

### 7.5.7 Freestanding residential buildings with centrally located front stoep\_Stand 661

Address	31 Third Street & cnr Sixth Street
Stand No.	661
Current Zoning	Residential 1
Year of erection	1924
Architect	Unknown
Heritage Significance	Architectural
Statement of Significance (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> Typical single storey freestanding residence from the 1920's with corrugated iron roofing and centrally located front stoep with main entrance, building corners are accentuated with corner stones and stoep roof is supported with painted brick pillars.	

#### Locality Map



Fig. 139 Stand 661 is located along the eastern of the triangular shaped block between Sixth and Third Streets in close proximity to the eastern side of Louis Botha Avenue in Orange Grove (Source: City Council of Johannesburg, GIS map)

## Original plan for Stand 661

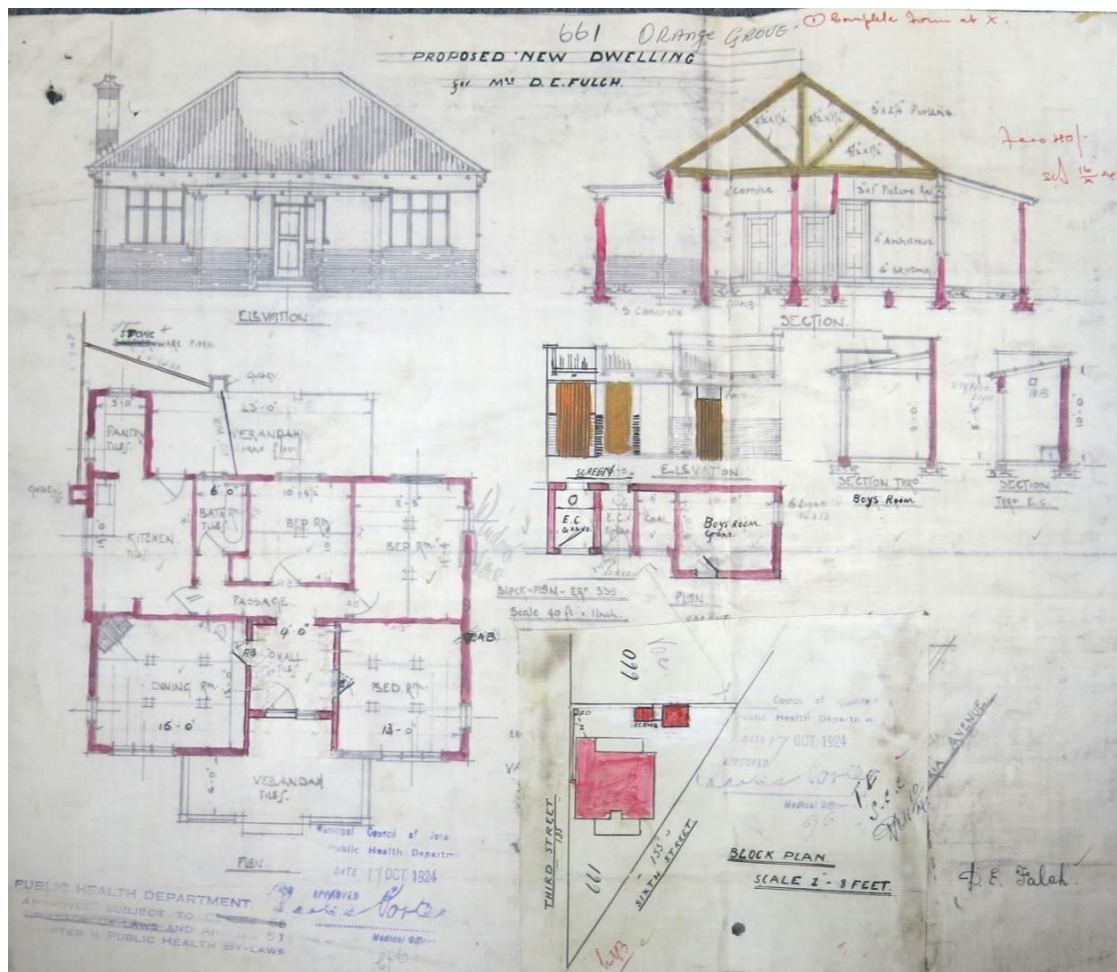


Fig. 140 Plan for proposed new dwelling on Stand 661, Orange Grove from 1924  
 Good example of building typology of the 1920's which can be found all over Johannesburg's suburbs  
 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Image



Fig. 141 Single storey freestanding residence with corrugated iron roofing and centrally located front stoep with main entrance, building corners are accentuated with corner stones and steep roof is supported with painted brick pillars  
(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>Freestanding single storey corner residence from 1920s form part of a unique streetscape within Orange Grove and it is therefore recommended that the building needs to be preserved.</p>
<p><b>Transport</b></p> <p>Sites fall 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 to maximum two storeys in close proximity to the residence.</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	Typical freestanding residence with centrally located stoep forms part of a unique streetscape and is still in a very good condition and most of the original features are still in place
Weakness	Building is only partly visible because of high wall
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	Well preserved early 1920s freestanding residence could form part of architectural historical walking tour within Orange Grove

## 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
- 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