

11.3 Religious institution_Original Synagogue_Stand 17

Address	6 Pine Street
Stand No.	17
Current Zoning	Business 4
Year of erection	1946
Architect	W. Percik
Heritage Significance	Architectural, Cultural, Social, Religious
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(c) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description	
The originally designed Synagogue by architect W. Percik from 1946 shows the typical design features of the 1940's. The yellow face brick building is structured with vertical openings to break the façade and open it up to the outside.	

Locality Map



Fig. 220 Stand 17 is located on the south-eastern corner of Pine Street and Louis Road in close proximity to Louis Botha Avenue
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 17_Synagogue for the North Eastern Hebrew Congregation

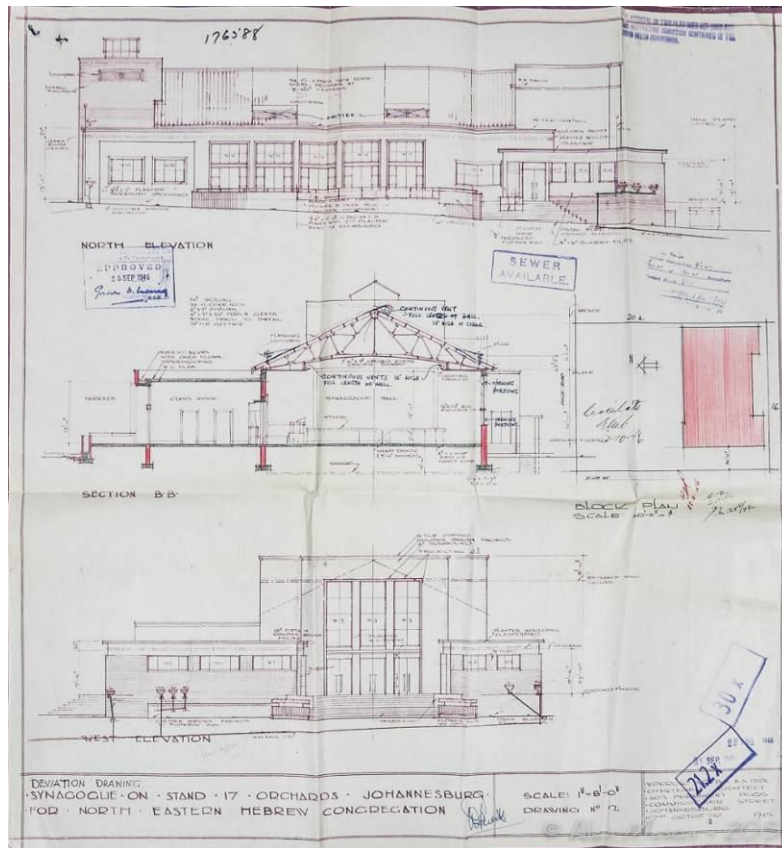


Fig. 221 Plan for proposed Synagogue on Stand 17 used as Synagogue hall Single storey religious building with main entrance from Pine Street (Source: City Council of Johannesburg, Plans Archive)

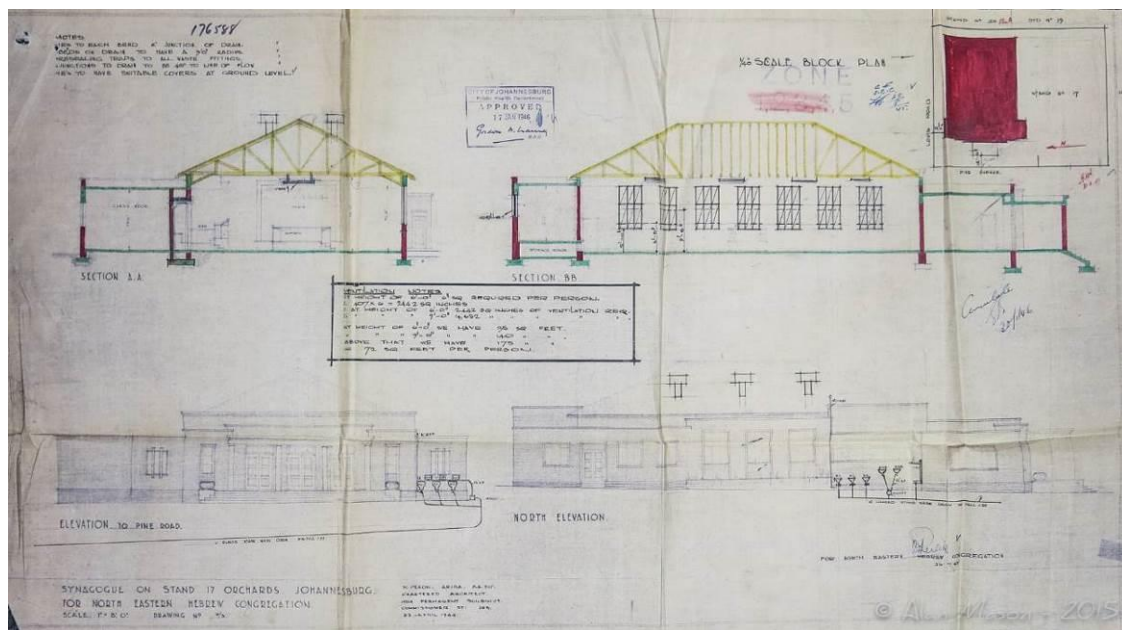


Fig. 222 Plan for proposed Synagogue on Stand 17 for North Eastern Hebrew Congregation Second single storey building on Stand 17 (Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 223 View towards the main entrance of The Kraal building with the two rondavels used as bedrooms on either side
(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 The original synagogue building from 1946 by W. Percik is not used as a synagogue anymore but still forms part of the historical cluster in the area. It is recommended that the building needs to be preserved and must be incorporated in new development plans for the area.</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 fairly good condition and could form part of new development plans for the area.
Weakness	New use of building changed original interior design
Risk/ Threat	High density development around the site could increase pressure on the site.
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