

### 7.5.15 Single storey freestanding building with centrally located front stoep\_Stand 1237

Address	33 Ninth Avenue & cnr Tenth Street
Stand No.	1237
Current Zoning	Residential 1
Year of erection	1931
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
<p><b>Site Description</b></p> <p>Single storey freestanding residence with centrally located front stoep and two sets of double columns supporting the stoep roof. The three bedroomed house was designed in 1931 and was recently restored. It is a good example of the freestanding houses in that part of Orange Grove.</p>	

### Locality Map



Fig. 167 Stand 1237 is located along the north-western corner of Ninth Avenue and Tenth Street within a residential area in Orange Grove (Source: City Council of Johannesburg, GIS map)

## Original plan for Stand 1237

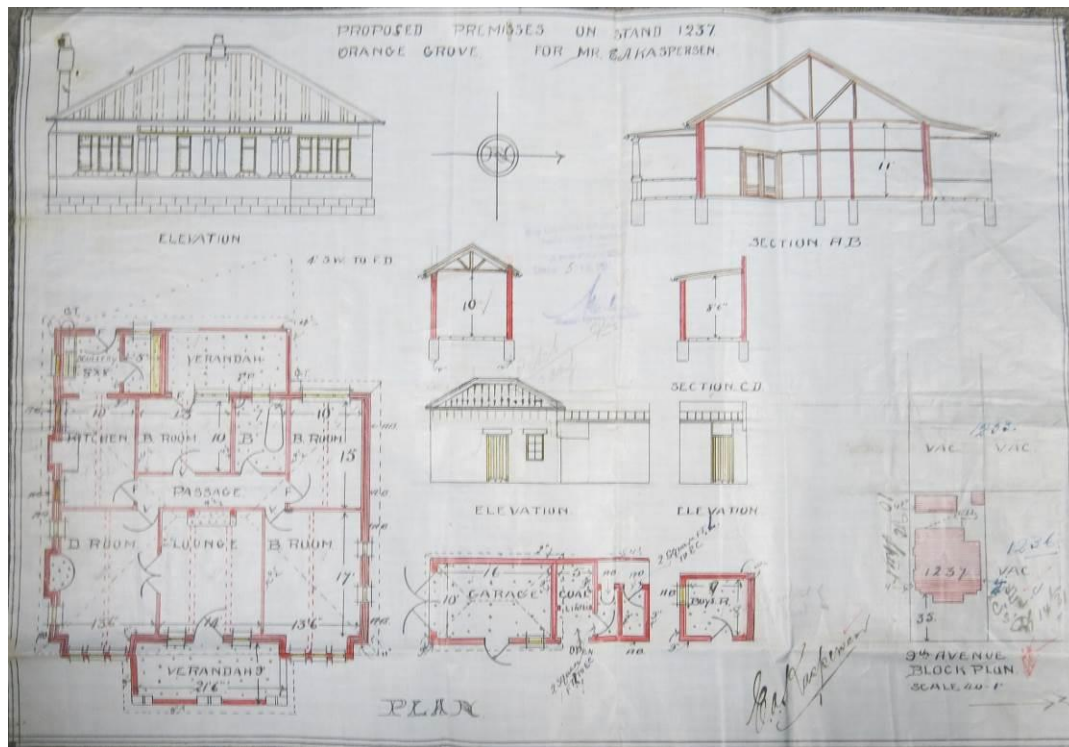


Fig. 168 Plan for proposed three bedroomed house on the corner of Ninth Avenue and Tenth Street

(Source: City Council of Johannesburg, Plans Archive)

## Identifying Images



Fig. 169 Good example of single storey corrugated iron roof freestanding residence from 1931 with centrally located stoep and two sets of double columns to support the front stoep (Source: tsica heritage consultants, 2015)



Fig. 170 Corrugated iron roof structure with decorative brick chimneys and rounded windows along the side elevation (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 residence from early 1930s forms 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	Freestanding residence with centrally located stoep forms part of a unique streetscape and was recently restored 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 1930s 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