola. The entrance door has a semi-circular fanlight with a sunrise glazing pattern. The ground floor windows are 3 x 4 panes sashes.

The church hall attached to the right side has a steeply pitched roof and a narrow ventilator and long sash windows in the end gable. The side facade has modern steel windows.

This important historic complex should be protected in the Town Planning Scheme and investigated for proclamation as a national monument.

66. RENDEZVOUS, 38 MARSH STREET c/o MICHELL STREET : Erf 3132

Double storey house in painted stone with a full double storey verandah on the street side. The roof is hipped and tiled. The verandah has very fine wooden lattice work on both floors and a new stoepkamer on each end of the upper floor. The windows are big 12 x 12 pane sashes with external louvred shutters on the ground floor. The entrance is a double door with fanlight. There is a painted stone wall on to the street and there is a fine staircase behind it. The house was built in about 1900 for the W. Matthew family. Later it became a boarding house.

This spectacular house should be protected in the Town Planning Scheme and considered for proclamation.

67. HOUSE, 40 MARSH STREET : Erf 3133

A single storey stone cottage with a high foundation and a verandah along the street side with a built-to, round gabled stoepkamer on the left side. The saddle roof is covered with corrugated iron and the verandah with concave iron. The verandah has precast pillars and a dipped solid balustrade. The front door is a double door which is partly glazed and with a fanlight. Side facade retains a sash window but front ones are casement windows. There is a later lean-to at the back. This cottage should be protected in the Town Planning Scheme and investigated for proclamation.

68. HOUSE, 43 MARSH STREET

A single storey cottage of stone in traditional Mossel Bay style under original corrugated iron hipped roof. The full verandah has ornamental wooden trellis supports and a probably later wooden rail and gate. The verandah roof is concave-convex corrugated iron. The ends are closed with boarding. The central front door with fanlight is original but the windows are casement ones.

This typical Mossel Bay cottage should be protected in the Town Planning Scheme and investigated for proclamation.

69. OLD MASONIC TEMPLE, 45 MARSH STREET

This complex stone building was built in 1884 as a Masonic Temple for the St Blaize Lodge and extended in 1909. There are two gabled facades on each side with plain straight gables with bricked-in circular vents and two arched Gothic windows on each facade, also bricked-in, on the Marsh Street side. The entrance with a Gothic arch is on the right side facade which has a fine window with tinted glass. There is a wooden roofed skylight structure on the roof which provides light for the central part of the temple.

This interesting building is a landmark and should be protected in the Town Planning Scheme and investigated for proclamation.

70. DOUBLE STOREY BUILDING, 49 MARSH STREET

This stone building, now used as an office building, earlier had a double storey verandah along the street, but it is now removed. The hipped roof has two, a bigger and a smaller, ornamental bargeboard gables on the street side. On the left side a single storey shop extension has been added. The central entrance is a fine Edwardian one with side and fanlights and small-pane glazing of the door. The glazing was probably originally tinted as the fanlights of the narrow paired casement windows still are.

This is an interesting building which should be protected in the Town Planning Scheme and investigated for proclamation.

71. HARRIS & SCHELTEMA, 54 MARSH STREET

A double storey commercial building with an upper floor verandah and a ground floor deep arcade. The verandah is glazed-in. The windows are casement ones and the doors probably from the 1930's.

This building is only considered for listing.

72. ST PETER'S ANGLICAN CHURCH, MARSH STREET

This is a beautiful stone church in "Early English" style. It was designed by John Welchman and the first section was inaugurated in 1879 while the tower was completed in 1885. The high-pitched roof is covered with slate over diagonal boarding. The main rafters are from hammer beams which carry the load to the external buttresses. The entrance portico has a high Gothic arch and the windows are narrow neo-Gothic ones with pointed arches and leaded lights. An unusual feature is the bell tower which rises in a series of stepped buttresses to the bell chamber, which has interesting double Gothic arches and rounded pillasters. The tower has an unusual stone steeple. A tower at the rear of the church duplicates the main tower. There is also a stone vestry at the rear. The wall to the road is also important.

This fine church should be protected in the Town Planning Scheme and should be investigated for proclamation.

73. HILL'S DRAPERY STORE, 62 MARSH STREET

An old single storey shop with original windows and a heavy parapet at the edge of an arcade carried by round classical pillars.

This property should be listed.

74. FANIE'S APTEEK, 64 MARSH STREET

A double storey stone building with an arcade and original dressed stone facade and shop fronts. The building was erected in 1868 for "Apteker E. Powrie". In 1900 it was taken over by Heynes, Mathew & Co. and still later by Lennon. The upper floor has sash windows and original louvred shutters. The arcade has a heavy timber parapet and is supported by masonry pillars with unusual capitals.

This building should be investigated for proclamation.

75. M. BRAUDE & CO., 66 MARSH STREET

An interesting 1920-1030 single storey shop building with a fancy ornamented, stepped parapet in American style. The arcade has square supports and a small rounded gablet with a plaque. The facade has a set-back porch in the middle and some original wooden shop fronts.

This building should be listed.

76. PANDORA'S BOX, 79 MARSH STREET c/o CROOK STREET

A double storey commercial building with an arcade and a verandah in the upper floor. The hipped roof has two conerved gables with round vents on the street side. The verandah and the arcade are supported by pairs of pillars. The shop front is an original wooden one. The side facade has 3 X 3 sashes and an oriel window in the upper floor. The verandah has glazed double doors with fanlights. It was built in the 1890's and was later a pharmacy.

This rather pleasant building should be listed.

77. MUNICIPAL GARDENS AND GATEWAYS, MARSH STREET

The beautiful gardens and the fine ornamental gate pillars and wrought iron gates donated in 1903-4 by the German firm Mataré & Bruns, said to be the most beautiful in the country, should be protected in the Town Planning Scheme and investigated for proclamation.

78. ENNERDALE AND ROTHSAI, 2 UPPER CROSS STREET

A semi-detached, single storey plastered complex with two projecting wings and a verandah between the wings, which have bay windows and some remaining ornamental woodwork on the right one. The verandah has square columns and solid balustrade. The windows are big sashes (2 X 2). Doors are 4-panel ones with fanlights.

This house should be protected in the Town Planning Scheme and listed.

79. 11-17 UPPER CROSS STREET, c/o BEACH STREET

A long stone building with corrugated iron roof and 6 flats fronting Upper Cross Street. Single storey on street side with verandah and square pillars. The sea side is double-storey with partly closed-in verandahs and steps to the upper floor. 6 X 6 sash windows and 4-panels doors with 2-panes fanlight. Doors and windows have plaster surrounds.

This building should be protected in the Town Planning Scheme and listed.

80. BOUVIER, 18 UPPER CROSS STREET

4-family (flats) building of stone with modernized built-in verandah. Victorian sash windows. Modern glazed doors with old 2-panels fanlights. Hipped new roof. Solid balustrades. Also some old 4-panel centre doors.

This house should be listed.

81. CYRILS, 20-22 UPPER CROSS STREET

A double-storey, 2 family stone house with a double-storey verandah, the upper part of which is partly closed-in. The lower verandah has cast iron ornamental brackets and columns. The windows are new casement ones. There are old sash windows (6 X 6) on the ground floor. Four-panels entrance doors with 2-panes fanlights. The roof is hipped with corrugated iron. There is a stone street wall.

This house should be listed.

82. CHRISMARHEIM, 26 UPPER CROSS STREET

Restored or new semi-detached, single-storey stone house with a high stoep. Doors and windows are new ones. The saddle roof is covered with corrugated asbestos. The stoep has a wrought iron rail. The house should be listed.

83. SHOP AND HOUSE, 30 UPPER CROSS STREET, c/o KLOOF STREET

Double-storey, plastered building with a covered stoep on Upper Cross Street and a shop. There is a saddle roof with corrugated iron. Windows are 2 X 2 sashes. Entrance door (4 panels) on Kloof Street has light and fanlight. There are plaster quoins in the corners and plaster window surrounds. There is an extension in Kloof Street. The shop has old shop windows and the shop pavement has old cast iron brackerts but new brick columns. The door is also old. This building should be listed.

84. HIGHLAND HOUSE, 34 UPPER CROSS STREET

A very pleasant single-storey stone house with a half-hipped roof with corrugated iron which also covers the front verandah. The verandah has steel pipe supports. The three-bay facade is symmetrical with a central entrance, consisting of a glazed door with fanlight and side lights, and bay windows on both sides. The windows are casement ones with small panes. Along the street is a low stone wall with plastered stone entrance pillars and a wrought iron gate.

The elegant house should be protected in the Town Planning Scheme and investigated for proclamation.

85. CLAN-Y-MOR, 40 UPPER CROSS STREET, c/o FIELD STREET

A big single-storey, stone house with saddle roofs. It is H-shaped with the main facade along Field Street and with two gables toward Upper Cross Street with a verandah between. The main facade had so a full-length verandah with a small central gable with some work ornamentation. The gable is dated 1897. The pillars are of Doric type and between them are cast iron ornamentation. The balustrade is solid. The gables have plaster ball finials and vents in the garden is a gazebo with trellis work. The windows are 6 X sashes and have external louvred shutters. The entrance is a double door with small-panes fanlight. There is a garden stone wall with a picket fence on top.

This interesting complex should be protected in the Town Planning Scheme and investigated for proclamation.

86. HOUSE, 42 UPPER CROSS STREET, c/o FIELD STREET

Small semi-detached plastered stone house with saddle roof (corrugated iron), straight end gables and a high front stoep with a modern wrought iron railing. The windows are new casement ones. The doors have 4 panels and fanlights. This house should be listed.

87. HOUSE, 46 UPPER CROSS STREET

This interesting single-storey stone house is seen on the 1886 panorama. It is set back from the street. It has a hipped roof (corrugated asbestos) and a verandah all along the front covered by the roof. Monumental flared steps to the verandah, which has Doric columns, solid balustrade and is enclosed on the right side (already in 1886). There is a bay window under the verandah on the left side. The entrance door has a fanlight. The windows are small-pane casement ones. Along the street is a stone wall and a wooden gate.

This house should be protected in the Town Planning Scheme and investigated for proclamation.

88. OLD APOSTOLIC CHURCH, UPPER CROSS STREET, c/o MICHELL STREET

This complex contains the original Anglican Church for coloureds built sometime between 1860 and 1864. Land was donated in 1858. The church was extended in 1886 and later. It is a small stone church with a high-pitched roof and two rectangular lean-to additions of stone, on two sides. The adjoining small church hall of dressed stone has a steeply pitched roof and gable end facing the street. Two simple casement windows on either side of a new wood door under a gothic arch featuring keystone end. Window lintels are of stone. The building has lost architectural merit unity by the style of additions. Old stone wall. This old building has been extensively altered but its core is old. It should be protected in the Town Planning Scheme and investigated for proclamation.

89. HOUSE, 24 MONTAGU STREET

Erf 35251

A stone house with a new hipped tiled roof. Unusual round-headed windows with fanlights and casements. Side windows have no fanlights. Later treatment of stoep with slab roof is out of character Edwardian front door and doorcase. Woodwork finely detailed - original. Later stone cottage in back yard. Small Edwardian sea-side villa with good view of harbour. Lends character to the street. One of the few identifiable Edwardian houses of its type in Mossel Bay. This house should be protected in the Town Planning Scheme and listed.

90. 2 DWELLINGS, 26 MONTAGU STREET, c/o KLOOF STREET

Erven 352 and 2523.

Possibly restored old Karoo-style cottage of stone with mono-pitched roof and heavy treatment of parapets, possibly a recent addition. There is a high front stoep with steps. Modern windows and door in front facade. The double-storey house behind has been restored with stone walls painted and garage and pergola.

These two houses are an unusual element in the street facade and lend it character. They should be listed.

91. COTTAGES, 34 AND 36 MONTAGU STREET

Two modest single storey stone cottages partly plastered under corrugated iron and on high foundations, set well back from the street. Both houses have verandahs under corrugated iron and both are unoccupied and delapidated. The left house has a bay window and above it a decorated gable.

These cottages are character elements in this part of the street and should be listed. Ground on Montagu Street can be used for low rise redevelopment which would incorporate the cottages.

92. HOUSES, 40 MONTAGU ROAD

Erf 2505

A stone house under double-pitched corrugated asbestos roof with later addition of dormer in main pitch which makes an interesting roof profile. Verandah is on street boundary, but well above street level, and has brick balustrade and brick pillars. Sash windows and pannelled doors. The upper, probably earlier, stone cottage, behind the first one has original casement windows. It has been extended on the south and east sides. It compliments the lower house. These houses stand in sensitive area with adjacent stone houses in Field Street and should be protected in the Town Planning Scheme and investigated for proclamation.

93. HOUSE, 46 MONTAGU STREET, c/o FIELD STREET

Single storied, late Victorian cottage under corrugated iron. Probably stone later plastered and rusticated. Originally with a central fanlight front door and two sliding sash windows. The door and 3 original sashes remain, the other has been replaced with a 1910-1920 door and adjacent sidelight. The front stooping along the front has columns and balustrade. Later adjacent garage with modern door.

This house should be protected in the Town Planning Scheme and investigated for proclamation.

94. HOUSE, 48 MONTAGU STREET

Erf 2462

A stone, saddle-roofed house with a partly closed-in verandah set high above the street with a stone retaining wall. The roof is of corrugated iron. The verandah has later plastered square pillars and balustrades. The front wall is painted and has new high metal windows. The door has a plaster surround.

A pleasant cottage only marred by the modern additions. Recommendation as No. 46.

No. 46 and 48 together with the adjacent field and houses have a considerable environmental impact and their retention is essential for the character of the street. They should therefore be protected in the Town Planning Scheme and be investigated for proclamation

95. BUILDING, 49 MONTAGU STREET

Erf 2472

Double storey stone building with single storey extension. Originally not a dwelling. Then lower level used as flatlet while upper level converted to use as a dwelling only in 1984. Now much modernised with new windows - proportional to surrounding buildings. This building should be listed.

96. HOUSE, 58 MONTAGU STREET, c/o MICHELL STREET

Erf 2467

Semi-detached cottage of coursed stone. It has French doors and sash windows. Trellised woodwork on double verandah. Dressed sandstone on house front and undressed courses on sides. Elegant example of timber trelliswork.

All woodwork original on outside - doors late Victorian. One of the few timber verandahs left intact in Mossel Bay.

This cottage forms a fine group of 60 and 62, also with 59 across the road. These houses determine the character of the street in this area and should be protected in the Town Planning Scheme. This house should also be investigated for proclamation.

97. 59 MONTAGU STREET, c/o MICHELL STREET

Erf 3139

Roughly coursed stone semi-detached dwelling and office under hipped roof, now corrugated asbestos. Stoep with end walls. Sash windows are original (6 X 6).. Front doors replaced. This building should be listed.

98. HOUSE AND LYNETTES SHOP, 60 MONTAGU STREET, c/o MICHELL STREET

Erf 2460

This house was built in 1905 by George Bendle. House and shop are combined. Built in stone, shop has ornamental double storey timber verandah, with concave corrugated iron roof. The stone house in the set-back wing has timbered stoep with concave corrugated iron roof and glazed-in ends. French doors have traditional mullions. Sash windows. Original woodwork - sliding sashes with round-heads on lower floor. Upper floor square headed sliding sashes. Fine stone retaining walls on street. Fleur-de-lis ventilator in mid gable which ends in a finial. Cover site high visible - timbered, ornamented verandahs go with 58, 60 and 62 as well as 59.

This beautiful house should be protected in the Town Planning Scheme and investigated for proclamation.

99. HOUSE, 62 MONTAGU STREET

Erf 2459

Stone semi-detached cottage. Iron roof has been replaced with corrugated asbestos extended over the stoep, changing the character. Stoep supports also replaced; pipe columns and horizontal timber to balustrade set at slant. Original late Victorian 4 panel door and sliding sashes on front facade. Important part of the 58, 60 62 and 59 group.

The house and stone wall along the street should be protected in the Town Planning Scheme and investigated for proclamation.

100. HOUSE, 66 MONTAGU STREET AND 69 HIGH STREET

Erf 2451

Double storey cottage in the Karoo-style with sloping roof under modern corrugated iron. It faces both Montagu Street and High Street with entrances in both. The house has an elegant verandah on the sea side with ornamental cast iron pillars under old corrugated iron which retains most of its original woodwork. There are two 6 X 6 small panel sliding sashes in the upper storey. The front door is Edwardian and retains some of its coloured glass. There are two unfortunate modern garages on Montagu Street, but a part of the old wall remains. One of the few remaining Karoo-style houses in Mossel Bay. Important element in the street because of its situation.

This is a fine house which should be protected in the Town Planning Scheme and investigated for proclamation.

101. FORMER LUTHERAN CHURCH AND PARSONAGE, 72 MONTAGU STREET AND HIGH STREET

Erf 2454

The Lutheran Church and parsonage was completed in 1880. It was built by Michie, Powrie & Black. The upper floor with entrance from High Street was used as a church and church school. However, the building was badly built and the upper floor had to be rebuilt in the end of the last century. A new roof and a double-storey verandah was built in 1901 (H. Scheffler). This is an elegant double storey building under a hipped, originally saddle, roof with corrugated iron and with a double-storey verandah, upper part of wood, on the sea and garden side. The front door is original but the glazing has been replaced: it is surmounted by a plain glazed fanlight. The upper floor has original windows and a central double door with a fine fanlight in High Street and new windows. There are fine stone retaining walls on both streets. This important building and erf should be protected in the Town Planning Scheme and investigated for proclamation.

102. TERRACE, 72 MONTAGU STREET

Erf 3191

A row of three stone cottages in a terrace under corrugated asbestos monopitched roof. Street facade has narrow verandah with roof flashed against parapet wall. Low dipped balustrade and a high parapet to street boundary with round columns and capitals carrying roof. Sash windows and panelled doors probably original. Two of the front doors replaced other late Victorian 4-panel ones. Two good fanlights.

This is an interesting terrace which should be protected under the Town Planning Scheme and investigated for proclamation.

103. HOUSE, 74 MONTAGU STREET

Erf 2453

Fine double storey stone house built in 1920 by G. Taylor, now under corrugated asbestos roofing. Square full height bay on north gable has original timber casement windows. Verandah was timber (over wrought iron supports), now enclosed in brick. Badly restored. Addition of timber structure at side is unsightly. It is now divided into two flats. Front stone wall plastered over partly. This is a period piece and landmark. Together with No. 72 it forms a good group and should be protected in the Town Planning Scheme and investigated for proclamation.

104. STONE WALL, 74, 76, 78 AND 80 MONTAGU STREET

Fine stone wall along street front. This is a very old wall which should be listed and preferably conserved.

105. SEMI-DETACHED COTTAGE, 77 A AND B MONTAGU STREET

Erf 3440

Simple random stone mono-pitched semi-detached cottage. Parapet has stone moulding at cornice. Concave corrugated iron verandah roof. Simple late brick pillars on street and dipped balustrade. Sash windows (6 x 6) on south facade only. The front stone walls are painted. Original woodwork and early 20th century locally made wooden gates to verandah from street. This cottage should be listed.

106. SEMI-DETACHED COTTAGE, 81 MONTAGU STREET

Erf 2846

Typical semi-detached stone cottage (now painted) under corrugated iron and with loft space under the pitched roof. Timber sash windows (6 x 6). Double leaf panelled doors with fanlights. Steep has low balustrade with plaster columns, and is possibly a later addition. This typical semi-detached Mossel Bay cottage should be listed.

107. TERRACE, 83 A TO D MONTAGU STREET

Erf 2860

Terrace of simple 1920's cottages each with central front door and two laterally placed casement windows. They have an arts-and-crafts feel. Important to rythm of street and complement stone cottage at 81. Regularity determines character of this area of the street. List to retain facades.

108. SEMI-DETACHED COTTAGE, 85 A AND B MONTAGU STREET

Erf 2861

1920 semis under new corrugated asbestos. Each house having a centrally placed Flemish Revival gable with front door set well back into the facade to make a sheltered porch for reception. Each front door flanked by 3 faceted casement side lights with leaded lights. Traditional element of the 83A and B row of houses. List to retain facades.

109. DIE PIEKE, 86 MONTAGU STREET AND 86B BAYVIEW STREET

L-shaped substantial stone house - now painted white under later corrugated iron. Original Victorian 4-panel double front door and sliding sashes. Front verandah probably dates from 1920's and is

enclosed for stoepkamers and wind protection. There is a new arched entrance and garage in Montagu Street. The small cottage behind the main building in Bayview Street may originally have been thatched. It is now under corrugated iron which extends over the verandah on the sea side. The windows are old casement ones. The gable end of the cottage faces the street and there is a new entrance direct to the verandah. This interesting group should be protected in the Town Planning Scheme and investigated for proclamation.

110. CARPENTER'S SHOP, 87 MONTAGU STREET

This carpenter's shop is said to have been designed by Sir Herbert Baker and was built by W.J. Swart in about 1898. The front facade in Montagu Street has an arched door with a decorated key stone. The gable has a curved head with a moulding carried in one piece and a "name stone". The door has four panels and a semi-circular fanlight. The windows are unusual 4 X 4 panes sashes with stone sills and lintels. This interesting building is already a proclaimed national monument.

111. SEABREEZE, 88 - 90 MONTAGU STREET, c/o BAYVIEW STREET

Double storey commercial building with a double-storey verandah supported by round pillars. The upper verandah has a solid balustrade. Parts of it are enclosed. The roof is hipped and covered with corrugated iron. The ground floor has small shops and part glazed doors with small panes fanlights. The windows are late casement ones with small panes.

This building should be listed.

112. SEMI-DETACHED HOUSE, 92 MONTAGU STREET

Erf 2843

Stone semi-detached house with hipped corrugated iron roof. Plastered verandah with heavy square pillars in solid balustrade now enclosed with timber casement windows - original dwelling almost obscured. Probably dates from 1920's and still has some original casement windows and doors. Windows inside verandah and along rear facade have been replaced by steel ones. This building should be protected in the Town Planning Scheme and investigated for proclamation.

113. SEMI-DETACHED HOUSE, 94 A AND B MONTAGU STREET

Erf 2838

Double storey, coursed stone semi-detached house built by J. Oosterhuizen about the turn of the century and seen on 1906 photo. Main roof hipped, small section corrugated asbestos. Timber bay windows - query original - otherwise sash windows. Old corrugated iron over verandah which has elegant timber frame and fretwork, but balustrade is recently boarded up with knotty pine. Windows inside facades replaced. This is an important period piece in an important area opposite a proclaimed National Monument. It should be protected in the Town Planning Scheme and considered for proclamation.

114. HOUSE, 99 MONTAGU STREET (NO PICTURE)

Erven 2885-2886

Random rubble stone-barn type semi-detached cottage with a saddle roof. Renovated by the present owner during 1970's. Greatly altered inside and out. Important in the street by virtue of its proportions. It should be listed.

Double storey wing on west may have been built later also of st
It has an iron trellis verandah below and timber balcony above.
This spectacular house was built by the Muller family of Patrys
fontein as their "dorpshuis" and is a landmark. It should be p
tected in the town Planning Scheme and investigated for proclam
as a national monument.

115. HOUSE, 100 MONTAGU STREET
Erf 2834
Typical barn shape with storage loft and original staircase to 1. Wide courses of undressed stone. Verandah renovated 1974 with b work. Ceiling all original. Windows new, projecting out. Casement windows have replaced old sashes. This house is only for 1
116. 102 MONTAGU STREET, c/o CHURCH STREET
Erf 2331
Typical Mossel Bay stone house. Gable with individually roofed window. Original house has wide stone courses. First addition: cut stone. Verandah pillars appear to belong to this stage. Probable second addition: Stone infill between verandah pillars and of pink stone decorative bands. Chipped treatment to weathering surfaces. Windows original sashes. The front verandah has been glazed-in and has a stone staircase. The verandah on the right has casement windows. Stone wall surrounding two sides of the e
This fine house should be protected in the Town Planning Scheme and be considered for proclamation.
117. HOUSE, 105 MONTAGU STREET
Erf 2912
Coursed stone house with loft. Random stone on sides and north elevation. Verandah with iron roof has been removed. High corrugated iron saddle roof. Door is not original, although vertic divided fanlight is. 6 X 6 panes sashes on either side of door 2 X 2 sash window to the right. Stone has been painted white. This house should be listed.
118. HOUSES, 106 AND 108 MONTAGU STREET
Erven 2824 and 2826
Pair of interesting cottages. No. 106 is an old stone cottage plastered and much altered with a verandah and a pitched roof under corrugated iron. No. 108: corrugated iron cottage and verandah at right angle to street, built with end gable on street boundary on top of old stone retaining casement windows. Most unusual, probably late 19th century. These two cottages should be listed on account of contribution to street facade.
119. ALIWAL VILLA (VAN DER WATH HOUSE), 116 MONTAGU STREET, c/o WASSUNG STREET
Erf 2818
Typical Mossel Bay stone house. Hipped corrugated iron roof with covered stone gable and bay window in front. Ornate timber barg trim on gable. Circular W.I. vent. Front boundary stone wall with stone pillars and wrought iron railings. Two stone chimneys. Windows: 2 X 2 sashes originally with shutters now removed. Add unattractive built-in stoep plastered with modern windows marrying unity of the house. High stone foundation. This house should be listed.
120. PARK HOUSE, 118 MONTAGU STREET
Erf 2817
Double storey house under hipped corrugated iron roof with two chimneys. It may go back to the 1870's (Fransen & Cook) and is seen in the 1890 panorama. Windows: timber 6 X 6 panes sashes, stone lintels and sills. Rusticated quoin surrounds and corners. Stone string course and concave corrugated iron roof. Front verandah was fine timber screen and attractive timber ornamentation

121. TERRACE, 46-48 HIGH STREET

Erven 2718 - 2720

Restored by Dr. C.E. Mulder 1982/83.

A terrace of 3 stone cottages now painted with new projecting verandahs in a seaside style. Shuttered windows of sliding sashes. Doors 4 panelled above which a single rectangular fanlight. The main entrance door is glazed. The pitched roof is of corrugated iron. Verandah corrugated iron roof has been extended toward the front, providing an attractive new feature to the house. Trelliswork supporting verandah roof is of wood. 2nd and 3rd houses feature high up on the hill overlooking Mossel Bay. This attractive terrace should be protected in the Town Planning Scheme and investigated for proclamation.

122. BUILDING, 56 HIGH STREET

A large double storey complex built c 1900-1910 with pitched corrugated iron roof with a large double storey extension on the right along the street. Although considerably altered the house has attractive decorative features: centering on the plaster work around fenestration and quoining. The corners are rusticated. A side verandah has wood infill and the central verandah has been altered with wooden balustrades. Original sash windows replaced by casements. Modern glazed door with sidelights. Foundation plastered with imitation stone work. Probably modern double storey extension on the right side has crenelated roof line and wooden verandah. The building has a commanding position on the hill above Mossel Bay. This building should be listed.

123. TERRACE, 66 HIGH STREET

Attractive single storey stone terrace probably with 3 flats and with painted front facade above a natural stone retaining wall. Windows 6 X 6 sashes with internal shutters. Three 4-panel entrance doors are situated between 4 windows. Roof extends forward beyond verandah line and is supported with wood pillars and curved brackets as well as attractive diamond shaped trelliswork and balustrade. The house is in good condition and forms an attractive group with its neighbour no. 68.

This beautiful group should be protected in the Town Planning Scheme and investigated for proclamation.

124. TERRACE, 68 HIGH STREET

A single storey stone building with hipped corrugated iron roof and painted facade on a high foundation, similar in style to no. 66. Windows are 6 X 6 sliding sashes. There are three 4-panelled entrance doors between 4 windows. Roof line extends to verandah which is supported by wood pillars with decorative wood brackets and trelliswork. Together with no. 66, this is an attractive group in a sound position on the hillside overlooking the bay. Together with the previous building the group should be protected in the Town Planning Scheme and investigated for proclamation.

125. DIE PAKHUIS BY DIE SEE, 78 HIGH STREET

An attractive cottage of stone, now painted under a pitched corrugated iron roof. Unusual casement windows flank the front door, probably originally sliding sashes. Main entrance door is 4-panelled. A small flatlet under the same roof is to the right of the building with an original sash window and a door dating from

the 1930's. Surface has been plastered. Corrugated iron verandah roof supported by wooden fretwork ornamentation which provides an attractive feature to the house. The property is opposite an attractive stone building, otherwise neighbours are modern suburban houses.

This pleasant cottage should be protected in the Town Planning Scheme and investigated for proclamation.

126. HOUSE, 83 HIGH STREET

House below street level. 6-bay stone house with saddle corrugated iron roof. Small old sashes 6 X 6 with heavy frames. Glazed door 3 X 3 panes. 2 big palms on seaside. Roof over entrance. Stoep and verandah on seaside. This house should be listed.

127. COTTAGE HOSPITAL, 87/89 HIGH STREET (BEHIND 80 MONTAGU STREET)

It is a L-shaped stone building, partly painted with new tiles. It is divided into three units. No. 87 has a verandah on the sea side. The windows are 6 X 6 sashes.

This building was erected in 1892 as a cottage hospital. The first hospital in Mossel Bay. It is still used as such. The main facade with verandah is reached from Montagu Street along a servitude road.

This building should be protected in the Town Planning Scheme and investigated for proclamation.

128. COTTAGE, 88 HIGH STREET

A small plastered house in a garden above the street with two wings with covered gables and a verandah between. Roof covered with painted asbestos. Square pillars and balustrades. This cottage is for listing only.

129. TERRACE, 90 HIGH STREET

Mono-pitched roofed terraced house with plastered verandah, and dipped balustrades, new windows and new doors. Built in stone, surfaces have been painted white. It does not add to the finality of the street, and because of the substance of the alterations, it is not recommended for proclamation but only for listing.

130. HOUSE, 91 HIGH STREET (SEE ALSO 7 BAYVIEW STREET)

A small painted corrugated iron house below the street with saddle roof and chimney. 4 bays. 6 X 6 sash windows with wide wooden frames. Simple door and 2nd bay. Verandah on seaside with square window in end wall. A rather interesting house which should be listed.

131. TERRACE, 92 HIGH STREET c/o BAYVIEW STREET

A mono-pitched roof stone house with adjoining flatlet under the same roof. Stone facade surfaces have been painted white and new flatlet has plastered walls. Surfaces around the entrance door have also been plastered. Original sash windows have been replaced by steel framed windows and wood entrance door is new. This building makes little contribution to streetscape. Not recommended for proclamation but only for listing.

132. MKHOMA, 100 HIGH STREET, c/o JOSS STREET

Double-storey high foundation, plastered house with saddle roof and straight end gables (cap on top). A double-storey verandah with side walls (no windows) and precast Doric columns. The ends of the upper verandah are closed-in. Solid balustrades. Big Victorian sashes but new casement windows on Joss Street. Glazed entrance door with small panes fanlight and side lights. Monumental steps with urns to stoep. In good condition.

This important house should be protected in the Town Planning Scheme and investigated for proclamation.

133. TERRACE, 101 HIGH STREET

A simple single-storey stone terrace consisting of 2 units under a hipped corrugated iron roof in good condition. Original casement windows on either side of two 4-panel frod doors, above which is a vertically divided 2-paned rectangular shutter. The building is double storeyed on the sea side and has a double storey verandah with steps to the upper level. Corrugated iron roof extends beyond verandah line and is supported by simple plastered pillars. This building should be listed.

134. HOUSE, 108 HIGH STREET, c/o JOSS STREET

An L-shaped single storey dwelling built of local stone, now partly painted and with a partly enclosed verandah. Entrance door is multi-coloured paned Victorian verandah door. 6 X 6 sash windows are original as is 2 x 2 sash window in projecting bay which is of a later date. Above it is a louvred loft ventilator. Curved corrugated iron verandah roof is supported by concrete pillar. Only sections of the facade have been painted. The natural stone is evident elsewhere. There is an old stone wall with stone gate posts on the street.

This house should be protected in the Town Planning Scheme and listed.

135. HOUSE, 109 HIGH STREET c/o CHURCH STREET

3-Bay and L-shaped stone house with hipped roof, single-storey on High Street but double storey on lower (sea) side. On High Street a verandah with dipped balustrade and square pillars. The other side has a double storey verandah with solid balustrades. The entrance door has four panels (top ones rounded) and a small fanlight. Victorian sash windows (2 x 2). The house is now being restored.

For listing only.

136. TERRACE, 78 HILL STREET
 Old semi-detached stone cottage having a new upper floor in timber added. The corrugated iron roof extends over a verandah along the front. The left unit has half of its verandah built in with a modern steel window. The other windows are original sash ones. The high verandah has solid balustrades and steps to the street. Character has been completely damaged.
 This house is for listing.
137. TERRACE, 80 HILL STREET
 Semi-detached terrace with painted stone facade, corrugated iron saddle roof and verandah with dipped balustrades and square columns with capitals. Windows modern casements. Doors original 6-panel ones with single fanlights. Good condition. Stone wall and steps at street. For listing.
138. HOUSE, 82 HILL STREET
 An attractive single storey Victorian bay-windowed house in good condition under a hipped new corrugated iron roof. Entrance door, possible teak, has rectangular fanlights and sidelights of coloured glass. Windows are 2 x 2 sliding sashes with attractive stucco ornamentation on surrounds. Straight verandah roof is supported by wood pillars on solid arched brackets. Ornamented verandah railing also of wood. The left side of the verandah features infill creating a sunroom which is however completely in keeping with the rest of the building. Plaster work is scribed to resemble grooving. There is a plastered wall and a new garage at street level.
 This very fine house should be protected in the Town Planning Scheme and investigated for proclamation.
139. TERRACE, 84 HILL STREET
 Semi-detached house of painted stone on high foundation and with a verandah. Plastered square pillars and balustrade. Hipped roof with corrugated iron. 6 x 6 Sashes. Entrance doors with 2 glass panes and 2 ordinary ones. Single fanlight above. Painted stone wall on street.
 This house should be listed.
140. HOUSE, 92 HILL STREET c/o BAYVIEW STREET
 Fine double-storey stone house with 3 bays, central entrance and double-storey verandah. Hipped roof with corrugated iron. High foundation. Verandah has very fine wooden ornamentation. Door has fine original fanlight, but door modern. Windows small-pane modern ones. Upper floor windows and doors also new. The house was probably built in the 1880's. It occurs on the 1906 panorama. This elegant house which is a landmark should be protected in the Town Planning Scheme and investigated for proclamation.
141. HOUSE, 94 HILL STREET c/o BAYVIEW STREET
 A double-storey stone house under corrugated iron pitched roof, originally similar to No. 92 but the entire verandah section on the left side of the house has been boarded with timber as well as a small upper section on the right side. These changes can effectively be reversed as the building has not been substantially altered in any way. It retains its sash windows of 2 x 2 panes and 4-panelled front door. The stone appears to be in good condition and the original stone gardenwall remains. Once altered to its original condition, it could together with No. 92 form an attractive contribution to the

street. This house also occurs on the 1906 panorama. Together with No. 92 this house should also be protected in the Town Planning Scheme and investigated for proclamation.

142. HOUSE, 96 HILL STREET

A double storey stone building under a hipped corrugated iron roof set in spacious gardens with a stone wall and 2 garages facing into the street. The 3 windows on the upper storey and the 2 on the ground floor are modern, originals were sliding sashes. There are 2 solid stable doors centrally placed, also probably not original. The lintels are interestingly of solid stone. This house is seen on the 1096 panorama. This serene house with its werf should be protected in the Town Planning Scheme and considered for proclamation.

143. HOUSE, 106 HILL STREET

A large L-shaped stone house under a hipped corrugated iron roof. The lower part of the projecting wing and verandah have been plastered. Flight of steps leads to double entrance doors with rectangular fanlight. Verandah roof supported by masonry pillars on low balustrade. High stone foundation. Windows are 2 X 2 sliding sashes and part of the verandah to the left is now enclosed. Forms part of an attractive group of houses in High Street. This building should be listed.

144. TERRACE, 108 HILL STREET, c/o JOSS STREET

A semi-detached single-storey building of Mossel Bay stone, under a hipped corrugated iron-roof. Retaining wall is plastered and the verandah is of a late date. Two sliding sash windows of 2 X 2 panes flank each of the two doors which are modern wood ones. New corrugated iron roof. Straight verandah roof supported by concrete rectangular pillars. Together with 106, this building makes an attractive contribution to Hill Street.

This building should be listed.

145. HOUSE, 121 KLIPPER STREET

Small 3-bay house with central door (4 panels) and fanlight (2 panes) and Victorian big double sashes (2 X 2). Saddle roof of corrugated iron. Plastered facades with rustications. Verandah on sea side. Central passage with small rooms. 4-panel door. Verandah has fine wooden trelliswork in green and red. This house should be listed.

146. TERRACE, 94 RODGER STREET, c/o BAYVIEW STREET

Semi-detached single storey dwelling (original stone facades now plastered), with projecting wings. Corrugated iron roof has been replaced by tiles. Retaining wall of stone now rough plastered and painted. Stone steps lead to double entrance. Verandah has been partially enclosed by large glazed frames. Windows are not original and double doors are glazed. On the highest street in Mossel Bay this property has a commanding position and a very fine view of the bay. Considerably altered and not recommended for proclamation. This house should be listed.

147. HOUSE, 100 RODGER STREET

Stone house with high verandah, originally only wooden trellis work, wooden railing now, ends closed in. Hipped corrugated iron roof. Two bay windows in stone with 6-panel Victorian entrance door with sides and fanlights. House being restored. This house should be listed.

148. HOUSE, 8 HUCKLE STREET AND DALEY STREET

A double storey stone house set back from the street and facing the sea. It backs on Daley Street. It has a hipped roof and a double storey verandah to which leads a double stone staircase from the garden. The main upper facade has two bays with a verandah roof extended over them. The entrance has double doors (4 panels) with a plain fanlight. The windows are large Victorian sashes with external louvred shutters. There are two high chimneys with chimney pots. This house is a fine example of the architecture of its period and should be noted in the Town Planning Scheme and investigated for proclamation.

149. HOUSE, MARKET STREET c/o ADAM STREET

Erf 3081

This is a double-storey, painted stone house of Karoo-type. It has a moulded parapet and a double-storey verandah, the lower part of which is built in with bricks, while the upper part is in wood. All the windows are new. This house is present in the 1886 panorama. This building should be protected in the Town Planning Scheme and investigated for proclamation.

150. HOUSE, 4 MARKET STREET

Erf 2080

A single-storey house of Karoo-type of painted stone with heavily moulded parapet and a partly closed-in plastered verandah with circular end windows. The verandah has square brick pillars and solid balustrades. The windows are big Victorian 6 X 6 sashes.

This house should be protected in the Town Planning Scheme and investigated for proclamation.

151. DYMOND & GIDDEY STORES, MARKET STREET, c/o CHURCH STREET

Erf 3073

This complex comprises a four bay double-storey office building, a single-storey warehouse and a large modern packing shed. The main double-storey building has a hipped corrugated iron roof. Originally it had a verandah which has since been removed. This building may be the one seen on the panorama of 1877 and may go back to 1863 when it belonged to C.A. Vrede. The windows are 6 X 6 sashes, some with internal shutters. The front facade on Church Street has been altered with the inclusion of a wider door and two long windows on the lower levels. The walls are plastered. The single-storey section is also under a hipped corrugated iron roof and is of painted stone. The windows are 6 X 6 sashes with plastered surround. The double and single-storey buildings should be protected under the Town Planning Scheme and investigated for proclamation.

152. THE MUSEUM, MARKET STREET

Erf 3069

This building was built in 1879 for a town hall. It is a single-storey, symmetric stone building with five bays. The central entrance porch was built in 1896. It has plain double doors (new) a semi-circular fanlight and a raised moulded parapet. The fanlight has a wrought iron pattern behind it. The roof is hipped

and covered with corrugated asbestos. The windows are big 9 X 6 sashes with arched heads. In 1931 the two windows on the West side were added. In the corners and around openings the masonry has somewhat protruding stone quoins.

This building should be protected in the Town Planning Scheme and investigated for possible proclamation.

The Museum Annex on the left side of the main building was built in 1851 and is already proclaimed as a national monument.

153. OLD MILL, MARKET STREET c/o SHORT STREET

This wheat and saw mill was built in 1901 by E.J. Meyer. The builder (mason) was C. Wilson and the carpenter F. Riley. It was extended in 1902. It is a handsome four-section warehouse of dressed stone and a tooth-edged roof. The height of the building varies from one storey in Market Street to three storeys on the sea side. There is a variety of doors and windows, including 6 X 6 sash windows. Two of the doors are arched. Originally there was a verandah along the side of the building but it has been removed.

This is a key building which could be used as a museum. It should be protected in the Town Planning Scheme and investigated for proclamation.

154. SEMI-DETACHED HOUSE, 6 GRAVE STREET

A big single storey and U-shaped semi-detached house with hipped corrugated iron roof which also covers the front verandah. The front side has a high foundation and a low garden wall. A centre wall divides the two houses. The verandah has square columns and painted stone balustrades. The walls are plastered with window surrounds. It appears in the 1890 panorama.

This is a fine complex, probably from the end of the last century. As it is situated in the historic core it should be protected in the Town Planning Scheme and investigated for proclamation.

155. SHIRLEY'S BUILDING, GRAVE STREET, c/o SHORT STREET

This is a double-storey, stone-faced warehouse. The erf was first owned by W. Darley but taken over in 1902 by E.J. Meyer, owner of the old mill, who probably built the present building as a grain store.

It has a hipped roof with corrugated iron and old sash (6 X 6) windows in the upper floor where there is also an arched opening for a hoist. The ground floor has a few sashes at the back and on one side while there are new door and window openings on the side of the square.

This is a fine old warehouse in a historic area and it should be protected in the Town Planning Scheme and investigated for proclamation.

156. HOUSE, SANTOS ROAD

A small house with a tiled half-hipped roof extending over a full front verandah which has square pillars and solid, slightly dipped balustrades. The left side is glazed-in. The entrance has glazed double doors with a fanlight and the windows are 6 X 6 sashes. The walls are of stone but the verandah is plastered.

This pleasant little house which forms a group with the two adjoining houses should be protected in the Town Planning Scheme and listed.

157. 2 OLD COTTAGES, SANTOS ROAD

The two cottages are both of great age and have recently been restored to the Cape Dutch period. The first cottage has a thatched roof and straight end gables. On the right side is a stone staircase to the loft and at the back the kitchen and back-wood extend from the house. On the seaside is a stone stoep. The central entrance has a stable-type door with a small-pane fanlight. This cottage is a proclaimed national monument. The second cottage is directly behind and above the first one. It may have been the house of A. Munro. It is a three-bay house with a half-hipped thatched roof and a high stoep with an end wall. The entrance has double doors fanlight and side windows with louvred shutters. The windows are 6 X 6 sashes. This pleasant cottage should also be protected under the Town Planning Scheme and investigated for proclamation.

158. OLD POWER STATION, SANTOS ROAD

The Power Station built in 1922 is no more used for that purpose. It is a large single-storey stone building with a central covered gable and two end gables at each short end of the building. The gables have semi-circular windows. The short sides of the building are plastered with stone quoins at corners and doors. The front windows are high and narrow.

This building is part of Mossel Bay's industrial history and should be preserved in the Town Planning Scheme and listed.

159. HOUSE, 10 SPRING STREET

L-shaped single-storey house with Tudor-type gable and a hipped asbestos roof. There is a high verandah along street facade, which has twin-pillars and a wavy wooden board between the pillar. The balustrade is solid. There is a bay-window underneath the verandah roof. Side walls are plastered but front one is stone. Casement windows. Probably built in the 1920's. It should be listed.

160. HOUSE, 16 SPRING STREET, c/o WASSUNG STREET

A painted stone Victorian house with a hipped corrugated iron roof and a high verandah directly on Spring Street. The verandah has a convex corrugated iron roof, cast iron pillars with ornamental brackets and wooden railings. New windows. All verandah windows have become French doors. Two glazed doors with vertically divided fanlights and a glazed entrance door with fanlight and glass sidelights.

A rather interesting house which should be protected in the Town Planning Scheme and investigated for proclamation.

161. TERRACE, 108 ERNEST ROBINSON STREET

A set of 4 terraced cottages under modern corrugated asbestos with high random stonework foundation. Entrance doors are half glazed with sidelights and fanlights with a single casement window adjacent. Cottages are possibly older than they appear, possibly dating from the 19th century and renovated in the 1920's. The sides show evidence of rough cast stone and plaster. The rear has "afdak" additions housing ablution facilities. Unpleasant environment amidst parking facilities. For listing only.

162. ROSE AND CROWN, OFF SALES, ERNEST ROBINSON STREET, c/o MATFIELD STREET

The Rose & Crown canteen from the 1820's belonged to G. Matfield, after whom the street is named. Extensively altered in 1903 and extended. Plastered building with saddle roof (corrugated iron) decorated with original plaster quoins on corners and around doors and windows. Later additions. Tudor wood frames. New windows. One arched doorway. Further down Matfield Street is a painted stone building (stores). Door 4-panes with upper ones arched. Building T-shaped. Other side also a store building now a restaurant "Trap in die gaatjie". This extensively altered building should be listed only.

163. HOUSE, 2 RILEY STREET, c/o MEYER STREET

Large single storey house under hipped corrugated iron roof with verandah on two sides. Projecting bay of painted stone, other sections have been rough plastered with rustication around windows and doors. Original sash window on West wing, other doors and windows are largely unoriginal apart from an attractive multi-coloured Victorian verandah door. House has been badly disfigured by alterations. This house should be listed.

164. 4 RILEY STREET

Semi-detached house with hipped roof, but half has facade extended upwards with a mono-pitch roof. Verandah along whole front with end-parts closed in. Cast iron supports with ornamental brackets. Solid balustrade. Walls plastered and 6 X 6 sash windows. 4 doors with patterned fanlights. Verandah has bent corrugated roof. New windows on side. This building should be listed.

165. TERRACE, 10 RILEY STREET

Originally 3 semi-detached stone cottages, now a single residential unit under new corrugated iron roof. Verandah has been removed and the building painted. Three 4-panelled doors with very nice fanlights. Original 6 X 6 sash windows. Louvered shutters appear to be new. Back verandah roof supported by precast Doric columns. Entire building including garden wall has been painted. There is a dipped wall on the street boundary.

This charming terrace should be protected in the Town Planning Scheme and considered for proclamation.

166. THE POINT HIGH SCHOOL, MUIR STREET, c/o MARSH STREET

Erf 3583

This attractive school building was erected in 1909. It is a U-shaped sandstone and red granite complex with the main facade on Muir Street. It is single-storey on the street side, double-storey behind. The front has two protruding wings with straight gables and four pillasters each in the darker stone. The tops of the gables have plaster medallions with building date. The gables also have a circular louvred vent with ornamental plaster surrounds. The roofs are tiled. Between the two wings is a verandah above which is a plaster plaque with the coat of arms of the school. The verandah has single Doric pillars. The windows are high narrow casement ones with small panes. There are double glazed entrance doors.

This is a very good example of the school architecture of the area and a landmark in Mossel Bay. It is now used by the Provincial Traffic Force. It should be protected in the Town Planning Scheme and investigated for proclamation as a national monument.

167. TERRACE, BEACH STREET BETWEEN BLAND AND LOWER CROSS STREETS

A very pleasant recent five-unit terrace with hipped or saddle roof with corrugated iron. There are set-back verandahs facing the road with glazed (9-pane) entrance doors with fanlights (9-pane). The windows are small panes casement ones. The walls are plastered.

This pleasant terrace should be protected in the Town Planning Scheme and listed.

168. HOUSE, 9 A BEACH STREET, c/o UPPER CROSS STREET

Small stone house with verandah and square supports. Hipped roof with corrugated iron. Solid balustrade. Late casement windows with plaster surrounds. Door 3-panels with glass above plus 3-divided fanlight. Stoep end has a diamond window.

Back stoep is closed in to make a room. Stone wall around garden and small cottage in garden. This house should be protected in the Town Planning Scheme and listed.

169. 3 & 5 KLOOF STREET

Two similar houses probably of the 1920's with hipped roofs and street-side verandahs with solid brick balustrades and plain, round pillars. The first house has a corrugated iron roof and a wooden gate to the verandah. The entrance door has a simple fanlight and the windows are three-elements casement ones. The second house has a corrugated asbestos roof. The right side of the verandah has been closed-in. The entrance door is glazed with a fanlight and the windows are 4-elements ones. These houses should be listed as part of a group.

170. 7, 7A & B KLOOF STREET

These three terraces are probably of the 1930's, but are typical of Mossel Bay and the period. Each one is L-shaped with a street verandah, a gabled wing and garages between the units. The roofs are hipped with corrugated asbestos. The windows are casement ones with small panes. The verandahs have brick balustrades and simple round pillars. The first house has closed in the verandah. These houses should also be listed as part of a group. They refer to the Port House on the other side of the street.

171. THE OLD ALOE STORE, KLOOF STREET

There was a large store here in 1906 according to a photo and the present building may be the same. It is also called the Old Shell Store. It is a large rectangular dressed stone store with a saddle roof and slightly decorated end gables with large circular vents. The north facing gable has the same details as the Harbour Store built in 1901. The windows are high modern metal ones. There is a narrow stoep along the Kloof Street side. This building should be listed because of its fine long stone facade.

172. THE PORT HOUSE, KLOOF STREET

This elegant residence built in 1904 is a good example of Edwardian architecture and is intimately connected with the story of Mossel Bay as a port. It is a large, single-storey stone house with a hipped roof and louvred ventilators. The roof is covered with corrugated iron and extends over the long verandah facing the street.

On both sides of this facade are bays covered by the verandah. The main verandah has brick supports and a solid plastered balustrade. The main entrance is set back in a shallow porch. The doorway is arched with a door in the right half and a side light in the left half with a divided fanlight above. The door has six panes, the two top ones of which are glazed. All the glass in the doorway entrance is coloured with flower patterns set in lead. The windows are 2 x 2 pane Victorian sashes. There are two high chimneys with pots. On the street is a cast iron fence and a beautiful ornamental iron gate. This beautiful example of Mossel Bay Edwardian architecture should be protected in the Town Planning Scheme and investigated for possible declaration as a national monument.

173. HOUSE, 24 FIELDS STREET

A painted stonehouse with two flats. It has a saddle roof with the gable end towards the street. There is a short verandah with a corrugated asbestos roof, square supports and solid balustrades. The two entrance doors are next to each other and are glazed without fanlights. All the windows are new wooden ones. The covered gable has a big rectangular vent with louvres. The foundation is fairly high.

This house should be protected in the Town Planning Scheme and listed.

174. TERRACE, FIELD STREET, c/o LOWER CROSS STREET

This fairly large painted stone house is single storey with a long verandah along Field Street but with a basement towards Lower Cross Street. It contains three flats. The roof is hipped with corrugated iron, also over the verandah which has square supports and solid balustrades and wooden gates. The doors have four panels and fanlights. The windows are big 2 X 2 pane Victorian sashes.

This house should be protected under the Town Planning Scheme and listed.

175. CUFF HOUSE, FIELD STREET, c/o MONTAGU STREET

These attractive L-shaped semi-detached cottages are situated on a slope under hipped corrugated iron roofs which extend to verandah line and are supported by wood pillars and solid wood brackets. Balustrades are of wood fretwork. All wood is painted white and forms a pleasant contrast to the stone surfaces of the cottages. Two contrasting shades of Mossel Bay sandstone have been used, the lightly coloured stone as quoining on doors and windows and as corner rustication. Both stand on heavy stone foundations. Entrance of the upper cottage cuts into this stone plinth. Windows are double, narrow sliding sashes, and the doors feature attractive tinted glass in the sidelights, fanlights as well as the glass section of the door.. The gable details are same as Caln-Y-Mor dated 1897, so this house may be from same period.

This is a fine pair and should be protected in the Town Planning Scheme and investigated for proclamation.

176. HOUSE, 12 MICHELL STREET

Painted stone house with saddle roof (asbestos) and verandah on two sides with square pillars and solid balustrades. Fine wooden fretwork ornamentation over the openings. 6 x 6 sash windows. New entrance door and new extension at back. This house should be listed.

177. HOUSE, 14 MICHELL STREET

Painted stone house probably for two families with verandah on street side. The roof is hipped and has corrugated iron. The verandah has square pillars and solid balustrade. The right side is glazed in. There are new doors and windows on the street side while the window on the end wall is an old casement one. This house should be listed.

178. METHODIST CHURCH AND HALL, QUEEN STREET

A simple stone church with saddle roof and gable end facing the street. Church was built in 1906 and foundation stone laid by the mayor of Mossel Bay. Large double entrance door with neo-Gothic pointed arches. Neo-Gothic leaded windows flank the door and are also above the stone string coursing. There are 4 stained glass windows on each side of the church, each containing a Christian motif. A small wall at the street facade is of the same coursed stone as the church. To the right, a small Victorian building parallel with the church is part of the church complex. It has a corrugated iron saddle roof with a covered gable end facing the street. 6 x 6 sash windows and rectangular fanlight are original but door has been replaced by modern one with glazed panels. The verandah has wooden railings and fretwork. This complex should be protected in the Town Planning Scheme and investigated for proclamation.

179. HOUSE, 14 QUEEN STREET

Stone house now under corrugated asbestos. Timber sashes (large pane). North side has bay windows and verandah. Roof to verandah has rafter ends shaped giving attractive detail. The verandah is supported by plastered square pillars and has dipped balustrades. There is a bay window at the inner end. This elegant house should be protected in the Town Planning Scheme and considered for proclamation.

180. SEARLE'S TERRACE, 3 MEYER STREET

Erf 3118

Stone double-storey terrace houses at right angle to street, stone gabled street facade and double storey verandah facing North. Wooden verandah supported on wrought iron pipe columns set on stone bases. The upper verandah has wooden railings and lattice work and is partly enclosed. Ground floor has central front door and two sashes at the side. Upper verandah original and central double French doors flanked by sashes. In certain cases the sashes have been replaced with later doors. Interesting staircases with stinkwood handrails remain inside. Also matchboard ceilings and much original woodwork. Terraced garden with stone terraces. Overlooks warehouse roof and major business butts on rear. But this building is large enough to create its own environment. Originally owned by Searle family of Great Brak but Jeffrey family of Mossel Bay bought in 1924. Still owned by surviving Jeffrey daughter, Mrs Cravin.

This is a local landmark that should be protected in the Town Planning Scheme and be investigated for proclamation.

181. HOUSE, 12 MEYER STREET, c/o RILEY STREET

Stone house with verandah along Meyer Street with fine wood fretwork ornamentation and railing. Plastered walls with stone quoins in corners and around windows and doors. 6 x 6 sashes. Hipped roof with tiles. Arched entrance with glazed double doors and divided semicircular fanlight. French doors on street side. This house should be protected in the Town Planning Scheme and investigated for proclamation.

182. HOUSE, 15 MEYER STREET

A single storey U-shaped dwelling house built in the late 19th century with 2 projecting wings, under pitched corrugated iron roof. Covered gable ends with later Tudor detailing. Verandah, which extends the full length of the facade, is under straight corrugated iron roof supported by masonry pillars with low masonry balustrade. Verandah infill on West section. Plaster is rusticated at corners and window and door surrounds. Windows generally 6 x 6 panes, sliding sashes, except casement windows on verandah. Beautifully panelled entrance door, with ornamental fanlight. This is an elegant house which should be protected in the Town Planning Scheme and investigated for proclamation.

183. DWELLING, 16 MEYER STREET

Beautiful double-storey dwelling house of small stone or stone-coloured brick with 6-windowed rectangular bay street facade. Corner double-storey verandah on champered wood pillars supported with ornamental wood trellis work. Upper verandah has been converted into a "stoepkamer". Windows are narrow double casement with fixed fanlight of tinted glass. Bay on street facade has timber bargeboarding with wood finials. Roof is L-shaped hipped and of corrugated iron. Entrance door and fanlight original and of teak.

This is an interesting building which should be protected in the Town Planning Scheme and investigated for proclamation.

184. ABERDOUR, 19 MEYER STREET, c/o MONTAGU STREET

Large bay-windowed L-shaped house under pitched corrugated asbestos roof. On high foundation of Mossel Bay stone. The house is plastered and scribed to resemble stonework. Bay features 3-windowed casement. 8-panelled front door with rectangular fanlight is original although casement window of verandah is not. West section contains verandah infill to form a "stoepkamer". Straight verandah roof is supported by masonry pillars on low masonry balustrade. This house should be listed.

185. DOUBLE-STOREY TERRACE, POWRIE STREET

4 Attached double-storey stone-coursed building under corrugated iron and a ground floor verandah with a concave corrugated iron roof. Each facade unit has two 6 x 6 sashes above front door with angle sash below. Poor condition, especially the woodwork. Cellar below stoep. Interesting staircases inside, also boarded ceilings left. Verandahs altered completely with solid balustrades and steps. Although in bad condition this is an interesting building which should be protected in the Town Planning Scheme and investigated for proclamation.

186. ASSEMBLY OF GOD CHAPEL, POWRIE STREET

Erf 3162

Small hall-type stone church with saddle roof (corrugated iron) and modern windows and entrance door. Big ventilator on gable. Garage built onto the back. Wooden staircase to loft at back. For listing only.

187. THE ODD GABLE, 7 BAYVIEW STREET, c/o HIGH STREET

(see also 91 High Street)

Small stone house with saddle roof and a stepped gable on the street. Casement windows. Stable-type door and 4 panel door. This house should be listed.

188. BUTCHERY, 6-8 CROOK STREET

A small gabled shop with adjacent building of rough coursed stone. Built in 1914 for a G.F. Marais, whose name appears on the gable beneath the pediment. Surface is unusual in that facade is rusticated to resemble stone, the rest of the building of stone as is the adjacent single storey shed. High gable heavily moulded triangular cornice and pediment with plastered moulded pillar supports surmounted by urns. Recommended for listing.

189. S.A. PERMANENT BUILDING SOCIETY, 8 CUFF STREET

A single-storey commercial building with plaster detailing and a fine shop front. Large shop windows with original fanlight. Corner plaster is rusticated to resemble quoining. Original fine teak double doors and frosted glass fanlights above windows and doors. Heavy moulded parapet rising to pediment which has classical mouldings above a circular fanlight. On either side are ornamental pillars. Gable is finished with ornamental pillars with charming finishes. This building should be listed.

190. JEHOVA'S HALL AND ADJOINING HOUSE, CHURCH STREET

Erven 3044-5

The church hall is a long narrow building of painted stone. The short end in Church Street has a triangular plastered gable with a pediment, large 6 x 6 sashes and double doors. In the early photos there is a long shed here, possibly the same building. The adjoining double-storey house may date to the 1860's and is of Karoo-type in painted stone with 6 x 6 sash windows. It has a double storey wooden verandah with diamond-shaped trellis work on both floors and some glass infill in the lower storey. The sea-side facade has been plastered with new windows and has a lean-to extension of the basement. These buildings should also be protected in the Town Planning Scheme and investigated for proclamation.

191. THE OCHRE BUILDING, CHURCH STREET, c/o MARKET STREET

Erf 3067

This was originally the store of Barry & Nephews. The land was bought in 1847 and the building was erected before 1851. A picture from 1852 shows that it had five bays, but on a photo from 1864 it had been extended to nine bays. In 1872 it was Barry, Hudson & Co., and finally it became African Golden Ochre Co. for the storing of the red ochre exported from Albertinia. The building is very long (9 bays) of painted stone with a high stoep along Church Street. The saddle roof has a later stepped gable at the Market Street end and a plain one on the sea side. The windows and doors have simple plaster surrounds. The original windows have been replaced with steel ones. There are two entrances, the first one is a 3 panel door, the second one is a double door (2 x 2 panels). The stoep is laid with slate. The wooden floors inside the building have been replaced by concrete ones. A new porch with a glazed entrance has been built on the Market Street side.

This is one of the most important buildings in Mossel Bay and should be protected in the Town Planning Scheme and investigated for proclamation as a national monument.

192. MOSSSEL BAY ADVETISER, 10 CHURCH STREET, c/o GRAVE STREET

This building may have been erected in about 1871 for Messrs Fleming & Mudie, but there is already a building here in the photo panorama from 1864. In 1891 the building was bought by Messrs Mataré & Bruns. It is a double-storey plastered corner building with 65cm thick stone walls. The facades have rusticated corners and door and window surrounds. A raised stone course separates the two floors. There is a high stoep on both street sides of the building which is splayed in the corner. The corner entrance has an arched opening with glazed double doors and a sunrise fanlight. On the Church Street side is also an arched loading entrance, now changed to a shop window, while the upper floor still has the loading doors and hoist. The windows are Victorian (2 x 2) sashes. The roof is covered by slate. All external work is of teak, while inside panelling is in oak and the fittings of mahogany and oak.

This is a historic building which should be protected in the Town Planning Scheme and investigated for proclamation.

193. COMMERCIAL BUILDING, 12 CHURCH STREET

A narrow 3 storey shop and office building erected in 1904 by C.W. Black. The facade is of finely dressed stone with stone hoods over the windows and a Dutch geometric gable detail. There is also a parapet in plaster. The style is reminiscent of the "Urk" in Holland. There are large casement windows in the upper floor and smaller ones in the third floor. The ground floor original shop front is largely intact and the entrance to the upper floors is from a splayed corner. The original verandah is removed and replaced by a metal canopy. This building is one of the landmarks in Mossel Bay and should be protected in the Town Scheme and investigated for proclamation.

194. OLD STANDARD BANK, CHURCH STREET, c/o BLAND STREET

Erf 3078

This is a very fine traditional double-storey bank building of Neo-Classical type with rich plaster ornamentation, completed in 1902 and used as a bank until 1950. The architects were Milne & Sladdin of Cape Town, and the builders Cochrane & Cherry. A new roof was erected in 1929. The long facade facing Bland Street has three bays with a narrower slightly projecting fourth one. The roof is hipped and has a balustrade and a high Georgian type chimney with two pots. The ground floor windows are large and arched, while the upper floor has big Victorian sashes. The narrow side facade to Church Street contains the main entrance which is headed by a very impressive plaster coat of arms. This beautiful building in the historic core area should be protected in the Town Planning Scheme and investigated for proclamation.

195. KLIP KERK, CHURCH STREET

A handsome Dutch Reformed stone church in the Romanesque tradition with stepped buttresses between five tall round-headed windows. Pitched corrugated iron roof. The church tower at the entrance to the Church is particularly impressive. The square tower with supporting buttresses rise to a rather squat Gothic-style tower with crenellations, above which is a bell tower. The plastered top section with corner pillars and wood louvres was added later marring the beauty of the tower. Entrance portal has rounded pillars and a triangular pediment with plaster ornamentation above. Double entrance door with semi-circular motif in the fanlight. On either side on the chancel are 2 small curved windows with curved drip mouldings. The cornerstone was laid in 1878. The architects were C.O. Hager and W.B. Hayes, the contractors Michie & McGregor. Inaugurated in 1880. In 1887 demolition and rebuilding of western gable, while in 1898 the bell tower had to be demolished and rebuilt because of defect in walls. The church is not used as such any more. This stone church should be protected in the Town Planning Scheme and proposed for proclamation.

196. HOUSE, 29 CHURCH STREET, c/o HIGH STREET

Single-storey painted stone house with front verandah. Hipped corrugated iron roof. New extensions on left side. Victorian big sashes 2 x 2. High foundation. 4-panel entrance door with plain fanlight. This house should be listed.

197. HOUSE, 32 CHURCH STREET

Early 20th century stone building with hipped corrugated iron roof and fenestration of wood. Rough cast stone of two colours, quoining generally of grey stone. Large 8-windowed rectangular bay. New entrance door of frosted glass and attractive tinted glass window with flower motif. Immediately adjacent window of projecting bay repeated on verandah window.

Plaster pillars support roof extended to cover verandah. Low stone garden wall. Environment of house not enhanced by a very busy road. Recommended for listing only.

198. HOUSE, CHURCH STREET, OPPOSITE CAPE ROAD

Big Victorian house in painted stone with protruding left wing which has a gable with ornamental woodwork. Long verandah with wooden trelliswork and the end glazed in. Corrugated asbestos roof. Victorian sashes 2 x 2. Also stoep on left side. Entrance from verandah. Double door 2 x 3 panels with fanlight.

This pleasant house should be protected in the Town Planning Scheme and investigated for proclamation.

199. KLEINE LIBERTAS, CHURCH STREET

Double-storey mansion with decorative plaster work. Rectangular building with protruding wing on garden side and round towerlike wing in corner on street. Big Victorian sashes 2 x 2 with louvered shutters in ground floor. Moulded parapet on north side. All teak. Closed in upper floor verandah (teak) on street side. Drip moulding (eyebrow) over windows.

This elegant landmark in Mossel Bay should be protected in the Town Planning Scheme and investigated for proclamation.



200. HOUSE, 8 ANDREW JOSS STREET

A single-storey L-shaped stone house under a pitched corrugated iron roof. Apart from a plastered verandah the building appears to have been little altered. 2 sliding sash windows in the projecting rectangular bay are 6 x 6 panes. A rectangular louvred loft ventilator exists above the string course and some wood bargeboarding remains. Straight verandah roof supported by plastered pillars. This property is at the top of Joss Street and has a commanding view of the bay. This house should be listed.

201. SMALL COTTAGE, SHORT STREET

A small cottage of plastered stone with a front verandah built in with wood. The hipped corrugated iron roof also covers the verandah which has been boarded in and which has two 3 x 3 panes casement windows and louvred shutters. It has a plain entrance door of stable type. At the back of the cottage is an old type chimney stack. There was another cottage next to this one which has been demolished.

This interesting little cottage which may be the last of a group of cottages erected here for the mill workers should be protected in the Town Planning Scheme and investigated for proclamation.

202. TWO COTTAGES, SHORT STREET

Two small plastered houses with a hipped roof and a short wing with a covered gable which has some wood decoration. There is also a verandah covered by the main roof with plastered brick pillars and balustrades. 2 x 2 panes Victorian type sashes. The entrance door (6 panels) has a divided fanlight. There is a lean-to at the back. These cottages are the last ones left of a group built for railway workers when the railway opened in 1905. These cottages are of environmental importance and should be protected in the Town Planning Scheme.

203. VILLA NOVA, WASSUNG STREET, c/o SPRING STREET

Double-storey stone villa with double storey verandah in both streets. Hipped corrugated iron roof with high chimney with 2 pots. Verandah has precast Doric pillars and precast plaster balustrade. Protruding wing in Wassung Street has arched window below and balustrade and window above. Seaside of house has closed-in double storey Victorian verandah. Victorian sash windows (2 x 2). Unusual street walls.

This house should be protected in the Town Planning Scheme and investigated for proclamation.

204. COTTAGE, 7 WASSUNG STREET

This old cottage has its gable end towards the street but can also be seen from Spring Street. It is a plastered stone cottage with a saddle roof between plain end gables. It was originally thatched but now has corrugated iron. The small old casement windows have wooden lintels and small panes. There is also a small loft window. On the street side there is a modern lean-to-section which contains the new entrance. This is probably one of the oldest houses in Mossel Bay and is seen on the 1890 Panorama. This important cottage should be protected in the Town Planning Scheme and investigated for proclamation.

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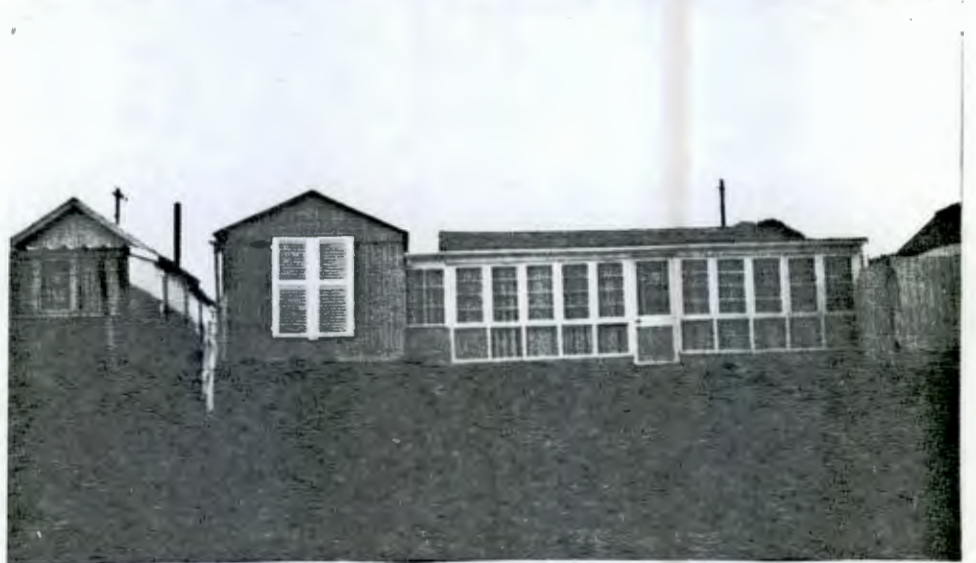
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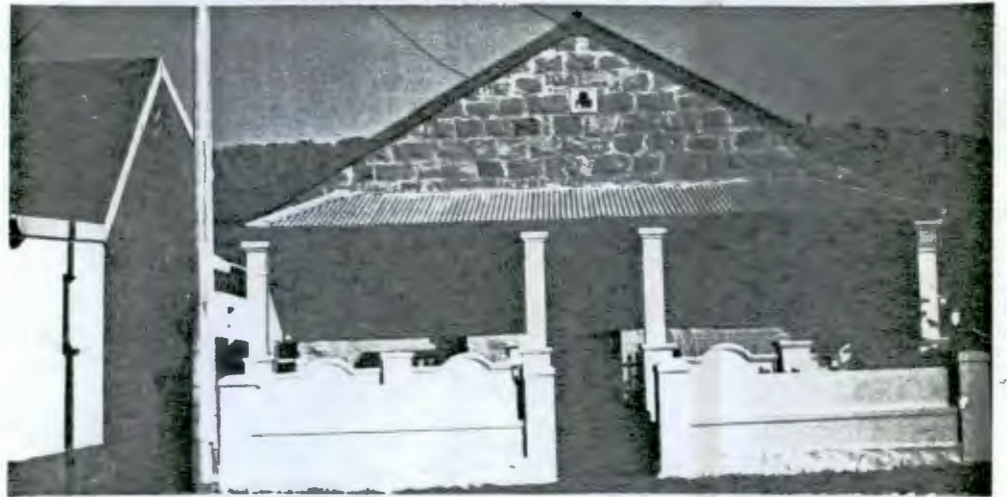
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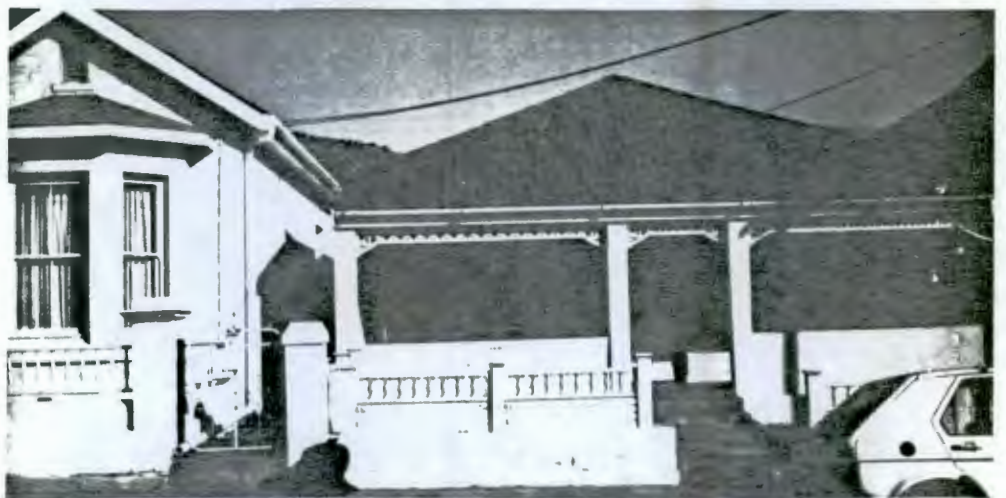
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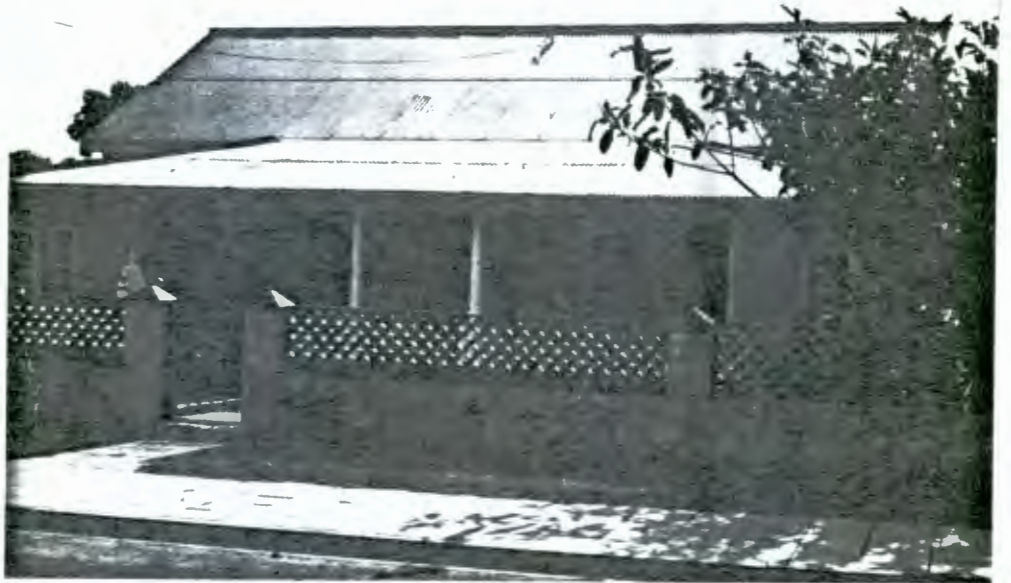
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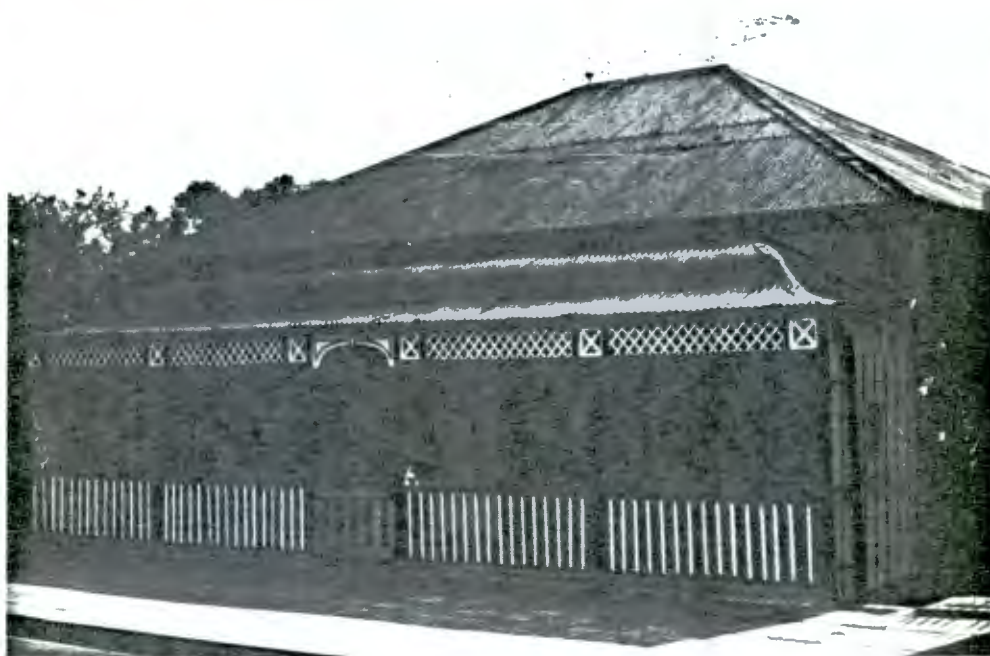
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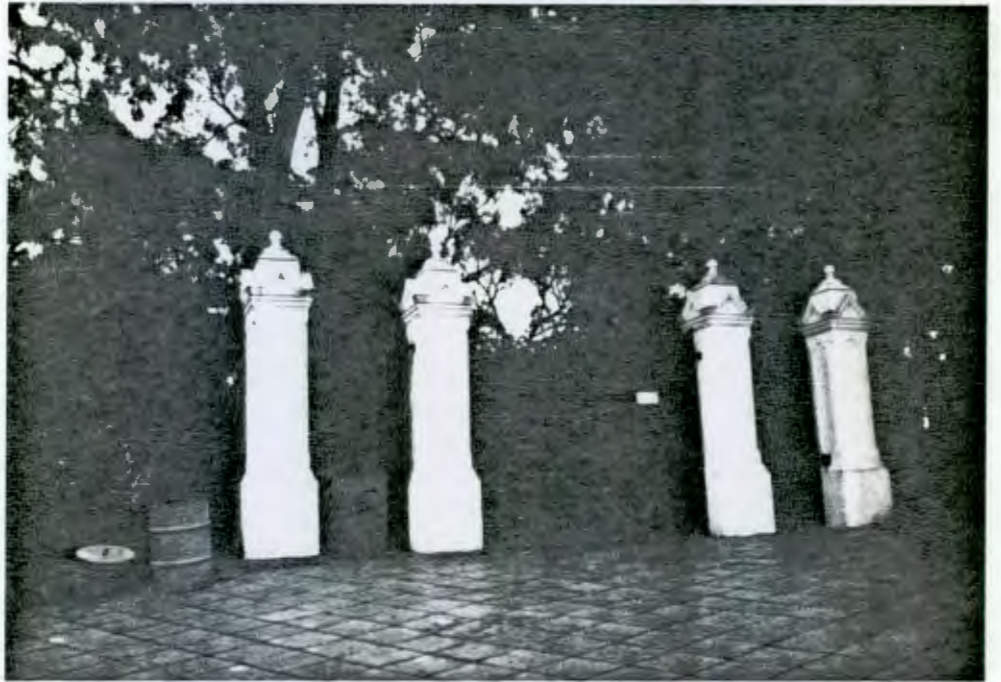
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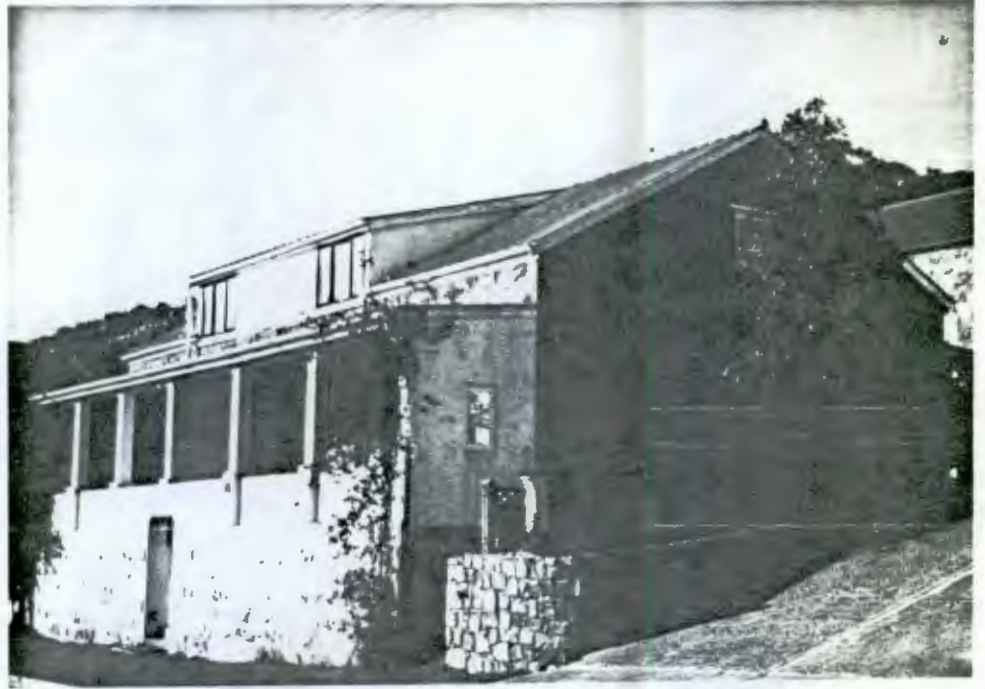
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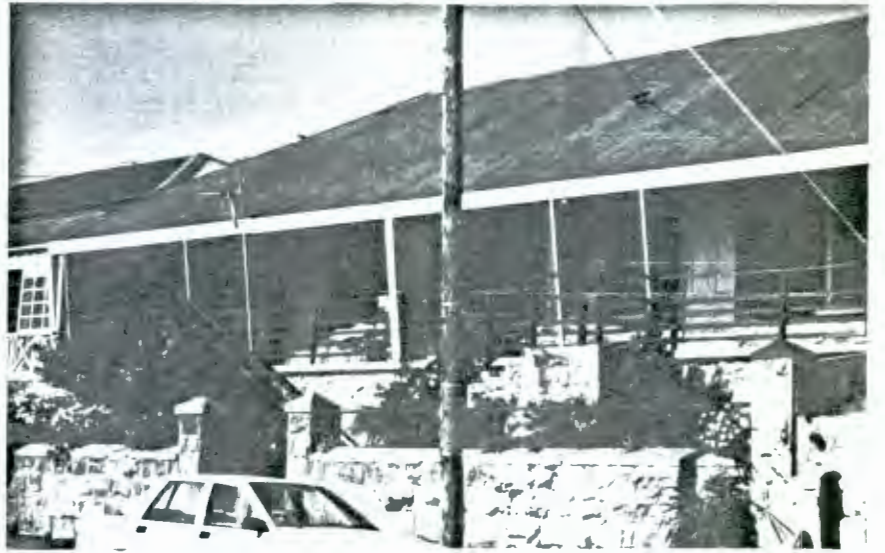
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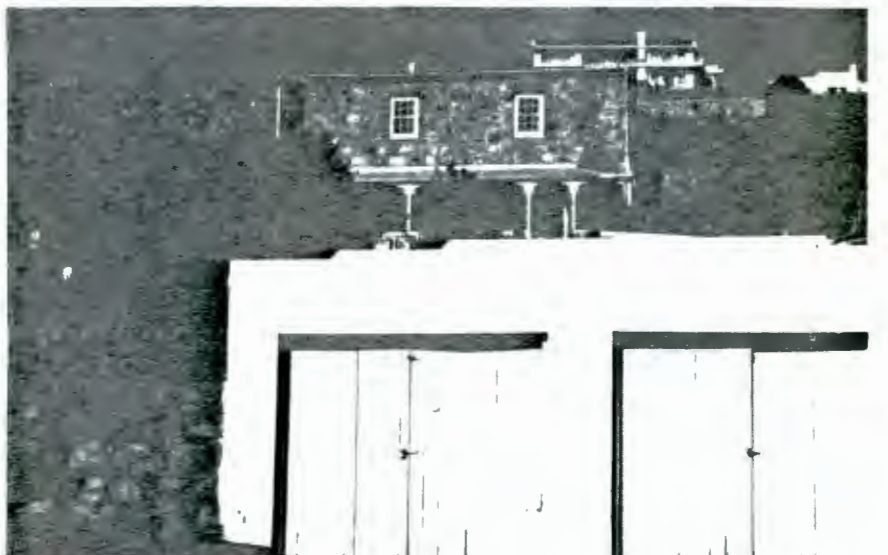
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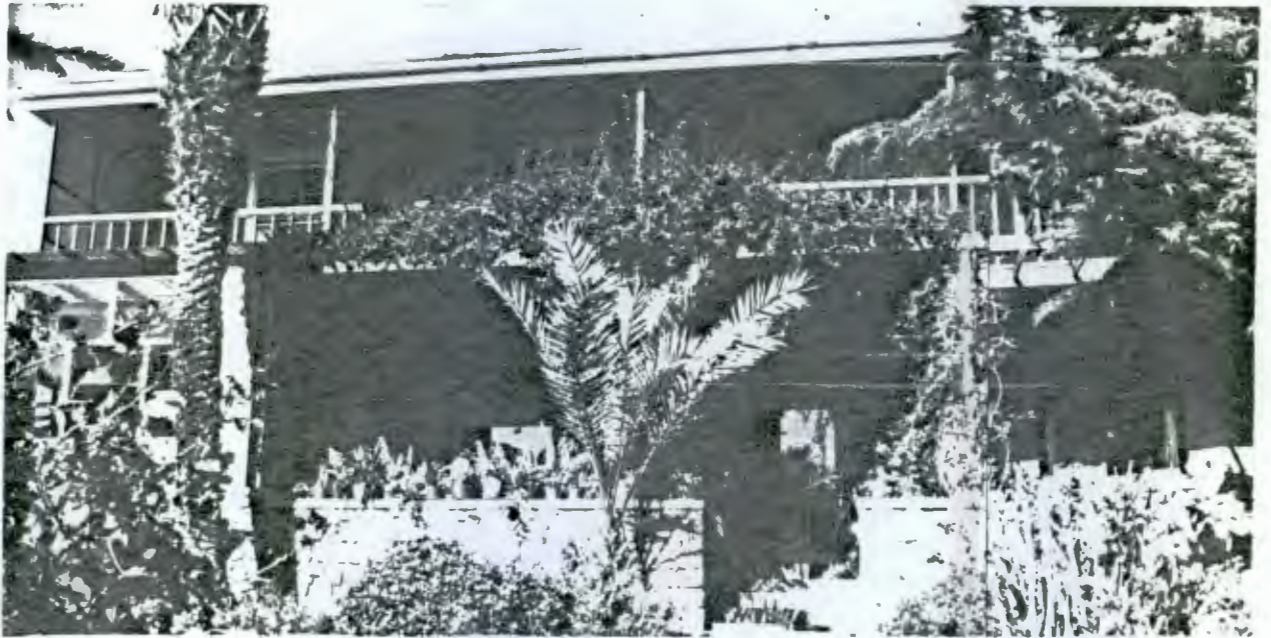
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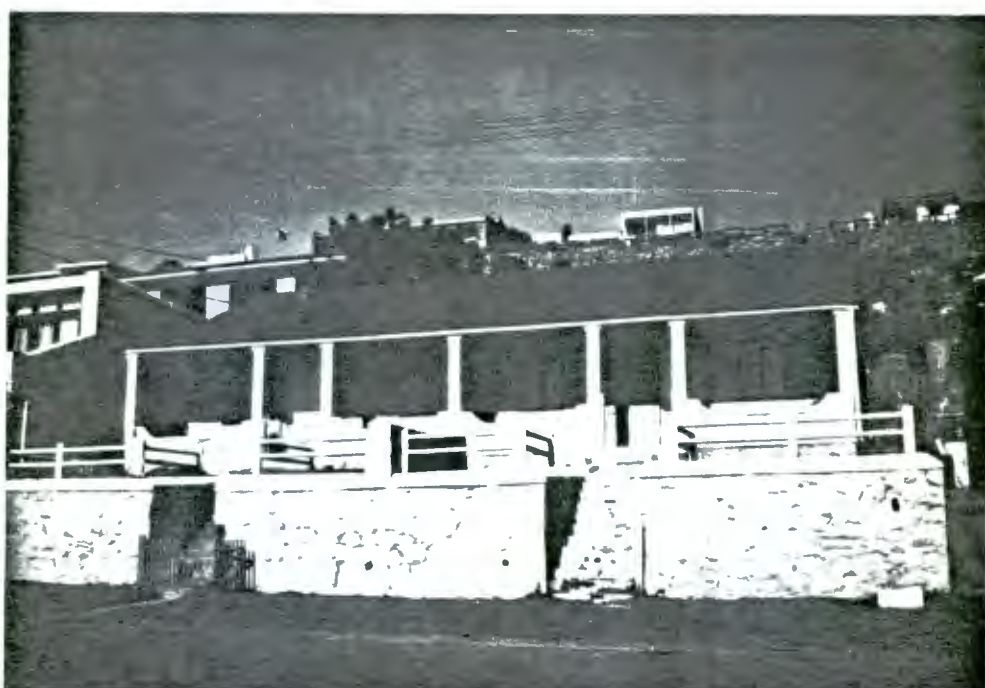
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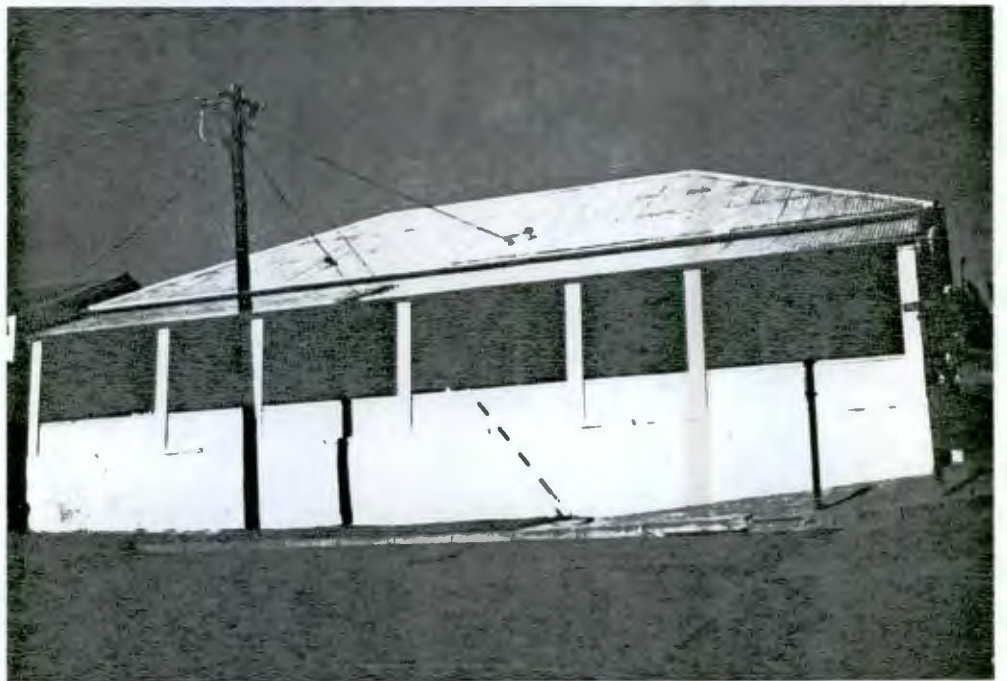




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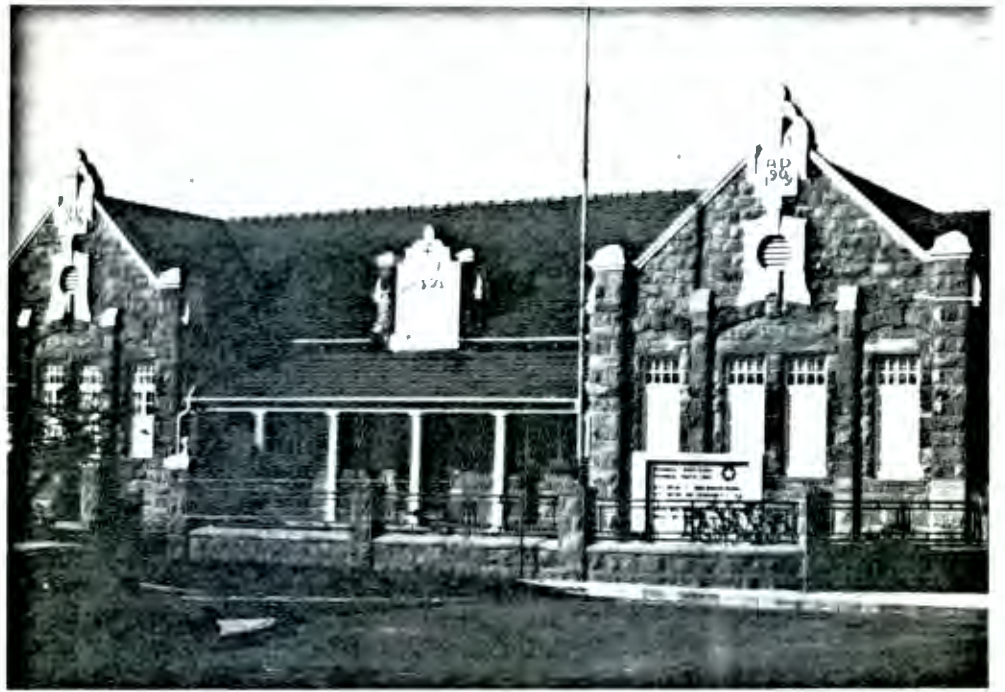
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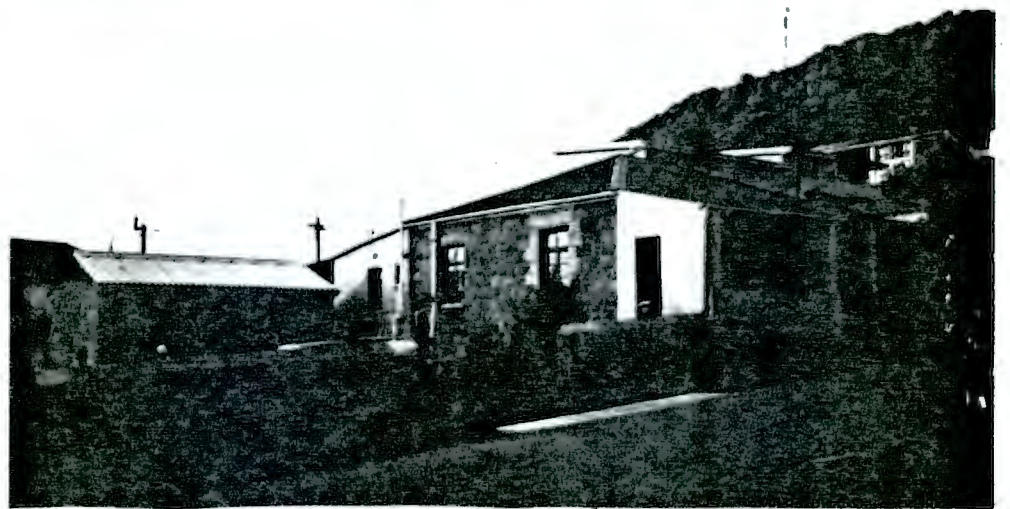
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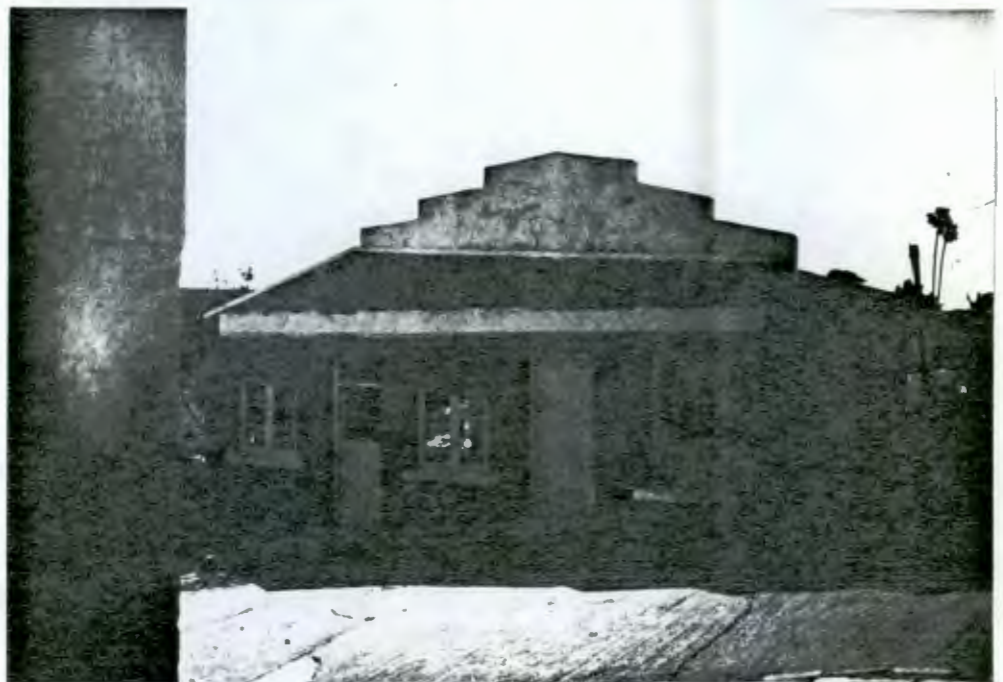
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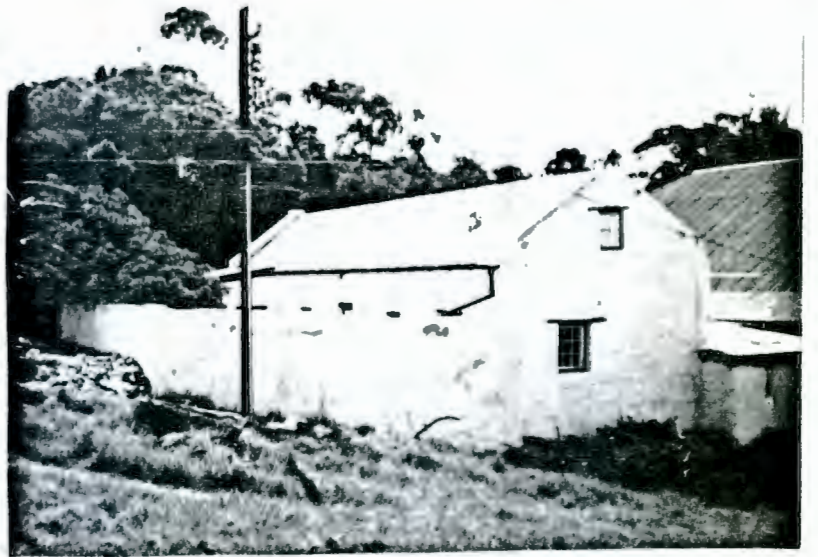
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


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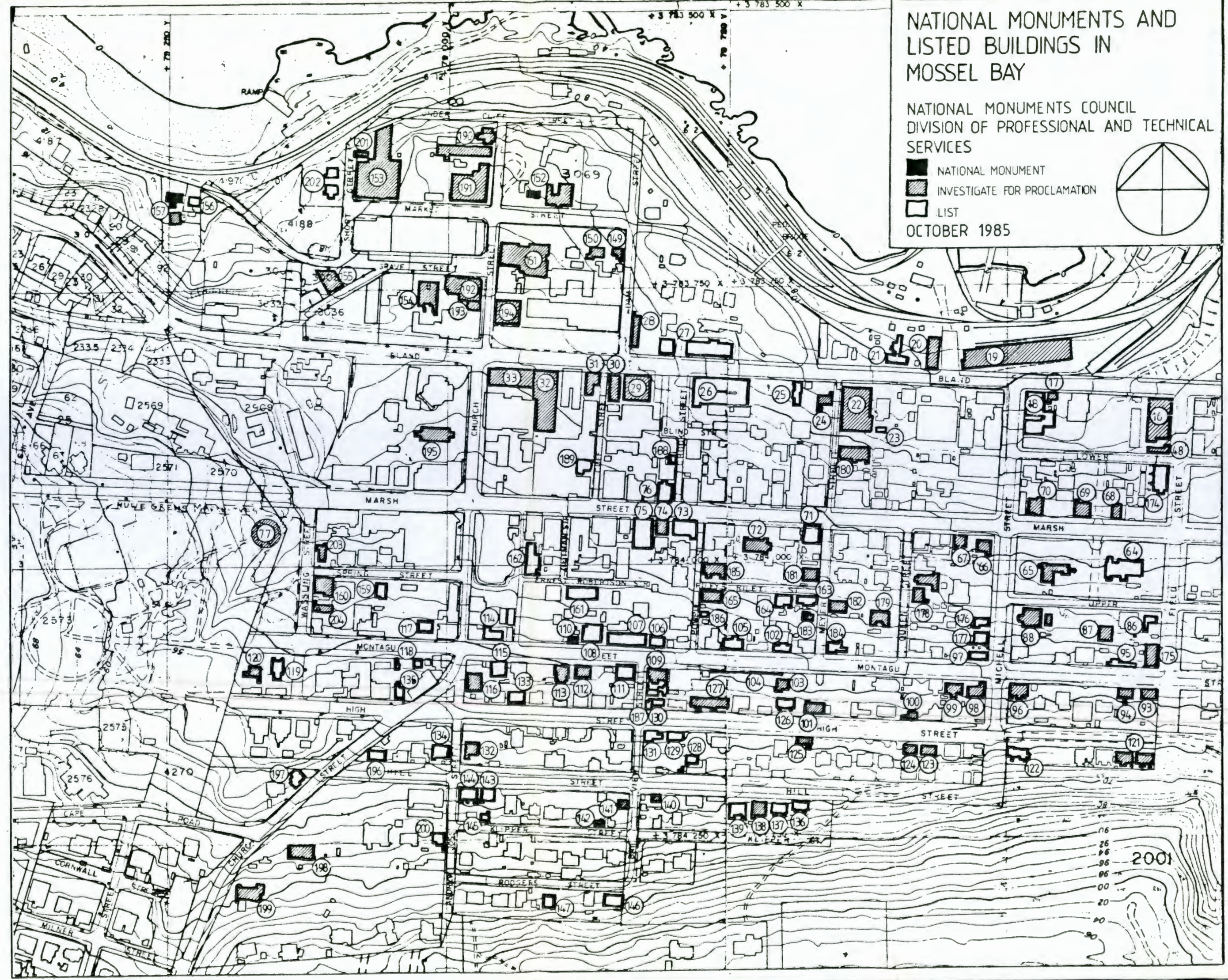


NATIONAL MONUMENTS AND LISTED BUILDINGS IN MOSSEL BAY

NATIONAL MONUMENTS COUNCIL
DIVISION OF PROFESSIONAL AND TECHNICAL SERVICES

 NATIONAL MONUMENT
 INVESTIGATE FOR PROCLAMATION
 LIST

OCTOBER 1985

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