

7.5. Identified sites of significance_Residential buildings within Rosettenville (Semi-detached, freestanding)

Introduction

Residential buildings are buildings that are generally used for residential purposes or have been zoned for residential usage. It must be noted the majority of residences are over 60 years, it was therefore imperative for detailed visual study to be done where the most significant buildings were mapped out. Their significance could be as a result of them being associated to prominent figures, association with special events, design patterns of a certain period in history, rarity or part of an important architectural school. Most of the sites identified in this category are of importance in their local contexts and are representative of the historical and cultural patterns that could be discerned from the built environment. All the identified sites were given a 3A category explained below.

Grading

3A_Sites that have a highly significant association with a historic person, social grouping, historic events, public memories, historical activities, and historical landmarks (should by all means be conserved)

3B_ Buildings of marginally lesser significance (possibility of sensitive alteration and addition to the interior)

3C_Buildings and or sites whose significance is in large part significance that contributes to the character of significance of the environs (possibility for alteration and addition to the exterior)

Summary Table of identified sites in the residential category:

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
61	Mc Rae Court_Art Deco residential building	3A	Conservation highly recommended if any changes there should be highly sensitive to building
803	George Court_Residential Court example of a developer's project	3A	Conservation highly recommended if any changes there should be highly sensitive to building
624	Residential Court	3A	Conservation highly recommended if any changes there should be highly sensitive to building

Site/ Stand No.	Description	Provisional Grading	Heritage Implications
699	Residential Flat	3C	Possible major changes, documentation necessary
129	Residential House with centrally located front stoep	3C	Possible major changes, documentation necessary
150	Residential Flat	3C	Possible major changes, documentation necessary
RE/666	Residential House with wrapped around stoep	3A	Conservation highly recommended if any changes there should be highly sensitive to building
759	Residential house from 1910 with corner stoep	3A	Conservation highly recommended if any changes there should be highly sensitive to building
760	Residential House with side stoep	3A	Conservation highly recommended if any changes there should be highly sensitive to building
RE/817	Cape Dutch Gabled_Residential Flat	3A	Conservation highly recommended if any changes there should be highly sensitive to building
763	Residential House with front stoep	3A	Conservation highly recommended if any changes there should be highly sensitive to building
333	Residential house from 1910 with front stoep	3A	Conservation highly recommended if any changes there should be highly sensitive to building
1/1776	Residential semi-detached house	3A	Conservation highly recommended if any changes there should be highly sensitive to building necessary
639	Row of semi-detached Residential houses	3C	Possible major changes, documentation necessary
623	Cape dutch gabled Residential semi-detached	3C	Possible major changes, documentation necessary
RE/615	Residential semi-detached house	3C	Possible major changes, documentation necessary

7.5.1. McRae Court_Stand 61

Address	185 Bouquet street
Stand No.	61
Current Zoning	Residential 4
Year of erection	Around 1930
Architect	Unknown
Heritage Significance	Historical/Architectural
Statement of Significance (Heritage importance grading system due to the National Heritage Resources Act 25, 1999)	(e) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
Site Description 1930s Art Deco building with semi-circular balconies, and columns, a very well preserved example of the time which is part of historical cluster.	

Locality Map



Fig. 109 Stand 61 is located Bouquet Street on the eastern border of Rosettenville
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 110 Original street frontage along Bouquet Street
(Source: tsica heritage consultants, 2015)



Fig. 111 Original street frontage along Bouquet Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building is a unique example of a well conserved Art Deco court in the area it therefore recommended that new buildings do not detract, overpower or it is therefore recommended single storey densities be planned around this building.</p>
<p>Transport Site is along main BRT route transit spine</p>	<p>Recommendations No street widening is recommended to conserve the front façade of the building; existing facades visible from the street should remain visible.</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 is within a mixed use development zone</p>	<p>Recommendations Site is already adjacent to a 4 storey building but general 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_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or

retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place Site can be accessed by the public and could be a good example of an original corner shop in the street
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence
Risk/ Threat	The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased access to the site and economic and social significance of the site Economic potential due to the site's location and reuse

Conservation Management Policies_Residential 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 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

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

7.5.2. George Court_Stand 803

Address	94-96 George Street
Stand No.	803
Current Zoning	Residential 4
Year of erection	1950
Architect	See Plans
Heritage Significance	Historical/Architectural
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>George Court is named after the street George Street where it is located. It is within a row of flats from the same period built with the same style (probably a developer's project). There are several of these types in Rosettenville. George Court is a good example of flats of this period, 1950s-1960s.</p>	

Locality Map



Fig. 112 Stand 803 is located along George Street towards the western border of Rosettenville

(Source: City Council of Johannesburg, GIS map)

Original Plan for Stand 803

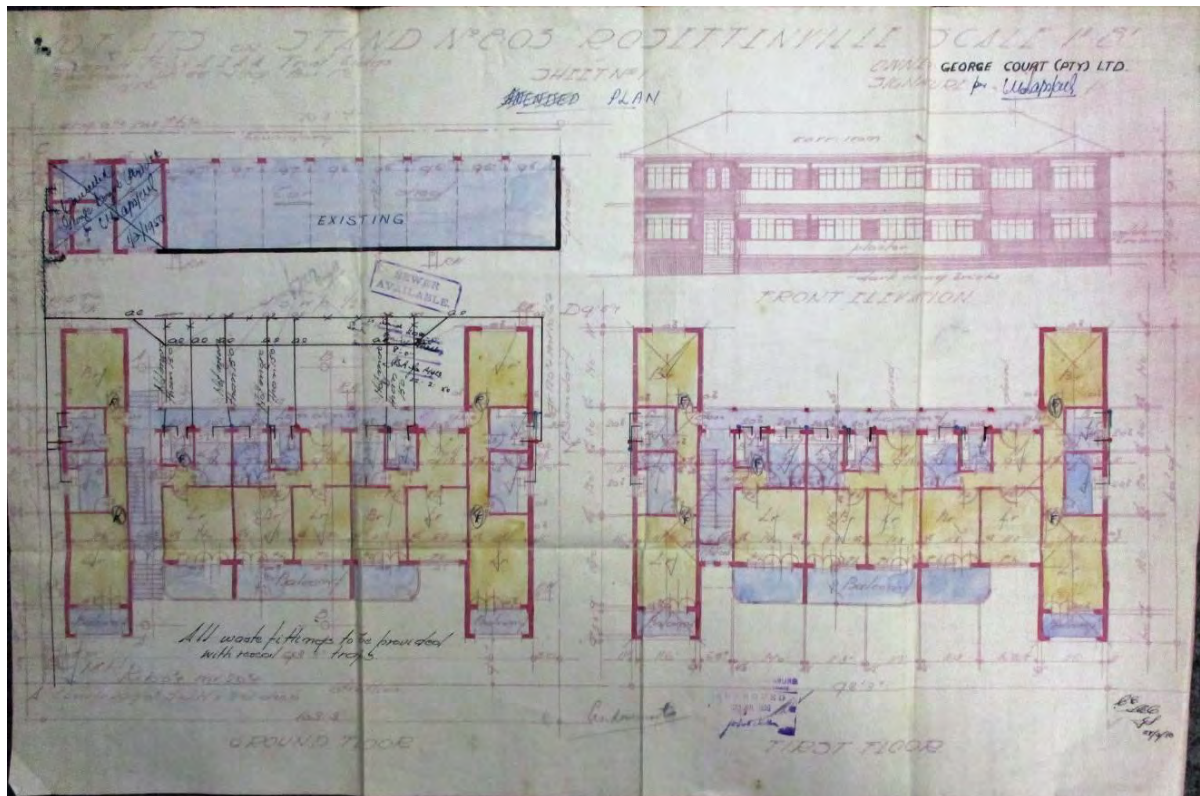


Fig. 113 Original plan to Erf 803 for proposed new flats
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 114 Original street frontage along George Street
(Source: tsica heritage consultants, 2015)



Fig. 115 Another flat an exact copy of George Court situated on the same street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building is one of many 1950s courts which seem to have been a developer's project responding to the increase of population in the area. Recommended development can take place around but this particular building should be kept as a representative building.</p>
<p>Transport Site is not along main BRT route transit spine</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 is within a mixed use development zone</p>	<p>Recommendations Site is not within a mixed use development zone.</p>

Conservation Management Policies_Grade 3A_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place Site can be accessed by the public and could be a good example of a developer's project in the suburb.
Weakness	None known
Risk/ Threat	The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased access to the site and economic and social significance of the site

Conservation Management Policies _Residential 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 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

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

7.5.3. Residential Court_Stand 624

Address	88 Prairie Street
Stand No.	624
Current Zoning	Residential 4
Year of erection	1935
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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
<p>Site Description</p> <p>This 1934 building is a well preserved example of building types of that time. The pitched roof corrugated iron roof building has been altered over time with brightly steel decorative features added onto its front façade.</p>	

Locality Map



Fig. 116 Stand 624 is located along Prairie Street
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 624

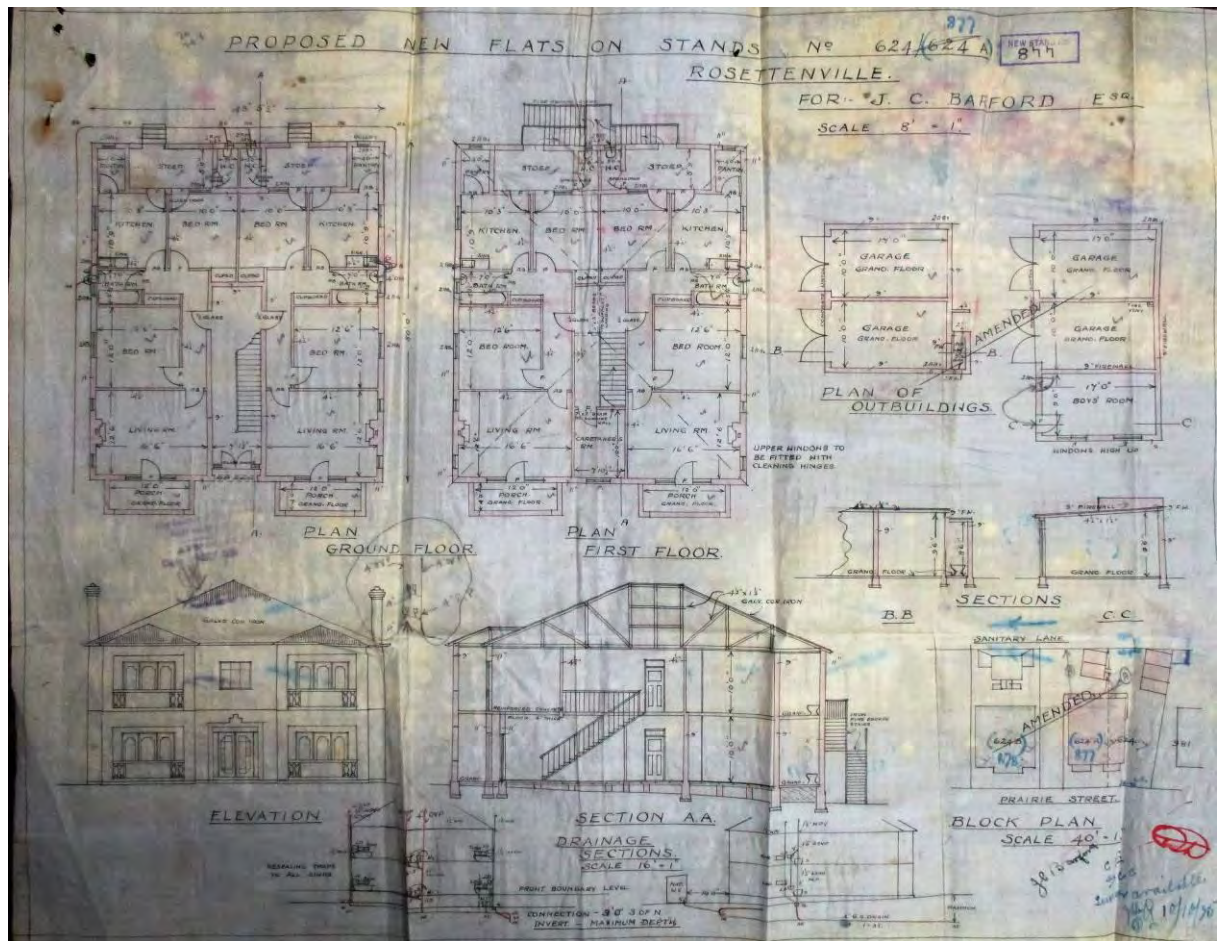


Fig. 117 Original plans to Erf 624 for proposed new flats
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 118 Original street frontage showing later additions along Prairie Street
(Source: tsica heritage consultants, 2015)



Fig. 119 Main entrance along Prairie Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building is a unique example of a modern adaptation of a 1930s residential court. It is recommended for higher densities and development but however full documentation and due heritage processes should take place prior to development.</p>
<p>Transport Site is not along main BRT route transit spine</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 is within a mixed use development zone</p>	<p>Recommendations Site is already in a mixed use development zone and is located adjacent and opposite to commercial buildings. Introduction of mixed use building would not negatively impact the building.</p>

Conservation Management Policies_Grade 3C_Residential 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. 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 residential Grade 3C it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

7.5.4. Residential Flat_Stand 699

Address	115 Albert Street
Stand No.	699
Current Zoning	Residential 4
Year of erection	1976
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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
<p>Site Description</p> <p>This 1970s building is a well preserved example of building types of that time. Aluminium windows and L shape gives the building a striking appearance, the building occupies a prominent corner in the street and its residents can have their origins traced back to Portugal. It has strong association with the Portuguese immigrants.</p>	

Locality Map



Fig. 120 Stand 699 is located on the corner of Violet and Albert Streets
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 699

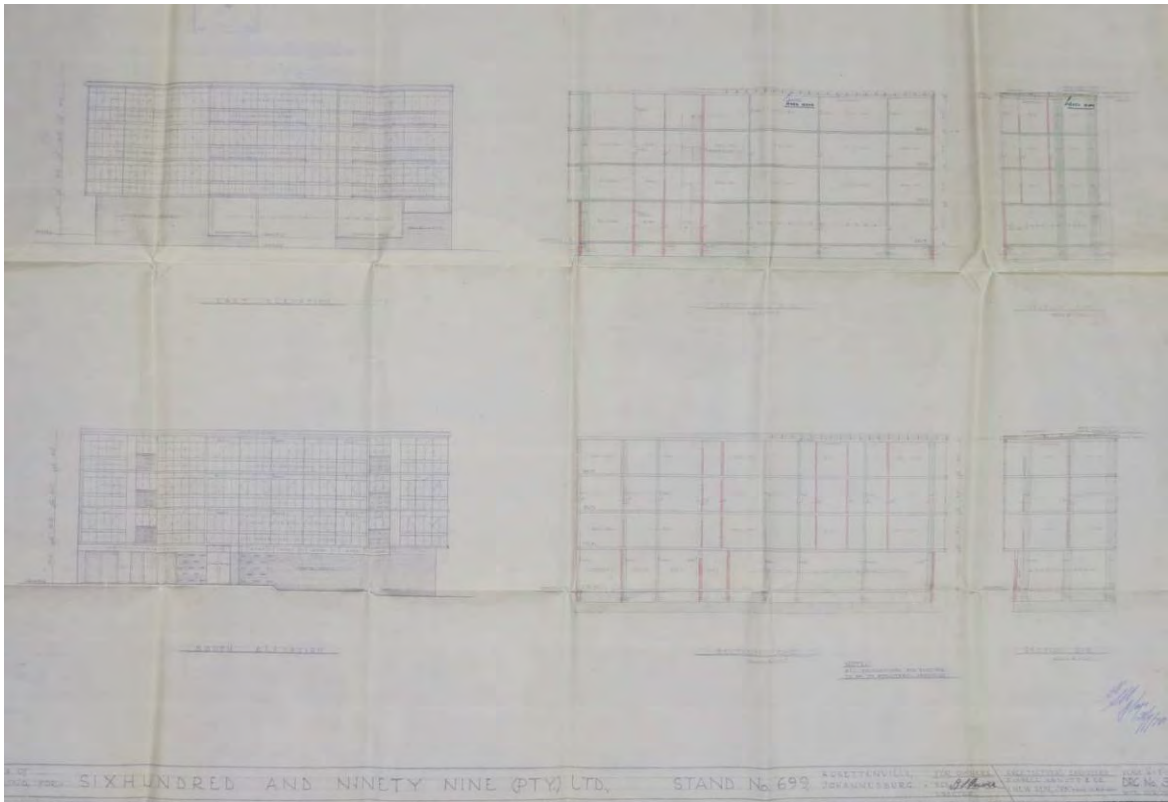


Fig. 121 Original plan for Erf 699
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 122 North facing main entrances
(Source: tsica heritage consultants, 2015)



Fig. 123 Front façade is south facing at the corner of Violet Street and Albert Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building has strong Portuguese immigrant's associations documentation is recommended before development.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3C_Residential 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. 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 residential Grade 3C it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

7.5.5. Residence with centrally located front stoep_Stand 129

Address	88 Bouquet Street
Stand No.	129
Current Zoning	Residential 4
Year of erection	1915
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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>Originally corrugated hipped iron roof with raised stoep supported on precast columns. The house is still in good condition and few changes have been made to it. It is opposite the St Marys Children's Home and is part of a historical cluster.</p>	

Locality Map



Fig. 124 Stand 129 is located along Bouquet Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 125 Front façade is facing Bouquet Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building is a well conserved centrally located raised stoep. The building is recommended for conservation and views and vistas towards this site should remain open for maximum visibility. 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</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 Area is not identified as social cluster</p>	<p>Recommendations Not Applicable.</p>
<p>Mixed Use Development Site is 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_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or

retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place. Site is aesthetically pleasing as the buildings and grounds are well kept
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence Site is located centrally on the stand and makes it more difficult to introduce new buildings without interfering with the main building
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	The site has a low density and has potential of higher densities, through infill's High Density development may allow for increased usage to the site and economic and social significance of the site

Conservation Management Policies_Residential 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

7.5.6. Residence with corner front stoep_Stand 150

Address	32-34 Geranium Street
Stand No.	150
Current Zoning	Residential 4
Year of erection	1915
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(b) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3A
<p>Site Description</p> <p>Originally corrugated hipped iron roof with innovative raised stoep and corner window the house is an example of the early 20th century corner houses. The house is still in good condition and few changes have been made to it. It is opposite the Verney College and part of a historical cluster.</p>	

Locality Map



Fig. 126 Stand 150 is located at the corner of Lawn and Geranium Streets
(Source: City Council of Johannesburg, GIS map)

Original plans for Stand 150

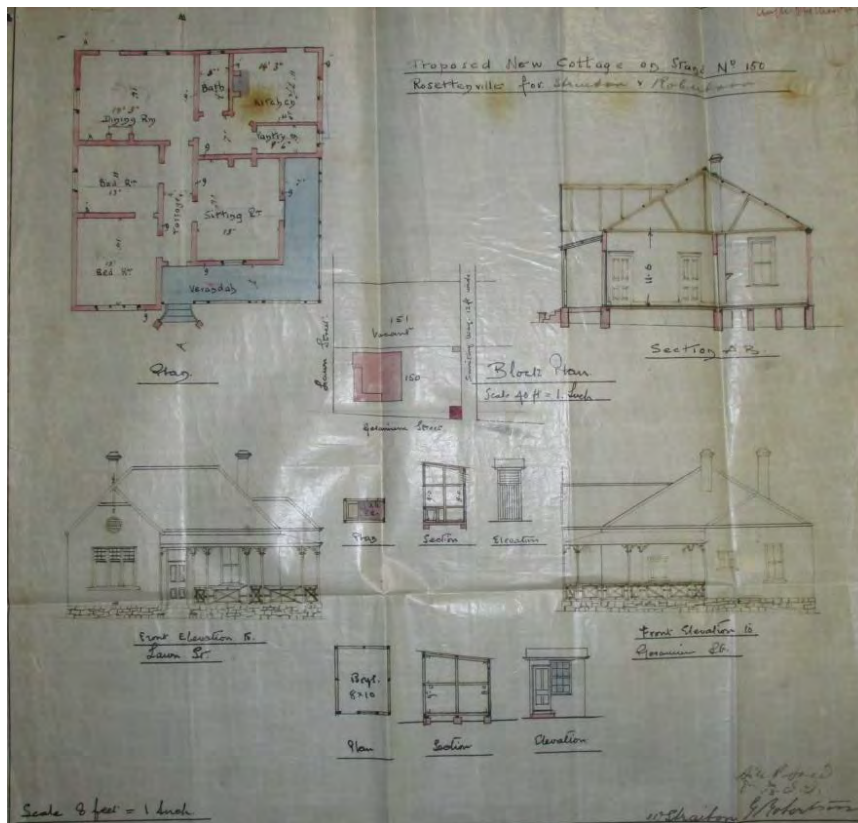


Fig. 127 Original plan to Stand 150
(Source: City Council of Johannesburg, Plans Archive)

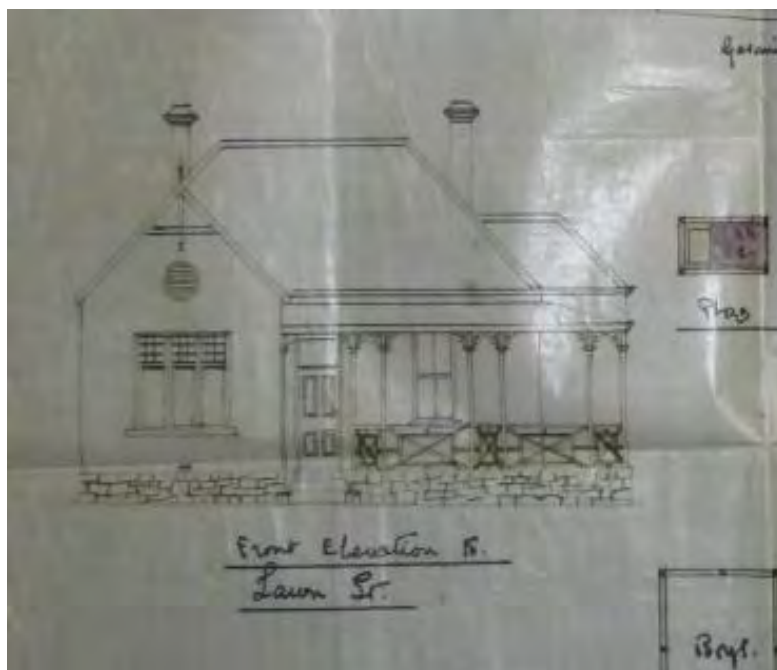


Fig. 128 Front elevation
of Stand 150
(Source: City Council of
Johannesburg, Plans
Archive)

Identifying Image



Fig. 129 Original street frontage along Geranium Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High densities (100-160dph) new buildings suggested maximum scale is 6-8 storeys</p>	<p>Recommendations Site is located along High Street and high densities are planned along the street, all views and vistas towards the street should be maintained as the building is quite visible as it has a low wall and is located on a corner stand.</p>
<p>Transport BRT Station planned in the immediate surroundings of the site</p>	<p>Recommendations No street widening is recommended to conserve the street façades of the building. Views and vistas towards the house should be maintained.</p>
<p>Social Cluster Development Area opposite is identified as social cluster</p>	<p>Recommendations Improvement and introduction of social opposite the site should contribute positively to the character of the site. Additions or changes on old buildings should adhere to conservation principles were new materials are used.</p>
<p>Mixed Use Development Site is within a mixed use development zone</p>	<p>Recommendations Site is already adjacent mixed use buildings of different storey heights. Recommended to maintain building heights around the site. But development can be encouraged further from the site.</p>

Conservation Management Policies_Grade 3A_Residential Buildings

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Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has association with historical and significant local figures and holds great social significances Buildings have a unique well documented history
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected around or within the site
Strength/Opportunity	High density development may create greater exposure on the site

Conservation Management Policies_Residential 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
- Maintain a 90-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
- Design contemporary but complimentary new buildings around the site
- In new buildings, use materials that fit in well with the site's historic fabric

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
- Develop the site as a local tourist destination
- Incorporate site in local heritage tours
- Document all buildings and structures before any changes are made

7.5.7. Residence with corner stoep_Stand RE/666

Address	160 Albert Street
Stand No.	RE/666
Current Zoning	Residential 4
Year of erection	Around 1920
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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>Originally corrugated hipped iron roof with wrap around stoep the house is an example of the early 20th century stoep supported by precast columns and a triangular gable at the side. The house is still in good condition and few changes have been made to it.</p>	

Locality Map

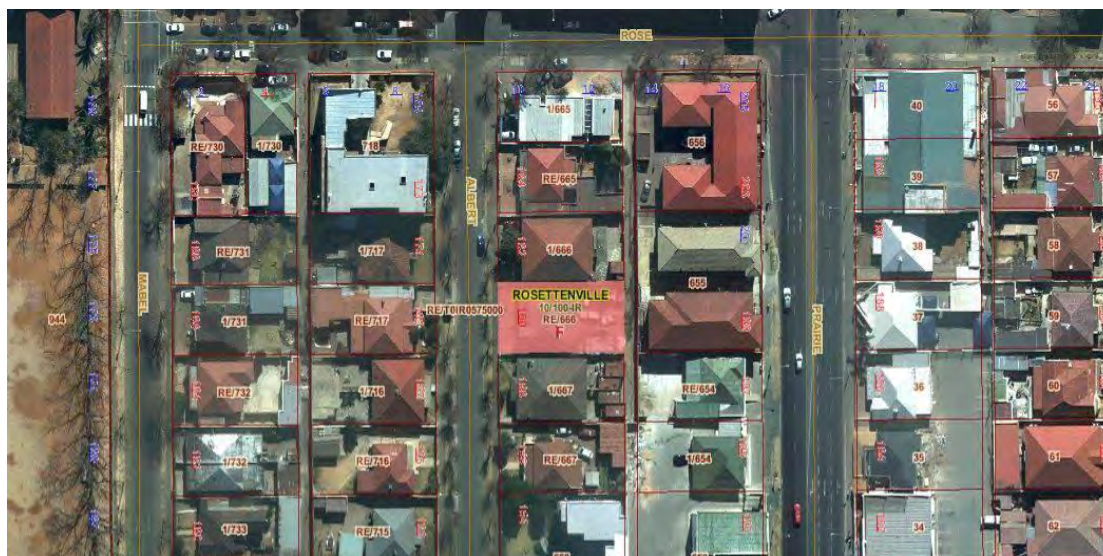


Fig. 130 Stand Re/666 is located to eastern side of Albert Street a short distance Rosettenville Junction
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 131 Original street frontage along Albert Street
(Source: tsica heritage consultants, 2015)



Fig. 132 Original street frontage along Albert Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High densities (100-160dph) new buildings suggested maximum scale is 6-8 storeys</p>	<p>Recommendations Site is located close to Rosettenville Junction Mall, an area intended for high density area along the street, all views and vistas towards the street should be maintained as the building is quite visible as it has a low wall and is located on a corner stand. Building heights around the site should be maintained.</p>
<p>Transport BRT Station is not planned in the immediate surroundings of the site</p>	<p>Recommendations No street widening is recommended to conserve the street façades of the building. Views and vistas towards the house should be maintained.</p>
<p>Social Cluster Development No social cluster development is suggested</p>	<p>Recommendations Not Applicable.</p>
<p>Mixed Use Development Site is within a mixed use development zone</p>	<p>Recommendations Site is already adjacent mixed use buildings of different storey heights. Recommended to maintain building heights around the site. But development can be encouraged further from the site.</p>

Conservation Management Policies_Grade 3A_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place, it has association with historical and significant local figures and holds great social significances Buildings have a unique well documented history
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence
Risk/ Threat	Loss of the site's integrity and character if insensitive new buildings erected around or within the site
Strength/Opportunity	High density development may create greater exposure on the site

Conservation Management Policies_Residential 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
- Maintain a 90-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
- Design contemporary but complimentary new buildings around the site
- In new buildings, use materials that fit in well with the site's historic fabric

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
- Develop the site as a local tourist destination
- Incorporate site in local heritage tours
- Document all buildings and structures before any changes are made

7.5.8. Residence with corner front stoep_Stand 759

Address	85-87 Mabel Street
Stand No.	759
Current Zoning	Residential 4
Year of erection	Around 1910
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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>Originally corrugated hipped iron roof with innovative raised stoep and corner window the house is an example of the early 20th century corner houses. The house is still in good condition and few changes have been made to it with the addition giving it appearance of a corner stoep. It is part of a historical cluster.</p>	

Locality Map



Fig. 133 Stand 759 is located at the corner of Mabel Streets and Haig
(Source: City Council of Johannesburg, GIS map)

Original Plan for Stand 759

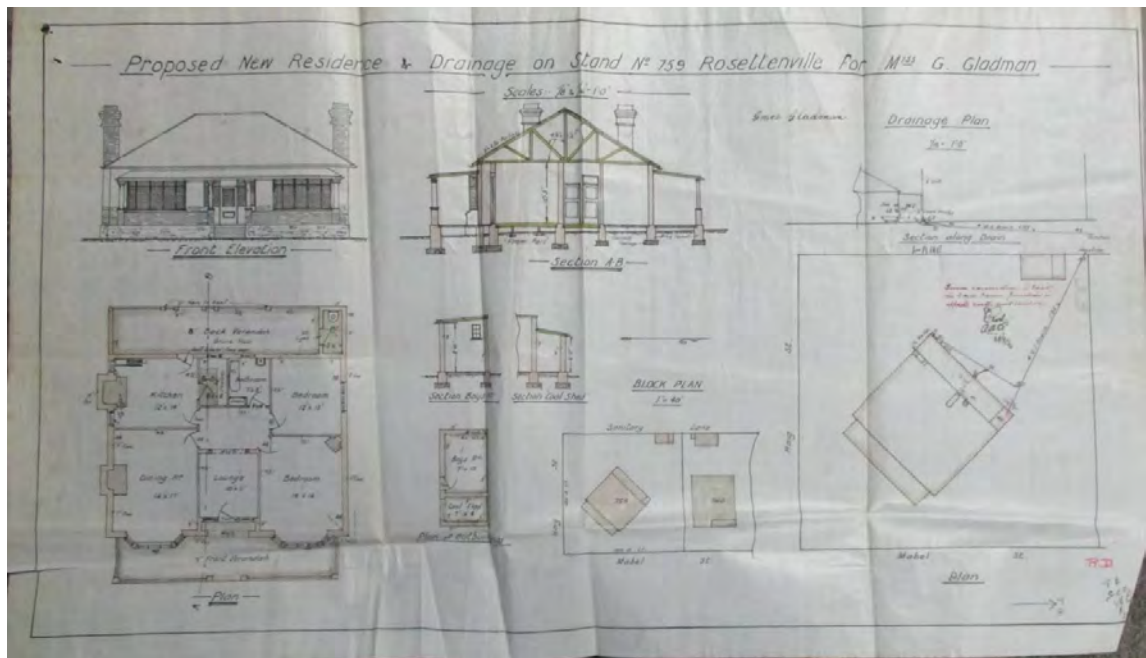


Fig. 134 Original plans to Erf 759
(Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 135 Original street frontage corner Haig Street and Mabel Street
(Source: tsica heritage consultants, 2015)



Fig. 136 Original street frontage corner Haig and Mabel Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building is one of the rare examples of a corner wrap around stoep houses which seem to have been the earliest houses in Rosettenville. Recommended development could take place further from the building.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place Site can be visually accessed by the public and could be a good example of an original corner house in the street
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence According to a resident of the house, the internal features are not in a good condition because of overcrowding. Painting done was not sensitive to the original colour scheme
Risk/ Threat	The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased access to the site and economic and social significance of the site

Conservation Management Policies_Residential 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 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

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

7.5.9 Residence with corner stoep_Stand 760

Address	89 Mabel Street
Stand No.	760
Current Zoning	Residential 4
Year of erection	Circa 1920
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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 Originally corrugated hipped corrugated iron roof with raised side stoep that is supported on precast columns.	

Locality Map

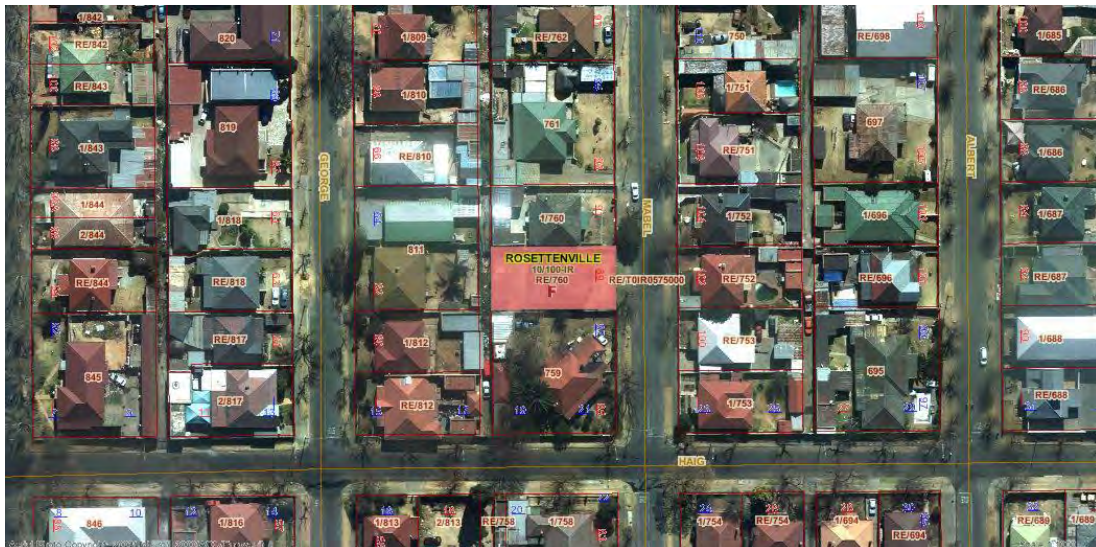


Fig. 137 Stand 760 is located along Mabel Street
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 138 Street façade along Mabel Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building is a typical side stoep house approximately built in the 1920s. Recommended development can take place around but this particular building should be kept as a representative building.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place Site can be accessed visually by the public and could be a good example of a side stoep
Weakness	Site is enclosed by new buildings which detract from the site's cohesion with other historically significant sites
Risk/ Threat	The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased access to the site and economic and social significance of the site

Conservation Management Policies_ Residential 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 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

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

7.5.10. Cape Dutch House_Stand RE/817

Address	61 George Street
Stand No.	RE/817
Current Zoning	Residential 4
Year of erection	Around 1920
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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>An early example of a Cape Dutch gabled house with a central entrance area. The house has gone some changes and is not a pristine example of a Cape Dutch gabled house.</p>	

Locality Map



Fig. 139 Stand 150 is located at the corner of Lawn and Geranium Streets (Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 140 Original street façade on George Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The residence is a Cape Dutch typical residence which is a pristine example. Recommended development can take place around but this particular building should be kept as a representative building.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	The site is in good condition and there are original features are still in place Site can be accessed visually by the public and could be a good example of a side stoep Site has proximity to other historically significant buildings and forms part of a historical cluster
Weakness	The site's/event/social histories' potential is under-researched or there is incomplete historical evidence
Risk/ Threat	The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it
Strength/Opportunity	High Density development may allow for increased access to the site and economic and social significance of the site

Conservation Management Policies_ Residential 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 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

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

7.5.11. Residence with centrally located stoep_Stand 763

Address	101 Mabel Street
Stand No.	763
Current Zoning	Residential 4
Year of erection	1929
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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>1920s example of a centrally located stoep supported by columns with original bay windows. The house has however been altered with the stoep having been enclosed with steel bars for security reasons.</p>	

Locality Map



Fig. 141 Stand 763 is located on the corner of Violet and Mabel Streets
(Source: City Council of Johannesburg, GIS map)

Identifying Image



Fig. 143 Original street frontage corner Violet and Mabel Streets
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations The building is a centrally located stoep with side bay windows. Recommended development can take place around but this particular building should be kept as a representative building.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. In case were development is earmarked for an area certain type of buildings can begin to diminish from a suburb, the purpose of the residential CMP is to make sure that certain type of residential buildings that exhibit, uniqueness, are aesthetically pleasing, or retain a high association with the social or cultural history are conserved and guidelines to their conservation and management are made known.

Swot Analysis

Analysis	Result
Strength	<p>Site can be accessed visually by the public and could be a good example of a side stoep</p> <p>Alterations done on the site are reversible</p> <p>Site has proximity to other historically significant buildings and forms part of a historical cluster</p>
Weakness	<p>The site's/event/social histories' potential is under-researched or there is incomplete historical evidence</p> <p>The site has been altered</p>
Risk/ Threat	<p>The site is located in an area of high density development and it may change the character of the site if new buildings are erected near it</p>
Strength/Opportunity	<p>High Density development may allow for increased access to the site and economic and social significance of the site</p>

Conservation Management Policies_Residential 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 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

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

7.5.12. Residence with front stoep_Stand 333

Address	119 High Street
Stand No.	333
Current Zoning	Residential 4
Year of erection	1950
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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
<p>Site Description Typical developers 1950s house, corrugated iron roof, front stoep. There are many of these types of houses in Rosettenville and some can be considered for development.</p>	

Locality Map



Fig. 144 Stand 150 is located along High Street
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 333

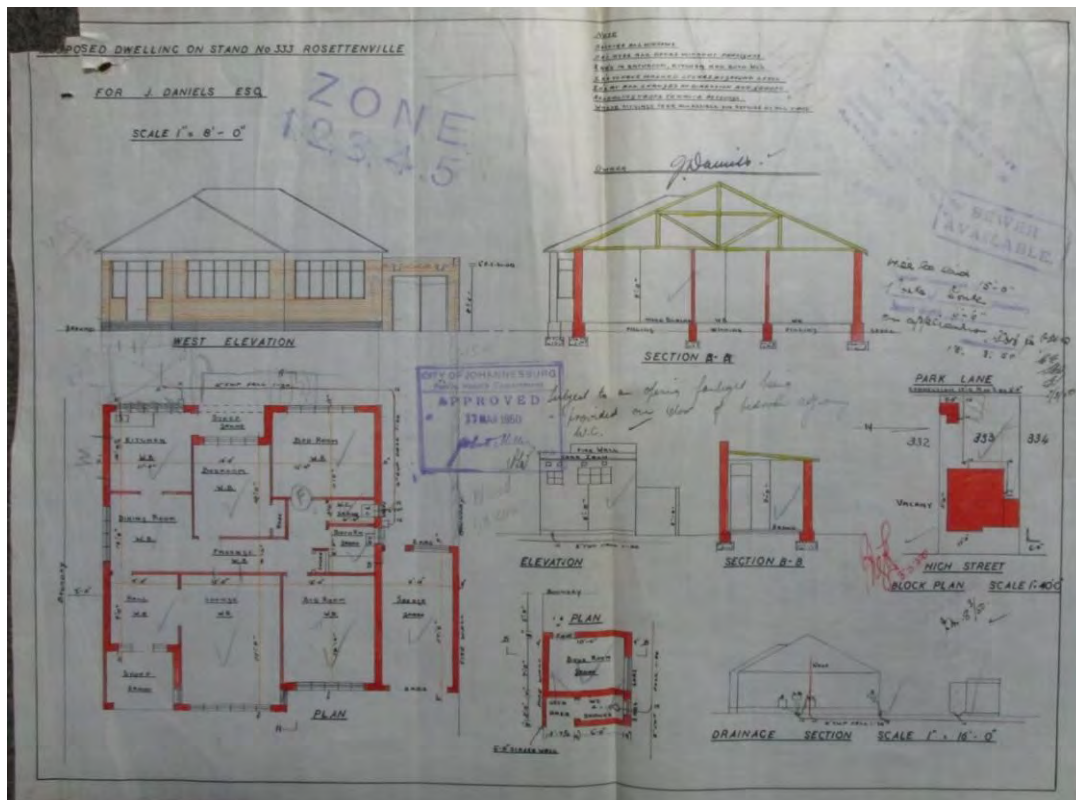


Fig. 145 Proposed new dwelling on Stand 333
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 146 Original street frontage showing altered façade
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Residence has been highly altered but is opposite a church and is part of a historical cluster Recommended development can take place but documentation should be done.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. 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 residential Grade 3C it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

7.5.13. Semi-detached residence_Stand 1/1776

Address	155 Mabel Street
Stand No.	1/1776
Current Zoning	Residential 4
Year of erection	1935
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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
<p>Site Description</p> <p>Typical developers 1930s semi-detached house, corrugated iron roof, front stoep. There are many of these types of houses in Rosettenville and some can be considered for development.</p>	

Locality Map



Fig. 147 Stand 1/1776 is located along Mabel Street
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 1/776

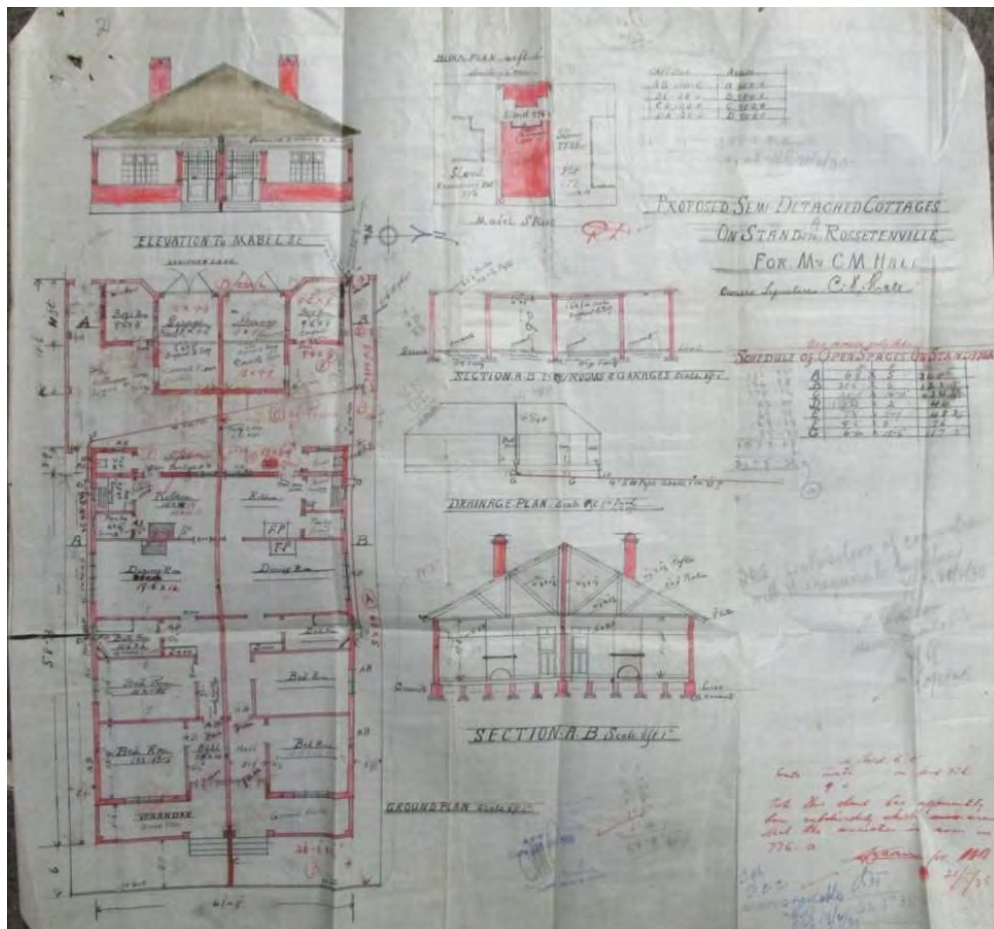


Fig. 148 Proposed new semi-detached cottages
 (Source: City Council of Johannesburg, Plans Archive)

Identifying Images



Fig. 149 Original street façade along Mabel Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations 1930s developer's project. Development and higher densities can be accommodated development but recommended documentation.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not Applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. 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 residential Grade 3C it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

7.5.14. Row of semi-detached houses_Stand 639

Address	137 Prairie Street
Stand No.	639
Current Zoning	Residential 4
Year of erection	1959
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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 Typical developer's 1960s housing in one line looking exactly the same pitched roof, centralised stoeps supported by precast columns.	

Locality Map



Fig. 150 Stand 639 is located along Prairie Street
(Source: City Council of Johannesburg, GIS map)

Original plan for Stand 639

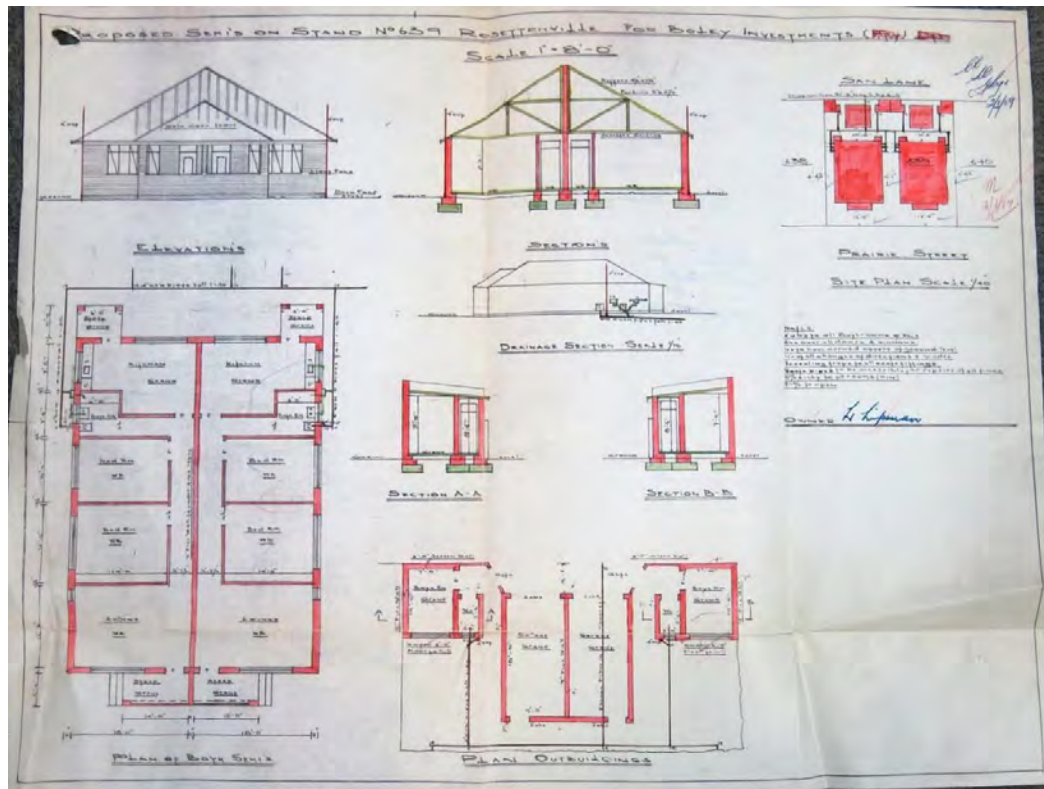


Fig. 151 Proposed new semi-detached cottages on Stand 639
(Source: City Council of Johannesburg, Plans Archive)

Identifying Image



Fig. 152 Original street façade facing Prairie Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Residence is a typical semi-detached that is common in Bouquet Street. Recommended for development but prior heritage processes and documentation should take place.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. 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 residential Grade 3C it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

7.5.15. Semi-detached residence with Cape Dutch Gable_Stand RE/623

Address	87 Bouquet street
Stand No.	RE/623
Current Zoning	Residential 4
Year of erection	1948
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according 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 An early example of a semi-detached residence with a unified near Cape Dutch Gable.	

Locality Map



Fig. 153 Semis on the western border of Rosettenville
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Images



Fig. 154 Original street façade facing Bouquet Street
(Source: tsica heritage consultants, 2015)



Fig. 155 Zoom in to the gable
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Residence is a typical semi-detached that is common in Bouquet Street. Recommended for development but prior heritage processes and documentation should take place.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. 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 residential Grade 3C it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place

7.5.16. Semi-detached residence_Stand RE/615

Address	86 Bouquet street
Stand No.	RE/615
Current Zoning	Residential
Year of erection	Around 1930
Architect	Unknown
Heritage Significance	Historical/ Architectural/ Social
Statement of Significance (Heritage importance grading system according to the National Heritage Resources Act 25, 1999)	(b) its importance in the community, or pattern of South Africa's history;
Proposed SAHRA Grading	3C
Site Description	
An early example of a semi-detached residence with a unified bay window.	

Locality Map

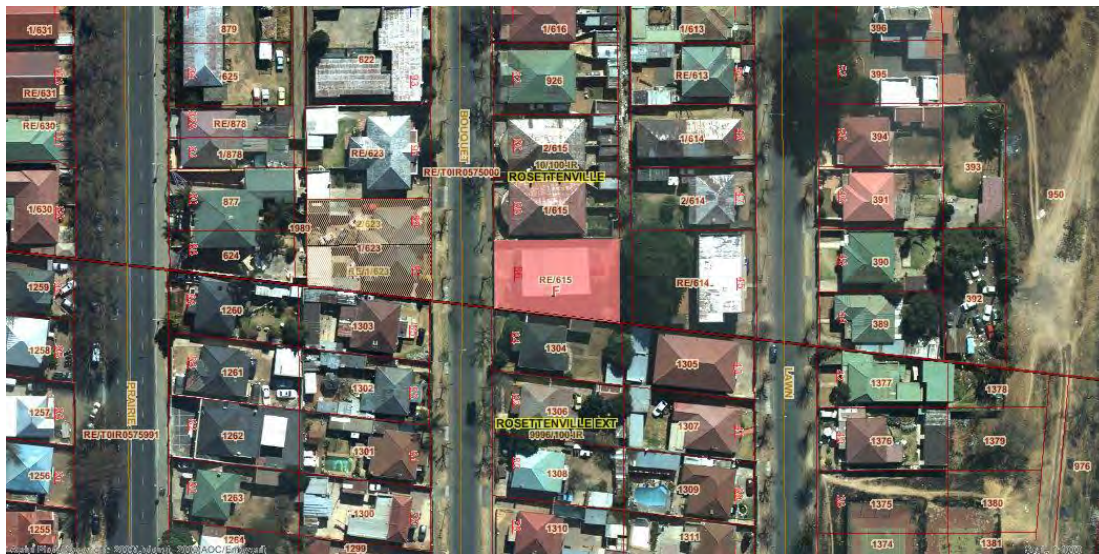


Fig. 156 Semis on the western border of Rosettenville
(Source: City Council of Johannesburg, GIS map)

No original plans were sourced!

Identifying Image



Fig. 157 Original street façade facing Bouquet Street
(Source: tsica heritage consultants, 2015)

Impact of Proposed Development Plan on Heritage

<p>Densities Medium to High (160-300dph) new buildings suggested maximum scale is 6-8 and a minimum of 2 storeys</p>	<p>Recommendations Residence is a typical semi-detached that is common in Bouquet Street. Recommended for development but prior heritage processes and documentation should take place.</p>
<p>Transport Site is not along main BRT route transit spine</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 is not within a mixed use development zone</p>	<p>Recommendations Not applicable.</p>

Conservation Management Policies_Grade 3A_Residential 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. 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 residential Grade 3C it is recommended that proper documentation of the site is made in some cases memorialisation considered before demolition and development takes place.

8. Concluding Remarks

The HIA and the CMP study was undertaken to fulfill the regulatory procedures that are contained in the NHRA 25 of 1999 in view of the strategic area framework. The report also serves the purpose of documenting the most culturally and significant sites found in the five HIA precincts and identifying historical clusters where such significant sites are clustered in one area. It is recognised that all the findings are based on the archival research and visual surveys that were done in these areas, the report will remain open ended until the conclusion of a public participation period in which all stakeholders interested and affected parties are welcome to contribute, comment to the report.

It is important to regard and read this report as working document for both the client, Johannesburg Development Agency and the public. Many of the sites that are included in this report are representative sites as most suburbs have buildings that are older than 60 years which may to a certain extent have inherent cultural, social, architectural or historical significance. Because of the nature of the study it was not possible to include all 60-year-old sites in the report so a criterion was developed to choose the most representative, rare, unique and culturally significant sites which were given a 3A grading. These sites become visible as locally important heritage sites in their respective areas. They were then assessed individually and conservation management guidelines allotted to each of them.

Moving forward, the public participation procedure will consist of several public meetings to be held in each of HIA areas where the public will be presented with the combined HIA, CMP reports and asked for comment on the comment forms. The report will be available in the public libraries for each of the areas for 30 days after which, the period for submitting comments will be complete. All comments will then be addressed and compiled into a public participation report which will be part of the final HIA report. The final HIA report will be submitted to the PHRA_G for consideration and approval.

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Images, Maps and Plans

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- City of Johannesburg, Plans Department for all original plans.
- Current photographs: tsica heritage consultants, 2015.
- Google maps.

APPENDIX A_Historical overview of the Corridors of Freedom

By Clive Chipkin



Geology & Topography

GEOLOGY and the 19-century World Market determined the locality of Johannesburg.

TOPOGRAPHY contributes significantly to the sense of place, the *genius loci*, in a region of low hills and linear ridges.

Gatsrand, 30 Km to the South; Suikerbosrand, 30 Km to the South East; the Klipriviersberg immediately to the South. In the foreground are the parallel East-West scarps and residue hills of the area magically named the Witwatersrand, looking northwards across a panorama of rolling country and gently sloping valleys to the Magaliesberg horizon – all part of the multiple Johannesburg immersion.

Fig. 1 Section of topographical map of Johannesburg.
(Source: Office of Surveyor General, Cape Town, surveyed in 1939)

The great plains of the continental plateau enters the town-lands: the Houghton-Saxonwold plain north of the ridges and Doornfontein to Turffontein plain occupying the space between the Braamfontein high ground and the Klipriviersberg.

The spaciousness – a word used by the visiting geographer JHG Lebon (1952:An Introduction to Human Geography) – of the landscape means that Johannesburg, unlike Durban and Cape Town can expand in almost any direction but after a century plus decades of urban growth, it is our delectable ridges that remain repositories of ancientness.

The north facing Parktown ridge with its extension on the Westcliff promontory and its continuation as the Houghton and Orange Grove escarpment to the east form a decisive topographical feature defining the major portion of the Northern Suburbs as well and the ancient routes of the wagon roads to the north.

Olive Schreiner and her husband, Cronwright, had on a Sunday's outing on the as yet unnamed Parktown ridge, scrambled over this 'kopje' out of town as if there was no civilisation for thousands of miles (Martin 1987:338).

The Orange Grove escarpment is "one of those prized ridge sites that constitute the north-flowing watershed of the Witwatersrand region. In fact, the perennial springs and small cascades that were once a feature here helped give this region of hills its magical 19-century name. Both the seasonal creek that creates a donga hazard at the 4th hole of the Houghton Golf Course and then continues through Orchards, as well as the Lemoenplaats Spruit originate on the high ground nearby. Below the ridge is the line of the old wagon road to Pretoria via Halfway House."



Fig. 2 Witwatersrand hills looking South from Halfway House 1889, Wagon Road: Johannesburg-Pretoria vaguely on left. The building was partly replaced by a 1930's modernistic hotel and the main tarmac road on the left in the 1930's – 1960's. (Source: Clive Chipkin architectural archive)

Spruits

Johannesburg is crossed with numerous small seasonal watercourses – either basically North to South or South to North from the original perennial springs of the Witwatersrand watershed. Many of our south spruits were blocked or diverted in marshy peripheries by the random placing of the gold tailings. These barely noticed irregular spruits are usually discounted except as donga, sloop or water hazards on our linear golf courses. These spruits – frequently canalized or in storm water pipes and culverts – that barely feature on our road maps but can be picked up as flood-plain gaps in our townscape as in the separation of Old Alex from the newer East Bank in Alexandra Township, off Louis Botha or as riverine

servitudes in suburbs from Gardens to Craighall or in building gaps in City & Suburban where the origins of the south flowing Natalspruit occurs.

Only three of our spruits have entered our consciousness – the Jukskei in the east, the Braamfontein in the west (both north flowing) and the south flowing Klipspruit in the west.

The Klipspruit “as insignificant as it is, would become the locus of Johannesburg’s black locations”, the great marker of ‘otherness’ in both the pre-Apartheid and formal Apartheid eras.

Both the Braamfonteinspruit and Jukskei are marked on early maps and were prominent as settlement places. We can assume the granite stepping-stones on the Craighall branch of the Braamfonteinspruit are ancient trade crossing points. Upstream, van Onselen records the Amawasha presence at the San Souci hollow (Van Onselen 1982). An insignificant tributary (now partly canalized in Empire Road), fed by the flows off the Braamfontein ridge was “in the 1916 inundation a raging torrent”. This area was recorded in old maps “as the Sources of the Limpopo”, a designation that happily survives in the small Anglican chapel of St. Mary’s-on-the-Limpopo at Palmer Place adjacent to Clarendon Circle.

The river-eye of the Jukskei is in the long valley of the original Doornfontein farm extending between the Yeoville-Observatory ridge and Langerman’s Kop. The small stream explains the site of Bezuidenhout’s farm.

Game Trails

In his book, *The Ridge of White Waters*, WC Scully (1912) describes the migratory game herds crossing the Yeoville Ridge.

Terence Clarkson, a writer of Nature Notebook in the 1960s from a consciousness of place and recollection of conversations amongst his mother and old-timers wrote of game movements from the Empire Road tributary up the Twist Street rise and along Op de Bergen Street, Troyeville to the Jukskei spring in the long Doornfontein valley.

From family observations, I conclude that there were once elephant tracks in the kloof between The Wilds and the Houghton ridge – the route of the future Houghton Drive – leading to waterholes and succulent veld grasses in the valley below the Yeoville ridge.

Roads

There were early tracks and veld paths on the Witwatersrand hills before the opening up of the gold fields. Two wagon tracks converged on Pretoria. The first

was on the S-N route Scully records. This was the early route described in *Johannesburg Style - Architecture & Society 1880s - 1960s* as “winding over the shoulder between the Parktown and the Westcliff promontory and on to the crossing of the Braamfonteinspruit below the Craighall kopje” via the nearby hostelry, The Colony (Chipkin, C. 1993). This virtually follows the line of Jan Smuts Avenue today and dates from at least the “early seventies” (Scully 1912).

The road northwards from Booyens was in 1886/7 known as the Kimberley Road (according to Hunter McLea (Chipkin 1993:9)). This provides the South West entry point to the new town. The route Booyens – Market Square – Braamfontein linked up, I suggest, with the principal South – North route described above.

There was a main North-West wagon track Potchefstroom – Pretoria which skirted the Witwatersrand hills. In 1886 Sauer observed a rough turn-off from this route and “took a track leading North by East” to reach the farm Langlaagte on the Witwatersrand. This was the origin of the West entry to Johannesburg.

The second wagon track to Pretoria, along what became the Louis Botha Avenue axis has a more complicated history, as I read it.

There was an East wagon route from the port of Durban to Pretoria via Heidelberg and the hostelry that became Halfway House, which Leyds (1964) dates from 1878. This is the route shown on Thomas Baine’s map, 1876.

With the establishment of Johannesburg in 1886 the main West wagon track Potchefstroom – Pretoria and the main east route Heidelberg – Pretoria both became diverted through the Randjeslaagte Mining camp centred on Market Square.

To retrace our steps in 1886:

The entry point to the new town of Johannesburg from Pretoria in the North East was via the self same Halfway House inn and then onto Lemoenplaats below the Orange Grove hill where hoards of “vuilgoed” fortune seekers were scrambling to reach the Johannesburg gold fields.

A faded 1887 map showed a diagonal route North East from Market Square, labelled “Road to Pretoria”. This became the established route (using later names) Hospital Hill, Clarendon Circle – East Avenue – Louis Botha via ‘death bend’ and the famous Orange Grove Hotel (the heir to Lemoenplaats) thus North North East as the Pretoria Road reached Halfway House onto the capital at Pretoria.

This is the historic route of Louis Botha Avenue – Pretoria Road which partly dates from Johannesburg's beginning and partly pre-dates those beginnings. A key destination was the establishment of Halfway House a decade earlier.

The Main Reef Road, the principal East-West artery after the gold discoveries, which linked the mining towns of the Witwatersrand end to end, entered Johannesburg as Commissioner Street from Jeppestown to Fordsburg. Surprisingly, it may have pre-dated the mining revolution.

A southern East-West track skirted the Witwatersrand hills and traversed the plains between the Witwatersrand and the Klipriviersberg. This was the presumed wagon track used by Meyer on his farm Elandsfontein before the gold discoveries when he transported his heavy loads of mielies for crushing at Potchefstroom milling ready for the Kimberley Market. A secondary South-North track ran along the continuity of Oxford and Rivonia roads that reached the Boer farms of the northern periphery – if not beyond. The track West of Auckland Park is the rural track below the ridges to the rural landscape through Muldersdrift to pick up the main route Krugersdorp to Pretoria.

Terrain of the mind

“People have lived in the region as long as there have been people on Earth”

– The Cambridge History of SA Vol: (2012) – Ed: Carolyn Hamilton, Bernard K Mbenga, Robert Ross (Intro XI)

The Witwatersrand's mainly quartzite ridges are our most momentous architecture. They were home to our first humanness. This is the “primordial landscape” that Hamilton (Ibid) talks about and the view from here confirms the observation of the historian John Stoye that “the world is neither simple or small”. If we turn from the early hominid hand-axe industries 45 minutes west from Johannesburg's 19th century industrialization, we can retrace our pre-Colonial (including near-Colonial and part-Colonial) past. The occupation of the Witwatersrand ridges – with icy winter winds and frost-belt slopes, patently less favourable for crop production than our mountain horizon of the Magaliesberg – nevertheless provide a key context for our urbanization.

Cattle and cereal farmers with stone kraals occupied the Orange Grove escarpment along the Linksfield and Mountain View terraces with homesteads in the adjacent Bezuidenhout Valley. Along the Northcliff high ground extending westwards. Gros in 1888 photographed village enclosures with veld-grass palisades on the Northcliff slopes.

Nineteenth century visitors to the interior reported the harvests of the ancestral Sotho-Tswana language people of millet, pumpkins, gourds, calabashes, sorghum – even exotic mielies and sugar-cane; enclosure pens for cattle, fat-tailed sheep, goats – nourished on the veld-grasses, supervised by the herd-boys with their calls and strumming instruments.

There was light industry of copper and iron products in the Pilanesberg and iron smelters on the Melville Koppies and at Lone Hill.

Fanuel Motsepe writes that his “family history lays claim to the late stone and iron age Tswana settlement ruins along the Baragwanath Koppies”

There were, too, ancestral stone walled villages thatched with tambotie grass from the vlei together with cattle kraals and sheep folds situated on the summits and slopes of the Klipriviersberg, dramatically poised, looking northwards to the Witwatersrand hills and towards the Vaal – the old kaGariep - in the south.

Villages were linked with well tramped down trading routes crossing the seasonal spruits on stepping stones such as the significant smooth granite outcrops on the Braamfonteinspruit at Craighall Park, a natural stopping venue with its pools and water-skimmed rocks.

Van Riet Lowe and BD Malan found implements indicating that San people had occupied strategic game-view sites on the Craighall Kopje and such high ground as the Parktown-Westcliff ridges and the Yeoville ridge. Juliet Marais Louw – sister of Eric Rosenthal – remembered the San shelter on the Yeoville ridge from 1914 before the embankments of Stewart Drive down to Doornfontein were constructed. (Marais 1991:2)

Modernism in Johannesburg

Pre-colonial and near colonial residues – from what Jacob Dlamini (Business Day, 2015) has described as complex societies – are essential components of Johannesburg's urbanism.

Nomboniso Gasa (Business Day, 2015) refers to African cultural and customary systems distorted by colonialism but she indicates, too, that a plurality of voices have been part of “the way many African societies build and expand knowledge”.

In this context, it is important to recognize that Modernism is not a Euro-centric construct. It is part of the rich cultural awareness of Africa of the Magreb, of Dogon, of the historic modernism of Japan, of startling music from the Afro-American diasporas in the US, Caribbean and Brazil.

In South Africa during the 20s and 30s and post-war periods – the formative years of Oliver Tambo, Nelson Mandela and Walter Sisulu – many of those engaged with aspects of modernity were not in segregated white suburbia but in the black townships, absorbing new ideas in back rooms by candle-light, listening to jazz music on gramophone records, picking up attitudes, lyrics, riffs from the black diasporas. Part of a continual process of change leading to 1994.

In the same period, small coteries in the white suburbs were identified with the utopian Modern Movement in architecture. There was intermittent awareness between these groups and township intellectuals. A young architect like Kurt Jonas was aware of the need that the new architecture and fundamental social change in South Africa should be complimentary.

Typologies

Suburban Gables

Curvilinear gables are suburban Semi-Dutch. They are sometimes referred to as Dutch gables but in fact, the provenance is more complex. Their impulse is essentially part of the Cape Dutch Revival that began with the Baker school and filtered down into suburbia from Edwardian times into the 20s and 30s. Like mock Tudor triangular gables, they form part of the eclectic diversity used by speculative builders, even incorporating Art Nouveau details and other fashionable oddities. In London Osbert Lancaster labelled an associated style Pont Street Dutch – all essentially part of the intricacies that filter down from upper middle class to petit bourgeois suburbia.



Fig. 3 Semi-Dutch gabled houses along Hillbrow Street from 1910-1920s
(Source: tsica heritage consultants, 2015)



Fig. 4 House along St. Georges Street in Yeoville with projecting stoep, triangular half-timbered gable in mock Tudor and English bay windows
(Source: Clive Chipkin Archive)

Pavement Shop Fronts

In Johannesburg with sharp, sudden downpours and cloudbursts it was necessary to provide shop fronts with covered pavement canopies as protection for shoppers and passing pedestrians.

Four principal categories evolved and were in use throughout Johannesburg's town and suburbs.

a) Victorian

The typical use of roof afdakkies (pavement canopies) supported on cast iron columns and ornamental beam supports. These standardised cast iron components were selected from the pattern books and catalogues of British ironmongers.

“It was mainly the assemblage of cast iron balconies, balustrades and complete verandah fronts which, with their intricate silhouettes, gave Johannesburg its essentially provincial Victorian character.” (Aron (ed) 1972: 75)



Fig. 5 Corner shop built in 1905 along 7th Street and 3rd Avenue in Melville, cast iron columns supporting the roof structure

(Source: Museum Africa)

Alternatively, there was the earlier tradition of machine cut standardised timber products from the saw and scroll mills of the Baltic countries and then the mass production of timberwork from the Pacific areas of Oregon and British Columbia.

b) Edwardian & Post-Edwardian 1920s

Cast iron became rapidly outmoded – and so Victorian – particularly as Baker influence spread. Baker strongly resented imported East Iron applique and sponsored a hand-made site bound architecture using predominantly local materials and skills.

For suburban and city shop-fronts this change of taste sponsored precast classical columns supported by roofing over the pavements. This was to sweep away the colonial Cast Iron verandah front and replace it with a simple and neat white Tuscan colonnade and classical parapet above the main building front.

1930s

Where the colonnade was used, now frequently supporting a concrete pavement canopy, the columns were redesigned with Art Deco classical capitals.



Fig. 6 Melville Mansions, 7th Street in Melville_example for reinforced concrete cantilever, for Art Deco buildings slabs were supported on brackets with stepped or rounded edge forms.

(Photograph: tsica heritage consultants, 2010)

But the advancement of reinforced concrete design also meant that the pavement colonnade was no longer necessary to provide vertical end support. This was superseded by the reinforced concrete cantilever. The pavement canopy now comprised a reinforced concrete slab cantilevered off the main building structure. In the case of Art Deco buildings these slabs were supported on brackets with stepped and rounded edge forms.

1930s – 1960s

In the case of Modern Movement design, the purism of the reinforced concrete cantilever remained intact without embellishment but elegantly shaped with the mathematical precision inherent in the brilliant structural principles of reinforced concrete design.

Modern Movement thinking became the norm in the post 1945 period but by instinct these architects did not like canopies as disruptive elements. Thus the Carlton Centre buildings are pure forms without the weather protection for pedestrians, until the giant glass roof over the concourse was subsequently erected.

The Carlton Centre also demonstrated building elements set back from the pavement boundary lines so as to create urban space and piazzettes. This avoided the blandness of Johannesburg's high corridor streets on the 1930's.

Johannesburg Prototypes for the future

Johannesburg has a long tradition of local architecture –

- Some superb
- Some mediocre
- Some bland
- Some pretentious
- Some appalling

There are good examples of climatic and regional architecture, many noticeable projects influenced by our rich African cultural environment; some influenced by a strong response to our local and sub-continental climate; some 'faux feudalism' in the old upper class precincts like Parktown; many seduced by a false Euro-centric identity as in the inappropriate but widespread Tuscan style influenced by a generalized Post Modernism, 1970 – 2000.

We can learn lessons from valuable prototypes for future nodal growth points in order to reinforce and articulate regional style.

Here are some invaluable precedents:

Prototype 1: Wits Student Housing, Junction Avenue – Boundary and Jubilee Roads, Parktown. Architect Planner: Ludwig Hansen 2009.

Medium to high-density 3 and 4 storey blocks incorporating surviving historical residences which were converted into social facilities. The planning has consistency, urbanity, green-belt space and historical resonance.



Fig. 7 High density 3 & 4 storey blocks with residue historic blocks_a system of domestic units that creates urbanity, communal space, civic quality and an awareness of history on sensitive topography.

(Drawings: Ludwig Hansen, 2009)

Prototype 2: African Star Housing – Bellavista Road, Turffontein (1949) by Douglas Cowin.

I have called this our first *Siedlung*.

The design flair of Douglass Cowin, with elegant, robust three storey row houses and separate semi-detached blocks, with green-belt open space and social facilities, is a planning exemplar.

Prototype 3: Walkways, Courtyards on Rothesay and Buckingham, Craighall Park by Michael Sutton (1970 – 1979).

Two storey, compact row houses with private gardens – a perfect example of high density living.



Fig. 8 Walkway courtyards_two storey compact row houses, Craighall Park, Michael Sutton (Photograph: Clive Chipkin)



Fig. 9 Interior view to private enclosed garden, Craighall Park, Michael Sutton (Photograph: Clive Chipkin)

Prototype 4: Yeoville – Bellevue Maisonettes

Beginning in 1920s but mainly in 1930s **FLATTED MAISONETTES** were developed in Yeoville-Bellevue spreading to other suburbs_a highly economic, comfortable, high density residential type of 2/3 (even 4) walk-up floors.

During the late 1920s but predominantly in the 1930s a 2 – 3 floor (even 4 floor) walk-up attached housing unit emerged, a Yeoville type that spread to other suburbs. This was a highly efficient and economic type with 2 attached flats per floor creating high density living. There were several iterations. In 1992 Clive Chipkin explored these prototypes and designed a high density housing scheme based on these Yeoville house-types.

This project was examined by Wits Quantity Surveying Department who confirmed unit price was equal to RDP housing types but at 4 – 5 times the population density and with congenial accommodation.



Fig. 10 Mass housing based on Yeoville type flatted maisonette.

(Source: Drawing by Clive Chipkin, 1993)

Prototype 5: Brookwood

This townhouse complex comprises two storey row houses providing medium-high density in a green-belt setting with mature trees and private gardens. The open space is more than generous and could be reduced. Habitat, trees, verdure – the Le Corbusier proposition realized.



Fig. 11 Hyde Close, Hyde Park designed by Helmut Stauch 1967
(Photograph: Clive Chipkin)

Prototype 6: Balconies

We can learn from balcony precedents where they are successful as valuable spatial extensions.

The design flair of Douglass Cowin, with elegant, robust three storey row houses and separate semi-detached blocks, with green-belt open space and social facilities, is a planning exemplar.



Fig. 12 Balconies as plant areas. Bosco Verticale, Milan. Architect: Boeri Studio. (Source: Earthworks journal, Issue 24/2015)



Fig. 13 (Left) University Gate, Braamfontein, 1961 by Clive Chipkin_large deep balconies with box food planting areas. Projections act as summer sun protection. (left)

Fig. 14 (Right) Reading Court on Louis Botha Avenue, Hillbrow, 1936 by Hanson, Tomkin & Finkelstein. Large balconies with sleeping porch. (Source: Clive Chipkin Archive)

Looking to urban precedents

It is not Euro-centric to examine urban forms elsewhere. London described as “the unique city” by Danish planner Rasmussen, has in over more than four centuries of urbanisation produced countless case studies for mass population housing, many of universal application. The German cultural attaché in London at the beginning of the 20th century, Herman Muthesius wrote *Das ‘Englische Haus’* to apply lessons for the fast growing new German cities. Marie Huchzermeyer’s *Tenement Cities* compares 19th century Berlin to 20th century Nairobi. Compare, learn, digest.

Prototype 7: Myddelton Square London

So unexceptional are these 2/3/4 storey examples in London’s vast townscape that Pevsner in his *London Guides* makes only brief mention of them. But to South African eyes, used to low density free-standing suburban housing with lack of social focus these examples are exhilarating.

Prototype 8: House Kganakga, Phokeng

These Highveld vernacular Sotho-Tswana dwellings linked into a spatial framework stir similar yearnings for architectural cohesion



Fig. 15 Kganakga family house_spotless, immaculate old courts built by the family’s grandparents in 1930s_verandahs, rectangular & circular shapes, screen walls establishing habitat, residence, address (also see Fig. 48 and Fig. 49) (Source: Clive Chipkin Archive, May 1963)



Fig. 16 Kganakga family house



Fig. 17 Kganakga family hou

Concept drawing: The Corridors of Freedom



Fig. 18 Concept drawing 15/821
(Source: Drawn by Clive Chipkin;
2015)

Index to Concept Drawing 15/821: Louis Botha Corridor (northwards from Clarendon Circle)

1. Clarendon Circle Zone (Parktown/ Hillbrow)

This is the historic intersection of two major routes (East-West Empire-Perth route, North East Louis Botha corridor) with just sufficient remnants to recall its unrealised attempts at civic order and tour d'horizon.

- 1.1 Twist Street and Paul Nel streets are principal entry points into Hillbrow
- 1.2 The crossing of Banket and Paul Nel reveals the essence of the Hillbrow Vernacular. Hermanna Court is an iconic building of international importance
- 1.3 Palmer Place (West side) with St. Mary's-on-Limpopo
- 1.4 Circle Court: key Art deco Foyer
- 1.5 Majestic Mansions
- 1.6 Park Lane: adjacent to the Clarendon Circle hub



Fig. 19 & Fig. 20 Clarendon Circle – a hub of 1920s and 1930s blocks of flats. Majestic Mansions and Parktown Mansions are gone but Circle Court (1936), the essence of Clarendon Circle, remains. The Art Deco sub-theme reaches its full expression in an entrance foyer that is an Art Deco exemplar.

(Photograph: Clive Chipkin)



Fig. 21 Art Deco block on Louis Botha Avenue, on the east edge of Clarendon Circle.

(Photograph: Clive Chipkin)



Fig. 22 Park Lane_Lyndon Hall_1930s block of flats with authentic Art Deco flair. The period feel of the entrance name says it all with the strong impulse to be Deco modern. Secluded Park Lane and Princess Place are behind the street frontage of the Louis Botha-Empire Road axis_ once a residential enclave.
(Photograph: Clive Chipkin)



Fig. 23 Park Lane_Victorian colonial residence with perimeter verandah and steep corrugated iron roofing. Once a prominent double storey landmark off the old wagon road to Pretoria, via Halfway House
(Photograph: Clive Chipkin)

2. Architectural Enclave on Curve (Hillbrow/ Berea/ Houghton)

One of the best illustrations of Johannesburg architectural virtuosity:

- 1.7 Royal Crescent
- 1.8 Reading Court
- 1.9 Ridgeview Mansions
- 1.10 Clarendon Court
- 1.11 Fire Station
- 1.12 Victorian Terrace Housing (Banket Street)
- 1.13 Chappmans Peak (1 Mitchell Street)

These seven complexes, on or adjacent to the Louis Botha curve together raise the question of the mentality of 20th century architecture. I would call this a world heritage site with a beguiling concentration of sequential architecture 1910 – 1960.

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Fig. 24 Louis Botha Corridor_Clarendon Place beads into Louis Botha Avenue_Fire station precinct consists of Royal Crescent, Reading Court, Ridgeview Mansions, Clarendon Court, Berea Fire Station, Victorian Terrace, Curvilinear Le Roith flat block
(Source: GIS map, City of Johannesburg)



Fig. 25 & Fig. 26 Berea Fire Station 1910; adjacent architecture with reference to Victorian terraces of a decade earlier
(Photographs: Clive Chipkin)

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Fig. 27 Clarendon Circle 1938: Circle Court (LH); Bus shelter; Majestic Mansions (RH); Trolley Busses; Empire Exhibition; Street lighting
(Source: Museum Africa)



Fig. 28 Ridge View Corner Banket Street (left); Reading Court (right), Ridge View is a setback flat block from the 1920's which creates a memorable urban space
(Photograph: Clive Chipkin)



Fig. 29 Royal Crescent (right) on the curve; Reading Court (left) which is a major example of a Modern Movement building, restoration work is needed
(Photograph: Clive Chipkin)

3. Hillbrow Overview

Hillbrow, originally a low-density residential suburb mainly of separate garden houses; with 20s and 30s blocks of flats along or adjacent to the tram route, was converted in the immediate post-war period into a “high-rise, high density laissez-faire apartment zone”, seemingly overnight in the Johannesburg manner. When the architectural historian, Nicholas Pevsner visited this area in 1952 the new architecture was “extraordinarily consistent in its use of modern idiom”. He came up with the description “The Hillbrow Vernacular”.

Principal entry points into Hillbrow from the Louis Botha – East Avenue corridor are via the Banket Street, Paul Nel and Bruce Street portals.

Among the highest concentrations of buildings – the very essence of the vernacular – occur at the intersections of Banket and Paul Nel or Banket and Bruce. At the entrance to Bruce: Groot Drakenstein (1952), Clarendon Heights (1950). At the corners of Banket and Paul Nel: Stamford Hall (1948), Westbrook, Los Angeles – large blocks with evidence of the pilot of the Modern Movement.

Close-by is Plettenburg – an archetype example of the post-war style.

A classic Hillbrow block recognized as of international significance is Hermanna Court (1947) by the architects Cowin and Ellis, situated at the corner of Paul Nel and Claim, directly opposite the first Reform Synagogue referred to previously.

A visit to Hillbrow in 2015 creates 2 impressions:

Firstly, the embarrassment of street facing, west orientated window wall blocks in the most awful state of disrepair; secondly, the surprise of how many building representatives of the Hillbrow Vernacular have stood the test of time. Many of these Hillbrow prototypes have stood up to extreme dilapidation, stressful overcrowding, wear-and-tear over six and seven decades. They have ubiquitous face-brick cladding, sensible windows, robust detailing, rational planning with sun-trap balconies. All need major repairs and complete replacement of services but this may be achieved at half the costs of new buildings plus demolition of old.

- The Fire Station precinct at the north end of Banket Street (off Louis Botha) is described above
- East side of the Louis Botha – East Avenue corridor has some noteworthy examples of Johannesburg Architecture
- Sunny Ridge on Yettah Street is a residential block by H.H. Le Roith, an early 1960s block linked to modernism but demonstrating the waning of the Hillbrow Vernacular

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- Both Royal Crescent on the Louis Botha corner curve – a work by Kallenbach, Kennedy & Furner (described as part of the Fire Station precinct) & King's Langley, a large block on the Paul Nel Street corner are 1930s examples of cautious modernism
- At the corner of Paul Nel and Claim is the first Reform Synagogue opened in 1936 and designed by Kallenbach, Kennedy and Furner, modern in moderation with Art Deco infiltrations.

4. High Ground View Site Over Valley

Stone retaining wall creates this momentary spectacle. The bus shelter is intrinsic to wall.

Edwardian boarding house/residential hotel. During the war this was requisitioned for families of servicemen up north.

Intersection of Louis Botha and Bedford Road (the old tram terminus) forms a natural organic growth point of demographic significance.

Adjacent to a rich cultural and social infrastructure this is a key nodal point for high density mixed development with green belt views. e.g. street blocks between St. Georges and Dunbar: near major schools, major church establishments, libraries and sports facilities.

Suitable for four floor apartment blocks with five levels if duplex placed on upper level.



Fig. 30 Yeoville terminus node intersection of Louis Botha Avenue and Bedford Road. Medium to high density node
 (Source: GIS map, City of Johannesburg)

5. Louis Botha Bend (Houghton)

Where the original wagon road from Pretoria via Halfway House turned away from the cliff face of the Orange Grove escarpment at Lemoenplaats and ramped up to the Yeoville plateau. This was the route taken by the “vuilgoed fortuinsoekers” (‘dirty’ fortune seekers) swarming to the new goldfields (Chipkin, C. 1993:7).

A British blockhouse on the high ground commanded the Lemoenplaats route.

In the 1930s a luxury apartment cluster was developed in this area prompted partly by the nearby position of the up-market Houghton Golf Course. This included the major blocks Lauriston Court, Roxdale, Houghton Heights and in the 1950s by North Berwick. Above the golf course is the damaged, un-occupied kopje where a high quality apartment block could be developed.

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6. Orange Grove

A neat 1930s middle class suburb with some important landmarks such as the Methodist centre. West of Louis Botha is Sixth Street. The urban character is enhanced by street frontage greenery. Sixth Street begins with single storey early 20th century terrace houses and four neighbouring houses altered by the architect Mira Fassler Kamstra with urban flair.

The Radium Beer Hall (1929) at the corner of Louis Botha and Ninth Street is a noted landmark – an old colonial pub with its long counter – except we call it Bar-Kroeg, hard drinking without femininity.

7. Maryvale/ Rouxville/ Hawkins Estate

This is a key historic Catholic enclave with the important post war church of Our Lady of the Wayside.

- 7.1. Harrock Heights (1950) by HH Le Roith – an example of post-war street architecture with urbanity (Rouxville)
- 7.2. The Doll House on Louis Botha – one in Johannesburg and one in Durban: a US style roadhouse with American milkshakes, chocolate malted, hot dogs with chips and vinegar; trays clipped onto half open car windows. The neon sign read, 'Flick Lights for Service'. Cute romanticism and drive-in venue for the US style automobile age. (Hawkins Estate)

8. Orchards Area

The Kraal (Satyagraha House) in Pine Street is the house occupied by MK Gandhi and designed by Hermann Kallenbach. Reinstated with additions by the architect Rocco Bosman – a major example of historical empathy and clarity.

9. Balfour Park & Randjeslaagte

Sculptured relief is by Edoardo Villa. The centre established the importance of this crossroad. Opposite is Randjeslaagte village, an exemplar of social housing and care centre.

10. Savoy Square/ Bramley

Capri Hotel and a natural high-density future nodal point.

Bramley House at No. 2 Forrest Road for the émigré sculptor Ernest Ullmann by the émigré Bauhaus architect Steffen Ahrends (late 1930's).

11. Alexandra

This is a well-documented poverty area. The area indicated is a natural interaction zone with the Sandton tax base to envisage condominium planning to take Alexandra out of the box.

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Extensive research in *Changing Space, Changing City: Johannesburg After Apartheid*, (Todes et al. 2014; see p.342 onwards).

Proclaimed in 1912 – thus preceding the 1913 Land Act – for African and Coloured occupation. This is the origin of the new class of Black property owners that later so antagonized the Apartheid authorities.

The Alexandra Renewal Project (ARP) dates from December 2001 and Harrison et al (ibid) describes this as the largest area-based development project in South Africa, involved in de-densification as well as expansion across the flood plain of the Jukskei stream to the East Bank and Far East Bank.

Clearly, like Kliptown, there is evidence of a clash of interest between State, Province and City.

The authors – Philip Harrison, Adrian Masson and Luke Sinwell – come to the very strong conclusion that the "planning is not informed by deep analysis".

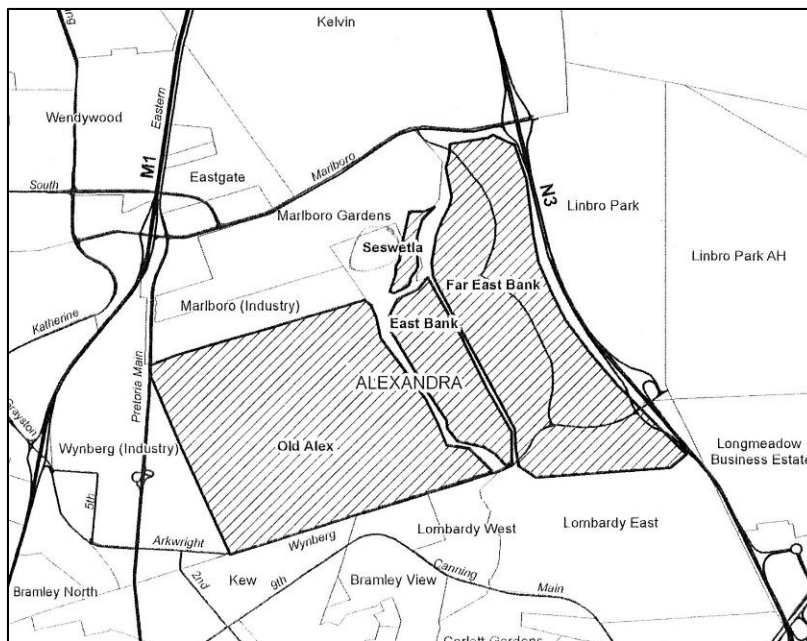


Fig. 31 Alexandra and its component parts, 2010. (Source: Harrison, Masson and Sinwell, p.349)

The ARP has however assisted in bringing to light the social and political history of one of South Africa's oldest townships. (See Bonner, P & Nieftagodien, N. 2008)

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Index to Concept Drawing 15/821: Empire-Perth Corridor (westwards from Clarendon Circle (number 1))

2. Series of architectural precincts (Parktown)

- 2.1 Queensgate on the corner of Empire and Queens roads is a significant post-war apartment block.
- 2.2 Princess Place – a sequence of post-war apartment blocks, which provide precedents for high-density living adjacent to garden space in the Le Corbusier philosophical tradition. The entire precinct is of great importance.



Fig. 32 Princess Place indicated in green_high density apartment block. Precinct with green-belt and private gardens
(Source: GIS map, City of Johannesburg)



Fig. 33 Princess Place precinct: a superb high density urban environment close to city life (Photograph: Clive Chipkin)



Fig. 34, Fig. 35 & Fig. 36 Generally 5 floors (including ground floor parking) with Princess Towers set back for eight floors (Photographs: Clive Chipkin)



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Fig. 37 & Fig. 38 Princess Place: the large apartment blocks, generally 4-5 storeys high, including ground floor parking have large internal green-belt gardens behind the street façades. Photos show mature trees lining the private garden as seen from Phoenix Place.

(Photographs: Clive Chipkin)



3. WITS (East Campus & West Campus)

Besides being a historic centre of international learning there is an amazing depth of architectural types – many of international significance. The history of 20th century architecture can be studied here by analysing the extant standing examples and reading the ideological drives in the library collections.

4. Parktown & Westcliff

Suburbs that encapsulate Johannesburg's Big Houses in English Garden Suburb layouts. These were the properties of the owners of the means of gold production – romanticized in many histories as 'The Randlords'. Many houses in these exclusive reserves, designed for the rich, look over vast panoramic views of the African sub-continent (Aron & Benjamin, 1973:53).

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Fig. 39 Interior of a Parktown Great House, Dolobran, in its heyday. Art Nouveau Fanlight_part of the “faux feudalism” on the Parktown Ridge 1892-1930
(Photograph: Clive Chipkin Archive)

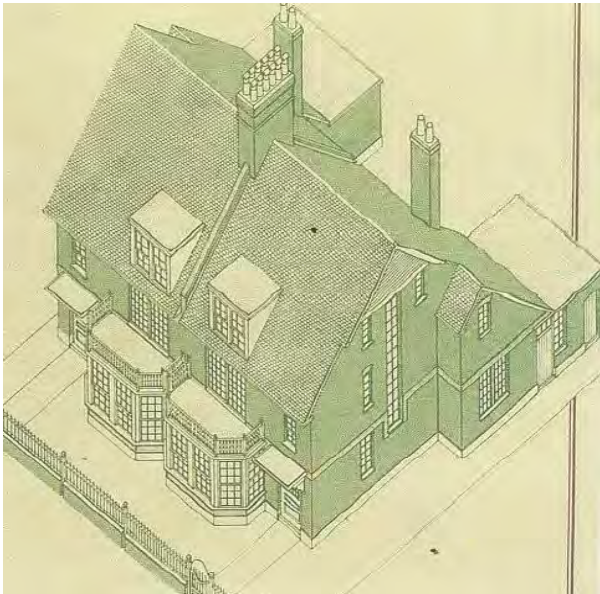


Fig. 40 Bedford Park, London (1875-1886)_prototype for Colonial Garden Suburbs
(Photograph: Clive Chipkin Archive)



Fig. 41 Parktown, 1892 in its heyday. Bedford Lodge 1912_outside main gate. Loewenstein family in their new Talbot
(Photograph: Clive Chipkin Archive)

5. SABC Campus precinct

Once a centre of Apartheid ideology and also Apartheid's attempt to project the Image of a modern state. The growth of Melville's café-society is explained by the presence of a large number of intellectuals working at the SABC and RAU (the fore-runner of UJ).

The old Gasworks site is a huge example of dramatic industrial archaeology of the period when Britain was still the workshop of the world.

6. University of Johannesburg

This highly significant campus in Auckland Park was created as a single project over the period 1969 – 1975. The design was by Wilhelm Meyer and Partners, heavily influenced by the practice's mentor, Louis Kahn in Philadelphia. A major centre of learning and architecture.

7. Western Areas

All the urban forms in these areas are the constructs of the old pre-democratic South Africa – from the old white working class suburb of Westdene to the rigidly segregated townships of what in the 1950s were called the Western Areas comprising Western Native Township, Newclare and Martindale. The extraordinary history of Sophiatown is summarized in the name changes: Sophiatown – Triomf – Sophiatown. This area is overwhelmingly important in Johannesburg's urban history.

8. Sophiatown-Triomf- Sophiatown

The WESTERN AREAS on the Johannesburg periphery comprised Sophiatown, Martindale, Newclare and further south, Klipspruit – all areas adjacent to sewage sites.

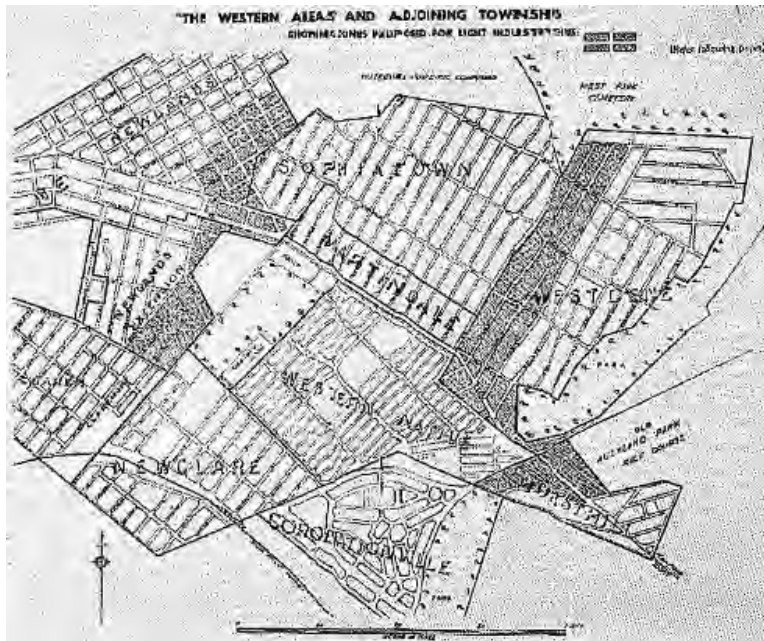


Fig. 42 The western areas and adjoining townships
 (Source: Chipkin, C, Johannesburg Style 1993, p. 201)

The artist Gerard Sekoto arrived in Sophiatown in 1939 and his paintings do not show the subsequent over-crowding.

By the time writers like Casey Motsisi and Can Themba were writing in the post-war era Sophiatown, in Casey's words, was "always ticking – a time bomb area", grossly overcrowded with secret shanty booze-joints rich with jazz groups, literary culture, artists like Feni, Sithole, Matsoso, jazz at the Odin Cinema in Good Street, musicians like Dollar Brand, Kippie Moeketsi, Hugh Masekela.

Forced removals moved people to Meadowlands. By 1963 Sophiatown was a white area named Triomf.

Index to Concept Drawing 15/821: Turffontein Corridor (southwards from historic CBD)

1. Old South

The major Southern routes are summarized below:

- 1.1. The Sauer Street – Booyens Road Route. The South to South West route has been absorbed into the M1 motorway beyond Xavier Street
- 1.2. Eloff Street Extension was a natural addition leading southwards to the new suburb of Turffontein dominated by the large open space of the Turffontein Race Course. This route splits to accommodate the east and west boundaries of the racetrack

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- 1.3. The route of von Weilligh Street and its southern extension was defined by active mining operations and the east perimeter of the Turffontein Race Course

It is the intersection at the South East corner of the Race Course, which became the nerve centre of the southern suburbs with the new suburb of Rosettenville occupying a crucial position to create one of those untidy traffic nubs that are typical of 19th century industrial cities.

This historic intersection forms a natural node for future developments. The general area has a busy urban layout with several important buildings to take note of.

We see this in a time of growth as the centre of a large Southern Node, the counterpart to the Northern Node at Sandton. Population and income levels will determine the future of what is essentially a geographically favourable area.

The core historic suburbs of La Rochelle and Regents Park will inevitably form part of the above nodal development. One day, we conclude, the economic benefits and financial possibilities of these urban areas will be discovered. When Johannesburg's population reaches 10 million this will be an area of fundamental importance.



Fig. 43 La Rochelle_hipped roof houses with stoeps facing street, disregarding climate orientation. There is no tradition of atriums or courts_only small, separate rectangular houses placed in the middle of the stand

(Source: GIS map, City of Johannesburg)

In summary:

La Rochelle: with the idiomatic hip-roofed rectangular houses; with parks and urban open spaces; with surviving Victorian verandah houses and Catholic institutions as landmarks and Lusophone cultural atmosphere that enriches urban life.

Regents Park: with crowded lower income entry-level houses (comparable to Soweto) with extensive open parks which are an invaluable resource.

An area with distinct possibilities. The presence of Forest High School provides distinctiveness to the area with post-Edwardian civic architecture. Some Victorian residue houses in the neighbourhood could contribute social amenities to new development.

To the west of Bellavista Road, near a residue slimes dam, is a housing estate for ex-servicemen in 1946. Its original name was Africa Star – a large complex with communal facilities. It is our first and only *Siedlung*, a term derived from pre-Hitler Germany. African Star presents itself as a prototype for purposeful new housing solutions in this area.

2. New South

Mondeor and Robertsham are post-war suburban developments dating from 1948. Similarly Linmeyer was laid out in 1948 but like its neighbouring suburb of Oakdene these rising

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middle-class suburbs are principally late 1950s and 1960s developments on southern slopes below the South Rand Road. Johan Meyer Street, for example offers incredible views southwards towards the Klipriviersberg.

The higher property value suburbs of RIDGEWAY, MEREDALE, GLENVISTA, MULBARTON, BASSONIA began as 1970's speculative developments laid out by property investment companies like Corlett Drive Estates which after a spectacular rise on the curve of the property boom c. 1970 subsequently ended with a spectacular crash. Suburbs with Glen prefixes were products of Glen Anil Estates which became a household name in the 60s and 70s but ended in the same way.

These suburbs which "traverse the slopes of the Klipriviersberg" form the core of what Phillip Harrison & Tanya Zack have called the NEW SOUTH, mainly the product of the "25 township establishments in the 1970's" (Harrison & Zack, 2014).

Appendix B_Digitised map with heritage significant sites within Rosettenville precinct and Excel spreadsheet

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