

# Some History of Hotels on the Kyamba Creek at Alfredtown, and at Forest Hill.



**Above:** The Alfredtown hotel. Photo courtesy of Miss Mary Dennis.

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My thanks to the Department of Land & Property Information. Their digitisation of crown plans, title deeds, historic town and parish maps, and other land records is another invaluable resource.

**Introduction**

This article traces the establishment of hotels on the Kyamba Creek and at Forest Hill by Patrick Rogers. Its objectives were to detail the locations and the owners of the hotels and to record the names of those persons who licensed the hotels.

Unfortunately two of the hotels no longer exist, and the third is closed. There are no known photos of the Star hotel or the Forest Inn, but there is always hope that one might appear someday.

## Some History of Hotels on Kyamba Creek at Alfredtown.

### Early Settlement

Squatting along the Murrumbidgee exploded from around 1832, with runs established as far west as Wagingoberemby, on the southern bank, and even further west on the northern bank. In 1832 the Tompsons took up Oura & Eunonyhareenya – north bank – whilst the family of George Best took up the Wogga Wogga run on the south bank, with George's son, or sons, in charge – probably Robert Holt Best & William Best. It should be noted that there were two Robert Holt Bests – the first was the son of George Best and he named his first son, Robert Holt Best.

In the 1830's James Burke took up Gumly Gumly, Richard Guise took up Cunningdroo, and Alexander MacLeay took up Borambola. Burke passed away in 1835 and when his wife remarried, to John Peter, the latter became the holder of the license for Gumly Gumly.<sup>1</sup> John Peter went on to own a multitude of properties and to amass a large fortune. At his peak he owned some twenty runs covering a total area of close to a million acres. He was said to be, "*one of the most progressive pastoralists in the Murrumbidgee area.*"<sup>2</sup>

Prior to 1836 there was no official sanctioning of squatters, but from that year onwards squatters were able to register their runs and associated official records date from early 1837.<sup>3</sup> Information prior to 1837 is dependent on the recollections of early pioneers and writers.

Subsequent legislation required that squatters define the boundaries of their runs and these descriptions appeared in the government gazettes, most notably in the year 1848.

Gumly Gumly was described, in 1848, as follows:<sup>4</sup>

*"Lessee: John Peter*

*Name of Run - Gumly Gumly*

*Estimated Area - 30,720 Acres*

*Estimated Grazing Capabilities - 6,000 Sheep*

*Gumly Gumly station commences at its eastern corner at the junction of Kyamba Creek with the Murrumbidgee, including the Kyamba Island, immediately opposite the junction of the said creek with the Murrumbidgee, where the river divides, running along the northern branch of the river so as to include the island and past its junction with the main stream 5 miles in a direct due west line (sinuosities not included) to a marked tree line boundary at Mr. Best's station, Wogga Wogga, which forms the western corner on the bank of the Murrumbidgee, from thence along this marked tree line for 2 miles running due south to the point of Best's range, from thence for 1 mile in a line south-west to two waterholes in the Stringybark Creek, one of which waterholes it includes, from thence for 1 mile in a line south south-east to the Swampy Plain, from thence for half a mile in a line due west to the bank of a creek called the Stringy bark Spring Creek, following the Stringybark Spring Creek up to its head about 4 miles, passing the springs in which it takes its rise, to a gap in the range immediately above the springs; from this point along the ridge of a leading range in a general south-east line for 7 miles to a point joining its south corner, from thence along the top of a leading range running in a general north-east line for 10 miles, striking upon the Kyamba Creek, about 4 miles above its junction with the Murrumbidgee, which creek it follows to its junction, where the eastern boundary corner commences as described above."*

Cunningdroo was described as follows:<sup>5</sup>

*"Lessee: William Guise*

*Name of Run – Cunningardroo or Cunningroo [Cunningdroo]*

*Estimated Area – 50,000 acres*

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<sup>1</sup> Baylis, JJ. The Murrumbidgee and Wagga Wagga. RAHS Journal. Vol.13. parts 4 & 5, 1927. / Government Gazettes 1837-1847. /

<sup>2</sup> Australian Dictionary of Biography. John Peter (1812-1878).

<sup>3</sup> Campbell, JF. *Squatting on Crown Lands in New South Wales*. Edited BT Dowd. 1968.

<sup>4</sup> Government Gazette. 1848, p1371.

<sup>5</sup> Government Gazette. 1848, p1359.

*Estimated Grazing Capabilities – 1,500 Cattle, or 9,000 sheep*

*Bounded on the north side by the southern bank of the Murrumbidgee River (commencing at the north-east corner of Joseph (sic) Peter's run), and passing over Kiamba (sic) Creek until it meets the Tar Cutter (sic) Creek at its junction, being a distance of about seven miles; on the east by Tar Cutter (sic) Creek parting it from Hillas' run to MacLeay's run; on the south-east by the north western boundary of MacLeay's run, being a south-westerly line of about 14 miles, and on the west by a line running from thence northerly and parting Peter's run to the commencing corner on the Murrumbidgee River."*

The Kyamba Creek was the dividing boundary between the Gumly Gumly and Cunningdroo runs, and was one of the major creeks that feed into the Murrumbidgee River, and it did so directly opposite Gumly Gumly Island.

It was along this creek that Patrick Rogers established his first two hotels, and around which he selected land. The first hotel was on the western side of the creek and was located within the Gumly Gumly run, whilst his second hotel was on the eastern side of the creek and would have been located within the Cunningdroo run. His third hotel, at Forest Hill, was within the Gumly Gumly run.

In the early days the telegraph line and the main road to Wagga Wagga crossed the creek less than a mile back from the river (as the crow flies) and the area was a popular recreational spot as far back as the late 1850's. A New Year's Day Picnic was held at the creek in January 1859, when some one hundred and fifty people attended. The location was reported to be seven miles from Wagga Wagga.<sup>6</sup>

Alfredtown is located in what was originally the Cunningdroo Run, the western border of which was the Kyamba Creek. On the other side of the creek, to the west, lay Gumly Gumly and it was on this latter run that Roger's first hotel, that the Star Hotel was situated.



**Above:** Map showing location of Gumly Gumly and Cunningdroo Runs. Courtesy NSW Land & Property Information.<sup>7</sup>

<sup>6</sup> Wagga Wagga Express. 8<sup>th</sup> January 1859, p2.

<sup>7</sup> NSW Land & Property Information. LTO Charting Map. County of Wynyard 1908.



**Above:** Map ex Google Earth showing the locations of the hotels of Patrick Rogers, and the intersection of the Kyamba Creek with the Murrumbidgee River.

### The Star Inn.

The first hotel on the Kyamba Creek, in the area now known as Alfredtown, was the Star hotel, which was owned and licensed by Patrick Rogers in 1865<sup>8</sup>.

In April of 1865 the Wagga Wagga Express (WWE) noted that the Kyamba Creek Bridge, which was at best a rickety affair, had been patched up and pronounced passable<sup>9</sup>. The hotel would have been in close proximity to this crossing place. In 1870 Rogers testified that the hotel was located two miles lower down the creek, than the position of the newer Prince Alfred hotel<sup>10</sup>. In 1955 Paddy Power senior described the original hotel as being *"on the inside road that kept near the river past Gumly and continued to Lintott's Cunnindroo, along the telegraph line."*<sup>11</sup>

Early crown plans shows the hotel to be situated on portion 79 of 131 acres which lot was later selected by Patrick Rogers.<sup>12</sup>

Portion 79 was originally purchased by John Donnelly of Borambola in April 1865, for the sum of £131. It consisted of one hundred and thirty one acres in the parish of Gumly Gumly.<sup>13</sup> Donnelly subsequently merged this lot with multiple others as part of his Gumly Gumly holdings. The land is now part of the South Tahara holdings (2017).

<sup>8</sup> New South Wales Government Gazette, 1865, vol.2, p.2266.

<sup>9</sup> Yass Courier, 15<sup>th</sup> April 1865, p3c3.

<sup>10</sup> Wagga Wagga Daily Advertiser, 31<sup>st</sup> August 1870, p3c3.

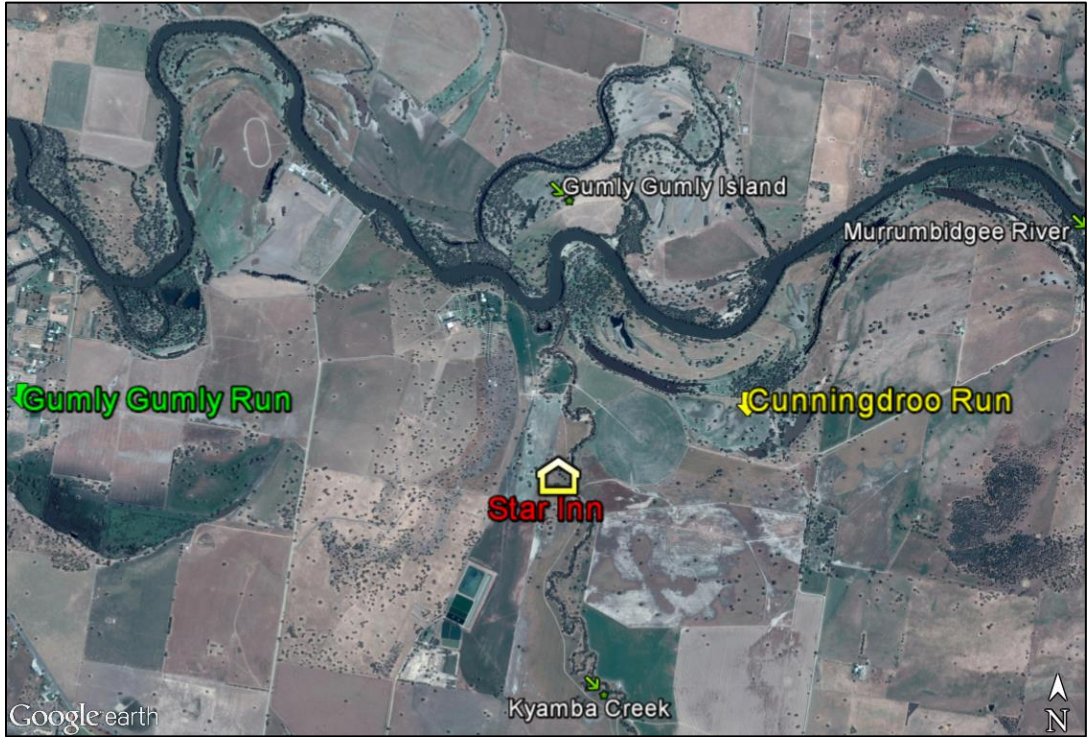
<sup>11</sup> Notes from an interview with Mary Dennis in 1988. Includes a letter from Patrick Power to her mother, Alice Dennis, which was written on the 6<sup>th</sup> February 1955.

<sup>12</sup> NSW Land & Property Information. Crown plans W.135.1687 & W.203.1687.

<sup>13</sup> NSW Land & Property Information. Title deed vol.338, folio.84.



**Above:** Extract from crown plan W.203.1687, showing the location of the Star Inn on portion 79 and the nearby bridge over the Kyamba Creek, parish of Gumly Gumly. Courtesy Land & Property Information.



**Above:** Location of Star Inn on a contemporary map. Courtesy Google Earth.

**KYAMBA CREEK RACES.**

THESE races came off yesterday, the Prince of Wales' birthday, upon the course recently formed by Mr. P. Rogers, of the Star Hotel. The day was beautifully fine, and the attendance of holiday folk from Wagga Wagga was very numerous. We append below a short account of the day's sport:—

First Race.—Hurdle Race of 6 sovs., one mile and a half.

Mr. Wilson's Alarm	...	...	1
Price's Sheet Anchor	...	...	2
Lintott's Cleaver	...	...	3

Alarm led for a mile, when Sheet Anchor drew up and passed him, but ran round the last jump, and Alarm then won easily.

Second Race.—The Kyamba Creek Purse of 5 sovs., one mile heats.

Mr. Bergin's Cupid	...	...	1	1
Burn's Gipsy Girl	...	...	2	2
Jacob's Roxhanna	...	...	dis.	
Bradney's Geebung	...	...	dis.	
Price's Sheet Anchor	...	...	dis.	
Lintott's Dart	...	...	dr.	

Geebung passed the chair first in the first heat, but having run inside a post, as did also Roxhanna and Sheet Anchor, they were all three disqualified, and the heat was taken by Cupid, who also won the next one easily.

Third Race.—The Ladies' Purse of 5 sovs., one mile and a half, one event.

Mr. Lintott's Dart	...	...	1
Bergin's Cupid	...	...	2
Moxham's Hanging Rock	...	...	3

This race, after a sharp run, was taken by Dart by about a length.

Fourth Race.—Hurry Scurry for 50s., heats, once round.

Nine horses started for this race, which was won easily by Mr. Moffit's Butterfly.

In the course of the afternoon a foot race of 100 yards, for £1, with 2s. 6d. each, entrance, added, was warmly contested by seven candidates for pedestrian honours, and was taken by Price, Lakeman running a good second.

The earliest newspaper reference to the hotel is in 1866, when on the 28<sup>th</sup> April, the WWE in reporting on the arrival of judge Faucett refers to the Star hotel at Kyamba Creek.

In June 1866, Rogers gave notice that he now had a horse paddock and stables at the Star Inn, on the Tarcutta Road.<sup>14</sup>

On the 9<sup>th</sup> November 1866, the birthday of the Prince of Wales, a race meeting was held at Patrick Rogers' Star Hotel on the Kyamba Creek.<sup>15</sup> The day's events included, "hurdle and flat racing, running and jumping matches, old English sports, and other amusements." A local report noted that, "A small but very fair course has been marked out."<sup>16</sup>

**Left:** An advertisement from the Wagga Wagga Express, 10<sup>th</sup> November 1866.

**Attempted Political Assassination**

In 1867-8 Queen Victoria's second son, Prince Alfred, visited Australia, during which time a dramatic event would unfold. On the 12<sup>th</sup> March 1868, the prince was wounded by an Irish assassin's bullet. The prince survived but the political repercussions were significant. In the weeks and months following the shooting, meetings were held all around the colony to show support for the government, the Queen and the mother

country, and at the same time express outrage against the assassin & fenianism. The political action culminated in what was called the "Treason Felony Act", of March 1868, which made it an offence to speak disrespectfully of the Queen, or to refuse to toast the Queen. With strong public support the government shunned the usual public holiday for St Patrick's Day, but as the Yass Courier noted the government's refusal to declare a public holiday,<sup>17</sup>

"appears to have aroused a determination on the part of the Irishmen & their friends, to celebrate the



forthcoming 17<sup>th</sup> March with more éclat than usual,...in the Goulburn district sports are to come off at Limerick and at Breadalbane Plains: at Yass an amateur entertainment in the evening: at Coolac, races, and at Gundagai, a ball & supper: at the Albion hotel, Cootamundra, races, and similar sports are announced to take place at Wagga Wagga, Reidsdale (near Braidwood), Albury, etc..<sup>6</sup>"

**Above:** A sketch of the attempted assassination of Prince Alfred. Courtesy National Library of Australia.

<sup>14</sup> Wagga Wagga Express. 30th June 1866, p1.

<sup>15</sup> Wagga Wagga Express, 10th November 1866, p2c4.

<sup>16</sup> Wagga Wagga Express. 3rd November 1866, p2.

<sup>17</sup> Yass Courier, 14<sup>th</sup> March 1868, p2c5-6.

### **The Pohlman Brothers Murders.**

It was during Roger's time at the Star Inn that the brutal murder of the Pohlman brothers occurred. In April 1868 the Wagga Wagga Express reported that a double murder had been committed at North Yanco. Two German hawkers, John & Louis Pohlman, were travelling with a cart from Yanco towards Narandera and were supposed to have been carrying, "*a good deal of jewellery,*" which was presumed to have been the motive for robbery and murder. Local workers came upon the camp and, on inspection, discovered that the cart had been ransacked and its contents strewn all around. The police were notified and they subsequently found the remains of large fire, "*some distance from the cart,*" which contained human bones. The atrocities were believed to have taken place on the 13<sup>th</sup> March at a location eight miles from Narandera and seven miles from McNeill's Yanco station. It was stated that the two hawkers had passed through Wagga Wagga some four to five weeks earlier, and that they were, "*personally known to many of our townsmen.*"<sup>18</sup>

It appears the robbery was a foiled attempt, as the cash the thieves would have liked was subsequently found – hidden in a secret compartment of one of the boxes used to store goods. There was £75 hidden in this receptacle.<sup>19</sup>

Roger's connection with the case was established in February 1870 when he appeared as a witness in the trial of Robert Murphy, alias Robert Campbell, who was charged with the murder of the Pohlman brothers. Patrick Rogers testified that he was the landlord of the Kyamba Creek Inn at the time (early part of 1868), when three men came to his hotel, "*offering goods for sale.*" He later learnt that these men were suspected of having murdered the two German hawkers. Rogers, along with several other witnesses testified that Murphy was not one of these men and that he had never seen Murphy before.<sup>20</sup>

On 29<sup>th</sup> August Robert Campbell, alias Palmer, appeared in the Wagga Wagga Police Court charged with murdering the two Pohlman brothers. Rogers testified that the accused, along with two other men, had been at his inn on the 24<sup>th</sup> March 1868 and that the men had stayed overnight, leaving around 9am the next morning. Rogers confirmed he had purchased some tobacco from the men and that an employee named Brett had purchased, "*two shirts..., a waist coat, and a pair of blucher boots.*" Rogers had no doubts as to the identity of the man.<sup>21</sup> Campbell was subsequently committed to stand trial at the next Circuit Court.<sup>22</sup> The latter took place on the 3<sup>rd</sup> October<sup>23</sup>, and on the following day the jury retired to find him guilty as charged. The presiding judge sentenced Campbell to be, "*hanged by the neck until you are dead.*"<sup>24</sup>

In December 1870, Rogers was back in court to testify that one James Clark, alias Andrew Dignam, alias John the Stockman, was not one of the three men that came to his hotel in the early part of 1868. The wanted Dignam was known to Rogers and another witnesses, and they both confirmed Clark was not this man.<sup>25</sup>

The police arrested and charged another man, John McGuinness, in March 1872 and Rogers again appeared as a witness to testify that the arrested man was not one of those that stayed at his house back in 1868. Another witness gave similar evidence and McGuinness was discharged.<sup>26</sup> The two accomplices of Robert Campbell, in the murders of the Pohlman brothers, were still at large.

### **The Big Flood**

1870 was also the year for a record flood which caused extensive damage. At Alfred Town Rogers lost about 25 head of cattle, and almost drowned in riding through the water. It was reported that,

*"His stone house, near the old crossing, was inundated to the roof, and the walls, strong and massive as they were, were partially washed away."*<sup>27</sup>

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<sup>18</sup> Sydney Morning Herald. 8<sup>th</sup> April 1868, p6.

<sup>19</sup> Sydney Morning Herald. 15<sup>th</sup> April 1868, p4.

<sup>20</sup> Wagga Wagga Advertiser. 26<sup>th</sup> February 1870, p3.

<sup>21</sup> Wagga Wagga Advertiser. 31<sup>st</sup> August 1870, p3.

<sup>22</sup> Wagga Wagga Advertiser. 7<sup>th</sup> September 1870, p2.

<sup>23</sup> Wagga Wagga Advertiser. 5<sup>th</sup> October 1870, p2.

<sup>24</sup> Wagga Wagga Advertiser. 8<sup>th</sup> October 1870, p2.

<sup>25</sup> Wagga Wagga Advertiser. 10<sup>th</sup> December 1870, p2.

<sup>26</sup> Wagga Wagga Advertiser. 30<sup>th</sup> March 1872, p2.

<sup>27</sup> Wagga Wagga Daily Advertiser, 6<sup>th</sup> April 1870, p2c6.



Patrick Rogers licensed the hotel from 1865 through till 1868,<sup>28</sup> without interruption, but in the latter half of 1868 he moved to new premises at Alfred Town. The Star Inn ceased to trade at this time, although Rogers still used the building as a residence, at least up until the big flood in April 1870.

## The Freehold

The Star Inn was located on portion 79, parish of Gumly Gumly. The Crown plan for this portion is W.7.1687.

The original Crown grant for portion seventy nine, parish of Gumly Gumly, was a conditional purchase, without competition, to John Donnelly, of Berambala (sic), transacted on the 13<sup>th</sup> April 1865.<sup>29</sup> Donnelly also obtained portion 80, under the same conditions, on the 11<sup>th</sup> January 1866.<sup>30</sup> Donnelly paid £1 per acre for each of these lots. Portion 79 consisted of 131 acres, while portion 80 consisted of 150 acres. Portion 80 adjoined portion 79, to the north, and ran back to the Murrumbidgee River, opposite Gumly Gumly Island, with the Kyeamba Creek as its eastern boundary.

1883, 8<sup>th</sup> October - Edward Wilfred Donnelly, Michael Austin Donnelly and Patrick Joseph Bede Donnelly each owned one third of various lots including portion seventy nine (left to them by their father, John Donnelly).<sup>31</sup>

1889, 21<sup>st</sup> September – Transfer from Patrick Joseph Bede Donnell, Edward Wilfred Donnelly and George Coleman, to Edward Wilfred Donnelly.<sup>32</sup>

1890, 24<sup>th</sup> September - Edward Wilfred Donnelly is the legal owner of various lots, including portion seventy nine. Donnelly sold some portions but retained the bulk of those lots detailed in the aforementioned title.<sup>33</sup> The transaction was subject to the terms of John Donnelly's will and included a stipulation that John's wife, Catherine, was to be paid £150 per annum for the rest of her life. Catherine was also to be permitted to live in the family home at Gumly Gumly until her death. The will also set aside an investment for John's daughter, Bridget O'Mara, the wife of John O'Mara, with the income to go to her and then her children after her death.<sup>34</sup>

1898, 18<sup>th</sup> May - Edward Wilfred Donnelly was the legal owner of sixteen lots, including portion seventy nine. Parts of these holdings were sold off, but Donnelly retained the bulk of the portions.<sup>35</sup>

1899, 26<sup>th</sup> October - Edward Wilfred Donnelly was the legal owner of various lots, including portion seventy nine. Goldsbrough Mort & Co., acting as mortgagee, sold a large percentage of these holdings, including portion seventy nine to John Alexander Gunn, station grazier, of Wagga Wagga.<sup>36</sup>

1902, 17<sup>th</sup> May - John Alexander Gunn was now the legal owner of various portions, including portion 79, parish of Cunningdroo.<sup>37</sup>

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<sup>28</sup> NSW Government Gazettes. 1865-1921. Publicans' Licenses.

<sup>29</sup> NSW Land & Property Information. Title deed volume 338, folio 84.

<sup>30</sup> NSW Land & Property Information. Title deed volume 474, folio 206.

<sup>31</sup> NSW Land & Property Information. Title deed volume 669, folio 36.

<sup>32</sup> NSW Land & Property Information. Title deed volume 669, folio 36.

<sup>33</sup> NSW Land & Property Information. Title deed volume 982, folio 154.

<sup>34</sup> NSW Land & Property Information. Title deed volume 982, folio 154.

<sup>35</sup> NSW Land & Property Information. Title deed volume 1249, folio 87.

<sup>36</sup> NSW Land & Property Information. Title deed volume 1297, folio 190.

<sup>37</sup> NSW Land & Property Information. Title deed volume 1405, folio 120.

1911, 9<sup>th</sup> August – Jessie Maria Gunn, widow, Edwin Charles Gunn and Marcus Daniel Gunn, were now the legal owners of various lots, including portion 79.<sup>38</sup>

1913, 14<sup>th</sup> April – Transfer from Jessie Maria Gunn, Edwin Charles Gunn and Marcus Daniel Gunn to Jessie Maria Gunn, widow of Braehour, and Marcus Daniel Gunn, station manager of Hawksview.<sup>39</sup>

1922, 7<sup>th</sup> April - Transfer from Jessie Maria Gunn and Marcus Daniel Gunn to Philip Henry Lock, grazier of Warrnambool, Victoria.<sup>40</sup>

1924, 15<sup>th</sup> April - Transfer from Philip Henry Lock to Alice Jane Read, married woman of Colac, Victoria.<sup>41</sup>

1934, 21<sup>st</sup> November – Properties transferred to George Read, grazier of Braehour.<sup>42</sup>

1935, 10<sup>th</sup> July – George Read, grazier of Braehour, now the owner of portion 3 (parish of Cunningdroo) and portions 77, 78, 79, and 80, parish of Gumly Gumly.<sup>43</sup>

1937, 1<sup>st</sup> May – Transfer of title from George Read to Braehour Pastoral Co. Pty Ltd.<sup>44</sup>

1938, 18<sup>th</sup> May – Portion 79 and others are combined with numerous other lots under a new title in the name of the Braehour Pastoral Co. Pty Ltd.<sup>45</sup>

1962, 21<sup>st</sup> September – Osbert Kenneth Ian Lyson was the owner of portion 79 and other lots.<sup>46</sup> Ownership post 1962 has not been determined.

In 2018 the current plan was DP.847517/1 & 2. Both of these were previously under deposited plan 1/734983.

The prior titles for DP.1.734983 are Vol.12832, Fol.18 and Vol.13061, Fol.92. These are both computer generated deeds.

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<sup>38</sup> NSW Land & Property Information. Title deed volume 1405, folio 120.

<sup>39</sup> NSW Land & Property Information. Title deed volume 1405, folio 120.

<sup>40</sup> NSW Land & Property Information. Title deed volume 1405, folio 120.

<sup>41</sup> NSW Land & Property Information. Title deed volume 1405, folio 120.

<sup>42</sup> NSW Land & Property Information. Title deed volume 1405, folio 120.

<sup>43</sup> NSW Land & Property Information. Title deed volume 4968, folio 178.

<sup>44</sup> NSW Land & Property Information. Title deed volume 4968, folio 178.

<sup>45</sup> NSW Land & Property Information. Title deed volume 4932, folio 139.

<sup>46</sup> NSW Land & Property Information. Title deed volume 4932, folio 139.



**Above:** Bits and pieces found at the site of the old Star Inn in 2016.



**Above:** The site of the old Star Inn in 2016, with the Kyamba Creek in the background.

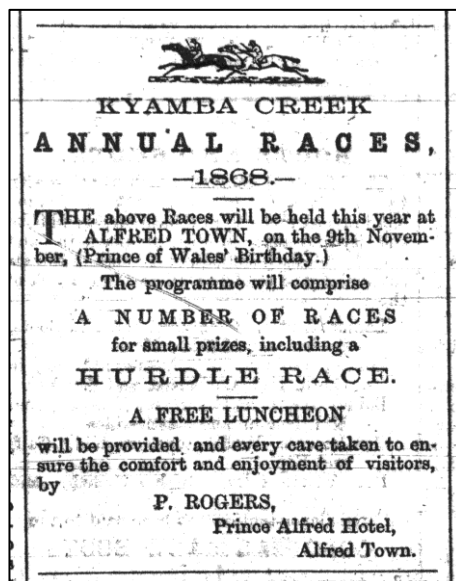
## The Prince Alfred Hotel. (AKA Alfredtown hotel)

### The Licensees

By the end of 1868 Rogers had erected a new hotel which he called the Prince Alfred hotel, and the location was now Alfred Town, instead of Kyamba Creek<sup>47</sup>. Both would have been named in honour of Prince Alfred. One source praised the new hotel claiming, “we can say from experience, (it) is the very pink of public house perfection.”<sup>48</sup>

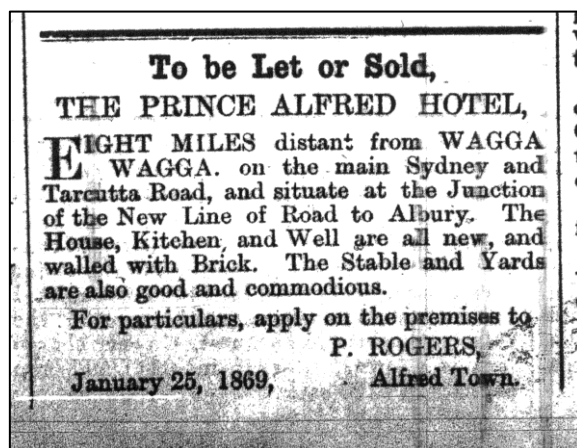
Rogers hosted races at his new hotel in November 1868 and a local report gave the following account:

*“We found some two hundred people on the ground, and a variety of nags of every conceivable form, condition, and equipment, billeted round the fences. Two fair Germans with a male friend were discoursing music, more or less excellently, in front of the public, and an ingenious old gentleman with a long nose and two boxes of very Mosaic jewellery, was most liberal in his offers to toss with you for a bob against the of his valuable bijouterie. Inside the house the scene was somewhat livelier. On one side there was the energetic secretary, steward, and starter of the races, busily engaged in "nailing" subscribers to the race-fund; on the other sundry equally energetic members of the U. and O. brotherhood, loudly proclaiming the virtues of "the fairest game in the world," and then own superhuman philanthropy. For the rest, the crowd may be described as made up of all known varieties of the genus, bushman - from the thoroughly seasoned "old hand," as tough as his own boots, and nearly as brown, to the smart, not to say flash-looking, youngster, the genuine native youth, who looks as veritable a production of the hard, dry soil as the gum trees, and is certainly to be met with nowhere else.”<sup>49</sup>*



Left: Wagga Wagga Advertiser, 31<sup>st</sup> October 1868.

Another press item, in November 1868, referred to Rogers' impending “Annual Birthday Races,” at Kyamba Creek, noting that the location was now, “christened Alfred Town.”<sup>50</sup>



Right: Wagga Daily Advertiser, 27<sup>th</sup> January 1869.

In January of 1869 Rogers advertised the hotel as being for sale. It was described as being eight miles from Wagga Wagga on the main Sydney and Tarcutta roads, and situate at the junction of the new line of road to Albury. The house, kitchen and well, were all described as “new, and walled with brick.”<sup>51</sup>

The prosperity of the hotel would have been enhanced by the government's decision in 1869 to adopt the line of road via Alfred Town and Kyamba as the main road from Wagga Wagga to Albury<sup>52</sup>.

<sup>47</sup> Wagga Wagga Daily Advertiser, 31<sup>st</sup> October 1868, p2c3.

<sup>48</sup> Wagga Wagga Advertiser. 31<sup>st</sup> October 1868, p2.

<sup>49</sup> Wagga Wagga Advertiser. 11<sup>th</sup> November 1868, p2.

<sup>50</sup> Sydney Mail. 14<sup>th</sup> November 1868, p8.

<sup>51</sup> Gundagai Times, 2<sup>nd</sup> January 1869, p3c2.

<sup>52</sup> Wagga Wagga Daily Advertiser, 31<sup>st</sup> October 1868, p3c5.

A sale must not have been achieved as Rogers applied to transfer the license to one Thomas Fletcher, in March 1869, but the court postponed the application pending production of the, "*certificate of license*."<sup>53</sup>

The license was subsequently transferred to Thomas Fletcher, on the 1st July 1869, but his occupation was short lived and the license was transferred to Mary Ryan within a month. Fletcher had previously licensed the Great Eastern hotel at Forbes.<sup>54</sup>

Another race meeting took place in May 1869, but the attendance was down on the previous event, most likely due to the colder weather.<sup>55</sup>

The next race meeting at the hotel was advertised in October 1869, with the event to take place on the 9th November, on what Rogers described as, "*the new course*."<sup>56</sup> Rogers also organized a further event for Boxing Day<sup>57</sup>, but this was subsequently cancelled as a consequence of the multiplicity of race meetings to be held on that day.<sup>58</sup>

By now Rogers has established races on the Prince of Wales' birthday as a regular event, which was always well attended, with November 1870 being no different.<sup>59</sup>

It was fortunate for a selector, Mr Leany that the hotel was close to his property when a fire broke out at a nearby camp site and threatened his wheat paddock. A crowd of men who were drinking at the pub rushed to help, and the incident was reported in the local press as follows:<sup>60</sup>

*"These men charged the lire on all sides with a courage that no sober man could have equalled. Most of them lost whatever whiskers or beard they possessed, and not a few their trousers, shirts, &c., into the bargain. In a short time the fire was stamped out, with no worse result than the thorough singing of the more hirsute members of the mob, and the rendering of the thirsty souls thirstier than ever."*

Gold mining around Alfred Town was prominent in 1870 with the Daily Advertiser reporting three reefs in work, and a fourth not yet opened<sup>61</sup>. One of these was the Alfred Reef, named so at the suggestion of the Chief Justice, Sir Alfred Stephen, who had met a deputation at Mr Roger's house<sup>62</sup>.

1870 was also the year for a record flood which caused extensive damage. At Alfred Town Rogers lost about 25 head of cattle, and almost drowned in riding through the water, also:

*"His stone house, near the old crossing, was inundated to the roof, and the walls, strong and massive as they were, were partially washed away."*<sup>63</sup>

In addition he suffered a further loss at Oura, which the Daily Advertiser described as follows:

*"The intended village of Oura was seven feet under water in the most favourable situations and the sooner the government cancel such places for village sites the better. Two lots purchased by Mr Rogers as his choice for a public house building were ten feet underwater"*<sup>64</sup>.

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<sup>53</sup> Wagga Wagga Advertiser. 31<sup>st</sup> March 1869, p2.

<sup>54</sup> NSW Government Gazettes. Publican's Licenses. 1865-1921.

<sup>55</sup> Wagga Wagga Advertiser. 26<sup>th</sup> May 1869, p2.

<sup>56</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> October 1869, p3.

<sup>57</sup> Wagga Wagga Advertiser. 27<sup>th</sup> November 1869, p3.

<sup>58</sup> Wagga Wagga Advertiser. 22<sup>nd</sup> December 1869, p3.

<sup>59</sup> Wagga Wagga Advertiser. 12<sup>th</sup> November 1870, p2.

<sup>60</sup> Wagga Wagga Advertiser. 8<sup>th</sup> December 1869, p2.

<sup>61</sup> Wagga Wagga Daily Advertiser, 27<sup>th</sup> January 1869, p4c6.

<sup>62</sup> Wagga Wagga Daily Advertiser, 31<sup>st</sup> August 1870, p3c3.

<sup>63</sup> Wagga Wagga Daily Advertiser, 6<sup>th</sup> April 1870, p2c6.

<sup>64</sup> Town & Country Journal, 14<sup>th</sup> May 1870, p7c1-2.

### Valuable Hotel Property.

GEO. FORSYTH & CO., have been favoured with instructions from Mr. P. ROGERS to sell by private contract that valuable property known as the

#### PRINCE ALFRED HOTEL,

Situated at ALFRED TOWN, about nine miles from Wagga Wagga, at the junction of the Albury Road with main Coach road to Sydney, and doing one of the best road-side trades in the district.

The Hotel is a first-class Brick Building, most perfectly furnished, with extensive Cellar, Brick Kitchen, and Store Room, Stables with Hay Loft, Harness Room, and Granary, fine Well, two acres of Vegetable Garden, Shrubbery and Yard all securely paled in.

With the above will be sold either 40 or 140 acres of land adjoining, as may be agreed on, all of which is substantially fenced and divided into two paddocks, having a frontage to the Kyamba Creek.

TITLE—FIRST-CLASS.

For further particulars, apply to—

GEO. FORSYTH & CO.,

Stock and Station Agents,

Fitzmaurice-street, Wagga Wagga.

In November of 1870 Rogers advertised the hotel for sale again. There must have been no sale as Rogers held races at the hotel again in March 1871.<sup>65</sup>

Left: Wagga Daily Advertiser, 5<sup>th</sup> November 1870.

Mary Ryan held the license up until the 1<sup>st</sup> July 1871 when it was transferred to Patrick Rogers. Mary took over the license of the Farmer's Home hotel at Wagga Wagga, on the same day.<sup>66</sup>

#### A Romantic Tale.

It appears that there were no takers for the business, in November 1870, but things were to change by July of the following year when the Daily Advertiser reported a romantic tale related to the sale of the hotel:

*"Wagga Wagga seems determined to keep up her character for romance. the Tichborne case is not yet decided, when another, and this time a veritable heir to a fortune, though not on quite so large a scale, turns up, and better still, at once takes a wife unto himself from the daughters of the land, and settles down in the district. This doubly fortunate individual is a man of good family and education, who, like many others of his class, has been "knocking about" Australia for some years, leading for the most part a nomadic sort of life as a stockman. He was engaged as a boundary rider at a station in the neighbourhood when the news reached him by the last mail that, by the death of his father, a retired colonel of Hussars, he had come into a fortune of &5,000, and that &1,000 had been forwarded to the Bank of New South Wales to take him home. The lucky man at once came into Wagga Wagga and took up his quarters at the Commercial, where he "champagned it" for a week, fell in love with the chambermaid, proposed, was accepted, and on Saturday last was married. The happy pair started at once for Alfred Town to spend their honeymoon at Mr. Roger's comfortable hotel, and the bridegroom was so charmed with his quarters that on Monday he proposed for the house, bought it, and paid for it, and is now installed as the landlord of the Prince Alfred hotel. Rather rapid work all this for about a fortnight, but then, what cannot money do<sup>67</sup>."*

The new owner was Thomas Taylor and his new bride was Mary Bannan<sup>68</sup>. Taylor had been employed on Nangus prior to his windfall.

The couple were in fact married twice, once in Wagga Wagga – by Rev. Falconer, on the 22<sup>nd</sup> July 1871- with the ceremony repeated in St Mary's Cathedral, Sydney, on the 1<sup>st</sup> August – by Rev. Father Healey. Thomas was the son of the late Rev. George Taylor, Rector of Clopton, Suffolk, and of Marlingford, Norfolk, England, while Mary was the eldest daughter of Terence Bannan, Esq., county Cavan, Ireland.<sup>69</sup>

Thomas's father had bequeathed both money and property, so Thomas Taylor returned to England, along with his new wife, to settle his affairs, and to also visit friends. He completed his business and booked a return passage for both himself and his wife, but on the evening preceding their departure Taylor took a walk from the deck to the dock side, to stretch his legs and have a smoke, and was never seen again. It was

<sup>65</sup> Wagga Wagga Advertiser. 15<sup>th</sup> March 1871, p3.

<sup>66</sup> NSW Government Gazettes. Publican's Licenses. 1865-1921.

<sup>67</sup> Wagga Wagga Daily Advertiser, 7<sup>th</sup> May 1870, p2c2-3.

<sup>68</sup> Notes from an interview with Mary Dennis in 1988. Includes a letter from Patrick Power to her mother, Alice Dennis, which was written on the 6<sup>th</sup> February 1955.

<sup>69</sup> Sydney Morning Mail. 16<sup>th</sup> September 1871, p926. / NSW Marriage certificate # 3685/1871

presumed that he had fallen from the plank in the darkness, into the water, unobserved, and had drowned. His wife returned to Australia alone,<sup>70</sup> and in October 1872 was granted a publican's license for the Duke of Rothsay hotel, on South Head Road, Paddington. Mary remarried in 1873, to Henry Taylor. Thomas Taylor had never applied for a license for the hotel. He may have intended to do so after his trip to England, or he may simply have purchased it as an investment.

Patrick Rogers was still the licensee in December of that year when same was transferred to William Henry Power<sup>71</sup>. The new host may have had some concerns about the viability of the business, or perhaps there were health issues, or other personal mitigating circumstances, but whatever the reason, Power advertised the lease for sale in July of 1872<sup>72</sup>. It may also have been with the knowledge that Rogers was building a new hotel at Forest Hill<sup>73</sup>.

William Henry Power never lived to see the opening of Rogers' new hotel. He passed away on the 23<sup>rd</sup> June 1873, aged 37 years, leaving a wife and two children to conduct the business.<sup>74</sup>

His wife, Hannah Mary, took over the license, and in November of that year was advertising the Alfred Town races to come off on the 10<sup>th</sup> November (Prince of Wales birthday), with free lunch and all drinks sixpence<sup>75</sup>. Early in December Patrick Rogers applied for and was granted a publican's general license, for "*a house situated at Kyamba Creek to be called the Forest Inn*"<sup>76</sup>. In the same issue Rogers advertised races at his new house.



Hannah must have been a very strong person, for as well as burying her husband of 5 years, carrying on the business, and looking after her two young children, she was pregnant throughout these ordeals, giving birth to her third son on the 20<sup>th</sup> February 1873<sup>77</sup>. His name was Patrick Edward Power. Her eldest son was William Henry Power, and when six years old, in 1875, he stumbled backwards into the kitchen fire, receiving severe burns to legs and back<sup>78</sup>.

Around 1877 Hannah remarried, taking Martin Joseph Costello as her second husband. Martin took over the license of the hotel, from 1878 onwards. Hannah gave birth to Alice in 1878 and Mary in 1879. She almost lost a son in August 1879, when he fell into the Kyamba Creek and was carried for some distance downstream. The boy, who was only six or seven years old, managed to make the bank and escaped any real injury, other than the loss of his hat.<sup>79</sup>

**Left:** Hannah Mary Costello. Photo courtesy H. Halloran

<sup>70</sup> Wagga Wagga Express, 11<sup>th</sup> May 1872, p2c4.

<sup>71</sup> Wagga Wagga Daily Advertiser, 13<sup>th</sup> December 1871, p2c5.

<sup>72</sup> Wagga Wagga Express, 31<sup>st</sup> July 1872, p3c3.

<sup>73</sup> Wagga Wagga Express, 22<sup>nd</sup> January 1873, p2c4.

<sup>74</sup> Wagga Wagga Express, 28<sup>th</sup> June 1873, p2c3.

<sup>75</sup> Wagga Wagga Daily Advertiser, 5<sup>th</sup> November 1873, p3c2.

<sup>76</sup> Wagga Wagga Express, 10<sup>th</sup> December 1873.

<sup>77</sup> Wagga Wagga Express, 4<sup>th</sup> March 1873, p2c3.

<sup>78</sup> Wagga Wagga Express, 16<sup>th</sup> October 1875, p2c6.

<sup>79</sup> Wagga Wagga Express. 27<sup>th</sup> August

## The Town

There was very little development at Alfred Town and when a correspondent from Wagga Wagga reported on a trip to Borambola in 1887 he commented as follows:

*"I would not know we had arrived at Alfred Town, but for my friend informing me. Alfred Town, as far as I can see, consists of an hotel"*<sup>80</sup>. A store had existed in 1872<sup>81</sup>, but may have subsequently closed.

The building opposite the Prince Alfred hotel was owned by the Ryan's, and was certainly a general store & post office in the early 1920's<sup>82</sup>, and probably operated at other times. Mrs Mary Ryan and her family of four sons & three daughters had migrated to Australia from Ireland in the late 1850's. Some claimed that Mary's husband, Daniel, died at sea during the voyage, but this conflicts with other evidence that Daniel died in Australia, and that his eldest son, Patrick, and Mary came out after Daniel. The family settled at Alfredtown, and named their property "Glandore", after the town in Ireland where they had lived. Their home doubled as a store, post office, and polling booth at various times. This is the building that now stands opposite the Shanty hotel. In February 1897, Patrick Ryan's residence was the designated polling place for Alfredtown.<sup>83</sup> One of Mary's daughters, Ellen, married Patrick Rogers.<sup>84</sup>

The Wesleyan Church at Alfredtown was officially opened on the 15<sup>th</sup> June 1890, by the Rev. W Weston. The edifice had been fully funded and monies raised on the opening day went towards erecting a fence and painting the church. The following account provided some details of events leading up to its construction:<sup>85</sup>

*"The Wesleyan portion of the residents of Alfredtown have been, for the last eighteen months, holding services at the residence of Mr. James Baker, but the congregation having increased to such large numbers of late, it was deemed advisable to erect a building to be used for church purposes in the district. Accordingly a building site of three-quarters of an acre was purchased from the Government. Tenders were immediately called for and a building erected. The site selected is prettily situated on the Kyamba road, and adjoins the Alfredtown Public School. The building erected is of wooden structure, and is of Gothic architecture, the dimensions being 25 x 16 feet. It is nicely fitted with church furniture, and affords comfortable accommodation for the congregation."*

The school had been established some eight years earlier. By January 1881 the citizens of Alfredtown had been promised a public school, but a correspondent pointed out, in that same month, that, as yet, *"there is no appearance of the work being gone on with."* The locals were irate that their children had to travel some eight miles to the school at Forest Hill in the blazing heat of summer. The department's response was slow, but some eight months later a school tent arrived at Alfredtown, unannounced, causing the following comments in the local press:

*"Nobody knew of its coming; nobody had instructions to erect the structure, and but for Mr. Costello making the discovery, the tent might have remained where it was left till it rotted. On Saturday Mr. W. H. Margrie, the clerk of the works for the Department of Public Instruction, arrived in town and arranged with Messrs. Coss and Booth for erecting the tent, which we understand is of very superior construction. A substantial wooden floor forms part of the equipments. In connection with this school it may be mentioned that Mr. and Mrs. Walsh are the appointed teachers. They arrived in town yesterday, and proceed to Alfred town to-day and will at once enter upon their scholastic duties."*<sup>86</sup>

It appears music was not taught at the school, as in July 1888 Mrs Costello sought a competent young lady to teach music to her nine and ten year old daughters.<sup>87</sup>

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<sup>80</sup> Wagga Wagga Daily Advertiser, 25<sup>th</sup> October 1887, p2c6-7.

<sup>81</sup> Town & Country Journal, 17<sup>th</sup> August 1872, p210c1-3.

<sup>82</sup> Tooth's records, Noel Butlin Archives, Archives of Business & Labour, ANU, Canberra.

<sup>83</sup> Wagga Wagga Advertiser. 27<sup>th</sup> February 1897, p2.

<sup>84</sup> VIC BDM's. Marriage registration # 1656.

<sup>85</sup> Wagga Wagga Advertiser. 26<sup>th</sup> June 1890, p2.

<sup>86</sup> Wagga Wagga Advertiser. 27<sup>th</sup> September 1881, p2.

<sup>87</sup> Wagga Wagga Advertiser. 5<sup>th</sup> July 1888, p3.





**Above:** Photo of Ryan's building at Alfredtown, which functioned as a store and post office at different times, c.1890's. Located immediately opposite the Prince Alfred hotel. Photo courtesy H. Halloran.



**Above:** And as it was in 2009 (the old store).

1895 saw a revived interest in gold mining with a number of leases applied for during the year.<sup>88</sup> A syndicate formed in February 1895 was prospecting on land selected by the Ryan Bros. This reef was at the foot of the hill on the Wagga Wagga side of Alfredtown, "*close to the road and nearly opposite Mrs Costello's hotel.*" This reef had previously been tested, many years ago, by the then late John T Ryan. The latter had been a partner with Mr P Heffernan at Sebastapol and the Marshall McMahon reefs. It was claimed that a trial crushing, at Adelong, had yielded two ounces to the ton.<sup>89</sup> Such activity would have been a boon for the hotel. This was probably on portion 86.<sup>90</sup>

It was in this same year, 1895 that the new bridge over the Kyamba Creek at Alfredtown was completed, and it was said to be, "*a decided improvement on the old crossing.*"<sup>91</sup>

In September 1899 the Wagga Wagga postal authorities gave notice that a new receiving office was to be opened at the Alfredtown Public School on the 20<sup>th</sup> November 1899. The new office would be known as "*Ladysmith.*"<sup>92</sup> The latter naming was attributed to the local Smith family who resided in this area.<sup>93</sup>

Another important industry was established at Alfredtown on the 23<sup>rd</sup> September 1901, when the Alfredtown Creamery factory was officially opened to take milk and cream from local dairies. The factory was affiliated with the Wagga Wagga Butter factory.<sup>94</sup>

### **The Diphtheria Outbreak**

In April 1891 there was an outbreak of diphtheria at Alfredtown. One family, named Adams, lost five children, aged from 5 to 18, to the disease. The parents survived, but had been so ill they could not care for the children. Seventy two year old neighbour, Mrs Wright, volunteered to help the family but she too was afflicted and died soon afterwards. Seven members of the family survived, but one of these was in a, "*precarious condition,*" while another suffered paralysis.

The whole family had been relocated to a tent near their home, and the decision was made to destroy the latter, it being described as "*of little value, the roof being constructed of bark, the walls of slabs, and so badly put together that between the most of them the wind easily penetrates.*"<sup>95</sup>

### **The End of an Era**

On the 5<sup>th</sup> December 1891, Hannah's second husband, Martin Costello passed away, and when she renewed the license in 1892 it marked a period of twenty years since she had first entered the business. She was to carry on as licensee until 1912 when the license was transferred to Arthur Landon – a total of 40 years in the one hotel<sup>96</sup>.

Hannah was never able to purchase the freehold as Thomas Taylor's wife chose not to sell, and I suspect the latter treasured it for its memories. It was only after Mary Taylor's death, in 1917, that the freehold exchanged hands<sup>97</sup>.

While Hannah was never able to purchase the freehold the length of her tenure suggests that the rent for the property was always reasonable, and at a level that allowed Hannah to make a reasonable living. When Hannah applied for a reduction in the licensing fee in 1907 she claimed that there was not much trade at the hotel and that she just made a living.<sup>98</sup>

Hannah had to contend with two sly grog shops in the early days. The first was kept by a family named Harris and was located about half a mile above Ladysmith School. This building was demolished before the school

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<sup>88</sup> Wagga Wagga Advertiser. 25<sup>th</sup> April 1895, p2. / 4<sup>th</sup> June 1895, p2.

<sup>89</sup> Wagga Wagga Express. 16<sup>th</sup> February 1895, p3.

<sup>90</sup> DIGS. See portion 86. Parish of Gumly Gumly.

<sup>91</sup> Wagga Wagga Express. 9<sup>th</sup> November 1895, p2.

<sup>92</sup> Wagga Wagga Express. 14<sup>th</sup> November 1899, p2.

<sup>93</sup> Wagga Wagga Advertiser. 14<sup>th</sup> November 1899, p2.

<sup>94</sup> Wagga Wagga Advertiser. 17<sup>th</sup> September 1901, p2.

<sup>95</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> May 1891, p2.

<sup>96</sup> Wagga Wagga Express. 30<sup>th</sup> March 1912, p7c3.

<sup>97</sup> Notes from an interview with Mary Dennis in 1988. Includes a letter from Patrick Power to her mother, Alice Dennis, which was written on the 6<sup>th</sup> February 1955.

<sup>98</sup> Wagga Wagga Express. 16<sup>th</sup> April 1907, p4.

was built. The second was Farrell's shanty, on the other side of Guys Hill, and was described as a trap for the workers off Borambola Station. Farrell was the brother of Mrs James Donnelly.<sup>99</sup>

A number of Hannah's children went into the hotel business, and her grandson, Paddy Power, was well known in Wagga Wagga as a transport operator and grazier. He also had an interest in the Royal hotel (Wagga Wagga), the Tolland hotel, and a hotel at Tumut, at different times<sup>100</sup>.

In June 1906, the Wagga Wagga Licensing Court reviewed an assessment of the Alfredtown Hotel. Hannah Mary Costello stated that,<sup>101</sup>

*"she originally held the hotel and 80 acres of land under the lease she produced at £60 per annum rental. Five acres were used in connection with the hotel, eighteen acres were under crop, and the remainder used for accommodation purposes. 15s per week would be a fair rental for the hotel and five acres; excluding the area under crop £1 per week would be a fair rental for the hotel and remaining acreage."* The court fixed the assessment at £60 per annum.

On the 30<sup>th</sup> May 1912, the license was transferred from Hannah to Arthur Landon.<sup>102</sup> The court heard that in the forty years Hannah had occupied the hotel she had never once been convicted, or reprimanded, for any breach of the licensing act, which was an extremely rare record.<sup>103</sup>

Landon lasted for less than a year and on the 3<sup>rd</sup> February 1913, the license was transferred to Mary Ann Mathew, a widow, who explained that she had two daughters aged 18 & 15 who would assist her in the running of the hotel. She also had two sons.<sup>104</sup> Mary Ann was the daughter of John Remington Pratt and had helped her parents in running the Black Swan hotel at North Wagga Wagga. She married Thomas Mathew in 1891, but was left with four young children, in 1903, when her husband committed suicide. Mary stayed at the hotel for almost four years, at which time it was transferred to Alfred Lysaught, on the 5<sup>th</sup> August 1916.<sup>105</sup> Lysaught subsequently purchased the freehold of the hotel in 1918.

John Pigot succeeded Lysaught, on the 19<sup>th</sup> January 1920,<sup>106</sup> but within three months John had passed away,<sup>107</sup> and his wife took over the management of the hotel. When the license came up for renewal in June 1920, the letters of administration had not been taken out and the application was postponed for one week.<sup>108</sup> On the 2<sup>nd</sup> July 1920 Mary Pigot transferred the license to George Anderson.<sup>109</sup> Anderson was a well-known Australian Rules football player who had won a premiership with Collingwood in 1917 and who, in 1915, was considered their best player.

George Power Anderson went to school at Yarrawonga, but moved to Melbourne around 1909-1910 to play Australian Rules football. He played with Collingwood (centre half back) from 1911 to 1919, including the premiership side of 1917. When he married Sarah Anne Carson in 1912 (in Melbourne) he listed his usual place of residence as Balldale, and his occupation as labourer at the City hotel, Collingwood. George & Sarah moved to Uranquinty around 1920 and operated a general store there. George then took over the Junction

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<sup>99</sup> Letter from Patrick Edward Power senior to his sister, 6<sup>th</sup> February 1955.

<sup>100</sup> Tooth's records, Yellow Cards. N60-YC-806. Noel Butlin Archives, Archives of Business & Labour, ANU, Canberra.

<sup>101</sup> Wagga Wagga Express. 26<sup>th</sup> June 1906, p2.

<sup>102</sup> Daily Advertiser. 1<sup>st</sup> April, 1912, p2.

<sup>103</sup> Wagga Wagga Express. 2<sup>nd</sup> April 1912, p2.

<sup>104</sup> Wagga Wagga Express. 4<sup>th</sup> February 1913, p2c4.

<sup>105</sup> Daily Advertiser. 5<sup>th</sup> August 1916, p4.

<sup>106</sup> Daily Advertiser. 20<sup>th</sup> January 1920, p4.

<sup>107</sup> Daily Advertiser. 21<sup>st</sup> April 1920, p3. / 22<sup>nd</sup> April 1920, p2.

<sup>108</sup> Daily Advertiser. 15<sup>th</sup> June 1920, p3.

<sup>109</sup> Daily Advertiser. 3<sup>rd</sup> July 1920, p6.

hotel on the outskirts of Wagga, followed by the Prince Alfred hotel, then to a hotel at Balldale, back to the Junction, and finally to the Riverina hotel in Wagga Wagga. In 1939 George took over the general store opposite the Wagga Wagga Base Hospital, where he remained until about 1946, after which he went into semi-retirement. George was a tireless worker for many local sporting and business entities. George also played for a local team in the 1920's, the Federals, and was a campaign director for Eddie Graham. Anderson Park, Wagga Wagga, is named in his honour<sup>110</sup>.

George was still the licensee in May 1921, and although no record could be found for 1922, he was still there in February 1923.<sup>111</sup> George held the license up until the 22<sup>nd</sup> March 1923 when William Ayscough, late of Coolamon, took over the license.<sup>112</sup> Geordie Anderson, as he was popularly known, subsequently took over the license of the Junction hotel, on the outskirts of Wagga Wagga, in May 1923.

Ayscough was given an introduction to the tougher side of the hotel business in August 1924, when a car load of men pulled up at the hotel before 5am on a Saturday morning. The men were on their way home from a dance and two of the group entered the hotel and demanded a drink. When William refused to serve them they went berserk and smashed the place up. When the police arrived, from Wagga Wagga, they found, *"smashed chairs outside on the road, a table inside the hotel, broken in two, broken glass and woodwork littering the floor, and stones lying about the place."* A number of the men appeared in court and were each fined £2 plus 12s costs plus £2 10s damages, with latter payable to Ayscough, who valued his loss at £5. Each offender was also fined another £3 for using indecent language. One of the men was fined an additional £2 for assaulting the driver of the car, Norman Stanley Menz.<sup>113</sup> It was an expensive night out for the boys.

Ayscough stayed on for a couple of years until the 11<sup>th</sup> May 1925 when the license was transferred to Charles Kilo.<sup>114</sup> A year later, on the 22<sup>nd</sup> March 1926, the license was transferred from Charles Frederick Kilo to Joseph William Brown.<sup>115</sup> William James Groutsch purchased the freehold of the hotel in 1926 and it appears that he may have held the license for a short period. In November 1926 Groutsch was given approval, by the Wagga Wagga licensing court, to make some improvements to the hotel, which included four new bedrooms. The works were to be completed within six months.<sup>116</sup> There is no record that the works were carried out.

Brown had a son named Reuben who made quite a name for himself as a boxer. In August 1929 Reuben knocked out Wally McKenzie in a professional fight in Sydney, and a few days later was back in Wagga Wagga where he issued a challenge to fight a boxer named Lawson for £25 a side. The terms were 15 rounds at 10 stone, ringside. Jimmy Sharman's tent was in town at the time and young Reuben won two fights there.<sup>117</sup>

Brown purchased the freehold of the hotel in 1928,<sup>118</sup> and officially remained as licensee up until the 7<sup>th</sup> April 1930 when he was succeeded by Helen Elizabeth Hannaford.<sup>119</sup> Brown, who was seventy four years old, was suffering from poor health and moved to Sydney, in December 1929, to stay with his daughter, Mrs Tolner, of Belmore. He passed away at her residence on the 12th January 1930.<sup>120</sup>

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<sup>110</sup> Notes from an interview with Thomas Anderson in 1989.

<sup>111</sup> Daily Advertiser. 14<sup>th</sup> February 1923, p3.

<sup>112</sup> Daily Advertiser. 20<sup>th</sup> March 1923, p2. / Tooth & Co. Records. Yellow Cards. Noel Butlin Archives. ANU, Canberra.

<sup>113</sup> Daily Advertiser. 11<sup>th</sup> August 1924, p2.

<sup>114</sup> Tooth & Co. Records. Yellow Cards. N60-YC-806. Noel Butlin Archives. ANU, Canberra. / State Records. Index to Publican's Licenses: 1920-1937.

<sup>115</sup> Daily Advertiser. 23<sup>rd</sup> March 1926, p3.

<sup>116</sup> Daily Advertiser. 1<sup>st</sup> December 1926, p4.

<sup>117</sup> Daily Express. 22<sup>nd</sup> August 1929, p2.

<sup>118</sup> Daily Advertiser. 14<sup>th</sup> January 1928, p4.

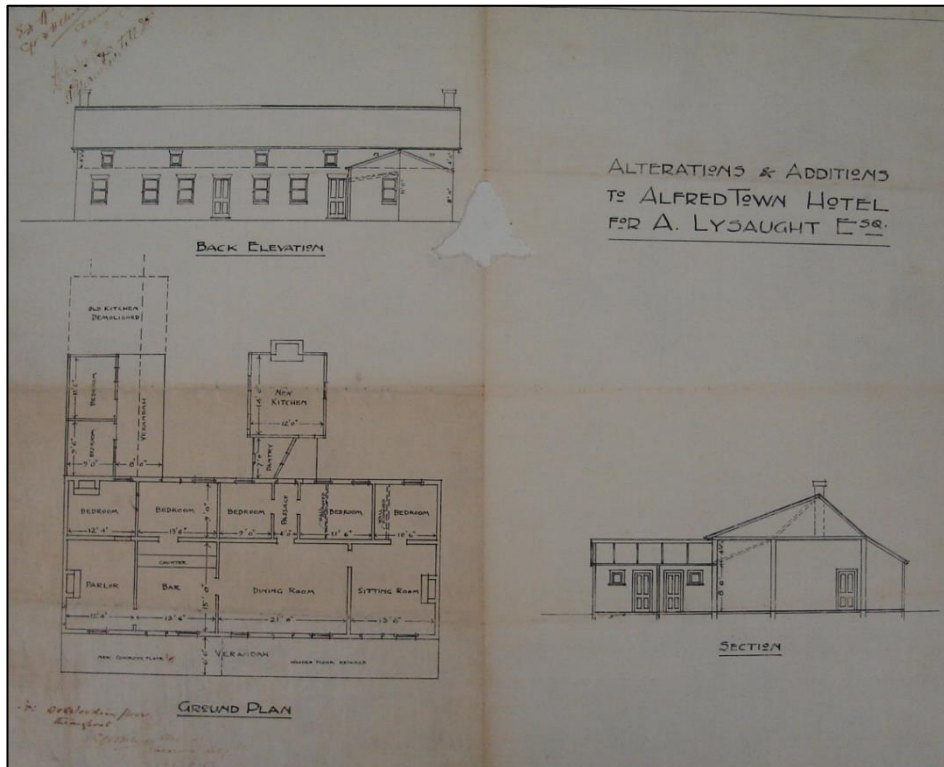
<sup>119</sup> Tooth & Co. Records. Yellow Cards. N60-YC-806. Noel Butlin Archives. ANU, Canberra.

<sup>120</sup> Daily Express. 13<sup>th</sup> January 1930, p2.

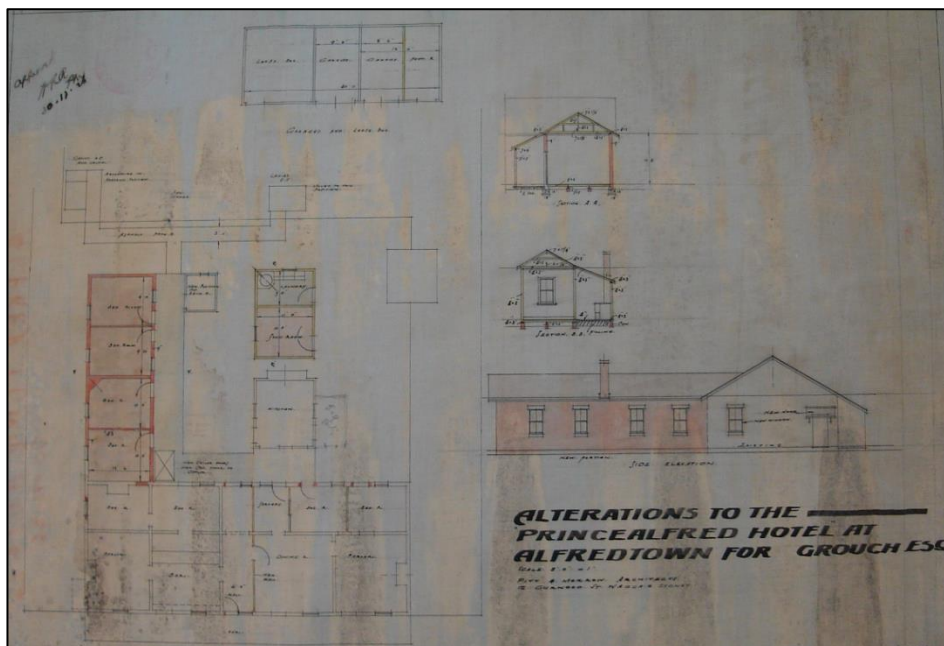
Brown's son, Reuben George Brown, and his daughter, Helen Hannaford, were executor and executrix, respectively, of his estate.<sup>121</sup>

**Unfulfilled Plans.**

In 1918 and 1926 there was interest in rebuilding the hotel and plans were prepared by several architects. It appears that both Lysaught and Grousch (owners of the freehold) commissioned plans, but there is no evidence that either party proceeded with the proposed amendments.



**Above:** The plans drawn up for Lysaught in 1918. Courtesy State Records.



**Above:** The plans drawn up for Grousch in 1926. Courtesy State Records.

<sup>121</sup> Daily Advertiser. 7<sup>th</sup> February 1930, p5.



**Above:** The Prince Alfred hotel c.1890's. Photo courtesy H. Halloran.



**Above:** The Prince Alfred hotel in November 1931. Courtesy Tooth & Co records.

Helen remarried in 1932,<sup>122</sup> and her new husband, John [Jack] Wilkinson Bridle took over as licensee, on the 10<sup>th</sup> October 1932, and he went on to hold the license for the next eleven and a bit years.<sup>123</sup>

Sixty nine year old aged pensioner, William Connellan, was staying at the hotel in November 1940, and on the 6<sup>th</sup> of that month he was retiring to bed when he knocked over the kerosene lamp in his room and set his pants on fire, resulting in severe burns to his right leg and arm.<sup>124</sup> He was taken to the Wagga Wagga Base Hospital where he died thirteen days later. Mrs Helen Bridle, the wife of the licensee, testified she had known Connellan for some twelve years, but as Bill Squires. He had come to the hotel, from Tarcutta on the 6<sup>th</sup> November and booked to stay overnight. The police stated that Connellan was survived by a brother, Jeremiah Edward Connellan, of 292 Cardigan Street, Carlton, Victoria.<sup>125</sup>

After being in the hands of the Brown family for eighteen years the hotel was transferred to William George Wild, a shop assistant of Wagga Wagga, on the 14<sup>th</sup> February 1944. Bridle was motivated to sell the business by the fact that the licensing inspector had lodged an application for Bridle's license to be cancelled.<sup>126</sup> Wild gave an assurance to the court that Bridle would not be remaining at the hotel.<sup>127</sup> Fifteen months later, on the 7<sup>th</sup> May 1945, Wild transferred the license to William Ripps, formerly of Enfield, in Sydney.<sup>128</sup> It is not known exactly when, but by May 1947 the license had been transferred to Harry Leonard Shaw, formerly the licensee of the Allawah hotel at Allawah, a suburb in the south of Sydney by May 1947.<sup>129</sup> Shaw had purchased the freehold of the hotel, some four months earlier, on the 23<sup>rd</sup> January 1947.

On the 20<sup>th</sup> May 1947, Harry Leonard Shaw applied to the licensing court for the license of the Alfredtown hotel to be transferred to Austinmere, near Wollongong. The chairman adjourned the matter until 22<sup>nd</sup> July.<sup>130</sup> Shaw's attempt to transfer the license was unsuccessful and he subsequently transferred the license to Lionel Alvin Nelson on the 14<sup>th</sup> August 1951.<sup>131</sup>

Snowy Nelson, as he was commonly known, was a railway worker in Sydney and when expecting to be retrenched he resigned and leased a pub at Barmedman. He chose that pub because it was cheap and nasty. He stayed for the 6 months left on the lease and then bought the freehold of the Prince Alfred hotel. According to Snowy's daughter, the trip from Barmedman to Alfredtown seemed to take forever and whenever they asked "how long" their dad replied "just over the next hill". He finally stopped at an old run down place and Mrs Nelson told her husband to stop mucking around and get to their new pub. He had some trouble convincing his wife that this was the new pub. The hotel was run down - aside from the bar and kitchen the floors in the other rooms had all rotted out. Chooks & pigs roamed the house whilst the keg sat on the bar with a wet bag over the top and a chook astride the bag. There was no refrigeration and the electricity was not connected to all rooms. All this had the kids and mum in tears. Mrs. Ripps, the wife of previous owner, tried to cheer them up by showing them a short piece of hose full of lead and demonstrating its purpose by bashing it on the bar which only served to make the family despair even more. Snowy rebuilt around the old hotel and renamed it the Shanty because that was its common nickname, particularly to the regular RAAF clientele. He added a dining room and entertainment areas and very much improved the financial position of the hotel. Apparently in old Bill Ripp's days customers would walk through the bar and hollow to Bill who would normally be busy doing his chores. The pub was a ten mile pub which meant that when the Wagga Wagga hotels were closed, on the weekends, he was able to do a roaring trade with the RAAF and Kapooka personnel, as well as the townies. Even the bottle sales were incredible.<sup>132</sup>

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<sup>122</sup> NSW BDM's. Marriage registration # 16033.

<sup>123</sup> Tooth & Co. Records. Yellow Cards. N60-YC-806. Noel Butlin Archives. ANU, Canberra.

<sup>124</sup> Daily Advertiser. 8<sup>th</sup> November 1940, p4.

<sup>125</sup> Daily Advertiser. 30<sup>th</sup> November 1940, p4.

<sup>126</sup> Daily Advertiser. 25<sup>th</sup> January 1944, p3.

<sup>127</sup> Daily Advertiser. 15<sup>th</sup> February 1944, p4.

<sup>128</sup> Daily Advertiser. 8<sup>th</sup> May 1945, p6

<sup>129</sup> Tooth & Co. Records. Yellow Cards. N60-YC-806. Noel Butlin Archives. ANU, Canberra.

<sup>130</sup> Daily Advertiser. 21<sup>st</sup> May 1947, p2.

<sup>131</sup> Tooth & Co. Records. Yellow Cards. N60-YC-806. Noel Butlin Archives. ANU, Canberra.

<sup>132</sup> Conversation with Joy Kelly (nee Nelson). 21<sup>st</sup> August 1994.



**Above:** The Prince Alfred hotel in February 1942. Courtesy Tooth & Co records.



**Above:** Ripp's Prince Alfred hotel in February 1942. Courtesy Tooth & Co records.

Eleven air force men who had just completed their training organized a “*pass out party*” at the hotel on the 21<sup>st</sup> September 1951. These men plus some bona fide travelers and guests were all drinking at the hotel when the police arrived and charged the licensee, Lionel Nelson, with serving drinks after hours. Nelson claimed that he was just, “*doing his bit*” for the servicemen and that there was nothing in it for himself. He was fined £5 plus 10s costs, and on another charge of failing to add coloured fluid to the drip tray he was convicted and fined an additional £3.10s.<sup>133</sup>

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<sup>133</sup> Daily Advertiser. 14<sup>th</sup> November 1951, p3.



Snowy Nelson, as he was affectionately known, had strong links with the air force men and when his daughter, Joy Ann Nelson, celebrated her "coming of age" party, at the hotel, a single tiered pink birthday cake weighing fifty six pounds was made especially for the occasion by Air Force cook, Corporal Vince McCarthy. Two RAAF apprentice cooks carried the cake into the hall, behind Miss Nelson, who was accompanied by yet another apprentice cook. A fourth apprentice followed with a knife on a pink satin cushion. Some one hundred and fifty guests attended the celebration.<sup>134</sup>

Fights at hotels were not uncommon, but Snowy would have felt more relaxed in September 1953. A man named John Howard was assisting Snowy in the management of the hotel. John was an amateur boxer and had already been crowned the heavy weight champion of NSW, on three consecutive occasions, and was tipped to be the next heavy weight champion of Australia.<sup>135</sup>

On the 10<sup>th</sup> May 1955 the name of the hotel was changed from the Prince Alfred hotel to the Shanty hotel<sup>136</sup>.

Licensees to follow Snowy Nelson were,<sup>137</sup>

1959, 17<sup>th</sup> March – James Thomas Duncombe ex Union hotel, Tumberumba.  
1961, 18<sup>th</sup> April – Geoffrey Ashley Walsh (1<sup>st</sup> License)  
1964, 17<sup>th</sup> March – Neville Ernest Dowling (1<sup>st</sup> License)  
1966, 29<sup>th</sup> June – Walter Robert Portingale ex Newmarket hotel, Albury  
1967, 29<sup>th</sup> March – Kenneth John McCann ex Royal hotel, Yeoval  
1968, 9<sup>th</sup> July - Robert Andrew Phillips ex Royal hotel, Yass.

Bob Phillips was a former electrician and air pilot, of the RAAF at Adelaide. When he decided to get into the hotel business he worked in a hotel at Tempe for six months, to learn the trade. His first license was for the Royal hotel at Yass, which he leased from 1964-1967. In 1968 he leased the Shanty hotel, purchasing the same from Ken McCann a former police officer, and stayed there until 1971. Snowy Nelson told Bob he had purchased the freehold in 1953 for £5000, which was every cent he could gather. Snowy claimed he was so broke, following the purchase of the hotel, that after catching a train to Wagga Wagga, he had to walk to Alfred town because he didn't have the taxi fare. He thought himself lucky because he got a lift for the last ½ mile. Bob said Snowy was a good publican – he regularly shouted his customers and received a strong following in return. Many a worker or tradesman did odd jobs for Snowy at a good price. The roof was replaced with iron, over the old shingles, and the hotel was completely rewired. Some claim that there was so much material from the RAAF in the hotel that if you played "God Save the Queen," everything stood up. An artist had painted a picture on one wall, of a German holding a tankard on one side and a fair damsel on the other side, with Omar Khayyam's Rubaiyat in between, written in old style English letters. Bob's lease required that he repaint the premises, which he did, including painting over the top of this mural. According to Bob, Snowy went berserk when he found out.

Bob said the main clientele were shearers and cockies. Notable regulars included Stan Jackson, who would recite poetry and prose in a "most dynamic manner." Stan was a shearer who couldn't read or write and who, at that time, lived at Ladysmith.

Bob had the chance to buy the freehold but there was talk of everyone getting a Sunday license, which would have severely impacted on the financial viability of the hotel. Sunday was his big day for trade, so he chose not to buy the freehold.

Bob said that Harold Goodwin bought the pub business after he left, for \$66,000. Some six months later Bob took over the license of the Royal hotel in Wagga Wagga and stayed there until the day it closed.<sup>138</sup>

According to the records of Tooth and Co. the licensees to follow Bob were as follows:

1971, 15<sup>th</sup> June – Lionel Alvin Nelson  
1971, 6<sup>th</sup> September – Mrs Cynthia Alma Goodwin  
1973, 21<sup>st</sup> May - Harold Stanley Collette ex Federal hotel Temora  
1975, 1<sup>st</sup> July – Mrs Lurline Elizabeth Collette

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<sup>134</sup> Daily Advertiser. 19<sup>th</sup> April 1952, p4.

<sup>135</sup> Daily Advertiser. 9<sup>th</sup> September 1953, p8.

<sup>136</sup> Tooth's records, Yellow Cards. N60-YC-806. Noel Butlin Archives, Archives of Business & Labour, ANU, Canberra.

<sup>137</sup> Tooth & Co. records. Yellow Cards. N60-YC-806. Noel Butlin Archives. ANU, Canberra.

<sup>138</sup> Bob Phillips. 7<sup>th</sup> February 1989.

1976, 25<sup>th</sup> May - Birooma Holdings Pty Ltd (M Maloney, Mrs MM Maloney, SJ Spencer, & Mrs JC Spencer) who purchased the freehold for \$98,000.  
1976, 12<sup>th</sup> July – David Ralph Whelan (or Wealand) (his 1<sup>st</sup> license) – as nominee for Birooma Holdings.  
1978, 31<sup>st</sup> January – Stephen John Spencer  
1979, 4<sup>th</sup> December – Robert Noel McGregor

The records of the Office of Gaming and Liquor show the following licensees succeeded Robert McGregor:

1982, 15<sup>th</sup> March – Terence Patrick Sellars  
1986, 5<sup>th</sup> December – Laurence Kevin Byron  
1989, 17<sup>th</sup> March – Margaret Evelyn Cullen  
1994, 12<sup>th</sup> January – Russell James Meyers  
1995, 27<sup>th</sup> February - John Robert Dohl  
1996, 14<sup>th</sup> June – Timothy Francis Brennan  
1996, 26<sup>th</sup> November - John Robert Dohl  
1996, 26<sup>th</sup> November – Raymond William Hughes  
1998, 17<sup>th</sup> February – Ross Leslie Jenkins  
1998, 20<sup>th</sup> October – Raymond William Hughes  
2000, 2<sup>nd</sup> March – Brent Michael Fletcher  
2001, 15<sup>th</sup> August – Stewart James Walsh  
2002, 23<sup>rd</sup> April – Carmel Margaret Neason  
2004, 19<sup>th</sup> January – Brendan Douglas Cotterill  
2008, 4<sup>th</sup> March – Lindsay Anne Marshall-Cormack  
2009, 18<sup>th</sup> June – Loriso Pty Ltd, licensee  
2012, 15<sup>th</sup> February – Douglas Clive Brunskill



**Above:** The Shanty hotel. Courtesy Ryan Cremer. Daily Mail.



**Above:** The Shanty hotel in January 1959. Photo courtesy Tooth & Co. Records, Noel Butlin Archives, ANU, Canberra.



**Above:** The Shanty hotel c.1990.

**LAST BASH**  
**- CLOSING DOWN**  
**SHANTY HOTEL - 12 MIDDAY**  
**SUNDAY 26th - FREE ENTRY**

**Come have a wonderful time this Sunday**

- 2 Bands "RYTHEM METHOD" and "CROSS COUNTRY" giving you their best, plus the one and only "Grant Luhrs".
- 2AAA FM Broadcasting live on set from 12 Midday
- \$10 BBQ with as much salad as you can eat
- Hey!!! Also a Courtesy Bus
- Don't forget the Kids - Free Jumping Castle
- Rock n Roll or Country music

**COME AND HAVE A BALL**

**Saturday 25th April**

- Two-up in the beer garden from 2pm - 5pm
- Fresh prawn and oyster night in the bistro with cook your own steaks on the char grill.
- Entertainment: **Sameera - Vocalist** singing all your old favourites in the back bar. (Fleetwood Mac - Susie Q - Rolling Stones)  
**7:30 pm - 9:30 pm**

*Goodbye*  
**REGARDS - THE SHANTY**  
*Love a gold coin for a donation to Camp Quality on Sunday*

**SHANTY HOTEL**  
 Sturt Highway, Wagga Wagga  
**PHONE: 6922 7277**

8 - Friday, April 24, 2009

On Sunday the 26<sup>th</sup> April 2009 the Shanty traded for the last day.

On the 18<sup>th</sup> April 2009 the Daily Advertiser stated that the hotel's license and gaming machine entitlements were to be moved to a new tavern planned for Forest Hill, construction of which was due to commence later that same year.

Plans had been lodged with the Wagga Wagga City Council by local businessman, Mr Bob Quarmbly who expected it would take some 12 months to complete, at a cost of some six million dollars. Quarmbly's plans never eventuated and the receivers sold off the property, without the publican's license. It is now a private residence (2017).

Left: Wagga Daily Advertiser, 24<sup>th</sup> April 2009.

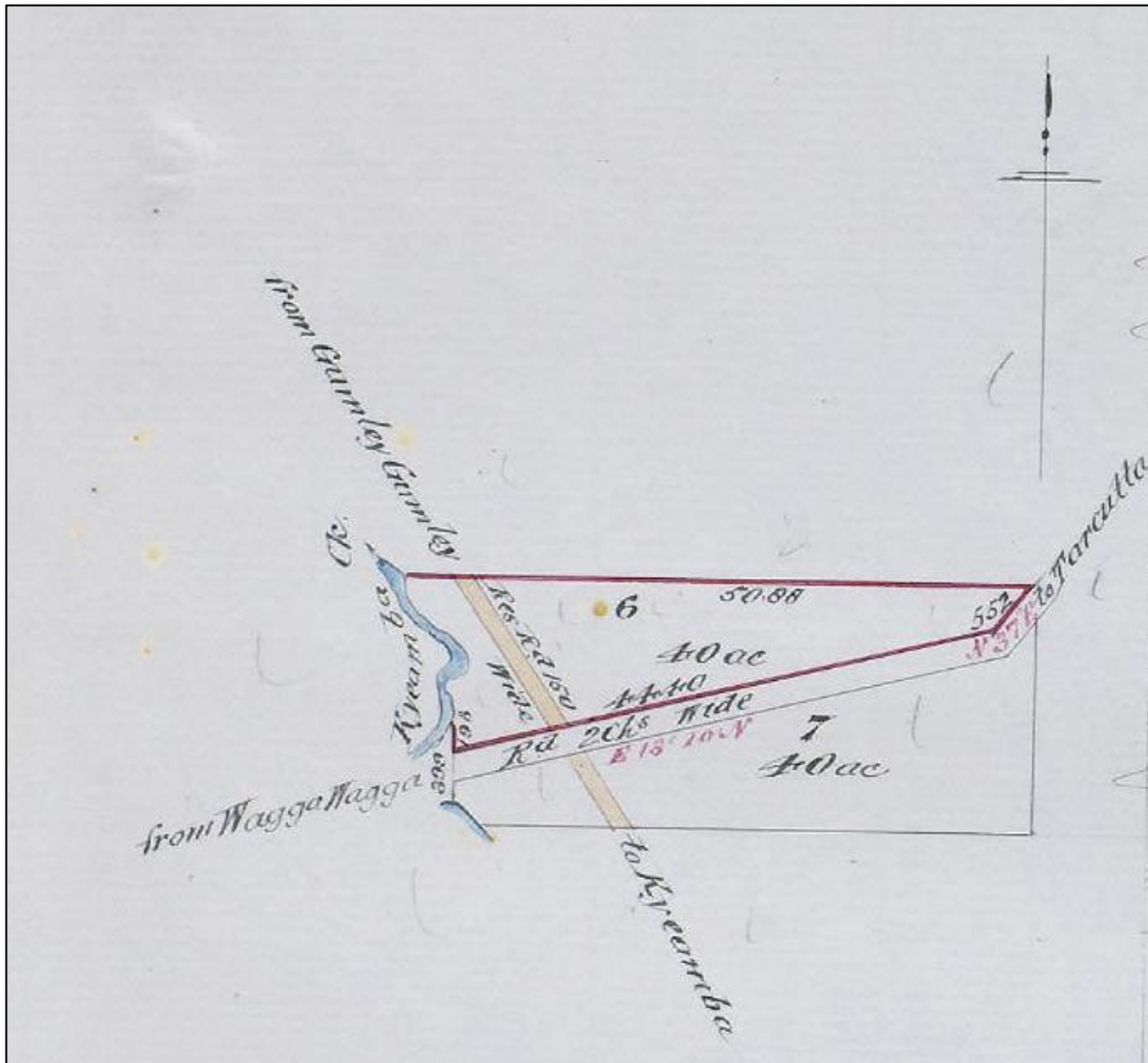
In 2018 the license was held by Douglas Clive Brunskill, of Oura, and late of Forest Hill.



Above: Sue Burch outside the now delicensed hotel (2016).

## The Freehold

On the 29<sup>th</sup> August 1867, Patrick Rogers purchased portion six in the parish of Cunningdroo, being forty acres, for the sum of forty pounds.<sup>139</sup> This is the site where he erected his new hotel and where the hotel still stands today.



**Above:** Extract from 1867 title deed showing portion 6, parish Cunningdroo.

Rogers transferred the property to Thomas Taylor in July 1871.<sup>140</sup> Taylor died in 1872 and by 1885 Harry Berkeley Fitzhardinge, attorney at law, was the legal owner of the property.<sup>141</sup> Presumably Taylor's affairs took some time to arrange and this work may have been done by Fitzhardinge, for the estate.

<sup>139</sup> NSW Land & Property Information. Title deed. Vol.136, Folio.38.

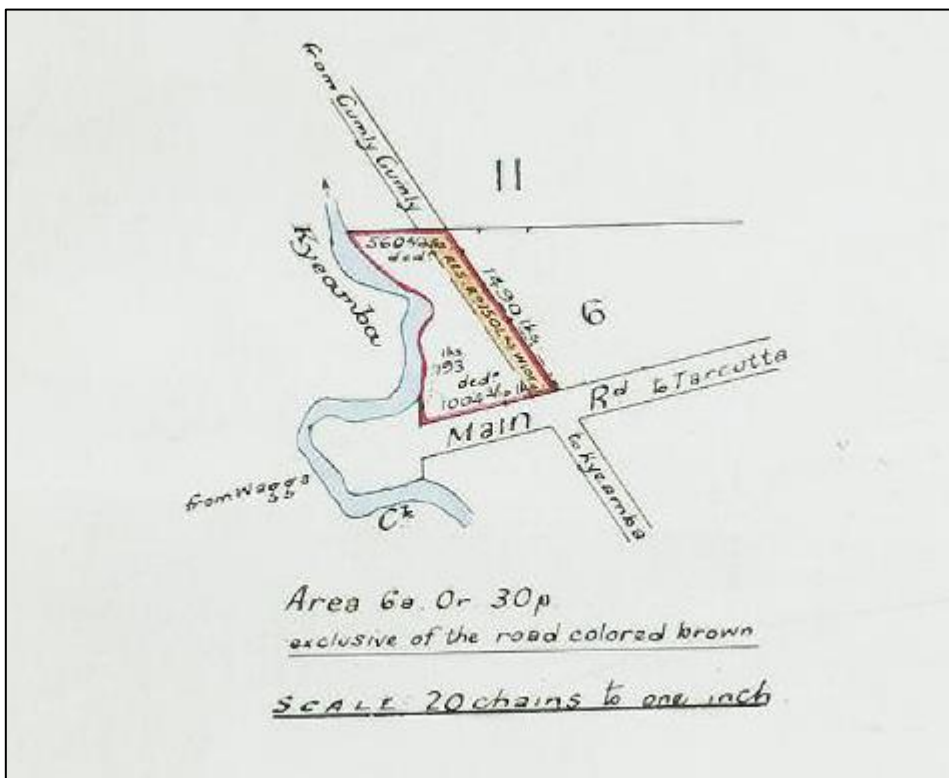
<sup>140</sup> NSW Land & Property Information. Title deed. Vol.136, Folio.38.

<sup>141</sup> NSW Land & Property Information. Title deed. Vol.766, Folio.136.

Following the death of Fitzhardinge, in April 1893, the property was subsequently transferred to his widow, Sophia Kate Fitzharding, in 1901.<sup>142</sup>

In September 1917, the Public Trustee put the property up for sale, but had no success in selling the hotel, it being passed in at £575, this bid being under the reserve price.<sup>143</sup>

Success was achieved in 1918 when the Public Trustee finally sold the property, to Patrick Lysaught.<sup>144</sup> In 1920 Lysaught transferred the property to Mary Pigot, the wife of John Pigot of Wagga Wagga.<sup>145</sup> Mary sold the property to George Power Anderson in March 1921.<sup>146</sup> The original forty acres had been subdivided at several points in time and what Anderson purchased was the western section of portion six, consisting of some six acres and thirty perches, and which included the hotel.



**Above:** Extract from title deed showing the area purchased by Anderson. (Highlighted in red).

In 1923 Anderson transferred the property to William Ayscough, junior, a farmer of Wagga Wagga.<sup>147</sup>

In 1925 Ayscough transferred the property to Charles Frederick Kilo, of Alfredtown, hotel keeper.<sup>148</sup>

In 1926 Kilo sold the property to William James Groutsch, a farmer from Ganmain.<sup>149</sup>

<sup>142</sup> NSW Land & Property Information. Title deed. Vol.766, Folio.136.

<sup>143</sup> Daily Advertiser. 26<sup>th</sup> September 1917, p2.

<sup>144</sup> NSW Land & Property Information. Title deed. Vol.766, Folio.136.

<sup>145</sup> NSW Land & Property Information. Title deed. Vol.2853, Folio.63.

<sup>146</sup> NSW Land & Property Information. Title deed. Vol.3063, Folio.188.

<sup>147</sup> NSW Land & Property Information. Title deed. Vol.3387, Folio.197.

<sup>148</sup> NSW Land & Property Information. Title deed. Vol.3387, Folio.197.

<sup>149</sup> NSW Land & Property Information. Title deed. Vol.3387, Folio.197.

In 1928 Groutsch sold the property to William Brown of Alfredtown, hotel keeper.<sup>150</sup>

In 1932 the property was transferred to Reuben George Brown, a labourer of Parramatta, and Helen Hannaford of Alfredtown.<sup>151</sup> Presumably they were the benefactors in the estate of their father. In the same year the pair transferred the property to Jack Wilkinson Bridle a publican of Alfredtown, and the second husband of Helen.<sup>152</sup>

In 1947 Bridle transferred the property to William Shaw, of Allawah, a publican.<sup>153</sup>

In 1957 John William Shaw transferred the property to Lionel Alvin Nelson, a hotel keeper, of Alfredtown.<sup>154</sup>

Ownership for the next thirty four years is yet to be clearly determined but it is known that the property was sold by Nelson to Mrs CA & Mr H Goodwin, and that they in turn sold to Mr HS Collette and his wife, Mrs LE Collette.<sup>155</sup>

In August 1968, Tooth & Co. gave their consent for the property to be divided into three separate lots.

In 1977 \$35,000 worth of material alterations were carried out.<sup>156</sup>

In 1991 Biroomba Holdings Pty Ltd transferred the hotel property to Timothy Francis Brennan & Joan Therese Brennan (½ share as joint tenants), and Michael Stanley Neason & Carmel Margaret Neason Brennan (½ share as joint tenants).<sup>157</sup> The sale price was \$300,000.

In October 1999 Michael Stanley Neason transferred his share to Carmel Margaret Neason for the sum of \$125,000.<sup>158</sup> On the same day Timothy Francis Brennan and Joan Therese Brennan transferred their joint tenant half share to Carmel Margaret Neason, the latter now being the sole owner of the freehold.<sup>159</sup>

In April 2007 Carmel Margaret Neason transferred the title to Loriso Pty Ltd, for the sum of \$1,150,000.<sup>160</sup>

In December 2010 the receivers transferred the property from Loriso Pty Ltd to Lindsay Paul Dixon, for the sum of \$418,000.<sup>161</sup> In 2017 the house to the west of the hotel was on a separate title, as was the land containing the service station, all of which lay within the original portion six.

The old hotel building still stands today (2018) and the license has yet to be transferred to another hotel.

Current plan > DP.531706/1, 2, 3.

1/531706 > House site. Previous title > 11012-112

2/531706 > Hotel site. Previous title > 11012-113

3/531706 > Petrol station site. Previous title > 11012-114

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<sup>150</sup> NSW Land & Property Information. Title deed. Vol.3387, Folio.197.

<sup>151</sup> NSW Land & Property Information. Title deed. Vol.3387, Folio.197

<sup>152</sup> NSW Land & Property Information. Title deed. Vol.3387, Folio.197

<sup>153</sup> NSW Land & Property Information. Title deed. Vol.4559, Folio.65.

<sup>154</sup> NSW Land & Property Information. Title deed. Vol.4559, Folio.65.

<sup>155</sup> Tooth's records. Yellow Cards. N60-YC-806. Noel Butlin Archives, Archives of Business & Labour, ANU, Canberra.

<sup>156</sup> Wagga Wagga Court House Records. Premises Cards.

<sup>157</sup> NSW Land & Property Information. Dealing Z873788.

<sup>158</sup> NSW Land & Property Information. Dealing 6323929.

<sup>159</sup> NSW Land & Property Information. Dealing 6323928.

<sup>160</sup> NSW Land & Property Information. Dealing AD057056.

<sup>161</sup> NSW Land & Property Information. Dealing AF908727.

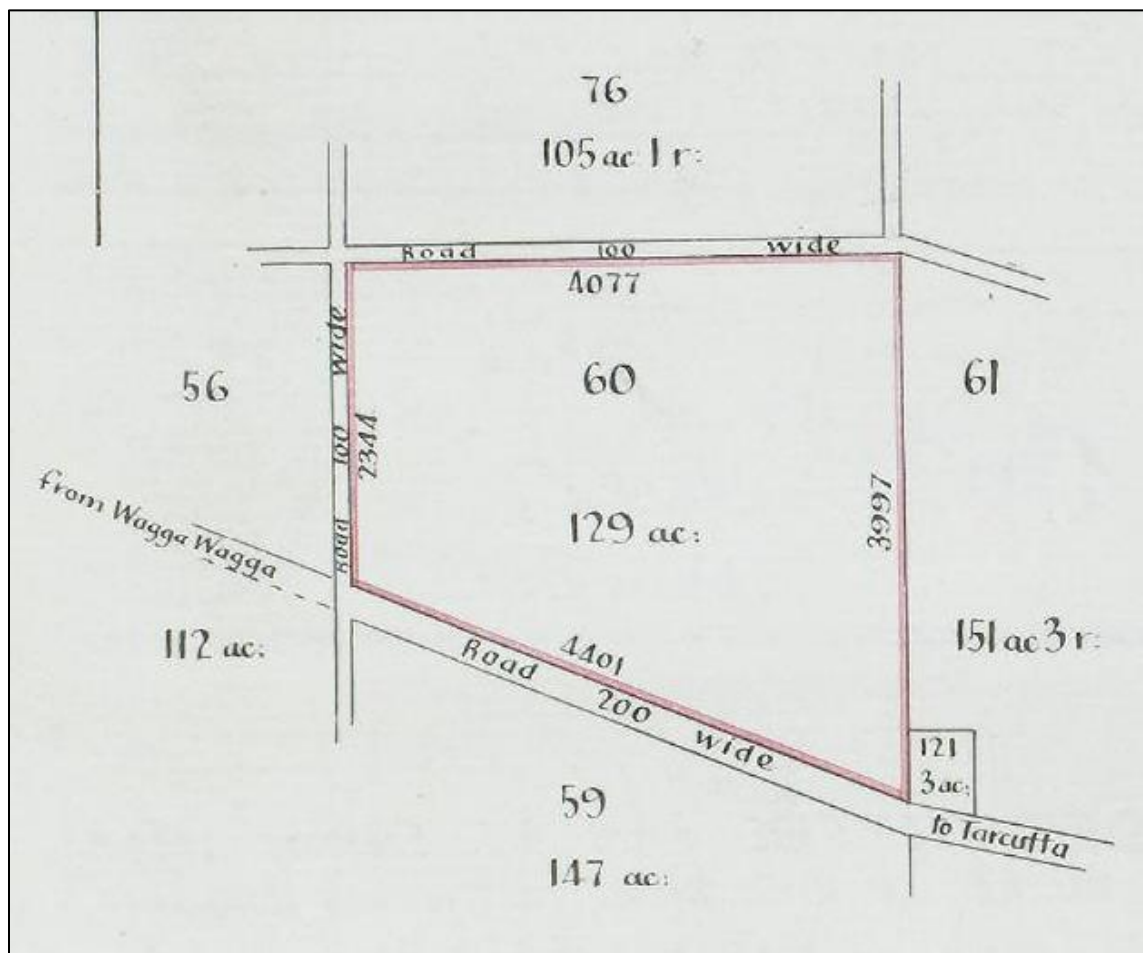
## The Forest Inn.

The third hotel established by Patrick Rogers was the Forest Inn. This was not far away from Alfredtown, at Forest Hill, on the way towards Wagga Wagga. The hotel was located on portion 60, parish of Gumly Gumly, which consisted of 129 acres.

This site is on the left of the Sturt highway as you approach Forest Hill from Wagga Wagga, just pass the turn off to the airport, which is on the right.

Portion 60 was originally purchased by the Commercial Banking Company of Sydney Ltd, for the sum of £129, in December 1903.<sup>162</sup>

Sylvia Walsh described the location as, "on the northern side of Tarcutta Road slightly east of its intersection with what is now Elizabeth Avenue." She also noted that the remains of the old building were still visible (c.1981).<sup>163</sup>



**Above:** Portion 60, parish Gumly Gumly, as purchased by the Commercial Banking Company of Sydney Ltd in 1903. Courtesy Land & Property Information.

Patrick Rogers's 3<sup>rd</sup> hotel was first licensed in 1874 and was operated by Rogers until its demise in the early 1880's. The land then would have formed part of the Gumly Gumly run and Patrick would have required the consent of Donnelly to open the hotel. Harry Leonard held the license from 1876 till 1877, otherwise Rogers was the sole licensee.

Patrick selected portion 60 as CP.72.200 prior to the CBC purchasing the land and it is assumed this was allowed to lapse at some point in time.

<sup>162</sup> NSW Land & Property Information. Title deed vol.1510, folio.170.

<sup>163</sup> Ladysmith School Centenary: 1881-1981. The Ryan Family of Glandore by Sylvia Walsh.





**Above:** Contemporary location of the old Forest Inn. Courtesy Google Earth December 2017.

#### **Forest Inn Licensees.**

Patrick Rogers: 1874-1876, 1877-1881.

Harry Leonard: 1876-1877.

#### **The Forest Inn**

On December 10<sup>th</sup> 1873 the local licensing bench approved a license for Patrick Rogers for a house situated at Kyamba creek to be called the Forest Inn.<sup>164</sup>

On the same day Rogers advertised his Forest Inn races, to come off at the Forest Inn, 4 miles from Wagga Wagga, on the Tarcutta Road.<sup>165</sup> This meeting was held on Boxing Day, 1873.<sup>166</sup> He quickly followed this up with another race meeting on Anniversary Day, 26<sup>th</sup> January 1874.<sup>167</sup> A report, around this time, from a correspondent on the Tarcutta Creek, hailed the opening of the Inn, noting the proprietors, *“long since earned reputation for unswerving honesty and manliness.”*<sup>168</sup>

A road making party carried out works on the Tarcutta highway, in March 1874, with some twenty plus men employed on the project. No doubt the hotel would have done well during this period.<sup>169</sup>

In October 1875 George Sheppard, the architect, sought tenders from builders for the erection of three additional rooms to the Forest Inn near Wagga Wagga, for Mr. Rogers.<sup>170</sup>

A tragedy struck a few months later, in December 1875, with death of a young lady who had been working at the inn. The following report of the coroner’s inquest provides details of events leading up to her death:

*“The District Coroner, FA Tompson, Esq., held an inquest yesterday afternoon, on the body of Sarah Jane Linkey. From the evidence of Patrick Rogers, the proprietor of the Forest Inn, at Kyamba Creek, it appears that deceased was in his service as a general domestic. She entered his service on the 9th of the present month. Her general health appeared to be good. She sometimes had a cough, and complained occasionally of a headache.*

<sup>164</sup> Wagga Wagga Express. 10<sup>th</sup> December 1873, p2c5.

<sup>165</sup> Wagga Wagga Express. 10<sup>th</sup> December 1873, p3c6.

<sup>166</sup> Wagga Wagga Express. 13<sup>th</sup> December 1873, p3.

<sup>167</sup> Wagga Wagga Express. 17<sup>th</sup> January 1874, p3.

<sup>168</sup> Wagga Wagga Express. 21<sup>st</sup> January 1874, p2.

<sup>169</sup> Wagga Wagga Express. 28<sup>th</sup> March 1874, p2.

<sup>170</sup> Wagga Wagga Express. 2<sup>nd</sup> October 1875, p3c5.

He stated, that he learned before this that she had fits sometimes. On Sunday evening, about 5 o'clock, she laid down, and complained of a headache. Witness bathed her head, and face, and hands with vinegar and water and thinking the room in which she lay was too hot took her outside. She seemed to get better, and went to bed, sleeping soundly till twelve o'clock at night when she awoke. She said she felt much better, and went to sleep again, and slept till 7 o'clock on Monday morning, when she got up, but afterwards went to bed again. Finding that she got no better, witness about nine o'clock sent for her aunt, who lived about 1½- miles away. Her aunt sent word in reply to his message that she thought the girl's fits were coming on. As no one came over, witness called in a woman who recommended him to call in a doctor. He then had a horse put into a buggy and sent deceased to her aunt.

Augusta Hantz the wife of farmer at Forest Hill, stated that deceased was her niece, and about 16 years of age. She was generally healthy until last summer, "when she had convulsive fits, during which she was senseless; her whole body working violently. On Monday she received a message from Mrs. Rogers saying that deceased was not well; told the messenger she would go quickly, and started as soon as she changed her dress. Met a man driving a buggy with deceased in it about half-way between her house and Mrs Rogers'. The deceased then appeared senseless, and on asking her if she knew her (witness), she replied "No" in a wild way. Witness turned back and went home with the deceased, took her out of the buggy and put her in bed. She never closed her eyes, and never regained her senses. This morning; (Tuesday), she started accompanied by her husband, to take deceased to Wagga, which is about eight or nine miles away, from her house. Deceased was lying in the bottom of the cart, moaning and moving her hands about. They went to Dr. Large's, in Gurwood-street, and he called in Dr. Wren. They both came to the cart, and Dr. Wren directed them to, the front of his surgery, where they took deceased out of the cart and placed her on the floor of the surgery. Dr. Wren and Dr. Large felt her pulse and said she was dead. Witness believed that Mrs. Rogers did not behave badly to deceased. Dr. Wren, being examined, described the appearance of the body after death. The lungs were greatly congested, and the vessels of the neck. The distension of the blood vessels of the neck he believed must have been greatly increased by a handkerchief which was worn tightly round the neck. He gave the cause of death as pulmonary apoplexy, and added that, if the handkerchief had been removed in the first instance, the chances of deceased's recovery would have been greater. The handkerchief he believed was put on in the ordinary way, and that deceased had been in the habit of wearing it tight, and that, as the vessels became congested, it pressed the more tightly. A verdict of died from pulmonary apoplexy was returned'.<sup>171</sup>

Rogers must have wanted a break, when in August 1876 he leased the hotel to Harry Leonard, who was long and favourably known at the Australian and Commercial hotels. Leonard took over the business on the 12th instant."<sup>172</sup>

Leonard (late of the Australian hotel), advertised, in August, that he had leased the hotel and that he would commence business on the 10th instant. He advised that, "in making this announcement HL begs to state that the Forest Inn has recently been enlarged, refitted, and thoroughly renovated, and he will be in a position to claim for the house the character of being one of the most comfortable country inns in the colony. LH's well known experience of some years in the management of the cellar departments of some of the principal hotels in the district."<sup>173</sup>

Leonard advertised his first race meeting for Boxing Day, 1876,<sup>174</sup> but due to a storm only one event on the program took place before the day was postponed, till New Year's Day.<sup>175</sup> In a sad twist of fate, Leonard passed away on the 19<sup>th</sup> January 1877, at the relatively young age of thirty three years.<sup>176</sup> He was buried the very next day.<sup>177</sup>

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<sup>171</sup> Wagga Wagga Advertiser. 1<sup>st</sup> December 1875, p3.

<sup>172</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> August 1876, p2c4.

<sup>173</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> August 1876, p3c7.

<sup>174</sup> Wagga Wagga Advertiser. 6<sup>th</sup> December 1876, p3.

<sup>175</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> January 1877, p2. / Wagga Wagga Advertiser. 30<sup>th</sup> December 1876, p2.

<sup>176</sup> Wagga Wagga Advertiser. 20<sup>th</sup> January 1877, p2.

<sup>177</sup> Wagga Wagga Advertiser. 20<sup>th</sup> January 1877, p2.

On the 15<sup>th</sup> May 1877 the license was transferred back to Patrick Rogers.<sup>178</sup> As usual, Rogers held a race meeting on Boxing Day 1877, which provided an entertaining day for some one hundred and fifty people. The highlight of the day occurred when, "An outsider ran into one of the horses, apparently with the intention of jostling the rider, but was rewarded by a good horsewhipping by young Hardy, the rider of the horse."<sup>179</sup>

In September 1877 it was recorded that Patrick Rogers of the Forest Inn hotel had leased his property, along with some seven hundred acres of land to Mr A Felstead.<sup>180</sup> Rogers still retained the hotel business. Rogers was also a regular buyer and seller of cattle and sheep, in large numbers, throughout the 1870's and into the 1880's.<sup>181</sup> In this same period he also made regular transactions of rural properties, taking up a number of selections at Gumly Gumly, and other places such as Gregadoo, Marrar, Bungambil, and Yarren Jerry.<sup>182</sup> In November 1884, he purchased Kangiara estate, near Yass, at public auction for the sum of £9,208. The estate consisted of 2,478 acres freehold land (at 43s per acre) and 2,587 acres of conditionally purchased land (at 30s per acre).<sup>183</sup> By 1885 Rogers was in financial difficulties and in December of that year he advertises for private sale the Kangiara and Mountain View properties, either together or separately.<sup>184</sup>

In April 1878 a press article by a roving reporter gave an account of a trip from Tarcutta to Wagga Wagga, which included some details of the Forest Inn:<sup>185</sup>

*"A tour in the southern districts - Tarcutta to Wagga Wagga - from Upper Tarcutta the first 4 miles passes over some very barren forest land, after which the country becomes more open and level. A ride of about 11 miles...brought me out on the road from Lower Tarcutta to Wagga Wagga. A mile further along and I pulled up at the Belmore hotel kept by Mr. A Bannatyne, and here I passed the night. Mr. Bannatyne has been busy for the past few days with the threshing machine, putting his wheat crop through; the grain was of fair average quality. The next morning I proceeded a little further on...then turned to the right and rode through the home paddock to Berambula homestead, belonging to Mr. Donnelly. Berambula contains 52,000 acres of which some 25,000 have been secured. on this fine property there are 4,000 head of cattle and 30,000 sheep depasturing.....roaming over some parts of the run are 150 well bred horses, suitable for hack or carriage....Berambula is principally open country, having a double frontage to Tarcutta Creek. The homestead is not large, but comfortable, with stone stabling and out offices in the rear. The woolshed is also close by the homestead. About 60 acres are yearly cultivated to provide winter fodder for the stud stock....some 50 or 60 hands are continually employed about the station. The adjoining station, Cunningdroo, of 40,000 acres, of which only about 5,000 are secured, was purchased by Messrs. Donnelly some twelve months ago, and is not nearly stocked, as there are only 600 head of cattle and 2,000 sheep on the run. Cunningdroo is well watered by the Murrumbidgee and the Kyamba creek....on these stations there are only four selectors left, having from 320 to 420 acres. on the roadside by the bridge over the Kyamba creek, is the Alfred Town hotel, belonging to Mr. MJ Costello, a clean well conducted house...after a spell, I again proceeded on my way, and having traversed some 3 miles I came in sight of a very fine brick building standing alongside the road ...the Forest Hill public school. This very fine building has been erected at a cost of somewhere between £1,000 and £1,500. Why the public money should have been squandered in erecting such a fine building, when a much less pretentious weatherboard structure would have answered all requirements, appears to be a mystery. Towns like Gundagai, Murrumburrah, and even Yass have not such a building for school purposes, yet public money can be quietly squandered in such a nook as Forest Hill....half a mile further is a wayside hotel called the Forest Inn, at which Mr. P Rogers dispenses the usual comforts to travelers. Mr. Rogers is also the possessor of some 7,000 acres of land, on which he has 900 head of cattle fattening for market. Two miles further, and about 4 from Wagga Wagga, is Gumly Gumly, where Mr. John Donnelly has lately erected a fine modernised mansion. The building not having been long finished, the surroundings do not at present harmonise with the mansion. Gumly Gumly station contains 28,000 acres, of which 10,000 are secured. this fine property, watered by the*

<sup>178</sup> Wagga Wagga Advertiser. 16<sup>th</sup> May 1877, p2c6.

<sup>179</sup> Wagga Wagga Advertiser. 29<sup>th</sup> December 1877, p4.

<sup>180</sup> Wagga Wagga Advertiser. 12<sup>th</sup> September 1877, p2.

<sup>181</sup> Wagga Wagga Advertiser. 5<sup>th</sup> May 1877, p2. / Wagga Wagga Advertiser. 31<sup>st</sup> March 1877, p2. / Wagga Wagga Advertiser. 20<sup>th</sup> October 1877, p4.

<sup>182</sup> Various references in the two local Wagga Wagga papers. Throughout the 1870's and 1880's.

<sup>183</sup> Wagga Wagga Advertiser. 25<sup>th</sup> November 1884, p2.

<sup>184</sup> Sydney Morning Herald. 12<sup>th</sup> December 1885, p7.

<sup>185</sup> Australian Town & Country Journal. 6<sup>th</sup> April 1878, p641c2,3.

*Murrumbidgee, was purchased by the present proprietor some 4 years ago, and in course of time must become a very valuable estate, as it runs up to the boundary of the town of Wagga Wagga. Riding through Newtown into Wagga Wagga I was surprised at the rapid strides that had been made in the way of new buildings of a most substantial description, since my last visit some 5 years ago. The roads leading into and out of Wagga Wagga in several instances are being metalled - an improvement wanted long ago..."*

In October 1878, Rogers advertises a race meeting to be held on the 9<sup>th</sup> November, the birthday of the Prince of Wales. In the same issue agents advertised the Forest Inn, on the Tarcutta Road, for private sale, along with 690 acres of prime land, with some frontage to the Kyamba Creek.<sup>186</sup> Felsteads' lease had presumably expired.

A report in August 1879 highlighted issues with drainage for the road in front of the Forest Inn, in wet periods. Recent rains had created two large creeks which flowed past the hotel. A press report stated that, *"Notwithstanding the large sums of money which have been expended on the roads, teams are as liable to experience a bona fide bogging now as they were 30 years ago."*<sup>187</sup>

Another report in November 1879, commenting on farms etc along the Tarcutta Road noted that, *"two miles further, through a second rate country, the Forest Inn is reached. Mr. Rogers is the most extensive farmer perhaps in the district, and holds about 7,000 acres of land, on which are running 400 head of cattle and 5,000 sheep, besides horses, and the land is not fully stocked."*<sup>188</sup>

The reporter also noted that Rogers' estate was subdivided into ten paddocks, and described some nearby features:

*"About half a mile further is the Public school, a brick structure, affording ample accommodation for at least three times the number of pupils that attend at present. I hear the master, Mr. Emmett, is giving every satisfaction to the parents of the district. About a mile to the rear of this school is the farm of Mr. Saxon, where there is a saw-mill and compact homestead. The farm is very judiciously sub-divided, and an extensive area of oats looks very promising, but will not yield more than an average return. The garden and vineyard, near the residence here betokens industry."*

Tragedy struck on the 8th June 1881 when the hotel was burnt down early on a Thursday morning. The fire had originated through the bursting of a kerosene lamp in one of the rooms.<sup>189</sup>

An inquest was held in July 1881 and Rogers testified that;

*"I am a selector and stock owner; was the owner of a house at Forest Hill on the Tarcutta road, which was destroyed by fire on the morning of the 8th June; occupied and slept with a portion of my family in a detached portion of the hotel. Was awake on the morning of the fire by hearing a crackling noise, and on looking out saw the kitchen on fire. Awoke my wife and ran out without my boots on to awaken the men, who slept in a hut adjoining...the fire seemed to have taken place in the upper part of the house, to which place the fire seemed confined at the time; the sketch produced of the building is a correct one; there was an unfinished portion of the building, through which we succeeded in getting a portion of the furniture; the portion of the building I allude to had been recently erected....the house was two storied, we used iron bedsteads in the house....the house was insured with the stock and furniture in the Standard Insurance Co. for £900.....the house furniture and stock were further insured in the Queen Insurance Co. for £325....the bark upon the detached house was just smoking when we cut the rafters away. This back building was not insured....if I was paid down £1,600 it would not cover the loss I have sustained."* Rogers revealed that he had to pass through the kitchen to get from his quarters to the hotel section of the complex, and that the detached house, at the rear of the hotel, had a bark roof and was not insured.

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<sup>186</sup> Wagga Wagga Advertiser. 30<sup>th</sup> October 1878, p3.

<sup>187</sup> Wagga Wagga Express. 27<sup>th</sup> August 1879, p3.

<sup>188</sup> Wagga Wagga Express. 12<sup>th</sup> November 1879, p3c2.

<sup>189</sup> Wagga Wagga Advertiser. 16<sup>th</sup> July 1881, p2.

His wife, Ellen Rogers, deposed, *"I am the wife of Patrick Rogers...the extra bedding was kept upstairs during the summer months in a store room, which was sometimes used as a bedroom if pushed for want of room....the lamp was made from a pickle bottle; it had a burner upon it, but no chimney or globe."*

John Raynor testified that he, *"saw the flames breaking through the shingles.....nothing was saved from upstairs; we could not get there; we got into the dining room, but could not get into the parlour.."*

The Rogers testified that their daughter had taken a lamp upstairs to fetch bedding and had left it there. Mrs. Rogers had meant for Mr. Rogers to bring it down, but there was some confusion and the lamp was not removed. They felt that this was how the fire started. The jury was unable to determine the cause of the fire.<sup>190</sup> The hotel ceased to exist once it was burnt down, and was never licensed again.

Rogers had bounced back from the earlier set back when, in December 1883, it was reported as follows,

*"Mr. Patrick Rogers, of Forest Hill, whose house was destroyed by fire over 2 years ago, has erected upon its ruins a house better in every respect than the last. The present building is simply a private residence, Mr. Rogers having given up hotel keeping. It is a handsome two storied brick building, plastered inside, and is altogether too good for the district - that is to say, that people living in the bush do not generally build such palatial residences. On the ground floor are 3 large and spacious sitting rooms, with ante rooms at the rear. The 2nd floor is devoted to one sitting room, the other sections being arranged for bedrooms, which are lofty and well ventilated. The painters are now busy embellishing the building inside and out."*<sup>191</sup>

Presumably the insurance money paid for his new home.

The Chief Justice believed that Rogers was aware of his financial woes from as early as November 1885.<sup>192</sup>

There were two important transactions in 1886, the first on the 10th July was a Memorandum of Understanding between HB Fitzhardinge & G Coleman (acting as trustees for Patrick Rogers), and Alfred W Sharland, to sell 1,050 acres with Forest Hill House Station and Woolshed thereon, parish Gumly Gumly.<sup>193</sup> The agreement was for Sharland to purchase 1,050 acres, which included some 650 acres of conditionally purchased land and on which was erected the Forest Hill Home Station. Another four hundred acres, known as James Watts' selection, and being some two and a half miles to the east, featured the Forest Hill woolshed, the wool stores and drafting yards.

The 2<sup>nd</sup> transaction on the 13<sup>th</sup> October was between Patrick Rogers and the AJS Bank (mortgagee) for 1,300 acres of the Forest Hill estate, also 1,050 acres with the Forest Hill House and premises, including the wool shed, thereon, also stock.<sup>194</sup>

In March 1887 it was reported that an order nisi, returnable March 24<sup>th</sup>, was granted in a case before the Insolvency Court - Robert Rand, of Mahonga near Albury vs Patrick Rogers, of Forest Hill.<sup>195</sup> The order (compulsory sequestration) was subsequently made absolute, with the schedule and statement to be filed within fourteen days.<sup>196</sup> When the schedule was filed, Rogers was listed as residing in Sydney (formerly of Forest Hill) with liabilities of £50,616. 11s. 10d and assets of £48,754. 16s.<sup>197</sup>

In May 1887, Rogers appeared before the District Commissioner of Insolvent Estates, to answer claims by; Michael Cohen of Yass for £408 7s 6d; Mandelson and Co of Tumut for £100; James Cochran of Widgiewa for £303 14s 8d; Abraham Booth of Gobbagumbalin for £2,873; Francis Jenkins of Narandera for £3,700 and William Bootes of Mundarlo for £700. Rogers' legal representative advised the judge that the Official Assignee would be setting a date for an examination of his client.<sup>198</sup>

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<sup>190</sup> Wagga Wagga Advertiser. 16<sup>th</sup> July 1881, p2c6.

<sup>191</sup> Wagga Wagga Advertiser. 6<sup>th</sup> December 1883, p2c5.

<sup>192</sup> Sydney Morning Herald. 23<sup>rd</sup> November 1887, p6.

<sup>193</sup> NSW Land & Property Information. Title deed, book 353, number 161.

<sup>194</sup> NSW Land & Property Information. Title deed, book 350, number 416.

<sup>195</sup> Sydney Morning Herald. 2<sup>nd</sup> March 1887, p5.

<sup>196</sup> Sydney Morning Herald. 25<sup>th</sup> March 1887, p4.

<sup>197</sup> Sydney Morning Herald. 6<sup>th</sup> April 1887, p11.

<sup>198</sup> Gundagai Times. 10<sup>th</sup> May 1887, p2.

Three months later in June 1887 Rogers was before the courts to explain the transfer of some of his properties.<sup>199</sup> It appeared that Rogers was shifting his assets in a manner designed to ensure they could not be touched, if he was declared bankrupt.

Most of the evidence, at the proceedings, related to several blocks of land that Rogers had transferred to Fitzhardinge & Coleman, who in turn had transferred the same to an Alfred William Sharland. The specific lots were: conditional purchase no 11, of 1867, county Wynyard, parish Gumly Gumly, 131 acres: conditional purchase no 9, of 1872, same county & parish, 129 acres: conditional purchase no 24, of 1872, same county & parish, 130 acres 2 roods: conditional purchase no 119, of 1871, same county & parish, 105 acres 1 rood: conditional purchase no 214, of 1876, same county & parish, 400 acres. Transfers to Fitzhardinge & Coleman occurred as five separate transactions, for a nominal consideration that was never paid, on 30th November 1885. The lots were transferred to Sharland on the 15th July 1886. Sharland never paid any money to Fitzhardinge & Coleman for the transactions according to Fitzhardinge who testified that, "*the selections were situated about 6 miles from Wagga Wagga; it was all good undulating forest land, and fit for cultivation when cleared; the land was not heavily timbered; thought it was worth £3 per acre without improvements.....in addition to these selections several others were taken up in the names of insolvent children in the same county, which he believed were subsequently transferred to the insolvent...there was a large 2 storied brick house, with iron roof, on some part of the selections, and fencing; some land had been ring barked.*"

Patrick Rogers, the insolvent, deposed to having filed his schedule, on the 5th April last and that he,

*"banked with the AJS bank for some years; remember seeing Mr. E Griffith, the bank inspector in 1885 re state of his account; could not say how much he was overdrawn.....at this time (1885) the land was worth 5s per acre. At that time Donnelly valued his land on the river frontage at £12 per acre, and witness valued his at £9 per acre; never had a run, but had a private wool shed; the land held was in the vicinity of the selection, and could carry 5,000 sheep; thought there were about 7,000 sheep when the bank took possession; the woolshed stood on one of the pieces of land conveyed to Broadribb, which as before stated, was transferred to Coleman, and subsequently to Sharland; Broadribb was paid off by the 12th Sept. 1885; the land has only one frontage to the main road, and has Forest Hill house on it; it used to be the homestead; the house is 2 stories, of 8 rooms, with stables, shed, two tanks, a boundary fence, and a small cultivation paddock; the public school is not on the selection, but close to it; was offered £10 per acre for 15 acres of the land on top of the hill in 1884."*

Sharland was a brother in law of Rogers and had kept the Police Court hotel in York St., Sydney. Rogers stated that Sharland paid him £2 per acre for the property, or £2,096 cash all up, in August 1886. Arthur William Sharland, proprietor of the Police Court hotel, Sydney, deposed to being so in July 1886 and stated that he, "*kept the hotel for the last 16 months; was formerly an engineer in the Harbour & Rivers department, at a salary of £3 to £4 per week; was 5 or 6 years in the government employment; worked at his trade in New Zealand...was single (then)...got married 6 weeks after he went into the hotel; stayed before that with Mr. Hillyard, of 8 Abrecrombie St., Sydney...whose sister is now his wife....; paid £800 to go into the hotel; paid to Tooth & Co., ...his wife borrowed £600 from her brother, Daniel Ryan, then in the Sydney & Melbourne hotel; ....she was a partner of her brother in the Sydney & Melbourne hotel..."* The sitting then closed.<sup>200</sup>

On the 5<sup>th</sup> July the official assignee, Mr Samuel Lyons, was granted an injunction to prevent Alfred William Sharland from making any arrangements in relation to certain lands at Wagga Wagga that would be detrimental to the creditors of Rogers, or to the official assignee.<sup>201</sup>

The matter came before the Supreme Court on Friday 18<sup>th</sup> November 1887, before his Honor the Chief Justice, in LYONS V. SHARLAND. The hearing was reported as follows:

*"Mr Pilcher and Dr Donovan, instructed by Messrs Fisher, Ralfe, and Salwey, appeared for the plaintiff, and Mr C J Manning, instructed by Messrs Curtiss and Barry, for the defendant. This was a suit brought by Samuel Lyons, official assignee in the estate of Patrick Rogers, at Forest Hill, near Wagga Wagga, against Alfred William Sharland, to obtain a decree setting aside certain transfers of land by the trustees of Mr. Rogers to the*

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<sup>199</sup> Wagga Wagga Advertiser. 16<sup>th</sup> June 1887, p2.

<sup>200</sup> Wagga Wagga Advertiser. 16<sup>th</sup> June 1887, p2c7,8.

<sup>201</sup> Wagga Wagga Advertiser. 12<sup>th</sup> July 1887, p2.

defendant. Plaintiff in his statement of claim set out that on the 1st March, 1887, the estate of Patrick Rogers was duly sequestrated, and the plaintiff was appointed official assignee in the estate. Before the date of alienation by Patrick Rogers of certain conditionally purchased lands, he was possessed of and entitled to the lands under the provisions of the Crown Lands Act, and they were registered in his name. On or about the 30th day of November, 1885, Rogers, for a nominal consideration of 10s, executed six several transfers of the conditionally purchased land already referred to, amounting to about 1010 acres, to his solicitors, Messrs Fitzharding and Coleman of Wagga Wagga, and the plaintiff charges that such transfers were made with a view to some voluntary settlement of the said lands being then or afterwards made by Patrick Rogers in favour of his wife and children. The lands are situated near Wagga Wagga, and are known as the Forest Hill Estate. One block of 400 acres is situated about two miles from the other blocks, and at the time of the alienation there were standing on the block a valuable woolshed, fencing, and other improvements which were still in existence. On the other blocks, which were contiguous to one another, there was a dwelling-house and out-office occupied by Patrick Rogers and his family, besides fencing, cultivation, and other improvements. By five transfers, dated July 15, 1886, Messrs Fitzharding and Coleman transferred to defendant the six blocks, the amount of purchase money alleged being £1,783 10s, whereas the plaintiff charges that no sum whatever was paid by defendant for such lands. It was also contended that at the time of the transfer to defendant Patrick Rogers was insolvent, or that by the alienation he was rendered insolvent. The defendant is a brother-in-law of Patrick Rogers, and at the date of the transfer was carrying on business as a licensed victualler in Sydney, where he still carries on business and plaintiff further alleges that the purchase by defendant was not bona fide, that if the sum of £1783 10s. was paid it was a grossly inadequate price, and that the transfer from Messrs Fitzharding and Coleman to defendant was in effect a transfer from Patrick Rogers to defendant, and was contrived for the purpose of delaying, hindering, and defrauding the creditors of Patrick Rogers in and from recovering and receiving payment of the debts due to them by Patrick Rogers. The plaintiff, therefore, prayed for a decree declaring the transfers from Rogers to Messrs Fitzharding and Coleman, and from the latter to defendant, to be fraudulent and void as against the insolvent estate of Patrick Rogers, that defendant be ordered to execute a transfers of the land in question to the plaintiff as official assignee of Patrick Rogers's estate and that, in the meantime, defendant should be restrained from selling the lands.

The defendant, in his statement of defence, set out that some time before the purchase by him of the lands in dispute Patrick Rogers had unsuccessfully applied to him for a loan upon the security of the lands, but, after considerable solicitation he agreed to purchase the property for the sum of £2,000 for so much as was then capable of transfer, and a further sum of £1000 when so much of the land as was not then transferable should be transferred to him. In accordance with the agreement a contract was drawn up, upon the signing of which he paid to Messrs Cave and Co., the vendor's agents, the sum of £100, and upon its completion a further sum of £1994, but he was unaware how the consideration money was stated in the several transfers to him. He admitted that no portion of the purchase money was paid by him to Messrs Fitzharding and Coleman, but confirmed that the purchase was a bona-fide one for valuable consideration and that no secret agreement of any kind existed between him and Patrick Rogers with reference to the purchase. The amount paid by him was, under the circumstances of the case and the state of the money market, and the unsaleability of such lands, a fair and reasonable price, and not grossly inadequate. Defendant also denied the alleged collusion, or that the alienation had or could have had the effect of delaying, hindering or defrauding the creditors of Patrick Rogers. A good deal of evidence was given on both sides as to the value of the property alleged to have been purchased by the defendant, who was examined and cross-examined at considerable length in regard to the transaction, and the manner in which he had accumulated sufficient money to enable him to make the purchase.”<sup>202</sup>

Lyons argued that Rogers was technically insolvent at the time, and that the transfer to Sharland was, “contrived for the purpose of delaying, hindering, and defrauding the creditors of Patrick Rogers.”<sup>203</sup> The case had not concluded when the Court rose.

The court sat for a second day on the 22<sup>nd</sup> November 1887, when the presiding judge – the Chief Justice – delivered his verdict, stating that, “the evidence satisfied him that there was from beginning to end of the case gross fraud,” and believing that as early as November 1885 Rogers had foreseen the approaching financial crisis and had taken steps to preserve, “a certain portion of his property for the benefit of his wife and children.” The judge declared the transfer to Sharland void, and ordered that the latter transfer the properties

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<sup>202</sup> Sydney Morning Herald. 19<sup>th</sup> November 1887, p10.

<sup>203</sup> Sydney Morning Herald. 19<sup>th</sup> November 1887, p10.

to the Official Assignee.<sup>204</sup> Rogers was subsequently declared bankrupt and the Official Assignee was compelled to transfer the lands to the AJS Bank who held a mortgage over the properties and was the largest creditor – this action left nothing for the other creditors and attracted criticism towards the Official Assignee from some quarters.<sup>205</sup>

In October 1893 Patrick Rogers gave notice of his intent to apply for a Certificate of Conformity, the same having previously been refused by Mr Justice Deffell, in March 1889.<sup>206</sup> [Bankruptcy and Insolvency case # 21,732]

Another fire occurred on the 1<sup>st</sup> January 1888, at the rear of the Forest Hill house, which resulted in the death of a John Lannagin, while he was sleeping. A Mr O'Mara was in charge of the premises, acting on behalf of the AJS Bank. An inquest was held on the 2<sup>nd</sup> January, where it was revealed that the destroyed out building stood some thirty six feet from the house. The building was generally used as a kitchen. The body of Lannagin was found in the front left hand corner of same. There were five other rooms in this building, aside from the one that Lannagin occupied. The roof of this building was covered in corrugated iron. Lannagin had been asleep in a bed when the fire occurred. O'Mara had been living in the house for a period of around twelve months. The main building was a brick structure and it was insured for £1,000. As far as O'Mara knew the old kitchen was not insured. O'Mara explained that Lannagin was staying with them, in the old kitchen. O'Mara had said good night around 9:30pm the previous evening. Lannagin had tobacco and a flask of whisky with him when he retired for the evening. Lannagin, according to O'Mara, had been with them for less than a week. He had previously been staying with Griffiths at the Junction Inn, but the latter had, "*discharged him for drinking.*" O'Mara was adamant that neither he nor Lannagin was drunk when they retired that evening, but testified that he had seen Lannagin very drunk on occasions. O'Mara's wife, Bridget Mary O'Mara, confirmed that Lannagin came to work for them on Thursday 27<sup>th</sup> December. She testified that she was awoken around 2:30am, by the crackling of the fire, on the morning of the 1<sup>st</sup> January. Lannagin was forty seven years old and a native of Kilkenny, Ireland. The jury returned an open verdict.<sup>207</sup>

The house still stood in April 1888, as was confirmed by a local press report on a picnic at the Alfredtown Public School, in part as follows<sup>208</sup>:

*"We chartered a bus for the occasion, anticipating a pleasant country drive. In imagination we saw before us farmsteads and cottages, peaceful kine and meek-eyed sheep, barn door fowls, herds of turkeys, flocks of goose, flights of pigeons, &c., with haystacks in the distance and orchards in the foreground, instead of which we saw on either side of the dusty road long stretches of apparently waste land, where the thistle and burr had taken possession to the exclusion of grass, and at very long intervals a house or hut as the case might be. Forest Hill school and Forest Hill house, with the exception of one or two brick cottages, were the sole instances of habitation met with on the road until we reached a wayside hostelry, with the high sounding title of Prince Alfred Hotel. On reaching the vicinity of the school we found the playground surrounded by vehicles and horses. No other building being in sight one of our party inquisitively inquired, "Where is Alfredtown?" "Oh, you passed it." "Where?" "Just back there a short distance - the hotel." "Oh!""*

In March 1892, an advertisement appeared in the local press – To let, Forest Hill House, with 411 acres adjoining paddocks. Apply AJS Bank.<sup>209</sup> The bank was still trying to let the property in August of 1892, by requesting tender submissions.

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<sup>204</sup> Sydney Morning Herald. 23<sup>rd</sup> November 1887, p6.

<sup>205</sup> Sydney Morning Herald. 21<sup>st</sup> July 1888, p11.

<sup>206</sup> Wagga Wagga Advertiser. 24<sup>th</sup> October 1893, p3.

<sup>207</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> January 1888, p2.

<sup>208</sup> Wagga Wagga Advertiser. 5<sup>th</sup> April 1888, p2.

<sup>209</sup> Wagga Wagga Advertiser. 26<sup>th</sup> March 1892, p3.



The development of a town at Forest Hill would take some time. A traveler in April 1893 commented as follows:<sup>210</sup>

*“At Forest Hill considerable improvements are being effected, and the whole of that valuable estate is being cut up, into small farms, and cleared ready for the plough. Several homesteads are also being erected and in a year or so Forest Hill may be expected to contain some valuable farms, and provide homes and employment for a large population. Its close proximity to Wagga and its rich arable land makes it eagerly sought after, and what was known as a sheep run will in future be a wheat growing centre.”*

In January 1897, the property was still owned by the AJS Bank, who sought tenders for the lease of the Forest Hill House along with 290 acres, and a good dairy.<sup>211</sup>

It took some years, after the court case in June 1887, but by October 1893 Rogers had been declared bankrupt.<sup>212</sup> Rogers had moved to Coonabarabran by this time and he lived there for the next twenty years, up until his death in July 1912, at the age of eighty six. Despite his financial woes he was able to purchase the Ulamabri station, and still later carried on an agency business at Coonabarabran. He was survived by his wife, five sons and four daughters. Two of his sons, Messrs. P. E. Rogers and A. P. Rogers, were well known solicitors in Coonabarabran. According to an obituary in the Mudgee Guardian Rogers had seen active service in the Crimean War.<sup>213</sup>

While at Forest Hill Rogers was a prominent citizen, grazier and businessman. In August 1878 he had been appointed as a member of the Forest Hill Public School Board, by the NSW government.<sup>214</sup> He supported local fund raising projects and even in 1886, when under financial stress, donated the large sum of £50 towards the new St Michael's Church. This was the same amount as James Gormly and John Cox.<sup>215</sup>

Rogers took an interest in politics, often supporting the nomination of particular individuals for state representation. He was also a member of the local Progress Committee and in April 1883 he was the recipient of a sarcastic editorial in the local press. Rogers had spoken out at a meeting of the committee, expressing the view that, *“the members, since their return, had done next to nothing.”* The editorial praised his, *“outspokenness”* and his *“plain honest manner”*, noting that, *“he gives expression to his thoughts without the least reserve.”* The editorial further commented that, *“Few men are endowed with Mr Rogers' measure of common sense and judgement,”* but added sarcastically, *“and hence we are slow to suppose he meant one half he practically argued.”* Rogers inferred that what works were secured for the town had been secured by the predecessors of the existing members, and to this the editorial replied, *“the complainant is at sea, and we would remind him that speedy and real work is effected not by windbag, noisy men, who delight in hearing their own voices.”*<sup>216</sup>

Patrick's wife, Ellen Rogers (nee Ryan), passed away in May 1919, at Wentworthville, aged seventy four. It was said that she, *“was a member of a family largely interested in pastoral interests in the Coonabarabran district.”*<sup>217</sup> The couple had married at Chiltern, Victoria on the 5<sup>th</sup> May 1865, and had nine children all up – five sons and four daughters.<sup>218</sup>

In March 1902 a clearing sale was held at Forest Hill House.<sup>219</sup> As stated earlier the estate was transferred, by means of a conditional purchase, without competition, to the Commercial Banking Company of Sydney, on the 11th December 1903. The bank paid £129 for the 129 acre block.<sup>220</sup>

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<sup>210</sup> Wagga Wagga Advertiser. 1<sup>st</sup> April 1893, p6.

<sup>211</sup> Wagga Wagga Advertiser. 19<sup>th</sup> January 1897, p3.

<sup>212</sup> Wagga Wagga Advertiser. 24<sup>th</sup> October 1893, p3c4.

<sup>213</sup> Mudgee Guardian. 18th July 1912, p17.

<sup>214</sup> Sydney Morning Herald. 3<sup>rd</sup> August 1878, p5.

<sup>215</sup> Wagga Wagga Advertiser. 27<sup>th</sup> March 1886, p3.

<sup>216</sup> Wagga Wagga Advertiser. 28<sup>th</sup> April 1883, p2.

<sup>217</sup> Cumberland Argus. 10th May 1919, p11.

<sup>218</sup> Victorian BDM's. Marriage registration # 1656.

<sup>219</sup> Wagga Wagga Advertiser. 6<sup>th</sup> March 1902, p3.

<sup>220</sup> NSW Land & Property Information. Title deed, volume 1510, folio 170.

The bank placed an advertisement in the local press on the 3rd February 1906 – To let, on shares, 100 acres splendid agricultural land at Forest Hill. Applications were to be directed to J Redman of Forest Hill House.<sup>221</sup> The bank sold the freehold on the 27th February 1906, to William Augustus Bollard, a grazier of Forest Hill.

Subsequent transfers were as follows:

1906, 3rd March – Transfer from Bollard to James Redman, a farmer of Forest Hill.  
1906, October - Transfer from Redman to Joseph Broadribb, a farmer & grazier of Wagga Wagga.  
1914, 9th April – Transfer from Broadribb to John Bicket, farmer near Wagga Wagga.  
1920, 3rd February – Transfer from Bicket to John Murray of Kyeamba Meadows, grazier.  
1920, 3rd November – Transfer from Murray to John Stanley Carter, grazier, of The Rock.<sup>222</sup>

In June 1929 tenders were sought for the, “*purchase and removal of the old Forest Hill House, 6 miles Tarcutta Road.*” Tenders closed on the 14th July and the notice was placed by JS Carter of Kyeamba Meadows.<sup>223</sup>

1932, 24th November – Transfer from John Stanley Carter to Kerry Sullivan Pierce, grazier, of Wagga Wagga.<sup>224</sup>  
1934, 23rd June – Transfer from Piece to Elizabeth McWilliam Paton, wife of Frank McKinnon Paton, grazier of Coonara, Tooma.  
1957, 28th October – Kyeamba Meadows Pty Ltd are now the legal owners of portion 60.  
1963, 2nd December – Frederick Ernest Schmedje, farmer & grazier, of Wagga Wagga, and Barbara Monica Schmedje, his wife, are the legal owners, as tenants in common.  
1973, 20th July – the old title deed was cancelled. The new deed was Vol.12181, fol.34. Current title (2018) > DP2/564588. In 2018 there are no signs of the old building, just a few exotic trees in the vicinity.



**Above:** The exotic trees along the fence line of portion 60, on the northern side of the highway, just east of the Elizabeth Street intersection, where the Forest Inn once stood. Courtesy Google Earth.

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<sup>221</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> February 1906, p2.

<sup>222</sup> NSW Land & Property Information. Title deed, volume 1510, folio 170.

<sup>223</sup> Daily Advertiser. 29<sup>th</sup> June 1929, p5.

<sup>224</sup> NSW Land & Property Information. Title deed, volume 3689, folio 145.