

### 7.5.6 Freestanding residential buildings with centrally located stoep\_Stand 743

Address	90 Second Street & cnr Fourth Avenue
Stand No.	743
Current Zoning	Residential 1
Year of erection	1933
Architect	Nelly Edwards
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; (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
Proposed SAHRA Grading	3A
<b>Site Description</b>	
The single storey freestanding residence was designed by Nelly Edwards, a well-known female architect of the 1930's. She also was responsible for the design of the Radium Beer Hall and was part of shaping the look of Orange Grove at a particular time period.	

#### Locality Map



Fig. 135 Stand 743 is located along the southern side of Second Street on the south-eastern corner of Second Street and Fourth Avenue within a residential area of Orange Grove (Source: City Council of Johannesburg, GIS map)

## Original plan for Stand 743

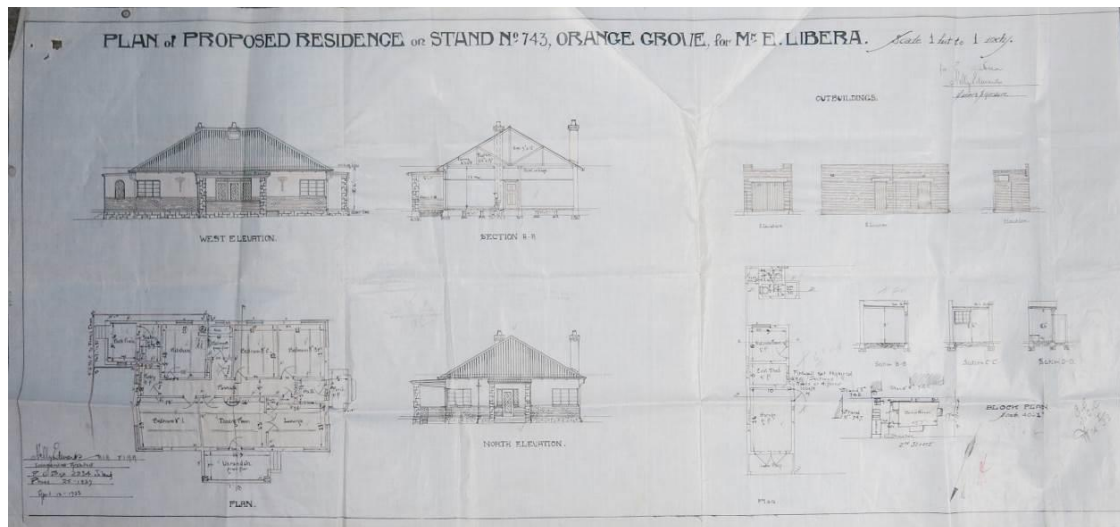


Fig. 136 Plan for proposed residence on Stand 743, Orange Grove from 1933  
The architect for the residence is Nelly Edwards, she designed the Radium Beer Hall in 1929  
(Source: City Council of Johannesburg, Plans Archive)

## Identifying Images



Fig. 137 Single storey freestanding building with two separate entrances along Second Street and Fourth Avenue  
(Source: tsica heritage consultants, 2015)



Fig. 138 The tiled roof building shows fine face brick detailing along the façades and corner windows opening the façade to the sides  
(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>Freestanding single storey corner residence from 1930s forms part of a unique streetscape within Orange Grove and it is therefore recommended that the building 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>Sites fall out of mixed-use development</p>	<p><b>Recommendations</b></p> <p>Site is surrounded by single storey residences and it is recommended to maintain building heights to maximum two storeys in close proximity to the residence.</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 forms part of a unique streetscape and is still in a very good condition and most of the original features are in place  Residence is one of the few remaining building designs from Nelly Edwards (Architect of the Radium Beer Hall)
Weakness	Not applicable
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 early 1930s freestanding residence could form part of architectural historical walking tour within Orange Grove in close proximity of historical cluster

## 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
- 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