

7.5.17 Double storey freestanding building with flat roof _Stand 450

Address	64 Sixth Street
Stand No.	450
Current Zoning	Business 1
Year of erection	1936
Architect	W. Percik
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 double storey flat block with flat roofing has some expressionistic outstanding design features of the 1930's and is located in close proximity to Louis Botha Avenue.	

Locality Map



Fig. 175 Stand 450 is located on the southern side of Sixth Street along the western side of Louis Botha Avenue in Orange Grove
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 450

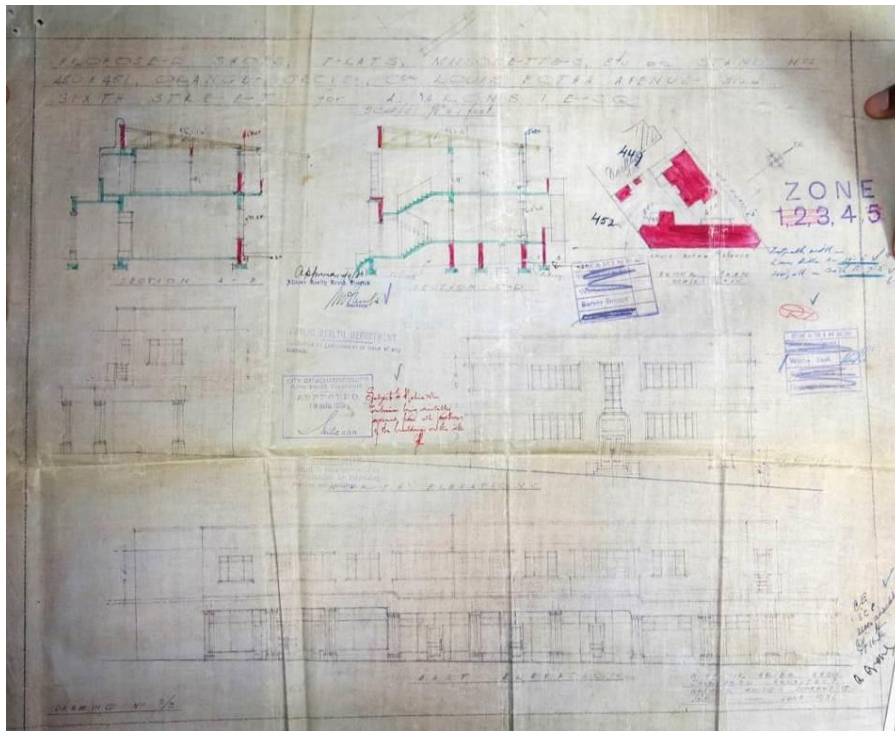


Fig. 176 Plan for proposed shops, flats and maisonettes on Stand 450, Orange Grove from 1936

Good example of double storey flat block of the 1930's with flat roofing and outstanding architectural design elements

(Source: City Council of Johannesburg, Plans Archive)

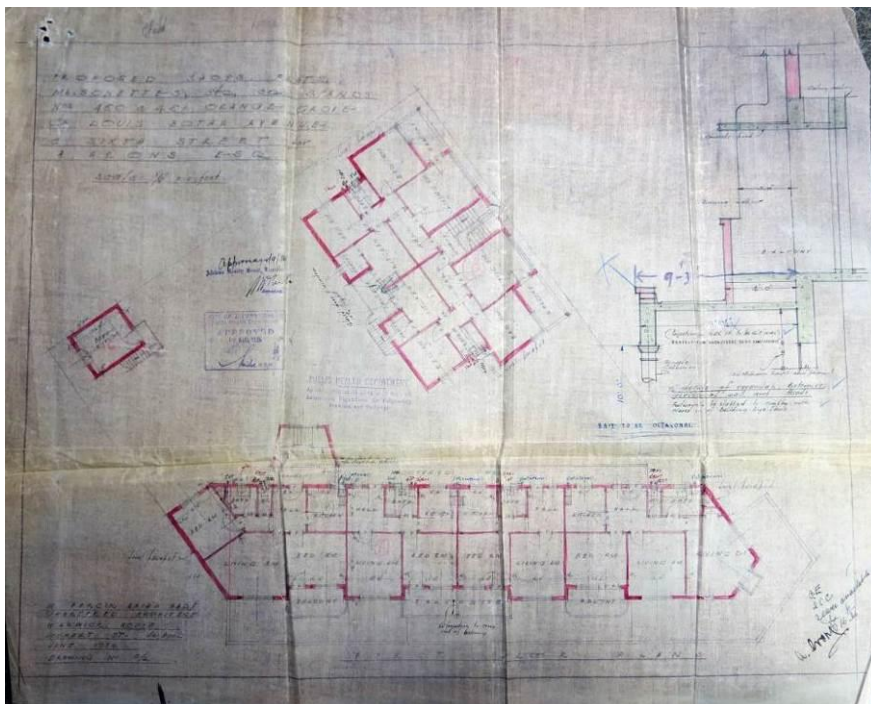


Fig. 177 Floor plans for proposed shops, flats and maisonettes on Stand 450, Orange Grove from 1936

(Source: City Council of Johannesburg, Plans Archiv)

Identifying Image



Fig. 178 Double storey flat roofed apartment block from 1936 with interesting architectural elements like the window above main entrance as an expressionistic element (Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities</p> <p>Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations</p> <p>Freestanding modernistic double storey residence from late 1930s forms part of a unique streetscape within Orange Grove and it is therefore recommended that the building 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>Site falls within mixed-use development</p>	<p>Recommendations</p> <p>Site is surrounded by multi storey mixed-use buildings and it is recommended to maintain building heights to maximum two storeys in close proximity to the double storey residential building.</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.

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Swot Analysis

Analysis	Result
Strength	Freestanding modernistic residence forms part of a unique streetscape and is still in a fairly good condition and some of the original features are still in place
Weakness	Some of the original features were replaced like windows
Risk/ Threat	The site is located in an area of medium to high density development and it may change the character of the site if new multi storey buildings are erected near it
Strength/Opportunity	Well preserved 1930s 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
- 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