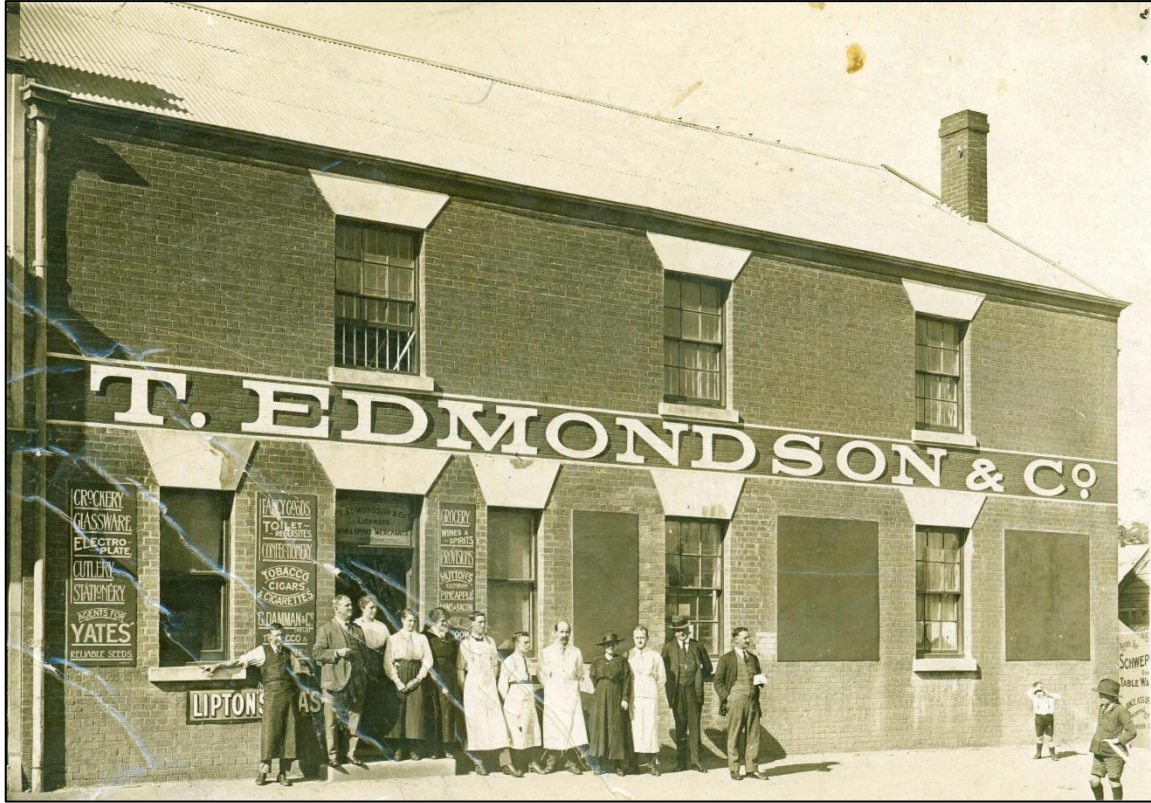


T EDMONDSON & CO



Acknowledgments

My thanks to Sherry Morris, who was the source for a number of the photos and who wrote a section of the history covering the more contemporary period. I also acknowledge regular usage of her Biographical Listings, another standard research source.

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My thanks also to NSW Land Registry Services, or the old Lands Department. Their digitisation of parish maps and other land records constitutes another invaluable resource.

Introduction

This article started as a means of identifying the relationships between the various owners of several historical homes along Johnston Street, between Trail Street and Simmons Street. Several of the homes were owned by Mary Kerfoot, and I wanted to know who she was.

Like Huthwaites and David Copland, Edmondson & Co., along with its owners and managers, was immensely influential in the business, social, and cultural environments of the town and city.

This is by no means an in depth study of that business, but hopefully it acts as a foundation stone for someone else to build on at a later date.

T Edmondson & Co. Ltd

The Edmondson Family

In 1861, the Edmondson family were living at 81 Upper Brook Street, Chorlton upon Medlock [Manchester City, England].

The head of the family was William Edmondson, a fifty four year old engraver and calico printer who employed some two hundred and forty four people. His wife was Martha, a fifty seven year old native of Wigan, Lancashire.¹

The children were all natives of Lancashire, Manchester, and were as follows, Hannah (30)

John (28), a warehouseman and print buyer

James L (26), an engraver, sketchmaker, and printer

William J (22), mechanic

Townley (21), warehouseman

Edward (17), engraver

Margaret E (15), scholar

The undermentioned Houses are situate within the Boundaries of the												
Parish [or Township] of		City or Municipal Borough of		Municipal Ward of		Parliamentary Borough of		Town of		Hamlet or Tything, &c., of		Ecclesiastical District of
Chorlton upon Medlock		Manchester		St. Luke		Manchester						St. Lawrence
No. of Schedule	Road, Street, &c., and No. or Name of House	Houses Inhabited	Name and Surname of each Person	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf and-Dumb		
						Male	Female					
35	7, Upper Brook St	1	Emily Kelly	Head	W		46	Female	Wife	Scotland		
	do		Emily, Jr. do	Daughter			15		Scholar	Lancashire Manchester		
	do		William B. do	Son			11		do	do		
	do		John J. do	Son			9		do	do		
	do		Thomas J. do	Son	W		29		Servant	Derbyshire		
	do		Elmer J. do	Son	W		32		Servant	Derbyshire		
	do		Mary J. do	Son	W		25		Servant	Yorkshire		
40	81, do	1	William Edmondson	Head	W		54		Engraver & calico printer employing 244 persons	Lancashire Wigan		
	do		Martha do	Wife	W		57		do	Wigan		
	do		Thomas do	Son	W		30		do	Manchester		
	do		John do	Son	W		28		Warehouseman Print Buyer	do		
	do		James J. do	Son	W		26		Engraver Sketchmaker	do		
	do		William J. do	Son	W		22		Mechanic	do		
	do		Townley do	Son	W		21		Warehouseman	Manchester		
	do		Edward H. do	Son	W		17		Servant Engraver	do		
	do		Margaret E. do	Daughter	W		15		Scholar	do		
	do		Robert B. do	Son	W		20		Servant	Wiltshire		
	do		John P. do	Son	W		17		Servant	Lancashire Manchester		
41	83, do	1	William Edmondson	Head	W		35		Female	do		
	do		Mary do	Wife	W		28		Servant	do		
42	85, do	1	John Pugh	Head	W		26		Householder	Wiltshire		
	do		James do	Son	W		28		do	do		
	do		Frederick do	Son	W		21		Warehouseman	Manchester		
	do		H. J. do	Son	W		22		Barber in Practice	Lancashire		
	do		Mary do	Daughter	W		25		Servant	Wiltshire		
Total of Houses...		4	Total of Males and Females...		10	15						

Above: England Census 1861. Edmondson family.

In July 1862 a number of emigrants from England landed at Brisbane, on board the vessel, *Chatsworth*. The passengers included, Thomas Lupton, WJ [William Jackson] Edmondson, Townley Edmondson, RB [Robert Burrows] Wrathall, and J [Joseph] Wrathall.²

¹ England census. 1861.

² The Courier [Brisbane]. 9th September 1862, p3.

Townley Edmondson arrived in Wagga Wagga on the 4th October 1864. His first business venture was as a commission agent, working with George Forsyth. He was also an agent for TH Mate of Albury, from those earliest days.³

Townley Edmondson was well settled at Wagga Wagga, in December 1866, where he was conducting a retail store, and as part of which, he was an agent for TH Mate & Co., of Albury.⁴ Townley was still an agent for TH Mate & Co., in October 1868, when the steamer, JHP, arrived from Echuca with a cargo consigned from the latter firm, to their agent, Townley Edmondson.⁵

The commercial relationship between TH Mate & Co., and Townley Edmondson is unclear. Some sources, such as the Wagga Wagga rate books, suggest that TH Mate & Co., owned the freehold of the business, but the land title deeds clearly show that Townley owned the freehold.⁶ Townley took out several mortgages, with his brothers - James Skirrow Edmondson [of Wagga Wagga] and John Edmondson [of Manchester, England] – and with William Maxwell Newall Edmondson [of Albury]. The latter gentleman was the manager of TH Mate & Co., of Albury [since December 1860]⁷, and he was related to Townley,⁸ although the specific relationship is unknown. It appears that Townley was never indebted to TH Mate & Co., as mortgagee, per se.

By November 1868 Townley Edmondson was promoting his new store in Gurwood Street, with a piano concert to come off on two successive evenings, inside, “*the large room in Mr Edmondson’s new store.*”⁹ His brother, James Skirrow Edmondson, was also settled in Wagga Wagga by this time.

When Townley purchased the property, in 1868, it was a two storey brick warehouse. A large part of the clientele in those days, were the out of town country people. They would drive their wagons into town, park out the back of the store, and stock up with several months supplies.¹⁰

By 1869, James Skirrow Edmondson was a part of the business, as well.¹¹ Throughout the 1870’s the latter was an agent for the Mutual Life Association of Australasia.¹² It was around this same time that James Edmondson, Edward Edmondson, and Robert Burrows Wrathall joined the firm.¹³ This arrangement held till about 1878 when James Skirrow Lupton joined the firm.¹⁴ By October 1876, the business was known as T Edmondson & Co.¹⁵ The agency arrangement with TH Mate & Co., was an important part of the firm’s business model all through the 1870’s and the 1880’s.¹⁶

According to the local rate records, from 1870 to 1876, the business was located on allotment 5, of section 37, in the town and parish of South Wagga Wagga. The freehold, for this period, was owned

³ Daily Advertiser. 12th October 1864, pp7-9.

⁴ Wagga Wagga Express. 1st December 1866, p4.

⁵ Wagga Wagga Advertiser. 21st October 1868, p2.

⁶ Daily Advertiser. 30th November 1921, p4.

⁷ Border Morning Mail. 13th January 1913, p3.

⁸ Wagga Wagga Express. 14th January 1913, p5.

⁹ Wagga Wagga Advertiser. 18th November 1868, p3.

¹⁰ Daily Advertiser. 12th October 1864, pp7-9.

¹¹ Wagga Wagga Advertiser. 2nd June 1869, p3.

¹² Wagga Wagga Advertiser. 21st December 1878, p5.

¹³ Daily Advertiser. 30th November 1921, p4.

¹⁴ Daily Advertiser. 30th November 1921, p4.

¹⁵ Wagga Wagga Advertiser. 21st October 1876, p4.

¹⁶ Wagga Wagga Advertiser. 17th August 1878, p5.

by either James or Townley Edmondson, or by both, and these two men were the occupants for this same period. The buildings consisted of a brick store, and two brick cottages.¹⁷

From 1876 to 1881, the freehold, according to the Wagga Wagga rate books, was owned by TH Mate & Co., and the occupant was listed as James Edmondson. The buildings consisted of two brick shops, a brick cottage and several outhouses.¹⁸ As already stated the freehold was never owned by TH Mate & Co., nor did that firm ever hold a mortgage over the Edmondson property.

James Skirrow Edmondson and Robert Burrows Wrathall left the business in 1881, and between them purchased Mittagong Station.¹⁹

Townley Edmondson

Townley Edmondson was born c.1840, at Ardwick, Lancashire, the son of William and Martha Edmondson.²⁰ He came out to Australia in 1862, and spent the next eighteen years or so in Wagga Wagga, conducting the business of Edmondson & Co. He was back in England by 1881, living with his parents and his sister Hannah. He described himself as a retired merchant.²¹ Townley never married, and left no one to carry on his legacy. He lived as a retired gentleman for the rest of his life, passing away in 1925, at Trefriw, Caernarvonshire, Wales.²²

Edward Fisher Edmondson

Edward Fisher Edmondson was the younger brother of Townley. Edward was still living in England, with his parents, in 1871, when, at the age of twenty seven, he was described as a student [in 1861 he was described as an apprentice engraver].

Edward came out to Australia sometime after 1871, and was still living in the Wagga Wagga district in 1885, when he applied for a 325 acre block of land at Milbrulong. At that time he was living with James Skirrow Lupton. He was possibly still in Australia in October 1888, but his address was unknown,²³ or he may well have been on his way back to England. In 1891 he was living in England, with his father, William, his brother, Townley, and his sister, Hannah. He was by this time, living a comfortable life as a retired gentleman.²⁴

In 1883 Charles Hawthorn Croaker became a partner, and remained so until his death, in 1898. At that time Henry Thompson Davidson took over the stock and station division, while Lupton continued on as the head manager, up until 1901, when Edward Kerfoot took over.²⁵ Davidson was still the manager of the Stock & Station Department of T Edmondson & Co, in January 1909.²⁶

Henry Thompson Davidson

Like many of Edmondson's employees, Henry Thompson Davidson, came with impeccable qualifications, and connections. He was the son of Alexander Davidson of Bullenbong. He was well educated and had enhanced his skills with a term of employment at the AJS Bank. He then spent some time on the family property, before establishing himself as a successful stock and station agent. He practiced on his own for short periods, but spent much of his working life in partnerships

¹⁷ Wagga Wagga Rate Books: 1870-1876.

¹⁸ Wagga Wagga Rate Books: 1876-1881.

¹⁹ Daily Advertiser. 12th October 1964, pp7-9.

²⁰ England Census. 1881.

²¹ England Census. 1881.

²² Daily Advertiser. 25th March 1925, p2.

²³ Sydney Morning Herald. 3rd October 1888, p1.

²⁴ England Census. 1861, 1871, 1891.

²⁵ Daily Advertiser. 30th November 1921, p4.

²⁶ Wagga Wagga Advertiser. 12th January 1909, p4.

– Rand & Tompson; Tompson & Davidson; and Braim, Tompson & Davidson. The latter firm became Tompson, Manning & Jeremy, following Davidson’s retirement. When Bullenbong was split up in 1916, Davidson took East Bullenbong, for himself. He was heavily involved in a wide variety of community activities. In his later life he moved to Sydney, and died there in July 1929.²⁷



Above: T Edmondson & Co. in 1883.²⁸

In September 1889, James Skirrow Edmondson, retired from the firm, which was described as, “*T Edmondson & Co., Merchants & Commission Agents.*” The business continued under the two remaining partners - James Skirrow Lupton and Charles Hawthorn Croaker.²⁹

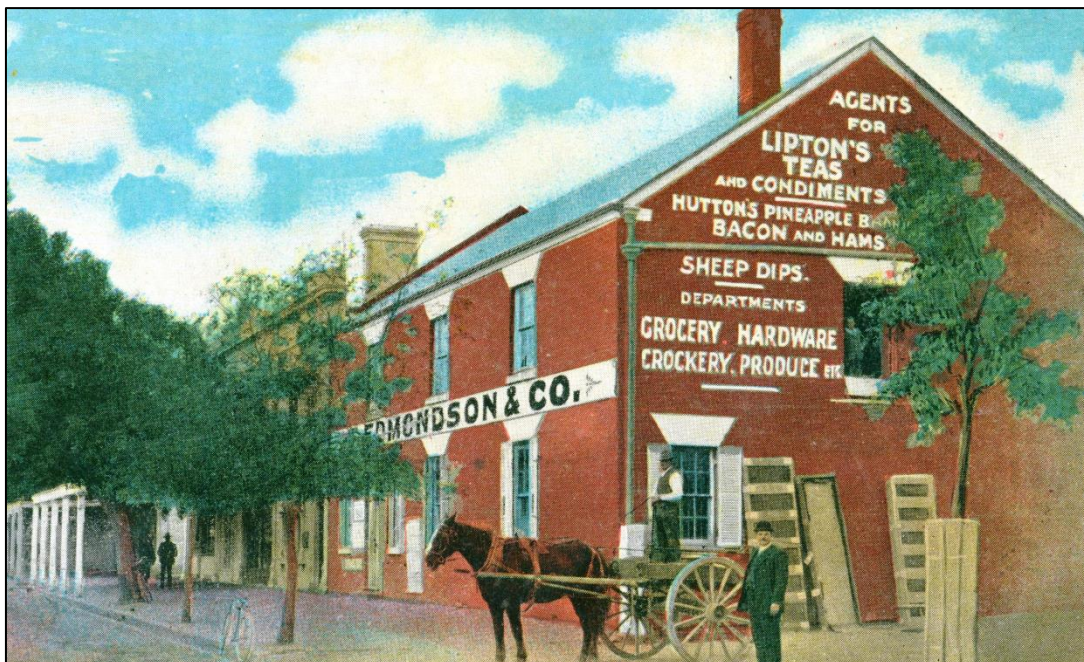
²⁷ Sherry Morris. Biographical Listings. Henry Thompson Davidson.

²⁸ Illustrated Sydney News. 17th March 1883, p1.

²⁹ Wagga Wagga Advertiser. 12th September 1889, p3.



Above: Another early photo of T Edmondson & Co.'s two storey warehouse.³⁰ Picture taken in late 1800's. The band and the military personnel are Wagga Wagga Sudan War volunteers, who were preparing to leave for the Sudan.



Above: A coloured post card of the early business.

³⁰ Daily Advertiser. 13th October 1969, pp7-14.



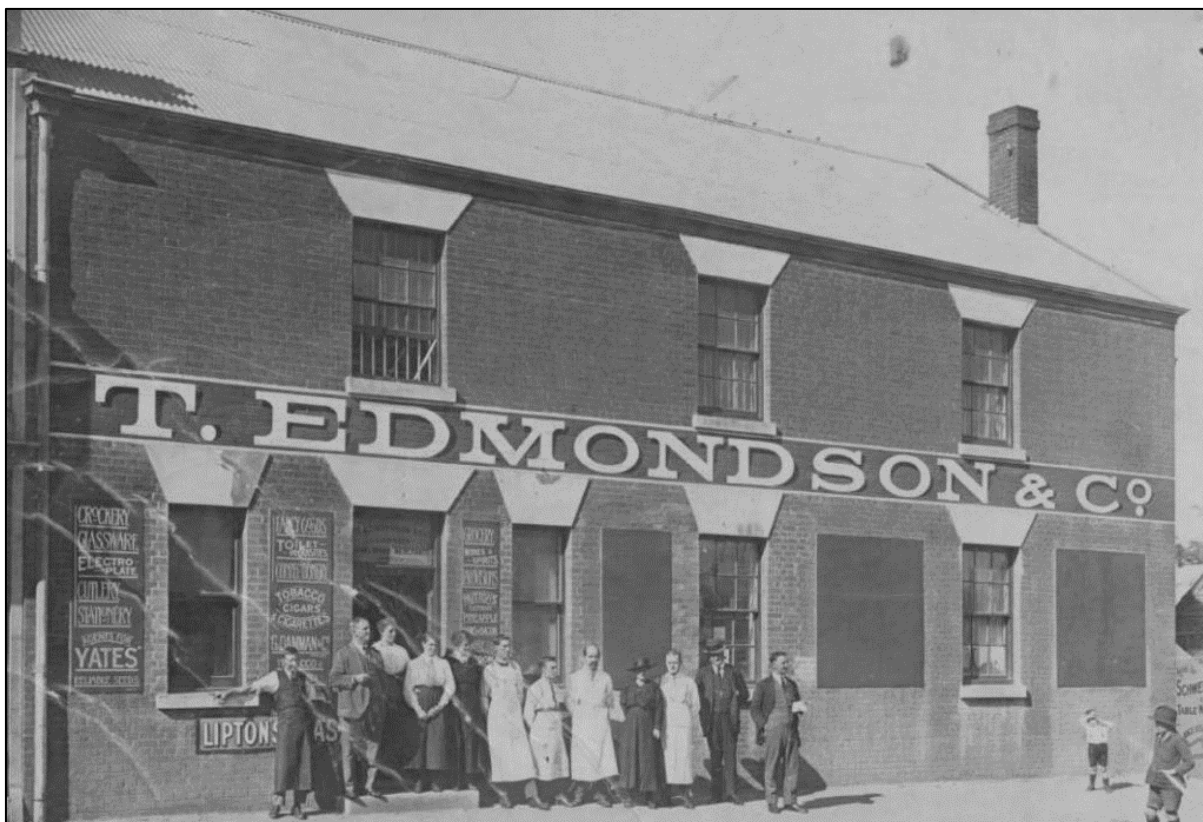
Above: Ironmongery department of T Edmondson & Co., in 1910.³¹



Above: Back yard of T Edmondson & Co., in 1910.³²

³¹ Sydney Mail. 10th August 1910, p35.

³² Sydney Mail. 10th August 1910, p35.



Above: T Edmondson & Co., c.1915. Courtesy Museum of the Riverina.

Robert Burrows Wrathall

Robert Burrows Wrathall was born at Manchester, England, in 1835, the son of William Wrathall and Jane Wrathall [nee Burrows].

Robert, and his younger brother Joseph Wrathall, arrived in Australia in 1862, on the same vessel as Townley Edmondson. Robert came to Wagga Wagga around 1870 or 1871, on a river steamer carrying goods from Echuca to Wagga Wagga. He settled in Wagga Wagga and became secretary of the local Wagga Wagga Steam Navigation Company.³³ Around about 1885 he became a partner in the Mittagong run, with the Edmondson family, and lived there until ill health compelled him to leave and move into Wagga Wagga, in the latter months of 1900. He moved into the residence of his old friend, James Skirrow Lupton, in Johnston Street, which is where he passed away on the 13th February 1901.³⁴ One report stated that he was the manager of Mittagong Station, for the firm of JS Edmondson & Co.,³⁵ but it appears that he was a partner, not a manager. Certainly Edmondson & Co., had a major interest in the property.

In 1898, William Valentine Sissons, was the manager of the Mittagong station, on behalf of JS Edmondson & Co., and he passed away, at Albury, on the 8th of July in that year, having been the manager for the past thirteen years.³⁶

Mittagong was still owned by the trustees of the estate of JS Edmondson & Co., in December 1908, when the 27,000 acre run was split up and auctioned off, for closer settlement.³⁷ The homestead

³³ Wagga Wagga Advertiser. 17th May 1871, p3.

³⁴ Wagga Wagga Advertiser. 14th February 1901, p2.

³⁵ Wagga Wagga Express. 14th February 1901, p2.

³⁶ Wagga Wagga Advertiser. 9th July 1898, p2.

³⁷ Wagga Wagga Advertiser. 19th December 1908, p2.

portion of the run was retained by the family, and in March 1925, Frank Lupton, the son of James Skirrow Lupton, sold this last remnant to two local men - F Kirby and M Salmon.³⁸

Not much is known of Robert's brother, Joseph, other than that he died in Queensland on the 25th October 1923.³⁹

The Edmondson brothers, and James Skirrow Lupton, along with other family members, all owned other farming land in the districts surrounding Wagga Wagga [The Rock, Gobbagumbalin, et al]. The families' activities, as stock & station agents, their dealings in commodities, and their general entrepreneurial exertions, would have encouraged investment in rural properties and agricultural activities.

On the 27th December 1894, some five years after his retirement from the firm, James Skirrow Edmondson passed away at Beaumaris, North Wales.

James Skirrow Edmondson

James Skirrow Edmondson was born in Manchester, Lancashire, England, in 1835, the second eldest son of William Edmondson and Martha Edmondson [nee Skirrow].⁴⁰ His siblings consisted of two sisters, and four brothers. His father was a successful business man, and his sons had all had experience in the business.

As alluded to earlier, James landed at Brisbane, in 1862, accompanied by his brother, Townley Edmondson.

Having established himself, and the business, in Australia, James returned to England, and on the 14th October 1884, he married a spinster, Sarah Ann Broughall, the twenty seven year old daughter of John Broughall [a solicitor], at the parish church [St Mary's], Willesden, in the county of Middlesex.⁴¹ James was fifty years old at the time.

The couple had four children. The first three were all born in Victoria, Australia, in the period 1886 to 1889. Their fourth child, Bessie was born in Wales, in 1891.

It appears that the first three children all returned to England [or Wales], with their parents, and that none of the four children ever had any further connection with Australia.

James died on the 27th December 1894, and his place of abode was described as Bryn Celyn, Llangoed, Anglesea [sic]. His estate, valued at £577, went to his widow, Sarah Ann.⁴²

Charles Hawthorn Croaker

Charles Hawthorn Croaker passed away at Wagga Wagga on the 17th June 1898.⁴³ Some twenty years earlier he had first arrived in Wagga Wagga, on the 28th January 1878, to take up a position as manager of the Bank of New South Wales. He resigned from that role on the 4th May 1882. He went into business on his own, for about a year, before he was offered a partnership in the firm of T Edmondson & Co., which at that time was owned by James Skirrow Edmondson and James Skirrow Lupton. Shortly afterwards Croaker was chosen as secretary of the Wagga Wagga Benefit Building and Investment Society – a position he held up until the time of his death. He was also the honorary secretary of the Riverine Club for a number of years. He served on the committee of the Murrumbidgee Turf Club, and was an alderman on the borough council from 1885 to 1891. In that final year he served as mayor of the town. He was also a secretary to the Murrumbidgee Pastoral

³⁸ Daily Advertiser. 20th March 1925, p5.

³⁹ Australia Death Index: 1787-1985 [Ancestry.com]. QLD. BDM's. Death registration # B041320, page 1790.

⁴⁰ England Census. 1861. Family of William Edmondson.

⁴¹ London, England. Church of England Marriages and Banns: 1754-1932. [ancestry.com]

⁴² England & Wales. Index of Wills & Administrations: 1858-1995. [Ancestry.com]

⁴³ Wagga Wagga Express. 18th June 1898, p6.

and Agricultural Association, and his natural aptitude for management saw both this entity and the MTC prosper during his period of involvement.

Charles was a native of the Hunter River region [born at Cundletown], and he was survived by his widow, and eight children. Two brothers and a sister also survived.⁴⁴

T Edmondson & Co., commonly employed well known farmers and graziers, including Gunning Francis Plunkett,⁴⁵ and Ernest Augustus Stinson [of Kindra].⁴⁶ Such men had strong connections to, and a deep understanding of, rural people and businesses.

Gunning Francis Plunkett was the eldest son of Gunning Francis Plunkett, senior. The latter was instrumental in the formation of the NSW Farmer's and Settlers' Association, and was also well known as a storekeeper at Clarendon, in the early days, and then later as the licensee of the hotel at Yerong Creek, at which place he also conducted a stock and station agency for many years.⁴⁷

Ernest Augustus Stinson was the son of John Stinson, of Kindra [b.1867, d.1954⁴⁸]. For many years he was the manager of the Kindra Station, but retired from that role, in 1908,⁴⁹ to take up a position with Edmonson & Co.⁵⁰

In 1910, Edward Kerfoot took over the firm,⁵¹ but from 1911-1913 he was absent from the business. During this period the store was managed by Mr FE Cox, who left the firm in October 1913, to take a position at Inverell.⁵²

On the 27th February 1911, a fire caused extensive damage to the second storey of the premises of T Edmondson & Co. The fire brigade were able to bring the fire under control, but as was often the case the damage to stock, from the water applied, was significant. The losses were covered by insurance.⁵³

In the 1890's and 1900's T Edmondson & Co., were prominent as commission agents, regularly auctioning off houses, furniture, stock, properties, plus plant and equipment. It was a major part of their business.

In November 1913, T Edmondson & Co., disposed of the stock & station agency component of their business, to Dill & Watson.⁵⁴ The new owners operated out of the rooms previously occupied by Edmondson & Co., in Gurwood Street.⁵⁵

In July 1914 T Edmondson & Co., were rebuilding a portion of their premises. These old premises of T Edmondson & Co., along with the premises occupied by Hanson's Co-operative Butchery, were once the establishment occupied by Tom Castro, the Tichborne claimant. The improvements to Edmondson's section included extensive brick extensions to the rear, and display window fronts – the latter being something the firm's premises had previously lacked.⁵⁶

⁴⁴ Wagga Wagga Express. 18th June 1898, p6. / Wagga Wagga Advertiser. 18th June 1898, p2.

⁴⁵ Wagga Wagga Advertiser. 10th December 1910, p2.

⁴⁶ Wagga Wagga Express. 30th June 1908, p2. / Daily Advertiser. 9th March 1911, p2.

⁴⁷ Sherry Morris. Biographical Listings. Gunning Frances Plunkett.

⁴⁸ Daily Advertiser. 2nd January 1954, p2.

⁴⁹ Wagga Wagga Express. 30th July 1908, p3.

⁵⁰ Wagga Wagga Express. 30th June 1908, p3.

⁵¹ Daily Advertiser. 30th November 1921, p4.

⁵² Wagga Wagga Express. 14th October 1913, p3.

⁵³ Daily Advertiser. 28th February 1911, p2.

⁵⁴ Wagga Wagga Express. 2nd December 1913, p2.

⁵⁵ Daily Advertiser. 2nd December 1913, p2.

⁵⁶ Daily Express. 14th July 1920, p2.

In February 1916, Mr Edward Hasson Beard, who had been the secretary of the three Wagga Wagga Starr-Bowkett Societies,⁵⁷ joined the staff of T Edmondson & Co., as general manager, under Mr Edward Kerfoot.⁵⁸ In June 1917, he resigned from Edmondson & Co., to take a position with WG Huthwaite & Co.⁵⁹

Edward Hasson Beard

Edward Hasson [Ted] Beard was born in Balmain, in 1885, the eldest son of Edwin Beard and Maria Louise Beard [nee Harrison]. His paternal grandmother was Elizabeth Beard [nee Hasson]. Ted came to Wagga Wagga in 1908, to join the staff of the Murrumbidgee Milling Co., a position he held for four years.⁶⁰

By April 1909 he was the honorary secretary and treasurer of the Methodist Tennis Club,⁶¹ and in January of that year he was a member of the Newtown Juniors Cricket team.⁶²

On Saturday the 2nd April 1910, he married Elizabeth Clara [Bessie] Heydon, at Wagga Wagga,⁶³ and the couple subsequently had five children. At the time of his wedding, Ted was a clerk with the Murrumbidgee Co-Operative Milling Company. Elizabeth was the youngest daughter of Richard Sutton Heydon, a prominent and influential citizen of Wagga Wagga.

It appears that Ted was a lay preacher,⁶⁴ and that Bessie was also a strong supporter of the church's activities.⁶⁵

In 1912, Ted was promoting his skills as a writer of advertisements, appealing to local businesses to utilise his services.⁶⁶

By July 1913, Ted was the secretary of the three Wagga Wagga Starr-Bowkett Societies,⁶⁷ having succeeded Mr HW Watson, in that role, for Societies no's 1 & 2, in April of that year.⁶⁸

He spent another four years with the Starr-Bowkett Societies, before taking a position with T Edmondson & Co.

In 1921 he tried conducting his own business at Ardlethan but retired from that in 1925, and returned to Wagga Wagga, to take up a position as manager of Huthwaite & Co.⁶⁹

Ted involved himself in a number of community activities, up until the time he left Wagga Wagga, in December 1934.⁷⁰

His wife, Bessie, passed away at her home, in Griffith, on the 25th October 1953, at the age of seventy two.⁷¹ She was survived by her husband, her three daughters, and her two sons.

Ted lived to the ripe old age of eighty nine, passing away on the 10th September 1974, at Griffith.⁷²

⁵⁷ A Starr-Bowkett Society was a co-operative, non-profit financial institution that provided interest-free loans to its members.

⁵⁸ Daily Advertiser. 26th February 1916, p4.

⁵⁹ Wagga Wagga Express. 2nd June 1917, p2.

⁶⁰ Daily Advertiser. 6th December 1934, p4.

⁶¹ Wagga Wagga Advertiser. 10th April 1909, p8.

⁶² Wagga Wagga Advertiser. 21st January 1909, p2.

⁶³ NSW BDM's. Marriage registration # 6687.

⁶⁴ Wagga Wagga Express. 14th May 1910, p3.

⁶⁵ Daily Advertiser. 1st July 1911, p4.

⁶⁶ Wagga Wagga Express. 23rd May 1912, p4.

⁶⁷ Daily Advertiser. 29th July 1913, p2.

⁶⁸ Wagga Wagga Express. 5th April 1913, p2.

⁶⁹ Daily Advertiser. 6th December 1934, p4.

⁷⁰ Daily Advertiser. 6th December 1934, p4.

⁷¹ Daily Advertiser. 26th October 1953, p2.

⁷² Sydney Morning Herald. 12th September 1974.

WG Huthwaite & Co

In March 1906, William George Fitzroy Huthwaite, who had been a resident of Lockhart for the past six years, made a move to Wagga Wagga, with the intention of starting his own business, as a general merchant.⁷³ During his time at Lockhart he had been employed by Mr John J Hodgson, of the Red Flag Stores.⁷⁴ John Hodgson was married to Rose Killick,⁷⁵ the sister of Florence Killick – the future wife of William George Fitzroy Huthwaite.

William's story starts with his grandfather, Augustus George Dunstan Huthwaite, who came to Australia in 1851, on board HM steamer, Acheron, as a lieutenant in the Royal Navy. He landed in Sydney on the 13th December 1851.⁷⁶

Augustus passed away at his home in Goulburn, on Saturday the 24th October 1896, and an obituary provided the following details of his life,⁷⁷

“Mr. A. G. D. Huthwaite, J.P., died at his residence, Cowper Street, this morning, at the age of 71 years. Deceased had been in failing health for some time prior to his death, and of late years did not take much part in public affairs. In the early days, however, he was a prominent figure in the stirring events of the time, and in bushranging days he had charge of a party of volunteers formed locally to give chase to the Ben Hall gang. Deceased was always noted for his physical activity and fine athletic bearing, and displayed wonderful powers for his age. He was a member of the Royal Navy before coming to Australia and at one time he was in command of the artillery instruction boat, "Excellent." He was in the navy when he landed in the colony, and he married Miss Stephen, a niece of the late Sir Alfred Stephen, acting-Governor. After he left the navy he was appointed a Commissioner of Crown Lands for the Waregoon district, under one of the old Acts, and he held this position for some time. Subsequently he came and settled on his wife's property at Wollagorang, near Goulburn, some 40 years ago, where he carried on pastoral pursuits till recent years. Some six or seven years ago he acted as Deputy Police-Magistrate for Goulburn during the temporary absence of Mr. C. S. Alexander, and he also had charge of the work of collecting the census for the city and district. After leaving Wollagorang he took up his residence near Bishopthorpe and came to live in the city some twelve months ago. Deceased is survived by his wife and a grown up family of several sons and daughters, one son and one daughter being married.”

The eldest son of Augustus was George Fitzroy R Huthwaite, who was one of ten siblings – three boys, and seven daughters. George was born on the 16th July 1855, at 3 Victoria Street, Woolloomooloo,⁷⁸ and he would later be William's father.

On the 9th July 1879, George married Mary Frances Huggart, at Goulburn,⁷⁹ and the couple subsequently raised two children. A third child, Maude Ellenor, died at Goulburn, when she was only just three years old [b.1884,⁸⁰ d. 21st May 1887⁸¹].

In August 1879, George, a butcher at Goulburn, was declared insolvent, with liabilities of £496 and assets of £39.⁸² George attributed his losses to trading in cattle.

⁷³ Wagga Wagga Express. 24th March 1906, p2.

⁷⁴ Border Morning Mail. 2nd November 1910, p5.

⁷⁵ NSW BDM's. Marriage registration # 7073.

⁷⁶ Sydney Morning Herald. 15th December 1851, p2.

⁷⁷ Goulburn Evening Penny Post. 24th October 1896, p2.

⁷⁸ Sydney Morning Herald. 17th July 1855, p5.

⁷⁹ NSW BDM's. Marriage registration # 3150.

⁸⁰ NSW BDM's. Birth registration # 12661.

⁸¹ Goulburn Herald. 24th May 1887, p3.

⁸² Maitland Mercury. 16th August 1879, p6.



Above: George Fitzroy Huthwaite. Courtesy "Barbara Horsfield" [ancestry.com]



Above Right: Florence Sophia Huthwaite and Florence Louise Killick. Courtesy "smithysplace" [ancestry.com]



Above: William George Fitzroy Huthwaite. Courtesy "John Lacey" [ancestry.com].

Early in August 1887, George appeared in court charged with being of unsound mind. A railway employee testified that George had placed some timber and three iron bars on the railway line at Breadalbane, and when asked why he explained that he wanted to start a fire to keep warm. When approached, George ran into a nearby tent, and then, armed with a knife and an axe, he chased one of the local men. He was subsequently handed over to the police. The court sent George to the Goulburn jail hospital, for medical treatment.⁸³

The doctors at the jail, deemed George to be a risk to himself and he was kept at the jail for observation for several weeks. He appeared back in court on the 26th August 1887, where his wife's testimony was reported as follows,⁸⁴

"Mary Frances Huthwaite, wife of the man before the court, deposed that she was married to him seven years ago, that he is 31 years of age, and that she has two children living; her husband had previously been living at Narandera, where he had some property at one time, but she did not know whether it was his now; he does not belong to any friendly society, but he is connected with the Sick and Accident Society; his life is insured, she thought in the Australian Mutual Provident Society, for £200 ; his father and mother - Mr. and Mrs. George Huthwaite, of Wollongorang - are living; he was last employed on the railway at Whitton, but resigned the latter end of May; since that he had been dealing in hides and sheepskins; witness removed to Goulburn for her children's health in May last, but her husband went back to Whitton; he was in very good health then."

The evidence, from two doctors, was as follows,⁸⁵

"Dr Gentle deposed: Since I last gave evidence in this case I find there is no improvement in the man before the court, and that he is not fit to be at large; I believe he would be benefitted by treatment in a lunatic asylum; he is quiet in his manner."

and,

"Dr Ray deposed; I have examined the patient now before the court and believe him to be insane, although he is perfectly harmless; he is not fit to take care of himself or accountable for his actions; I recommend that he be sent to an asylum for treatment."

The court sent George to the mental asylum at Gladesville, in Sydney. Thirty five years later George Fitzroy Huthwaite passed away at the Rydalmere Mental Hospital, on the 28th April 1922. One can only imagine what horrors George suffered during that period, and, sadly, his death certificate listed his father, mother, wife, and children, as "*unknown*."

Mary Frances Huthwaite [nee Huggart] passed away at Wagga Wagga on the 18th April 1919, aged sixty three. She was survived by her son, William George Huthwaite, of Huthwaite & Co., and by her daughter, Mrs Ernest Alfred Bourne [nee Florence Sophia Huthwaite], of Railway Street, Wagga Wagga. Her obituary in the local paper, referred to her late husband, Mr G Huthwaite of Goulburn.⁸⁶

William George Fitzroy Huthwaite was the eldest child and only son of George and Mary Huthwaite [nee Huggart]. He was born at Wagga Wagga,⁸⁷ on the 1st January 1881.

⁸³ Goulburn Herald. 6th August 1887, p4.

⁸⁴ Goulburn Evening Penny Post. 27th August 1887, p3.

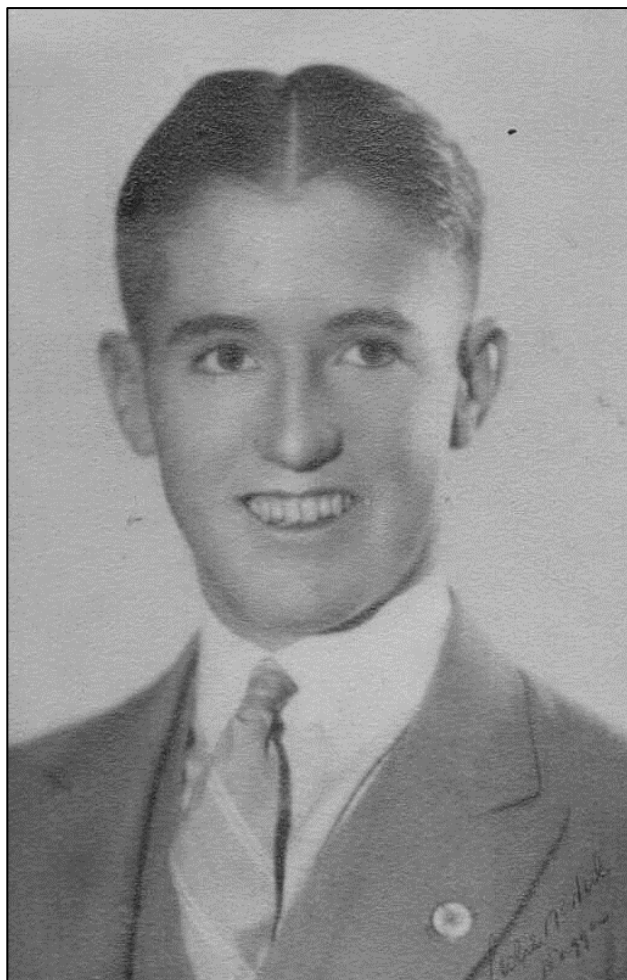
⁸⁵ Goulburn Evening Penny Post. 27th August 1887, p3.

⁸⁶ Daily Advertiser. 19th April 1919, p2.

⁸⁷ NSW BDM's. Birth registration # 22257.

In 1906 he married Florence Louise Killick, at Murrumburrah.⁸⁸ Florence was a native of that town, being the fifth daughter of Mr & Mrs G Killick. William was described as, “a general storekeeper”, of Wagga Wagga.⁸⁹ The couple had four children, before Florence died, on the 8th May 1916. Her death took place in a private hospital at Sydney. Tragically she was only thirty two years old.⁹⁰

Their children were as follows,



1. Cyril Hamilton Huthwaite
 - b.1907 [Wagga Wagga]
 - m. 1940 - Patricia Florence Wade [Randwick]
 - d. 21st March 1942 [Wagga Wagga]
2. Mavis Eileen Huthwaite
 - b. 1909 [Wagga Wagga]
 - m. 15th May 1934 – Gordon Leslie Trevellyn [Wagga Wagga]
 - d. 4th May 2006 [Bondi]
3. Olga Florence Huthwaite
 - b. 26th November 1912 [Wagga Wagga]
 - m. 1946 – Stephen Nicholas Dalton [Sydney]
 - d. 2004
4. George William Huthwaite
 - b. 20th May 1913 [Wagga Wagga]
 - m. 1933 - Jean Florence Taylor [Wagga Wagga]
 - d. 18th January 1985 [Sydney]

Above: George William Huthwaite, the youngest son of WG Huthwaite.

After moving to Wagga Wagga in 1906, William commenced business in premises in Baylis Street, on a site that was later developed to accommodate the larger premises of the Huthwaite & Co. His store, known as the Red House, was open by May 1906.⁹¹ He advertised regularly in the local press, promoting both his name and the business – the Red House.⁹²

⁸⁸ NSW BDM's. Marriage registration # 7681.

⁸⁹ Wagga Wagga Express. 18th September 1906, p2.

⁹⁰ Daily Advertiser. 10th May 1916, p3.

⁹¹ Wagga Wagga Advertiser. 26th May 1906, p5.

⁹² Wagga Wagga Advertiser. 26th July 1906, p1.

In June 1907 William moved to new, larger premises, adjoining his old store. The new building was a brick edifice, fifty feet long and thirty three feet wide. It featured counters running the full length along both sides of the shop, with extensive shelving behind. One side of the shop was devoted to groceries, while the other was dedicated to drapery and boots. The space at the end of the counters was occupied by ironmongery goods, while three stands were straddled along the centre of the store, displaying crockery, glassware, drapery, mercery, ironmongery, and tinware. The front of the store featured two large windows, displaying a variety of goods.⁹³

This newer building was owned by George Arnott, and was located on allotment 3, of section 61. His old premises, a timber building, were located on the same allotment of land, but were owned by William John Clarke.⁹⁴



Above: The new Huthwaite store in 1907.

The business continued to expand and in 1912, William took a partner, Mr Felix Kirby. The latter was an experienced sales representative who had travelled extensively throughout the state, mostly acting on behalf of the Sydney hardware firm, WS Friend & Co.

The two men – Huthwaite and Kirby – carried on business as WG Huthwaite & Company.⁹⁵

In 1921 William Huthwaite sold out to Edmondson & Co., and took up business at Albury. Three years later he re-acquired the old Huthwaite business, from Edmondson's, and stayed with the firm

⁹³ Wagga Wagga Advertiser. 15th June 1907, p2.

⁹⁴ Wagga Wagga Rate Books. 1905-1907.

⁹⁵ Wagga Wagga Express. 14th May 1912, p3.

[Huthwaites] until the time of his death in September 1942. In 1939 he had floated the company, to be known as WG Huthwaite & Co., Ltd.

In 1931 William married for a second time to Clarice Margaret Johnson, the daughter of Henry Martin Johnson and Mary Johnson [nee Seymour].

In 1930 Clarice Margaret Johnstone was a sales assistant, living at 92 Morgan Street, Wagga Wagga.⁹⁶ Clarice was born in June 1899,⁹⁷ so was thirty two years old when she married fifty year old William, in Victoria, in 1931.⁹⁸

In 1933, Clarice Margaret Huthwaite was living at 32 Peter Street, Wagga Wagga.⁹⁹ Clarice passed away, at Wagga Wagga, on the 2nd April 1984.¹⁰⁰



Above: Inside Huthwaites store.

In 1982 the board of WG Huthwaite accepted the offer of Millers' Supermarket, for a partial takeover [65%]. The largest shareholder at that time, with a seventy three percent interest, was Clarice Margaret Huthwaite, and she was prepared to accept the \$1.3 million offer.¹⁰¹

⁹⁶ Australian Electoral Rolls. 1930.

⁹⁷ NSW BDM's. Birth registration # 25854.

⁹⁸ VIC BDM's. Marriage registration # 2892.

⁹⁹ Australian Electoral Rolls. 1933.

¹⁰⁰ Sydney Morning Herald. 4th April 1984. [Ryerson]

¹⁰¹ Canberra Times. 14th July 1982, p34.



Above: Huthwaites store in Baylis Street.

Felix Kirby

Seventy three year old Felix Kirby passed away on the 22nd December 1948, at his home in Potts Point.¹⁰² An obituary provided some details of his life,¹⁰³

“Mr. Felix Kirby, who died recently in Sydney, was for more than half a century prominent in pastoral and commercial life in Riverina. As a young man he represented Field and Company in the southern districts for a number of years, and then entered commerce on his own account. He was associated with business in Wagga and several other southern towns. Later he embarked upon the purchase, subdivision and development of landed estates, and acquired several large holdings, including Brookong Station. He made two world tours. About 30 years ago he married Miss Carrol in Wagga. There were two children of the marriage, Mr. Roger Kirby, of Melbourne, and Miss Margaret Kirby, of 4 Macleay Street, Sydney, where Mr. Kirby died whilst on a visit to his daughter. Mrs Kirby pre-deceased her husband by six months.”

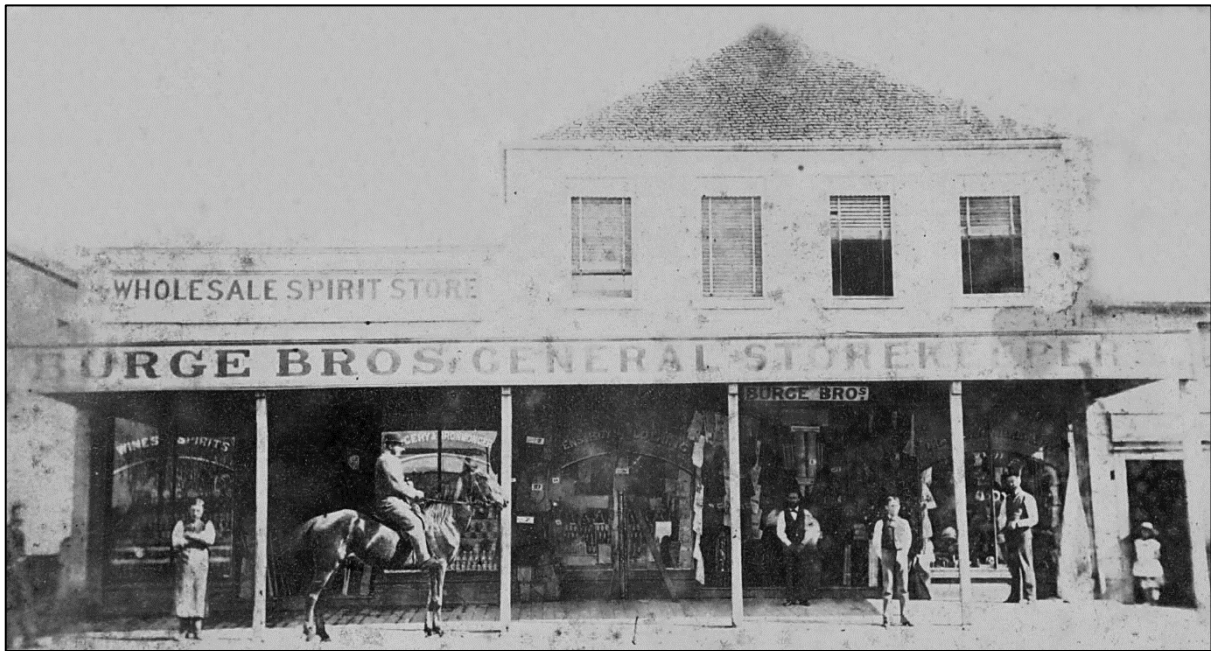
Back to Edmondson & Co.

In May 1921, an old wooden building at the rear of Hanon’s butcher shop, which had served as a cool room, was moved from the southern side of Gurwood Street, to the northern side. The butcher shop was part of the old Tichborne Buildings, which was once the site of Tom Castro’s butcher shop. In the early days, Castro had an old slab & bark structure [around 1866], at the same spot occupied by the Tichborne Buildings. Joseph & Thomas Hanson were now about to relocate to new premises. The old butcher shop hadn’t always been a butcher shop, but had been so for many years. John McGarry, another butcher, had occupied the shop before the Hansons. Mr Kerfoot had only recently

¹⁰² Daily Advertiser. 28th December 1948, p2.

¹⁰³ Daily Advertiser. 6th January 1949, p2.

acquired these buildings, allowing for the creation of a series of departments along Gurwood Street.¹⁰⁴



Above: The old Tichborne Buildings. Courtesy Museum of the Riverina [BGS2007-16]

In 1921, Edmondson & Co., Ltd were constructing additional buildings and had recently purchased the business of WG Huthwaite & Co. Clarkson James Burgess, who had been the manager of the Gurwood Street store for the past three years, was appointed to manage the Huthwaite store.¹⁰⁵ The public were aware of the changes by July 1921, when it was revealed that Coughlan Bros, formerly of Quotta Quotta Station, Corowa, and now of Wagga Wagga, had acquired the business known as WG Huthwaite & Co. In addition to the main store in Baylis Street, the deal also included the firm's business and buildings, in Edward Street, known as the Wagga District Products Co. WG Huthwaite had been formed by Mr WG Huthwaite some fifteen years earlier, and he and his partner, Felix Kirby had developed a highly successful business. Edmondson & Co., had reached an agreement to take over the new business, with a view to floating a public company.¹⁰⁶

The float was launched by September 1921, with 150,000 shares on offer at £1 each. The proposed directors were, Edward Kerfoot [chairman], Clarkson James Burgess [a merchant of Wagga Wagga], Percy Reginald Higgins [barrister of Sydney], John Coughlan [a grazier of Wagga wagga], and Stephen Hertford Weedon [a medical practitioner of Wagga Wagga]. The new firm was to be known as T Edmondson & Co., Ltd.¹⁰⁷

On the 29th November 1921 the first meeting of the shareholders of T Edmondson & Co., Ltd, took place, at their offices in Gurwood Street. The new company had been registered in August, of the previous year [1920]. Edmondson & Co. had business premises at both ends of the town, and both were performing well. There was a proposal to form a subordinate company – to differentiate

¹⁰⁴ Daily Advertiser. 25th May 1921, p3.

¹⁰⁵ Daily Advertiser. 30th November 1921, p4.

¹⁰⁶ Daily Advertiser. 6th July 1921, p2.

¹⁰⁷ Daily Advertiser. 5th September 1921, p3.

between the two stores – which would consist of the Baylis Street store, and which, it was proposed, would be called The Mutual Stores Ltd.¹⁰⁸ This initial meeting of the new company elected a board of directors, for the ensuing year, which consisted of Edward Kerfoot [chairman], CJ Burgess, PR Higgins, J Coughlan, and Dr SH Weedon.

The takeover of WG Huthwaite took effect on the 1st October 1921, and the business was now named, *The Mutual Stores*, and as stated, it was now managed by Mr Burgess.¹⁰⁹

Improvements to the store in Gurwood Street were ongoing and in September 1921, the roof on the main building [60ft by 30ft] was raised some three feet to allow the second storey walls to be built up by that same amount.¹¹⁰

By the time the 2nd annual general meeting of the new firm took place, in November 1923, the company had disposed of the Mutual Stores division, as a consequence of poor financial results, and were concentrating their efforts at the Gurwood Street stores. Assets at this time totalled £125,000 with liabilities of £50,000.¹¹¹ The Mutual Stores, had been sold back to the original owners, William George Fitzroy Huthwaite and Felix Kirby, in April 1923.¹¹²

In April 1925, Edward Kerfoot made the decision to take time out and travel abroad for an extended period. The manager of Hardys Ltd, Mr Frederick Stewart Middlemiss, had agreed to take over as manager, from the 1st July 1925, allowing him [Middlemiss] to have a two month break before taking on the new role.¹¹³ The arrangements were short lived and in August 1925, Middlemiss, now the manager of T Edmondson & Co., resigned with the intention of starting his own business.¹¹⁴

Frederick Stuart Middlemiss

Frederick Stuart Middlemiss was born at Brunswick, Victoria, in 1893,¹¹⁵ the son of John Middlemiss and Mary Ann Middlemiss [nee Kay]. Frederick's father, John, was the manager of the Wagga Wagga Gas Works from 1907 till December 1923, at which time he retired.

Frederick was a good all-round sportsman, and an excellent swimmer. He played tennis and was a member of the Wagga Wagga Rowing Club. He worked for the local Lands Office in his early days, but left in 1914 to take a position with an engineering firm at Young. In May 1915 he signed up to fight in the Great War, and served with distinction up until he was discharged in 1919.

Before he signed up to fight, he married Mary Sarah Emblen, at Cootamundra, in 1915.¹¹⁶ Sarah was the daughter of Robert Emblen, the long serving Town Clerk of Wagga Wagga.

On returning to Australia he studied accountancy and passed his first exams in 1922, and then secured first place [NSW] in his final exams, in 1924. Frederick was the secretary and manager of Hardys Ltd, in the early 1920's, up until the time he left to take up a position with T Edmondson & Co., in 1925.

Frederick Stuart Middlemiss passed away on the 19th April 1962, at Wagga Wagga. His wife, Mary, predeceased him in July 1958. The couple had one child, a daughter, Winifred Mary Middlemiss.¹¹⁷

¹⁰⁸ Daily Advertiser. 30th November 1921, p4.

¹⁰⁹ Daily Express. 27th September 1921, p2.

¹¹⁰ Daily Advertiser. 24th September 1921, p4.

¹¹¹ Daily Advertiser. 1st December 1923, p4.

¹¹² Daily Advertiser. 7th April 1923, p4.

¹¹³ Daily Advertiser. 4th April 1925, p4.

¹¹⁴ Daily Advertiser. 18th August 1925, p2.

¹¹⁵ VIC BDM's. Birth registration # 29403/1893.

¹¹⁶ NSW BDM's. Marriage registration # 2684/1915.

¹¹⁷ Sherry Morris. Biographical Listings. Frederick Stuart Middlemiss.

The Most Sensational Wagga Robbery¹¹⁸

Following the closure of the store, at the conclusion of late night shopping, on Saturday the 12th March 1927, burglars gained entry to the premises of T Edmondson & Co., through a window set high on the wall of the grocery department, presumably just after midnight. They used drills and bits from the store to place explosives in the door of the strongroom, and then at around 3:45am on the morning of Sunday 13th March, they detonated the explosives, blowing the door of the strong room open, allowing them to escape with cheques to the value of £620 and cash to the value of £280. A police constable and a night watchman heard the explosion, and made an inspection of the area, but were unable to identify the location from which the noise originated. On the Sunday afternoon, an employee noted a door to the store was open and reported it to Mr Kerfoot, who went down to the store, and who, seeing nothing unusual, closed the door up.

It was not until the next morning [Monday] when staff arrived to clean the premises, that the robbery was detected. Police believed the thieves were then well away from Wagga Wagga. On the 2nd April 1927, thieves broke into the safe of David Copland & Co., and police were of the opinion that this crime had been committed by the same thieves. The modus operandi was identical to that of the Edmondson robbery – police believed a gang of 6 or 7 men travelled to Wagga Wagga, on both occasions, and used the stores' own goods to help blow up the safe/strongroom, of the two businesses. Unfortunately for the thieves the safe at Copland's contained very little money [some £200, of which only £80 was cash]. Similar to the robbery at Edmondson's this robbery was not discovered until the Monday morning, and by this time the thieves were long gone.¹¹⁹

On the 19th April 1927, the gang broke into Edmondson's store again, and for a second time blew the door off of the strong room, only to find it devoid of any cash or cheques. Edmondson had purchased a new door, since the first robbery, and had been assured that it was, "*fire and burglar proof*."¹²⁰

Two men, from out of town, were subsequently committed to stand trial for these three robberies.¹²¹ In June 1927, one of these men, William McLean, escaped from the Albury Gaol, while on remand, but he was recaptured.¹²² The two men met their fate in July 1927, when the judge sentenced them to three and four year's hard labour, respectively.¹²³

The Capitol Theatre

In November 1929 the firm of Andres and Steel were demolishing what had been the furniture warehouse of Edmondson & Co. The materials were being saved to allow the construction of a new warehouse, nearer to the main store. The old building, facing Gurwood Street, had originally been constructed around 1890, and was formerly occupied by the State Stores. The demolition was to allow for the erection of a new theatre.¹²⁴ Progress on the new theatre was always slow. Work on the Capital Theatre began in December 1929,¹²⁵ and the building was completed by December 1930, ready for the installation of seating, furnishings and equipment. The property which featured two shops, on the ground floor, and which was adjacent to the premises of T Edmondson & Co., was put

¹¹⁸ Daily Express. 15th March 1927, p1. / Daily Advertiser. 15th March 1927, p2.

¹¹⁹ Daily Advertiser. 4th April 1927, p1.

¹²⁰ Daily Advertiser. 20th April 1927, p2.

¹²¹ Daily Advertiser. 17th May 1927, p2.

¹²² Daily Advertiser. 11th June 1927, p4.

¹²³ Daily Advertiser. 13th July 1927, p2.

¹²⁴ Daily Advertiser. 6th November 1929, p4.

¹²⁵ Daily Advertiser. 7th December 1929, p2.

up for auction, in that same month, by order of the mortgagee. The property had a frontage of some eighty one feet, to Gurwood Street, and a depth of about one hundred and eighty feet.¹²⁶ It was not until Monday the 7th December 1931 that the Capitol Theatre was officially opened to the public, following a major refurbishment, which took place despite the fact that the theatre had never been used.¹²⁷



Above: The Capitol Theatre.



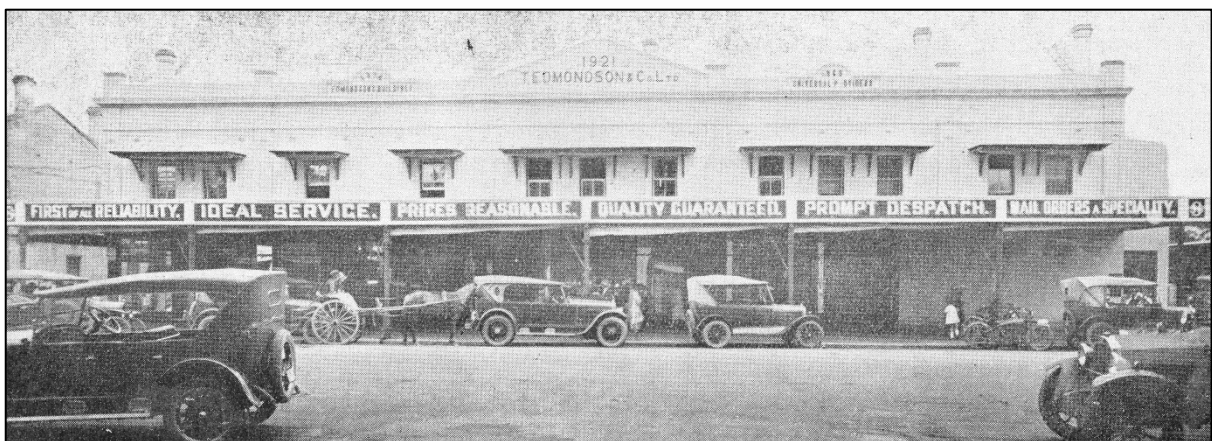
Above: Gurwood Street looking east towards Romano's. On the right is Minty's Garage, a little farther along is the Capitol Theatre, and then to the east of that are the premises of T Edmondson & Co. Courtesy Museum of the Riverina. [BGS2009-1458d].

¹²⁶ Wagga Wagga Express. 6th December 1930, p12.

¹²⁷ Daily Advertiser. 28th November 1931, p2. / 5th December 1931, p7.



Above: T Edmondson & Co., stores in Gurwood Street, c.1922.¹²⁸



Above: T Edmondson & Co., stores in Gurwood Street, c.1926.¹²⁹

¹²⁸ Sunday Times. 10th September 1922, p10.

¹²⁹ Daily Express. 12th March 1926, p1.

In November 1934 the company [T Edmondson & Co.] carried out some additions and alterations to the building, ready for the Xmas trade. The following description appeared in the local press,¹³⁰

“The outside wall at the end near the yard, facing Gurwood Street, has been eliminated and a pair of handsome show windows now take its place, with an attractive entrance in the middle. The walls dividing the grocery department from the crockery department, and another wall at the rear have been removed, and the steps leading to the grocery department eliminated. This has made possible all the departments to be on the one floor as far back as the despatching counters. The cellar has been deepened accordingly. An entire new room of attractive design has been made available for the crockery department. Not only are goods given greater view, thus making shopping more pleasant and expeditious, but the extensions add to the comfort of the customer in moving about the premises. No pains were spared in making the new provisions department hygienic in every sense. Conveniently situated at the entrance to the grocery department, it is in an ideal position for quick service. Groceries, sweets, tobacco, patent medicines, cakes, biscuits are all adjacent to each other, and in clear view, not forgetting the produce, fruit and vegetables, cordials, etc., also located in plain view. The new entrance gives the premises an exceptionally fine appearance, the lighting scheme having been supplemented by the addition of an electric sign in bright colors, featuring the cherub department, now situated in the showroom. The flooring will be covered with heavy rubber 'no noise' covering, making for greater comfort.”

For many years T Edmondson & Co., maintained their own pavilion at the showground, which they utilised to promote their store during events such as the annual Wagga Wagga Show [MPAA].¹³¹



Above: A more contemporary photo of T Edmondson & Co. stores.

¹³⁰ Daily Advertiser. 24th November 1934, p6.

¹³¹ Daily Advertiser. 26th August 1936, p11.

Edward Kerfoot

Edward Kerfoot was born in England in 1874 – the son of William Kerfoot and Anne Kerfoot [nee Broadrick]. Edward was their 5th child, and their second son. His siblings consisted of four sisters and two brothers. Edward's father was the manager of a cotton mill, and he, his wife, and all seven children had been born in Dukenfield, Cheshire, England.¹³² Edward's occupation was listed as "scholar."

Seventeen year old Edward was still living with his parents in 1891, but his occupation was now that of an apprentice with a cotton manufactory.¹³³

Edward could not be found in the 1901 England Census and it can be assumed he had made his way to Australia by that date. In August 1901, a vessel of the Orient-Pacific line, the RMS *Oroya*, docked at Sydney, having sailed from London, and included on board was one E Kerfoot.¹³⁴ It is assumed that this was Edward Broadrick Kerfoot.

On the 29th January 1902 Edward married Mary Lupton, the daughter of John Skirrow Lupton, at Wagga Wagga [St Andrew's Church].¹³⁵ The couple had two children – Eleanor and Geoffrey.

Edward presumably went to work for his father in law, but the earliest reference found was in January 1906, when he was described as a manager for T Edmonson & Co.¹³⁶ When he retired at the end of May 1945, it was recorded that he had been with the firm for forty three years, which would mean he started in 1902. The manager, in 1945, was Mr Cadzow, who was said to represent the new proprietors of the business.¹³⁷

Edward Kerfoot passed away on the 8th March 1949, at his home, 98 Best Street, at the age of seventy four. An obituary provided the following details,¹³⁸

"Mr. Kerfoot came to Wagga nearly 50 years ago from Manchester (England). He became the managing director of T. Edmondson and Coy., soon afterwards, and remained in that position until he retired in 1945. At the time of his death he was managing director of the Murrumbidgee Co-operative Dairy Company, a position he filled after the death a few years ago of the late J. J. Scott. Mr. Kerfoot was president of the Wagga Presbyterian Boys' Hostel, and patron of the Wagga Boys' Band. He was also president of the Wagga Chamber of Commerce at the time of its inception. Mr. Kerfoot was also keenly interested in Wagga's cultural activities, and was a strong supporter of the Wagga Eisteddfod Society and the Wagga Musical Society. He was a vice-president of the Wagga Eisteddfod Council for some years. When the musical comedy, "Going Up," was produced in Wagga many years ago to raise funds to provide an ambulance for the district, Mr. Kerfoot was a member of the cast. He also appeared in many short plays on the Wagga Eisteddfod programmes. Another interest that Mr. Kerfoot had was the School of Arts. He was one of its former trustees. Last year, when a hitch occurred on whether the Education Department would take over the responsibility of conducting the free kindergarten in Trail Street, he paid the salaries of two teachers for a month. This was stated last night by a member of the Wagga Free Kindergarten organisation. The committee member said it was largely due to Mr. Kerfoot's efforts that the building and ground in Trail Street was made available for the establishment

¹³² England Census. 1881. [ancestry.com]

¹³³ England Census. 1891. [ancestry.com]

¹³⁴ Sydney Mail. 7th September 1901, p637.

¹³⁵ NSW BDM's. Marriage registration # 2353. / Wagga Wagga Express. 1st February 1902, p2.

¹³⁶ Wagga Wagga Express. 23rd January 1906, p4.

¹³⁷ Daily Advertiser. 2nd June 1945, p4.

¹³⁸ Daily Advertiser. 9th March 1949, p2.

of a kindergarten in the first place. He is survived by one son. Dr. Geoff Kerfoot (Wagga), one daughter, Mrs. Stewart Read, | Glenrowan (Vic.), and a brother and sister in England. His wife predeceased him about 18 years ago.”

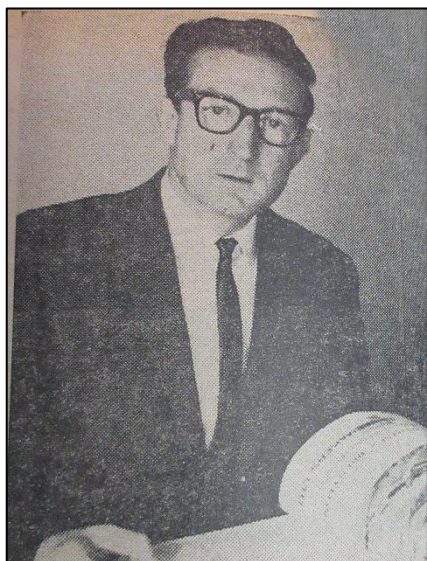
After the retirement of Ted Kerfoot, the shares of E. and G. Kerfoot were acquired by the well-known company, Burns Philp and Co Ltd.¹³⁹ Messrs S. E. Furleg, W. J. Cadzow (Manager) and J. Mitchell were appointed directors. When Cadzow retired as manager Alec L. Baker was appointed in his place on 1 October 1957. Baker had trained in accountancy with the local firm of G. P. Turner and Adams prior to his service in the RAAF during World War II and had been appointed secretary on 1 August 1949. Although Burns Philp held the majority of the shares it continued to trade under the name of T. Edmondson and Co. It tried to keep up-to-date and the supermarket was converted to a modern self-serve food centre in 1960. It also sold furniture and furnishings, electrical appliances and light fittings. It had established a branch at the corner of Urana and Bourke streets in the new suburb of Turvey Park in 1954.



Above: Edmonson’s, with Rockmans and JJ Spiers to the east, and Romano’s at the end of the street.

¹³⁹ Daily Advertiser. 17th January 1992. / 12th October 1964, pp7-9.

In 1964 the company celebrated its one hundredth anniversary.¹⁴⁰ Mr G. Arneil was the manager at the time, and there were eighty members of staff.



Arneil came to Wagga Wagga from Goulburn around August 1964, having been with Burns Philp for some ten years. He was a native of Forbes, and was married, with three children. He succeeded John Baker [as manager], who in turn had replaced Alec Baker.¹⁴¹

Left: Mr G Arneil, the manager of Edmondson's, in 1964.¹⁴²

In 1968 the old building was demolished and a new three-storey store was constructed by Buckmans, a local company. It included 200 departments and a cafeteria on the top floor. Over 200 members of staff were employed. Construction took place in two stages so that the store could remain open to the public. The expanded supermarket (Edmondsons Food Fare) which opened onto the car park was officially opened on 21 April 1969. The completed new store 'with all the comforts and atmosphere of a modern metropolitan retail store' was officially opened in October 1969 by Wal Fife, Member for Wagga Wagga and R. J. Harris, Mayor of Wagga Wagga.¹⁴³



Above: Opening of the new Edmondson's Store on the 13th October 1969.

A feature of the new complex was the "Golden Square" car park, which provided ready access to the new store and a variety of other popular enterprises, including the main post office.¹⁴⁴

¹⁴⁰ Daily Advertiser. 12th October 1964, pp7-9.

¹⁴¹ Daily Advertiser. 12th October 1964, pp7-9.

¹⁴² Daily Advertiser. 12th October 1964, pp7-9.

¹⁴³ Daily Advertiser. 13th October 1969, pp7-14.

¹⁴⁴ Daily Advertiser. 13th October 1969, pp7-14.



Above: The new \$1 million Edmonson's Store in October 1969.¹⁴⁵



Above: Now Meagher's.

¹⁴⁵ Daily Advertiser. 13th October 1969, pp7-14.



In 1969, the store manager was Mr HA Francis, who had taken over that role in November 1967. The latter had been with Burn Philps for the past thirteen years, most recently as manager of the store at Young, and was now a director as well as the manager. He had a substantial input into the internal design and layout of the new store. The new store had three times the floor space of the old building.¹⁴⁶

Left: Mr HA Francis, the manager of Edmondson's in 1969.

The new store featured a cafeteria that could cater to one hundred and thirty people at a time. The cafeteria was run by Mrs Carol Cook, whose qualifications included a three year catering course at the Sydney Technical College.¹⁴⁷

Edmondsons installed the first escalator in Wagga Wagga in 1971. The car park known as the Golden Square Car Park which was expected to accommodate 1000 cars daily was financed by the four major stores in the area: David Jones, Edmondsons, Coles' supermarket and variety store and the Australian Arcade. For several years this area was the main shopping centre in Wagga Wagga.¹⁴⁸



Above: The Golden Square carpark at the rear of the new store in 1969.

¹⁴⁶ Daily Advertiser. 13th October 1969, pp7-14.

¹⁴⁷ Daily Advertiser. 13th October 1969, pp17-32.

¹⁴⁸ Daily Advertiser. 12 October 1964; 23 April 1969; 13 October 1969.

The Golden Square carpark was a collaborative project supported by GJ Coles, David Jones, Ces Toy [of the Australian Arcade], and the Southern Riverina County Council. A service station was located at the Johnston Street entrance to the carpark, and this was conducted by Neil Taber.¹⁴⁹

However, unfortunately for Edmondsons, in the 1970s, the hub of Wagga Wagga's shopping centre began shifting to the Baylis Street area, particularly after the construction of an air-conditioned one-stop K-Mart-Sturt Mall development near the Woolworths Family Centre in 1979, and the closure of the Coles Variety Store (now Northside Furniture) and David Jones' Store near Edmondsons.

The historic name of T Edmondson and Co Ltd ended in 1973 when the store changed its trading name to Mates in July of that year.¹⁵⁰ At this point in time the business was still owned by Burns Philp – they having purchased a number of Mates stores.

By 1973 Edmondson's had been acquired by Mates and became known as Mates' Northside Shopping Complex. In 1975 this store (and six other Mates' stores in NSW) was sold to J. B. Young Holdings Ltd for about \$5 million.¹⁵¹ The Wagga Wagga store began trading as John Meagher and Co (a subsidiary of J. B. Young Holdings) after it was officially opened by the Mayor of Wagga Wagga, Dick Gorman, in February 1976. Ray Blandford was the Store Manager. Burns Philp held a 20% stake in JB Young Holdings.

In 1982 J. B. Youngs (which then had eight stores trading as Meaghers as well as twenty-four trading as Youngs in western NSW) changed the store's name from Meaghers to Youngs' Gurwood Shopping Centre to save advertising costs incurred in advertising the two names.¹⁵² Meaghers had been taken over by JB Young Holdings in 1977.

By the following year [1883] the business had been acquired by Myers. Fosseys closed its former store and moved into the ground floor of the building, Myers sold electrical homeware hardware and low/middle range furniture downstairs and up-market fashions and furniture and toys upstairs while Youngs retained the food and liquor outlets and homeware and hardware departments downstairs (currently Woolworths). All these efforts failed to inject new life into shopping at the northern end of Wagga Wagga's main street.

On 2 August 1982 the Gurwood Street closed its doors. JB Young continued to trade in Baylis Street until 5 March 1986 when the store opened as Grace Bros.

The business then changed hands several times. The Northside Shopping Centre was sold at auction in Canberra to K. F. Shatzman Investments for \$1,465,000 in 1984. It was then sold by Shatzman to Fynlee Pty Ltd in 1986. In that year Gurwood Tucker Bag which formerly traded as the Kincaid Tucker Bag moved into part of the ground floor. In 1988 Miller-Huthwaites replaced Youngs. In 1988 Tiara T. & T. (a partnership between two brothers, Tom and Tim Efkarpidis) who had built the first Cannons Supermarket in Fyshwick, Canberra, purchased the Edmondsons building at a cheap price; and Cannons Supermarket occupied part of the ground floor.

Eventually, in 1992, the old Edmondson's building, the Golden Square Car Park and the adjacent service station were sold to Wagga Wagga City Council for \$800,000. At that stage Council was considering selling its current administration site on the corner of Baylis and Morrow streets and

¹⁴⁹ Daily Advertiser. 13th October 1969, pp17-32.

¹⁵⁰ CSU Regional Archives. On Record. T Edmondson & Co. – June Dietrich.

¹⁵¹ <https://onrecordblog.wordpress.com/2015/05/14/edmondsons/>

¹⁵² Daily Advertiser. 9th October 1975, p3.

¹⁵² Daily Advertiser. 28th July 1982, p3.

building a new administrative complex in the Golden Square Car Park and re-developing Northside into a cultural centre incorporating the library (then occupying the former Coles Supermarket), art gallery, a functions centre and small live theatre. After several fiery council meetings and two public meetings the Council resolved to improve its administrative accommodation on its current site.

In July 1996 Cannons was taken over by Woolworths which continued to operate in part of the ground floor of the building. Since Woolworths had the advantage of being in a strong economic position, it had the capital to inject funds into the full renovation of the store and the Woolworths name and advertising was able to attract more customers than Cannons. Since then it has proved to be a convenient place to shop for residents on the northern part of Wagga Wagga.



Above: Alan Paterson [left] the manager of Meaghers in 1982, with Carol Taylor [an office employee].¹⁵³

¹⁵³ Daily Advertiser. 28th July 1982, p3.

James Skirrow Lupton

PLACE	HOUSES		NAMES of each Person who abode therein the preceding Night.	AGE and SEX		PROFESSION, TRADE, EMPLOYMENT, or of INDEPENDENT MEANS.	Where Born	
	Uninhabited or Building	Inhabited		Males	Females		Whether Born in same County	Whether Born in Scotland, Ireland, or Foreign Parts.
Ormond Street		1	Barbara Lupton	62	♀	Ind	✓	✓
			Barbara do	20			✓	
do			Margaret do	40			✓	✓
	128	1	Margt Deuland	215	♀	Ind	✓	
Angle Street		1	Mary do	8			✓	
			George Lupton	40		Paper Dealer	✓	
			Mary do	35			✓	
			Maria do	15			✓	
			George do	14			✓	
			John do	10			✓	
			William do	7			✓	
		Thomas do	4			✓		
		James do	2 months			✓		

Left: An extract from the 1841 England Census detailing the family of George Lupton, including two month old James Skirrow Lupton.

Page 18) The undermentioned Houses are situate within the Boundaries of the												
Parish (or Township) of		City or Municipal Borough of		Municipal Ward of		Parliamentary Borough of		Town of		Hamlet or Tything, &c., of		Ecclesiastical District of
No. of Schedule	Road, Street, &c., and No. of Name of House		HOUSES		Name and Surname of each Person	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf and Dumb
	Inhabited	Uninhabited	Males	Females								
211	65	Robert St	1		Edward J. Thomson	Head	Mar	47		Merchant Clerk	Salford Lancashire	
					Hate	Wife	Mar	47		Womans Schoolmistress	Bristol Somersetshire	
					Emily Barton	Servant	Mar	24		Widow	Wigan Lancashire	
					Lizzie	Servant	Mar	21		Servant	Do Do	
212	66	Robert St	1		Sarah Siddons	Head	Mar	48		Widow	Manchester	
213	67	Do Do			Arthur Meredith	Servant	Mar	29		Minister of Finance	London Middlesex	
214	68	Do Do			Fredrick Keble	Servant	Mar	48		Commercial Clerk	London Middlesex	
					Lizette Cabbell	Servant	Mar	46			Do Do	
215	69	Robert St	1		John Wood Lupton	Head	Mar	50		Bag Keeper & Shipper	Stordish Lancashire	
					William Lupton	Brother	Mar	37		Salamanca Paper Merchant	Manchester	
					Thomas L.	Brother	Mar	34		Railway Foreman	Manchester	
					James J.	Brother	Mar	32		At Manchester	Manchester	
					Jane Johnson	Servant	Mar	42		House Servant	Widow	
216	71	Robert St	1		William Stokes	Head	Mar	57		Baptist Minister & Editor	Widow	
					Elizabeth	Wife	Mar	48		Secretary and Teacher	Widow	
					Rachel Tomley	Servant	Mar	50			Do Do Do	
					Elizabeth Fletcher	Servant	Mar	45			Do Do Do	
					Henry	Servant	Mar	53		Warehouse Assistant	Do Do Do	
217	72	Widow	1		Alfred Crother	Head	Mar	30		Butcher	Widow	
					Emma	Wife	Mar	28			Widow	
					Joseph	Son	Mar	7		Schooler	Do Do Do	
					David James	Son	Mar	4		Schooler	Do Do Do	
					William	Son	Mar	9			Do Do Do	
					Christiana How	Servant	Mar	18		Domestic Servant	Widow	
7	Total of Houses...		5		Total of Males and Females...		12	12				

Above: England Census. 1861. Lupton family.

James Skirrow Lupton

James Skirrow Lupton was born in 1841, in the village of Chorlton Upon Medlock, Manchester, England. He was, at that time, the youngest child of George Lupton [a forty year old paper dealer], and Mary Lupton [nee Skirrow].

It appears that George was dead by 1851, and that Mary was a boarder in Manchester, living off funds left by her husband. No record of the children could be found in the 1851 census.

In 1861, a family of four brothers were living at 69 Robert Street, Chorlton upon Medlock. John Wood Lupton [aged 30] was listed as the head of the family. John's occupation was that of a book keeper [foreign shipping]. His brothers were; William [27], a salesman for a paper warehouse; Thomas [24], a railway foreman; and James S [20], who held a position with a, "*Manchester warehouse*." The eldest brother had been born in Standish, Lancashire, while the other three men had been born in Manchester.

In 1871, James was living with his brother William, at Chorlton on Medlock. William was listed as the head of the household, and his occupation was that of a "*rag merchant*," employing some twenty people. James was listed as an, "*American shipper*."¹⁵⁴ No other family were registered at this address, so it can be assumed that James married after 1871.

No record could be found of James's marriage to Margaret Elizabeth Edmondson. In 1871 twenty five year old Margaret was still living with her parents but by 1881 she was on her way to Australia with her husband. It is believed that her daughter, Mary, was born in 1874 [according to her death notice], so it is assumed that James and Margaret wed sometime between 1871 and 1874.

In 1880 James Skirrow Lupton, migrated from England to Australia, with his wife, Margaret Elizabeth Lupton [nee Edmondson], the sister of Townley Edmondson. James had come to join his brother in law, at Edmondson & Co. Unfortunately Margaret died not long after arriving in Australia, in September 1881.¹⁵⁵

By February 1882 Lupton was the manager of Edmondson & Co., and that firm was the agent for the Norwich Insurance Company.¹⁵⁶

In 1884, or 1885, James Lupton, and his daughter took a trip to England and Europe, and returned to Sydney on the 6th May 1885. He arrived back in Wagga a few days later. James was accompanied by his new wife, Elizabeth [nee Broughall], his daughter, Mary, and a Miss Broughall [presumably his sister in law].¹⁵⁷

Effective the 10th September 1889, James Skirrow Edmondson retired from the business and James Skirrow Lupton and Charles Hawthorne Croaker, became the sole proprietors of T Edmondson & Co.¹⁵⁸

In January 1902, his only daughter, Mary, married Edward Kerfoot, at Wagga Wagga.¹⁵⁹ James retired around 1910, remaining in Wagga Wagga, where he passed away on the 25th August 1923.¹⁶⁰

¹⁵⁴ England Census. 1871.

¹⁵⁵ Wagga Wagga Advertiser. 20th September 1881, p2. / NSW BDM's. Death registration # 406/1881 V1881406 153.

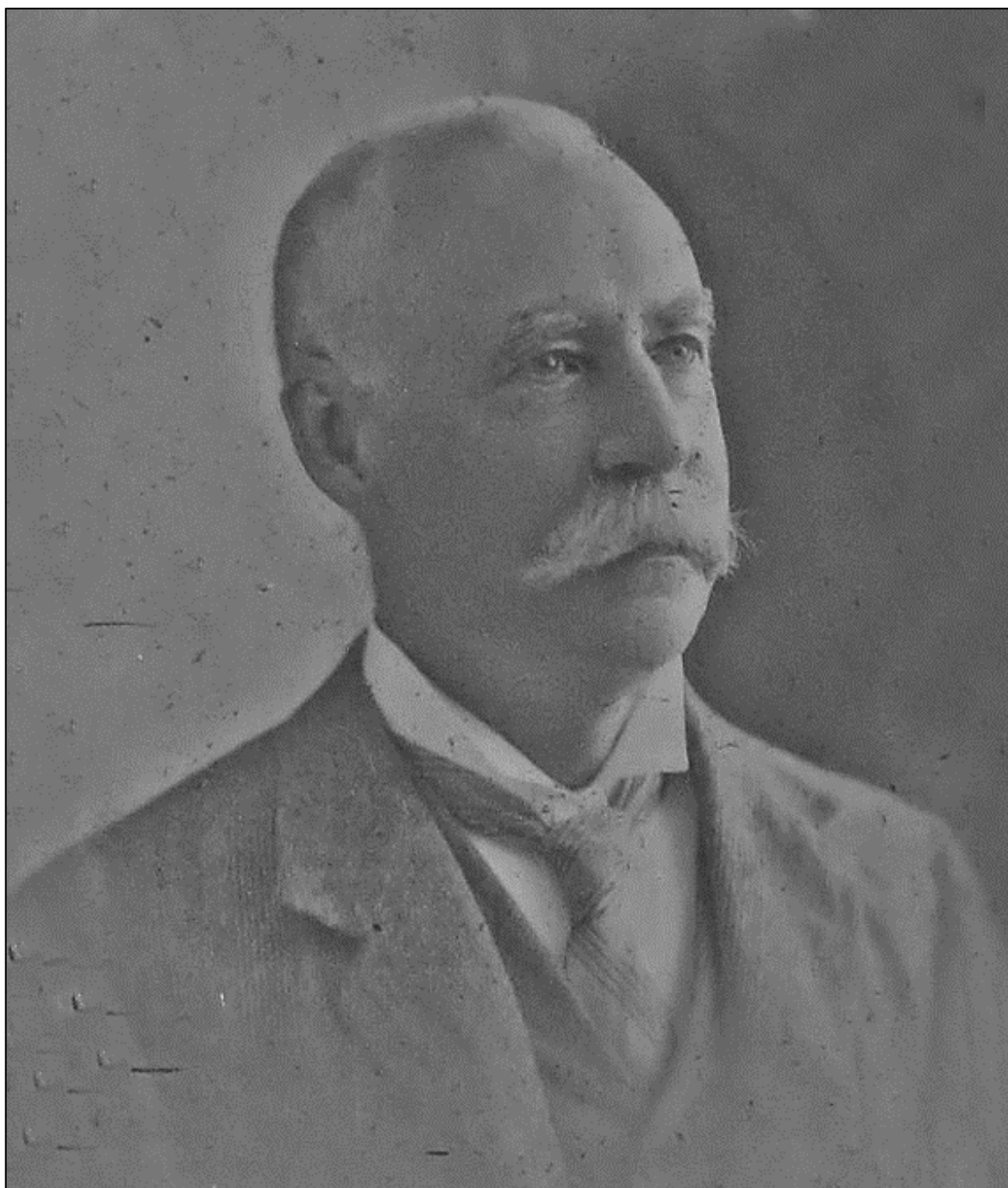
¹⁵⁶ Wagga Wagga Advertiser. 7th February 1882, p2.

¹⁵⁷ Wagga Wagga Advertiser. 9th May 1885, p2.

¹⁵⁸ Wagga Wagga Advertiser. 12th September 1889, p3.

¹⁵⁹ Wagga Wagga Express. 1st February 1902, p2.

¹⁶⁰ Daily Advertiser. 27th August 1923, p2.



Above: James Skirrow Lupton on his 69th birthday [30th March 1909]. Courtesy Museum of the Riverina.

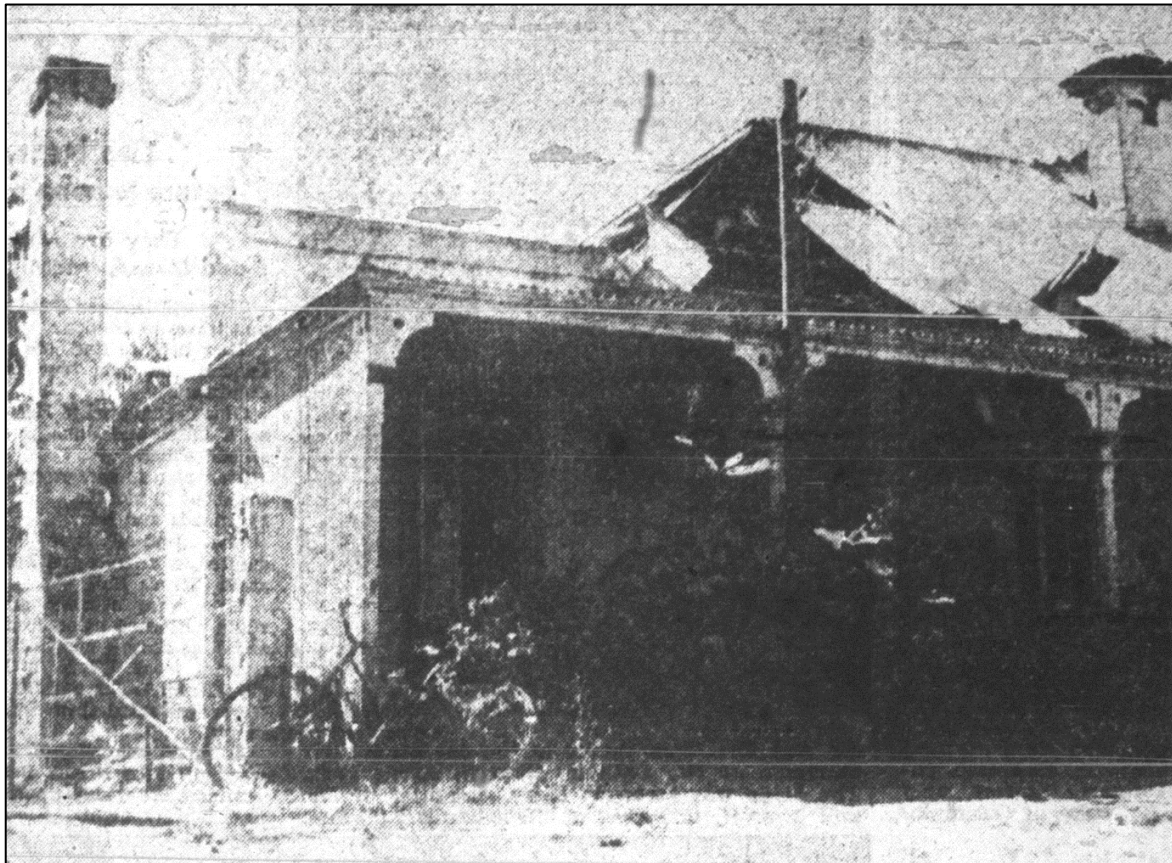
61-63 Johnston Street

James Skirrow Lupton lived in his stately house at 61-63 Johnston Street where he loved to tend the gardens. Built in 1860, Lupton House, which had a detached kitchen, was sold to the Southern Riverina County Council in 1948 for £5500. In 1957 it was damaged by fire, and the buildings were later demolished to make way for the S.R.C.C.'s new headquarters, which were eventually built at a cost of \$750,000. They were opened in 1970.¹⁶¹

According to Gormly the house was built in 1859, and was first occupied by Fowler Boyd Price, the then owner of the Wagga Wagga Express newspaper.¹⁶² As Price was resident in Wagga Wagga in 1859, and owner of the Wagga Wagga Express newspaper, in that same year, it is highly likely that Gormly's date for the construction of the house is correct.

The 1957 fire damage was confined to the roof and ceilings of the building, but the walls were damaged by the water applied to the fire. The original timber shingles had been covered by an iron roof, and it was the former that fuelled the fire. The fire brigade was compelled to remove sheets of iron in order to attack the fire.¹⁶³

At the time of the fire the house was occupied by Mr & Mrs J Goosen, and their three small children, along with Mr & Mrs N Vickers.¹⁶⁴



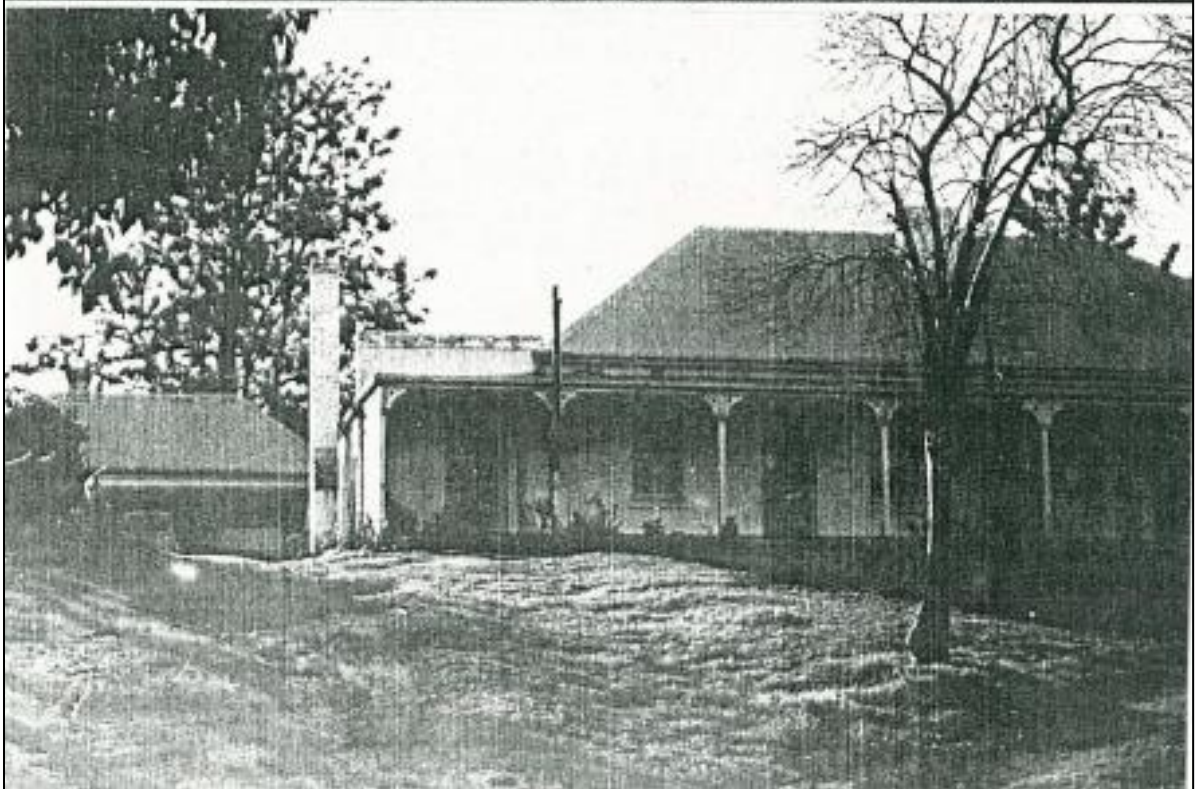
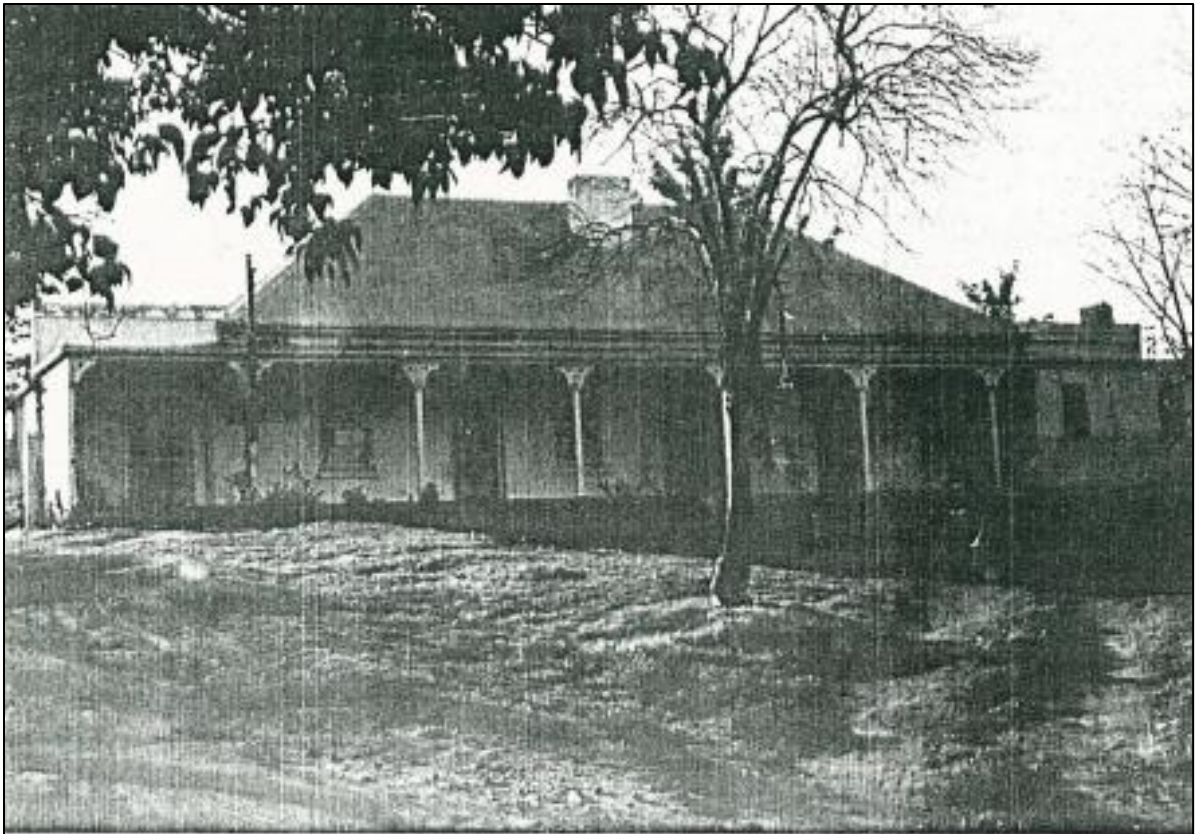
Above: The damaged west wing of Lupton house in 1957. Courtesy Daily Advertiser.

¹⁶¹ Museum of the Riverina.

¹⁶² Wagga Wagga Express. 5th November 1908, p2.

¹⁶³ Daily Advertiser. 22nd March 1957, p1.

¹⁶⁴ Daily Advertiser. 22nd March 1957, p1.



Above: Two views of Lupton House c.1900.¹⁶⁵

¹⁶⁵ Main Street Study. 1994. Wagga Wagga City Council. NSW Department of Planning. Freeman Collett & Partners Pty Ltd. Kiah Landscape Consultants.

Fowler Boyd Price

Fowler Boyd Price was well known as an early proprietor of the Wagga Wagga Express, but his greatest claim to fame was the stud book he published in 1859, which was a much sort after publication.

In 1857, Fowler Boyd Price, a commission agent in Sydney, was declared insolvent, with liabilities of £620, and assets of £30.¹⁶⁶

Before moving to Wagga Wagga, Price, according to Gormly, was the sporting editor at Bell's Life [Sydney], and sometimes published under the name of "*Whipcord*."¹⁶⁷ No record to support this statement could be found.

In October 1858 Price, and partner, Francis Mason, were the proprietors of the *Sydney Dispatch*,¹⁶⁸ and by April 1859 Price had purchased the Wagga Wagga Express.¹⁶⁹ Fowler Boyd Price left Wagga Wagga in February 1860.¹⁷⁰

According to Gormly, Price inherited an English estate and returned home to the old country, with his wife.¹⁷¹ The latter was Sophia Price [nee Wayland], the daughter of the Rev. DS Wayland, the Vicar of Kirton-in-Lindsay [England].¹⁷² Fowler had wed Sophia, at Bassingham, Lincoln, England, on the 24th September 1849. The couple were still living in England in 1851, and were residing with Fowler's mother, Anne W Price, a widow and land holder. Fowler was described as a farmer, who employed eighteen labourers, and presumably he managed his mother's farm. The family had eleven servants living with them on the farm,¹⁷³ which suggests they were fairly well off.

Fowler and Sophia had to have sailed to Australia sometime after 1851, and they were back in England by 1861.¹⁷⁴ It appears the couple never had any children.

Fowler's mother, Anne Isabella Petrie Price [nee Boyd], died on the 14th October 1859, at Newtown Abbott, Devonshire, England, and it is assumed that Fowler inherited the farm, and that caused him to return to England.

Fowler Boyd Price, died on the 4th March 1872, at St Thomas, Devonshire, England.

Lupton house was located on allotment 12, of section 37, town and parish of South Wagga Wagga. In the 1870's there were three brick cottages on the property, all of which were owned by Alexander Davidson, but which were let to three different tenants.¹⁷⁵ One of these brick cottages would have been the house of Fowler Boyd Price, and it is assumed the other two edifices were later additions. It is not known if the cottages were joined, at this time, but it is believed that at least two of them were combined by the early 1900's.¹⁷⁶

Connection with the Wagga Wagga & District Historical Society

In August 1966 Keith Swan reported that an inspection had been made of the Lupton house, in Johnston Street. This property was owned by the SRCC and it was their intent to demolish the old buildings and erect a modern office block in their place. The buildings had been offered to the

¹⁶⁶ Maitland Mercury. 10th October 1857, p2.

¹⁶⁷ Wagga Wagga Express. 5th November 1908, p2

¹⁶⁸ Maitland Mercury. 7th October 1858, p3.

¹⁶⁹ Sydney Morning Herald. 27th April 1859, p1.

¹⁷⁰ Sydney Morning Herald. 2nd February 1860, p3.

¹⁷¹ Wagga Wagga Express. 5th November 1908, p2

¹⁷² Wagga Wagga Express. 18th June 1859, p2.

¹⁷³ England Census. 1851.

¹⁷⁴ England Census. 1861.

¹⁷⁵ Wagga Wagga Rate Books: 1870-1907.

¹⁷⁶ Wagga Wagga Rate Books: 1870-1907.

Society for removal, but Swan noted that it was not practical to take the main building, although some fittings should be reserved, but that a smaller structure at the rear, originally the servants' quarters, might be removed.¹⁷⁷ The meeting subsequently resolved to approach local service clubs for assistance.¹⁷⁸

They must also have approached the National Trust as the latter wrote to the Society in October advising that they would not provide any assistance.¹⁷⁹

In February 1968 the SRCC wrote, noting the Society's interest in *"the old cottage and out-buildings on the crest of Council's land in Johnston Street"*, and advising *"that from this date [16th February 1968] until 30th April 1968, the Society is free to demolish and remove from the site any part or parts of the structures which the Society may wish to preserve elsewhere."*¹⁸⁰

Swan approached the Students Representative Council (Teachers College) in March 1968 asking if they would *"adopt this as a community service project"*, which he suggested might entail *"about a dozen husky male students"* being on site (in two shifts) for each Saturday over the next two months. He explained further that *"A stately old home and its outbuildings, in Johnston Street, has been put at the disposal of the Society, and we have begun to demolish it. The materials will be transferred to the Museum site on Willans Hill and eventually, we hope, the small servants' quarters will be re-erected."*¹⁸¹

Shingles and other materials were collected and stored by the Society,¹⁸² and the work was concluded by June 1968.¹⁸³



Above: Aerial view of the Lupton house site in 2014. Courtesy Wagga Wagga City Council. Intramaps [Historic Imagery].

¹⁷⁷ WWDHS Newsletter no.44, August 1966. / WWDHS Newsletter no. 61, March 1968.

¹⁷⁸ WWDHS General Meetings Minute Book: 1962-1976. 15th August 1966.

¹⁷⁹ WWDHS General Meetings Minute Book: 1962-1976. 17th October 1966.

¹⁸⁰ Correspondence Colquhoun to WWDHS. 16th February 1968. [WWDHS0040]

¹⁸¹ Correspondence Swan to Secretary SRC, TC. 11th March 1968. [WWDHS0041]

¹⁸² WWDHS General Meetings Minute Book: 1962-1976. 18th March 1968. / 22nd April 1968.

¹⁸³ WWDHS General Meetings Minute Book: 1962-1976. 19th June 1968



Above: Aerial view of the Lupton house in 1944 [to the left of the area defined in red]. Courtesy Wagga Wagga City Council Intramaps [Historic Imagery].

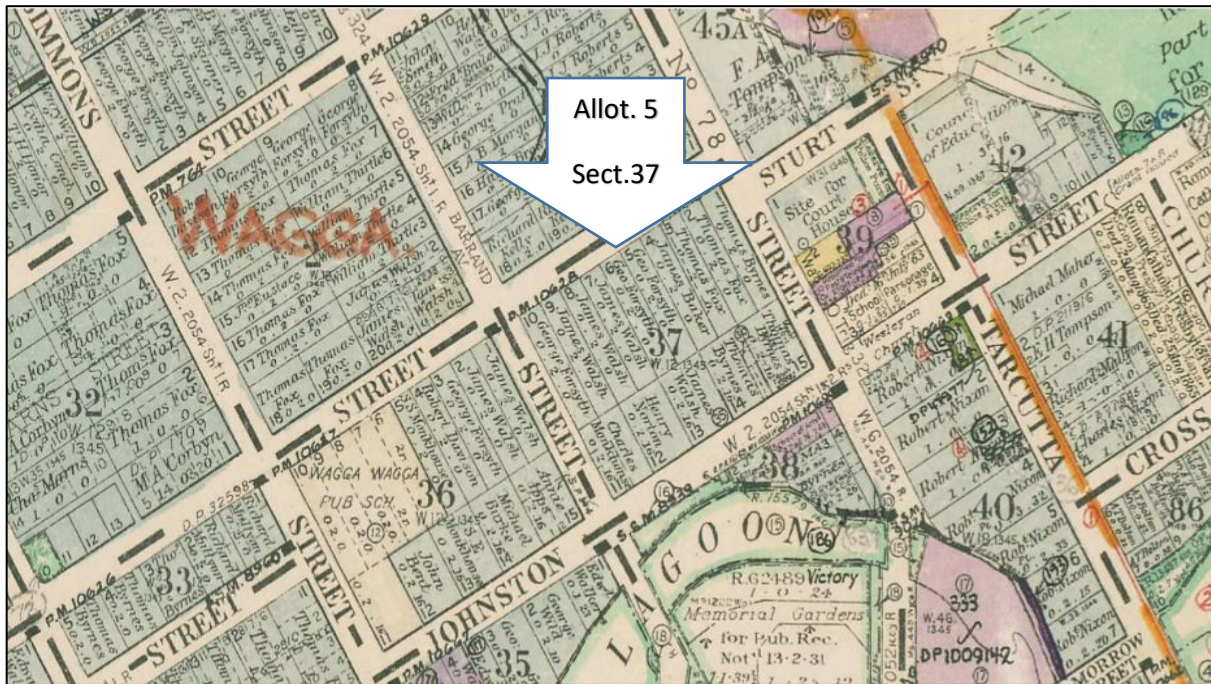


Above: Aerial view of the Lupton house site in 1971[to the left of the area defined in red]. Courtesy Wagga Wagga City Council. Intramaps [Historic Imagery].

By 1971 the new SRCC building occupied the site that was once the Lupton's home, and parts of the Golden Square car park are clearly visible. The new government building to the east is also clearly visible.

Freehold

Allotment 5, section 37, in the town and parish of South Wagga Wagga, was originally purchased from the crown by George Forsyth, on the 12th November 1855, for the sum of £16. Allotment 5 had an area of two roods,¹⁸⁴ and a frontage of 66' 3" to Gurwood Street, with a depth of 332'.¹⁸⁵ This was the site of Edmondson's early store.



Above: Map showing location of allotment 5, section 37, town and parish South Wagga Wagga. Courtesy NSW Land Registry Services. Historic Maps.

1857, 25th September – Conveyance from George Forsyth to James Simpson, a carpenter of Wagga Wagga, for the sum of £40.¹⁸⁶

1868, 9th April – Conveyance from James Simpson to Townley Edmondson, esquire, of Wagga Wagga, for the sum of £500.¹⁸⁷ It is clear that James Simpson had erected one or more structures on the allotment and that the edifices were of a substantial nature.

1878, 20th February – Conveyance from Townley Edmondson, formerly of Wagga Wagga but now of Manchester [England], to James Skirrow Edmondson, esquire, of Wagga Wagga, for the sum of £2,000.¹⁸⁸

In May 1881. James Skirrow Edmondson purchased allotment 12 and two adjoining pieces of allotments 7 & 8, all of section 37, from Alexander Davidson, a grazier of Bullenbong, for the sum of £965.¹⁸⁹

¹⁸⁴ NSW Land Registry Services. Land Grant. Year 1856, page 610. [Registered on the 27th June 1856]

¹⁸⁵ NSW Land Registry Services. Primary Application Sketch {[PA17607].

¹⁸⁶ NSW Land Registry Services. Title Deed. Book 51, number 479.

¹⁸⁷ NSW Land Registry Services. Title Deed. Book 107, number 904.

¹⁸⁸ NSW Land Registry Services. Title Deed. Book 179, number 591.

¹⁸⁹ NSW Land Registry Services. Title Deed. Book 221, number 530.

In December 1894 James Skirrow Edmondson passed away, at Bangor, Anglesey, Caernarvonshire [Wales]. His executrix and executors were, Sarah Anne Edmondson, Robert Burrows Wrathall, and Charles Hawthorne Croaker. These people were also the trustees of his will.¹⁹⁰

Charles Hawthorne Croaker passed away on the 17th June 1898, and the surviving executors appointed James Skirrow Lupton, in his place [as trustee].¹⁹¹

Robert Burrows Wrathall passed away on the 13th February 1901, and the surviving trustees appointed Henry Thompson Davidson, in his place [as trustee].¹⁹²

From 1901 to 1908, the freehold for the Edmonston's store belonged to the estate of James Skirrow Edmondson, and the occupant was James Skirrow Lupton.¹⁹³

In January 1909, Sarah Anne Roberts, discharged herself as a trustee, leaving James Skirrow Lupton and Henry Thompson Davidson as co-trustees.¹⁹⁴

Sarah Anne Roberts was the widow of James Skirrow Edmondson]. In 1899 she married Steele Lambert Roberts, in Bangor Anglesey, Caernarvonshire, Wales.

In November 1907, James Skirrow Lupton, a merchant of Wagga Wagga, purchased allotment 6, and a part of allotment 7 [both section 37], from Phineas Hann, and Bethiah Vigar [nee Blyth], a widow of Wagga Wagga, for the sum of £1,000.¹⁹⁵

In 1909 James Skirrow Lupton converted the title for allotment 6 [plus a part of 7], and allotment 12 [plus parts of allotments 7 and 8], to Torrens title.¹⁹⁶

1911, 13th September – Conveyance from James Skirrow Lupton, a merchant of Wagga Wagga, and Henry Thompson Davidson, a commission agent of Wagga Wagga, as trustees for the estate of James Skirrow Edmondson, to Mary Kerfoot, the wife of Edward Kerfoot, a merchant of Wagga Wagga, for the sum of £2,500.

In 1913 Mary Kerfoot converted the holding to Torrens title.¹⁹⁷ The property footprint was unchanged from the original grant – a perfect rectangle with an area of two roods.

1922, 3rd May – Mary Kerfoot transferred the title to T Edmondson & Co., Ltd.¹⁹⁸

1953, 11th December – Conveyance from T Edmondson & Co., Ltd, to Martin Alberni, Francis Herbert Alberni, and Henry Martin Alberni, as tenants in common.¹⁹⁹ This transfer was of a piece of land fronting Gurwood Street, being predominately part of allotment 6 [section 37], but including a narrow piece of the adjoining allotment 5. Edmondson & Co., still retained their main business premises.

¹⁹⁰ NSW Land Registry Services. Title Deed. Book 667, number 790.

¹⁹¹ NSW Land Registry Services. Title Deed. Book 667, number 790.

¹⁹² NSW Land Registry Services. Title Deed. Book 739, number 652.

¹⁹³ Wagga Wagga Rate Books: 1901-1908.

¹⁹⁴ NSW Land Registry Services. Title Deed. Book 875, number 912.

¹⁹⁵ NSW Land Registry Services. Title Deed. Book 42, number 600.

¹⁹⁶ NSW Land Registry Services. Primary Application # 15675.

¹⁹⁷ NSW Land Registry Services. Title Deed. Volume 2371, folio 101.

¹⁹⁸ NSW Land Registry Services. Title Deed. Volume 2371, folio 101.

¹⁹⁹ NSW Land Registry Services. Title Deed. Volume 2371, folio 101.

In October 1975, the property was leased to JB Young Holdings Ltd,²⁰⁰ and then in February 1979, the property was transferred to John Meagher & Co., Pty Ltd.

By 1984, the site was known as the Northside Shopping Centre, featuring a number of shops, let to various people.²⁰¹

In 1985 the title was converted to a computer folio [volume 15323, folio 31].

At some time Woolworths purchased the property and in 2020 it is known as Woolworths, Northside Shopping Centre.



Above: A contemporary aerial view of the site showing the footprint of allotment 5, section 37. The site was occupied by a Woolworths supermarket in 2020. Courtesy Google Earth.

Current title is DP.1.1077827 > multiple DP's including DP.1.655789 > 15323-31 > PA17607

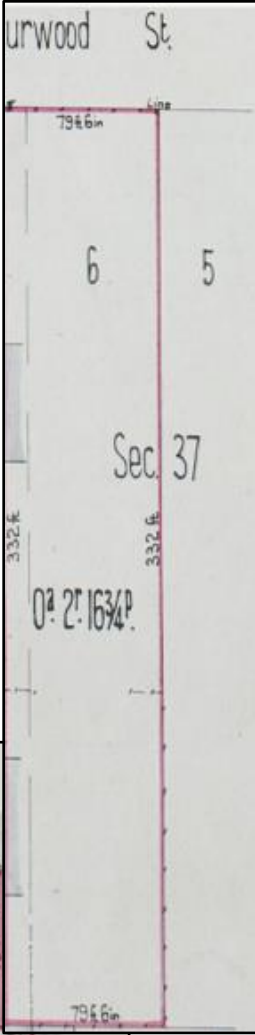
²⁰⁰ NSW Land Registry Services. Title Deed. Volume 6805, folio 206.

²⁰¹ NSW Land Registry Services. Title Deed. Volume 6805, folio 206.

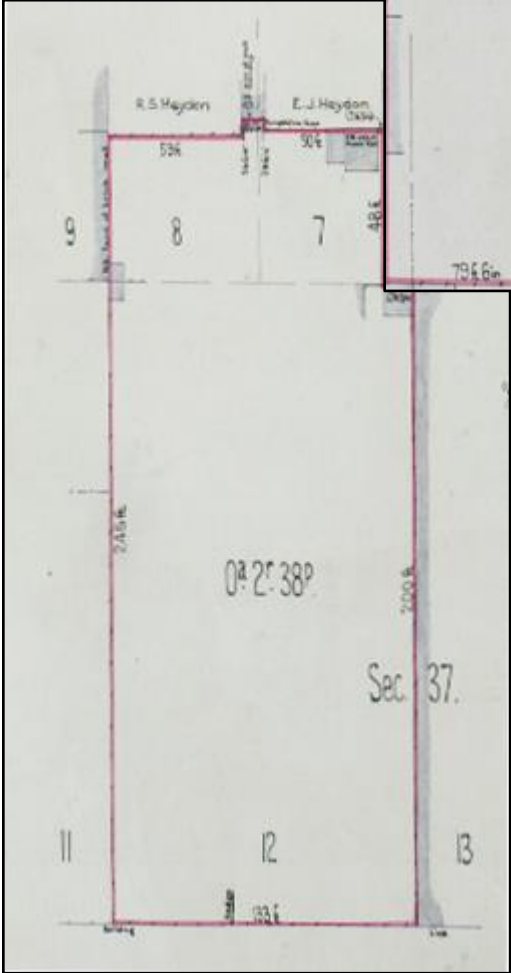
Allotment 6, and part of 7, plus allotment 12 with parts of allotments 7 & 8 – all in section 37, and all adjoining allotment 5 & 6.

All of these lands held by Edmondson & Co., and/or the owners of that firm, by the early 1900's.

These acquisitions gave Edmondson & Co a thoroughfare from Gurwood Street to Johnston Street, and formed part of what would later be known as the "Golden Square."



James Skirrow Lupton's house stood on allotment 12, set back from, but facing onto, Johnston Street.





Above: A contemporary aerial view of section 37. Courtesy NSW Land Registry Services. SIX.