



City of Kalgoorlie- Boulder LOCAL HERITAGE FUND APPLICATION ASSESSMENT

Place Name	Adelaide Chambers
Location	162 Hannan Street, Kalgoorlie
Application Date	19 February 2020
Applicant (s)	Maree Northcoat
Date assessed	28 February 2020



Kalgoorlie Mechanics Institute & Adelaide Chambers

Included on the City of Kalgoorlie Boulder's Local Government Heritage Inventory: Yes

Management Category allocated to the place: Considerable significance.

State Register of Heritage Places: No

Other Listings or Surveys: No

Conservation Plan: No; however a Conservation Plan does exist for the Kalgoorlie Mechanics Institute which has close associations with the Adelaide Chambers.

Conservation Management Strategy: No

Statement of Significance:

Adelaide Chambers (1898; 1907) (fmr) has cultural heritage significance for the following reasons:

- the place contributes strongly to the visual character of Hannan Street and makes a positive contribution to the Hannan Street streetscape;
- through it's close association with the neighbouring Kalgoorlie Mechanics Institute (fmr), the place played an important role in the education and cultural development of Kalgoorlie community; and
- the place is closely associated with the rapid population growth in the Eastern Goldfields at the turn of the century.

Adelaide Chambers are included within the Hannan Street Precinct. Both the Hannan and Burt Street Precincts have heritage significance for:

The collective nature of the buildings within these Precincts creates unifying themes to the Precincts and forms significant streetscapes. The Precincts exhibit almost complete examples of late nineteenth and early twentieth century streetscapes, which symbolise the spirit of optimism generated by the rich gold finds of the Eastern Goldfields and are associated with a large number of historic figures that were of importance to the City, the state and the nation. The Precincts comprise a collection of single and double storey shops and commercial premises, two-storey hotels and government buildings.

Application for a Conservation Plan: No

Application for Conservation Works: Yes

Description of works for funding:

- Application to repaint the facade in the existing colours of Adelaide Chambers.

Project Cost and Amount of Grant Funding Required :

Total cost of Project (inc GST)-	\$6,908.00
Application contribution (inc GST)-	\$1,908.00
Grant request (inc GST)-	\$5,000.00

Policy DS-DS-004 states that maximum level of funding for works to a place of Considerable Significance is \$5,000.00

Kim Turnock Painting Services prepared a quotation for the external painting of 162 Hannan Street. The Quotation was for \$9,250.00.

P+J Painting and Maintenance Services Kalgoorlie prepared a quotation for 162 Hannan Street. The quotation was for \$6,908 (incl GST).

Eligibility-

The Local Heritage Fund Policy (DS-DS-004) States that the aim of the fund is to assist owners with the conservation and the continued use of Heritage Places, in line with current best practice and is based on the principles of the Burra Charter. The Policy outlines the eligibility criteria and the requirements for Conservation Management Strategies and Conservation Works.

The Adelaide Chambers meet the following funding criteria:

Provides an opportunity for the adaptive reuse of a building	No
Improve opportunities for public appreciation, access or understanding of the place	Yes
Urgent remedial work or stabilisation of endangered fabric	No
Reinstate lost features that are important to the historic character of the City	No
Complement stated conservation objectives of the City	Yes
Encourage the conservation of other heritage places	Yes

Policy DS-DS-004 outlines the following requirements for conservation works:

- Funding is for conservation works only. These works must be in accordance with current best practice and the principles of the Burra Charter.
- Applications are to be lodged prior to work commencing.
- No in-kind work will be included as part of the owner's contribution.
- Two written quotes are required to be submitted as part of the application for funding;
- Work must be consistent with the recommendations of the CMS.

Heritage Advice:

The proposed painting under the Local Heritage Fund of the Adelaide Chambers facade is supported because:

- The works meet the criteria of conservation works and satisfy the eligibility criteria.
- The Statement of Significance notes that Adelaide Chambers contributes strongly to the visual character of Hannan Street. Repainting the facade will enhance this contribution;
- The Adelaide Chambers has a two storey verandah with decorative cast iron balustrading and a simple stepped parapet with small stucco scrolls and rendered capping. The painting of these elements will contribute to the place's considerable significance.
- The works are to a place of Considerable Significance included in the Local Heritage Survey.

Please do not hesitate to contact me on 0457 309 201 or email (stephen@stephencarrickarchitects.com.au) if any clarification of this advice or any additional information is required.

Yours Sincerely,



Stephen Carrick
Director



stephen
carrick
architects

t 0457 309 201
a PO Box 578, Scarborough WA 6922
e stephen@stephencarrickarchitects.com.au
w stephencarrickarchitects.com.au



Verandah to Kalgoorlie Mechanics Institute.



Kalgoorlie Mechanics Institute and Adelaide Chambers.