

Place Name and Address: 11 Hanson Street
Kingston SE SA 5275

SUMMARY OF HERITAGE VALUE:**Description:**

The former wool store is an imposing but very simple stone masonry building consisting of two parallel stores of slightly different sizes with gabled cgi roofs and large entrance doors on the street frontage. The buildings' interiors are empty spaces (recently refitted) with timber roof trusses and a large arched opening connecting the two spaces.

Statement of Heritage Value:

This is a very rare surviving example of the wool stores which once stood at regional South Australian ports, forming the crucial interface between inland and maritime transport which made the nineteenth century export wool trade possible.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) It demonstrates important aspects of the evolution or pattern of the State's history.
 - (d) It is an outstanding representative of a particular class of places of cultural significance.
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RECOMMENDATION:

It is recommended that the former Wool Store be provisionally entered in the South Australian Heritage Register.

ASSESSMENT OF HERITAGE VALUE:

- (a) It demonstrates important aspects of the evolution or pattern of the State's history.**

This was one of three or four wool stores which stood in a row along Hanson Street at the end of the jetty, facing the Naracoorte railway. The land where the wool store stands was bought from James Cooke by William Sanderston in 1866. There was presumably an earlier timber building on the land for the next six years. In April 1872 he leased the land to a consortium of local merchants, David Guthrie, Richard Bullock and Edward Stuart. It is likely that the present building was built in 1873 while the railway was under construction, for the three merchants bought the land from Sanderston in March 1873 and took out a mortgage two weeks later. (CT 94/214)

Part of the wool store was clearly built to be served by the railway, with a branch line running across Hanson Street and entering the large front door of the store. However, the building was probably built in two stages. It is not quite symmetrical, with the western side being slightly narrower and with a lower gable. The treatment of the lintels is different, and stonework details suggest the eastern gable may be older than the western gable. The (later) western half has a narrower door with a raised doorstep; it was never intended to take railway wagons.

The building changed hands several times over the next few decades, being sold to John Grice in 1878, then Andrew Dunn and Charles Gell in 1884. They ran into difficulties during the bank crisis of 1893, and sold the following year to John Benn and James Grice of Melbourne and Charles Russell of Adelaide, who in turn sold it to Adelaide wool broker Edward van Senden in 1895.

In 1900 van Senden sold the store to Dalgety and Company of London. Throughout the early twentieth century the wool store was operated by Dalgetys, and their company name is most closely associated with its history. While South Australia was important sheep country, it had traditionally been dominated by the rival wool-broking house of Elder Smiths. (*Dalgety & Company* 1934) Elders' Kingston woolstore was very similar in appearance to Dalgety's, further east along Hanson Street. The Dalgety wool-broking business was first established in Melbourne in the 1840s, later expanding into New Zealand, in 1878 to New South Wales, and in the 1880s to Western Australia. The company moved its head office to London in 1884. By the late nineteenth century a pronounced geographical division had developed among the Australian stock agents. The market leaders were Dalgetys in Melbourne, Goldsbrough Mort in Sydney and Elder Smith & Company in Adelaide. Other players with smaller market shares such as Bagot Shakes & Lewis, New Zealand Loan and Winchcombe Carson were scattered around the country. It was 1897 before Dalgetys opened a branch in Adelaide. In the Kingston district, Dalgetys had taken over Hutchison and

Dunn's pastoral interests as they struggled to cope with the 1890s depression.
Dunn 1969, p. 141)

The Hanson Street warehouse was probably not only a wool store; it most likely stored hardware, groceries and rural supplies as well. Besides selling the wool clip, Dalgetys also provided finance to graziers, and supplied them with merchandise.

In later years, Dalgetys moved their business out of the building and leased it to other firms. Dalgetys moved to a timber-framed wool store on lot 1 at the corner of Marine Parade, now the site of the Lacepede Bay Motel. They finally sold the building in 1961. It was in the hands of the Cooper family of White Hut for nearly thirty years, and continued to be used for retail trading and produce storage, mostly connected with rural industry. It was bought by McInnes family members in 1989.

(d) It is an outstanding representative of a particular class of places of cultural significance.

Kingston's heyday was its years as a marine entrepot, with goods arriving from the hinterland on the Naracoorte railway being exported on vessels from the jetty. Once the port had three (or four) woolstores, railway yards, a goods shed, a bark mill and a rabbit canning factory in close proximity to the jetty. This wool store is the sole surviving building from that period of industrial and maritime activity.

In the wider State context, the pattern is repeated. Once Port MacDonnell, Robe, Victor Harbor, Port Wakefield, Port Germein and Port Augusta were all wool ports with similar facilities. Today, all of those ports have fallen into disuse for export. As the expanding railway network concentrated all the State's exports except bulk grain at Port Adelaide, the outlying ports went into decline and their wool stores and other buildings were demolished.

This building is one of the State's few remaining regional wool stores, and is an excellent representative of that class of places.

REFERENCES:

- Dalgety and Company Limited Jubilee Souvenir 1884-1934*, 1934
- Danvers Architects, *Heritage of the South East*, 1984
- Marie Dunn, *A Man's Reach*, 1969, p. 132
- SE Kingston Leader*, 15 September 1982
- Information from Kathleen White
- LTO Certificates of Title 94/214, 4098/595

SITE RECORD:

FORMER NAME: Dalgety Wool Store

DESCRIPTION OF PLACE: Imposing stone masonry building consisting of two parallel gabled stores with large entrance doors on the street frontage

DATE OF COMPLETION: Probably 1873

REGISTER STATUS: **Description:** n/a

CURRENT USE: **Description:** Disused
Dates:

PREVIOUS USE(S): **Description:** Wool Store
Dates: 1870s-1920s?

ARCHITECT: **Name:** n/a
Dates: n/a

BUILDER: **Name:** n/a
Dates: n/a

SUBJECT INDEXING: **Group:** Commerce
Category: Warehouse

LOCAL GOVERNMENT AREA: **Description:** Kingston DC

LOCATION: **Unit No.:** -
Street No.: 11
Street Name: Hanson Street
Town/Suburb: Kingston
Post Code: 5275
Region No.: 6
Region: South East

LAND DESCRIPTION: **Title Type:** CT
Volume: 5767
Folio: 967
Lot No.: F 205213/877
Section: Pt Lot 1
Hundred: Lacepede

SITE RECORD (Cont.):

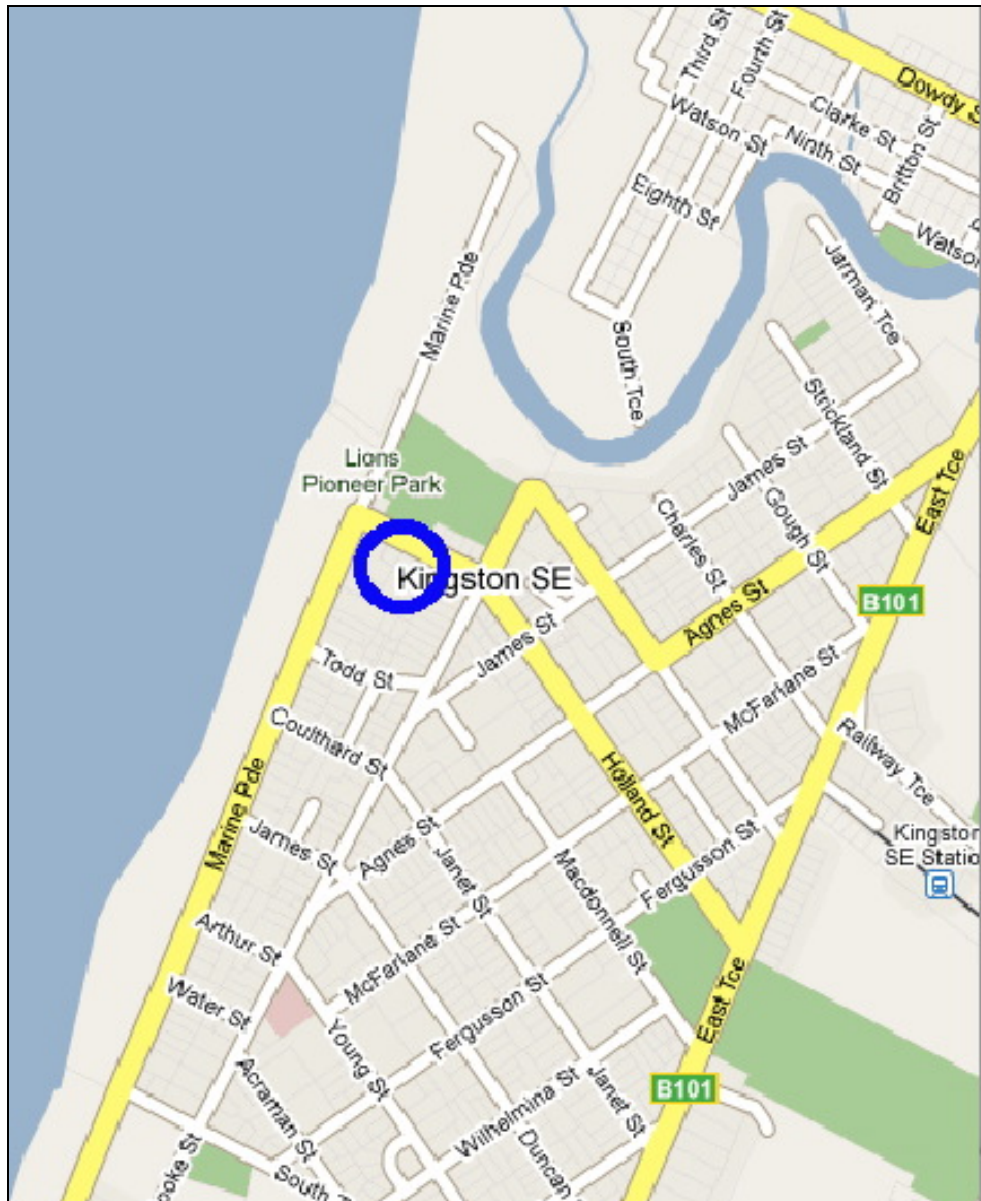
AMG REFERENCE:

Zone: 54
Easting: 0397480
Northing: 5923530
Map Sheet: 6824-II Kingston
Map Scale: 1:50,000

OWNER:

Name: Donald McInnes & Ors
Address: Ballater Road
Town/Suburb: Marcollat
Post Code: 5271

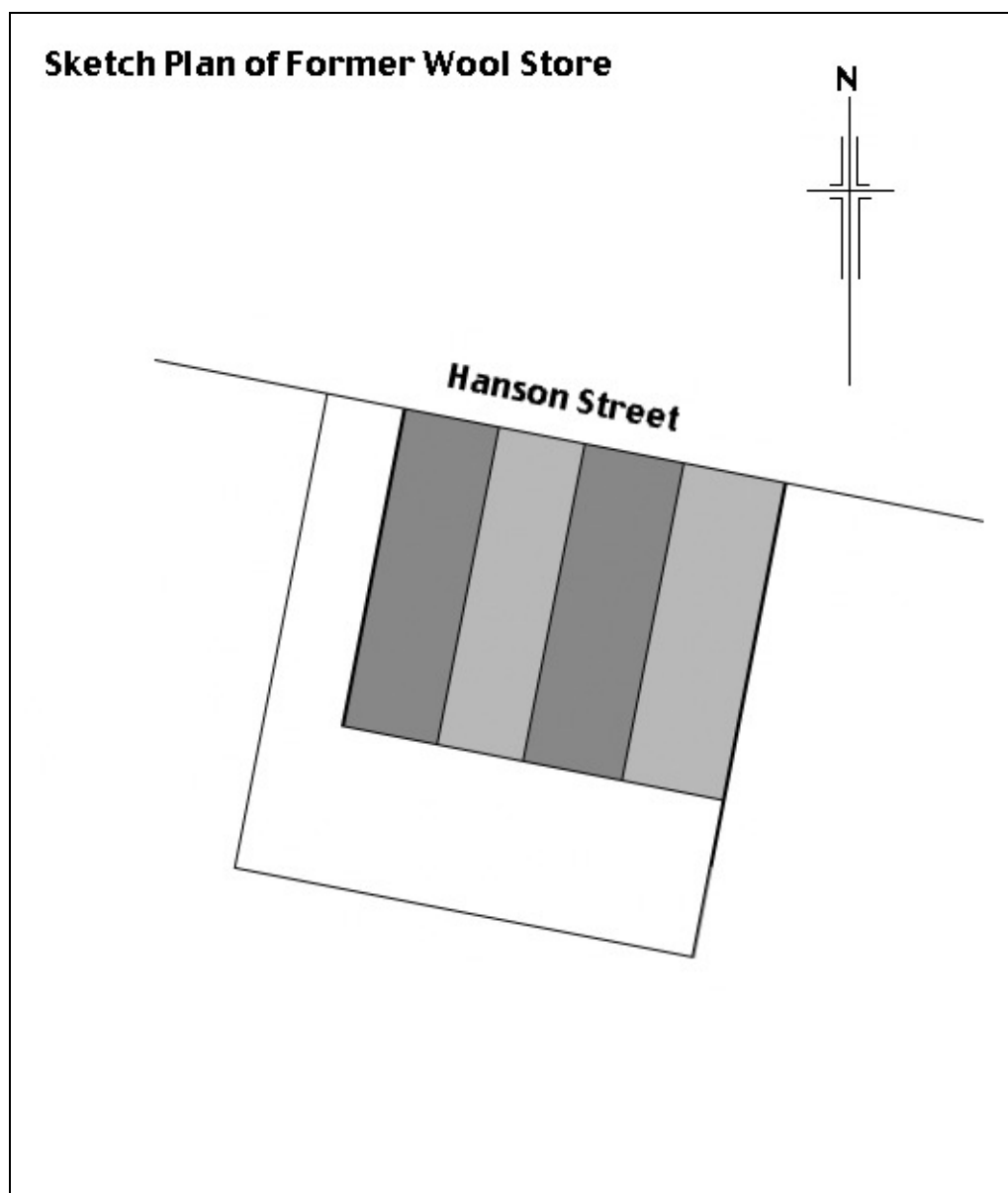
Location Map



Location of Former Wool Store

(Source: Google Maps)

Site Plan



Plan of Former Wool Store



Wool Store, front elevation from N



Wool Store, interior undergoing renovation



Wool Store, general view from NW