

11.2 Religious institution_Pine Street Shul_Stand 32

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| Address | 9 Pine Street |
| Stand No. | 32 |
| Current Zoning | Residential 1 |
| Year of erection | 1959 |
| Architect | Abramowitch, Pinshaw and Schneider |
| Heritage Significance | Architectural, Cultural, Social, Religious |
| Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999) | (b) 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 |
| <p>Site Description</p> <p>The Pine Street Shul building complex was built in 1959 by the architectural firm Abramowitch, Pinshaw and Schneider. The concrete structure mirrors the architectural language from the 1960s. An important artistic feature along the eastern façade are the stone friezes depicting the 12 tribes of Israel by Eduardo Villa.</p> | |

Locality Map

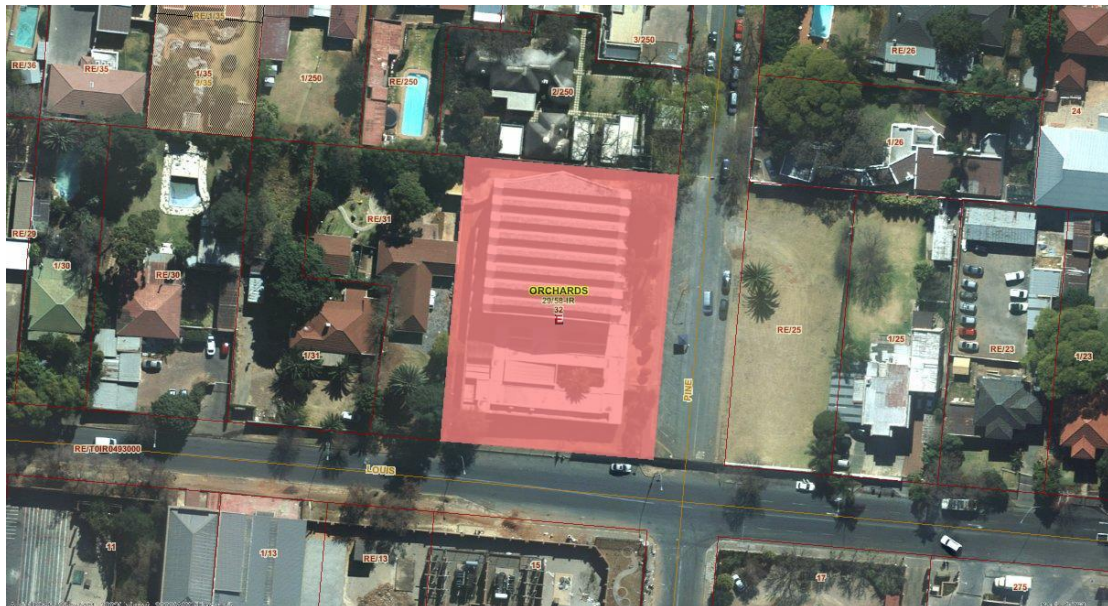


Fig. 215 Stand 32 is located along the western side of Pine Street, North of Louis Road in close proximity to Louis Botha Avenue
(Source: City Council of Johannesburg, GIS map)

No original plans could be sourced!

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Identifying Images



consultants, 2015)

Fig. 216 South-eastern elevations from the Pine Street Shul from 1959
(Source: tsica heritage



Fig. 217 Stone friezes by Eduardo Villa & Fig. 218 foundation stone of the Pine Shul building from 1959
(Source: tsica heritage consultants, 2015)



Fig. 219 Main entrance from the Pine Street Shul from 1959
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

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| <p>Densities Medium to Low densities (100-160dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p> | <p>Recommendations Shul building from around 1960s forms an important building structure within the community. It is recommended that the building needs to be preserved and all proposed new development plans around the site need to be done in a sensitive way according to existing.</p> |
| <p>Transport Site falls out of main BRT route transit spine</p> | <p>Recommendations Not Applicable.</p> |
| <p>Social Cluster Development Area is not identified as social cluster</p> | <p>Recommendations Not Applicable.</p> |
| <p>Mixed Use Development Site not within a mixed use development zone</p> | <p>Recommendations Not Applicable.</p> |

Conservation Management Policies_Grade 3A_Religious Buildings

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 religious buildings are identified as all buildings that are used for religious purposes either in the past or in the present. Note must be taken buildings that were recognised as having heritage or historical significance are those that are either architecturally, historically or unique in the suburb or have a significant standing locally. Churches hold a special place in the social cohesion of a community and special attention was given to oral histories.

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 important architectural firm Abramowitch, Pinshaw and Schneider. It forms an important part of the community in Orchards and of the suggested historical cluster. |
| Weakness | No known weaknesses |
| Risk/ Threat | High density development around the site could increase pressure on the site by more people visiting the Shul. |
| Opportunity | High density development may allow for increased usage to the site and economic and social significance of the site Historical cluster created that can form part of historically important sites, heritage routes/tourist routes |

Conservation Management Policies_Religious 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
- Make sure that no trees or structures introduced within a determined radius of the main building structures, obstruct or divert attention from the site
- Maintain a 360-degree view of the significant site

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 if alterations or additions are to be made
- 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