



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November, 1996 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE *

Pindar Hotel (fmr) is an example of a hotel built during the Federation period, c.1890 - c.1915. (Criterion 1.1)

The place has a landmark quality due to its prominence on the streetscape and its relationship with the remaining buildings of the small townsite. (Criterion 1.3)

11.2. HISTORIC VALUE

Pindar Hotel (fmr) is part of a remnant group of structures including the Post Office and Store (former), that played an important part in the development of the Pindar area. (Criterion 2.1)

The place has a close association with the hoteliers that lived in, operated and maintained it. It was an important social/gathering place and rest point for farmers/workers and visitors passing through the area. The place caters for tourists on a seasonal basis, and thus continues the ongoing historic accommodation theme. (Criteria 2.2 & 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Pindar Hotel (fmr) is highly valued by the community of Pindar and the surrounding districts as a place where local people once socialised. (Criterion 4.1)

Today, the place is valued as a tourist destination contributing to the community's sense of place. (Criterion 4.2)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter A *Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Pindar Hotel (fmr) is a portion of the small Pindar townsite, the fabric of which has greatly diminished, and recalls a more prosperous time in the town's history. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Pindar Hotel (fmr) is representative of the Federation Filigree style, c.1890 - c.1915, and is an example of the vernacular 'corner pub' found in the cities and many of the country towns in Western Australia. (Criterion 6.1)

12. 3 CONDITION

Pindar Hotel (fmr) is in sound condition. Maintenance of the building has been undertaken on a reasonably regular basis and the place is in fair to good condition. However, maintenance needs are considerable and significant 'catch-up' works are required to restore the building.

12. 4 INTEGRITY

Pindar Hotel (fmr) has a high degree of integrity. The current use of the place as a private residence with a seasonal 'bed & breakfast' style accommodation is a compatible use. The building can be restored over a long period of time to sustain the values identified.

12. 5 AUTHENTICITY

Pindar Hotel (fmr) is intact and retains a high degree of authenticity. The changes that have occurred over time are relatively minor in consequence to the original structure. The changes are typical of alterations to hotels/accommodation facilities in the period and demonstrate an evolution of use, and the authenticity of the place is only marginally diminished. Internally, the rooms in *Pindar Hotel (fmr)* are largely intact, and have little in the way of intrusive changes

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by John Taylor Architect: 'Conservation Plan for Pindar Hotel (former), Pindar, Western Australia', (prepared for Richard Hamilton and Judy Simpson, May 1998).

13.1 DOCUMENTARY EVIDENCE

For a detailed discussion of the documentary evidence of the place refer to the report by John Taylor Architect: 'Conservation Plan for Pindar Hotel (former), Pindar, Western Australia', (prepared for Richard Hamilton and Judy Simpson, May 1998).

13.2 PHYSICAL EVIDENCE

For a detailed discussion of the physical evidence of the place refer to the report by John Taylor Architect: 'Conservation Plan for Pindar Hotel (former), Pindar, Western Australia', (prepared for Richard Hamilton and Judy Simpson, May 1998).

13.3 REFERENCES

John Taylor Architect: 'Conservation Plan for Pindar Hotel (former), Pindar, Western Australia', (prepared for Richard Hamilton and Judy Simpson, May 1998).

13.4 FURTHER RESEARCH
