

The Black Swan Hotel at North Wagga Wagga.



Publican Chris Tipping – September 2019.

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The BLACK SWAN HOTEL

AKA: Affectionately known as the Muddy Duck in more contemporary times.

Location: Located on portion 205, parish North Wagga Wagga, on south east corner at intersection of William and Gardiner Streets, fronting Gardiner Street. The address in 2019 was 37 Gardiner Street, North Wagga Wagga.



Above: Map showing location of the Black Swan hotel, North Wagga Wagga. Courtesy NSW Land & Property Information. SIX Maps.



Above: A plan showing how portions 205, town and parish of North Wagga wagga, has been subdivided. DP.1.709817 is the site of the Black Swan hotel. Portion 206 which originally served the hotel is now McPherson Oval. Courtesy NSW Land & Property Information. SIX Maps.

In the 1870's & 1880's the boundary of portion 205 facing Gardiner Street featured a row of businesses and other buildings. These included a variety of shops with residences, a blacksmith's shop, a police station and a second hotel - the first North Wagga Wagga hotel. Some were brick, but most were timber or slab, all of which would have suffered regularly from flooding.

Licensees

The Black Swan hotel was first licensed to Henry Moxham on the 16th April 1861, for a twelve month period commencing the 1st July 1861.¹ The hotel was officially opened on Monday the 30th June 1861, when the ferry shuttled passengers from South Wagga Wagga, backwards and forwards over the river, throughout the day. Festivities included horse races and a, "*capital spread*," which was attributed to the, "*high bred*" cook Moxham had hired.²

On the 4th April 1862 John Joseph Fennell became the licensee.³ Fennell advertised the hotel, to let, in May 1862, declaring it had twelve rooms and a large paddock adjoining, with stock yard. The new bridge was now in operation and Fennell's reason for leaving was that he had taken a lease on the Australian hotel on the south side of the river.⁴ Prior to taking the license of the Black Swan hotel, he had been the licensee of the White Swan hotel [1858-1861], also in North Wagga Wagga.

No official records exist for the period 1863 to 1865 inclusive, and it is not known who licensed the hotel for all of this time.

In 1864 a Mr Charles Simpson was the licensee.⁵ During Simpson's time he employed a young girl named Mary Ann O'Brien, from Goulburn, as a domestic servant. Sometime afterwards Mrs Simpson suspected that the girl was pregnant but when pressed Mary denied it. She was a good worker and no more was said. Mary's claim to fame is that Tom Castro took a shine to her and was a regular visitor at the hotel. Eventually Mary gave birth to a child and a little while later Castro and Mary were wed, twice. The first ceremony took place at a boarding house in Wagga Wagga kept by Mrs Robinson, and was officiated by a Wesleyan minister. A second ritual took place at Goulburn in a catholic ceremony. According to the storey Castro was not well liked around town and was considered to be surly, scheming, distrustful, shabby and uneducated.⁶

By 1865 Charles Buffrey was the licensee.⁷ Buffery was well-known as the person who rode the two tailed bull through the main street of Wagga Wagga.

By January 1866 Charles Churchley was licensee.⁸ Daniel Boon took over from Churchley in 1867 and remained there until the end of March 1869,⁹ when Henry Croaker [or Croker] became the new licensee, and the latter launched his management with a free ball and supper.¹⁰

¹ Wagga Wagga Express. 24th February 1906, p2c6. Extracts from WWE, 11th May 1861.

² Wagga Wagga Express. 14th April 1906, p4. Extracts from WWE, 5th July 1861.

³ Wagga Wagga Express. 3rd February 1906, p4c4. Extracts from WWE 4th April 1862.

⁴ Border Post. 31st May 1862, p3c4.

⁵ Wagga Wagga Express. 18th May 1872, p3.

⁶ Wagga Wagga Express. 18th May 1872, p3.

⁷ Tooth & Co. records. Yellow cards. Noel Butlin Archives. ANU, Canberra.

⁸ Wagga Wagga Express. 17th February 1866, p1.

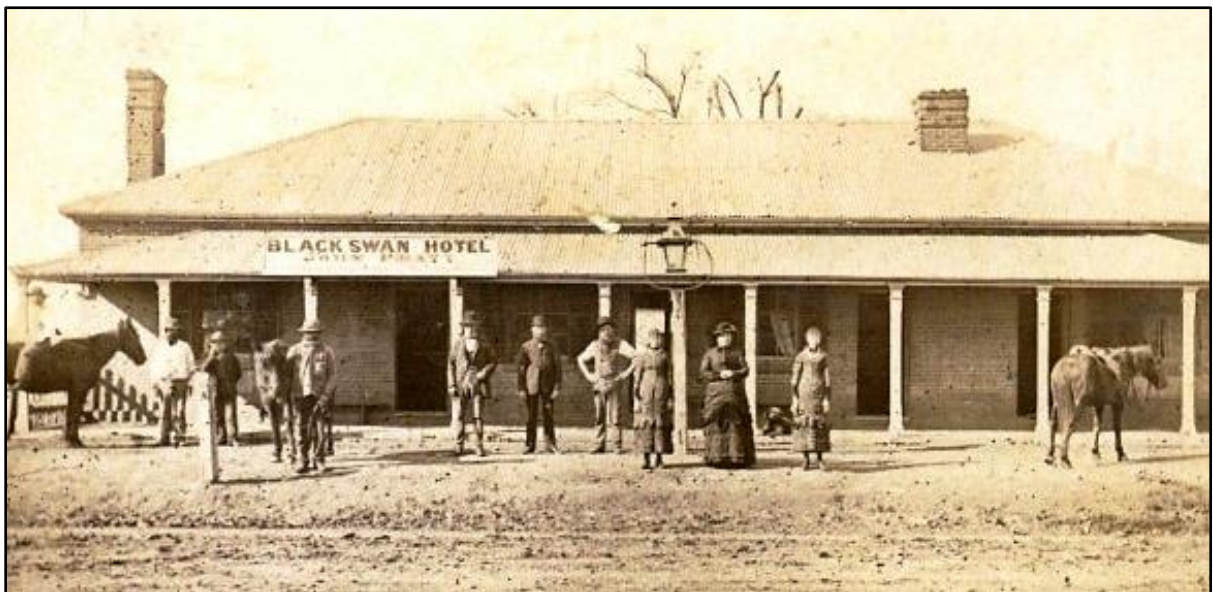
⁹ Wagga Wagga Advertiser. 31st March 1869, p2.

¹⁰ Wagga Wagga Advertiser. 3rd April 1869, p2.

Croaker was there during the 1870 flood when the water reached some four feet and six inches inside the hotel, forcing Croaker onto the roof. The damage was estimated at £200 by Croaker.¹



Above: Ann Pratt's Black Swan hotel in September 1910. CSURA. (RW123/1/1)



Above: Another early shot of the Black Swan hotel. Photo courtesy Sherry Morris.

¹ Wagga Wagga Advertiser. 7th May 1870, p4.

In September 1871 the license was transferred from Henry Croaker to Henry Williams. Williams had previously been the licensee of the Prince of Wales hotel, Wagga Wagga, and the license of this hotel was transferred to Croaker, on the same day.¹

In August 1873 the license was transferred to William Henry Woollett,² who held the license for the next six years. Woollett had previously been the licensee of the Riverine hotel at Narandera.

On the 15th April 1878 Woollett appeared in court charged with setting fire to the hotel. The fire had started in the cellar among some loose straw and empty boxes. Woollett was seen attempting to put the fire out, but Constable Caesar Cowle overheard a statement suggesting Woollett had started the fire and subsequently charged him. The court dismissed the charges as the evidence was that Woollett was, in fact, attempting to put the fire out.³

Sometime between the above court appearance and May 1879, a Thomas Giddins took over the license.

On the 23rd May 1879, the license was transferred from Giddins to Henry Gethings.⁴ A bit over a month later Gethings applied to transfer the license to TJ Jones, a person who had been employed by Gethings, as a servant. The police opposed the application believing Jones had previously permitted disorderly conduct in the hotel. The application was postponed for a week.⁵ When the court met again it was alleged that Gethings had abandoned his house, with the police providing testimony that neither Gethings nor his family were at the hotel and that it was Jones who was in charge. The court found the charge proven and cancelled the license.⁶

The hotel was subsequently closed until the 9th September 1879 when Thomas Henry Cummins applied for a license for the former Black Swan hotel, and was granted same.⁷

On the 29th June 1881, Josephine Vincent Cummins, the 2nd eldest daughter of Mr & Mrs Thomas and Mary Cummins passed away at the residence of her parents, the Black Swann hotel.⁸ Cummins was still the licensee in April 1882, when the hotel was put up for sale. It was described as a brick house with verandah.⁹

By December 1882,¹⁰ John Remington Pratt had succeeded Cummins as licensee, and held the license for the next eight years. Pratt had previously been the licensee of the Oura hotel.

¹ Wagga Wagga Advertiser. 2nd September 1871, p2.

² NSW Government Gazette. 1873, p2481. / Wagga Wagga Express. 20th August 1873, p3.

³ Wagga Wagga Advertiser. 17th April 1878, p2.

⁴ Wagga Wagga Advertiser. 24th May 1879, p2.

⁵ Wagga Wagga Advertiser. 12th July 1879, p3.

⁶ Wagga Wagga Advertiser. 19th July 1879, p4.

⁷ Wagga Wagga Advertiser. 10th September 1879, p3.

⁸ Wagga Wagga Advertiser. 30th June 1881, p2.

⁹ Wagga Wagga Advertiser. 13th April 1882, p3.

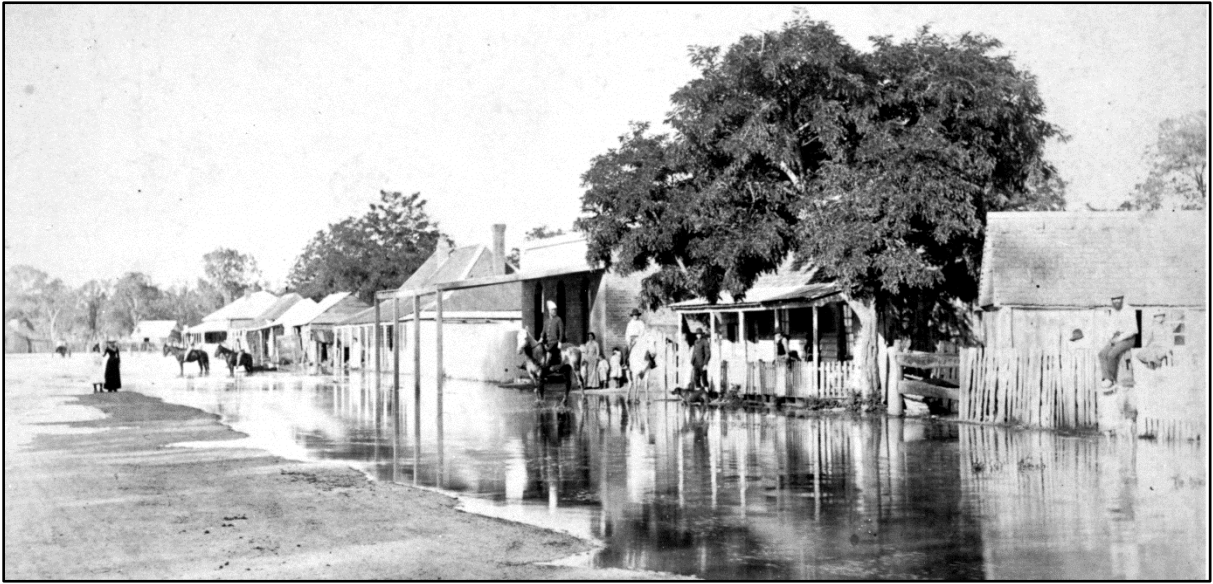
¹⁰ Wagga Wagga Advertiser. 16th December 1882, p2.



Above: John Pratt's Black Swan hotel c.1880's. Courtesy Mrs Dulcie Cox.



Above: The Black Swan hotel (on the left) with other buildings along Gardiner Street. Auguste Menneke's blacksmith's shop was about one hundred yards south of the hotel, facing Gardiner Street. Nearby was the first North Wagga hotel, also in Gardiner Street, and also located on portion 205. Courtesy Wagga Wagga City Council.



Above: Gardiner Street in January 1891 - Black Swan hotel on far left. Courtesy Jill Roy.



Above: Gardiner Street in January 1891 - Black Swan hotel in centre. Courtesy Jill Roy.
CSURA. (RW5/18/423)

On the 7th April 1891 the license was transferred from John Pratt to Bridget Mooney.¹ Bridget had previously been the licensee of the Junction Inn at Cowabee. A little over a year later, on the 25th July, the license was transferred from Bridget to George Patterson.²

Sometime in May 1894 the license was transferred from Patterson to John Pratt,³ with Pratt renewing the license for another year in June 1895.⁴

In January 1903 John Pratt, as licensee, was convicted and fined ten shillings, on a charge of supplying alcohol to pensioners. Mrs Pratt testified that she had invited two old age pensioners, who she had known for years, for a free drink on New Year's Day. The police believed she was selling alcohol to old age pensioners and so did the judge.⁵

John Remington Pratt died on the 8th April 1904, and his wife Ann subsequently took over the license, on the 14th June 1904,⁶ and held it for the next ten years. According to the official records, Edward Pratt held the license in 1904 and Ann took over in 1905.⁷

Ann passed away on the 15th May 1915,⁸ and her daughter-in-law Angelina subsequently took over the license. The latter renewed the license in June 1916,⁹

On the 30th May 1921 the license was transferred from Angelina to Alfred Patrick Lysaught.¹⁰ The latter was also now the owner of the freehold.¹¹

In November 1921 the Licenses Reduction Board heard that the Black Swan hotel was a single storey brick building with seven bedrooms (five for public use), one bar, and two parlours. Police testified that the hotel was well run, but that they had had complaints about Sunday trading. Business was said to be slow. The owner, Alfred Patrick Lysaught testified that, on average, he depastured about thirty head of travelling horses each week and did not keep boarders, reserving all accommodation for travellers. His bar clientele were mostly farmers and farm labourers.¹²

On the 5th March 1923 the license was transferred from Lysaught to George William Bertram.¹³ On the 25th August 1924, Albert William Hunter succeeded Bertram as licensee of the hotel.¹⁴ Hunter renewed the license in June 1925,¹⁵ and at the quarterly licensing court, in October, the inspector reported that as a consequence of flood damage the hotel needed some alterations.

¹ Wagga Wagga Advertiser. 11th April 1891, p2.

² Wagga Wagga Express. 26th July 1892, p3.

³ Wagga Wagga Express. 12th May 1894, p3.

⁴ Wagga Wagga Express. 15th June 1895, p2.

⁵ Wagga Wagga Express. 13th January 1903, p2.

⁶ Wagga Wagga Advertiser. 14th June 1904, p2.

⁷ NSW Government Gazette. 1904, p6418-9. & 1905, p5803.

⁸ Daily Advertiser. 17th May 1915, p3.

⁹ Daily Advertiser. 17th June 1916, p3.

¹⁰ Daily Advertiser. 31st May 1921, p2.

¹¹ State Records. Index to Publicans' Licenses: 1920-1937.

¹² Daily Express. 17th November 1921, p2.

¹³ Daily Advertiser. 6th March 1923, p5.

¹⁴ Daily Advertiser. 26th August 1924, p6. / State Records. Index to Publicans' Licenses: 1920-1937.

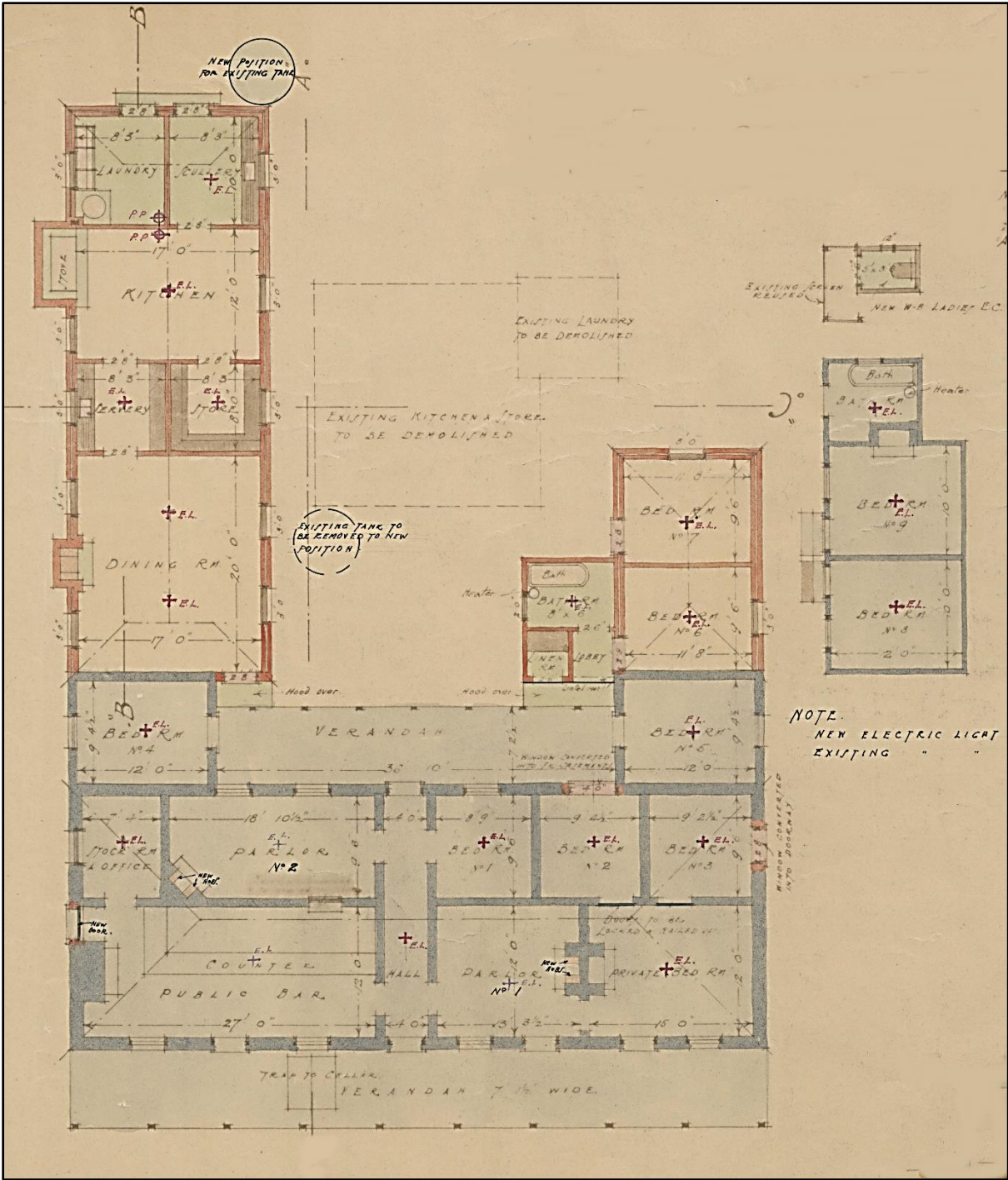
¹⁵ Daily Advertiser. 30th June 1925, p2. & 27th October 1925, p2.



Above: The Black Swan hotel in 1925. Courtesy Tooth & Co. records. Yellow Cards. Noel Butlin Archives. ANU, Canberra.



Above: The Black Swan hotel in 1928. Note additions to the rear of the hotel and the new facade. Courtesy Tooth & Co. records. Yellow Cards. Noel Butlin Archives. ANU, Canberra.



Above: Extract from plans for alterations and additions to the Black Swan hotel, drawn up by architect, WJ Monks, in April 1926, at the request of the owner, JH Granleese. Existing structures outlined in blue, new structures outlined in red. Courtesy State Records. Hotel Plans. Plan # 64033.



Above: The Black Swan hotel in December 1931. Note the man with a large macaw parrot and the Old Kent sign behind him. Courtesy Tooth & Co. records. Yellow Cards. Noel Butlin Archives. ANU, Canberra.



Above: The Black Swan hotel in 1949. The portico at the front left has now been enclosed. Courtesy Tooth & Co. records. Yellow Cards. Noel Butlin Archives. ANU, Canberra.

In February 1926 the hotel along with the furniture and fittings, the license, and the good will, plus thirteen acres of land, was put up for sale, in Sydney.¹ The sale failed to meet the reserve (£4,225), but was subsequently purchased by James Herbert Granleese.² Granleese was a broker and real estate agent in Sydney who held a second mortgage on the property.

On the 30th March 1926 the license was transferred from Hunter, who was in financial difficulties, to Dennis Malloy.³ In June 1926, Malloy and the new owner of the freehold, James Herbert Granleese, were granted approval to carry out alterations to the building.⁴ Local architects, WJ Monks & Jeffs, subsequently sought tenders to carry out additions and alterations to the hotel.⁵

A report on the hotel in May 1926 declared that the recent works amounted to a rebuild, with new garages, new stables, a water service, all new furniture and fourteen acres of land attached, suitable for subdivision. The hotel had its own electric light plant.

Philip Sydney Graham took over from Malloy, as licensee, on the 6th February 1928. Graham had a six year lease but only stayed for just under three years. He had previously been the licensee of the Railway hotel at Tarana, in NSW.⁶ Graham paid a total of £1,500, which included £600 for the furniture. On top of this Graham was also liable for a weekly rental of £4.15s. per week plus rates and taxes.

According to Graham his lease stipulated that he could be evicted if he was convicted of two offences against the licensing laws. He appeared in court in March 1930 to appeal a second conviction. The judge did not repeal the conviction but ordered that the conviction was not to be recorded against the license.⁷ Graham's real issue with the landlord was that he had been unable to keep up his rental payments, despite an agreed reduction, and Granleese was about to evict him from the hotel. The problem for Granleese was that the rent from Graham only just covered his monthly repayments to Tooth & Co., who held a mortgage over the property. Any further reduction in rent meant that Granleese would be leasing the property at a loss.

Tooth & Co.'s Wagga Wagga trade, in 1931, was with a total of twenty four hotels. Of these sixteen were tied and six of the eight free houses also purchased Richmond beer and spirits. The overall trade had declined by some 33% in the past year. A representative from Tooth & Co. inspected the hotel in July 1931 to view the impact of flood waters, which had risen three feet inside the hotel, filling the cellar and causing serious damage. The walls of the cellar were damaged, while a dividing wall above the cellar had subsiding, creating a situation whereby some doors would not close.

¹ Daily Advertiser. 2nd February 1926, p5.

² State Records. Index to Publicans' Licenses: 1920-1937. / Daily Advertiser. 1st June 1926, p4.

³ Daily Express. 31st March 1926, p2.

⁴ Daily Advertiser. 1st June 1926, p4.

⁵ Daily Express. 5th June 1926, p7.

⁶ Daily Advertiser. 11th February 1928, p5.

⁷ Daily Express. 26th March 1930, p2.

The landlord, James Herbert Granleese, finally had his way with Graham, and on the 23rd November 1931, Granleese took over the license, as the owner in possession.¹ A week later the license was transferred to Denis Malloy, the brother in law of Granleese.² Granleese had married Rachael Bertram at Temora in 1910,³ while Denis married her sister, Catherine.

Flooding in 1934 forced Malloy to evacuate the hotel and he had no income for several weeks, and was put in a position where he was unable to pay rent for seven weeks of more. Granleese, who lived in Sydney, visited Malloy in Wagga Wagga and worked out a plan for the arrears to be repaid. Malloy told the Tooth & Co. representative that the business was not sustainable under this agreement and that he would sell up if he could not negotiate a reduction in rent.

On the 12th August 1935 Stanley Vivian Creamer became the latest licensee, taking over from “Dinny” Malloy, who was planning to leave Wagga Wagga. Malloy, and his wife, were given a farewell dinner in August, where Malloy was thanked for his contribution to the North Wagga Football Club, which he had coached for the past couple of seasons.⁴

Denis Malloy [Maloy, Molloy]

Denis [Dennie] Malloy was born near Yass on the 14th October 1895, the son of Patrick Malloy and Margaret Mary Anne Malloy [nee Whelan].⁵ He married Catherine Ann Christina Bertram, of Mirrool, in 1920.⁶

Dennie passed away, at Wagga Wagga, on the 30th November 1940,⁷ in tragic circumstances. He was, at the time, a well-known dealer and trainer of horses, and had been swimming one of his horses in the lagoon, “*at the viaduct at North Wagga Wagga.*” It was suspected that he had suffered a heart attack and fallen into the water and drowned. He was forty six years old at the time, and was living in Hay Street, North Wagga Wagga.

The lagoon was dragged with a makeshift tool, consisting of strands of barbed wire wrapped loosely around a piece of pipe, and it took about one hour to find his body in some twenty five feet of water. He still held his stock whip in his arms.

He had lived in Wagga Wagga for some fifteen years, but was also well-known around the Mirrool, Beckom, and West Wyalong districts. In earlier times he had been a very good amateur boxer and referee. He was survived by his widow, three brothers – Thomas of Lake Cargelligo, Patrick of Queensland, and Michael of Leeton – and one sister, Mrs Kitty Pratt of Wyalong.⁸

¹ Daily Advertiser. 24th November 1931, p2.

² Daily Advertiser. 1st December 1931, p2. / Noel Butlin Archives Centre, Australian National University: Tooth and Company yellow cards, N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980.

³ NSW BDM’s. Marriage registration # 6619.

⁴ Daily Advertiser. 16th August 1935, p5.

⁵ NSW BDM’s. Birth registration # 16696.

⁶ NSW BDM’s. Marriage registration # 11717.

⁷ NSW BDM’s. Death registration # 26226.

⁸ Daily Advertiser. 2nd December 1940, p2.

Three months after Creamer took over a report to Tooth & Co. highlighted the fact that the hotel was in a very poor state and practically required rebuilding, but that according to Granleese the income from the hotel did not warrant the necessary expenditure. Average receipts for the hotel at that time was around £30 per week. Granleese also owned twelve acres of land adjoining the hotel and the writer had encouraged Granleese to sell same in order to cover part of the mortgage held by Tooth & Co.

In June 1936 the Wagga Gun Club reformed after being in recess since 1931. The licensee of the Black Swan hotel, SV Creamer, offered the use of the land behind the hotel, and gave notice that, "*sparrows and starlings will be trapped for next Wednesday.*"¹ Creamer also organised pigeon shooting matches at the hotel.²

In March 1937 Kenneth Chew purchased the freehold of the hotel and on the 15th March 1937, Frederick William Rudd took over as the new licensee. Rudd had previously been the licensee of the Collector hotel, at Collector.

On the 23rd August 1937 Mrs Mabel Esther Spencer, the former licensee of the Wynyard hotel at Tumut, took over the license from Rudd, who had left to find a business in Manly.³

In June 1938 the license was transferred from Mrs Spencer to Herbert Reginald Williams.⁴ This press report conflict with the records of Tooth & Co. which record that Herbert Reginald Goodings took over the licensee on this day and that it was his first license.⁵ It would seem that the press report had published an incorrect surname and that Tooth's records were correct. Goodings had previously operated an auctioneers business at Taree and according to one complainant had left town in a hurry, owing money. Earlier in May Goodings had been arrested on a warrant and had been committed to appear in court at Newcastle charged with the fraudulent appropriation of £24.17s.9d, and it appeared at one stage that his license application might not be approved.

In September 1939 Gooding made a statement to the police that Mrs Morgan had written to him suggesting that he, "*send the hotel up in smoke,*" by using the manholes in the ceiling to spray methylated spirits around and then setting it alight. The letter stated that it would be worth a couple of hundred dollars to Gooding personally. Gooding did not reply and Mrs Morgan called on him a few days later to ask, "*What are you going to do to send the place up?*" Morgan told Gooding to move his personal belongings into the dining room and an outside bedroom at the rear of the hotel, and suggested explanations for any enquiries that might emanate from such a fire. She said that the fire needed to take place before the 1st November as the insurance fell due on that date. Gooding declined to participate in any

¹ Daily Advertiser. 13th June 1936, p4.

² Daily Advertiser. 4th July 1936, p5.

³ Wagga Wagga Express. 28th August 1937, p4.

⁴ Wagga Wagga Express. 11th June 1938, p8.

⁵ NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980.

such scheme and chose to hand the letter over to the police and to make a statement about the affair.¹

In the 1930's the hotel had nine bedrooms (five for guests), four parlours, electric power and town water. There was a lounge, bar, dining room, bathroom, kitchen, laundry and storeroom. There were also two detached weatherboard rooms. By the 1940's the beer was drawn through ice boxes from casks under the counter.

Early in April 1940 the owner of the freehold, Mrs Ellen Morgan, offered to sell twelve acres of land adjoining the hotel to the Municipal Council. The North Wagga progress Association had been lobbying council to establish a recreation and sports area on the northern side of the river, and the council promptly took up the offer.²

The licensees were changing rapidly now and on the 22nd April 1940 Robert Wilcox became the licensee. Four months later on the 5th August 1940 Hugh McEnally was the licensee. He lasted less than a month and on the 19th August 1940 Keith Hubert McDonald became the latest licensee. McDonald had been the barman at the Royal hotel in Wagga Wagga.³ He had also worked at the Brighton hotel at Kiama, the Crown hotel at Hay and the Royal hotel at Bourke.

The local Health Inspector called on McDonald who was subsequently charged and convicted of failing to keep his premises clean. The inspector's report read as follows:

"The shelf underneath the lemonade and soda tap was in a filthy condition, dirt and filth caked to a depth of a couple of inches right across the shelf. The shelves underneath the counter were in a similar condition, also the floors under the counter were in a dirty condition, especially in the right hand corner of the bar. The shelves which contain bottles of syrup were also in a dirty condition, the ice box under the counter was also caked with dirt and offensive matter. The ice chest was in a similar state, caked with dirt and grease; a bottle of raspberry flavouring was on the shelf with no cover or top on the bottle and three parts full. There was also three parts of a bottle of Lemon Squash on the shelf which had been opened and no top on it and blowflies were in and out of the tops of the bottles, they were not protected from flies or dust. The bar generally was dirty and in a very neglected state, and at the time of inspection, 11.5am, no attempt had been made to clean up the bar. Two quart empty bottles were also on the counter and they were in a very dirty condition and contained stale beer. The glasses on the counter which had used were dirty and had never been washed. There was an empty beer barrel on the counter to which there was attached a tap and underneath there was an empty receptacle which did not contain any Methyl Violet."

It could be assumed that the regulars were not a fussy bunch.

¹ Noel Butlin Archives Centre, Australian National University: Tooth and Company Country Managers Files, N60-5083, Black Swan Hotel.

² Daily Advertiser. 12th April 1940, p5.

³ NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980.

On the 5th December 1941 the license was transferred from McDonald to Mrs Rose Ann Parry.¹ Parry was a local resident and at one time connected with the North Wagga hotel. According to the police Parry built up the business and ran it in an improved manner,² but despite this praise she was convicted of a several offences,³ which caused her to transfer the license to her husband (recently wed), Matthew Frederick Clune, on the 22rd November 1942.⁴ Matthew was also convicted of several offences (serving liquor during prohibited hours) but hung on until the 11th December 1944 when James Logan took over the license.⁵

Some four months later the license was transferred from Logan to Albert Keenes, on the 9th April 1945.⁶ On the same day Logan took over the license of the Uranquinty hotel. Keenes was from Albury and had experience of some eighteen years in the hotel game, but had not held a license for six years, his last license being that of the Gerogery hotel at Gerogery. He was a married man but lived apart from his wife and had hired a housekeeper to conduct the domestic arrangements at the hotel.

In 1945 the licensed premises also included a small cottage adjoining the hotel, which was let out at 25s per week, and which sat on a small piece of land about sixty feet square. The cottage consisted of a bedroom, a combined kitchen and dining room, and a small room at the rear. The building was riddled with white ants and had literally no value, being suitable only for demolition.

In November of the same year the old wooden gents outhouse was demolished and a new brick lavatory erected at a cost of some £50.

Keenes had a weekly tenancy agreement with Ellen Morgan and in May 1946 he reached an agreement with Harold John Peterson for the latter to purchase his interest in the tenancy and the hotel furniture, for the sum of £1,275. In July 1946 Peterson applied for the license to be transferred from Keenes to himself, but the application was denied, as a consequence of evidence from the police that Peterson had been convicted of breaches of the liquor laws when he was the licensee of a hotel at Ararat in Victoria, and that police from that town objected to the way his hotel was run.⁷

The license was eventually transferred to Thomas Robert Bartlett on the 2nd September 1946.⁸ Bartlett, like Petersen, was a former hotel keeper from Ararat.

In April 1947 Mrs Sarah Ruby Pearl Curtis and Mrs Dorothy May McGregor, were having drinks at the Black Swan in company with a man named McNamara. They left the hotel and went to Mrs McGregor's home in Wall Street where an argument developed over a galah. Mrs Curtis went home and took the galah with her. Around 11pm McGregor and McNamara

¹ Daily Advertiser. 6th December 1941, p4.

² Daily Advertiser. 9th May 1942, p4.

³ Daily Advertiser. 11th December 1942, p6.

⁴ NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980./ Daily Advertiser. 24th November 1942, p4.

⁵ Daily Advertiser. 12th December 1944, p4.

⁶ Daily Advertiser. 10th April 1945, p6.

⁷ Daily Advertiser. 23rd July 1946, p2.

⁸ Daily Advertiser. 3rd September 1946, p2.

came to the home of Curtis and demanded she return the galah. Curtis refused and when McGregor tried to take the galah by force a fight ensued in which McGregor struck Curtis four times with the neck of a broken beer bottle inflicting three wounds on one arm and one on the other. Curtis required fourteen stitches to close the wounds. McGregor and McNamara denied that Curtis had been struck, but the jury disagreed, finding her guilty and of being drunk at the time. McGregor was placed on a good behaviour bond for five years, during which time she was to refrain from drinking alcohol, and required to lodge a recognisance of £50.¹

In August 1947 the licensing inspector reported that certain work needed to be carried out on the hotel, and that they had contacted the owner of the freehold, Mrs Morgan, who resided in Sydney, and were awaiting her response. The magistrate had visited the hotel and was of the opinion that the hotel was not needed in Wagga Wagga. The solicitor for the licensee, pointed out that the Diggers' Greyhound Racing Club was soon to be operating on land behind the hotel, which would attract more people to the hotel.²

Mrs Morgan appears to have been influenced by the above, and placed the property on the market. In September 1947 Blue Mountains Hotel Pty Ltd purchased the freehold for the sum of £3,000.³ It was initially thought the company intended to transfer the license to the Blue Mountains,⁴ but such a course of action never occurred, and Bartlett continued as the licensee up until the 24th November 1947 when Leslie Eric Quinn became the licensee.⁵ Quinn had been put in as a manager by the Blue Mountains Hotel Company. In April 1950 the local council resolved to oppose an application to transfer the license to a hotel at Forster,⁶ and this no doubt contributed to the decision to keep the license in Wagga Wagga. Quinn passed away on the 23rd October 1950,⁷ at the age of fifty eight. Quinn had taken an interest in various sporting bodies during his time at Wagga wagga, and was a returned soldier from WW1. He was survived by his wife, and was buried at Wagga Wagga.⁸

On the 28th November 1950 the license was transferred to Francis Noel Thomas, who was also acting on behalf of the Blue Mountains Hotel Company.⁹ The latter chose a successor for Thomas, and on the 13th May 1952, Arthur Clarke, formerly of the Grand Central hotel at Glen Innes, became the latest license. The hotel had a reputation for allowing SP betting and Clarke told the court that he had already taken steps to alleviate this.¹⁰

A report to Tooth & Co. in May 1953 declared that the hotel was in a very dilapidated state. There were three bedrooms, but none were fit for public use, and there was a bed and

¹ Daily Advertiser. 2nd April 1947 p2.

² Daily Advertiser. 7th August 1947, p1.

³ NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980. / Daily Advertiser. 18th September 1947, p2.

⁴ Daily Advertiser. 18th September 1947, p2.

⁵ Daily Advertiser. 25th November 1947, p2.

⁶ Daily Advertiser. 1st April 1950, p3.

⁷ Daily Advertiser. 24th October 1950, p2.

⁸ Daily Advertiser. 24th October 1950, p2. & 26th October 1950, p2.

⁹ NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980.

¹⁰ Daily Advertiser. 14th May 1952, p2.

sitting room used by the licensee and his wife. The report noted that the hotel had been flooded twice in the last three years, that the hotel was in an unsewered area and had no septic tank, and there was no hot water service. The hotel was connected to the town water and electricity supplies. There was a section 40A order out, issued on the 3rd November 1947, requiring a rebuild of the hotel. The property was viewed as a poor investment.

On the 20th October 1953 Mrs Edna May Quick took over the license, despite an objection from the police who stated that her husband was a convicted criminal with a long record.

Mrs Quick told the court she was in the process of getting a divorce, that her husband would have nothing to do with the running of the hotel, and that she would call the police if her husband came anywhere near the hotel.¹

An internal communication of Tooth & Co. commented that Mrs Quick was keen on after hours trading and that she would experience problems with the police because of this.

On the 27th September 1955 the license was transferred to William Davies, and on the 7th August 1956 he and his wife, Letitia Davies purchased the furniture and freehold for the sum of £10,000.

Other transactions to follow were,

1st June 1964 – Lionel Edward Golden was the new licensee. He was formerly licensee of the Barmedman hotel at Barmedman.

15th December 1965 – John Matthew Peacock now licensee. His 1st license.

24th May 1967 – Alan Joseph Wilson was licensee.

24th June 1974 – William Allen was the licensee, having also purchased the freehold at the same time, for \$114,000, in partnership with his wife.

1975 – Material alterations to the value of \$70,000.²

4th May 1976 – Oliver James Hutton now the licensee. He and his wife, Joyce Amelia Hutton, acting as Rouget Pty Ltd, purchased the freehold on the same date for the sum of \$145,000.

6th December 1976 – Raymond Harold Ellis now licensee

14th August 1979 – Monica Mary Ellis

¹ Daily Advertiser. 2st October 1953, p3.

² Wagga Wagga Court House Records. Premises Cards.



Above: The Black Swan hotel in 1973. Courtesy Tooth & Co. records. Yellow Cards. Noel Butlin Archives. ANU, Canberra.

19th August 1980 – Frederick John McGregor now licensee.

The following records are sourced from the NSW Government Office of Liquor and Gaming, unless otherwise credited.

1986, 20th November - John Wayne Belling takes over the license from Frederick John McGregor.

1992, 11th February - Andrew Michael Love takes over the license from John Wayne Belling. Haniquarry Pty Ltd were the business owners.

1999, 21st September - Rebecca Louise Cochrane takes over the license from Andrew Michael Love. Rebecca and Stuart Johnson Osmotherly were operating as managers for Andrew Love.

2000, 22nd February - Andrew Michael Love takes over the license from Rebecca Louise Cochrane. Haniquarry Pty Ltd were the business owners.

2001, 9th January - Michael Anthony Frauenfelder takes over the license from Andrew Michael Love. Melbs Pty Ltd was the owner of the business.

2003, 4th March - Neil Robert Duncan takes over the license from Michael Anthony Frauenfelder. Black Swan Pty Ltd was the owner of the business.

2006, 18th April - Joshua William Hartley takes over the license from Neil Robert Duncan. Priceley Pty Ltd was the owner of the business.



Above: The Black Swan hotel in 2006.

2008, 3rd June - Whittnie-Lee Price takes over the license from Joshua William Hartley. Adam Lionel Price and Patricia Ann Price were the owners of the business.

2008, 28th November - Sarah Jane Wild takes over the license from Whittnie-Lee Price. J & S Wild Pty Ltd was the owner of the business.

2010, 25th May – Maureen Anne Hearn takes over the license from Sarah Jane Wild. Peter Robert Dawson and Estelle Ivy Dawson were the owners of the business.

2010, 1st July – John Michael Mulcahy takes over the license from Maureen Anne Hearn. Amber Services Pty Ltd was the owner of the business.

2012, 3rd February – Michael John Conners takes over the license from Mulcahy.

There was a serious fight at the hotel in April 2012, which was reported in the local press as follows:¹

“A man who tried to stop a fight at the Black Swan Hotel was rushed to hospital and given emergency facial surgery after being glassed in the face on Sunday morning. A dispute at a pool table is believed to have been the catalyst which started a fight between two men. After one of the men was allegedly punched in the jaw, an additional third male tried to intervene, but it is reported a 33-year-old Tolland man then smashed a glass on the bar and struck him in the face. This caused deep incisions around the man's eye and the bridge of his nose and he was rushed to Wagga Base Hospital where he underwent corrective surgery.”

¹ Daily Advertiser. 16th April 2012. Ashleigh Gleeson.

In March 2013 the hotel was, according to the then publican, Garrie Nelson, close to shutting down. The hotel had been profitable when he first moved in but since the 2012 flood there had been a severe downturn in business, making it a losing venture. Garrie and his partner, Wanda Mills had tried introducing new services, including the installation of a commercial style kitchen, but nothing could compensate for the fact that a large portion of the North Wagga Wagga residents had still not returned to their homes. The president of the North Wagga Wagga Residents Association, Laurie Blowes confirmed the flood had been tough on all of the businesses at North Wagga Wagga, and particularly the Black Swan, whose clientele had been predominantly locals. According to Mr Blowes, it was a working men's pub and the working men weren't back yet. Garrie had been forced to drastically reduce the opening hours and had been told by the owners of the hotel to close down, but he was hanging on as long as possible. The main customers keeping the pub going were the university students.¹



Above: Garrie Nelson and his partner Wanda Mills in the bar of the Black Swan hotel in March 2013. Photo courtesy the Daily Advertiser.

Just when it looked like the hotel would close, a local builder, Trevor Stevens, signed a five year lease for the hotel, taking over in May 2013. Trevor planned to enlarge the kitchen and to install a kid's playground.²

¹ Daily Advertiser. 6th March 2013, p1 & 3.

² Daily Advertiser. 15th May 2013, p5.



Left: New publican, Trevor Stevens, enjoys a cold one at the Muddy Duck. Photo courtesy the Daily Advertiser.

2014, 16th January – Christopher John Tipping became the newest licensee of the hotel, and was still the licensee in September 2019.¹

¹ NSW Liquor and Gaming Authority. Licensing History, Black Swan hotel.



Above: The Black Swan hotel in 1989.

Freehold

The hotel is located on what was originally portion 205, in the parish of North Wagga Wagga. The original crown grant was to Henry Moxham on the 9th October 1860. The land had an area of 5 acres, 2 roods, and 15 perches. The sale price was £27. 19s. 5p.

Portion 205 was a large block (in excess of five acres) and there were a number of buildings erected along its Gardiner Street frontage. Including a blacksmiths, several shops with residences, and a 2nd hotel.

The subsequent history of the freehold is as follows,

1883, 4th December - **Conveyance.** From Henry Moxham. Sold at public auction to the highest bidder, John Pratt, inn keeper of North Wagga Wagga, for £770, all of which went to the Australian Joint Stock Bank who held a mortgage over the property. Moxham received an additional ten shillings as his share of the arrangement. Area: Part portion 205 (area not defined, but including the Black Swan hotel) and all of portion 206 (area = 9 acres, 2 roods, 16 perches). Price: £770.¹

1904, 2nd November - **Conveyance by transmission.** As per will of John Remington Pratt (commonly known as John Pratt), deceased. Transfer by the executors, Walter Moore, storeman of WW, and William Hinton, of WW, to Ann Pratt, widow of Nth WW. Area unchanged from previous conveyance.²

1920, 29th June - **Conveyance.** From William Hinton, grocer of WW, Albert Hurst, formerly of Nth WW but now Little Billabong, licensed publican – as executors and trustees for will of Ann Pratt, late of Nth WW, licensed publican, deceased. Trustees for (1) Stanley James Pratt,

¹ NSW Land & Property Information. Title deed. Book 280, number 676.

² NSW Land & Property Information. Title deed. Book 770, number 199.

labourer of Ganmain, (2) Alice Mabel Gordon [nee Pratt], wife of Frederick George Gordon, saddler of WW, (3) Grantley Felton Pratt, barber of Coolamon, and (4) Mervyn Elma Pratt. Ann Pratt, by her will, dated 19th June 1913, distributed the bulk of her estate amongst four of her grandchildren, as listed above – all the children of her deceased son, James Remington Pratt. She also bequeathed £100 to her sister Emma Hurst, £100 to her grandson Leo John Mathews – the son of Ann’s daughter, Mary Ann Mathews. All were to attain the age of twenty one before they received their inheritance.

The conveyance also notes that the business of the Black Swan hotel has been acquired by Mervyn Elma Pratt – the other three beneficiaries having agreed to sell their respective share to Mervyn for the sum of £250 each. The area was unchanged from the previous conveyance.¹

1921, 9th June - **Conveyance**. From Mervyn Elma Pratt, hotel keeper of Nth WW, to Alfred Lysaught, hotel keeper of WW.

Area: Part portion 205 (including the Black Swan hotel) and all of portion 206. In total 13 acres, 1 rood, 21 perches. As area for portion 206 was 9 acres, 2 roods, 16 perches, it can be taken that the portion of 205, which included the Black Swan hotel building, had an area of 3 acres, 3 rood, and 5 perches. Price: £1,600.² Lysaught was still the owner and licensee in 1922.³

1923, 5th March - **Conveyance**. From Alfred Lysaught, hotel keeper of Nth WW, to George William Bertram, hotel keeper of Nth WW. Area unchanged since previous conveyance. Price: £2,970.⁴

1924, 25th August - **Conveyance**. From George William Bertram, hotel keeper of Nth WW, to Albert William Hunter. Area unchanged since previous conveyance. Price: £4,250.⁵ Bertram took out a mortgage with Mahon & Headley on the same day.⁶

Several months later on the 10th December 1924 the mortgage was transferred to Tooth & Co.⁷ Tooth & Co. had purchased Mahon & Headley, the latter being in liquidation.

1926, 25th February - The Black Swan hotel, furnished and equipped, along with 13 acres of land, the license and the goodwill, to be sold by public auction, at Sydney, on this day.⁸

1926, 30th March - **Conveyance**. From Albert William Hunter, hotel keeper of Nth WW, to James Hurst Granleese, broker of Sydney. Area unchanged since previous conveyance. Price: £10 plus take over outstanding mortgages.⁹

¹ NSW Land & Property Information. Title deed. Book 1193, number 749.

² NSW Land & Property Information. Title deed. Book 12263, number 6.

³ State Records. Index to Publicans’ Licenses: 1920-1937. / Daily Express. 17th November 1921, p2.

⁴ NSW Land & Property Information. Title deed. Book 1295, number 242.

⁵ NSW Land & Property Information. Title deed. Book 1360, number 124.

⁶ NSW Land & Property Information. Mortgage deed. Book 1360, number 125.

⁷ NSW Land & Property Information. Mortgage deed. Book 1371, number 805.

⁸ Daily Advertiser. 2nd February 1926, p5.

⁹ NSW Land & Property Information. Title Deed. Book 1421, number 631. / State Records. Index to Publicans’ Licenses: 1920-1937. / Daily Advertiser. 1st June 1926, p4.

In June 1935 Granleese offered to sell the hotel to Tooth and Co. but the company declined the offer which set a price of £3,500. The company had concern with the condition of the floors and the cellar which were both damaged by regular flooding. A year later Tooth & Co. again declined an offer at £3,200, but some nine months later Kenneth Chew purchased the freehold from Granleese for £3,100.¹

1937, 16th March - **Conveyance**. From James Hurst Granleese, broker of Sydney, to Kenneth Chew, retired hotel keeper of Manly. Area unchanged since previous conveyance. Price: £3,100.²

In June 1938 when Herbert Gooding took over the license Kenneth Chew was the owner of the freehold and he later sold to Mrs Ellen Morgan in February 1939. At this time Chew was the licensee of the Grand hotel at Wellington and Mrs Morgan was the licensee of the Great Southern hotel at Berry.

A number of sources state that the freehold was transferred from Chew to Morgan but this is not strictly correct. Chew had taken out a mortgage with Egbert Dunkerton Francis in March 1937,³ and the transfer to Ellen Morgan was in fact from the latter. Francis no doubt had forced the sale as the mortgagee.

1939, 16th January - **Conveyance**. From Egbert Dunkerton Francis, gentleman, formerly of Kings Cross in Sydney but now of Killara, to Ellen Morgan, widow. Area unchanged since previous conveyance. Price: £2,360.⁴

In order to purchase the freehold Ellen had arranged additional funds through a mortgage of £1,000 against a block of flats which she owned. The licensing inspector had informed her he would shortly condemn the building, which would allow her to surrender the license and claim compensation from the Licensing Reduction Board (LRB). Other advice to her suggested the LRB might not accept her surrender of the license and that even if they did the condition of the hotel would result in only a small recompense. Mrs Morgan also considered whether the license might be transferred to a new location. There was talk of a new hotel at Lake Albert, or another near the new airport [Forest Hill], while Mrs Morgan herself suggested a site near the hospital, but none of these eventuated.⁵

1940, 19th November - **Conveyance**. From Ellen Morgan, widow of Lewisham, to the Council of the Municipality of Wagga Wagga. Area: Part portion 205 (excluding the Black Swan hotel) and all of portion 206. In total 12 acres, 1 rood, 3 perches. Price: £255.⁶ Portion 206 is what we now know as McPherson Oval.

¹ NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980.

² NSW Land & Property Information. Title Deed. Book 1776, number 502.

³ NSW Land & Property Information. Mortgage Deed. Book 1776, number 500.

⁴ NSW Land & Property Information. Title Deed. Book 1835, number 818. / NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980.

⁵ NBAC: Tooth and Company Country Managers Files, N60-5083, Black Swan Hotel.

⁶ NSW Land & Property Information. Title Deed. Book 1883, number 138.

In April 1946 Blue Mountains Hotel Pty Ltd, purchased the freehold from Ellen Morgan, widow of Lewisham, for £3,000. The shareholders in this company were JA Whelan, Max A Murrell and Francis Grady.¹ The official deed is dated the 29th August 1947, and records the area as part of portion 205, including the Black Swan hotel, being the residue following the sale of the land, in part, to the Municipality of Wagga Wagga. Should be 1 acre, 0 rood, 18 perches, based on area sold to the Council, but the next deed records the area as 1 acre, 0 rood, 2 $\frac{3}{4}$ perches. This is a discrepancy of 15 $\frac{1}{4}$ perches. Price: £3,000.²

The Whelan family were, at the time, the largest private group to control a portfolio of hotel interests, in the state of NSW. They had interests in thirty five hotels, through twenty eight proprietary companies, and had been involved in the industry since the late 1800's. Of the thirty five hotels they had an interest in, eighteen were tied to Tooth & Co., and one was tied to Tooheys.³

1953, 20th October - **Conveyance**. From Blue Mountains Hotels Pty Ltd to Christina May Martin of Buchan, Victoria. Area: Part portion 205, including the Black Swan hotel, being residue following sale of land in part to the Municipality of Wagga Wagga. Area recorded as 1 acre, 0 rood, 2 $\frac{3}{4}$ perches. Price: £6,926 92 6d.⁴ The licensee, Mrs Edna May Quick, had hoped to purchase the freehold, and had signed a contract, but was unable to secure the necessary finance.

1955, 23rd September - **Conveyance**. Half share from Christina May Martin to Edna May Quick. Now tenants in common with equal half share each. Area unchanged from previous conveyance. Price: £3,750.⁵

1956, 2nd July - **Conveyance**. From Christina May Martin, married woman of North Wagga Wagga and Edna May Quick, manager of North Wagga Wagga, to William Davies, licensed publican of the Black Swan hotel and his wife, Letitia Davies. Area unchanged since previous conveyance. Price: £10,000.⁶

1968, 23rd December - **Conveyance**. From William Davies, retired hotel keeper, and his wife, Letitia Davies, to Alan Wilson, licensed publican, and his wife, June Wilson. Area unchanged since previous conveyance. Price: \$31,200.⁷

1974, 24th June - **Conveyance**. From Alan Joseph Wilson, licensed publican of North Wagga Wagga, and his wife, June Wilson, to William Allen, sales manager of Fairlight, and his wife, Joyce Mavis Allen. Area unchanged since previous conveyance. Price: \$114,000.⁸

¹ NBAC: Tooth and Co., N60-YC-2277, Black Swan Hotel, cnr Gardiner and William Streets, Wagga Wagga, circa 1920-1980.

² NSW Land & Property Information. Title Deed. Book 2031, number 740.

³ Daily Advertiser. 23rd November 1951, p1.

⁴ NSW Land & Property Information. Title Deed. Book 2275, number 953.

⁵ NSW Land & Property Information. Title Deed. Book 2335, number 530.

⁶ NSW Land & Property Information. Title Deed. Book 2379, number 732.

⁷ NSW Land & Property Information. Title Deed. Book 2912, number 966.

⁸ NSW Land & Property Information. Title Deed. Book 3157, number 708.

1976, 4th May - **Conveyance**. From William Allen, licensed publican of WW, and his wife, Joyce Mavis Allen, to Rouget Pty Ltd. Area: 1 acre, 0 rood, 2 $\frac{3}{4}$ perches. Price: \$145,000.¹ The partners in Rouget Pty Ltd were Oliver James Hutton and his wife, Joyce Amelia Hutton.

1985, 22nd July - **Conveyance**. From Rouget Pty Ltd, to Frederick John McGregor and Joan McGregor, as joint tenants. Torrens Title Reference: DP.1/709817. Area: 1 acre, 0 rood, 2 $\frac{3}{4}$ perches. Price: \$160,001.²

1986, 8th December – Conveyance from Rouget Pty Ltd to John Belling.³

1992, 11th February – Owned by Haniquarry Pty Ltd {Andrew Love}.⁴

2003, 4th March – Owned by Black Swan Pty Ltd [Duncan family].⁵

2006, 18th April – Owner now registered as Duncan Family (Wagga) Pty Ltd.⁶

2010, 25th May – Owned by Peter Robert Dawson and Estelle Ivy Dawson.



Above: The main bar in September 2019.

¹ NSW Land & Property Information. Title Deed. Book 3233, number 236.

² NSW Land & Property Information. Transfer Certificate, V888172.

³ NSW Liquor and Gaming Authority. Licensing History, Black Swan hotel. Transaction W636220.

⁴ NSW Liquor and Gaming Authority. Licensing History, Black Swan hotel. Transaction E284229.

⁵ NSW Liquor and Gaming Authority. Licensing History, Black Swan hotel. Transaction 9646059.

⁶ SW Liquor and Gaming Authority. Licensing History, Black Swan hotel.

2010, 21st May - The Black Swan hotel, believed to be Wagga's oldest hotel, has finally been sold. Wagga hotel broker, Chris Tinning confirmed yesterday that a group of local businessmen had formed a syndicate to purchase the freehold. Under a confidentiality agreement the price and other sensitive details could not be released publicly. Mr Tinning said the previous owner from Newcastle had interests in the Hunter Valley, which he wanted to concentrate on.¹

2010, 1st July – Owned by Amber Services Pty Ltd. [Rod Gesteier, Michael Prest, John Prest, and Bill Casley, plus Steven Jay].

2013, 13th December – Christopher John Tipping took over the freehold,² and still held the title in September 2019.



Above: Publican Chris Tipping – September 2019

¹ Daily Advertiser. 21st May 2010, p23.

² NSW Liquor and Gaming Authority. Licensing History, Black Swan hotel. Transaction AI406037.

Black Swan hotel – Licensee John Pratt

