

### 7.5.8 Double storey apartment block with centrally located decorative front gable\_DG&L Court

|   |  |
|---|--|
| Address   | 17 Fourth Street   |
| Stand No.   | 391  |
| Current Zoning  | Residential 1  |
| Year of erection  | 1938   |
| Architect   | Unknown  |
| Heritage Significance   | Architectural  |
| Statement of Significance<br>(Heritage importance grading system due to the National Heritage Resources Act 25, 1999)   | (a) its importance in the community, or pattern of South Africa's history; |
| Proposed SAHRA Grading  | 3A   |
| <b>Site Description</b><br>Double storey apartment building from the late 1930's with enclosed balconies on first floor level and centrally located decorative gable. |  |

#### Locality Map

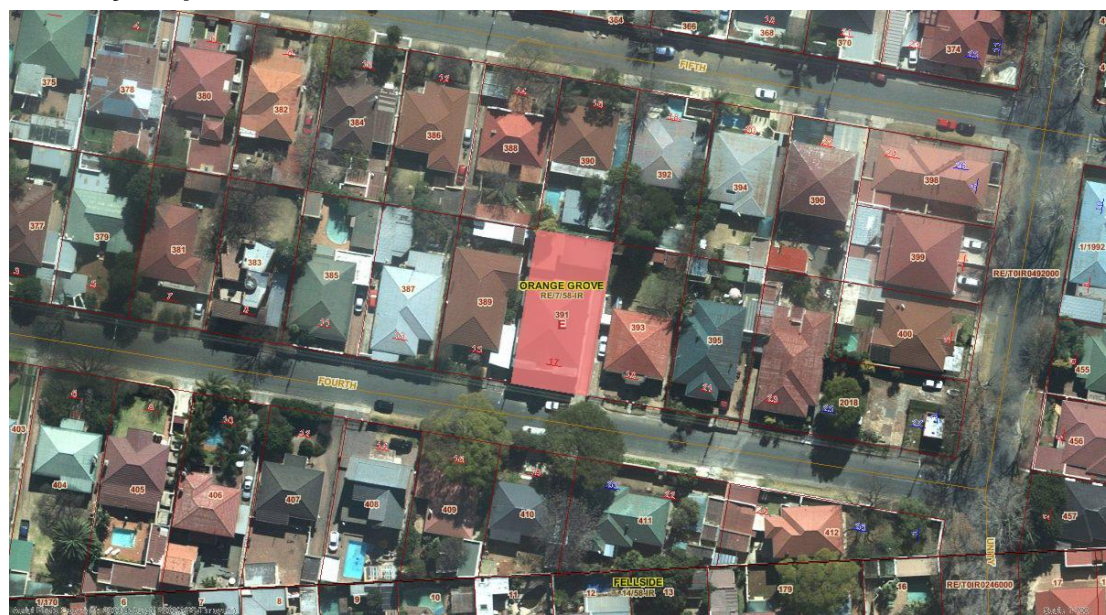


Fig. 142 Stand 391 is located along the northern side of Fourth Street in the south-western corner of Orange Grove within a residential area (Source: City Council of Johannesburg, GIS map)

## Original plan for Stand 391

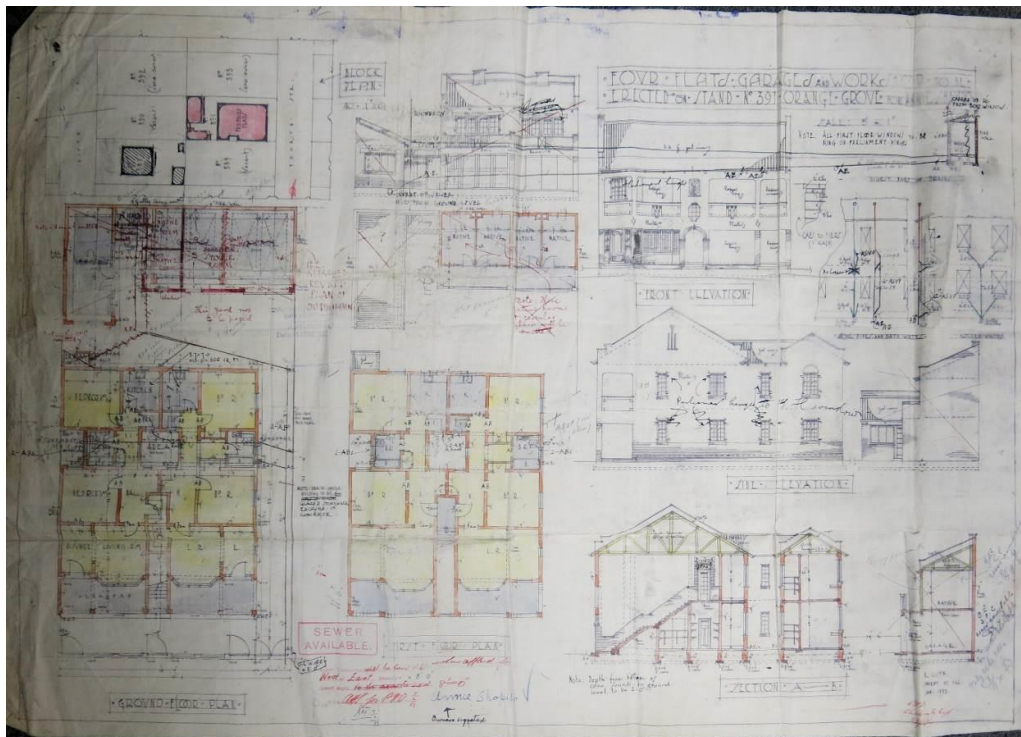


Fig. 143 Plan for proposed four flats, garage and workshop on Stand 391, Orange Grove from 1938

Good example of building typology of the 1930's, former balconies on first floor level enclosed (Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 144 Double storey apartment building with enclosed balconies on first floor level and centrally located decorative gable (Source: tsica heritage consultants, 2015)

## Impact of Proposed Development Plan on Heritage

|   |  |
|---|--|
| <p><b>Densities</b></p> <p>Medium to Low densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 2 storeys</p> | <p><b>Recommendations</b></p> <p>The double storey building is a unique example of a well conserved Art Deco court in the area it therefore recommended that new buildings do not detract, overpower or it is therefore recommended up to double storey densities be planned around this building.</p> |
| <p><b>Transport</b></p> <p>Site falls out of main BRT route transit spine</p>   | <p><b>Recommendations</b></p> <p>Not applicable.</p>   |
| <p><b>Social Cluster Development</b></p> <p>No social cluster development is ear marked for this area</p>                                   | <p><b>Recommendations</b></p> <p>Not applicable.</p>   |
| <p><b>Mixed-use Development</b></p> <p>Site falls out of mixed-use development</p>  | <p><b>Recommendations</b></p> <p>Site is surrounded by single storey residences and it is recommended to maintain building heights around the site.</p>  |

## Conservation Management Policies\_ Grade 3A\_Residential sites

Conservation management plans (CMPs) help to guide the management and running of heritage sites, scenarios, particularly if the heritage buildings or site are earmarked for development. The CMP particularly the policies and guidelines, should be used in the preparation of future expressions of interest, development and feasibility studies, as well as by consultants planning or documenting future work. In conjunction with the SWOT analysis it becomes a useful tool in assessing the opportunities that can arise from the development as well as identify potential risk or threat of the site. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

## Swot Analysis

| Analysis             | Result  |
|----------------------|---|
| Strength             | The site is in good condition and there are original features still in place  |
| Weakness             | Alterations like enclosing the balconies on first floor level   |
| Risk/ Threat         | The site is located in an area of medium density development and it may change the character of the site if new buildings are erected near it   |
| Strength/Opportunity | Medium density development may allow for increased access to the site and economic and social significance of the site<br><br>Economic potential due to the site's location and reuse |

## Conservation Management Policies\_Residential sites

### Views/Vistas

- Retain views of the aesthetically and architecturally significant building
- Ensure that all new buildings erected do not conflict or overpower the heritage buildings

### Fabric and Setting

- Retain and restore all the original materials, doors, window panels and other original features of the buildings if alterations are intended for the building
- If additions are to be made, then a contrasting modern materials to be used according to conservation principles

### Management

- Establish a team of heritage/conservation professionals which oversee the restoration of historical structures and the introduction of new buildings on site or near the site

### Future Development

- Adaptively re-use the buildings in a manner that will not diminish – and will ideally enhance – their historical or cultural integrity
- Integrate site into tourism route
- Ensure that alterations and additions are made only after consultation with the Provincial Heritage Resources Authority (Gauteng) and in

accordance with the National Heritage Resources Act of 1999 section 34 or section 36

- Public facilitation takes place prior to any development