

7.3.1 Single storey building along Louis Botha Avenue_Library_Stand RE/234 & RE/235

Address	40 Thirteenth Street cnr Louis Botha Avenue
Stand No.	RE/234 & RE/235
Current Zoning	Residential 4
Year of erection	1950
Architect	City of Johannesburg, Engineers department
Heritage Significance	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	3C
Site Description	
Single storey low pitched slate tiled building with wide roof overhang for sun protection. Typical public building design for the 1950's which is found in every suburb of Johannesburg.	

Locality Map

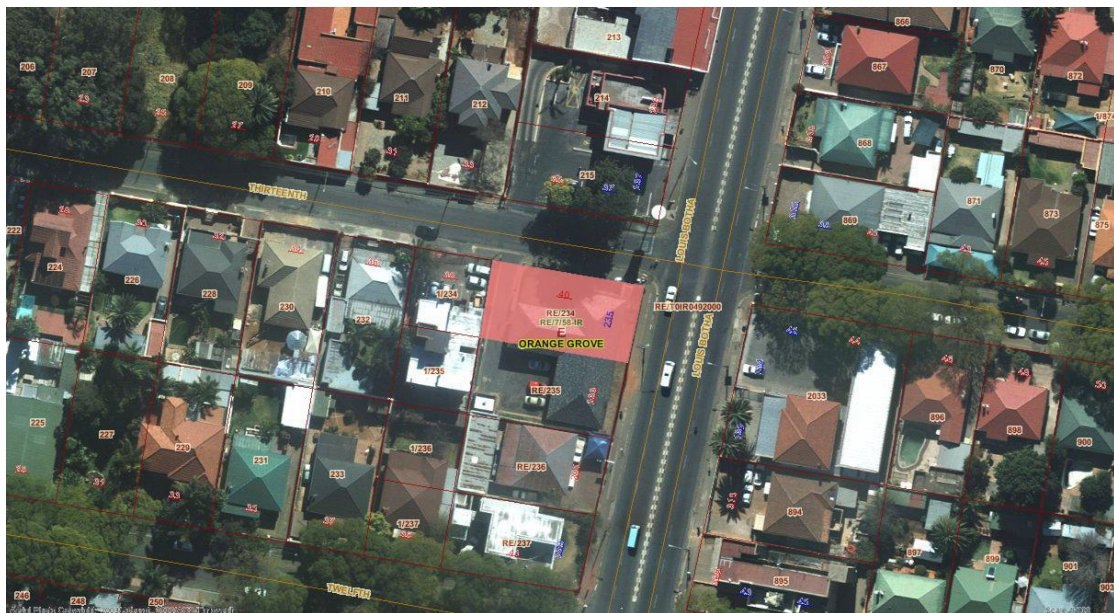


Fig. 82 Stands RE/234 & RE/235 are located on the south-western corner of Louis Botha Avenue and Thirteenth Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 83 Single storey Library building located on the south-western corner of Louis Botha Avenue and Thirteenth Street with low pitched slate tiled roofing
(Source: tsica heritage consultants, 2015)



Fig. 84 Main entrance to Library along the southern side of Thirteenth Street
(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>Recommended for future development however full documentation should take place before changes are made to the building.</p>
<p>Transport Station and Street Widening</p> <p>Site is along main BRT route transit spine</p>	<p>Recommendations</p> <p>Such changes could be considered along this site but full documentation of the site should be taken into cognisance.</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 is within a mixed-use development</p>	<p>Recommendations</p> <p>Site is already adjacent to mixed-used buildings. Higher densities could be considered for this site.</p>

Conservation Management Policies_Grade 3C_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. Grade 3C buildings are buildings that are usually important as part of a historical cluster or have many other examples existing in the suburb. There also could have been severely compromised as a result of non-sensitive changes. Where development happens therefore on a grade three site it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.