

### 7.5.1 Semi-detached single storey row housing\_Stand 81, 85, 87, 91 & 93

Address	8; 12; 14; 18; 20 Tenth Street
Stand No.	81; 85; 87; 91; 93
Current Zoning	Residential 1
Year of erection	1932/33
Architect	Frank Lawson
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

#### Site Description

In 1933 Mrs A.B. Kramer commissioned the architect Frank Lawson to design a number of semi-detached cottages along the southern side of Tenth Street right next to Paterson Park North. The design layout for all houses was identical and consisted of a main triangular gable centrally located and stairs leading to a stoep on either side of the building. The two bedroom cottages were simple but functional designed to accommodate a small family. The series of central triangular gables along the southern side of Tenth Street creates a cohesion of Street architecture and well balanced streetscape in a residential area.

#### Locality Map

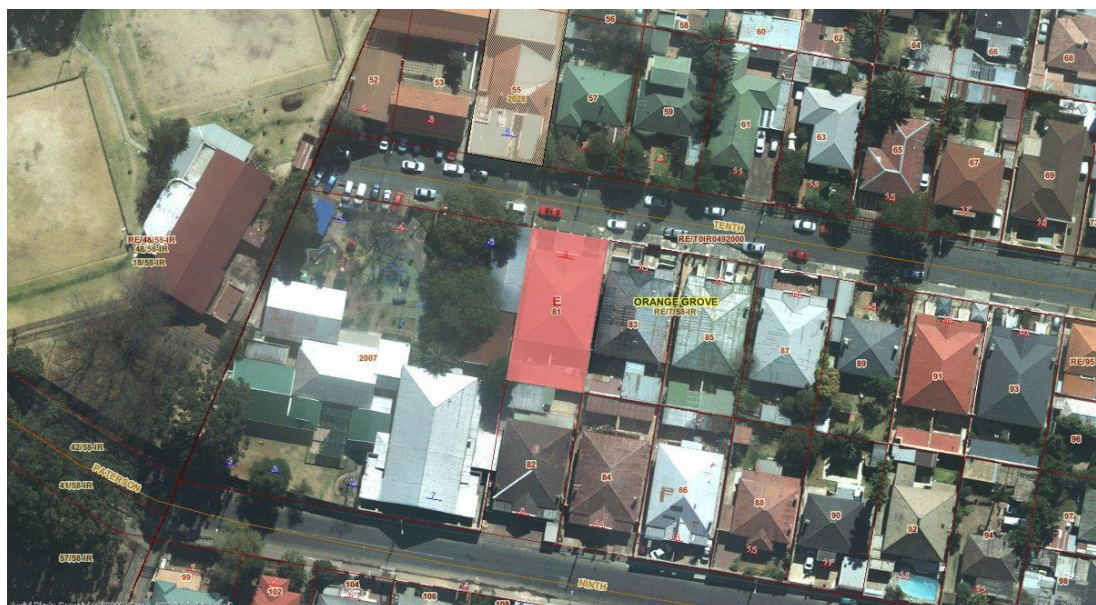


Fig. 110 Stands 81 to 93 are located along the southern side of Tenth Street within a residential area of Orange Grove

(Source: City Council of Johannesburg, GIS map)

#### Original plans for Stands 81 to 91

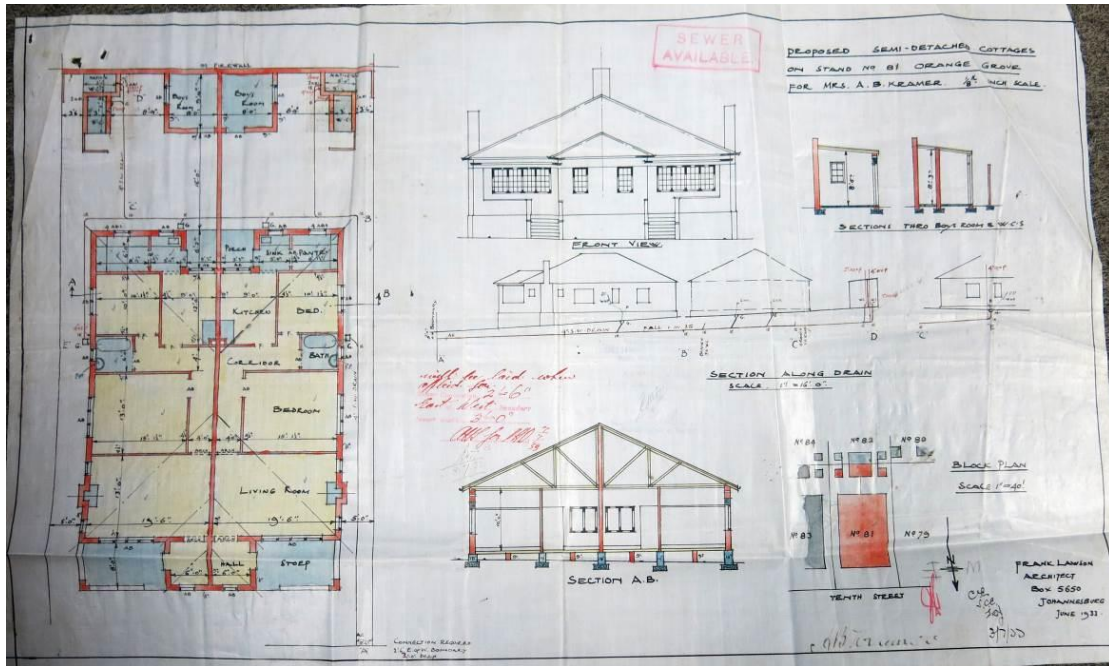


Fig. 111 Plan for proposed semi-detached cottages, Stand 81  
 (Source: City Council of Johannesburg, Plans Archive)

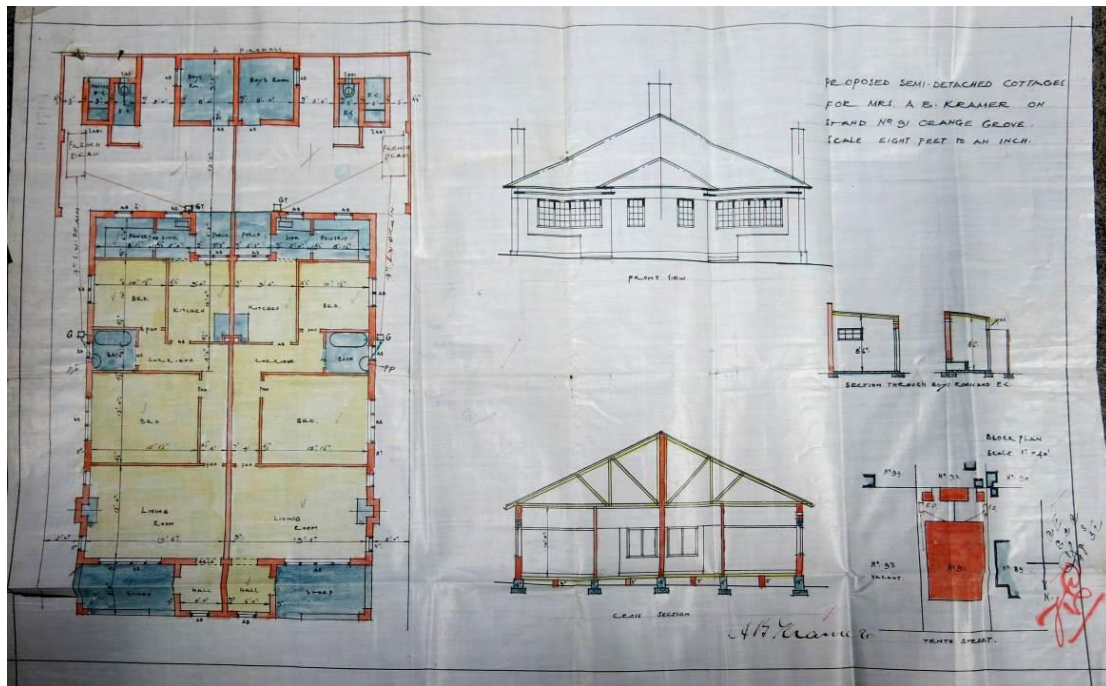


Fig. 112 Plan for proposed semi-detached cottages, Stand 91  
 (Source: City Council of Johannesburg, Plans Archive)

## Identifying Images



Fig. 113 Semi-detached row housing along the southern side of Tenth Street creating a historical Streetscape leading towards Paterson Park  
(Source: tsica heritage consultants, 2015)



Fig. 114 Semi-detached row housing along the southern side of Tenth Street, here Stand 85  
(Source: tsica heritage consultants, 2015)

## Impact of Proposed Development Plan on Heritage

<p><b>Densities</b> 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> Row of single storey semi-detached residences from the 1930s form part of a unique streetscape within Orange Grove and it is therefore recommended that the streetscape needs to be preserved and any new development along the street line must not exceed 2 storeys.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Social Cluster Development</b> No social cluster development is ear marked for this area</p>	<p><b>Recommendations</b> Not applicable.</p>
<p><b>Mixed-use Development</b> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> Sites are surrounded by single storey residences and it is recommended to maintain building heights around the sites to maximum two storeys to maintain historical streetscape.</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	Most of the semi-detached residences are still in good condition and some of the original features are still in place
Weakness	Individual alterations and additions to the buildings diminished original streetscape design
Risk/ Threat	The sites are 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 sites  Economic potential due to the site's location in close proximity to commercial spine

## 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