

7.3.3 Grand Lodge of SA_former Scout Hall_Stand 1144, 1145, 1147 & 1149

Address	69 Thirteenth Street
Stand No.	1144 & 1145 & 1147 & 1149
Current Zoning	Residential 1
Year of erection	1925
Architect	D. Macdonald Sinclair
Heritage Significance	Cultural/ Social
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>Built in 1925, this building was originally used by the Methodist Church and more recently acquired by the Grand Lodge of South Africa Trust. From the outside the building structures have significantly altered with the original doorway completely sealed off from the street. However the structure still accurately resembles the original plan of the Scout Hall with the foundation stone still affixed to the outside wall of the building.</p>	

Locality Map

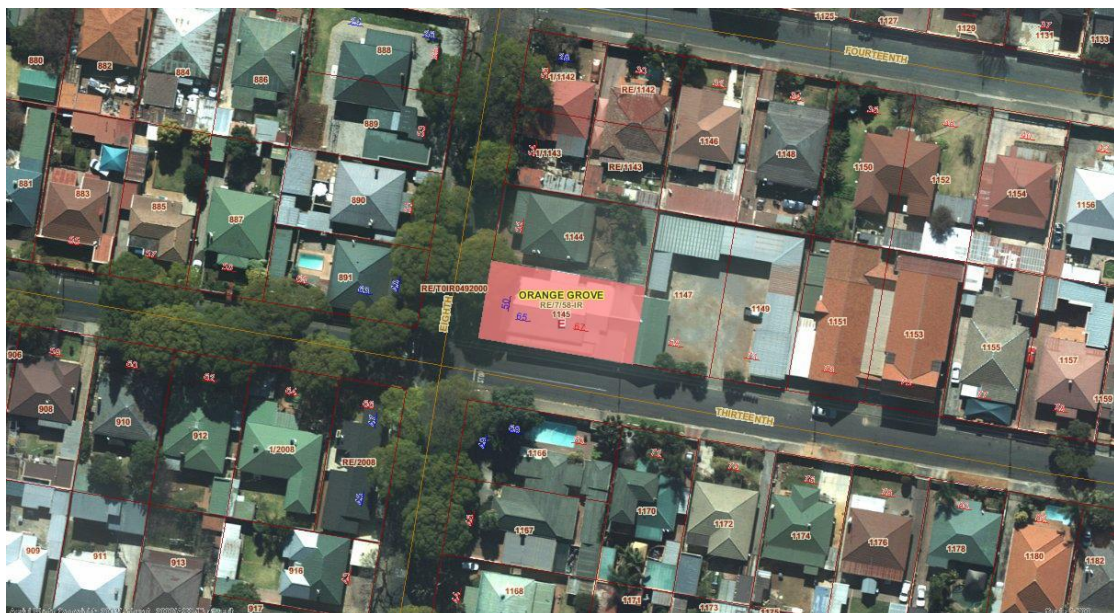


Fig. 88 Stands 1144 to 1149 are located along the northern side of Thirteenth Street within a residential building block
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 1145

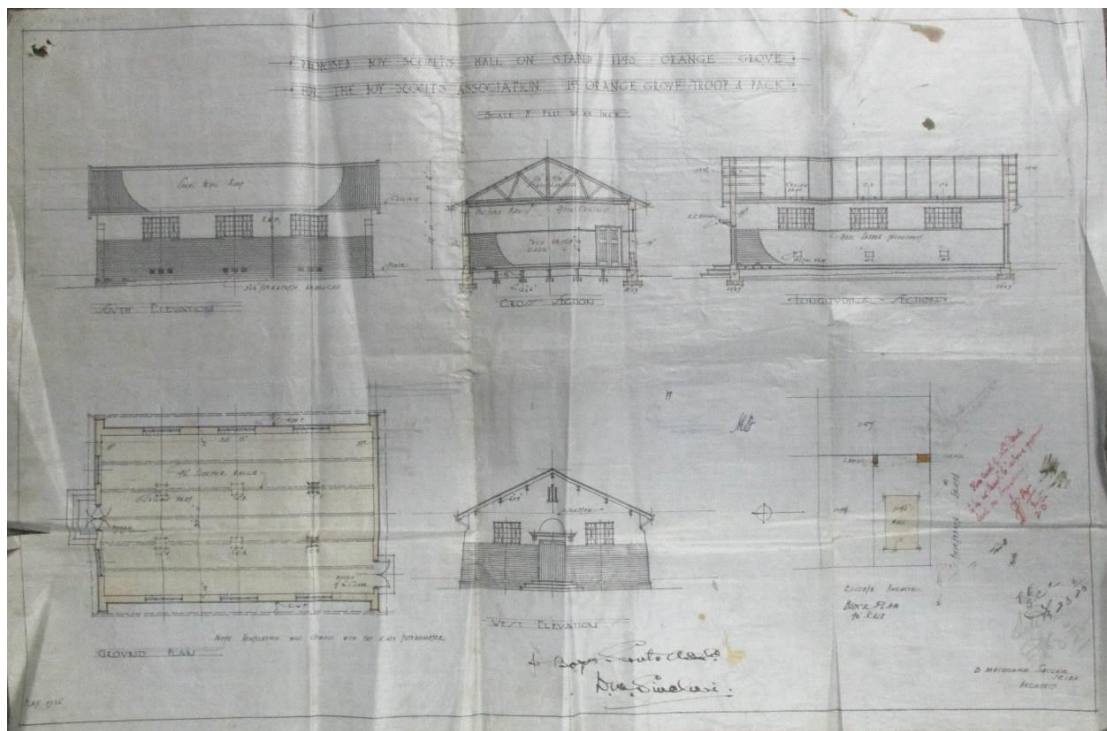


Fig. 89 Proposed new Scouts Hall on Stand 1145 in Orange Grove from 1925
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 90 Former Scout Hall from 1925 on the corner of Eighth Avenue and Thirteenth Street
(Source: tsica heritage consultants, 2015)



Fig. 91 West elevation along 8th Avenue of former Scout Hall from 1925
(Source: tsica heritage consultants, 2015)



Fig. 92 Foundation stone of former Scout Hall from 20th of June 1925
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 2-4 storeys</p>	<p>Recommendations Within the immediate surroundings of the site there are mostly single storey dwellings and an effort should be made to maintain the same building heights around the site.</p>
<p>Transport BRT Station is not planned in the immediate surroundings of the site</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 Site not within a mixed-use development zone</p>	<p>Recommendations Site is already adjacent to residential buildings and building heights in this area are one storey. Recommend to maintain building heights around the site. But development can be encouraged further from the site.</p>

Conservation Management Policies_ Grade 3A_Institutional 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. 3A institutional buildings are usually buildings located sometimes in the heart of suburbs surrounded by residential properties, there are also places were a lot of community programs and events take place they therefore occupy important spaces of historical and social significance where a lot of historical events can be traced back to. It is therefore imperative that any changes made to these institutions be in accordance with conservation principles.

Swot Analysis

Analysis	Result
Strength	The site is in very good condition and original features are still in place, it has architectural significance with its association with the Freemason history in South Africa and is still used by Grand Lodge Society. Building structures have a unique well documented history.
Weakness	Not applicable
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected Original fabric of old buildings may be destroyed if converted for new uses
Strength/Opportunity	High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_ Institutional sites

Views/Vistas

- Retain views of the aesthetically and architecturally significant buildings
- 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
- Incorporate site in local heritage tours
- Document all buildings and structures on the site
- Increase public awareness about the importance of cultural heritage and the re-use of old buildings

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