7.5.12 Single storey freestanding buildings with centrally located stoep_Stand 658, 659 & 660

Address	72; 74; 76 Sixth Street
Stand No.	658; 659; 660
Current Zoning	Residential 1
Year of erection	1924 & 1926
Architect	Alexander Forrest (Architect for Stand 659)
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 Three single storey freestanding houses in a row along the southern side of Sixth Street in close proximity to Louis Botha Avenue. The corrugated iron roof houses showing a good example of a typical streetscape of the 1920's in Orange Grove. The buildings don't show high architectural value but are well preserved examples of that period.	

Locality Map

Fig. 154 Stands 658, 659 and 660 are located along the southern side of Sixth Street within a residential area in Orange Grove
(Source: City Council of Johannesburg, GIS map)

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Original plans for Stand 658, 659 and 660

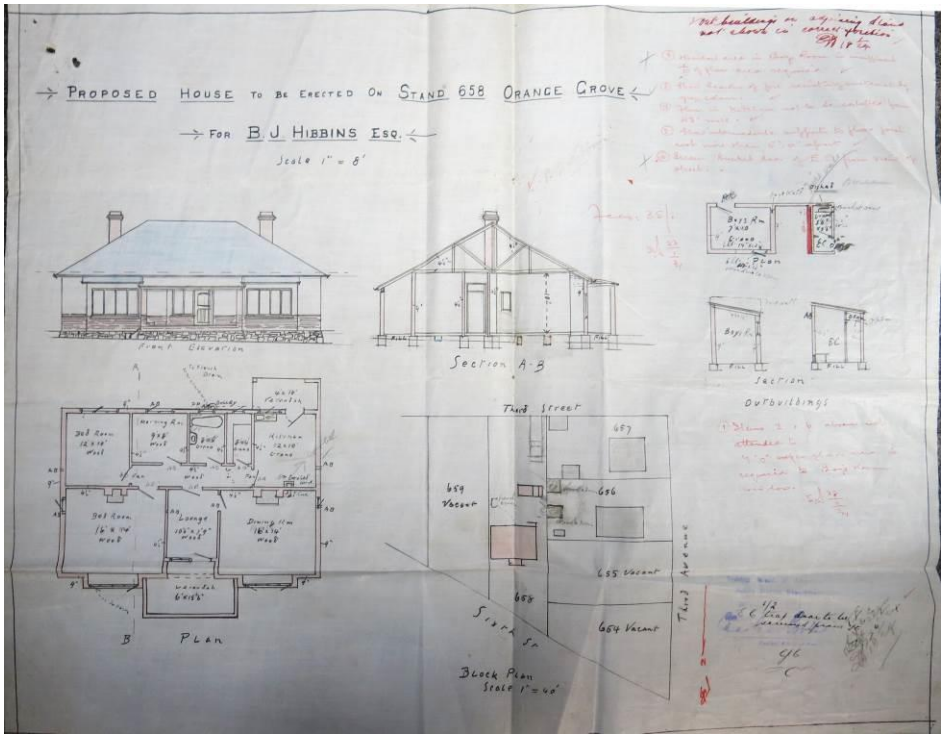

Fig. 155 Plan for proposed new houses on Stands 658, Orange Grove from 1924
Good example of two bedroomed single storey residence with corrugated iron roofing and centrally located front stoep
(Source: City Council of Johannesburg, Plans Archive)

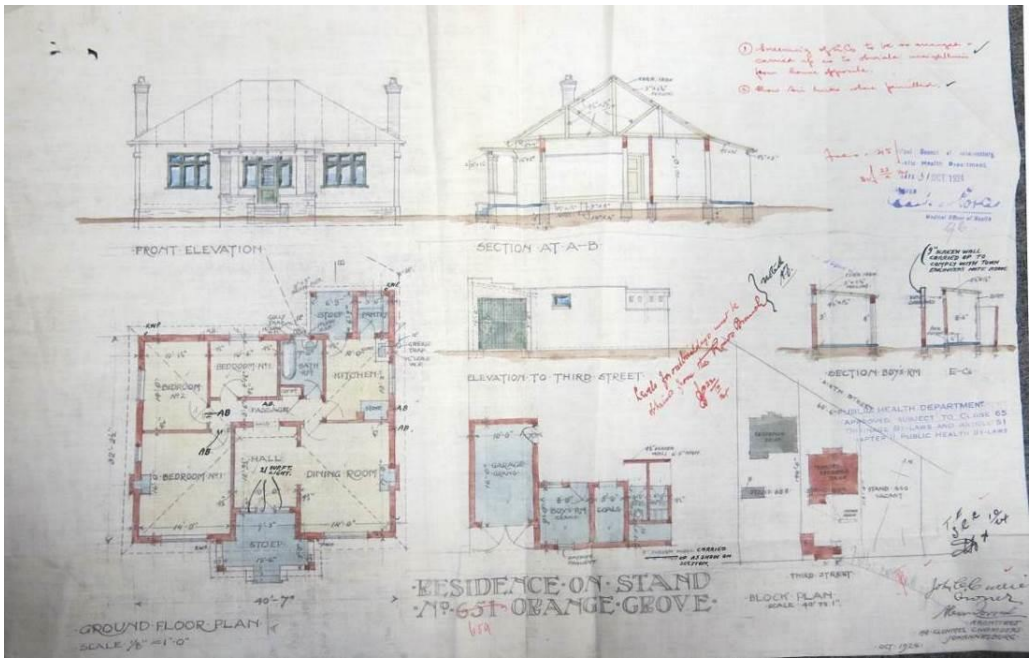

Fig. 156 Plan for proposed new houses on Stand 659, Orange Grove from 1924
Good example of three bedroomed single storey residence with corrugated iron roofing and centrally located front stoep
(Source: City Council of Johannesburg, Plans Archive)

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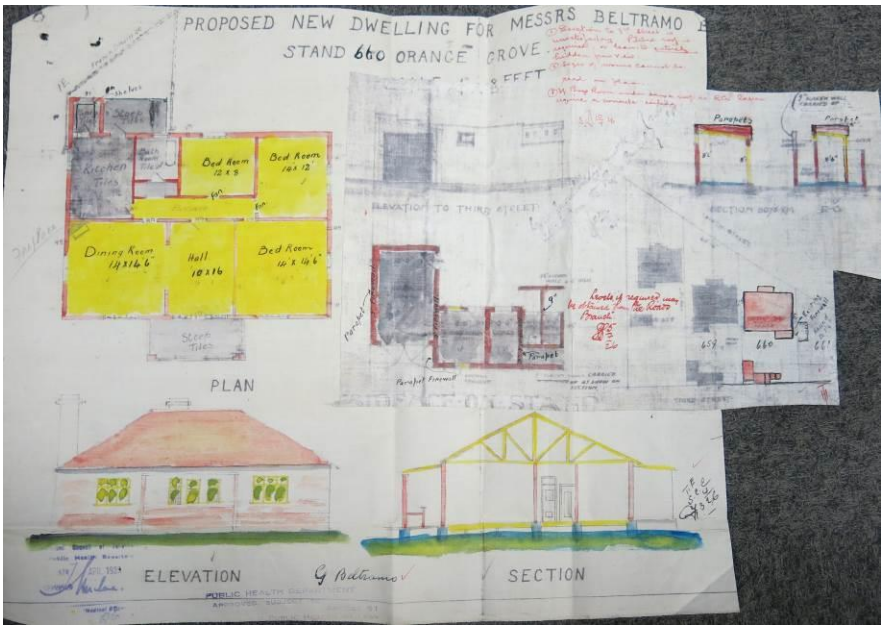

Fig. 157 Plan for proposed new houses on Stand 660, Orange Grove from 1926
Good example of three bedroomed single storey residence with corrugated iron roofing and centrally located front stoep
(Source: City Council of Johannesburg, Plans Archive)

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Identifying Images

Fig. 158 Good example of three single storey corrugated iron roof freestanding residences from around 1920's with centrally located front stoep
(Source: tsica heritage consultants, 2015)

Fig. 159 Typical streetscape of original freestanding houses from around 1920's in Orange Grove
(Source: tsica heritage consultants, 2015)

Fig. 160 Corrugated iron roof house with centrally located stoep and face brick detailing along the edges of the building
(Source: tsica heritage consultants, 2015

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Impact of Proposed Development Plan on Heritage

Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 2 storeys	**Recommendations** Row of freestanding single storey residences from 1920s form part of a unique streetscape within Orange Grove and it is therefore recommended that the building needs to be preserved.
Transport Sites fall out of main BRT route transit spine	**Recommendations** Not applicable.
Social Cluster Development No social cluster development is ear marked for this area	**Recommendations** Not applicable.
Mixed-use Development Sites fall out of mixed-use development	**Recommendations** Sites are surrounded by single storey residences and it is recommended to maintain building heights to maximum two storeys in close proximity to the residence.

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

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Swot Analysis

Analysis	Result
Strength	Row of typical freestanding residences with centrally located stoep form part of a unique streetscape and is still in a very good condition and most of the original features are still in place
Weakness	Two buildings are only partly visible because of high wall
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 1920s freestanding residences 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
- 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

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