

7.5.10 Single storey freestanding building with centrally located stoep_Stand 459

Address	34 Fifth Street
Stand No.	459 (now 1/459)
Current Zoning	Residential 1
Year of erection	1937
Architect	J.C. Cook & Cowen
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; (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
Proposed SAHRA Grading	3A
Site Description	
Single storey freestanding residence designed in 1937 by the well-known architect firm J.C. Cook & Cowen. Most of the design elements of the late 1930's are still intact and preserved in a very good condition. Face brick still exists and features the original design intention to contrast plaster and paint with face brick. Most of the original face brick houses in Johannesburg are plastered and painted and don't show the original design intention of the architect.	

Locality Map

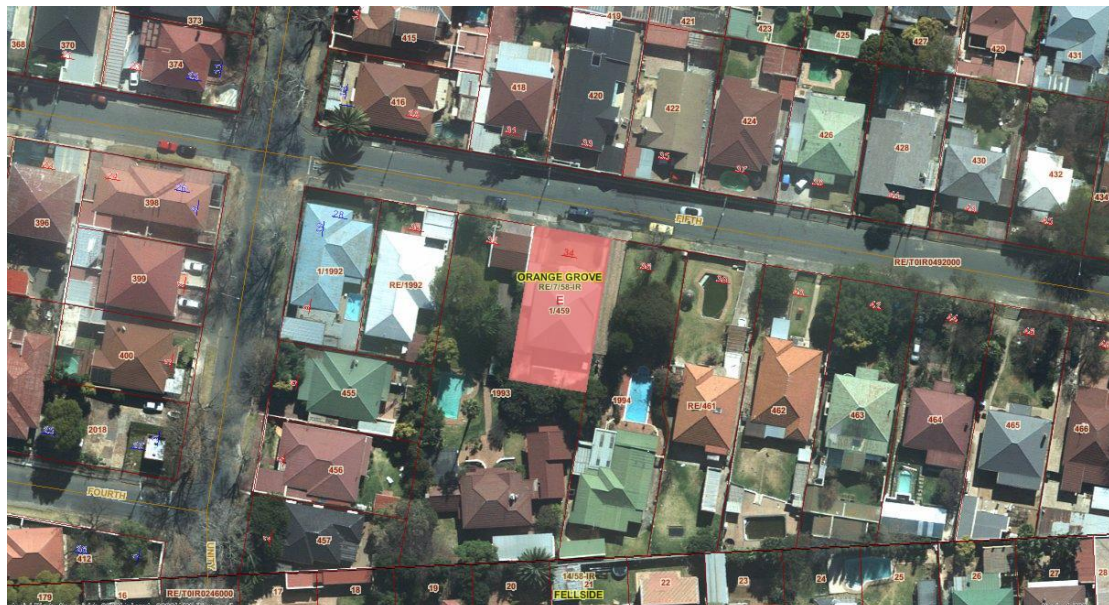


Fig. 148 Stand 1/459 is located along the southern side of Fifth Street within a residential area in Orange Grove
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 459 (now 1/459)

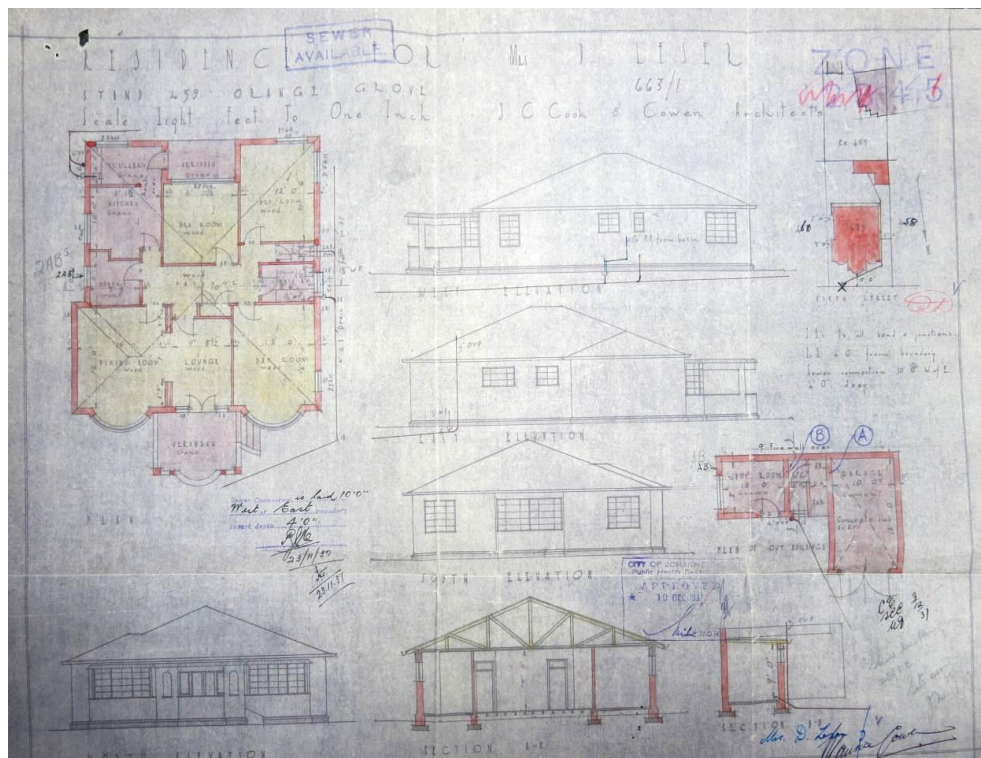


Fig. 149 Plan for proposed residence on Stand 459, Orange Grove from 1937
Good example of three bedroomed single storey residence with corrugated iron roofing and centrally located front stoep
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 150 Good example of single storey corrugated iron roof freestanding residence from the late 1930's with centrally located enclosed front stoep still in original design from J.C. Cook & Cowen, face brick detailing is also still in very good condition
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities</p> <p>Medium to Low densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 2 storeys</p>	<p>Recommendations</p> <p>Well preserved freestanding single storey residence from late 1930s forms part of a unique streetscape within Orange Grove and it is therefore recommended that the building needs to be preserved.</p>
<p>Transport</p> <p>Sites fall out of main BRT route transit spine</p>	<p>Recommendations</p> <p>Not applicable.</p>
<p>Social Cluster Development</p> <p>No social cluster development is ear marked for this area</p>	<p>Recommendations</p> <p>Not applicable.</p>
<p>Mixed-use Development</p> <p>Site falls out of mixed-use development</p>	<p>Recommendations</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 and half rounded bay windows forms part of a unique streetscape and is in a very good condition and most of the original features are still in place
Weakness	Not applicable
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 late 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
- 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