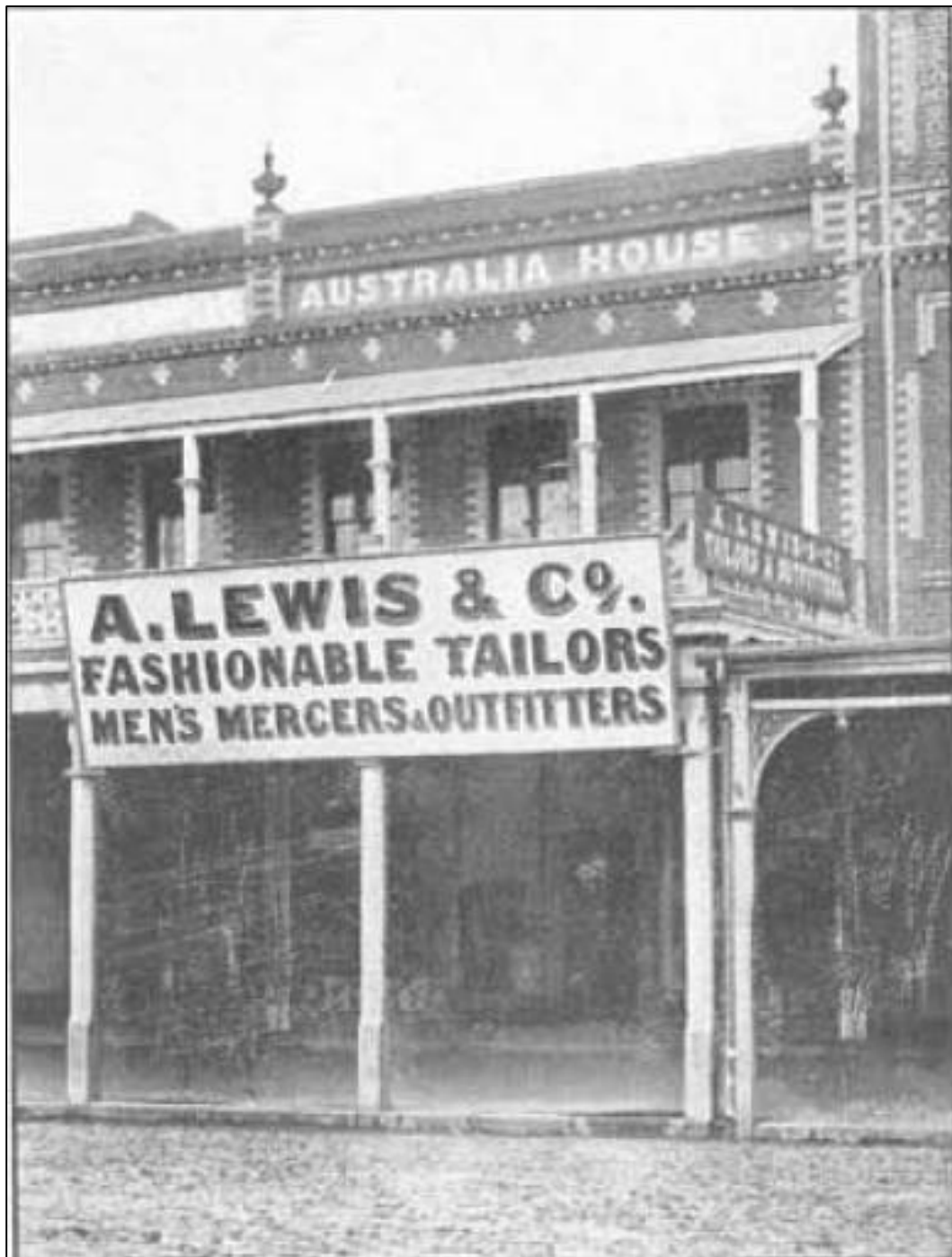


AUSTRALIA HOUSE

95 Fitzmaurice Street



Front Cover: Australia House c.1897. Courtesy Sydney Mail 4th September 1897.

©Geoff Burch May 2021.

Acknowledgments.

My sincere thanks to Sherry Morris whose collections of photographs and references are always a great resource.

Thank you too to Paul O'Donnell, Wayne Doubleday and Jillian Kohlhagen at CSU Regional Archives. Your support is always appreciated.

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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.

My thanks to the Wagga Wagga City Council and their online resource, "Intramaps."

Thank you to Ancestry.com, which is now, for me, a standard research tool.

95 Fitzmaurice Street.

The property at 95 Fitzmaurice Street is located within what was originally allotment 1 of section 45A, in the town and parish of South Wagga Wagga.

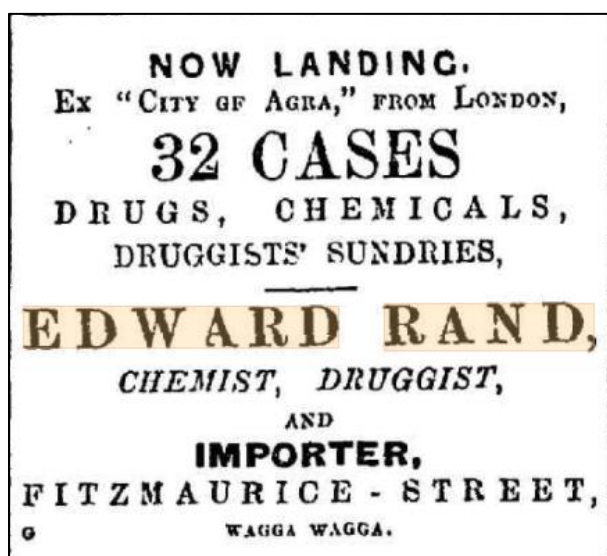
Allotment 1, section 45A, was a large piece of land, originally purchased from the Crown by Frederick Anslow Tompson, on the 12th January 1859.¹ The land had an area of two acres, two roods, and sixteen perches, for which he paid twenty pounds and sixteen shillings. The Murrumbidgee River formed the eastern boundary of the property.

When William Walsh purchased the lot at what is now 95 Fitzmaurice Street, in 1870, it was an unoccupied lot, and at best may have featured a simple slab structure. Walsh was a well known butcher having conducted his business since 1866, or thereabouts. By 1873 Walsh had constructed a two storey brick building that served as a shop and residence. William's wife gave birth to a son, at her residence in Fitzmaurice Street, in March 1871,² and it is likely that the two storey building had been constructed before this date. Unfortunately, the child died within a few hours of birth.

In 1874 Walsh leased the butchering business to RH Warmoll.³ From 1875 till 1880, the premises were occupied by Edward Rand, a chemist.⁴

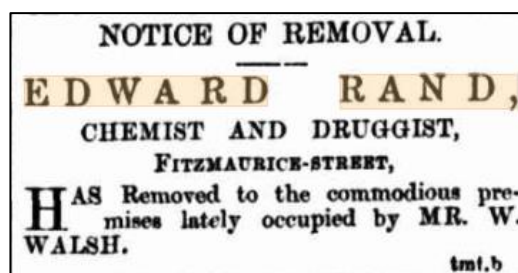
Edward Rand

In July 1873 it was announced that Edward Rand, late of Ballarat, had opened his new chemist shop in Fitzmaurice Street, in the front of the Masonic Hall.⁵



Left: An advertisement placed by Edward Rand in July 1873.⁶

In May 1875 Rand gave notice that he had moved into premises recently occupied by William Walsh. He was now occupying the premises at 95 Fitzmaurice Street.



In October 1880, Rand gave notice that he had resumed business, now in Gurwood Street, opposite the AJS Bank.⁷

¹ NSW Land Registry Services. Title Deed. Town Lot. Year 1859, page 1.

² Wagga Wagga Advertiser. 15th March 1871, p2.

³ Wagga Wagga Advertiser. 2nd May 1874, p2.

⁴ Wagga Wagga Rate Books: 1870-1907. / Wagga Wagga Advertiser. 15th May 1875, p2.

⁵ Wagga Wagga Advertiser. 23rd July 1873, p2.

⁶ Wagga Wagga Advertiser. 26th July 1873, p2.

⁷ Wagga Wagga Advertiser. 30th October 1880, p4.

By February 1882 he was advertising the premises for lease, and in May 1882, he moved his chemist business from the premises in Gurwood Street to new premises in Fitzmaurice Street [on the western side of Fitzmaurice Street].⁸

In December 1888, Edward Rand sold his business to another chemist, Mr FG Erler, MPS.⁹ Edward Rand passed away at his residence, *Hanover*, in Ross Street, Forest Lodge, Sydney on the 12th May 1890, at the age of sixty seven.¹⁰ His widow was Caroline Rand.

Edward was a brother of Robert Rand of *Mahanga* and *Urangeline* Stations,¹¹ and of William Rand, a well-known commission agent of Wagga Wagga. The three brothers had once occupied *Oura Station*, as partners, back in the 1860's.¹²

The next tenant to occupy the shop and residence was Jabez Mitchelmore, a draper of Wagga Wagga.

NEW GOODS. NEW GOODS.

EVERY MAN HIS OWN IMPORTER.

J. MITCHELMORE

HAS just Imported from Melbourne all the Newest Fabrics and very Latest Styles in

DRESS MATERIALS,

Including POMPADOURS of the Choicest Designs.

Exclusive Patterns that are not to be Purchased elsewhere, thus avoiding the objectionable livery when bought from large Establishments.

VICE-REGAL POMPADOUR SPOTS,
IN PRINTS AND OTHER MATERIALS.

MILLINERY DEPARTMENT.
LADIES' HATS and BONNETS, of all the Leading Shapes.
FLOWERS, FEATHERS, &c., the newest to be had, all specially selected by Mrs. MITCHELMORE.
CHILDREN'S HATS, in Great Variety.


AN EXPERIENCED MILLINER OF GREAT TASTE KEPT.

ALL WILL BE SHOWN THIS DAY AT

J. MITCHELMORE'S,
THE ORIGINAL CHEAP DRAPERY STORE.
OPPOSITE Monks' Pastoral Hotel.

Left: Mitchelmore advertising his new business in October 1880.¹³

Another advertisement revealed that the premises were called "*Australia House*."¹⁴

AUSTRALIA  **HOUSE,**
FITZMAURICE-STREET.

J. MITCHELMORE'S

REMNANT SALE

COMMENCES THIS DAY.

IN consequence of Stock-taking, General Reductions will be made in all Departments, and continued during the

NEXT FOURTEEN DAYS.

BARGAINS IN
DRAPERY, MEN'S & BOYS' CLOTHING, MILLINERY,
BOOTS & SHOES, &c.

⁸ Wagga Wagga Advertiser. 23rd May 1882, p3.

⁹ Wagga Wagga Advertiser. 29th December 1888, p3.

¹⁰ Wagga Wagga Advertiser. 15th May 1890, p2.

¹¹ Australian Star. 15th May 1890, p6. / Wagga Wagga Advertiser. 18th October 1894, p2.

¹² Wagga Wagga Advertiser. 2nd January 1869, p3.

¹³ Wagga Wagga Advertiser. 2nd October 1880, p4.

¹⁴ Wagga Wagga Advertiser. 11th February 1882, p3.

A notice in September 1884 confirmed that Australia House was next to the Freemasons' Hall.¹⁵



In April 1886 Mrs Barnet purchased the business from Mitchelmore and immediately held a large clearance sale. Jabez left Wagga Wagga and took over the licensee of the Club hotel at Cootamundra.¹⁶ Jabez Mitchelmore passed away at Bowral on the 2nd August 1917.¹⁷

Australia House

It is assumed that it was Jabez Mitchelmore who named the premises Australia House, the earliest references being found in the latter part of 1881, when Mitchelmore was the occupant.¹⁸

On the evening of the 16th January 1884, a fire broke out in the premises, which was visible through the front window of the shop. The fire brigade was able to gain entry from the rear and douse the fire with water. Fortunately for Mitchelmore his stock and furnishings were insured.¹⁹

The name, Australia House, appears to have been discontinued in the early 1900's.

Mrs Barnet conducted a dressmaking business in Australia House until January 1888, at which time she held a series of auction sales, in order to clear her stocks of drapery.²⁰

¹⁵ Wagga Wagga Advertiser. 11th September 1884, p4.

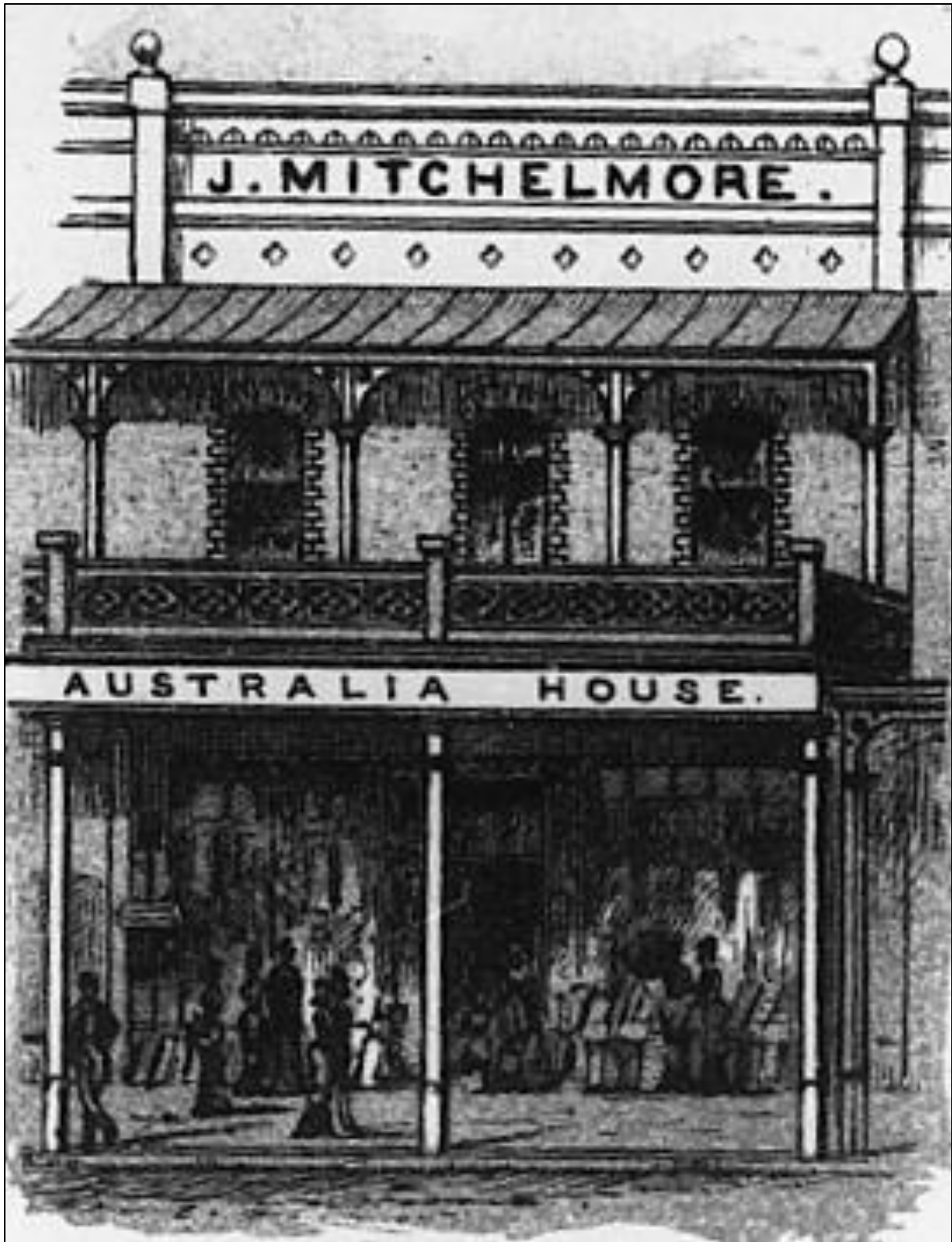
¹⁶ Wagga Wagga Advertiser. 25th May 1886, p2.

¹⁷ Southern Mail. 7th August 1917, p2.

¹⁸ Wagga Wagga Advertiser. 17th December 1881, p4.

¹⁹ Wagga Wagga Advertiser. 17th January 1884, p2.

²⁰ Wagga Wagga Advertiser. 5th January 1888, p3.



Above: Jazeb Mitchelmore's drapery store c.1881.²¹

²¹ Illustrated Sydney News. 17th March 1883, p1

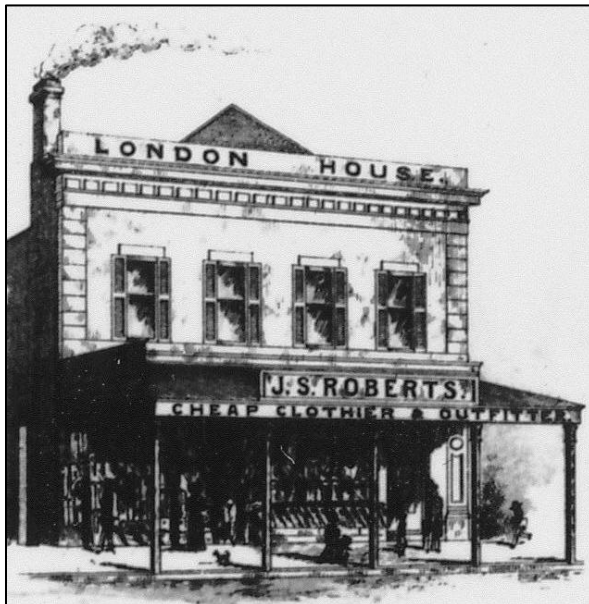
By December 1890 it was a Mrs R Thompson who was conducting the business and occupying the premises.²² Presumably she was the wife of Robert Thompson who conducted a business in premises known as *London House*. In July 1895 Robert advertised all of his stock to clear on the grounds that he was leaving Wagga Wagga and moving to Glen Innes.

N E W
TAILORING ESTABLISHMENT,
AUSTRALIA HOUSE,
FITZMAURICE STREET.

A. WILSON

BEGS to inform the inhabitants of Wagga and surrounding district that he has **Commenced Business**

At the above premises, and would respectfully invite an inspection of his **ENTIRELY NEW STOCK**, which has been purchased in the best market embracing selections of the newest goods, suitable for the present season. Those favoring him with orders may rest assured they will be executed in a thoroughly satisfactory manner for ready money.



By July 1891 Mr A Wilson had commenced a new tailoring business in the Australia House premises.²³

Just over a year later, in October 1892, the premises were occupied by the San Francisco Tailoring Co., of Sydney,²⁴ next to the Bank of Australasia, in Fitzmaurice Street [on the northern side of the bank premises].²⁵

SAN FRANCISCO TAILORING CO.,
OF SYDNEY,
 Beg to inform the public of Wagga Wagga and surrounding district that they have **COMMENCED BUSINESS**

IN
AUSTRALIA HOUSE,
 (Next door to the Bank of Australasia)
FITZMAURICE STREET,
WAGGA WAGGA,
 And trust to merit a share of public patronage.

Suits to order, made from .. £2 15 0
Trousers to order, from.. .. 0 16 6

All Materials well shrunk, and made up in the Latest Style.

A PERFECT FIT AND FIRST-CLASS WORKMANSHIP GUARANTEED.

A Trial respectfully Solicited. wl

Left: London House, c.1883.

²² Wagga Wagga Advertiser. 9th December 1890, p3.

²³ Wagga Wagga Advertiser. 2nd July 1891, p3.

²⁴ Wagga Wagga Advertiser. 15th October 1892, p2.

²⁵ Wagga Wagga Advertiser. 18th August 1894, p3.

In July 1896 Messrs A Lewis & Co. moved into their new premises – Australia House - they having previously occupied premises on the other side of the road.²⁶

SPECIAL ANNOUNCEMENT.

A. LEWIS & CO.,
TAILORS & MERCERS,
HAVE
REMOVED TO MORE COMMODIOUS
PREMISES,
KNOWN AS
AUSTRALIA HOUSE,
Opposite their Old Shop.

They have a
Magnificent Display of Goods
FOR THE
COMING SEASON.

INSPECTION INVITED.

A. LEWIS & CO.

From 1896 to 1916 the premises were occupied by Alfred Lewis, a tailor, and the Canada Cycle Company. In 1908 a second occupant was Reginald Thomas Moore, a cycle agent. A third tenant, in 1911, was Mrs E Forrest.²⁷

Alfred Lewis

Alfred Lewis commenced business in Wagga Wagga in the late 1880's or early 1890's. A report in November 1895 gave a succinct account of his career,²⁸

“Mr. Alfred Lewis whose establishment is so well known, was born in Poland, and is 30 years of age. His father having owned a tailoring business in Poland, Mr. Lewis after his school days, entered the business under his father and was thoroughly ingratiated into the mysteries of putting together a suit. Wishing to see the world, at a very early age he went over to England and, finding himself in Manchester, entered a large and first class establishment there. Taking advantage of the opportunity of a member of the London Tailoring and Cutting Co. being in the town, he arranged for a series of cutting lessons and thus further perfected himself. Giving hostages to fortune by marrying, and hearing the vivid accounts of Australia that then prevailed, he some few years ago took passage with his wife for the Colonies and landed in Melbourne in 1886 or 67. Without loss of time he obtained employment with Messrs. George and George of Collins Street and then moved to Wagga, where for five years he acted as cutter for Lorimer and Co., and, on the closing of that business, opened the place in Fitzmaurice Street opposite the Criterion Hotel. Fostering a superior trade, he has secured to himself a class of customers, who never grudge the price, provided the quality of the goods is unexceptionable and the

²⁶ Wagga Wagga Express. 25th July 1896, p2.

²⁷ Daily Advertiser. 31st October 1911, p2.

²⁸ Wagga Wagga Express. 9th November 1895, p2.

workmanship in keeping. The main shop, 40 feet by 30, is fitted up with two large show windows looking into Fitzmaurice Street, and these are 'dressed,' one with samples of suitings and the other with a display of mercery and haberdashery, which show at the first glance that cheapness is not what is aimed at, though the prices charged, considering the quality, are not at all exorbitant. Comparatively, a large stock, on inspection it is seen that 'Wests of England, together with rough Scotch tweeds, serges from the well-known Fox, and Worsteds of French and Belgian manufacture, vie with Meltons, Diagonals, Fancy vestings and coatings, and in fact with every description of cloth used by a nineteenth century exquisite. A large show of tailors' trimmings are kept in stock, and the shelves and cases to the right and middle of the shop are replete with men's mercery, haberdashery and hats in all varieties. The man who could not be suited with the scores of patterns of tweeds and cloths would be fastidious indeed. Avoiding as much as possible the use of sewing machines, Mr. Lewis' suits vary in price from four guineas upwards, and each garment can be critically examined, and the band work tested. Having an extensive connection, no fewer than 11 employees find seats in his workshops, of which there are two large, well ventilated and conveniently fitted ones exclusive of a pressing room. Working in thorough accord with his men Mr. Lewis is very careful as to their comfort and doubtless owes it to that fact that he is never short-handed. If occasion required, 16 men could be seated on the boards. In conclusion, it need only be said that once Mr. Lewis obtains a customer that customer never deserts him, for he is so equitably treated that he finds it to his benefit to continue dealing with a man who supplies an article of good quality and yet charges a price very much below that of similar tradesmen."



Above: Lewis's earlier premises, on the western side of Fitzmaurice Street [extreme left of photo].
Courtesy Museum of the Riverina. [BGS.2009.1543]

Sometime between 1895 and 1904 Lewis moved across the street to 95 Fitzmaurice Street.

In 1903, Alfred was installed as Worshipful Master elect of the Lodge Harmony [Masonic], no.22, UGL, NSW. The ceremony was performed by Worshipful Brother Ernest Bellair. At the end of the official ceremony a “*smoke social*” was held in the Oddfellows’ Hall.²⁹

A report in December 1911, noted that Alfred Lewis was the only tailor left in the town – all of his competitors having fallen by the wayside.³⁰

Alfred’s wife was named Alice Taylor. Alice was born in Doncaster, England, and had married Alfred at Manchester in 1886. The couple then immigrated to Australia, and subsequently settled at Wagga Wagga, in 1888. Alice passed away on the 4th July 1942, at the age of seventy six. She was survived by her husband and two daughters – Mrs Hector Alcock [Kate Elizabeth] of Warrandyte, Victoria, and Mrs JH Nathan [Rosa Clarissa], of Wagga Wagga. One son, Abe, and another daughter, Adeline, had predeceased her. Alice was buried at Rookwood Cemetery in Sydney.³¹

Alfred Lewis passed away on the 26th July 1945, and an obituary provided the following details,³²

“Mr. Alfred Lewis, aged 82 years, tailor and mercer of Fitzmaurice Street, Wagga died at 10.45 p.m. on Thursday at his residence, 61 Gurwood-street. He is survived by his wife, one daughter, Mrs. Katie Alcock of Warrandyte, Victoria, who has been staying with Mr. Lewis during the last period of his illness, and Mr. J. H. Nathan, of Maples (son-in-law). Mr. J. G. (Geoffrey) Lewis (A.I.F. for six years, and now In Borneo is a grandson. Mr. Lewis had been a resident of Wagga for 58 years. He was one of the original trustees of the Masonic Hall, and had sole management of the hall until it was paid off recently. He was also a Past Grand District Inspector of Workings of the Masonic Lodge and a Grand Warden of the United Grand Lodge of NSW. He was on the board of directors of the Wagga Base Hospital, and was a constant visitor to sick patients. Mr. Lewis was an alderman on the Wagga Municipal Council for a number of years. He had been in ill health for the last 18 months and his death was not unexpected. He was a well-respected citizen of the district and was held in high esteem by all those with whom he was associated and was most charitable. Mr. Nathan and Brian Nathan left on the mail train last night to attend the funeral on Sunday. The interment is to be at Rookwood cemetery to-morrow, commencing at 10.30 o'clock. The funeral arrangements are in the hands of Mr. Alan Harris, of Wagga in conjunction with the Chevra Kadisha, of Balfour-street. Sydney [the same arrangements as for his wife who died some three years earlier].”

The statement, in the above quote, that Alfred was survived by his wife, is obviously incorrect.

²⁹ Wagga Wagga Advertiser. 11th June 1903, p2.

³⁰ Wagga Wagga Express. 14th December 1911, p4.

³¹ Daily Advertiser. 6th July 1942, p2.

³² Daily Advertiser. 28th July 1945, p4.

Canada Cycle & Motor Company

By January 1904 the Canada Cycle Co. had an agent in Wagga Wagga – Mr J Skudder.³³

YOU CAN RIDE THEM OVER ANY KIND OF ROAD, AND THEY NEVER NEED REPAIRS.

Every RED BIRD is guaranteed 12 months.

THE 1903 MODEL RED BIRD BICYCLES.

For cycling in the country you must have a bicycle that has earned a name for strength, easy running, and up-to-date qualities. Then you will enjoy your rides and be spared the annoyance of breakdowns and Repair Bills.

REMEMBER A RED BIRD LASTS FOR YEARS.

You can Purchase for Cash or on Easy Terms.

SECOND-HAND BICYCLES TAKEN IN PART PAYMENT.

Canada Cycle and Motor Co. Ltd.
(GOULD BICYCLE CO.),
357 GEORGE STREET, SYDNEY.
J. SKUDDER, Agent - - Wagga Wagga.

Left: An advertisement for the Canada Cycle Co., in January 1904.

In May 1909 the Canada Cycle & Motor Co. took over the premises in Fitzmaurice Street that had previously been occupied by RT Moore [95 Fitzmaurice Street].³⁴

In February 1913, McRae & Co., purchased the Wagga Wagga business of the Canada Cycle & Motor Co., which had been

conducted out of premises in Fitzmaurice Street [opposite the Pastoral hotel], for a number of years.³⁵

SPEARMAN'S FOR VALUE
IN MOTOR CYCLES, CYCLES, ACCESSORIES,
Imported Direct from London and Coventry to
SPEARMAN'S, WAGGA.
First Shipment Just Landed. Middleman's Profit Eliminated.

THE above undertaking now enables us to give the Cycling Public the benefit of what hitherto has been the intermediate firm's profits.

Our "SPEARMAN" CYCLE, built in England specially for us, of the very best British B.S.A. pattern components, including British Nickel Plated Rims complete and guaranteed—From £12/15/.

Our PARTS and ACCESSORIES are of the best, and include Cycle Lamps, Motor Cycle Lamp Sets, Blumel's Pumps and Connections, Centre Bracket Fittings, Cotters, Chains, Sprockets, Pedals, Cranks, Saddles, Tyres, and Tubes, in fact everything appertaining to the Cycle and Motor Cycle, and at Bedrock Prices.

We have always in stock good second hand Motor Cycles and Cycles. These are always thoroughly overhauled before they are offered for sale.

Inspection Invited. Quotations Given. Country Inquiries will be given Prompt Attention.

SPEARMAN'S,
MOTOR AND CYCLE SPECIALISTS,
93 FITZMAURICE-STREET, WAGGA (Next Riverina Hall). 'PHONE 126.

From 1923 to 1925 the building was occupied by Stanley Arthur Spearman, a cycle agent, and a saddler named McDonald.

Stanley Arthur Spearman tried a number of businesses. In 1921 he was conducting a business in Gurwood Street selling bicycles and motor cars.³⁶ By 1922 the Motor & Cycle business had moved to 93 Fitzmaurice Street.

In May 1923 Stanley Spearman gave notice that he would re-open his premises, which were located next to the Oxford Theatre, as a confectionary, fruit and refreshments business.³⁷

In the following month [May 1923] Stanley announced that the new business would be named, "the Oxford Café."³⁸

³³ Wagga Wagga Express. 26th January 1904, p3.

³⁴ Wagga Wagga Express. 22nd May 1909, p2.

³⁵ Daily Advertiser. 28th February 1913, p2.

³⁶ Daily Advertiser. 15th June 1921, p3.

³⁷ Daily Advertiser. 22nd May 1923, p2.

³⁸ Daily Advertiser. 22nd May 1923, p3.

In October 1923, Mrs Harry Kendall announced that she had purchased the Oxford Café [95 Fitzmaurice Street] from Stanley Spearman.³⁹ Bookings for the Oxford Theatre [adjoining], could be made at the Café.⁴⁰

In December 1925 Mr & Mrs AE Thomas were the proprietors of the Oxford Café, which at that time was claimed to be the only café in the town [since the closure of the Leonie Café].⁴¹

From 1926 to 1934 the building was occupied by Whitiker & Wilks [agents] and the CWA [Tea & Rest Rooms]. It appears that John Whiticker and John Wilks established their new business in 1926.⁴²

In April 1934 Younghusband Ltd bought out the firm of Whitiker & Wilks, effective from the 1st May. The services of John Wilks were retained, to handle the livestock business, and John McDonald had been transferred from the Albury branch of Younghusband, to manage the office, with assistance from Mr JS Knappett, the accountant.⁴³

The CWA Rooms were a popular destination as the following report, from March 1928, notes,⁴⁴

“The Country Women's Rest Rooms in Fitzmaurice Street, conducted by the Wagga branch of the Country Women's Association are being extensively availed of by Country visitors, who greatly appreciate the comforts provided. The tea rooms, which are an adjunct, all profits going to the maintenance of the rest rooms are well patronised. Yesterday was a busy day, the town being full of country visitors, many of whom visited the rooms. Yesterday afternoon the tables at the tea rooms were decorated with beautiful flowers kindly presented by Dr. W. W. Martin from his gardens.”

Another report provided some background to the establishment of the Tea Rooms in Fitzmaurice Street,⁴⁵

“Through the columns of the 'Daily Advertiser' the public have been kept closely acquainted with the various phases of the Country Women's Association's work. Largely as a result of the of the sympathetic attitude of the people of Wagga, the decision of the Country Women 's Association to open tea rooms as an auxiliary to their rest rooms, raised no protest by the business people of Wagga. The object of opening tea rooms was to relieve the members of the financial strain necessitated by maintaining one or two rest rooms. Rest rooms had been opened for some time previously and at a reasonable cost in the vicinity of about £150 per year to maintain. When the members obtained a more suitable room in Fitzmaurice Street for the double purpose of tea rooms and a rest room, the usefulness of the latter increased four-fold. Instead of being visited occasionally by one or two women, the rest room became in reality a rest room

³⁹ Daily Advertiser. 5th October 1923, p2.

⁴⁰ Daily Advertiser. 11th September 1923, p2.

⁴¹ Daily Advertiser. 9th December 1925, p4.

⁴² Daily Express. 8th May 1926, p4. / Daily Advertiser. 5th September 1926, p2.

⁴³ Daily Advertiser. 28th April 1934, p2.

⁴⁴ Daily Advertiser. 2nd March 1928, p2.

⁴⁵ Daily Advertiser. 19th December 1928

for large numbers of country women and children. Mothers with their babies find it a haven of rest and comfort when in town. The tea room management accepted the full responsibility for the equipment and maintenance of the rest rooms. This really was the objective and so splendidly has the work been carried out that not one shilling of financial responsibility rests on the members or the public, apart from the business side of the tea rooms. It is safe to say that equipped as it now is and open daily, the cost of maintaining the rest room would be approximately £250 per annum. The management of the tea rooms also incurred the expense of fitting up shelves for the recently formed free library in the rest room.”

By January 1934 the CWA had established rest rooms above Edmondson’s in Gurwood Street, on the same floor as the café.⁴⁶

From 1935 to 1937 the building at 95 Fitzmaurice Street was occupied by Younghusband Ltd and the Catholic Young Men’s Association.



Above: Younghusband’s premises at 99 Fitzmaurice Street at a time of flood, with the Tourist hotel to the right and Dalgety’s to the left. Courtesy Lost Wagga Wagga [Sharing a photo from Cindy Goodman Stanford & Peter Kain]

⁴⁶ Daily Advertiser. 10th January 1934, p2.

St Michael's Catholic Young Men's Association

St Michael's Catholic Young Men's Association was formed in May 1933, at a meeting convened by the Rev. Father Barry. The Association's first AGM was held in December 1933, when the following details were reported,⁴⁷

"Every member must feel justly proud of the new club rooms, the acquisition of which was due entirely to the wonderful generosity of the Rev. Father Barry and the organising ability and capacity for work of Father Lacey. The rooms contain a billiards room with two tables, card room, and library and reading room. The rooms are managed very ably by Mr. T. Clarke. The rooms were officially opened by the Right Rev. Dr. Dwyer, Bishop of Wagga, on November 21."

It is assumed these rooms were located at 95 Fitzmaurice Street.



Above: The eastern side of Fitzmaurice Street in the 1950 flood, showing Dalgety & Co. premises [101-103 Fitzmaurice Street], Younghusband Ltd premises [99 Fitzmaurice Street], the Tourist hotel [97 Fitzmaurice Street], and the Farmers & Graziers' Co-Operative premises [95 Fitzmaurice Street]. Romano's is to the extreme right of photo. Courtesy Museum of the Riverina [BGS.2003.65]

By 1940 the premises at 95 Fitzmaurice Street were occupied by the Wagga Wagga Branch of the Farmers & Graziers Co-Operative Co. Ltd

In November 1940 John Graham, the manager for the Wagga Wagga Branch of the Farmers & Graziers Co-Operative Co. Ltd, gave notice that the firm had purchased the premises they currently occupied. A local press report gave the following account,⁴⁸

"The manager of the Wagga branch of the Farmers and Graziers' Co-op. Co. Ltd. (Mr. John Graham) announced yesterday the purchase by the company of the offices, at present occupied by the firm, and the adjoining office, recently

⁴⁷ Daily Advertiser. 11th December 1933, p5.

⁴⁸ Daily Advertiser. 9th November 1940, p4.

occupied by the Tom Collins' campaign committee. The property, which has a frontage of 40 foot to Fitzmaurice-street was purchased from the Catholic Church authorities. Mr. Graham said that plans had been prepared for extensive rebuilding operations. Modern offices would be built and there would be a shop frontage where the Collins' committee room stands. The building will be two-storey with cantilever verandah, and when completed will be a most imposing structure."

Plans for the alterations to the building were approved by council on the 5th December 1940.⁴⁹

In 1941 the building also housed the Area Officer, who held interviews each Saturday to recruit and enlist men for the AIF.⁵⁰

In 1984 Dalgety's took over the Farmers & Graziers Co-Operative, and not long after that Jack McColl occupied the premises at 95 Fitzmaurice Street.



Above: The Farmers & Graziers offices in the 1960's, with the Tourist hotel to the left and the old Oxford Theatre to the right. Courtesy Tooth & Co. records.⁵¹

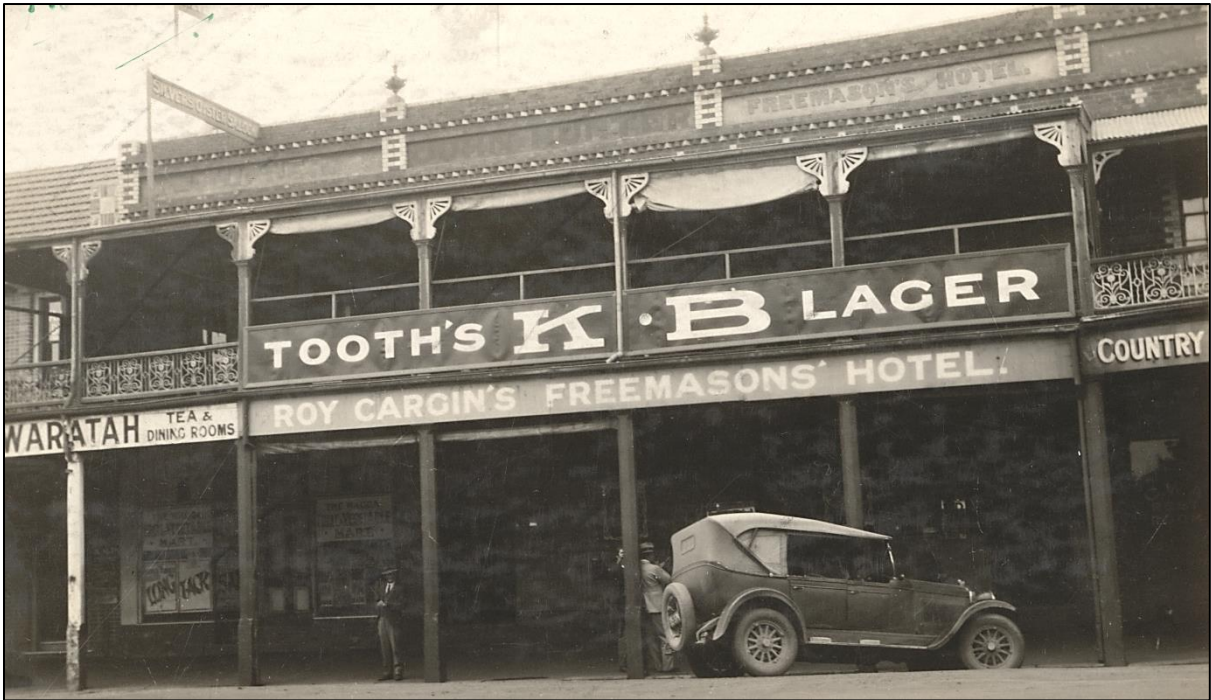
For a number of years later Quick Print also occupied the premises at 95 Fitzmaurice Street.

It is assumed that the large safe [room] in the premises was installed by the Farmers & Graziers Co-Operative in 1941.

⁴⁹ Daily Advertiser. 6th December 1940, p4.

⁵⁰ Daily Advertiser. 15th May 1941, p4.

⁵¹ Noel Butlin Archives Centre, Australian National University: Tooth and Company yellow cards, N60-YC-2295, Tourist Hotel, Fitzmaurice Street, Wagga Wagga, circa 1920-1970's.



Above: The Tourist hotel in November 1931. The sign to the right reveals the location of the Country Women's Association tea & rest rooms. Courtesy Tooth & Co. records.⁵²



Above: In 1993, the premises at 95 Fitzmaurice Street were occupied by Burgmann & Bance Funeral Home. Courtesy Wagga Wagga City Library [Local Studies Collection].

⁵² Noel Butlin Archives Centre, Australian National University: Tooth and Company yellow cards, N60-YC-2295, Tourist Hotel, Fitzmaurice Street, Wagga Wagga, circa 1920-1970's.



Above: 95 Fitzmaurice Street in 2020 [formerly the offices of Quick Print]. Courtesy Google Earth.



Above: 95 Fitzmaurice Street in 2021 – now Ruby Tuesday. Courtesy Google Earth.

NEW SOUTH WALES.

County of *Weyward* B. TOWN LOT.
Parish *South Wagga Wagga*

59/1

Town of South Wagga Wagga
Date of Purchase } *12th January 1859*
Area *2 Acres 2 Roods 10 Perches*
VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth:—
TO ALL to whom these Presents shall come, Greeting:—

WHEREAS in conformity with the Regulations now in force for the Sale of Crown Lands in Our Territory of New SOUTH WALES,

Frederick Anslow Tompson of *Wagga Wagga* has become the Purchaser of the Allotment or Parcel of Land hereinafter described, for the Sum of *Twenty pounds sixteen Shillings*

Sterling; **Now Know Ye**, That for and in consideration of the said Sum for and on Our behalf, well and truly paid into the Colonial Treasury of Our said Territory, before these Presents are issued, And in further consideration of the Quit-Rent hereinafter Reserved, We, with the advice of Our Executive Council of NEW SOUTH WALES, HAVE GRANTED, and for Us, Our Heirs and Successors, Do HEREBY GRANT unto the said *Frederick Anslow Tompson*

Tompson his Heirs and Assigns, Subject to the several and respective Reservations hereinafter mentioned, ALL THAT Allotment or Parcel of Land in Our said Territory, containing by Admeasurement *Two Acres two roods and several perches* be the same more or less, situated in the County of *Weyward* Parish of *South Wagga Wagga* and *Town of South Wagga Wagga* being Allotment No. *One* of Section No. *Fifty five*

Commencing on the left bank of the murrumbidgee River at the east corner of the section and bounded thence on the South east by the northwestern side of Curwood Street South westerly seven chains and sixty links on the South west by the North eastern side of Fitzmaurice Street North westerly six chains on the North west by the South eastern boundary line of allotment number two North easterly at right angles to Fitzmaurice Street two chains and twenty links to the murrumbidgee River, and on the North by the murrumbidgee River upwards to the point selected under the Regulation of 4th Febra of 1851,

with all the Rights and Appurtenances whatsoever thereto belonging; **To Hold** unto the said *Frederick Anslow Tompson* his Heirs and Assigns for ever, YIELDING and Paying therefore Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Peppercorn for ever, if demanded; **Provided Nevertheless**, AND WE DO HEREBY RESERVE unto Us, Our Heirs and Successors, all Mines of Coal; AND WE DO ALSO RESERVE unto Us, Our Heirs and Successors, and to the Governor for the time-being of Our said Territory, by such Person or Persons as shall be by them or Him authorised in that behalf, full power to make and conduct through the said Land all Common or Public Drains and Sewers which may be deemed expedient: **In Testimony Whereof**, We have caused this Our Grant to be Sealed with the Seal of Our said Territory.

WITNESS Our Trusty and Well-beloved SIR WILLIAM THOMAS DENISON, Knight Commander of the Most Honorable Order of the Bath, Governor General in and over all Our Colonies of NEW SOUTH WALES, TASMANIA, VICTORIA, SOUTH AUSTRALIA, and WESTERN AUSTRALIA, and Captain General and Governor-in-Chief of Our Territory of NEW SOUTH WALES and its Dependencies, at Government House, Sydney, in NEW SOUTH WALES aforesaid, this *thirteenth* day of *January* in the *Twenty second* Year of Our Reign; And in the Year of Our Lord One Thousand eight hundred and fifty *nine*

L.S. (Signed) *W. Denison*

Above: The original deed to Frederick Anslow Tompson for allotment 1, section 45a.

THE FREEHOLD

Allotment 1, section 45A, was a large piece of land, originally purchased from the Crown by Frederick Anslow Tompson, on the 12th January 1959.⁵³ The land had an area of two acres, two roods, and sixteen perches, for which he paid twenty pounds and sixteen shillings. The Murrumbidgee River formed the eastern boundary of the property

In July 1866 FA Tompson and his wife, Eliza, mortgaged the Waterview estate to the Australian Mutual Provident Society in return for a loan of three thousand pounds. When Tompson defaulted on the repayments the Society was compelled to force a sale, by public auction, and the breakup of the Waterview Estate began in earnest.

On the 17th June 1870, the Australian Mutual Provident Society conveyed a lot to William Walsh, a butcher of Wagga Wagga, for the sum of two hundred and eighty pounds. The lot had a forty foot frontage to Fitzmaurice Street and a depth of one hundred and ninety two feet extending back to a rear lane.⁵⁴ This lot was later designated 95 Fitzmaurice Street.



Above: Two of the lots purchased from the Waterview Estate in 1870. The area with the red boundary was purchased by the trio of Hookes, Best & Moxham [89 Fitzmaurice Street]. The area with the yellow boundary was purchased by William Walsh [95 Fitzmaurice Street]. Courtesy NSW Land Registry Services. SIX Maps.

On the 1st January 1881, William Walsh sold his holding [95 Fitzmaurice Street] to William Griffith Evans, a builder of Wagga Wagga, for the sum of one thousand pounds.⁵⁵

⁵³ NSW Land Registry Services. Title Deed. Town Lot. Year 1859, page 1.

⁵⁴ NSW Land Registry Services. Title Deed. Book 126, number 907.

⁵⁵ NSW Land Registry Services. Title Deed. Book 214, number 159.

William Griffith Evans mortgaged the property and subsequent to that arrangement the mortgage was transferred, a number of times. By the year 1900 the Law Guarantee and Trust Society Ltd were the legal mortgagees.

On the 18th July 1900 the Law Guarantee and Trust Society Ltd [mortgagee], conveyed the property to John Joseph McGrath, Richard Sutton Heydon, and Christopher Silverwood.⁵⁶ The latter three men were trustees for the Loyal Southern Star Lodge, no.29, Wagga Wagga District, Manchester Unity Independent Order of Oddfellows. The cost of the property was two thousand and two hundred pounds. The land was part of the Waterview estate. Its boundary commenced at a point 196 feet along Fitzmaurice Street [from Little Gurwood Street]; then travelled north forty feet along Fitzmaurice Street; then 192 feet back to a lane; then forty feet to the south; and then 192 feet to the west [back to the point of commencement].

Combined Lots

By 1900 the trustees of the Loyal Southern Star Lodge, Independent Order of Oddfellows, Manchester Unity were the legal owners of the Masonic Hall property [89 Fitzmaurice Street], and the block of land to the north [95 Fitzmaurice Street].

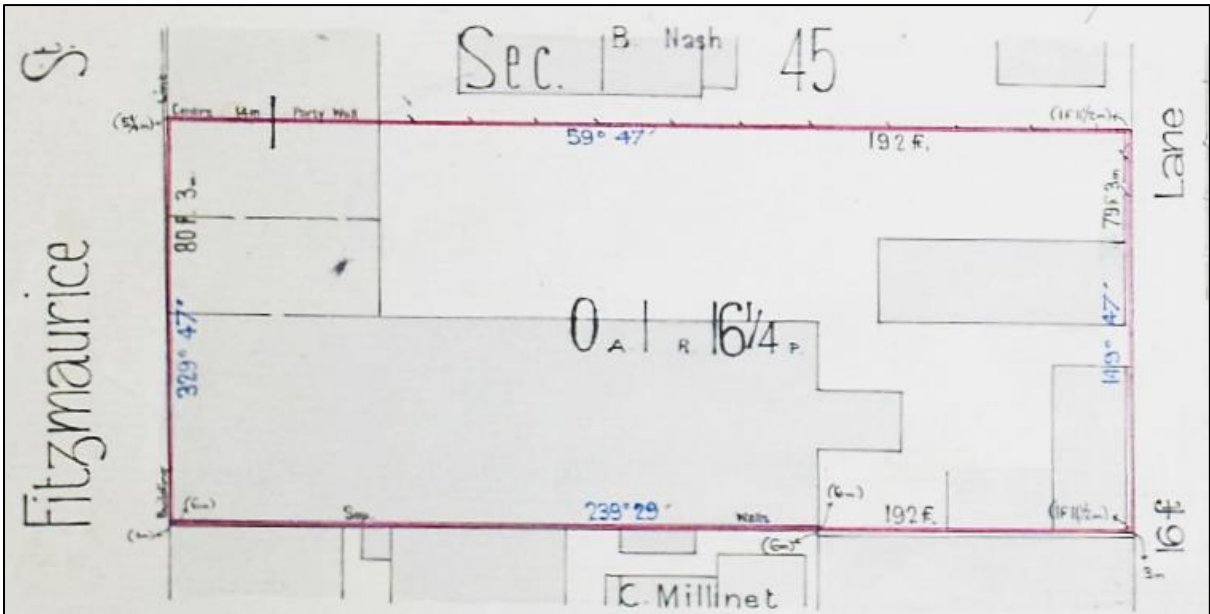
On Saturday the 28th October 1911, a sale by public auction took place at the Oddfellows' Hall. Two lots were offered up – the hall premises, and the adjoining building, which, at that time, was occupied by Mrs E Forrest, Mr Alfred Lewis and the Canada Cycle & Motor Depot. The successful purchaser – of both premises – was Mr L Kiddle, of Carabost, who made the successful bid of £7,790. A report explained that the Oddfellows' Hall had previously been purchased by the Oddfellows, from the old Masonic Hall Co., some twenty three years earlier, and that the adjoining premises had been purchased by the Oddfellows, ten years ago.⁵⁷ Later transactions indicate that Kiddle was acting on behalf of the Loyal Southern Star Lodge of the Independent Order of Oddfellows, Manchester Unity.

In October 1912, John Joseph McGrath, a grazier of Wagga Wagga, Richard Sutton Heydon, a retired wheelwright of Wagga Wagga, and William John Blake, a commission agent of Wagga Wagga, as trustees of the Loyal Southern Star Lodge of the Independent Order of Oddfellows, Manchester Unity, converted parts of allotment 1, section 45A, to Torrens Title.⁵⁸ The property had an area of one rood plus sixteen and a quarter perches, with a frontage of eighty feet and three inches to Fitzmaurice Street and a depth of one hundred and ninety two feet. The lots were what are now [2020] no's 89 and 95 Fitzmaurice Street.

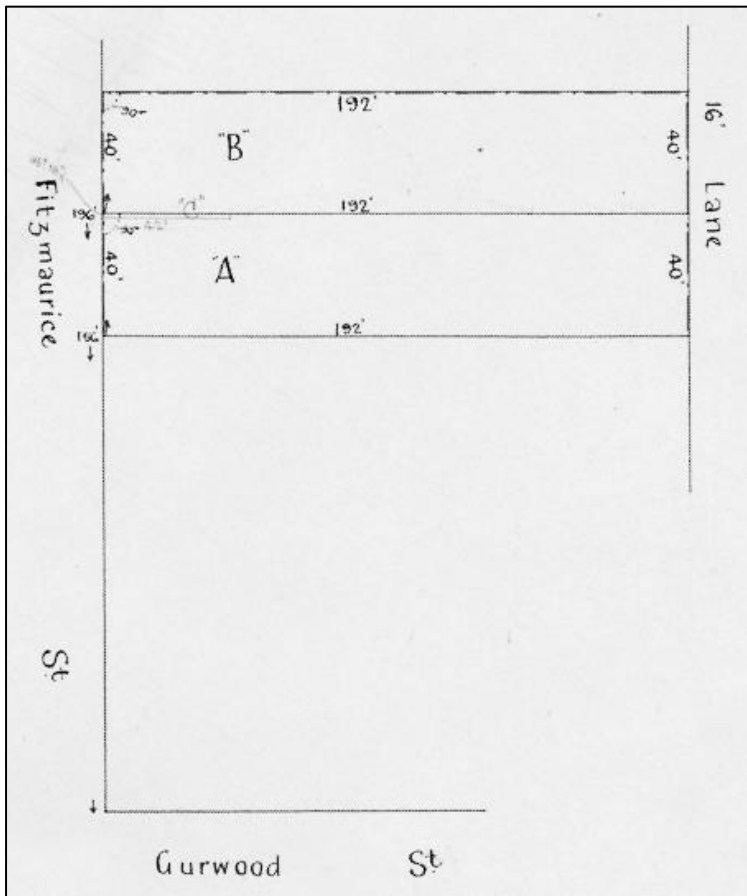
⁵⁶ NSW Land Registry Services. Title Deed. Book 670, number 134.

⁵⁷ Daily Advertiser. 31st October 1911, p2.

⁵⁸ NSW Land Registry Services. Primary Application Search Sketch & Primary Application Search Books. / Title Deed. Volume 2299, folio 176.



Above: The land owned by the Loyal Southern Star Lodge of the Independent Order of Oddfellows, Manchester Unity in October 1912. Courtesy NSW Land Registry Services.



Above: The trustee's holdings after conversion to Torrens Title, [PA.17645] by JJ McGrath in October 1912. Lot A being the Masonic Hall site and lot B being the 95 Fitzmaurice Street site.

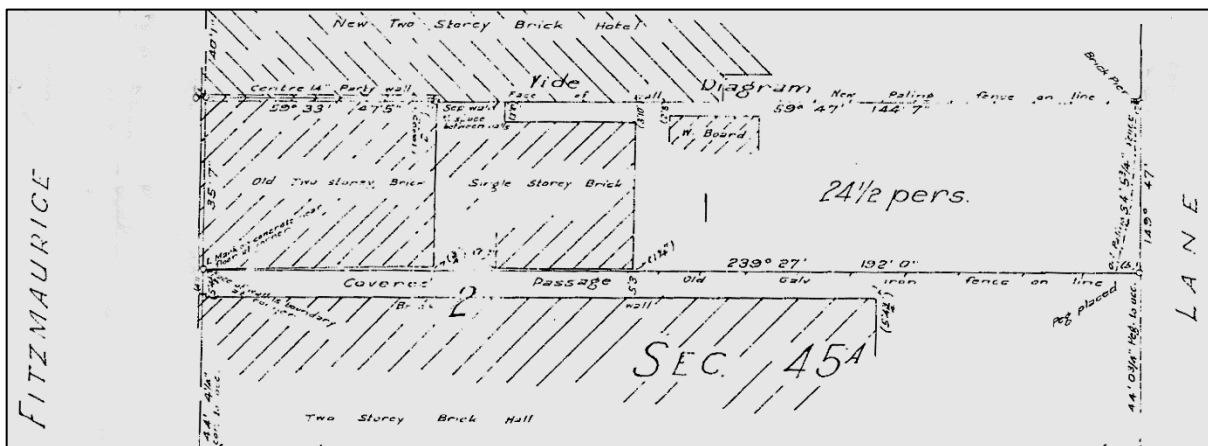
On the 15th May 1915, John Joseph McGrath, Richard Sutton Heydon, and William John Blake, transferred the property to John Beacham Kiddle, a solicitor of Melbourne, and Rupert Granville Kiddle, a grazier of Wagga Wagga, as joint tenants.⁵⁹ The land consisted of both no's 89 and 95 Fitzmaurice Street.

On the 30th September 1920, the two Kiddle men transferred the property to Joseph Wilfred Dwyer, Thomas Ryan, and Patrick Joseph Mahon, as joint tenants.⁶⁰

In May 1923 a lease, of a part of the property, was granted to Walter Edward Bartlett a fruiterer of Wagga Wagga. On the 10th January 1924, another part of the property was leased to Catherine McDonald, the wife of Charles Johnson McDonald, an insurance agent of Wagga Wagga, together with a right of way.⁶¹ Another lease was issued on the 20th March 1925, to Wagga Amusements Pty Ltd.

In November 1926 the death of Thomas Ryan was acknowledged and Joseph Wilfred Dwyer and Patrick Joseph Mahon were now the surviving joint tenants.⁶²

In June 1940 the legal owners were the Trustees of the Roman Catholic Church [diocese of Wagga Wagga], superseding Joseph Wilfred Dwyer and Patrick Joseph Mahon.⁶³



Above: An extract from a 1940 subdivision plan showing the footprint of the buildings at 95 Fitzmaurice Street. There is an older two storey brick building facing onto Fitzmaurice Street plus a single storey building at the back of that. To the north is a new two storey hotel [Tourist hotel], and to the south is a two storey brick hall. Courtesy Wagga Wagga City Council. Intramaps.

Separation

In August 1940, the trustees sold a part of the land to Tooth & Co. Some two months later, on the 25th October 1940, the trustees sold another part to the Farmers Graziers Co-Operative Grain Insurance and Agency Company [see volume 5200, folio 55]. This latter lot was 95 Fitzmaurice Street. The trustees for the Catholic Church retained a part of the property [see volume 5200, folio 88]. This was the land immediately to the south of 95 Fitzmaurice Street.

⁵⁹ NSW Land Registry Services. Title Deed. Volume 2299, folio 176.

⁶⁰ NSW Land Registry Services. Title Deed. Volume 2299, folio 176.

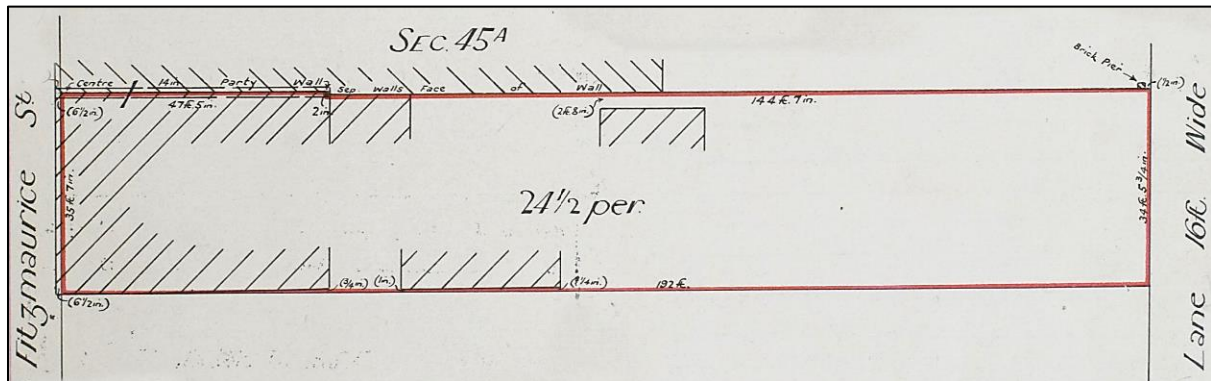
⁶¹ NSW Land Registry Services. Title Deed. Volume 2299, folio 176.

⁶² NSW Land Registry Services. Title Deed. Volume 2299, folio 176.

⁶³ NSW Land Registry Services. Title Deed. Volume 5174, folio 128.

95 Fitzmaurice Street

1944, 13th January – The legal owners of the property were the Farmers & Graziers Co-Operative Grain Insurance and Agency Company Ltd. The property had an area of twenty four and a half perches. The land had a frontage of thirty five feet and seven inches to Fitzmaurice Street, with a depth of one hundred and ninety two feet.⁶⁴



Above: Extract from title deed showing the boundaries of 95 Fitzmaurice Street, in 1944. Courtesy NSW Land Registry Services.

Transactions to follow from 1944 were as follows,

1984, 4th May – Conveyance to Dalgety Australia Ltd.⁶⁵

1984, 10th October – Conveyance to Jack McColl Pty Ltd.⁶⁶

In May 1988, MTD Products (Aust.) Pty Ltd, were given a two year lease of the ground floor, with an option for a further five years.⁶⁷ On the same day, the property was transferred to Karen Sue Connolly and Christine Mary Bolton, as tenants in common.

In November 1988, the first floor was leased out to Wignall Connolly & Associates Pty Ltd for a period of three years.

Subsequently converted to a computer folio [DP.1.343676]

In 2020 the building was owned by JS Stoll & KA Stoll.

⁶⁴ NSW Land Registry Services. Title Deed. Volume 5200, folio 55.

⁶⁵ NSW Land Registry Services. Title Deed. Volume 5200, folio 55.

⁶⁶ NSW Land Registry Services. Title Deed. Volume 5200, folio 55.

⁶⁷ NSW Land Registry Services. Title Deed. Volume 5200, folio 55.



Above: A 1944 aerial view with the property at 95 Fitzmaurice Street highlighted with a red border. Courtesy Wagga Wagga City Council. Intramaps.



Above: A 1971 aerial view with the property at 95 Fitzmaurice Street highlighted with a red border. Courtesy Wagga Wagga City Council. Intramaps.



Above: A 2014 aerial view with the property at 95 Fitzmaurice Street highlighted with a red border. Courtesy Wagga Wagga City Council. Intramaps.

Land Title History

1859-1

121-635 [A]

126-907 [B]

[A]

346-409, 410, 411

389-879

[B]

214-159

670-134

PA.17645

2299-176

5174-128

5200-55

Current title > DP.1.343676

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