

GEELONG CITY 'C' CITATIONS

Site Name: Deakin University Waterfront Campus **Project File No:** 0944
Former Dalgety & Co Woolstore

Address: 1-11 Gheringhap Street Geelong 3220

Approx. Date: 1891, 1929, 1940

Integrity: Low-Moderate

Significance Level: C (Local)

Photograph No: 09.05 - 09.08

Survey Date: March 2002



History

This site at 1-11 Gheringhap Street, Geelong, between Western Beach (formerly Victoria Terrace) and Brougham Street (formerly Brougham Place), is located on parts of Allotments 6, 7, 8, 9, and 10, Section 37, of the Geelong Town Plan of 1881. The original purchasers of the land, in May 1850, were - J. Tolsen (allotment no. 6), J. Bruce (allotment 7), P. Hardie (allotment 8), J. Hoyle (allotment 9), and T. W. Campbell (allotment 10).

Ownership of the site between 1850 and 1891 is unclear. However on 20 July 1891, the Geelong architectural firm of Laird and Barlow called tenders closing 3 August for the erection of a 2 storey brick wool warehouse in Gheringhap Street, opposite the Golden Age Hotel, for Dalgety and Co. Pty. Ltd. J. C. Taylor & Sons' tender of 7,260 pounds was accepted and the warehouse was built in that year. It consisted of a 2 storey warehouse and office building, without basement. The structure had solid brick walls enclosing a timber roof, floor and structural system. A brick show floor was added above the 1891 building in 1896. The only areas of the 1891 building still intact by 1988 were a strong room on the ground floor, and parts of the ground floor in the vicinity of the strong room where some of the original timber structure remained. All the other areas were substantially changed, mainly in 1896 and 1940.

GEELONG CITY 'C' CITATIONS

Architects Buchan, Laird and Buchan prepared plans for extensive additions to the warehouse in early 1929. The contract, signed on 15 April 1929, was given to Burn Bros., builders, who had tendered to complete the work for 10, 259 pounds. The work involved the construction of a 3 storey addition to the 1891 building on the north side, a new parapet, and also a single storey skin store on the north side of the new 1929 building. The existing Harvey Dann flour mill (built in the 19th century) was demolished to make way for the extension. The construction of the new wool store followed the model of the 1891 design. Alterations to the 1891 building included demolition of the northern wall of the show floor to create one large space.

In 1940, Dalgety & Co. purchased Allotment 10 and parts of Allotments 6 and 7 from former owner, Robert Purnell, who had held possession of this estate since 1924, prior to which there had been a variety of weatherboard and galvanised iron stores and other buildings, owned by Harvey Dann & Co., Robert Parnell and Patrick Cunningham on the site. Dalgety's commissioned Messrs Stuart Bros., builders, of Sydney, to design a 3 storey building, with basement, on this land, and to carry out the work. The work involved the erection of a completely new front for the entire Gheringhap façade, covering the 1891 and 1929 facades. The façade was capped by a tiled mansard roof of the Spanish Mission type, broken by a central pediment, concealing a sawtooth roof over the show floor. Internally, the structure followed the precedents of earlier buildings. The eastern wall was clad in corrugated iron, lined with asbestos cement sheet. This was intended to be temporary, with plans for a later extension over Foundry Lane and including land occupied by the former Purnell's building. Significant internal renovations to administrative and hospitality areas on the ground and first floors of the 1891 building were also carried out. The expanded show floor covered almost 3 acres. The skin store was demolished in 1954 to make room for a new brick and concrete wool store.

Dalgety's ceased storage operations in the wool stores in the mid-1980s, although offices were still functioning and some small wool sales were conducted after this time. A national architectural competition was held in May 1993, for the conversion of the woolstore complex into a campus of Deakin University. The Geelong firm McGlashan Everist Architects were awarded the project. Co-incidentally, McGlashan Everist were engaged in re-roofing the 1891, 1929 and 1954 sections of the store at that time. The building contract was granted to another Geelong firm, Wycombe Constructions Pty. Ltd. in mid-1994. Working to a Conservation Plan prepared by Alan Willingham in 1994, the architects reviewed their design to ensure the retention of as much original building fabric as possible as part of their contemporary design. Major changes made to the 1891, 1929 and 1940 buildings were -

- Removal of the false mansard roof and redesign of the parapet.
- Replacement of timber-framed windows with powder-coated aluminium framed windows.
- Removal of shutters and hoppers at Show floor level.
- Brick infill to some window openings on the Brougham Street side.
- Removal of basement windows in the 1940 building.
- Provision of a fire exit at ground level to Gheringhap Street.
- Adaption of one loading bay to provide pedestrian access.
- Modification and insertion of trusses in certain areas to enable the removal of timber flooring and column structures where 3-4 storeys height was required.
- Removal of some wool dumps, lifts, internal stairs, office partitioning and steel protective bars over the inside of windows.
- Modification of part of the saw-tooth roof to facilitate increased natural lighting.
- Introduction of a new syphonic drainage system.
- Replacement of the temporary east wall in the 1954 building.

The University's School of Architecture and Building moved into the re-structured wool store campus on 11 January 1996, marking completion of renovations to the 1891 and

GEELONG CITY 'C' CITATIONS

1929 buildings. The Great Hall was completed on 1 April 1996. The Deakin University Woolstores Campus was officially opened on 3 April 1996. Teaching spaces were ready for use on 15 April. The Science and Technology Centre was completed in May, with all work officially completed on 31 October 1996. The complex also became the home of the University Chancellery, branch library, cafeteria and other University departments.

Description

The Gheringhap Street and western portion of the Brougham Street facades (and the spaces within) of the Deakin University Waterfront Campus (formerly Dalgety and Co. Woolstore), 1-11 Gheringhap Street, Geelong, is characterised by large face red brick rectilinear wall planes terminating as rudimentary parapets, with introduced panelled upper walls behind. The four-storey building has a grid-like composition with the rectangular window bays separated by plain face brick pilasters with a rendered stringcourse above. Introduced galvanised steel rainheads and rectangular downpipes provide further vertical articulation to the facade, while rendered lintels above the first and second floor windows accentuate the horizontality of the design. This component of the building forms part of a much larger unpainted brick woolstores complex constructed between 1891 and 1954.

An early feature of the design is the rendered and scrolled parapet above the entrance into the Great Hall. The face of the parapet also contains the early painted title of "Dalgety and Company Limited", which is flanked by early rendered panels with projecting rams heads. Below the parapet is a five bayed composition have three central bays punctuated by narrow brick pilasters forming tripartite windows, and a central double doorway with panelled timber doors on the ground floor.

Other early features of the design include the window openings (but not the powder-coated aluminium framed windows with tinted glazing) and the "Dalgety Company Limited" painted signage on the parapets flanking the rendered and scrolled parapet and facing Brougham Street. The saw-toothed roof construction behind the northern section of the Gheringhap Street facade also contributes to the significance of the place. The raised wall cladding and roof now comprising the Great Hall within has also been introduced.

Statement of Cultural Significance

The Gheringhap Street and western portion of the Brougham Street facades (and the spaces within) of the Deakin University Waterfront Campus, 1-11 Gheringhap Street, Geelong, has significance as a legacy of the former Dalgety and Company Limited woolstores constructed in 1891, 1929 and 1940 respectively. The complex as a whole has experienced substantial change in the late 1990s and now serves as a University Campus.

The Gheringhap Street and western portion of the Brougham Street facades (and the spaces within) of the Deakin University Waterfront Campus are architecturally significant at a LOCAL level. Although altered, they still demonstrate important design qualities associated with the late 19th and early 20th century Dalgety and Company Limited Woolstores. These qualities include the face red brick rectilinear wall planes terminating as rudimentary parapets, four-storey height, grid-like composition with the rectangular window bays separated by plain face brick pilasters and the rendered stringcourse above. Other intact or appropriate qualities include the galvanised steel rainheads and downpipes, rendered lintels above the first and second floor windows, rendered and scrolled Gheringhap Street parapet with the painted title of "Dalgety and Company Limited" and flanking rendered panels with projecting rams heads, five bayed composition

GEELONG CITY 'C' CITATIONS

below the scrolled parapet with three central bays punctuated by narrow brick pilasters forming tripartite windows, and a central double doorway with panelled timber doors, rectangular window openings, "Dalgety Company Limited" painted signage on the parapets flanking the rendered and scrolled parapet and facing Brougham Street, saw-toothed roof construction behind the and the northern section of the Gheringhap Street facade. The architectural significance of this building also relies on the retention of the remaining parts of the woolstores complex.

The Gheringhap Street and western portion of the Brougham Street facades (and spaces within) of the Deakin University Waterfront Campus are historically significant at a LOCAL level. They are associated with the development of the Dalgety and Company Limited woolstores from 1891, 1929 and 1940. Parts of the building also have associations with the Geelong architectural firm of Laird and Barlow, and later, Buchan Laird and Buchan.

Overall, the Gheringhap Street and western portion of the Brougham Street facades (and spaces within) are of LOCAL significance.

References

- Lovell, Allom & Associates, Dalgety Woolstore - Conservation Study for the Geelong Regional Commission, 1988
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Morrow, W. J., "Geelong Chronology" in "Investigator", Vol. 26, P. 11, 12, 1991.



GEELONG CITY 'C' CITATIONS

