



City of Kalgoorlie- Boulder LOCAL HERITAGE FUND APPLICATION ASSESSMENT

Place Name	Glen Devon Hotel (fmr)
Location	1 Egan Street, Kalgoorlie
Application Date	26 September 2019
Applicant (s)	Stewart McLeod & Christina Petz
Date assessed	11 October 2019



Glen Devon Hotel (fmr)

Included on the City of Kalgoorlie Boulder's MHI: Yes

Management Category allocated to the place: Considerable significance.

State Register of Heritage Places: No

Other Listings or Surveys: State Wide Hotel Survey

Conservation Plan: No

Conservation Management Strategy: Yes- prepared in 2013.

Statement of Significance:

This Statement of Significance is taken from the 'Glen Devon Hotel (fmr) Conservation Management Strategy' Wills, A and Sherriff, J, 2013.

Glen Devon Hotel (former), comprising a stone and iron two storey hotel built in 1900, has cultural heritage significance for the following reasons:

- the place has landmark qualities as a centrally located two storey former hotel and makes a positive contribution to the streetscape;
- the place is representative of the historic development of Kalgoorlie around the turn of the twentieth century as it became the major town and service centre of the Eastern Goldfields;
- the history of the place as a hotel is representative of Kalgoorlie's colourful history in the first half of the twentieth century;
- when it was constructed, the place was representative of hotels and public buildings built in the Eastern Goldfields as a result of the gold boom.

Application for a Conservation Plan: No

Application for Conservation Works: Yes

Description of works for funding:

Restore, build and install 13 ground floor windows of property.

Project Cost and Amount of Grant Funding Required :

Total cost of Project (inc GST)-	\$28,990.00
Application contribution (inc GST)-	\$14,495.00
Grant request (inc GST)-	\$14,495.00

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

1 quote provided. Not all costs are identified in the quotation.

Project Costs Break down-	
Restore 8 existing Timber Windows	\$ 13,420.00 (inc GST)
Supply 4 new Meranti Timber Windows & 1 sash	\$10,780.00 (inc GST)
Supply 1 new Meranti Timber sash for existing frame	\$ 260.00 (inc GST)
Freight on Windows (estimate)	\$ 880.00 (inc GST)
Labour for installation	\$ 2,000.00 (inc GST)
Materials (estimate)	\$ 1,650.00 (inc GST)
TOTAL	\$28,990.00 (inc GST)

The application therefore requires additional quote and information on the cost for freight, labour and materials as not accounted for in supplied quote.

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.

For a Heritage Place or place in a Heritage Precinct to be eligible for funding, the application must meet one or more of the following criteria:

Provides an opportunity for the adaptive reuse of a building	Yes
Improve opportunities for public appreciation, access or understanding of the place	Yes
Urgent remedial work or stabilisation of endangered fabric	Yes
Reinstate lost features that are important to the historic character of the City	Yes
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.

The 2013 Conservation Management Strategy provides the following overview of the property's development:

Glen Devon Hotel (former) is located on Lot 420, 1 Egan Street, Kalgoorlie. The building is a two-storey stone and brick building prominently sited on the south west corner of Egan Street and Outridge Terrace. The ground floor of the building is stone block construction and the upper level is brick in an English bond. Glen Devon Hotel was built in 1900 in the Federation Filigree style of architecture. It operated as a hotel until 1928 when it was delicensed and converted to flats. Following a fire that gutted the building in 1989, the place was partially demolished. Work on reconstruction commenced in 1991, leaving the building roofed with Colourbond corrugated sheeting and fenced but without windows and doors and missing many architectural details. It was purchased by Stewart McLeod and Christina Petz in 2007. In 2009, the City of Kalgoorlie-Boulder approved plans for conversion to a single dwelling. The hotel was originally called the 'Glan Devon'. Over the years, this has been changed to 'Glen Devon'.

The CMS provides the following description on the windows and doors:

Windows, where they remain extant, are timber double hung painted sash windows. Sills are rendered brick. There are no original doors extant. Window and door openings at the ground floor are covered with steel grilles, and those on the first floor are mostly covered with steel mesh or wire. All windows and doors have brick headers and side trim. One first floor external door opening has a rendered frame. All door and window joinery requires repair. Prepare, oil and repaint.

The property owners applied for a Local Heritage Grant in 2018.

Stephen Carrick visited the property in November 2018 and provided advice on addressing areas of damp to the property.

Heritage Advice:

The proposed replacement and restoration of 13 ground floor windows to Glen Devon Hotel, 1 Egan Street, Kalgoorlie is supported because:

- The works meet the criteria of conservation works and satisfy the eligibility criteria.
- The 2013 CMS identifies that all windows to the building require repair.
- The windows to the ground floor were either not extant or in very poor condition. The grilles to the doors and windows were still extant.
- The works contribute to the place's landmark qualities.
- The works contribute to the aesthetic qualities of the two storey former hotel and make a positive contribution to the streetscape and the Kalgoorlie Townscape.

Note: 1. The applicant has provided one quote. The requirement is for two quotes; however, this issue is for the City of Kalgoorlie-Boulder's consideration.

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