

7.5.5 Four attached row houses with fire wall separation_Stand 200

Address	55, 57 6 th Street cnr 6 th Avenue
Stand No.	200
Current Zoning	Residential 3
Year of erection	1927
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
Site Description	
The four attached row houses were built in 1927 and form part of a historical streetscape in close proximity to Louis Botha Avenue. All buildings were recently restored to original state and mirror a good understanding of late 1920's Edwardian design style. The direct connection of the front steps towards the sidewalk and street life is a rare example of its kind in Orange Grove.	

Locality Map

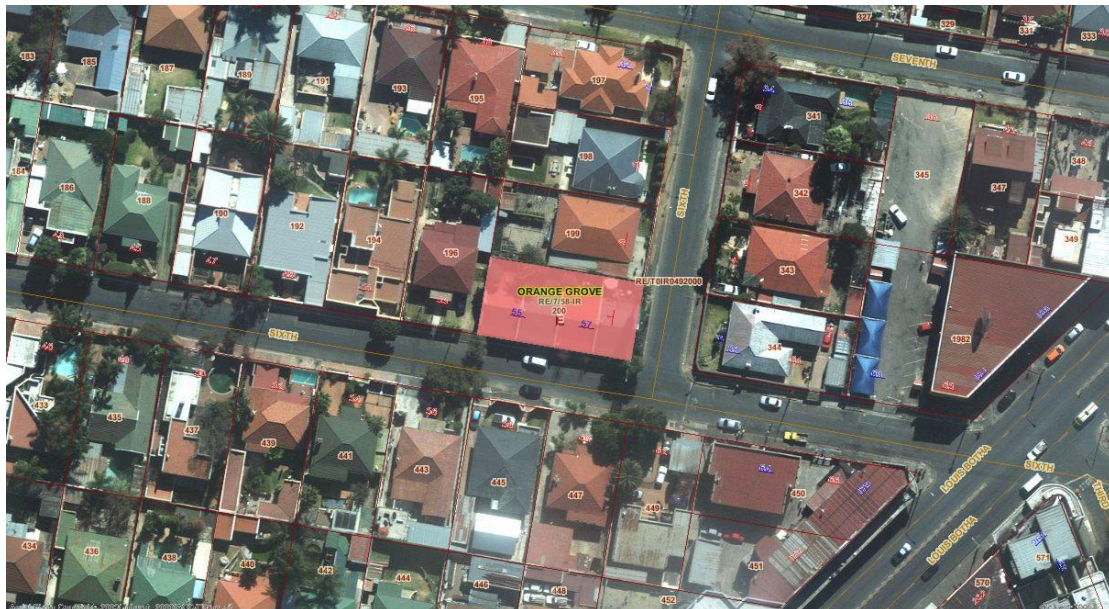


Fig. 131 Stand 200 is located along the northern side of 6th Street in close proximity to the western side of Louis Botha Avenue within a residential area of Orange Grove (Source: City Council of Johannesburg, GIS map)

Original plan for Stand 200

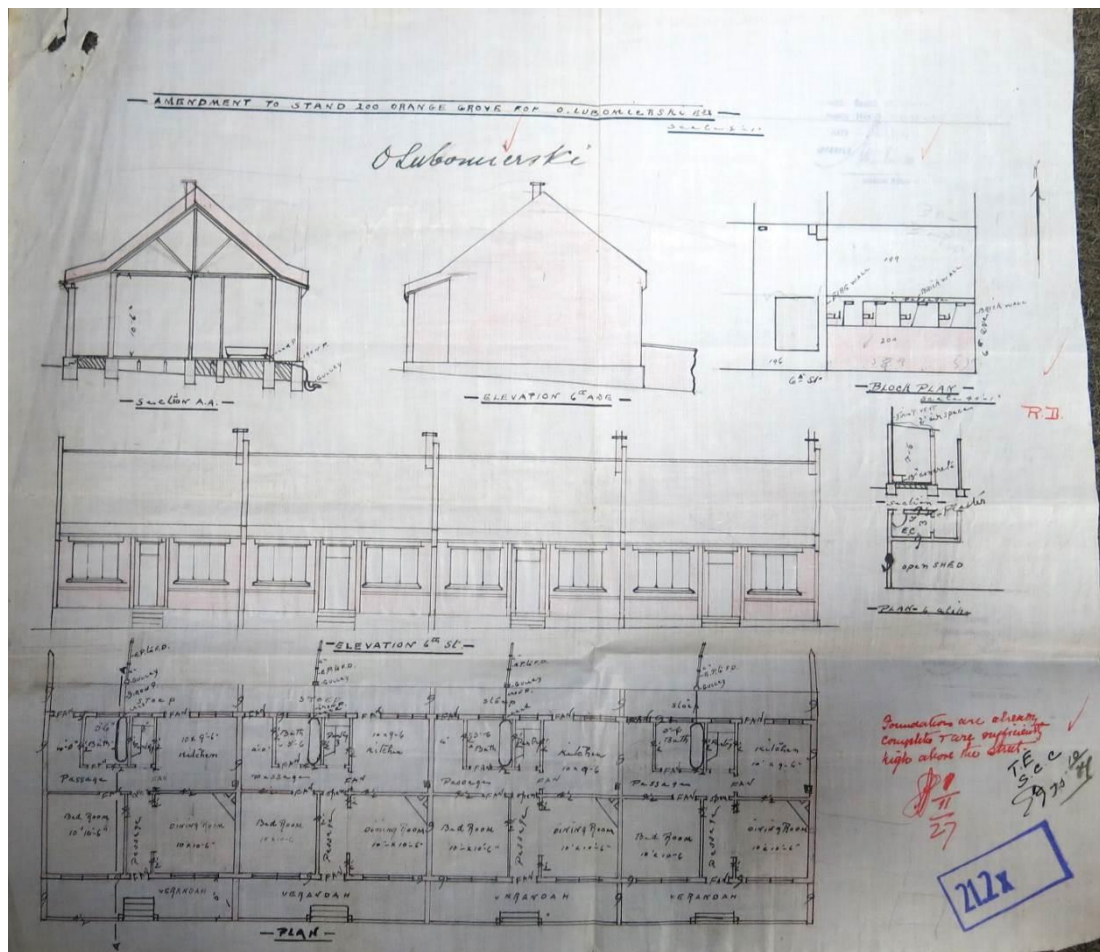


Fig. 132 Amendment to Stand 200, Orange Grove
Four attached row houses with main elevations to 6th Street were designed and built in 1927
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 133 Attached row houses along the northern side of 6th Street with corrugated iron roofing and front stoeps along the sidewalk
(Source: tsica heritage consultants, 2015)



Fig. 134 East elevation along 6th Avenue on the corner of 6th Street and 6th Avenue, all four houses were restored by the well-known architect Mira Fassler Kamstra and are in very good original 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>Row of single storey residences from 1927 form part of a unique streetscape within Orange Grove and it is therefore recommended that the buildings and streetscape 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>Sites fall out of mixed-use development</p>	<p>Recommendations</p> <p>Sites are surrounded by single storey residences and it is recommended to maintain building heights to maximum two storeys in close proximity to the residences.</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	Row of residences form part of a unique, historical streetscape and are still in a very good condition and most of the original features are still in place, like stoeps along the sidewalk
Weakness	Not applicable
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	Well preserved sites fall within historical streetscape and could form part of historical walking tour in close proximity to Louis Botha Avenue 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
- Integrate sites 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