

## BETTER HERITAGE INFORMATION SUMMARY OF STATE HERITAGE PLACE

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### COMMENTARY ON THE LISTING

Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with either the *South Australian Heritage Act 1978* or the *Heritage Places Act 1993*.

The information contained in this document is provided in accordance with s14 and s21 of the *Heritage Places Act 1993*.

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<b>NAME:</b>	Former Elder's Bond and Free Stores	<b>PLACE NO.:</b> 10759
<b>KNOWN AS:</b>	South Australian Maritime Museum (former Elder's Bond & Free Stores)	
<b>ADDRESS:</b>	Karna Country 126 Lipson Street Port Adelaide 5015 CR 5598/388 A96, CR 5598/389 A97 FP 214977, Hundred of Port Adelaide	

### CONFIRMED IN THE SOUTH AUSTRALIAN HERITAGE REGISTER:

24 July 1980

### STATEMENT OF HERITAGE SIGNIFICANCE

Built in two stages in 1856-1857 and 1863, the former Elder's Bond and Free Stores demonstrate the growth and consolidation of Port Adelaide as South Australia's major port and the resulting demand for bonded and free warehousing for dutiable and non-dutiable goods. The former Elder's Bond and Free Stores complex was one of the earliest such complexes built in South Australia by private enterprise and is also believed to be the oldest surviving in South Australia. The former Elder's Bond and Free Stores is also associated with the early history of Elder & Co, prior to the company's diversification into other business ventures. In particular, the 1856-1857 store is the only known remaining place directly demonstrating the early history of Elder & Co and the company's core business at that time as trade and commission agents based in Port Adelaide.

## **INDICATIVE CRITERIA (under section 16 of the Heritage Places Act 1993)**

### ***(a) it demonstrates important aspects of the evolution or pattern of the State's history***

Established in 1840, Port Adelaide was South Australia's major port and facilities for the handling and administration of cargo were built in the vicinity of the early wharves. Critical to the movement of cargo was the provision of warehousing or stores to keep goods dry and secure while in port. Goods subject to customs duties were held in bonded or bond stores until such duties were paid, while goods not subject to customs dues were held in free stores. Initially bond stores were owned and operated by the government, but as demand for bonded storage grew, privately-owned and operated bond stores were appointed by the Collector of Customs.

Built in two stages in 1856-1857 and 1863, the former Elder's Bond and Free Stores demonstrate the growth and consolidation of Port Adelaide as South Australia's major port. The former Elder's Bond and Free Stores complex was one of the earliest such complexes built in South Australia by private enterprise and is believed to be the oldest surviving in South Australia.

### ***(g) it has special association with the life or work of a person or organisation or an event of historical importance***

The former Elder's Bond and Free Stores is associated with Elder & Co, later known as Elder, Smith & Co and now known as Elders Limited. A South Australian company founded in 1840 as trading and commission agents, Elder & Co diversified into mining and later pastoralism, emerging as one of the world's largest wool-sellers. The former Elder's Bond and Free Stores has a special association with the early development of Elder & Co, at a time when their trade and commission agency, based in Port Adelaide, formed the core of the company's business activities. The former Elder's Bond and Free Stores, and in particular the northernmost 1856-1857 store, is the only known remaining place directly demonstrating the formative history of Elder & Co, prior to the company's diversification into other business ventures.

# SITE PLAN

Former Elder's Bond and Free Stores  
126 Lipson Street, Port Adelaide




PLACE NO.: 10759



Former Elder's Bond and Free Stores, 126 Lipson Street, Port Adelaide SA 5015, CR 5598/388 A96, A97 FP 214977 Hundred of Port Adelaide, showing 1856-1857 and 1863 stores.\*

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## LEGEND

-  Parcel boundaries (Indicates extent of Listing)
-  Existing State Heritage Place(s)
-  Outline of Elements of Significance for State Heritage Place

\*Red outline is indicative of elements of significance, noting imperfect alignment of aerial imagery with parcel cadastre.

## Physical Description

The former Elder's Bond and Free Stores comprises two 2-storey bluestone stores, built in two stages in 1856-1857 and 1863, located on the corner of Lipson and Divett Streets, Port Adelaide. Both stores are built from Dry Creek stone with red brick quoins. Both stores are set on stone and brick podiums (ground floor level), approximately 1 metre above street level. In the southern building, the original ground floor has since been removed.

Additional features of both stores include:

- tuck-pointed masonry,
- red-brick string course to podium,
- timber double doors to door openings,
- tackle beams above first floor door openings,
- window openings at basement level, covered by iron bars.

Additional features of the northern 1856-1857 store include:

- toothed red-brick quoining with chamfered corners,
- red brick segmental-arched door and window openings with sandstone keystones and sills,
- double door openings at ground and first floor levels, 2 on the Lipson Street elevation and four on the Divett Street elevation,
- window openings at ground and first floor levels, 4 on the western elevation and 6 on the northern elevation, equally spaced around and between door openings,
- double-hung sash window frames to window openings,
- blind eastern elevation with one double door opening at ground level,
- red brick string course with dentils at first floor level,
- parapet cornice with terracotta modillions,
- stone parapet with red brick crown course,
- timber first and second floors with timber columns,
- composite truss roof structure on timber outriggers,
- large timber winch inside on first floor,
- hipped roof covered by galvanised steel.

Additional features of the southern 1856-1857 store include:

- red-brick quoining,
- red brick segmental-arched door and window openings,
- double-door openings at ground and first floor levels on western elevation, one centred at ground floor level and two at first floor level,
- 6 window openings (originally 7) to western elevation, spaced between and around doors,

- double-hung sash windows to window openings (recreated fabric)
- new footpath-level door opening to western elevation, designed with the appearance of nineteenth-century fabric,
- western elevation mirrored on eastern elevation,
- former door and window openings on southern elevation, (now bricked in),
- stone and red brick parapet,
- red brick cornice with alternating modillions,
- red brick ribbon course below parapet,
- palimpsest sign adjacent to door opening on western elevation,
- timber truss roof structure, bottom chords bedded into walls,
- hipped roof covered by galvanised steel (originally slate).

### **Elements of Significance:**

Elements of heritage significance include (but are not necessarily limited to):

- Northern 1856-1857 store,
- Southern 1863 store,
- Original exterior and interior material finishes, including stone, red brick, terracotta and timber,
- Original doors, window frames, shutters and door, window and shutter hardware,
- Iron bars covering window openings at basement level,
- Internal floors and floor structure of 1856-1857 store,
- Internal roof structures of both stores,
- Large timber winch on first floor in 1856-1857 store.

Elements not considered to contribute to significance of place include (but are not necessarily limited to):

- Parapet-mounted flagpoles,
- New roof coverings,
- New floors and iron column supports in southern 1863 warehouse,
- Matchboard ceiling linings,
- Lifts and staircases installed in 1985-1986,
- Museum displays including replica ketch,
- Reverse-cycle air conditioning.

## **History of the Place**

### **Elder, Stirling & Company**

Alexander Lang Elder (b. 1815 – d. 1885) arrived in South Australia in January 1840<sup>1</sup> and established a firm of trading and commission agents.<sup>2</sup> He was joined by his brothers William (b. 1813 – d. 1882) and George (b. 1816 – 1897), respectively, in 1844 in 1849.<sup>3</sup> Alexander left South Australia in 1853 followed soon afterwards by William. Youngest brother Thomas (b. 1818 – d. 1897) was based in Scotland and acted as agent for A. L. Elder & Co in South Australia,<sup>4</sup> until his migration to South Australia in 1854. Upon arrival, Thomas entered the family business with George, trading as Elder & Co.<sup>5</sup>

George in turn left South Australia in 1855 and Thomas entered into a partnership with Edward Charles Stirling (b. 1848 – d. 1919), John Taylor (b. 1821 – d. 1865) and Robert Barr Smith (b. 1824 – d. 1915) known as Elder, Stirling & Co.<sup>6</sup> The firm profited through financing the phenomenally successful Wallaroo and Moonta copper mines, opened in 1860 and 1861.<sup>7</sup> After Stirling and Taylor resigned in 1861 and 1863,<sup>8</sup> Thomas Elder and Robert Barr Smith became sole partners in Elder, Smith & Co,<sup>9</sup> which diversified into pastoralism and emerged as one of the world's largest wool-sellers.<sup>10</sup> In 1888 the firm amalgamated with its subsidiary Elder's Wool and Produce Co Ltd to form Elder Smith & Co Ltd. Following various mergers, amalgamations and name changes, the company endures into the twenty-first century and is now known as Elders Limited.

### **Bond stores**

Each of the Australian colonies collected customs duties prior to federating as the Commonwealth of Australia in 1901. A bonded or bond store is a facility in which goods subject to customs duties are stored until the duties on them are paid. In South Australia during the 1850s, bond stores were appointed by and subject to control by the Collector of Customs under Ordinance No. 16, 1846. Free stores, by contrast, were for the storage of duty-free goods. During the nineteenth and early twentieth centuries in South Australia, bond and free stores were typically housed under one roof, or in adjoining buildings.<sup>11</sup>

Initially, South Australia collected duties on a narrow range of goods including spirits, wine, beer, and tobacco.<sup>12</sup> After the official opening of Port Adelaide in October 1840, the bonding of goods was undertaken by the government, housed in two timber-framed stores standing in the Government Reserve.<sup>13</sup>

Beginning in the early 1850s, the amount of taxable goods increased dramatically. The tariff schedule had grown to around 120 lines and customs revenue began to proliferate in 1853.<sup>14</sup> Demand exceeded the capacity of the government facility during that year,<sup>15</sup> and soon afterward, privately-owned bond stores were appointed at Port Adelaide, initially in warehouse basements. Among the first were those owned

by Henry Simpson and by Elder & Co.<sup>16</sup> By 1884, 15 bond stores existed in the port, some standing four floors high, and some continued to be used for their original purpose into the mid-twentieth century. Typically, bonded goods were secured in lockers by padlocks with two keys, one held by customs officials and the other by the owner of the bonded goods, so that neither could access the goods without consent of the other. Iron gratings fitted to window openings provided additional security.<sup>17</sup>

### **Elder's Bond and Free Stores**

Colonel William Light's preferred position for Port Adelaide was on the northern arm of the Port creek, but as a temporary expedient he selected a location well upstream and closer to Adelaide. Two prefabricated sheds were assembled at this landing site and Light surveyed a road, connecting the landing place to the new capital. Shallow water required larger ships to anchor downstream in the second reach of the Port River Estuary, adjacent to the present inner harbor, which later became known as Gawler Reach.

In 1839, the South Australian Company acquired Section 2011, Hundred of Port Adelaide, as part of an agreement with Governor Gawler to build a permanent port on what became known as the Gawler Reach of the Port creek. Comprising a wharf, warehouse and causeway across the mangroves to meet the main Port Road to Adelaide, the new port opened 17 October 1840.

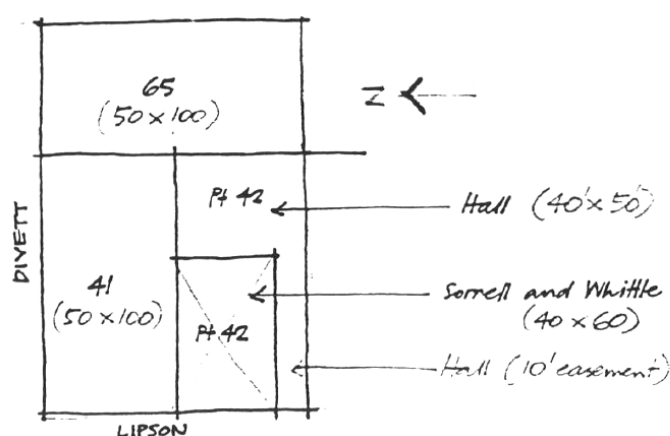
Much of the new port was built on mangroves and subject to tidal inundation. Embankments were built to form the four main streets and spoil dredged from the river was used to raise the ground level inside.<sup>18</sup> A customs house, harbor master's residence and store were built in the Government Reserve, and businesses associated with the operation of the port soon became established, including agents, providores, farriers, ship chandlers, sailmakers and other trades.<sup>19</sup> Critical to the movement of cargo was the provision of warehousing or stores to keep goods dry and secure while in port. Wharfs were extended and stores built according to demand and by December 1855, Port Adelaide had grown large enough to be declared a Corporate Town.<sup>20</sup>

Meanwhile in c.1849, the South Australian Company subdivided part of Section 2011, bounded by Lipson, Divett, Todd and St Vincent Streets, and offered the resulting allotments for sale. During 1849, Allotment 41 was purchased by Henry White. Later, in 1851, neighbouring Allotment 42 was purchased by Anthony Hall.<sup>21</sup>

In September 1853, John Sorrell and William Whittle, warehousemen, leased as joint tenants for 7 years part of Allotment 42 from Anthony Hall. During 1854, Port Adelaide builder and timber merchant Walter Smith built a store and wool shed on Allotment 42 for Elder & Co, probably as part of a business arrangement with Sorrell, Whittle and Hall. The store, which included a basement,<sup>22</sup> is believed to have fronted Lipson Street,

while the wool shed is understood to have been accessed from Lipson Street via Hall's easement down the southern side of the store.

On 2 June 1854, George Elder acquired Allotment 41 for £600.<sup>23</sup> Later, on 5 August 1854, Elder acquired the part of Allotment 42 leased to Sorrell and Whittle for £525.<sup>24</sup> As part of this transaction, £275 was paid to Sorrell and Whittle for the value of the warehouse. On the same day, George F. Dashwood, Collector of Customs, appointed the basement of the 'recently erected' warehouse, known as Elder's Stores, as a bond store 'for the free warehousing and securing therein of spirits, tobacco, and other goods subject to duty' by under s54 of Ordinance No. 16, 1846.<sup>25</sup> On 19 June 1855, George Elder acquired the balance of Allotment 42, including the wool shed, from Anthony Hall.<sup>26</sup>



**Approximate plan of land eventually acquired or leased by Elder & Co on the corner of Lipson and Divett Streets, Port Adelaide, showing owners and lessees in 1853.**

Source: Lothar Brasse, Maritime Museum Conservation Study (May 1991) p. 10

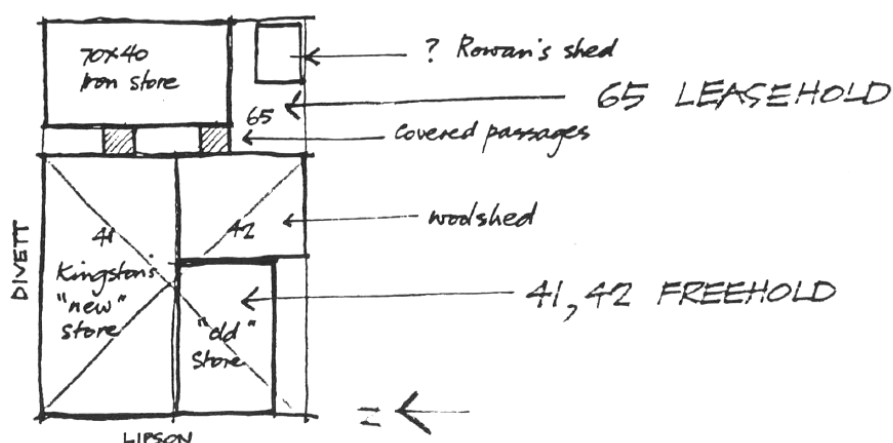
On 6 August 1856, Thomas Elder leased Allotment 65 of Section 2011, fronting Divett Street and adjoining Allotments 41 and 42 to the east, from John Stewart, who in turn had leased the land from owner Tom Cox Bray.<sup>27</sup> The lease was backdated to 25 January 1854, suggesting that Elder had been using the land for over two years.<sup>28</sup> In May-August 1856, Elder & Co paid Port Adelaide builder and timber merchant Walter Smith £375.1.0 to build a prefabricated, iron-framed warehouse on Allotment 65, now 20 Divett Street.<sup>29</sup> Later, a small shed, known as Rowan's shed, was purchased and assembled on Allotment 65, probably behind the iron-framed warehouse.<sup>30</sup>

In mid-1856, Elder & Co commissioned Adelaide surveyor, civil engineer and architect George Strickland Kingston to design a new store on Allotment 42, resulting in the construction of the northern building on the corner of Lipson and Divett Streets. Kingston called for tenders on 19 July 1856.<sup>31</sup> The new store was also built by Walter Smith, for a total cost of £3921.8.2, with Dry Creek stone carted from the Labour Prison.<sup>32</sup> The total cost included additional expenses such as fitting up offices, strengthening foundations and altering floors for bonded storage.<sup>33</sup> The new store was complete by June 1857.<sup>34</sup> The ground floor was designed to stand 3 feet above



ground level, enabling carts to be drawn up to door openings for the easy movement of goods.

On the evening of 30 April 1858, one of the joists supporting the upper floor of Elder & Co's new store failed, causing the floor, carrying 50 tons of flour, to collapse. The weight of falling debris, in turn, 'carried away the lower floor into the cellar.' The accident may have been caused by subsidence of the new store's foundations.<sup>35</sup> Kingston was responsible for supervising repairs, carried out by Smith, totalling £158.11.6.<sup>36</sup>



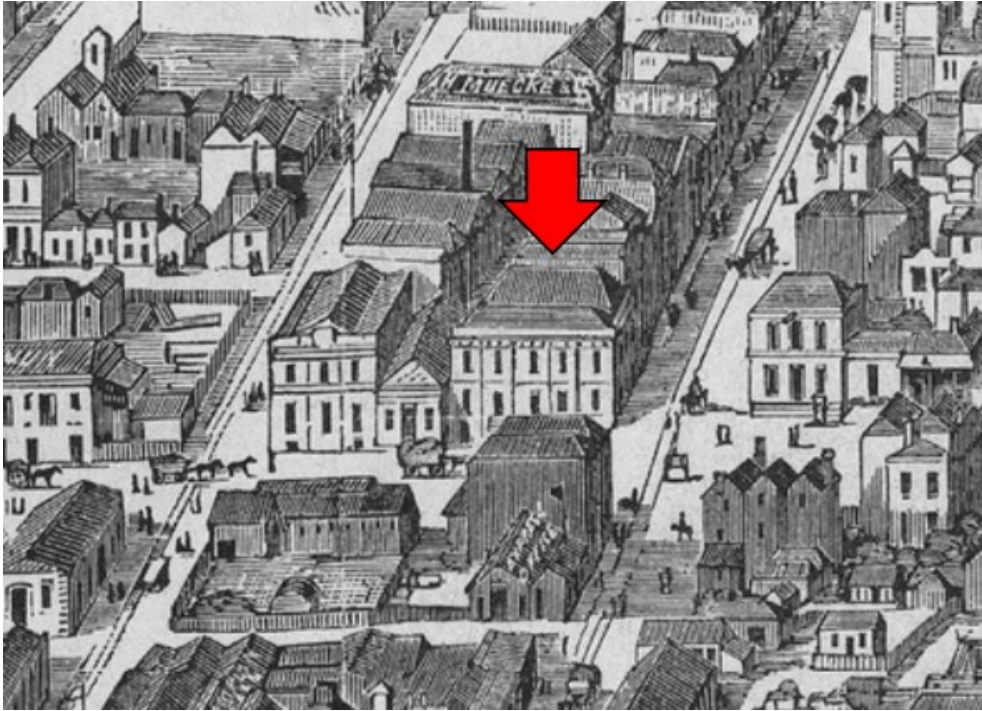
**Conjectural plan of Elder & Co's Lipson and Divett Street property on the corner of Lipson and Divett Streets, Port Adelaide in c.1858**

Source: Lothar Brasse, Maritime Museum Conservation Study (May 1991) p. 15

In 1863, Elder, Stirling & Co commissioned Adelaide architect Edmund Wright to design a 'rebuilt' store on Allotment 42, subsuming part of or reusing materials from the 1854 store. The rebuilding was carried out by Port Adelaide builder and timber merchant Francis Reynolds at a total cost of £1,897.18.6,<sup>37</sup> less than half the total cost of the 1856-1857 store. The rebuilt store, adjoining the southern side of the 1856-1857 store on Allotment 41, was probably completed by the end of 1863, also using Dry Creek stone. Additionally, around this time, Reynolds was paid £82.7.1 to make minor repairs to the old store.<sup>38</sup>

Notably, the extant wall dividing the 1856-1857 and 1863 buildings, incorporating a parapet wall in between, is part of the store rebuilt in 1863.<sup>39</sup> This suggests that the 1856-1857 building may have been built without a southern wall, since it abutted existing buildings on Allotment 42.

The roof of the 1863 store was originally covered with slate, part of which remained until recently. Despite the northern 1856-1857 store being built first, the pitch of its extant roof is too shallow and its structure too light to support slate,<sup>40</sup> suggesting the original roof was replaced at some point, probably prior to 1879.<sup>41</sup>



**The earliest-known depiction of the former Elder's Bond and Free Stores, engraved by A. C. Cooke in 1879, showing the two stores viewed from the north. Note lower roof pitch on the northern, foreground building, suggesting the original slate roof had already been replaced by this time.**

Source: SLSA B 7760

In 1883, Robert Barr Smith purchased half-ownership of Allotments 41 and 42, by this time consolidated into a single title.<sup>42</sup> In 1888, the stores were acquired by John Thomas Cosgrove. Elder, Smith & Co remained occupants of the stores until 1890, when shipping agents George Ferguson & Co became lessees. By the early-twentieth century, the northern 1856-1857 building was used as a bond store while the southern 1863 building was used as a free store.<sup>43</sup>

In 1910, the stores were purchased by Daniel Kenelly, and upon his death in 1926 Elder's Trustee and Executor Company Limited became registered proprietors. George Ferguson & Co registered as George Ferguson & Co Limited from 1929 and remained lessees until 1939. In that year, shipping agents H. Muecke & Co reportedly became lessees.<sup>44</sup>

In 1959, the stores were acquired by James Sunter Muecke and Norman Sunter Muecke and subsequently transferred to H. Muecke & Co Limited in 1962.<sup>45</sup> In 1973, the stores were acquired by Rod Newell,<sup>46</sup> trading as Historic Homes Pty Limited. At this time the stores ceased to serve as bond and free warehousing, and became auction rooms, known as the Port Auction Mart.<sup>47</sup> Sometime prior to 1980, probably during the Port Auction Mart's occupancy,<sup>48</sup> the ground and second-storey floors of the southern 1863 store were removed and the cellar, if any, was filled, resulting in a flat earthen floor at roughly street level.<sup>49</sup>

In 1980 the former Elder's Bond and Free Stores was purchased by the State Planning Authority. In 1984, the Australian Heritage Commission engaged architects Gerner, Sanderson, Faggetter and Cheesman to prepare measured drawings of the stores.<sup>50</sup> The following year, work began converting the complex into the main interpretive and display centre for the new South Australian Maritime Museum.<sup>51</sup> Among other changes this work included:

- new internal staircases to the northern building,
- new floors to the southern building,
- rebuilding a lost sections of wall and creating a new door opening to the southern building.

The South Australian Maritime Museum was opened by Australian Prime Minister Bob Hawke on 9 December 1986.<sup>52</sup> During 1990-1991, 'urgently-needed' structural stabilisation and conservation work was undertaken by SACON, Heritage Unit.<sup>53</sup> This work included rectification of lateral buckling to the eastern wall and eastern and western parapets of the southern building and repointing.<sup>54</sup> In May 1991, Lothar Brasse completed a conservation management plan for the former Elder's Bond and Free Stores. In October that year, ownership of the former Elder's Bond and Free Stores was transferred to the Treasurer of South Australia, and in turn to the Crown in February 1994.<sup>55</sup> As of 2024, the former Elder's Bond and Free Stores continue to house the South Australian Maritime Museum.

## Chronology

### Year Event

- 1839 The South Australian Company acquires Section 2011, Hundred of Port Adelaide, for the purpose of establishing a port.  
The Port Adelaide creek is surveyed by Light, Finniss and Co, engaged by the Harbour Survey Company.
- 1840 January, Alexander Land Elder arrives in South Australia.  
17 October, the South Australian Company's new port on Gawler Reach of the Port creek opens.
- 1844 William Elder arrives in South Australia.
- c.1849 The South Australian Company subdivides part of Section 2011, Hundred of Port Adelaide, bounded by Lipson, Divett, Todd and St Vincent Streets.
- 1849 George Elder arrives in South Australia.  
18 May, Henry White purchases Allotment 41 of Section 2011 from the South Australian Company for £200.
- 1851 7 August, Anthony Hall purchases Allotment 42 of Section 2011 from the South Australian Company for £162.10.0.

- c.1853 The first privately-owned bond stores are appointed at Port Adelaide.
- 1853 16 September, Anthony Hall leases part of Allotment 42 to John Sorrell and William Whittle, warehousemen, as joint tenants for 7 years.  
Alexander Elder leaves South Australia, followed later by William.
- 1854** Thomas Elder arrives in South Australia.  
**Timber merchant and builder Walter Smith builds a store and wool shed on Allotment 42 for Elder & Co, probably in a business arrangement with Sorrell, Whittle and Hall.**  
16 May, Tom Cox Bray acquires Allotments 65 and 66, Section 2011, Hundred of Port Adelaide, from the South Australian Company for £450.  
4 June, George Elder acquires Allotment 41 for £600.  
**5 August, George Elder acquires the portion of Allotment 42 leased to Sorrell and Whittle. The basement of the extant warehouse, which becomes known as Elder's Stores, is appointed a store 'for the free warehousing and securing therein of spirits, tobacco, and other goods subject to duty' by Geo F. Dashwood, Collector of Customs, under s54 of Ordinance No. 16, 1846.**
- 1855 January, George Elder's business address moves from Queen's Wharf to Divett Street, Port Adelaide.  
Thomas enters into a partnership with Edward Charles Stirling, John Taylor and Robert Barr Smith, known as Elder, Stirling & Co.  
July 19, George Elder acquires the balance of Allotment 42 from Anthony Hall.<sup>56</sup>  
December, Port Adelaide is declared a corporate town.
- 1856 Elder & Co commissions George Strickland Kingston to design a new store on Allotment 42.**  
**New store built by Walter Smith.**
- 1857 June, new store is complete at a total cost of £3921.8.2.**
- 1858 30 April, the floors in Elder & Cos's new store collapse.**  
**May, Elder & Co's new store is repaired by Walter Smith at a cost of £158.11.6.**
- 1863** Thomas Elder and Robert Barr Smith became sole partners in Elder Smith & Co.  
**Elder, Stirling & Co commission Edmund Wright to design a 'rebuilt' store on Allotment 42, subsuming part of or reusing materials from the 1854 store.**

**December, rebuilding of store on Allotment 42 is completed by Francis Reynolds at a total cost of £1,897.18.6.**

**1879 The original roof of the 1856-1857 store on Allotment 41 is replaced by this date.**

1883 Robert Barr Smith purchases half ownership of Allotments 41 and 42, consolidated into a single Certificate of Title.

1884 15 bond stores exist at Port Adelaide.

1888 The stores are acquired by Thomas Cosgrove, Elder Smith & Co remain occupants.

Elder, Smith & Co amalgamates with Elder's Wool and Produce Co Ltd to form Elder Smith & Co Ltd.

1890 Shipping agents George Ferguson & Co become lessees of the stores.

**c.1900 The northern 1856-1857 building is used as a bond store while the southern 1863 building is used as a free store.**

1910 The stores are purchased by Daniel Kenelly.

1926 Upon Daniel Kenelly's death, Elder's Trustee and Executor Company Limited became registered proprietors of Allotments 41 and 42. George Ferguson & Co remain lessees.

1929 George Ferguson & Co is registered as a limited liability company.

1939 H. Muecke & Co become lessees of the stores.

1959 The stores are acquired by James Sunter Muecke and Norman Sunter Muecke.

**1962** The stores are transferred to H. Muecke & Co Limited.

**The stores are acquired by Rod Newell, trading as Historic Homes Pty Limited. The stores cease to serve as bond and free warehousing and become auction rooms, known as the Port Auction Mart.**

1978 13 September, former Elder's Bond and Free Stores are nominated by the South Australian Heritage Committee for listing in the Register.

1979 26 July, former Elder's Bond and Free Stores are provisionally entered in the Register.

**1980 By this time the ground and second-storey floors of the 1863 store are removed and the cellar, if any, is filled, resulting in a flat earthen floor.**

The former Elder's Bond and Free stores are purchased by the State Planning Authority.

**24 July, the former Elder's Bond and Free Stores are confirmed in the Register as Former Warehouse.**

- 1984 The Australian Heritage Commission engage Gerner, Sanderson, Faggetter and Cheesman to prepare measured drawings of the stores.
- 1985 Work begins to convert the former Elder's Bond and Free stores into the main interpretive and display centre for the new South Australian Maritime Museum.**
- 1986 6 December, the South Australian Maritime Museum is officially opened by Australian Prime Minister Bob Hawke.**
- 1990- Structural stabilisation and conservation work is undertaken by SACON,  
1991 Heritage Unit.
- 1991 May, Lothar Brasse completes a conservation management plan for the former Elder's Bond and Free Stores.  
October, ownership of the former Elder's Bond and Free Stores
- 2001 December, removal of bench structure (DA 040/02315/01).
- 2005 August, facility upgrade (DA 49/040/0021/05).
- 2008 January, installation of maintenance and access platform for servicing roof-mounted air conditioning units (DA 040/V387/07).
- 2009 July, installation of additional air conditioning unit to first floor (DA 040/255/07).
- 2010 February, conservation works supervised by Flightpath Architects (DA 040/V004/10).
- 2012 March, Air-conditioning works, supervised by Swanbury Penglase (DA 040/V011/12)
- 2014 April, re-roofed, renewed box gutters (DA 040/V007/14).
- 2016 September, new sculpture on adjacent road reserve (DA 040/2451/16).
- 2020 October, installation of 3 new timber air vents to vaulted timber ceiling, repainting of internal timber doors, installation of new carpet tiles (DA 040/V132/20)
- 2024 April, slate section of roof replaced with galvanised iron to match remaining roof (DA 24006286).

## References

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- "Public Notice. The Bonded Warehouse at Port Adelaide..." in *South Australian Register* 7 September 1853 p. 1
- South Australian Government Gazette* 17 August 1854
- "Charges on Goods Stored in the Bonded Warehouses." in *South Australian Register* 19 March 1855 p. 4
- "Port Adelaide." in *South Australian Register* 4 February 1856 p. 3
- "To Builders and Contractors." in *Adelaide Observer* 19 July 1856 p. 1
- "Local Intelligence. Accident at Elder's Store at the Port." in *Adelaide Times* 3 May 1858 p. 3
- "Accident to the Store of Messrs. Elder & Co., Port." in *South Australian Register* 3 May 1858 p. 3
- "The Bonded Stores of Port Adelaide." in *South Australian Register* 29 May 1884 p. 6

### Websites

- Australian National University Archives, Elder, Smith and Company  
<https://archivescollection.anu.edu.au/index.php/elder-smith-and-company>
- Australian National University, People Australia, John Taylor, Life Summary  
<https://peopleaustralia.anu.edu.au/lifsummary/taylor-john-14773>
- Dianne Cummings, Bound for South Australia: Passenger Lists 1836-1851, State Library of South Australia <https://bound-for-south-australia.collections.slsa.sa.gov.au/SAShips1840.htm>
- Fayette Gosse, "Sir Thomas Elder (1818 – 1897)" in Australian Dictionary of Biography  
<https://adb.anu.edu.au/biography/elder-sir-thomas-347>

BHI Summary of State Heritage Place: 10759

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Confirmed in the South Australian Heritage Register on 24 July 1980

The South Australian Heritage Council endorsed this BHI - SSHP on 5 September 2024

State Library of South Australia, PRG 354 Barr Smith Family, Series List

[PRG354\\_BarrSmithfamily\\_serieslist.pdf \(slsa.sa.gov.au\)](https://www.slsa.sa.gov.au/PRG354_BarrSmithfamily_serieslist.pdf)

Dirk Van Dissel, "Robert Barr Smith (1824-1915)" in Australian Dictionary of Biography

<https://adb.anu.edu.au/biography/barr-smith-robert-63>

### **Archival**

General Registry Office file 70/41

General Registry Office file 72/348

General Registry Office file 105/161

SLSA PRG 354/33A Private Journal of Thos. Elder 1855-1868

SLSA B 7760

CT 2704/108



## SITE DETAILS

Former Elder's Bond and Free Stores

PLACE NO.: 10759

126 Lipson Street, Port Adelaide

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<b>FORMER NAME:</b>	Elder's Store; Ferguson's Bond and Free Stores; Muecke & Co Bond and Free Stores; Port Auction Mart
<b>DESCRIPTION OF PLACE:</b>	Two bluestone warehouses
<b>DATE OF CONSTRUCTION:</b>	1854; 1856-1857; 1863
<b>REGISTER STATUS:</b>	Nominated: 13 September 1978 Provisionally entered: 26 July 1979 Confirmed: 24 July 1980
<b>CURRENT USE:</b>	South Australian Maritime Museum interpretive and display centre 1985 – present
<b>PREVIOUS USE(S):</b>	Bond and free stores (1854 – 1973); auction rooms (1973 – 1980); vacant (1980-1985)
<b>ARCHITECT:</b>	Unknown; George Strickland Kingston; Edmund Wright 1854; 1856-1857; 1863
<b>BUILDER:</b>	Unknown (1854); Walter Smith (1856-1857); Francis Reynolds (1863)
<b>LOCAL GOVERNMENT AREA:</b>	City of Port Adelaide Enfield
<b>LOCATION:</b>	<b>Street No.:</b> 126 <b>Street Name:</b> Lipson Street <b>Town/Suburb:</b> Port Adelaide <b>Post Code:</b> 5015
<b>LAND DESCRIPTION:</b>	<b>Title</b> CR 5598/388 A96, CR 5598/389 A97 FP <b>Reference:</b> 214977, Hundred of Port Adelaide

## PHOTOS

**Former Elder's Bond and Free Stores**  
**126 Lipson Street, Port Adelaide**

**PLACE NO.: 10759**



**Former Elder's Bond and Free Stores, showing Divett and Lipson Street elevations of 1856-1857 store on left and part of Lipson Street elevation of 1863 store on right, c.1980.**

Source: DEW Files



**Former Elder's Bond and Free Stores, showing Divett Street façade of 1857-1858 store, c.1980.**

Source: DEW Files

Former Elder's Bond and Free Stores

PLACE NO.: 10759

126 Lipson Street, Port Adelaide

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Former Elder's Bond and Free Stores, showing façade of 1863 store, c.1980.

Source: DEW Files



Former Elder's Bond and Free Stores, showing interior of 1863 store with earth floor, c.1980.

Source: DEW Files

**Former Elder's Bond and Free Stores**

**PLACE NO.: 10759**

**126 Lipson Street, Port Adelaide**

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**Former Elder's Bond and Free Stores, showing Divett and Lipson Street elevations of 1856-1857 store after conversion to South Australian Maritime Museum display and interpretive centre, 2021**

Source: Google Street View



**Former Elder's Bond and Free Stores, Lipson Street elevation of 1863 store after conversion to South Australian Maritime Museum display and interpretive centre, 2021**

Source: Google Street View

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- <sup>1</sup> Dianne Cummings, Bound for South Australia: Passenger Lists 1836-1851, State Library of South Australia <https://bound-for-south-australia.collections.slsa.sa.gov.au/SAShips1840.htm>
- <sup>2</sup> Australian National University Archives, Elder, Smith and Company <https://archivescollection.anu.edu.au/index.php/elder-smith-and-company>
- <sup>3</sup> Fayette Gosse, "Sir Thomas Elder (1818 – 1897)" in Australian Dictionary of Biography <https://adb.anu.edu.au/biography/elder-sir-thomas-347>
- <sup>4</sup> State Library of South Australia, PRG 354 Barr Smith Family, Series List [https://archival.collections.slsa.sa.gov.au/prg/PRG354\\_BarrSmithfamily\\_serieslist.pdf](https://archival.collections.slsa.sa.gov.au/prg/PRG354_BarrSmithfamily_serieslist.pdf)
- <sup>5</sup> Fayette Gosse, "Sir Thomas Elder (1818 – 1897)"; the firm was known as A. L. Elder & Co by 1847; "For the Cape of Good Hope." in *South Australian* 1 January 1847 p. 4
- <sup>6</sup> Australian National University, People Australia, John Taylor, Life Summary <https://peopleaustralia.anu.edu.au/lifsummary/taylor-john-14773>; State Library of South Australia, PRG 354 Barr Smith Family, Series List; the name Elder, Stirling & Co first appears in Adelaide newspapers from August 1856.
- <sup>7</sup> J. F. Drexel, *Mining in South Australia: a pictorial history* (1982) Adelaide SA: South Australian Department of Mines and Energy p. 52
- <sup>8</sup> State Library of South Australia, PRG 354 Barr Smith Family, Series List
- <sup>9</sup> Dirk Van Dissel, "Robert Barr Smith (1824-1915)" in Australian Dictionary of Biography <https://adb.anu.edu.au/biography/barr-smith-robert-63>
- <sup>10</sup> Carol Fort, 'Elder Family' in Wilfred Prest (ed), *The Wakefield Companion to South Australian History* (2001) Kent Town SA: Wakefield Press pp. 163-164
- <sup>11</sup> Lothar Brasse, 'Maritime Museum Conservation Study, Prepared for SACON' (May 1991) p. 6
- <sup>12</sup> Lloyd. 'The First 100 Years', 329.
- <sup>13</sup> "Port Adelaide." in *South Australian Register* 4 February 1856 p. 3; "The Bonded Stores of Port Adelaide." in *South Australian Register* 29 May 1884 p. 6
- <sup>14</sup> Peter Lloyd, 'The First 100 Years of Tariffs in Australia: The Colonies', working paper, Faculty of Business and Economics, University of Melbourne (2018) p. 10.
- <sup>15</sup> "Public Notice. The Bonded Warehouse at Port Adelaide..." in *South Australian Register* 7 September 1853 p. 1
- <sup>16</sup> "The Bonded Stores of Port Adelaide." in *South Australian Register* 29 May 1884 p. 6; the first mention of Simpson's store occurred in March 1855; "Charges on Goods Stored in the Bonded Warehouses." in *South Australian Register* 19 March 1855 p. 4
- <sup>17</sup> "The Bonded Stores of Port Adelaide." in *South Australian Register* 29 May 1884 p. 6
- <sup>18</sup> Yvonne L. Potter, "Progress, Pubs and Piety: Port Adelaide 1836-1915," a thesis submitted in fulfillment of the requirements of the degree of Doctor of Philosophy in the Department of History Faculty of Humanities and Social Sciences, the University of Adelaide (November 1999) p. 86; Brian Samuels, *The Port Adelaide Centre Past and Present* (1987) Port Adelaide SA: Port Centre Project Office p. 5
- <sup>19</sup> Ronald Parsons, *Southern Passages: a maritime history of South Australia* (1986) Netley, South Australia: Wakefield Press p. 73
- <sup>20</sup> Yvonne L. Potter, "Progress, Pubs and Piety" p. 107
- <sup>21</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 10
- <sup>22</sup> PRG 354/33A Private Journal of Thos. Elder 1855-1868
- <sup>23</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 11; General Registry Office file 70/41 (appended to CMP); Brasse notes that a ' cursory examination' of the south-western corner of the northern building, underneath the stairs, revealed remains of a footing system that does not belong to the two existing buildings, suggesting another structure existed on the site before either north or south buildings were built; Lothar Brasse, 'Maritime Museum Conservation Study' p. 8.
- <sup>24</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 11; General Registry Office file 72/348

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- <sup>25</sup> *South Australian Government Gazette* 17 August 1854 p. 607
- <sup>26</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 12; paid in two instalments of £400 on 20 July 1855, through Elder's lawyer, 'for interest in store,' and 31 January 1856.
- <sup>27</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 11
- <sup>28</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 14; General Registry Office file 105/161
- <sup>29</sup> PRG 354/10 Private Journal of Thos. Elder 1855-1868 pp. 21, 30; Brasse claims Thomas Elder paid Walter Smith £96 to build a store on leasehold land, however, a record of this payment could not be found in PRG 354/10.
- <sup>30</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 14; PRG 354/10 Private Journal of Thos. Elder 1855-1868
- <sup>31</sup> "To Builders and Contractors." in *Adelaide Observer* 19 July 1856 p. 1
- <sup>32</sup> Lothar Brasse, 'Maritime Museum Conservation Study' p. 36
- <sup>33</sup> PRG 354/10 Private Journal of Thos. Elder 1855-1868 pp. 34, 43, 58
- <sup>34</sup> PRG 354/10 Private Journal of Thos. Elder 1855-1868 p. 49
- <sup>35</sup> "Accident to the Store of Messrs. Elder & Co., Port." in *South Australian Register* 3 May 1858 p. 3; "Local Intelligence. Accident at Elder's Store at the Port." in *Adelaide Times* 3 May 1858 p. 3; Brasse, drawing on the *Register* account, interprets this accident as having occurred to the 'old' store on Allotment 42, however, the *Adelaide Times* article makes it explicit that it was Elder's new store that was involved.
- <sup>36</sup> PRG 354/10 Private Journal of Thos. Elder 1855-1868 p. 58
- <sup>37</sup> This cost includes four progress payments to Reynolds of £400, £600, £500 and £380, made on 4 July, 24 August, 28 September and 16 October 1863, respectively, and additions of £17.18.6 paid on 4 November. It does not include Wright's professional fee of £102.1.6; refer to PRG 354/10 Private Journal of Thos. Elder 1855-1868 pp. 131-133; Antoniou provides slightly different dates. Thomas Elder's journal makes it clear the project was a rebuilding, but it is not clear whether parts of the original structures were reused, or only the materials; Bill Antoniou, 'Elder and Company Wool Store, Human Factors 3 Historical Research' (September 1980) School of Architecture, South Australian Institute of Technology
- <sup>38</sup> This payment was for repairs to the old store, not the final payment for the new store as interpreted by Brasse; see PRG 354/10 Private Journal of Thos. Elder 1855-1868 pp. 132; Lothar Brasse, 'Maritime Museum Conservation Study' pp. 16-17
- <sup>39</sup> This wall is aligned with and integrated into the quoins of the 1863 building, not the 1856-1857 building.
- <sup>40</sup> Brasse, 'Maritime Museum Conservation Study' p. 8
- <sup>41</sup> Brasse notes that the extant hipped roof of the northern 1856-1857 building has a lower pitch and lighter truss construction than the southern building, making it unsuitable for a slate covering; this leads Brasse to infer the roof on the northern building may not be original. A. C. Cooke's bird's-eye view engraving of Port Adelaide, made in 1879 and noted for its accuracy, depicts the northern building with a lower roof pitch than the southern building: <https://collections.slsa.sa.gov.au/resource/B+7760>
- <sup>42</sup> Brasse, 'Maritime Museum Conservation Study' p. 23
- <sup>43</sup> South Australian Maritime Museum, *South Australian Maritime Museum: Souvenir Guide* (1988) Port Adelaide SA: South Australian Maritime Museum
- <sup>44</sup> Brasse, 'Maritime Museum Conservation Study' p. 23
- <sup>45</sup> CT 2704/108
- <sup>46</sup> Bill Antoniou, 'Elder and Company Wool Store'
- <sup>47</sup> Brasse, 'Maritime Museum Conservation Study' p. 23
- <sup>48</sup> Brasse, 'Maritime Museum Conservation Study' p. 20
- <sup>49</sup> Bill Antoniou, 'Elder and Company Wool Store'
- <sup>50</sup> Brasse, 'Maritime Museum Conservation Study' pp. 21-22
- <sup>51</sup> Brasse, 'Maritime Museum Conservation Study' p. 3
- <sup>52</sup> Brian Samuels, *Port Adelaide Centre Past and Present* p. 64
- BHI Summary of State Heritage Place: 10759
- Confirmed in the South Australian Heritage Register on 24 July 1980
- The South Australian Heritage Council endorsed this BHI - SSHP on 5 September 2024

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<sup>53</sup> Brasse, 'Maritime Museum Conservation Study' p. 4a

<sup>54</sup> Brasse, 'Maritime Museum Conservation Study' pp. 39, 40; McDougall & Vines, 'Port Adelaide State Heritage Area: Existing Condition Assessment and Recommendations' (February 1992)

<sup>55</sup> CT 2704/108

<sup>56</sup> Brasse, 'Maritime Museum Conservation Study' p. 12