

7.4.1 Seventh Day Adventist Church_Stand 51

Address	2 Eleventh Street
Stand No.	51
Current Zoning	Residential 1
Year of erection	1949
Architect	D.M. Sinclair
Heritage Significance	Cultural/ Social/ Religious
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 school was initially established in 1932 as the Johannesburg Seventh Day Adventist Church School. It was only in 1953 that the school moved to Orange Grove to its current buildings and acquired its present name.	

Locality Map



Fig. 98 Stand 51 is located along the southern side of Eleventh Street, East of Paterson Park North

(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 51

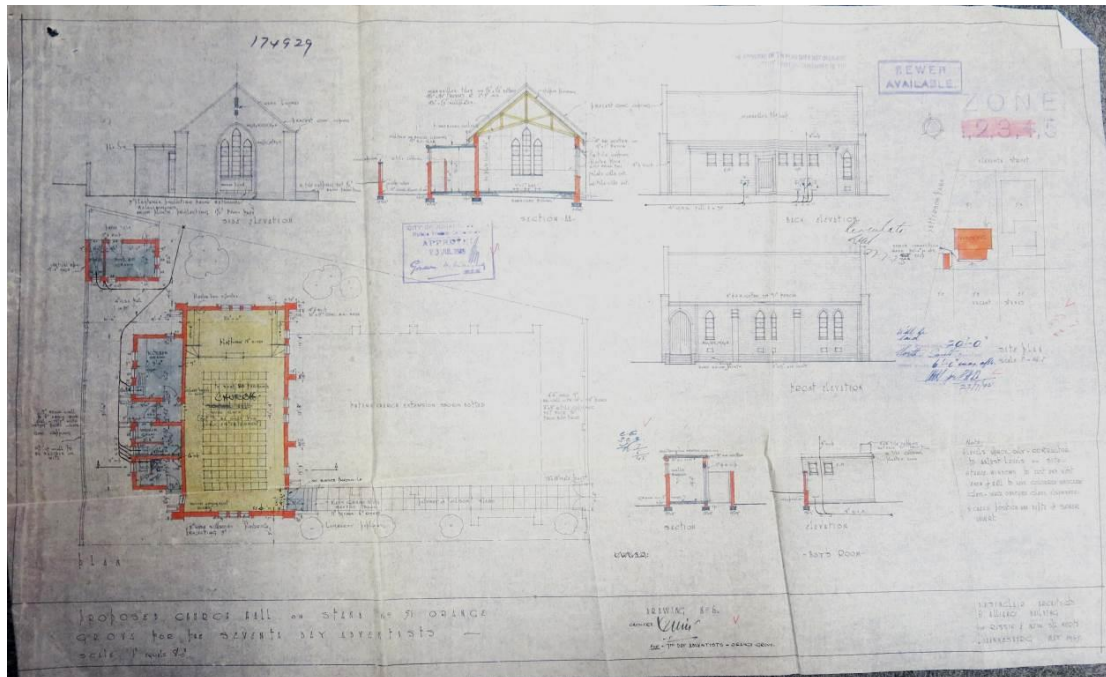


Fig. 99 Proposed Church Hall on Stand 51, Orange Grove for the Seventh Day Adventists Plan was drawn in 1945 and Church building erected in 1949 (Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 100 Seventh Day Adventists Church with face brick façade and pointed arched long narrow windows
(Source: tsica heritage consultants, 2015)



Fig. 101 Foundation Stone from the Seventh Day Adventists Church Hall erected in 1949
(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 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Well preserved late 1940s yellow face brick church building is located within a residential area of Orange Grove and borders northern side of Paterson Park. Recommended lower densities to surrounding the building.</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. Site forms part of the building complex along the eastern boundary line of Paterson Park.
Weakness	No known weaknesses
Risk/ Threat	Higher densities development around the site could increase pressure on the site as more people would attend services
Opportunity	High density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_ Religious 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 building
- Make sure that no trees or structures introduced within a determined radius of the church building, 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 building 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
- Open access to site from Paterson Park side and secure access point
- 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