

7.5.2 Freestanding residential buildings with semi-dutch gable_Stand 558, 595 & 596

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| Address | 2; 3; 4 Second Avenue |
| Stand No. | 558; 595; 596 |
| Current Zoning | Residential 1 |
| Year of erection | 1910 |
| Architect | M. J. Harris |
| 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 |
| <p>Site Description</p> <p>In 1910 Mr H. Kaplan commissioned the architect M.J. Harris to design five houses in the same design layout along Second Avenue in Orange Grove on the border to Mountainview. The main façade consisted of a one sided triangular gable with centrally located stairs leading on to the stoep. The three bed roomed house floor plan had a bathroom and a fireplace in the dining room.</p> | |

Locality Map

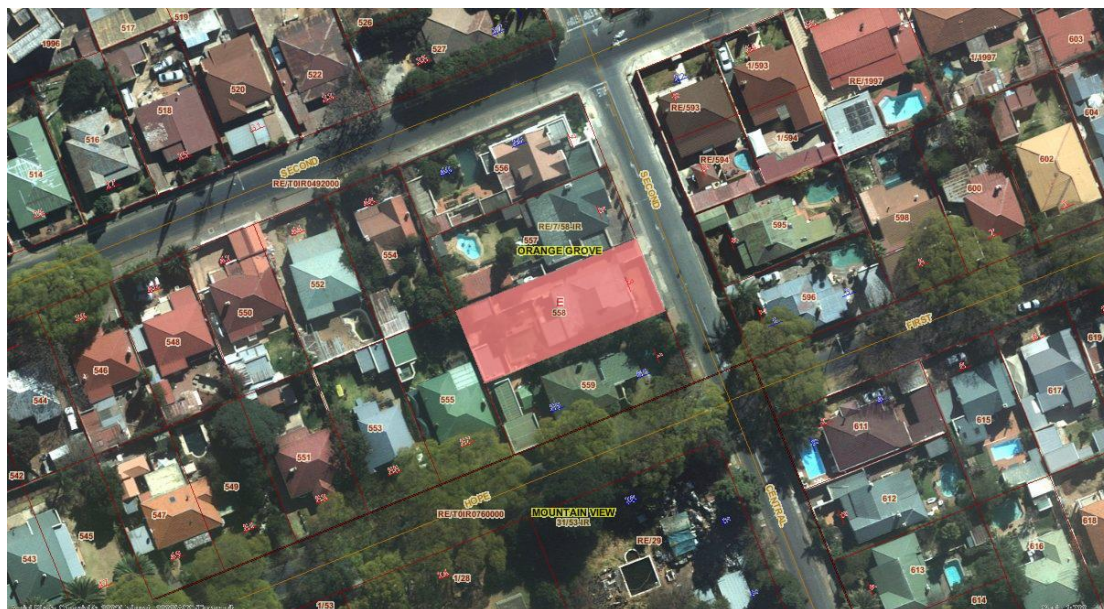


Fig. 115 Stands 558, 595 and 596 are located along the eastern and western sides of Second Avenue within a residential area of Orange Grove (Source: City Council of Johannesburg, GIS map)

Original plans for Stands 558, 587, 595, 596 and 621

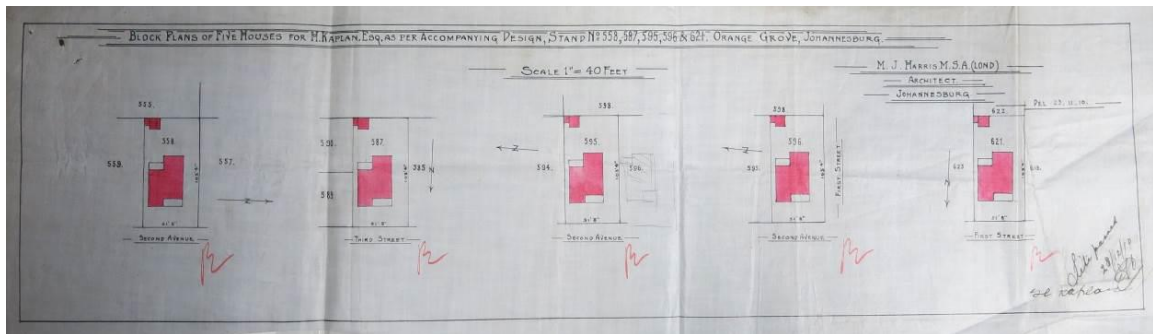


Fig. 116 Block plan for five houses for H. Kaplan as per accompanying design, Stand 558, 587, 595, 596 and 621 in Orange Grove
(Source: City Council of Johannesburg, Plans Archive)

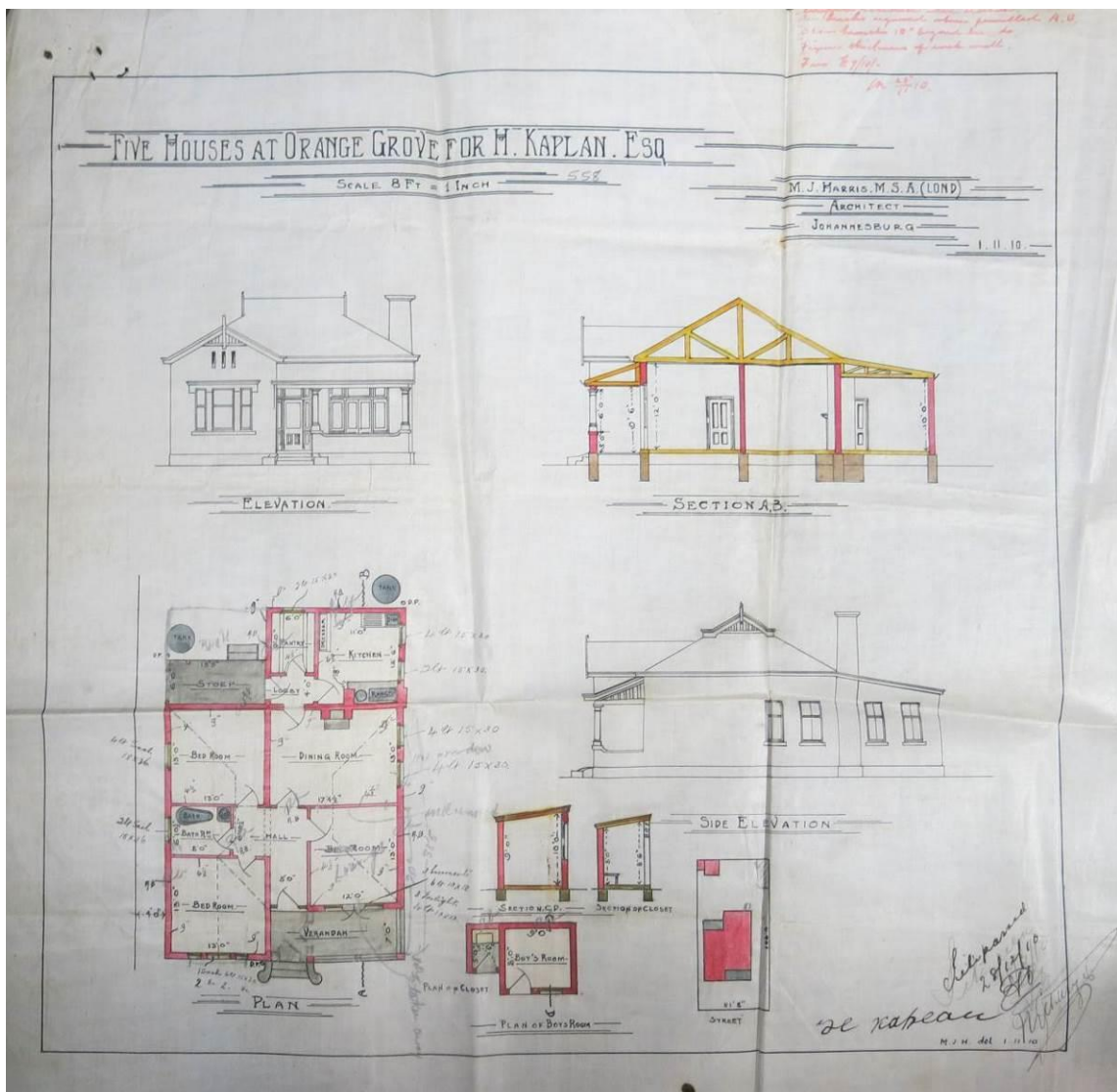


Fig. 117 Plan for five houses in Orange Grove, 1910
Originally designed with one sided triangular gable along the main façade
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 118 Two semi-dutch gabled buildings along the north-eastern side of Second Avenue, Stands 595 and 596
(Source: tsica heritage consultants, 2015)



Fig. 119 Semi-dutch gabled building along the south-western side of Second Avenue, Stand 558
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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|--|---|
| <p>Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 4-6 and a minimum of 2 storeys</p> | <p>Recommendations Row of single storey semi-detached residences from the 1930s fall within a historical cluster and 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>Transport Sites fall out of main BRT route transit spine</p> | <p>Recommendations Not applicable.</p> |
| <p>Social Cluster Development No social cluster development is ear marked for this area</p> | <p>Recommendations Not applicable.</p> |
| <p>Mixed-use Development Sites fall out of mixed-use development</p> | <p>Recommendations Sites are surrounded by single storey residences and it is recommended to maintain building heights to maximum two storeys within the historical cluster.</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 | Semi-dutch gabled residences are still in a very good condition and most of the original features are still in place |
| 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 | Sites fall within historical cluster and will keep integrity within the area north of Mountainview as a proposed conservation area 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
- 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