

### 7.5.3 Freestanding residential buildings with triangular gable\_Stand 612, 613 & 614

Address	2, 4, 6 Central Road
Stand No.	612; 613; 614
Current Zoning	Residential 1
Year of erection	1909
Architect	D. M. Burton
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><b>Site Description</b></p> <p>In 1909 Mr B. Saperstein commissioned the architect D.M. Burton to design two identical houses along former Second Avenue in Orange Grove on the border to Mountainview. The one sided triangular gable and the front stoep of the two bedroomed house were used as a main features and are still visible from the street. These houses must have been one of the first houses in Orange Grove after its establishment in 1904.</p>	

### Locality Map



Fig. 120 Stands 612, 613 and 614 are located along the eastern side of Central Road within a residential area of Orange Grove on the border of Mountainview  
(Source: City Council of Johannesburg, GIS map)

## Original plans for Stands 612, 613 and 614

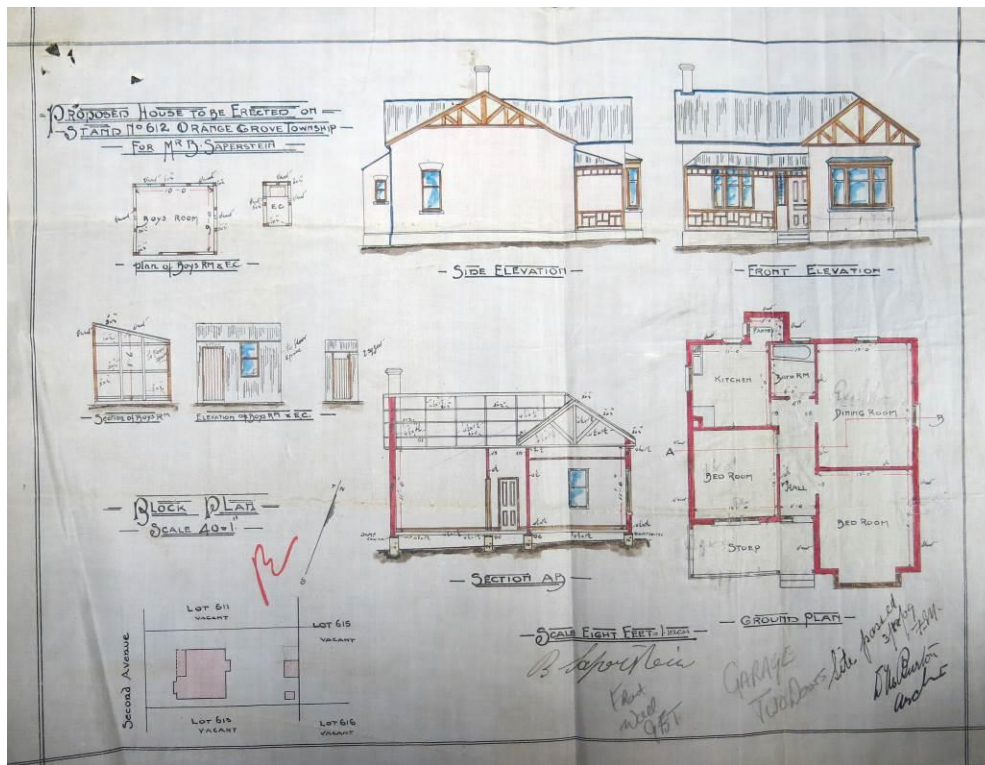


Fig. 121 Plan for proposed house to be erected on Stand 612, Orange Grove (Source: City Council of Johannesburg, Plans Archive)

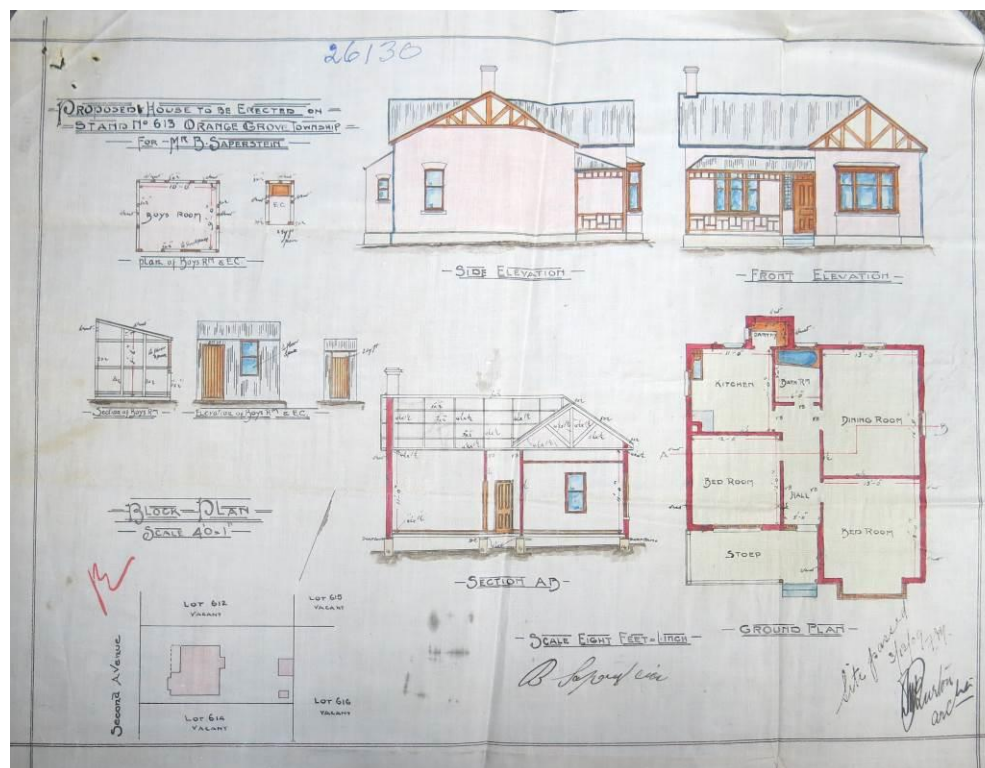


Fig. 122 Plan for proposed house to be erected on Stand 613, Orange Grove (Source: City Council of Johannesburg, Plans Archive)



## Identifying Images



Fig. 123 One sided triangular gable with front stoep and pitched corrugated iron roofing  
(Source: tsica heritage consultants, 2015)



Fig. 124 One sided triangular gable with front stoep and pitched corrugated iron roofing  
(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 4-6 and a minimum of 2 storeys</p>	<p><b>Recommendations</b> Row of single storey freestanding residences from around 1910 form part of a historical cluster and represent a unique historical streetscape within Orange Grove and it is therefore recommended that the buildings and streetscape need to be preserved.</p>
<p><b>Transport</b> Sites fall out of main BRT route transit spine</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> Sites fall out of mixed-use development</p>	<p><b>Recommendations</b> 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	Two freestanding residences from around 1910 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 part of a proposed heritage route

## 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