

### 7.5.14 Single storey freestanding building with one sided decorative gable\_Stand 2023

Address	64 Seventh Street
Stand No.	2023 (former 650)
Current Zoning	Residential 1
Year of erection	Around 1910
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
<b>Site Description</b>	
Single storey freestanding residence with one sided decorative gable and corrugated iron roofing. The corner stoep is not visible from the street but the roof layout and the chimneys pointing to an architectural design from around 1910. The plans need to be invested again according to old Stand number.	

### Locality Map



Fig. 164 Stand 2023 is located along the southern side of Seventh Street in close proximity to Louis Botha Avenue in Orange Grove  
(Source: City Council of Johannesburg, GIS map)

**No original plans could be sourced!**

## Identifying Images



Fig. 165 Good example of single storey corrugated iron roof freestanding residence from the around 1910 with decorative front gable and stoep around the corner  
(Source: tsica heritage consultants, 2015)



Fig. 166 Corrugated iron roof structure with chimneys and decorative gable points to elaborate architectural design from around 1910 (Research in progress)  
(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>Single storey freestanding residence from around 1910 forms part of a unique streetscape within Orange Grove and it is therefore recommended that the streetscape 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>Sites are surrounded by single storey residences and it is recommended to maintain building heights to maximum two storeys.</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 from around 1910 is still in a fairly good condition 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 1910s 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
- Develop conservation area between Louis Botha Avenue and Mountainview

- 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