

### 7.3.2 Single storey Freemason Hall and double storey building\_Grand Lodge of SA\_Stand 1151 & 1153

Address	75 Thirteenth Street
Stand No.	1151 & 1153
Current Zoning	Residential 1
Year of erection	Around 1930's
Architect	Unknown
Heritage Significance	Cultural/ Social/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>Purchased from the Methodist Church by the Grand Lodge of South Africa Trust around 25 years ago, the building structures are still in use by the Grand Lodge Society. The reddish brown face brick building cluster consists of the single storey Freemason hall and the double storey CLSA office building along the eastern side. Both buildings with their arched windows are still in a very good original condition.</p>	

#### Locality Map

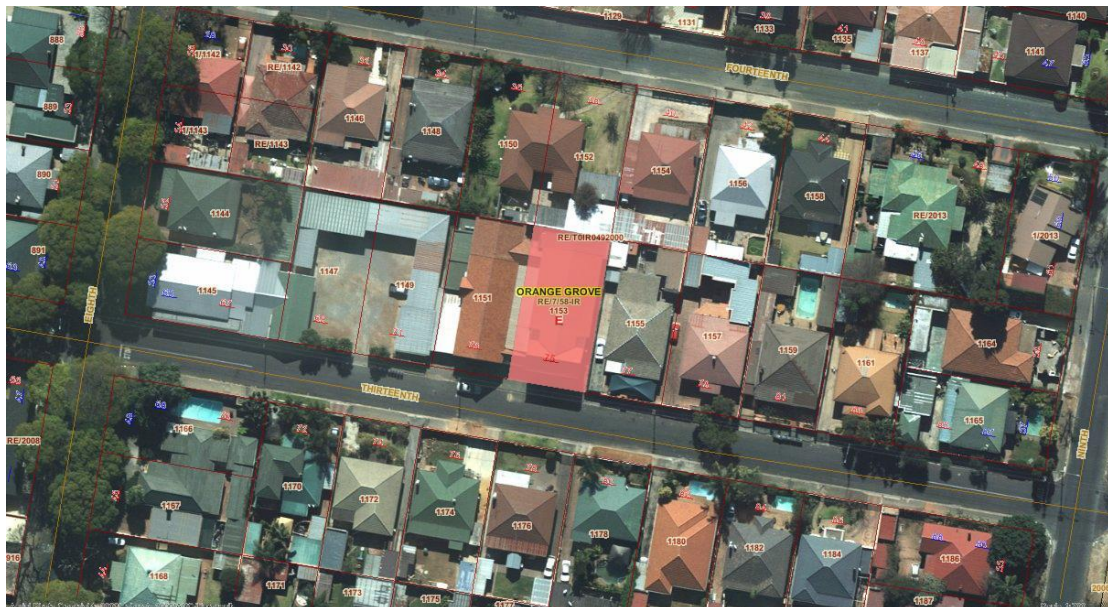


Fig. 85 Stands 1151 & 1153 are located along the northern side of Thirteenth Street within a residential building block  
(Source: City Council of Johannesburg, GIS map)

**No original plans were sourced!**

## Identifying Images



Fig. 86 Freemason Hall\_south elevation along Thirteenth Street in residential area  
(Source: tsica heritage consultants, 2015)



Fig. 87 CLSA double storey building\_south elevation along Thirteenth Street in residential area  
(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 2-4 storeys</p>	<p><b>Recommendations</b> Within the immediate surroundings of the site there are mostly single storey dwellings and an effort should be made to maintain the same building heights around the site.</p>
<p><b>Transport</b> BRT Station is not planned in the immediate surroundings of the site</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> Site not within a mixed-use development zone</p>	<p><b>Recommendations</b> Site is already adjacent to residential buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.</p>

## Conservation Management Policies\_Grade 3A\_Institutional 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. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places were a lot of community programs and events take place they therefore occupy important spaces of historical and social significance where a lot of historical events can be traced back to. It is therefore imperative that any changes made to these institutions be in accordance with conservation principles.

## Swot Analysis

Analysis	Result
Strength	The site is in very good condition and original features are still in place, it has architectural significance with its association with the Freemason history in South Africa and is still used by Grand Lodge Society.  Buildings have a unique well documented history.
Weakness	Not applicable
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected Original fabric of old buildings may be destroyed if converted for new uses
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

## Conservation Management Policies\_ Institutional sites

### Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- 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
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

## **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