



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.5.3 Developing agricultural industries
- 3.8.1 Shipping to and from Australian ports
- 3.15 Developing economic links outside Australia
- 5.2 Organising workers and work places

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 201 River and sea transport
- 202 Rail and light rail transport
- 301 Grazing, pastoralism and dairying
- 308 Commercial services and industries
- 309 Technology and technological change
- 501 World wars and other wars
- 504 Depression and boom

11.1 AESTHETIC VALUE*

Dalgety Wool Store (fmr) is significant as an outstanding example of a large-scale utilitarian warehouse in a late version of the Federation Warehouse style of architecture. (Criterion 1.1)

Dalgety Wool Store (fmr) demonstrates design achievement in the innovative structural planning of 1922/23 and 1927, which enabled the addition of an extra floor by raising the roof in 1944. (Criterion 1.2)

Dalgety Wool Store (fmr) is significant as a landmark in the streetscape due to its monumental scale and form. It is an impressive entry statement from the east to the central city Fremantle. (Criterion 1.3)

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

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

The bold utilitarian character of *Dalgety Wool Store (fmr)* contributes to the aesthetic character of the Port of Fremantle, as its unique character is integral to the associations with the harbour and port activities. (Criterion 1.4)

11. 2. HISTORIC VALUE

Dalgety Wool Store (fmr) demonstrates the development of the wool industry in Western Australia from post World War I to the late 20th century. As the place was purpose built for the industry, it illustrates practices of wool storage, display and sale and the remaining equipment demonstrates some of the practices and processes in the place. (Criterion 2.1)

Dalgety Wool Store (fmr) is the oldest remaining wool store in the strip adjacent to the harbour in Fremantle. The place is an example of one of the earliest wool stores built in the area, which became dominated by the presence of wool stores throughout the 20th century. (Criterion 2.2)

Dalgety Wool Store (fmr) was commandeered during World War II by the United States Navy 7th Fleet as part of the combined allied war effort. (Criterion 2.2)

Dalgety Wool Store (fmr) has strong associations with the firm Dalgety and Co who were significant in the development of the wool industry in Western Australia and Australia. (Criterion 2.3)

The architectural firm Hobbs, Smith and Forbes (and subsequent derivations of the firm) have been closely associated with the place since 1922/23 as they designed the original building and several of the subsequent additions. (Criterion 2.3)

The place demonstrates the significant achievement of Dalgety and Co in establishing their wool broking business in Fremantle and maintaining their presence in the city since 1892. It also demonstrates the achievement of the wider wool industry in developing facilities to market wool professionally nationally and internationally. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

Dalgety Wool Store (fmr) is significant for its potential to reveal information about the practices of wool storage and display. The remaining equipment would contribute to this understanding. The design of the building is of value for its ability to demonstrate the principles of integrated planning for future expansion. (Criterion 3.3)

11. 4. SOCIAL VALUE

Dalgety Wool Store (fmr) is significant as evidence of the dominant role the wool industry played in the development of the town of Fremantle and the economy of Western Australia. (Criterion 4.1)

Dalgety Wool Store (fmr) is significant to the Fremantle community, generations of people associated with the wool industry and the wider community as the place has helped to shape the identity of port of Fremantle and the wider community's acknowledgement of the significance of the wool industry to the economy of Western Australia. (Criterion 4.1)

The strong physical presence of *Dalgety Wool Store (fmr)* and its continuity of function since 1922/23 contribute to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Dalgety Wool Store (fmr) is an uncommon building, as the specific purpose within the wool industry for which it was designed is no longer practiced. (Criterion 5.1)

Dalgety Wool Store (fmr) represents a distinctive way of life and work process that no longer exists, where the storage, processing and export took place adjacent to a port. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Dalgety Wool Store (fmr) demonstrates the principal characteristics of an extensive wool storage facility, as evidenced in Fremantle and throughout Australia, with its imposing street frontage, expansive structural post and beam structure throughout three storeys and the extra floor and natural lighting design for the additional buyers floor added in 1944. (Criteria 6.1)

Dalgety Wool Store (fmr) is a fine representative example of an imposing double frontage warehouse building in a late version of the Federation Warehouse style of architecture. (Criteria 6.1)

Dalgety Wool Store (fmr) is representative of and demonstrates the range of activities associated with the wool industry Western Australia, located harbour-side in the port city of Fremantle to facilitate the business of storage and export. (Criteria 6.2)

12. 3 CONDITION

Dalgety Wool Store (fmr) overall is in fair condition. There is evidence of moisture ingress through rising damp, drainage issues and roof problems. The structural report highlights a number of structural issues that are supported by the evidence of structural intervention through most floor/ceiling connections as well as the north east wall (1927) and north west wall (1922/23). The structural report further raises issues of the structural adequacy of the post and beam structure throughout and the footings and foundations of the site. The metal and timber window frames have disintegrated to poor condition and in most cases the metal frames that are still remaining on the south west wall are beyond redemption. There is no evidence that maintenance takes place.

12. 4 INTEGRITY

Dalgety Wool Store (fmr) has a high degree of integrity. The place has predominantly had a warehousing function, with associated facilities. Extensions at various times, and incremental changes have enabled the continued use of the place, continuing a general warehousing function. The long-term sustainability of the place as a warehouse is high.

12. 5 AUTHENTICITY

Dalgety Wool Store (fmr) overall has a high degree of authenticity. The original 1922/23 fabric is evident, as is the 1927 extension and alterations that took place to facilitate the extension. No evidence remains of the original roof on the second floor, but clearly the 1944 roof remains intact, with some structural intervention. Structural support intervention is evident throughout. The 1942/1952 wool store reveals original form and fabric with some interventions that facilitated the ongoing function.

13. SUPPORTING EVIDENCE

Supporting evidence has been taken from 'Dalgety Wool Store (former) Fremantle Conservation Management Plan' by Laura Gray, Heritage and Conservation Consultant with Irene Sauman, Historian, October 2005. *DRAFT COPY*.

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to 'Dalgety Wool Store (former) Fremantle Conservation Management Plan', pp. 5-22

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence refer to 'Dalgety Wool Store (former) Fremantle Conservation Management Plan', pp. 49-85

13.3 COMPARATIVE INFORMATION

For a comparative analysis refer to 'Dalgety Wool Store (former) Fremantle Conservation Management Plan', pp. 98-100

13.4 KEY REFERENCES

'Dalgety Wool Store (former) Fremantle Conservation Management Plan' by Laura Gray, Heritage and Conservation Consultant, with Irene Sauman, Historian, October 2005. *DRAFT COPY*.

13.5 FURTHER RESEARCH
