

The Subdivision of Portion 205, in the Town and Parish of North Wagga Wagga.



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Acknowledgements

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Thank you to Bob and Norma McFarland whose local knowledge has been invaluable.

Introduction

Tracking the subdivision of portion 205 started when I was researching the history of the Black Swan hotel. Knowing the significance of the area, it was always on my mind to attempt to record the history of all of the subdivision lots within portion 205. Finally it is done.

The earliest township at North Wagga Wagga was bounded by what are now Hobkirk, Brotherwood, Rowan, and Gardiner Streets.

Two hotels, and several shops were primarily spread along the Gardiner Street frontage [then known as Bridge Street], between Hobkirk and Rowan Streets, but by the 1860's the nucleus of the town had shifted south, still dispersed along Gardiner Street, but now between William and Wall Streets. Businesses in this latter strip, in the 1860's and 1870's, included two hotels, several stores, a butcher shop, a corn and hay store, a blacksmith's shop, a school, a hospital, and a police station.

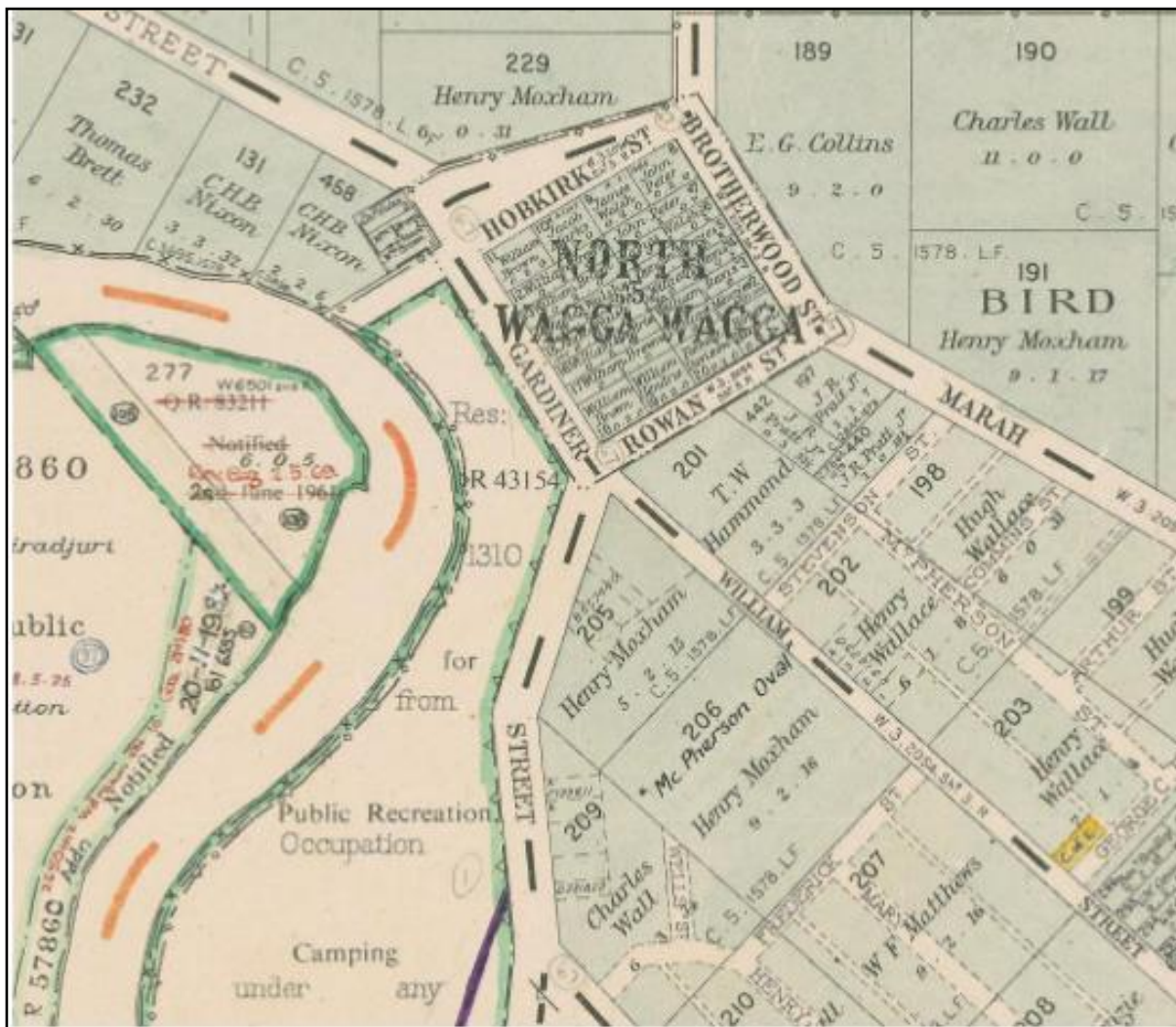
Tracking the ownership of the various properties was difficult. They were all old title, and most were only converted to Torrens title in the late 1900's [old title deeds do not include a drawn plan – just a description]. The boundaries of the various lots were altered in a large number of instances, and at various times specific owners held more than one title. The descriptions on the old titles were very difficult to follow at times, and were, on some occasions, incorrect.

There is a risk that some false assumptions were made when deciphering the various title deed trails, and I accept full responsibility if such is the case.

The Subdivision of Portion 205, parish of North Wagga Wagga.

Portion 205 was originally purchased from the Crown by Henry Moxham on 14th August 1860. Portion 205 had an area of five acres, two roods, and fifteen perches, for which Moxham paid twenty seven pounds, nineteen shillings, and five pence.¹

Moxham subsequently split off pieces of portion 205 and sold same to a number of persons, as detailed in the following pages.



Above: Map of North Wagga Wagga showing portion 205 as purchased by Henry Moxham in 1860. Courtesy NSW Land Registry Services. Historic Maps.

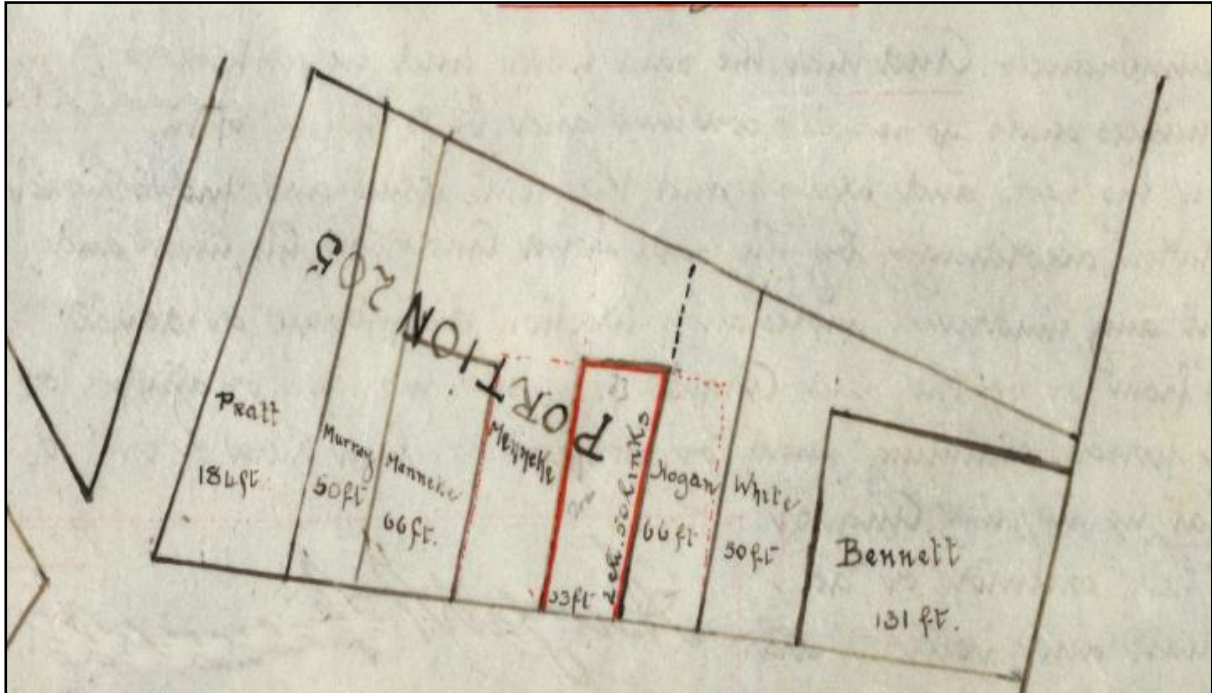
It was not until the formation of the Borough Council in 1870 that the formation of public streets became a reality. Gardiner Street was still being formed in 1882.²

¹ NSW Land Registry Services. Title Deed. Serial 167, page 1819.

² Wagga Wagga Advertiser. 12th September 1882, p2.

The Original Seven Lots.

The plan below shows the initial seven lots sold by Henry Moxham – creating the subdivision of portion 205. Bennett's block was subsequently split into two lots, while the 4th and 5th blocks [counting from the left] were originally sold as a single lot, by Moxham. Sales of the lands at the rear of the properties, to form McPherson Oval, came much later.



Above: An extract from 1888 title deed showing the owners of the different lots in that year. Courtesy NSW Land Registry Services.³

The owners of the various lots from left to right were: Pratt; Murray; Menneke; Menneke; Menneke (now Anderson); Hogan; White; Bennett [two blocks in 2020]. All lots have changed dimensions since the early creation of each lot.

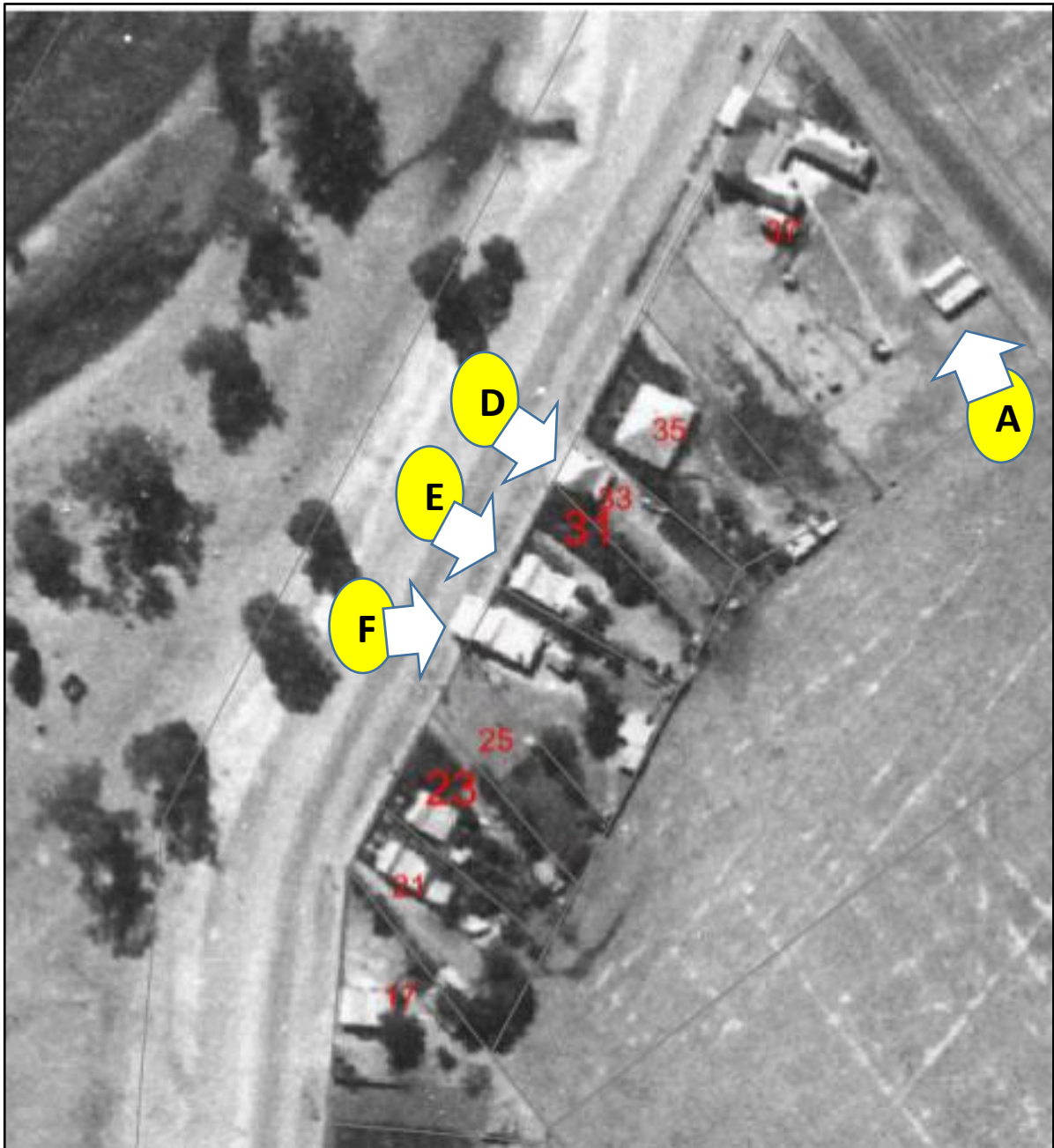
³ NSW Land Registry Services. Title deed. Book 403, number 405.



Above: An aerial view of Wagga Wagga showing the various lots within portion 205, in 2019. Courtesy NSW Land Registry Services. SIX.

Key to map

- [A] DP.1.709817 [37 Gardiner Street] - site of the Black Swan hotel
- [B] DP.11.1082823 [nil street number] – a vacant lot. Once a corn and hay store.
- [C] DP.1.151429 [35 Gardiner Street] – once Menneke’s house & blacksmith’s shop
- [D] DP.1.794515 [33 Gardiner Street] – old hospital
- [E] DP.11.1085131 [29 Gardiner Street] – a residence once occupied by Mary Palmer.
- [F] DP.12. 1085131 [27 Gardiner Street] – once the North Wagga hotel, then a police station, and finally a general store for many years [last occupied by the Rolfes]
- [G] DP.1.88906 [25 Gardiner Street] –. George Finn’s residence
- [H] DP.13.1085132 [23 Gardiner Street] – 23 Gardiner Street
- [I] DP.1.66196 [21 Gardiner Street] - 21 Gardiner Street
- [J]DP.205.1084989 – part of McPherson Oval



Above: Aerial view of Gardiner Street in 1944. Courtesy Wagga Wagga City Council. Intramaps.

There were still ten lots identified within portion 205 [in 1944], and several notable structures existed that have since disappeared, as follow:

- Lot [A] -The extra building at the rear of the Black Swan hotel facing William Street. This structure still stood in 1971. At one time it was used by the local football team, and was also used to store wood. Bob McFarland can remember catching rabbits that lived under the timber floor of the shed.
- Lot [D] - A building at no.33. Still standing in 1971 but now gone. This was the old hospital.
- Lot [E] - A building on the northern side of no.31. This building had disappeared by 1971. This was the residence of Mary Palmer.
- Lot [F] - The shop, last conducted by a man named Rolfe. It had previously served as a police station, and before that it served as the North Wagga hotel.

The Subdivision of Portion 205 – Initial sales by Henry Moxham [in the period from 1863 till 1883]

A – Pratt: 280-676

1883, 4th December – Conveyance from Henry Moxham to John Pratt. The property boundary, commencing from the north-west corner, were, 184ft [56m] south along Bridge Road to the boundary of Murray's block, then east to the eastern boundary of portion 205. The northern boundary was the same as that of portion 205. The southern boundary was shared with Murray's block.

B – Murray: 118-328

1870, 3rd February – Conveyance of part of portion 205, from Henry Moxham to Patrick Murray, a general drover of North Wagga Wagga, for the sum of £30.⁴ Murray's lot adjoined August Menneke's blacksmith site. This lot also had a frontage of fifty feet [15.2m] to Gardiner Street.

C – Menneke: 108-95

1867, 23rd December – Conveyance from Henry Moxham, of part of portion 205, to August Menneke, blacksmith & farrier of North Wagga Wagga, for the sum of £15. The land had previously been sold by Moxham to George Richardson, but then Moxham had repurchased the lot from the official assignee, acting on behalf of Richardson's estate. The property had a northern boundary of 162ft [49.4m] and an eastern boundary of 66ft [20.1m], facing Gardiner Street. The opposing sides of the lot were of corresponding lengths, forming a perfect rectangle.

D & E – Menneke: 280-585

1883, 4th December – Conveyance from Henry Moxham to August Menneke. The boundary, commencing from 300ft [91.4m] south of the north-west corner of portion 205, then running 152ft 7in [46.5m] to meet with Hogan's block, then east as far as the eastern boundary of portion 205, then north along that boundary until it struck the boundary of Murray's block.

F – Hogan: 134-160

1871, 18th May – Conveyance of part of portion 205, from Henry Moxham to William Sinclair, gentleman, late of North Wagga Wagga, for the sum of £20. The land was then immediately transferred to William Benedict Hogan, a freeholder of North Wagga Wagga.⁵ This lot adjoined the northern boundary of Thomas White's lot, and had a frontage of 66ft [20.1m] to Gardiner Street, with a depth of 254ft [77.4m].

G – White: 114-21

1868, 31st December - Henry Moxham sold off another piece of his portion 205 to Thomas White, a shoemaker of Wagga Wagga, for the sum of twenty pounds. This was a piece of land immediately to the north of Alfred Bennett's lot, with a frontage of 50ft [15.2m] to Gardiner Street, and an eastern boundary of the same dimension. White shared a common boundary with Bennett.⁶

⁴ NSW Land Registry Services. Title deed. Book 118, number 328.

⁵ NSW Land Registry Services. Title deed. Book 134, number 160.

⁶ NSW Land Registry Services. Title Deed. Book 114, number 21.

H & I – Bennett: 85-116

1863, 29th September – Conveyance from Henry Moxham to Alfred Bennett, sawyer of Wagga Wagga, of part of portion 205, for the sum of £20. It was the south-west corner section of portion 205. The block shared its southern boundary with portion 209, for a distance of 171ft and 4in [52.2m], by 138ft and 6in [42.2m], then 167ft 6in [51m], and finally 131ft [39.9m] along what was then called Bridge Road [now Gardiner Street]. These are the dimensions of the combined lots H & I in 2020.



Above: An aerial view of portion 205 [red boundary], showing the ten lots that exist within that portion [nine lots along Gardiner Street and a tenth lot that is part of McPherson Oval. Courtesy NSDW Land Registry Services. SIX Maps.



Above: A council plan showing the street numbers attached to the various lots within portion 205. Note that some lots do not have a street number, they having been combined with other lots. Courtesy Wagga Wagga City Council. Intramaps.

37 GARDINER STREET

[A] DP.1.709817 - Site of the Black Swan hotel.

[Prior titles > CA1626 > Book 3604, number 573]

From 1870 till 1879 Henry Moxham continued to hold the most northern section of the western border of portion 205. The most important building on this lot was the Black Swan hotel. For all of this period the hotel was leased to a number of different licensees. For this same period there was also a weatherboard shop with residence on the same lot – occupied by Thomas Cummins for some years. Other buildings on the lot included slab stables. Part of the land had been fenced off for cultivation. By 1877 there was also a butchers shop on the site (formerly the stables).⁷

1883, 4th December – Conveyance from Henry Moxham to John Pratt. The property boundary, commencing from the north-west corner, were, 184ft [56M] south along Bridge Road to the boundary of Murray’s block, then east to the eastern boundary of portion 205. The northern boundary was the same as that of portion 205. The southern boundary was shared with Murray’s block.⁸ John Pratt was the licensee of the Black Swan hotel.

[For a full history of the Black Swan hotel site go to the following link - https://www.wwdhs.org.au/wp-content/uploads/2019/11/black-swan-hotel-as-published_amendment-20191127.pdf].

1976, 4th May – Conveyance from William Allen, licensed publican of Wagga Wagga, and Joyce Mavis Allen, his wife, to Rouget Pty Ltd.⁹ Oliver James Hutton and Joyce Amelia Hutton were directors of Rouget Pty Ltd. The price paid was \$145,000.¹⁰ The property had an area of one acre, nil roods, and two and three quarter perches. The border along William Street was 312ft 9in long; then a line 154ft 9½in south; a third boundary of 235ft 5¼in [east–west]; and a frontage to Gardiner Street of 184ft. This was the site of the Black Swan hotel. These dimensions are unchanged in 2019.



Left: A contemporary aerial view of 37 Gardiner Street, featuring the Black Swan hotel. Courtesy NSW Land Registry Services. SIX.

⁷ Wagga Wagga Rate Books. 1870-1907.

⁸ NSW Land Registry Services. Title deed. Book 280, number 676.

⁹ NSW Land Registry Services. Title deed. Book 3604, number 573.

¹⁰ NSW Land Registry Services. Title deed. Book 3233, number 236.

The North Wagga Wagga Stars

37 Gardiner Street also featured an old shed at the rear of the Black Swan hotel, facing onto William Street.



Left: A 1971 aerial view of the Black Swan complex, with the old shed at the rear [circled in red]. Courtesy Wagga Wagga City Council. [Intramaps]

This old shed was the original home of the North Wagga Wagga Stars Australian Rules Football Club.

Formation of the North Wagga Wagga Stars Australian Rules Football Club

On the 12th April 1946 a public meeting was held in the North Wagga Wagga hall, with the intent of forming a local Australian Rules Football Club.¹¹

The first general meeting of the North Wagga Wagga Stars Football Club took place on the 19th April 1946,¹² where the first officials were elected. The elected office bearers were as follows: Mr M Giltrap [president], Mr T Charlton [secretary], and Mr E Anderson [assistant secretary]. Two former St Kilda players, Jack Mohr and Bert Fromholtz volunteered as honorary coaches.¹³

There had been an earlier football club at North Wagga Wagga, but this had dissolved during the war years.

The new club played a game against Collingullie on Sunday the 21st April [1946], winning comfortably by 92 points to 31 points.¹⁴

The Stars qualified for the semi-finals in their first year, playing off against the Wagga Wagga team, at Junee, on the 1st September 1946. The Stars won convincingly, scoring 71 points [9-17], to 44 [6-8].¹⁵

The competition was much stronger in the grand final, which was played against Junee, at Bolton Park. After what was described as "*a gruelling game*," by Geordie Anderson, the result was a draw with each team scoring sixty seven points.¹⁶ "*Starry*" Price excelled for the Stars.

A replay on the following Sunday, at Bolton Park again, saw another tight game that went down to the wire. The scores were level with five minutes to play, but it was the Junee team that ran away to score two quick tries and seal the win, by 69 points [10-9], to 57 points [8-9].¹⁷

¹¹ Daily Advertiser. 11th April 1946, p2.

¹² Daily Advertiser. 17th April 1946, p8.

¹³ Daily Advertiser. 20th April 1946, p6.

¹⁴ Daily Advertiser. 22nd April 1946, p3.

¹⁵ Daily Advertiser. 2nd September 1946, p6.

¹⁶ Daily Advertiser. 9th September 1946, p5.

¹⁷ Daily Advertiser. 16th September 1946, p4.



Above: The North Wagga Stars team that played in the initial 1946 grand final.¹⁸



Above: The Junee team that played in the initial 1946 grand final.¹⁹

Merv Giltrap had donated a sheep to auction, and the funds raised paid for the Stars jerseys.²⁰

¹⁸ Daily Advertiser. 13th September 1946, p6.

¹⁹ Daily Advertiser. 13th September 1946, p6.

²⁰ Bob McFarland. August 2020.



Above: The North Wagga Stars. Courtesy Bob McFarland.

Back Row [L to R]: James “Diddum” Price [goal keeper], Ernie Giltrap, Jack Ledwidge, Merv Giltrap, Montgomery, “Specka” Clout, Stan Anderson, “Starry” Price, Roy McFarland [strapper].

Middle Row [L to R]: Jim Price, unknown [Airforce man], Teddy Davis, Roy Gregory, “Puddin” George, Gordy Russell, Benny Charlton.

Front Row [L to R]: Bill McPherson, Bert Edwards, Frank Brennan, “Dummy” Walton, Jack Nolan, Gordy Charlton. Young boy [mascot] at front unknown.

LOT GARDINER STREET – [in 2019 part of 35 Gardiner Street]
[B] DP.11.1082823 – Site of corn and hay store.

[Prior titles > Book 3780, number 850 and book 4537, number 841 (latter doesn't register on HLRV)]

This lot never had a designated street number and in 2020 it is a part of the 35 Gardiner Street complex [made up of three lots].

1870, 3rd February – Conveyance of part of portion 205, from Henry Moxham to Patrick Murray [listed as Peter Murray in the Wagga Wagga rate books], general drover of North Wagga Wagga, for the sum of £30.²¹ Murray's lot adjoined August Menneke's blacksmith shop. This lot had a frontage of fifty feet to Gardiner Street [just over 15 metres, which is still the same in 2020]. The street, in the 1870's, was known as Bridge Street, and Murrays lot featured a weatherboard cottage in the 1870's.²²

1875, 30th November – Conveyance from Patrick Murray, drover of North Wagga Wagga, to Louis Meurant, storekeeper of North Wagga Wagga, for the sum of £150. The property included a residence.²³

From 1873 till 1883 Louis Meurant owned a weatherboard cottage, which was leased out to various people [William Lyon, Caesar Cowle, and Ellen Kelly]. In 1878 & 1879 Messrs Meurant and Gethings conducted a corn and hay store from the same property.²⁴

1879, 24th November – Conveyance from Louis Meurant to Susannah Eleanor Brown, for the sum of £170.²⁵

Susannah passed away in June 1883,²⁶ and by 1888 her son Charles William Thurlow Brown was the owner of the property, and continued to be so up until 1932 [according to the Wagga Wagga Rate Valuation books].²⁷

Charles occupied the premises from 1885 to 1891, then let it out to Charles Wall for a year. From 1893 to 1900, the tenant was Lucy Emily Collins. In 1900 John Sullivan took over the lease, and from 1901 till 1904 the lease was in the name of Mary Jane Sullivan. From 1905 to 1907 the property was vacant.²⁸

The death of Charles William Thurlow Brown took place in October 1915. The lot always had a frontage of 50ft to Gardiner Street and an eastern boundary of the same length. Up until 1940 the depth of this lot was always recorded as 250 feet [or seventy six metres], but from 1941 it was recorded as 165 feet [fifty metres].²⁹ In 2020 the lot had a front and back boundary of fifty feet [15 metres], and two sides of different dimensions – the northern boundary was 71 metres long awhile the southern boundary was 63 metres long. In 2020 it was a part of three combined lots.

²¹ NSW Land Registry Services. Title deed. Book 118, number 328.

²² Wagga Wagga Rate Books: 1870-1907. North Ward.

²³ NSW Land Registry Services. Title deed. Book 160, number 417.

²⁴ Wagga Wagga Rate Books. 1870-1907.

²⁵ NSW Land Registry Services. Title deed. Book 199, number 409.

²⁶ Wagga Wagga Advertiser. 12th June 1883, p2.

²⁷ Wagga Wagga Rate Books. 1870-1907.

²⁸ Wagga Wagga Rate Books. 1870-1907. / Australian Census. NSW. 1901.

²⁹ Wagga Wagga Rate Valuation Books. 1911-1949. Held by CSU Regional Archives.

For the periods, 1932 to 1934,³⁰ 1935-1937,³¹ 1938 to 1940,³² 1941-1943,³³ and 1947 to 1949,³⁴ the owner of this vacant lot was listed as Susannah E Brown. For the last period there was a note that the owners address was unknown. Given that Susannah had long since passed away the lack of an address is understandable.

It is clear that the property sat idle for many years, before the council was able to act and dispose of the property. Presumably the value of the land was less than the overdue rates, which would explain why a number of blocks of land in North Wagga Wagga were effectively deserted by their owners.

1965, 15th January – Conveyance from Wagga Wagga City Council to Afra Maria Van Lierop, for the sum of £25. The rates had not been paid for the past seven years [actually longer], legally allowing the council to sell the property in order to recover monies owed. This was the same land conveyed from Louis Meurant to Susannah Eleanor Brown in 1879.³⁵ The property had a frontage of fifty feet to Gardiner Street, with a depth of 206ft 7in on one side, and 235ft 5in, on the other side.



Above: A contemporary aerial view of lots B, C & D, as purchased by Bolger in 1989. Courtesy NSW Land Registry Services. SIX.

³⁰ Wagga Wagga Rate & Valuation Books. 1932-1934. RW1429/123.

³¹ Wagga Wagga Rate & Valuation Books. 1935-1937. RW1429/124.

³² Wagga Wagga Rate & Valuation Books. 1938-1940. RW1429/125.

³³ Wagga Wagga Rate & Valuation Books. 1941-1943. RW1429/126.

³⁴ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/127.

³⁵ NSW Land Registry Services. Title deed. Book 2736, number 481.

On the 28th July 1989 Theodore Joseph Van Lierop, a carpenter of North Wagga Wagga, transferred three properties to Robert John Bolger, of North Sydney, for the sum of \$78,000. These were lots B, C, and D.³⁶



Above: 35 Gardiner Street in May 2015 [lots B, C and D]. Courtesy Google Maps.



Above: A 1944 aerial view of lot [B], clearly showing the lack of any sort of structure on the site. Courtesy Wagga Wagga City Council. [Intramaps]

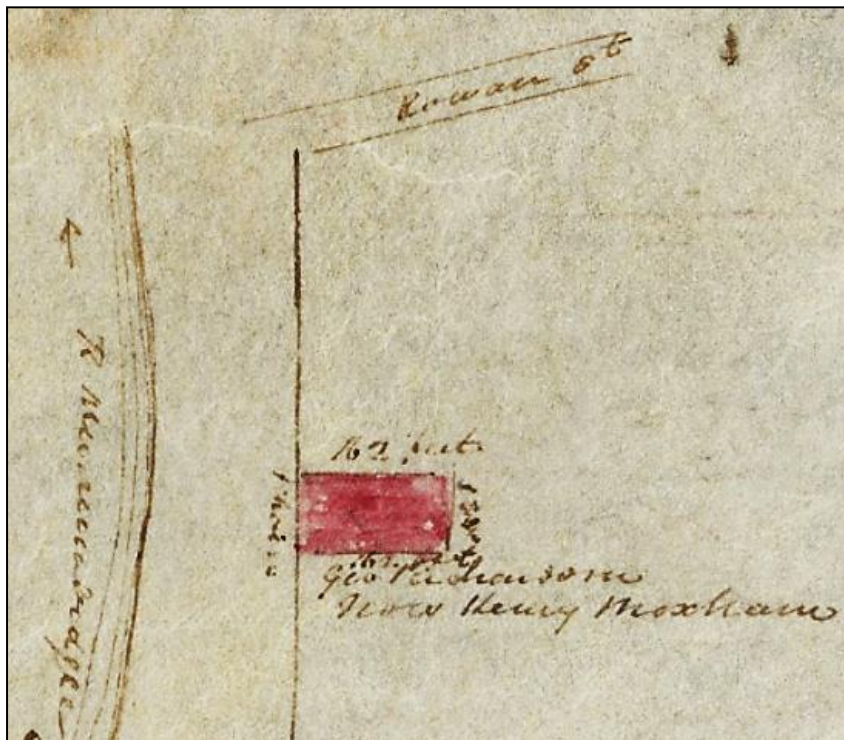
³⁶ NSW Land Registry Services. Title deed. Book 3780, number 850.

35 GARDINER STREET

[C] DP.1.151429 – Site of August Menneke’s home and his blacksmith’s shop.

[Prior Title – CA41273 > Book 3780, number 850]

1867, 23rd December – Conveyance from Henry Moxham, of part of portion 205, to August Menneke, blacksmith & farrier of North Wagga Wagga, for the sum of £15. The land had previously been sold by Moxham to George Richardson, but then Moxham had repurchased the lot from the official assignee, acting on behalf of Richardson’s estate. The property had a northern boundary of 162ft [49.4M] and an eastern boundary of 66ft [20.1M], facing Gardiner Street. The opposing sides of the lot were of corresponding lengths, forming a perfect rectangle.³⁷ **This was lot [C].**



Above: The small piece of portion 205 purchased by August Menneke in 1867. Courtesy NSW Land Registry Services.

From 1870 to 1908 August Menneke conducted a blacksmith’s business on the site and resided in an accompanying wooden [weatherboard] cottage.³⁸

From 1884 onwards Menneke owned Lots D & E [a single title] as well as Lot C. It appears that there were three or more wooden cottages spread across the lots, which were occupied by family members initially and then leased out to others. By 1889 Fred Menneke (son of August) was listed as the owner of some of the buildings, although technically his father owned the properties at this time.

August passed away on the 11th May 1904, and the properties passed to his son’s Frederick and William. His death was unexpected, and was due to, “*an internal seizure.*” He was sixty six years old at the time and was a prominent and well respected citizen of North Wagga Wagga.

³⁷ NSW Land Registry Services. Title deed. Book 108, number 95.

³⁸ Wagga Wagga Rate Books. 1870-1907.

Johann Karl August Menneke

Johann Karl August Menneke was born on the 10th February 1838, in a small town called Bockenem, near Hanover, in Germany. His grandfather, John Freidrich Mathais Menneke was a master shoemaker of Bockenem. His parents were Heinrich Artor Menneke and Johanna Friedericke Wilhelmina Menneke [nee Voss].³⁹

August [as he was commonly known] was apprenticed as a blacksmith and when he had completed his time he migrated to Australia, in 1858, travelling to England first, and then onto Australia, aboard the vessel, John Own, which departed from Liverpool on the 28th May 1858. He landed in Melbourne, and presumably headed straight for the gold fields. He was in the region of Yackandandah in 1863,⁴⁰ and residing and working at Stanley [Victoria] in 1865.⁴¹ In 1866 he sold up his blacksmith's business at Stanley,⁴² and left that place.

**BLACKSMITHING BUSINESS AND
FREEHOLD PROPERTY,
AT STANLEY,
FOR SALE.**

THE undersigned, being about to leave the colony,
OFFERS for PRIVATE SALE his
**BLACKSMITHING BUSINESS,
Together with the
PREMISES,**

In which the business is carried on. The Buildings
are erected upon Freehold Property (full town allot-
ments), centrally situated, and a profitable trade has
always been carried on in the same.

A well-cultivated GARDEN is at the rear of the
Premises.

For prices, terms, and full particulars, apply on the
premises, to
514 2019 **AUGUST MENNEKE.**

Left: A notice for the sale of Menneke's property at Stanley, in 1866.

August obviously did not leave the colony, and on the 25th April 1867 he married Maria Mary Fisher, at Reid Creek, in Victoria.⁴³

August came to Wagga Wagga in 1867,⁴⁴ and by May 1869 he had established a blacksmith's business at North Wagga Wagga.⁴⁵

The couple's first child, Frederick Henry Menneke, was born at Wagga Wagga on the 3rd March 1868.⁴⁶

August Menneke passed away at his residence, in North Wagga

Wagga, on the 11th May 1904, aged sixty six. He had resided at North Wagga Wagga for some thirty seven years.⁴⁷ He had conducted a business there, as a blacksmith and wheelwright, for all of that period, and had acquired considerable land holdings over the years. He was survived by his wife, three sons, and one daughter.⁴⁸ August's wife, Maria Mary Menneke, passed away in June 1911.⁴⁹

³⁹ Sherry Morris. Biographical Listings. August Menneke.

⁴⁰ Ovens and Murray Advertiser. 14th April 1863, p3.

⁴¹ Ovens and Murray Advertiser. 21st December 1865, p2.

⁴² Ovens and Murray Advertiser. 6th March 1866, p1.

⁴³ VIC BDM's. Marriage registration # 1139.

⁴⁴ Wagga Wagga Advertiser. 12th May 1904, p2.

⁴⁵ NSW Government Gazette. 1869, p1396.

⁴⁶ NSW BDM's. Birth registration # 17270.

⁴⁷ Wagga Wagga Advertiser. 12th May 1904, p2.

⁴⁸ Wagga Wagga Express. 12th May 1904, p2.

⁴⁹ Daily Advertiser. 29th June 1911, p2.

August Menneke is best remembered as the maker of the Menneke bells, immortalised in Dame Mary Gilmore's poem, "*Bells and Bullocks*." The relevant verses read as follows,

"Once in a while we ask if he hears
The sounds of Mennicke's [sic] bells,
Deep in the pits of his ancient ears
Repeating their olden spell.

Mennicke's bells? ..." Then he'll say,
"Never heard none like 'em;
Mennicke, he had his way;
No one else could strike 'em."

One of the sons, Albert August Menneke, committed suicide in August of that same year [1904]. Albert had been working in a mine at Rutherglen, where he resided, with his wife and two young children, but had long suffered from an illness that affected his mind. His brothers had brought him home to North Wagga Wagga hoping it would lead to an improvement in his health.

Albert's brother, William, who slept in the same room as Albert, awoke at 5:15am on Thursday 25th August, to find his brother missing from his bed. William went searching and found Albert hanging from a tree.⁵⁰ The young man was only twenty nine years old.⁵¹



Above: August Menneke. Courtesy Sherry Morris.

1905 - August Menneke had appointed John Gray [a builder and contractor of Wagga Wagga], Angus Reid [a farmer of Tooyal], and James Angel [a grazier of Humula], as executors of his will. In December 1905, these executors transferred several lots of land to Frederick Menneke [a blacksmith of North Wagga Wagga], and William Menneke [also a blacksmith of North Wagga Wagga], for the sum of three hundred and twenty six pounds, five shillings and three pence.⁵² The holdings transferred included two lots within portion 205.

1. The first lot had an area of one rood, thirteen and three quarter perches. Commencing 3 chains and 54 links [71.2M] from norther tip of 205, then 1 chain 46 links [29.4M] south along Gardiner street, then east 2 chains and 35 links [47.2M], then north 1 chain [20.1M], then west 3 chains and 7 links [61.7]. **This was Lot [C]**, and the dimensions then and now are in agreement.
2. The second lot had an area of one rood, fourteen and a half perches. Commencing 5 chains [100.5M] from norther tip of 205, then 1 chain 35 links [27.1M] south along Gardiner street, then east 2 chains and 50 links [50.3M], then north 1 chain and 74 links [34.98M], then west 2 chains and 35 links [47.2M]. **This was Lots [D] & [E]**.

⁵⁰ Wagga Wagga Express. 27th August 1904, p2.

⁵¹ Daily Advertiser. 27th August 1904, p2.

⁵² NSW Land Registry Services. Title deed. Book 821, number 45.

In 1907 there were six wooden cottages on the property, in addition to the smithy and adjoining cottage.⁵³

From 1908 till 1916 William Menneke conducted a blacksmith's business at 35 Gardiner Street, and his mother, Maria, occupied a wooden cottage on the same lot.⁵⁴ Records for 1917 to 1922 are incomplete, but by 1923 the wooden buildings on the lot were unoccupied.

From 1926 to 1928 Michael Reineker, a mail contractor leased the premises.

On the 1st September 1927, the two Menneke brothers transferred the two properties to Nelson William Eastman, a store keeper of North Wagga Wagga., for the sum of one hundred and thirty five pounds.⁵⁵

Lot [E] – Had a north and south boundary extending 162ft [49.4M] from Gardiner Street to the eastern boundary of portion 205, with a frontage of 100 links [20.1M] to Gardiner Street, and a western boundary of 162ft [49.4M]. Presumably **Lot [E]**, but the dimensions are in disagreement.

Lots [C] & [D] – One description stated that these lands extended from Hogan's block to Murray's block, which would include Lots [C], [D], and [E], which doesn't make sense, as a second description, of the same lands, clearly identifies them as **Lots [C] & [D]**.

2nd Description [Lots C & D] - The boundary, commencing at a point 354.5 links [71.3M] from the north-west corner of portion 205, then ran 281 links [56.5M] along Gardiner Street, then east 251.9 links [50.6M], then on the eastern boundary a line extending north 172.1 links [34.6M] and 103.7 links [20.8M], then 313 links [62.9M] west. Total area of two roods and twenty eight and a half perches. **This was Lots [C] & [D]**.

Eleven days later, on the 12th September 1927, Eastman conveyed a part of his holdings to George Russell, a farmer of North Wagga Wagga, for the sum of one hundred and eighty five pounds.⁵⁶ The property had an area of one rood plus fourteen and a half perches. The boundary commenced at a point 510 links [102.5M] south of the north-west corner of portion 205, then ran 125 links [25.1M] south along Gardiner Street, then 252 links [50.6M] east, then 172 links north [34.6M], and finally 235 links [47.2M] west. **This was Lot D**

⁵³ Wagga Wagga Rate Books. 1870-1907.

⁵⁴ Wagga wagga Rate Valuation Books: 1911-1949. Held at CSU Regional Archives.

⁵⁵ NSW Land Registry Services. Title deed. Book 1485, number 455.

⁵⁶ NSW Land Registry Services. Title deed. Book 1511, number 844.



Left: 35 Gardiner Street in May 2015.
Courtesy Google Maps.

1927, 12th September – Nelson Eastman conveyed a part of the holdings to Frances Mackaway, the wife of William Mackaway, an agent of North Wagga Wagga, for the sum of £55. The land had an area of one rood and fourteen perches.⁵⁷

The boundary commenced at a point 354.5 links [71.3M] from the north-west corner of portion 205, running south along Gardiner Street for a distance of 156 links [31.4M], then 235 links [47.2M] to the east, then 103.7 links [20.8M], and finally 313 links [62.9M] west, back to Gardiner Street. **This was Lot [C].**

From 1929 the property [35 Gardiner Street] was owned and occupied by Mrs Frances Mackaway, and featured a concrete residence.⁵⁸ The property had a frontage of 103ft to Gardiner Street and an eastern boundary of 68ft. Aside from the hotel, this building and the brick residence and shop at 27 Gardiner Street, were the highest rated properties [improved capital value] in the strip.⁵⁹

1949, 17th October – Conveyance from Frances Mackaway, the wife of William Mackaway of North Wagga Wagga, to Francis Patrick Mackaway, , mail contractor of North Wagga Wagga, and John George Mackaway, shearing contractor, also of North Wagga Wagga, for the sum of ten shillings. The property had an area of one rood and fourteen perches.⁶⁰

The Mackaway Family

William Mackaway was the only son of George Mackaway and Mary Mackaway [nee Reid]. His mother, Mary, was born in Drumquin, County Tyrone, Ireland, and came to Australia on board the vessel, the *SS Ida*, around 1865. Mary, and her husband, first came to Wagga Wagga with the Devlin family, whom she worked with for some eleven years, in Wagga Wagga. For the next forty years Mary and George Mackaway lived on their property, *Clarendon Farm*. Mary passed away on the 25th September 1931. She was survived by her husband and her only son.⁶¹

George Mackaway was born at Ashford, near Canterbury, England, on the 9th October 1852. He arrived in Australia on board the vessel, the *Hilton*, in 1855, with his parents. In 1876 he married Mary Reid, in the Villa Maria Catholic Church at Hunter's Hill. When he first came to Wagga Wagga he worked for Mr H Devlin at *Oak Hill*, being in charge of the stud cattle on that property. George passed away at the Wagga wagga Base Hospital, on the 11th March 1936.⁶²

1965, 17th June – Conveyance from the Public Trustee (acting on behalf of the estate of Francis Patrick Mackaway) and John George Mackaway, shearing contractor of Holbrook, to Afra Maria Van Lierop, the wife of John Peter Van Lierop, transport driver of North Wagga Wagga, for the sum of £1,300. The property had an area of one rood and fourteen perches.⁶³

⁵⁷ NSW Land Registry Services. Title Deed. Book 1486, number 849.

⁵⁸ Wagga Wagga Rate Books.1930.p212.

⁵⁹ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/127.

⁶⁰ NSW Land Registry Services. Title deed. Book 2602, number 666.

⁶¹ Daily Advertiser. 26th September 1931, p4.

⁶² Daily Advertiser. 12th March 1936, p4.

⁶³ NSW Land Registry Services. Title deed. Book 2825, number 890.

[B] and [C]

1982, 17th November – Conveyance from Afra Maria Van Lierop, married woman, to Theodore Joseph Van Lierop, carpenter of Wagga Wagga, for the sum of \$45,000.⁶⁴

[B], [C] and [D]

On the 28th July 1989 Theodore Joseph Van Lierop, a carpenter of North Wagga Wagga, transferred three properties to Robert John Bolger, of North Sydney, for the sum of \$78,000. These were lots [B], [C], and [D].⁶⁵

In 1998, Robert Watt and his wife, Maree Watt [nee Case] purchased the properties from Bolger, and they remained the owners in 2020.

In 2020 the boundaries of **Lot [C]** extended along Gardiner Street for a distance of 30 metres: the southern boundary had a length of 46 metres; the eastern boundary was 22 metres long; and the northern boundary had a length of 63 metres.



Above: A 1944 aerial view of 35 Gardiner Street, featuring the concrete house [circled in red].
Courtesy Wagga Wagga City Council. [Intramaps]

⁶⁴ NSW Land Registry Services. Title deed. Book 3531, number 363.

⁶⁵ NSW Land Registry Services. Title deed. Book 3780, number 850.



Above: The western boundary of portion 205 facing Gardiner Street, c.1891.



Above: The western boundary of portion 205 facing Gardiner Street, c.1920's.



Above: North Wagga Wagga, from the Hampden Bridge looking east, in the 1891 flood. Courtesy CSURA. [RW.2893.472.13]



Above: Parken Prgan Bridge in 1952.

**33 GARDINER STREET
[D] DP.1.794515**

[Prior title > CA41273 > Book 3780, number 850] See 280-585

On the 4th December 1883 Menneke purchased a block of land from Henry Moxham. The land adjoined the southern boundary of Lot [C], and was made up of Lots [D] and [E]. Moxham had been forced to sell by the bank who held a mortgage over the property. At a public auction August Menneke bid the highest price at seventy pounds.

The boundary of the lot started at a point 300ft [91.4M] south of the north-west corner of portion 205, then ran 152ft and 7in [46.6M], to the south meeting the corner of Hogan's block [Lot F], then back to Patrick Murray's property. This latter part of the description has to be wrong because Menneke already owned the block to the south of Murray's block. The frontage of 152ft 7in supports the fact that the lands in question were Lots **[D]** and **[E]**.

From 1884 onwards Menneke owned the property to the south [of Lot C], which was originally made up of Lots [D] and [E]. This lot featured at least two wooden cottages, and probably three, which were occupied by family members initially, and then leased out to others. By 1889 Fred Menneke (son of August) was listed as the owner of some of the buildings, although technically it was his father who still owned the property.⁶⁶

August passed away on the 11th May 1904, and the properties passed to his son's Frederick and William.⁶⁷

1905 – August Menneke had appointed John Gray [a builder and contractor of Wagga Wagga], Angus Reid [a farmer of Tooyal], and James Angel [a grazier of Humula], as executors of his will. In December 1905, these executors transferred several lots of land to Frederick Menneke [a blacksmith of North Wagga Wagga], and William Menneke [also a blacksmith of North Wagga Wagga], for the sum of three hundred and twenty six pounds, five shillings and three pence.⁶⁸

The holdings transferred included two lots within portion 205.

1. The first lot had an area of one rood, thirteen and three quarter perches. Commencing 3 chains and 54 links [71.2M] from norther tip of 205, then 1 chain 46 links [29.4M] south along Gardiner street, then east 2 chains and 35 links [47.2M], then north 1 chain [20.1M], then west 3 chains and 7 links [61.7]. **This was Lot [C]**, and the dimensions then and now are in agreement.
2. The second lot had an area of one rood, fourteen and a half perches. Commencing 5 chains [100.5M] from norther tip of 205, then 1 chain 35 links [27.1M] south along Gardiner street, then east 2 chains and 50 links [50.3M], then north 1 chain and 74 links [34.98M], then west 2 chains and 35 links [47.2M]. This description encompasses Lots **[D]** and **[E]**.

In 1907 there were six wooden cottages on the Menneke lots, in addition to the smithy and adjoining cottage.⁶⁹

⁶⁶ Wagga Wagga Rate Books. 1870-1907.

⁶⁷ NSW Land Registry Services. Title deed. Book 1485, number 455.

⁶⁸ NSW Land Registry Services. Title deed. Book 821, number 45.

⁶⁹ Wagga Wagga Rate Books. 1870-1907.

In 1908 a wooden residence (on **Lot [D]** – 33 Gardiner Street) was leased to Albert Collins, a labourer by trade. From 1911 till 1916, another labourer, James Smith, occupied the premises. Records for 1917 to 1922 are incomplete, and it is not known who occupied the premises for this period.

On the 1st September 1927, the two Menneke brothers transferred the two properties to Nelson William Eastman, a store keeper of North Wagga Wagga., for the sum of one hundred and thirty five pounds.⁷⁰

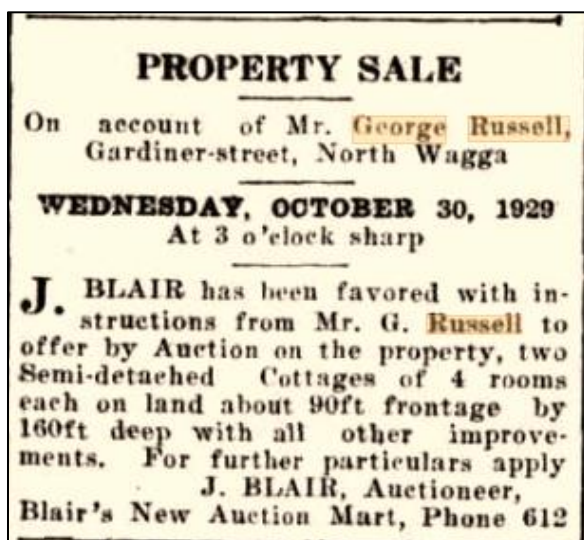
Lot [E] – Had a north and south boundary extending 162ft [49.4M] from Gardiner Street to the eastern boundary of portion 205, with a frontage of 100 links [20.1M] to Gardiner Street, and a western boundary of 162ft [49.4M]. Presumably **Lot [E]**, but dimensions are in disagreement.

Lots [C] & [D] – One description stated that these lands extended from Hogan’s block to Murray’s block, which would include Lots [C], [D], and [E], which doesn’t make sense, as a second description, of the same lands, clearly identifies them as Lots [C] & [D].

2nd Description - The boundary, commencing at a point 354.5 links [71.3M] from the north-west corner of portion 205, thenran 281 links [56.5M] along Gardiner Street, then east 251.9 links [50.6M], then on the eastern boundary a line extending north 172.1 links [34.6M] and 103.7 links [20.8M], then 313 links [62.9M] west. Total area of two roods and twenty eight and a half perches. **These were Lots [C] & [D].**

Eleven days later, on the 12th September 1927, Eastman conveyed a part of his holdings to George Russell, a farmer of North Wagga Wagga, for the sum of one hundred and eighty five pounds.⁷¹ The property had an area of one rood plus fourteen and a half perches. The boundary commenced at a point 510 links [102.5m] south of the north-west corner of portion 205, then ran 125 links [25.1m] south along Gardiner Street, then 252 links [50.6m] east, then 172 links north [34.6m], and finally 235 links [47.2m] west. **These were Lots [D] and [E].** **54.1 perches = 1378 m²**

The rate records for the period 1923 to 1928 are contradictory, and confusing, but it is believed that there were two timber buildings straddling lots [D] & [E] during this period. The first was a wooden house occupied by William Peck for the period 1923 to 1925. The second was a wooden store and residence occupied by Mrs Agnes Plant from 1923 to 1928.



George Russell attempted to sell the properties in 1929, but it appears that a buyer could not be found at that time.

Left: George Russel’s notice of sale by public auction in October 1929.⁷²

⁷⁰ NSW Land Registry Services. Title deed. Book 1485, number 455.

⁷¹ NSW Land Registry Services. Title deed. Book 1511, number 844.

⁷² Daily Advertiser. 19th October 1929, p3.

From 1929 onwards the owner of the property, George Russell, occupied the weatherboard residence that stood on this lot. It is assumed George lived in the old store and residence building. George's occupation was that of a carter.

On the 21st July 1930 George Russell transferred part of the property back to Nelson William Eastman, for the sum of thirty pounds. Eastman was still described as a store keeper. The area of the block was twenty seven and a quarter perches.⁷³

The boundary commenced at a point 573 links [115.2M] south of the north-west corner of portion 205, then ran south along Gardiner Street for a distance of 62.5 links [12.6M], then 251.9 links [50.6M] to the east, then north 86 links [17.3M], and finally 242.7 [48.8M] links back to Gardiner Street. **This was Lot [E].** **27.25 perches = 689 m²**

NOTE: The descriptions of the properties in the deeds alluded to above, from 1905 to 1930, appear to be erroneous in that they clearly include lots [D] & [E], yet lot [E] was sold to John Anderson in 1888. The only conclusion that makes sense is that these descriptions are incorrect and that it was only ever lots [C] & [D] involved.

From 1926 till 1949, 33 Gardiner Street (**Lot [D]**) was owned and by George Russell and featured a weatherboard residence, with a frontage of 48ft 9in to Gardiner Street and a depth of about 82ft 6in.⁷⁴ This was said to be the old hospital building. Mrs Russell lived in the house for a number of years after the death of her husband in 1955.⁷⁵ Mrs Patience Russell died at Wagga Wagga in 1974.⁷⁶

It is assumed that the lot was vacant after the death of Mrs Russell, and that the council eventually sold the lot in order to recover outstanding rates.

1984, 29th February - Conveyance from Wagga Wagga City Council to Theodore Joseph Van Lierop, of 35 Gardiner Street, for the sum of \$280. The rates had not been paid for the past five years, legally allowing the council to sell the property (33 Gardiner Street) in order to recover monies owed.⁷⁷ Ted now owned lots [B], [C], and [D].

[B], [C] and [D]

On the 28th July 1989 Theodore Joseph Van Lierop, a carpenter of North Wagga wagga, transferred three properties to Robert John Bolger, of North Sydney, for the sum of \$78,000. These were lots B, C, and D.⁷⁸

⁷³ NSW Land Registry Services. Title deed. Book 1607, number 704.

⁷⁴ Wagga Wagga Rate Books.1930.p212. / Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/123 & RW1429/125.

⁷⁵ NSW BDM's. Death registration # 30950.

⁷⁶ NSW BDM's. Death registration # 52118.

⁷⁷ NSW Land Registry Services. Title deed. Book 3578, number 211.

⁷⁸ NSW Land Registry Services. Title deed. Book 3780, number 850.



Above: A 1944 aerial view of lots {D} & {E} – showing the two homes located thereon [circled in red].
Courtesy Wagga Wagga City Council. [Intramaps]

In 1975 the old building – located on lot **[D]** - was under threat, having been condemned by the council. The North Wagga Wagga Progress Association made contact with the National Trust hoping to save the old building. Much of the original vertical hewn log structure was still extant, and some believed the structure dated back to the early 1850's. The south east wall of hewn logs had been removed and this suggested half of the building had been removed at some time. Unfortunately no funds were forthcoming for the project and the structure was subsequently destroyed by fire.



Above: The old hospital building in 1975. Courtesy Daily Advertiser.⁷⁹



Above: The old hospital building [left] in the 1800's. The larger building to the right with a verandah, was both a residence and a shop, at various times.

⁷⁹ Daily Advertiser. 17th September 1975, p3.



Left: The two buildings straddling lots [D] & [E] in 1891. The building at centre was later the hospital, while the building to the right was a residence.

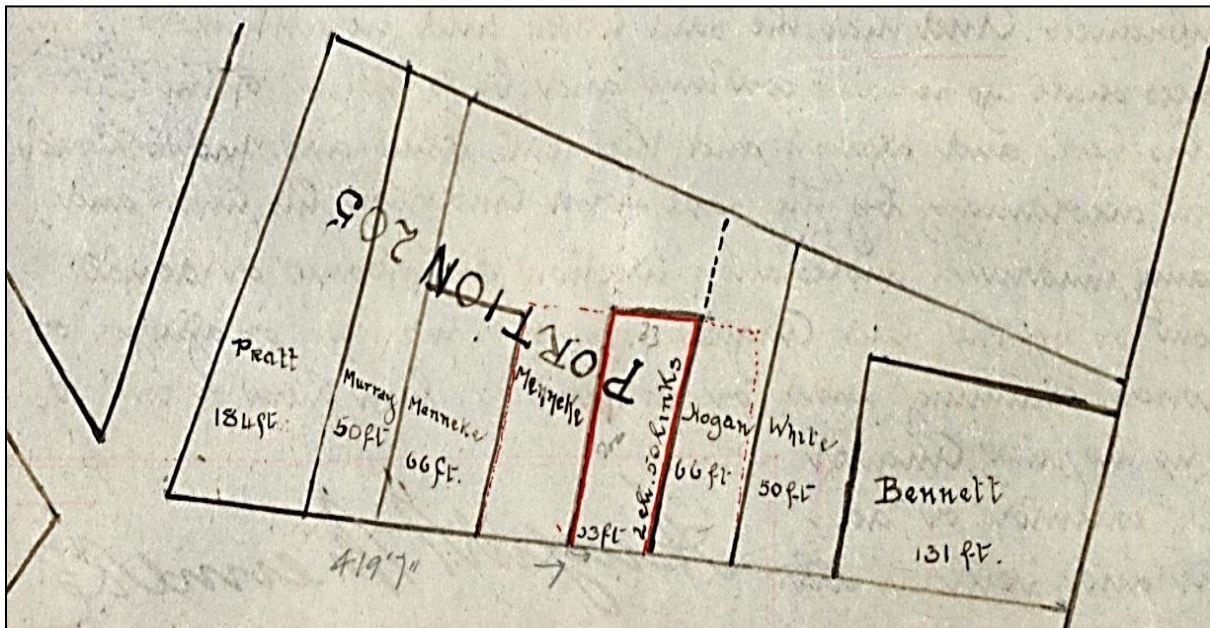
29 GARDINER STREET

[E] DP.11.1085131

[Prior title > Book 3796, number 669]

On the 1883, 4th December 1883 the original owner, Henry Moxham, an inn keeper of Wagga Wagga, conveyed part of portion 205 to August Menneke, a blacksmith of North Wagga Wagga. Menneke paid £70 at public auction for the lot.⁸⁰ The property at that time contained both Lots [D] and [E]. By 1884 each lot featured a wooden cottage.

On the 8th December 1888 August Menneke, conveyed a part of his holdings to John Anderson, a labourer of North Wagga Wagga, for the sum of fifteen pounds.⁸¹ This was **Lot [E]**.



Above: A plan of portion 205, with Anderson's lot [E] highlighted in red [extract from title deed book 403, number 405]. Courtesy NSW Land Registry Services.

On the 1891, 10th November 1891 John Anderson transferred his property, to William Seymour Eaton, for the sum of £20.⁸² The borders commenced at a point 419ft and 7in [128m] south of the north-west corner of portion 205, then 33ft [10.1m] south, then 250 links [50.3m] west along a common border with Hogan's block, then 33ft [10.1m] north, then then 250 links [50.3m] to the east. **This was Lot [E]**.

⁸⁰ NSW Land Registry Services. Title deed. Book 280, number 585.

⁸¹ NSW Land Registry Services. Title deed. Book 403, number 405.

⁸² NSW Land Registry Services. Title deed. Book 474, number 892.



Left: The land purchased from Anderson by Eaton in 1891. Lots [E] and [F] still had their original dimensions. Courtesy NSW Land Registry Services.

On the 8th July 1893 William Seymour Eaton transferred two lots of land, each being a separate part of portion 205, to Count Englehardt, a brewer of North Wagga Wagga, for the sum of three hundred pounds.⁸³

Lot 1 – Boundary commencing at the north-west corner of White’s original block [Lot G], then running 66ft [20.1m] north along Gardiner Street, then 254ft [77.4m] to the east, then 66ft [20.1m] south along the eastern boundary of portion 205 [sic], then 254ft [77.4m] to the west. [A number of deeds state that this block, and White’s block, ran back to the eastern boundary of portion 205, but that is not the situation in contemporary times. Other early deeds provide

conflicting dimensions that clearly show the blocks did not extend back that far to the east]. This was **Lot [F]**

Lot 2 - Boundary commencing at a point 419ft 7in [128m] from the north-west corner pf portion 205, then running 33ft [10.1M] to strike the boundary of Hogan’s block, then 250 links [50.2m] along a common border with Hogan’s block, then 33ft [10.1m] north, then 250 links west [50.2m]. This was **Lot [E]**.

Englehardt leased the property, which featured a weatherboard residence, and tenants included,

- 1908: Frederick Bye, a contractor
- 1911-1913: John King, a drover
- 1914-1916: William Allsworth

On the 20th May 1920 Count Englehardt, a brewer of Temora, transferred two lots of land to William Castle, an estate agent of Wagga Wagga. Castle paid three hundred and sixty pounds in total. Both parcels of land were a part of portion 205.⁸⁴

⁸³ NSW Land Registry Services. Title Deed. Book 518, number 705.

⁸⁴ NSW Land Registry Services. Title deed. Book 1188, number 762.

The boundary of the first lot commenced at a point on Gardiner Street, being the north west corner of the adjacent lot to the south [White's], the travelling a distance of 66ft [20.1m] north along Gardiner Street; then to the east a distance of 254ft [77.4m]; then south along the eastern boundary, a distance of 66ft [20.1m]; and then lastly a southern boundary being 254ft [77.4m] long. This was **Lot [F]**

The boundary of the second lot commenced at a point on Gardiner Street, distant 419ft 7in [127.9m] south of the north west corner of portion 205; then bound by a line extending south 33ft [10m], to the lot owned by Hogan; then by a line running east a distance of 2 chains and fifty links [50.2m]; then an eastern boundary with a length of 33ft [10m]; and lastly a northern boundary, being 2 chains and fifty links [50.2m] in length. This was **Lot [E]**

On the 23rd April 1923, William Castle sold three pieces of portion 205 to William Nelson Eastman, for the sum of four hundred and eighty pounds.⁸⁵

The first piece of land was **Lot [F]**, and the second piece was **Lot [E]**. The third piece of land appears to have been a combination of lot **[D]** and a part of lot **[C]**.

On the 4th February 1924 Nelson William Eastman transferred Lot [E], to Walter John Broadhurst, a contractor of Wagga Wagga, for the sum of three hundred pounds.⁸⁶

On the 7th March 1929 the Wagga Wagga Starr Bowkett Co-Operative Building Society No.1 Ltd, transferred the property to Nelson William Eastman, for the sum of two hundred and twenty pounds. Walter John Broadhurst had defaulted on his mortgage to the Society, who then sold the property to Eastman.⁸⁷

Tenants during this period included,

- 1923-1925: James Hodger, a labourer
- 1926-1928: Nelson William Eastman
- 1929-1931: Patrick Bryan Melville, a store keeper
- 1932-1934: Victor Connelly, a labourer
- 1935-1937: Ritchie

From 1938 to 1940 the house was occupied by Nelson William Eastman.⁸⁸

On the 14th October 1946 Nelson William Eastman transferred a parcel of land to Toras Oswald Palmer, for the sum of five hundred pounds. The land was a piece of portion 205. The boundary commenced at a point on the eastern side of Gardiner Street, at a distance of 573 links [115.2m] from the north east corner of portion 205, then extending a distance of 263 links [52.9m] to the east; then then 59.2 links [11.9m] to the south; then 135.4 links [27.2m] plus 101.8 links [20.5m]; then extending along Gardiner Street for 131 links [26.3m]. This was lot **[E]**, or 29 Gardiner Street.⁸⁹

⁸⁵ NSW Land Registry Services. Title deed. Book 1300, number 770.

⁸⁶ NSW Land Registry Services. Title deed. Book 1334, number 347.

⁸⁷ NSW Land Registry Services. Title deed. Book 1552, number 139.

⁸⁸ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/125.

⁸⁹ NSW Land Registry Services. Title deed. Book 1999, number 139.

HOUSEHOLD FURNITURE CLEARING SALE

BY PEACOCK'S AUCTIONS

On Saturday Next, March 30, 2.30 p.m.

MR. W. EASTMAN, 29 Gardiner-street, North Wagga, who recently disposed of his Property, has instructed us to Sell for him at the Residence the complete HOME OF FURNITURE, TOOLS and SUNDRY EFFECTS, consisting of the undermentioned:—

4 piece Double Bedroom Suite, complete, extra good Kapok Bedding, 1 Solid Oak Wardrobe, 3 Hearth Rugs, Blinds, Curtains, 14 x 12 Pink Bedroom Lino (as new), 3 piece Leatherette Lounge Suite, 10 x 12 Autumn Toned Lino (as new), 2 Easy Chairs, Occ. Table, 7½ yards Axminster Hall Runner, 4½ yards Lino Hall Runner, 3 Hearth Rugs, Hall Stand, Palm Stand, large Sideboard, 5 Valve Beale Console Wireless Set, perfect order; 8 Day Chiming Clock, 5ft Light Oak Leadlight Kitchen Cabinet, 10 x 12 new Lino, extra good Violin in case, 1 Accordeon, 1 Banjo, 1 other Violin, Card Table, Kitchen Table and Chairs, Cedar Chest Drawers, 2 Single Oak Beds and Bedding, Wash Stand, 10 x 12 Kitchen Lino, 2 lengths Coir Matting, huge offering Crockery, Cutlery, Ornaments and Kitchen Sundries, Canisters, Kettles, etc., 1 3ft 6in Iron Gate

TOOLS: Consisting of complete set of Ring Spanners, set Box Spanners, set Engine Spanners, Diamond Wheel Brace, Pipe Wrench, 3 Shifting Spanners, other Wheel Spanners, 3 Hand Saws, 2 Ratchet Braces, 1 Breast Drill, Tape Measure, Chisels, Hammers, extra good Vyce, 3 Planes and whole host of other useful Tools.

SUNDRIES: Heap of Wood, Brooms, Garden Tools, 2 Step Ladders, Hose, 2 Tool Chests, 1 Blue Heeler Cattle Dog.

TERMS CASH

D. MALONEY, Auctioneer

Above: Eastman's sale notice in 1946.⁹⁰

Toras Oswald Palmer

Toras Oswald Palmer was the son of Herbert Everard Palmer, of Humula.⁹¹ He [Toras] was born at Brewarrina in 1895,⁹² the son of Herbert Everard Palmer and Sarah Ann Palmer [nee McRudden]. In 1932 he married Isabell Mary Irene Winnel, at Coolamon.⁹³ Toras passed away on the 8th August 1958, at Sydney.⁹⁴

On the 17th February 1959, Toras' widow, Isabel Mary Irene Palmer became the legal owner of the property.⁹⁵

⁹⁰ Daily Advertiser. 23rd March 1946, p6.

⁹¹ Daily Advertiser. 12th February 1934, p2.

⁹² NSW BDM's. Birth registration # 30974.

⁹³ NSW BDM's. Marriage registration # 3039.

⁹⁴ NSW BDM's. Death registration # 16327. / Sydney Morning Herald. 11th August 1958.

⁹⁵ NSW Land Registry Services. Title deed. Book 2813, number 211.

On the 1st November 1966, Isabel Mary Irene Palmer transferred the property to Arthur Edward Rolfe, a store keeper of North Wagga Wagga, and his wife, Jean Edna Rolfe [joint tenants], for the sum of one hundred dollars.⁹⁶ This was lot [E].

Lots [E], [F], & [H]

On the 13th September 1974 Arthur and Edna Rolfe transferred three lots of land to Jeanette Mary Sinclair, for the sum of thirteen thousand dollars.⁹⁷ The three parcels of land were as follows,

Lot [E] – Area of 37¼ perches. Starting at a point 573 links [107.9m] south of the north-east corner of portion 205, then 262 links [52.7m], then 59 links [11.9m], then 135 links [27.1m] and 102 links [20.5m] to Gardiner Street, and finally 131 links [26.33m] along Gardiner Street, back to starting point.

Lot [F] - Starting at a point 704 links [141.5m] south of the north-east corner of portion 205, then 102 links [20.5m] and 135 links [27.1m] east, then 172 links [34.6m] south, then 254 links [51m] west, then 86 links [17.3m] along Gardiner Street. This lot had an area of one rood plus eight and a half perches.

Lot [H] – Commencing at a point 78.5 links [15.8m] from south east corner of portion 205; then north along Gardiner Street a distance of 119.5 links [24m]; then east 253 links [50.9m]; then south 75 links [15.1m]; and lastly 239 links [48m] to the west.

1978, 12th October – Conveyance from Jeanette Mary Sinclair, married woman of Koorungal, to Betty Emily Cheney, meat processor of North Wagga Wagga, and Murray Graham Miller, meat processor of the same place, for the sum of \$13,440. The transfer covered three lots of land – lots [E], [F], and [H].⁹⁸

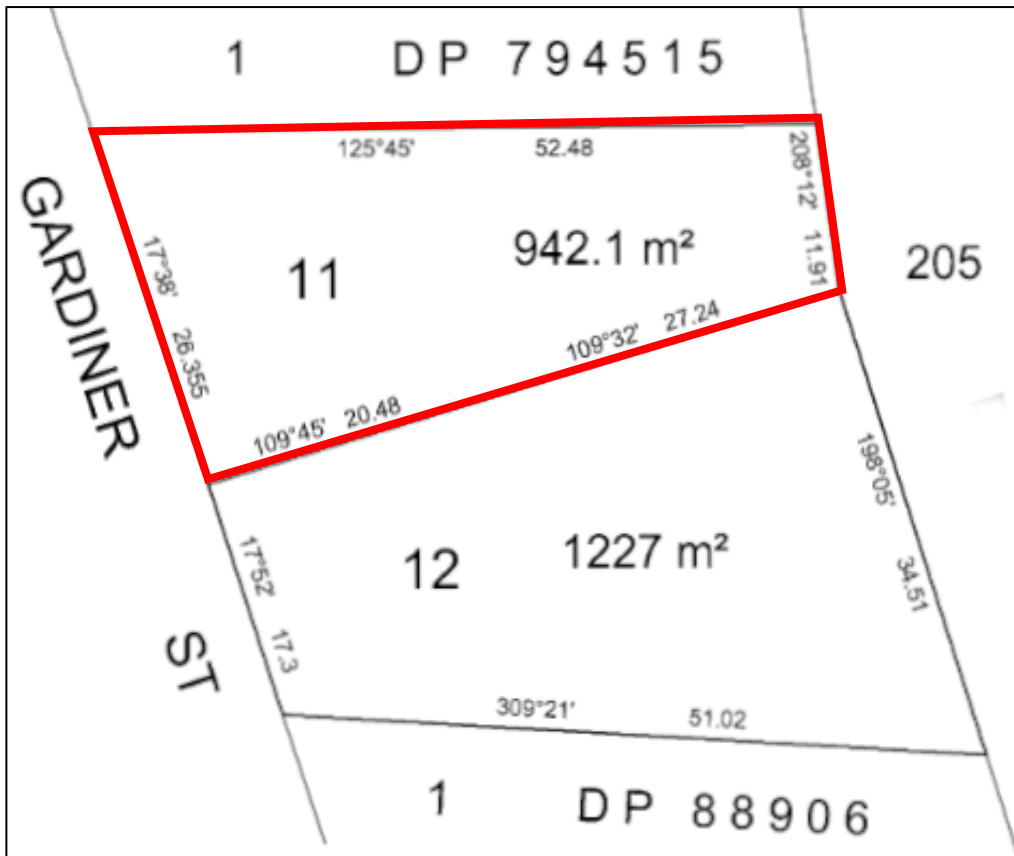


Left: A 1944 aerial view of lot [E], showing the old house on that lot [circled in red]. The old hospital lies to the north, and to the south is the old store. Courtesy Wagga Wagga City Council. [Intramaps]

⁹⁶ NSW Land Registry Services. Title deed. Book 2475, number 892.

⁹⁷ NSW Land Registry Services. Title deed. Book 3171, number 896.

⁹⁸ NSW Land Registry Services. Title deed. Book 3796, number 669.



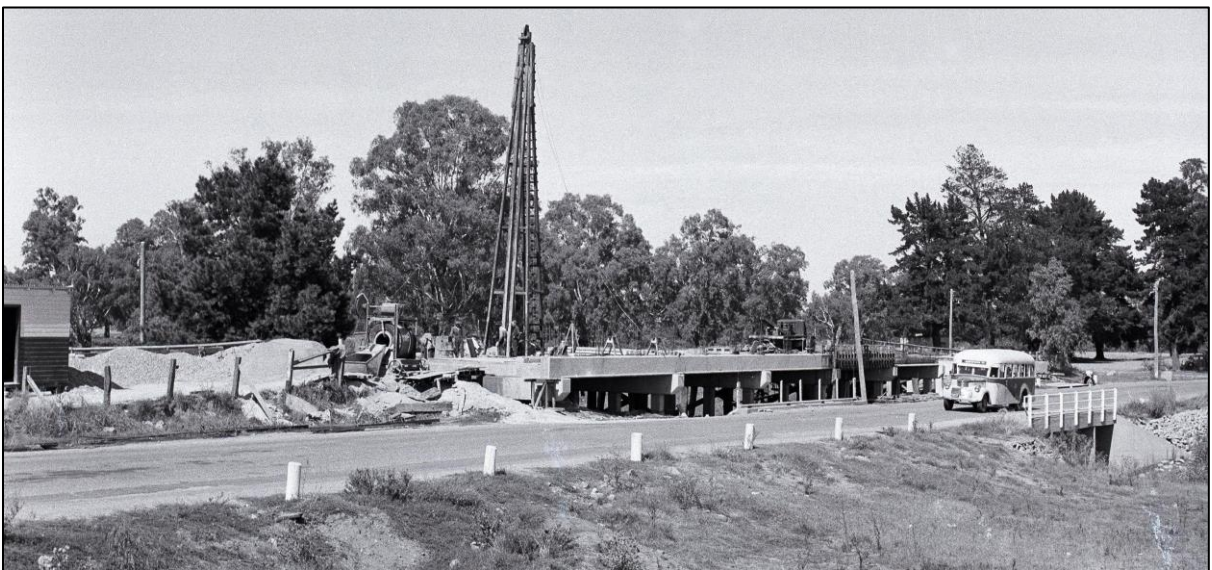
Above: A 2005 plan showing the boundaries of 29 Gardiner Street [highlighted in red], which are in agreement with the dimensions given in 1947, but different to the dimensions of this lot when Moxham first sold same to Menneke. Courtesy Wagga Wagga City Council. Intramaps.



Above: The Company Bride, late 1800's. Courtesy Museum of the Riverina. [RIV.2008.794]



Above: Parken Pregar Bridge in 1950's flood, with North Wagga Wagga in the background.



Above: Construction of the new Parken Pregar Bridge in 1959.

27 GARDINER STREET

[F] DP.12.1085131

[Prior title > Book 3796, number 669] - Site of the first North Wagga Wagga hotel, and of the early North Wagga Wagga Police Station.

1870 – William Sinclair was occupying a shop and residence belonging to Henry Moxham.⁹⁹

1871, 18th May – Conveyance of part of portion 205, from Henry Moxham to William Sinclair, gentleman, late of North Wagga Wagga, for the sum of £20. The land was then immediately transferred to William Benedict Hogan, freeholder of North Wagga Wagga.¹⁰⁰ This lot adjoined the northern boundary of Thomas White's lot, and had a frontage of 66ft [20.1m] to Gardiner Street, with a depth of 254ft [77.4m]. The latter measurement is unusual in that it extends further west than the same lot in does in 2020. Later descriptions – in the 1890's - record that the north and south boundaries extended all the way to the eastern boundary of portion 205, which is in agreement with the 1888 plan [see page ?]. At some point in time the length of the block has been reduced from 77.4 meters down to 50 metres.



Left: Extract from title deed showing the lot purchased by William Benedict Hogan from Sinclair (highlighted in pink).

Hogan owned and occupied a brick cottage on the property from 1871 until 1876. In this latter year the residence became a hotel, licensed to Hogan and known as the North Wagga hotel. The hotel was leased to a number of different licensees between October 1876 and June 1882, at which latter date the hotel ceased to trade.¹⁰¹ The hotel building was described as "*brick, wood and iron.*"

From 1879 till 1881, part of the building was used to carry on a general store business.¹⁰²

On the 20th May 1882 the property was conveyed from Rose Hogan, the wife of William Benedict Hogan, labourer of Wagga Wagga, with the agreement of the trustees, to William Seymour Eaton, a brewer of Wagga Wagga. Hogan had defaulted on his payments and the mortgagees had forced a sale by public auction, at which event Eaton was the highest bidder at £71. The property had a frontage of 66ft to Gardiner Street, and an eastern boundary of the same distance.¹⁰³ According to the deeds the land had a depth of 254ft [77 metres].

⁹⁹ Wagga Wagga Rate Books. 1870-1907.

¹⁰⁰ NSW Land Registry Services. Title deed. Book 134, number 160.

¹⁰¹ Wagga Wagga Rate Books. 1870-1907.

¹⁰² Wagga Wagga Rate Books. 1870-1907.

¹⁰³ NSW Land Registry Services. Title deed. Book 244, number 976.



Above: Gardiner Street in flood [possibly 1891]. The building with the extended verandah was then the North Wagga Wagga police station. Prior to that it was the North Wagga hotel. The officer on the horse is presumably Constable Giltrap.

Eaton leased the property to George Giltrap from 1884 till 1892. Giltrap was the police constable based at North Wagga Wagga. During the period 1884 till 1892 the building was described as a brick cottage but in 1893 the premises were described as a, "*brick police station.*"¹⁰⁴

In the 1880's & 1890's the property was used as a police station, with Constable George Giltrap being the resident officer. Giltrap had previously been stationed at Adelong and was moved to North Wagga Wagga in June 1881 to address concerns about "*unseemly disturbances,*" in the village.¹⁰⁵

In April 1883, there was a reference to the lock-up at North Wagga Wagga. Constable Giltrap had placed a prisoner in the lock-up to allow him to sober up. When the man awoke he stood up and stretched his arms up, touching the rafters. He then grabbed hold of the rafter and gave a push, which, according to a press report, brought the whole building down around his ears, allowing him to walk away from the scene.¹⁰⁶

A new police station and residence (combined) was erected in the latter half of 1903 by Charles Hardy & Co., at the corner of Williams Street and Hampden Avenue. The building featured a cell 10ft x 10ft.¹⁰⁷

On the 8th July 1893 William Seymour Eaton conveyed the property to Count Herman Oscar Englehardt, a brewer of Wagga Wagga, for the sum of £300. The land included all of the 1882 conveyance to Eaton plus a part of the lot to the north (33ft, or half of [F]). This new lot now had a frontage of 99ft to Gardiner Street and an eastern boundary of the same length. The depth was now some fifty metres.¹⁰⁸ Commencing from north-west corner of White's block, the borders then ran 66ft [20.1m] along Gardiner Street, then 254ft [77.4m] east, then 66ft [20.1m] south, then 254ft [77.4m] to the west. This was primarily **Lot [F]**

Count Herman Oscar Englehardt

Count Herman Oscar Englehardt was a native of Germany, and a brewer by trade. He arrived in the colony in 1886, and in October 1895 he was naturalised, as a citizen of NSW.¹⁰⁹ He came to a tragic end. On the 23rd May 1930 he shot himself by placing the barrel of a gun in his mouth and pulling the trigger.¹¹⁰ He left an estate valued at £1,875.¹¹¹

Englehardt still owned the property in 1907 and from 1896 up until this time the building had been leased out as a brick residence.¹¹²

Tenants included the following,

- 1896: William Gilroy
- 1897-1901: Patrick Corbett
- 1902-1904: Henry Thomas Carrick
- 1905-1907: Alfred Schnieder

¹⁰⁴ Wagga Wagga Rate Books. 1870-1907. North Ward.

¹⁰⁵ Wagga Wagga Advertiser. 30th June 1881, p3.

¹⁰⁶ Albury Banner. 13th April 1883, p16.

¹⁰⁷ Wagga Wagga Advertiser. 14th July 1903, p2.

¹⁰⁸ NSW Land Registry Services. Title deed. Book 518, number 705.

¹⁰⁹ NSW. Certificates of Naturalisation. 1895.

¹¹⁰ NSW. Register of Coroners' Inquests: 1821-1937.

¹¹¹ NSW. Index to Deceased Estate Files: 1859-1958.

¹¹² Wagga Wagga Rate Books. 1870-1907.

In 1908 the brick residence was leased to Robert Leimen, an engine driver, while from 1911 till 1913, a drover, John King, was the resident. From 1914 till 1916 the house was leased by a person named Diessel.¹¹³

On the 28th May 1920 Count Englehardt, late of Wagga Wagga, but now of Temora, transferred the property to William Castle, an estate agent of Wagga Wagga, for the sum of £360.¹¹⁴

Castle eventually found a buyer, and on the 23rd April 1923, the property was conveyed from Castle, to William Nelson Eastman, a labourer of North Wagga Wagga, for the sum of £480.¹¹⁵ Eastman now owned lots [E] & [F], featuring a wooden residence and a brick residence [respectively].

From 1923 till 1925 the premises were occupied by Alfred Stockton, a labourer, of North Wagga Wagga.

On the 4th February 1924 William Nelson Eastman, conveyed the property to Walter John Broadhurst, a contractor of Wagga Wagga, for the sum of £300.¹¹⁶ The property borders, commenced at a point 419ft 7in [127.9m] from the north-west corner of portion 205, then ran 56ft 8in [17.3m] south along Gardiner Street, then 62ft 6in [19m] and 98ft 6in [30m] east, then 33ft 3in [10.1m] south, then 166ft 3in [50.6m] west. Lots [E] and [F] were now split, and their original dimensions had changed. Broadhurst, now described as a shop keeper, occupied the premises from 1926 till 1928.

1929, 27th March - Conveyance from the Wagga Wagga Starr Bowkett Co-Operative Building Society No.1 Ltd, to Nelson William Eastman, store keeper of Wagga Wagga, for the sum of £220.¹¹⁷ Broadhurst had defaulted on his mortgage.

From 1929 this lot was owned and occupied by Nelson William Eastman. The property featured a brick shop, conducted by Eastman, and included a residence.¹¹⁸

In 1932 the store and residence was let to John James Molloy, a store keeper,¹¹⁹ and then, from 1933 till 1937, Edward John Riley, a store keeper of North Wagga, leased the premises.

In 1938 Eastman occupied the store once more, and continued to do so up until 1943.

In 1940 the lot had a frontage of forty two feet and four inches to Gardiner Street, an eastern boundary sixty six feet and three inches long, and north & south boundaries one hundred and sixty seven feet and six inches long. From 1947 to 1949 George Stanley Anderson leased the store and residence from Eastman. The lot now had a frontage of 56ft 9in to Gardiner Street; a northern boundary of 167ft 6in; and a southern boundary of 156ft 6in.¹²⁰

On the 11th October 1946 Nelson William Eastman, formerly a store keeper of North Wagga Wagga, but now a labourer, conveyed a part of his holding to George Stanley Anderson, a store keeper of North Wagga Wagga, for the sum of £725. The property had an area of one rood and half a perch. The dimensions, commencing at a point 704 links [141.5m] from the north-west corner of portion

¹¹³ Wagga Wagga Rate Valuation Books: 1911-1949. [RW1429]

¹¹⁴ NSW Land Registry Services. Title deed. Book 1188, number 762. / Wagga Wagga Rate Books.1920.p379.

¹¹⁵ NSW Land Registry Services. Title deed. Book 1300, number 770.

¹¹⁶ NSW Land Registry Services. Title deed. Book 1334, number 347.

¹¹⁷ NSW Land Registry Services. Title deed. Book 1552, number 920.

¹¹⁸ Wagga Wagga Rate Books.1930.p212.

¹¹⁹ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/123.

¹²⁰ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/127.

205 were, firstly 101 links [20.3m] and 135 links [27.1m] east, then 172 links [34.6m] south, then 254 links [51m] west, then 86 links [17.3m] north along Gardiner Street.¹²¹ This was Lot [F].

George Stanley Anderson

George Stanley Anderson was the eldest son of George Power Anderson, the renowned Collingwood Australian Rules Football player, who settled in Wagga Wagga after leaving the Collingwood Football Club. George [senior] was a prominent Wagga Wagga businessman [publican and shop keeper], who made a big impression as a coach and player, in local competitions.

George [junior] was born at East Malvern, Victoria, on the 1st September 1914.¹²² His mother was Sarah Ann Anderson [nee Carson]. On the 30th January 1941, George [junior] married Nancy Rachel Trevorah, in Melbourne.¹²³ George [junior] passed away on the 2nd January 1967, at Wollongong. His wife, Nancy, was a well-known campaigner for women's rights and equality. She passed away on the 6th July 2012, at Chiswick, in Sydney.

An obituary provided some fascinating insights into her life, as follows,¹²⁴

“Nancy Rachel Trevorah was born on March 21, 1916, in Portarlington, Victoria, the youngest of five children to Arthur Trevorah, a hairdresser, and his wife, Anna (nee Backman).

Before she was three, Nancy had lost her father and two sisters and, when she was 14, her mother died, leaving Nancy, her sister Beryl and brother John as orphans.

This was a very difficult time financially and emotionally.

Nancy left school and her talent in English earned her a scholarship to Stott's Business College to learn shorthand and typing.

The loss of her father in World War I then her brother in World War II left a legacy, and led to Nancy's later involvement in the peace movement and demonstrations against the Vietnam and Iraq wars.

In 1941, her marriage to Stan Anderson increased her political awareness and resulted in their joining the Communist Party and working for the trade union movement.

In 1950, Stan and Nancy moved to Wagga, where Stan began work as a labourer on the Snowy Mountain hydroelectric scheme and, unusually for women of that time, Nancy worked outside the home, using her secretarial skills and contributing vital income for the family.

Stan's experience of poor working and living conditions, and the treatment of migrant workers grappling with a new language and culture, further shaped his and Nancy's belief in workers' rights and equal rights.

They were passionate believers that education was the vehicle to escape poverty and hardship. They became active and well-known members of the Communist Party.

This was a testing time for Nancy, raising children and working in a conservative rural town during a time when communists were greatly feared.

In 1963, the family moved to Wollongong, where Nancy became more involved in the union movement and politics, working for the then Miscellaneous Workers Union, a job she loved.

Stan died in 1967, leaving Nancy a widow at 50. She transferred to the Sydney office of the union, where she worked until her retirement at 68.

¹²¹ NSW Land Registry Services. Title deed. Book 1999, number 674.

¹²² VIC BDM's. Birth registration # 32940.

¹²³ VIC BDM's. Marriage registration # 2172.

¹²⁴ Sydney Morning Herald. 11th October 2012.

During her 20 years with the "Missos", Nancy thrived on the political awareness and friendship of her colleagues, and in her pursuit of peace and women's equality.

She demonstrated against cuts to pensions and social services, and marched for causes such as shelter for the homeless.

She was instrumental in getting the provision of superannuation extended to include the women working for the union.

On retirement, she moved to a retirement village in Glebe, continuing with the peace movement and participating in the union's retired members meetings and activities.

She enjoyed her family, friends, barracking for the Swans and discussing events, gathered from her daily cover-to-cover read of Herald.

Well into her 80s, Anderson played boules, practiced Tai Chi and was a regular walker around Glebe.

She could still stand on her head until she was 78.

In 2008, the National Council of Women, NSW and the Australian Federation of Business and Professional Women, at Parliament House, Sydney, presented a certificate of appreciation to Anderson to acknowledge her contribution to the advancement of women and her community over many years.

Nancy Anderson is survived by her children John, Heather and Trish, their partners Jackie, Gerry and Don, 13 grandchildren and 18 great-grandchildren."

In 1969 the Sydney Morning Herald printed a striking photograph of Nancy Anderson dressed half as a man, half as a woman, and holding a sign that read, "*I work as a man, get paid as a woman.*"

The photo was taken on May Day, during the first test case for equal pay for equal work for women, and was one of the many causes that Anderson embraced during her long life.

The photograph was later included in the Sydney Morning Herald's 175th Anniversary exhibition, and featured in a calendar depicting twelve radical campaigns that changed Australia, which was subsequently put on display at the Eureka Stockade museum in Ballarat.¹²⁵

¹²⁵ Sydney Morning Herald. 11th October 2012.



Above: The iconic photo of Nancy Anderson [nee Trevorah] in 1969. Courtesy Sydney Morning Herald.

On the 3rd March 1950 George Stanley Anderson conveyed lot [F] to Leslie Robert Booth and his wife, Mavis Victoria Booth, for the sum of twelve hundred and fifty pounds.¹²⁶

NORTH WAGGA STORE

HAVING disposed of my business at North Wagga to Mr. **LES BOOTH**, I desire to thank the people of North Wagga and Surrounding Districts for their friendly patronage over the past four years and trust that the same patronage will be forthcoming to my successor.

(Signed) **STAN ANDERSON.**

Above: A notice placed in the local press by Anderson in March 1950.¹²⁷

NORTH WAGGA FOOTBALL CLUB

CABARET BALL

NORTH WAGGA HALL

Friday, September 29, 1950

JACK Nash's Orchestra. Table Bookings at Riverina Lending Library and **Les Booth's Store, North Wagga.**
Excellent supper provided for all. Cash Prize Belle of the Ball.

GENTS 7/6, LADIES 5/, DOUBLE 10/

W. EVANS, Secretary.

Above: Les Booth was a supporter of all community activity at North Wagga Wagga.¹²⁸

On the 5th October 1951, Leslie Robert Booth, a store keeper of Wagga Wagga, and his wife, Mavis Victoria Booth, transferred lot [F] to Alison Thompson, the wife of George Gordon Thompson, a wholesale fruiterer of Wagga Wagga, for the sum of twelve hundred pounds.¹²⁹

Despite the sale of the property Les and Mavis were still living at 27 Gardiner Street in 1958, and Les was still described as a store keeper.¹³⁰

¹²⁶ NSW Land Registry Services. Title deed. Book 2115, number 913.

¹²⁷ Daily Advertiser. 10th March 1950, p5.

¹²⁸ Daily Advertiser. 28th September 1950, p7.

¹²⁹ NSW Land Registry Services. Title deed. Book 2190, number 700.

¹³⁰ Australian Electoral Rolls. 1958. [ancestry.com]

According to Bob McFarland, Jack Hearn conducted a hairdressing salon in a room on the southern end of the shop, during the time that the Booth's had the shop. Noel and Claire Ether were tenants of the shop in the 1960's.

In March 1953 George Thompson was one of the driving forces behind the opening of the Wagga Growers' Market, in Alpha Lane [South Wagga Wagga]. On the day of the opening [4th March 1953], over three thousand pounds worth of fruit and vegetables were sold. It was George who had constructed the market stands used by the growers to display their goods.¹³¹

On the 28th June 1965 Alison Thompson, the wife of George Gordon Thompson, a wholesale fruiterer, formerly of Wagga Wagga, but now of Mount Beauty in Victoria, transferred lot **[F]** to Arthur Edward Rolfe, a business proprietor of Wagga Wagga, and his wife, Jean Edna Rolfe, for the sum of five hundred and fifty pounds.¹³²

Lots [E], [F], & [H]

On the 13th September 1974 Arthur and Edna Rolfe transferred three lots of land to Jeanette Mary Sinclair, for the sum of thirteen thousand dollars.¹³³ The three parcels of land were as follows,

Lot **[E]** – Area of 37¼ perches. Starting at a point 573 links [107.9] south of the north-east corner of portion 205, then 262 links [52.7M], then 59 links [11.9M], then 135 links [27.1M] and 102 links [20.5M] to Gardiner Street, and finally 131 links [26.33M] along Gardiner Street, back to starting point.

Lot **[F]** - Starting at a point 704 links [141.5M] south of the north-east corner of portion 205, then 102 links [20.5M] and 135 links [27.1M] east, then 172 links [34.6M] south, then 254 links [51M] west, then 86 links [17.3M] along Gardiner Street. This lot had an area of one rood plus eight and a half perches.

Lot **[H]** – Commencing at a point 78.5 links [15.8m] from south east corner of portion 205; then north along Gardiner Street a distance of 119.5 links [24m]; then east 253 links [50.9m]; then south 75 links [15.1m]; and lastly 239 links [48m] to the west.

1978, 12th October – Conveyance from Jeanette Mary Sinclair, married woman of Koorringal, to Betty Emily Cheney, meat processor of North Wagga Wagga, and Murray Graham Miller, meat processor of the same place, for the sum of \$13,440. The transfer covered three lots of land – [H], [F], and [E].¹³⁴

Lot E – Area of 37¼ perches. Starting at a point 573 links [107.9m] south of the north-east corner of portion 205, then 262 links [52.7m], then 59 links [11.9m], then 135 links [27.1m] and 102 links [20.5m] to Gardiner Street, and finally 131 links [26.33m] along Gardiner Street, back to starting point.

¹³¹ Daily Advertiser. 5th March 1953, p2.

¹³² NSW Land Registry Services. Title deed. Book 2751, number 921.

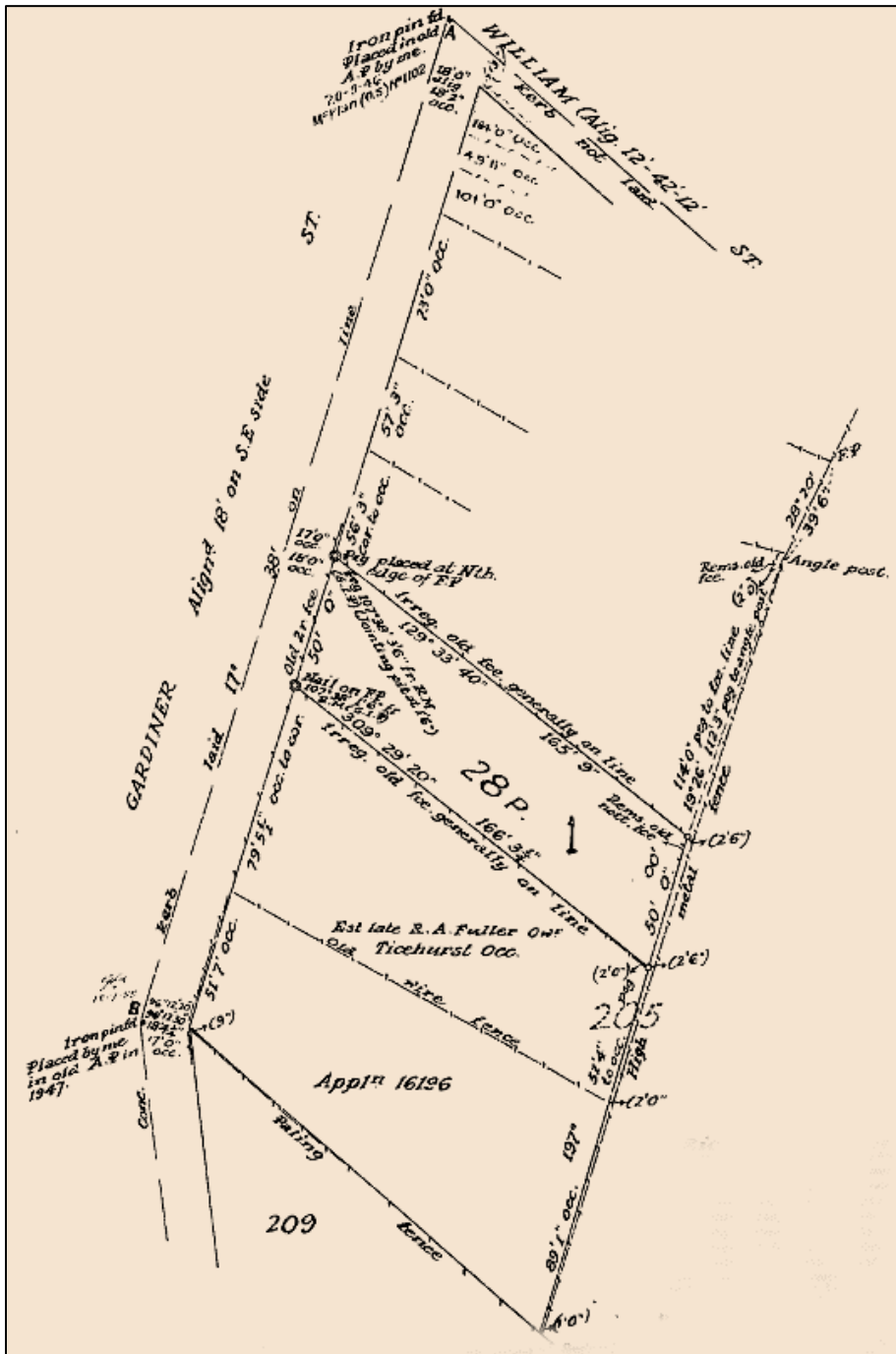
¹³³ NSW Land Registry Services. Title deed. Book 3171, number 896.

¹³⁴ NSW Land Registry Services. Title deed. Book 3796, number 669.

Lot F - Starting at a point 704 links [141.5m] south of the north-east corner of portion 205, then 102 links [20.5m] and 135 links [27.1m] east, then 172 links [34.6m] south, then 254 links [51m] west, then 86 links [17.3m] along Gardiner Street.

Lot H – Starting 78.5 links [15.8m] from south-west corner of portion 205, then 119.5 links [24m] along Gardiner Street, then 253 links [50.9m] east, then 75 links [15.1m] south, and finally 239 links [48m] to the west.

In 1989 Betty Emily Miller and Murray Graham Miller became the legal owners of Lot [G],¹³⁵ and Lot [I],¹³⁶ giving them an unbroken run of lots – [E], [F], [G], [H], and [I], which Murray Miller continues to hold in 2020.



Left: A 1954 plan showing the boundaries of numbers 21, 23 & 25 Gardiner Street. Importantly it confirms the frontage of 27 Gardiner Street to be a distance of fifty six feet and three inches. Courtesy Wagga Wagga City Council. Intramaps.

¹³⁵ NSW Land Registry Services. Title Deed. Volume 7062, folio 192.

¹³⁶ NSW Land Registry Services. Title deed. Volume 6597, folio 4.

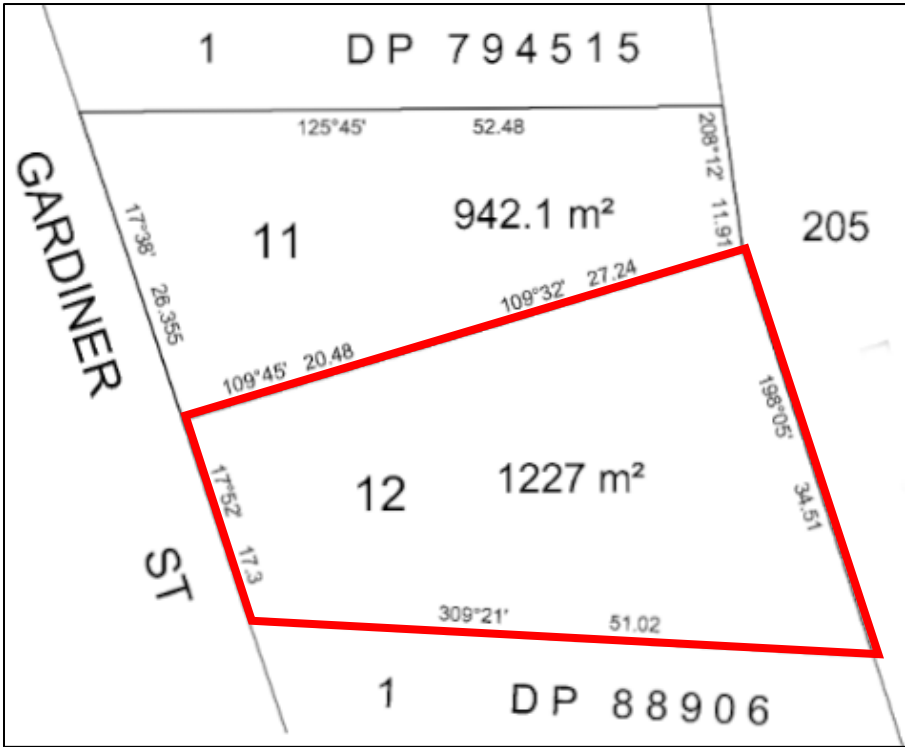


Above: A contemporary aerial view showing the boundaries of Lot [F] in 2019. This would equate to 27 Gardiner Street. The lot now has a frontage to Gardener Street of 18 metres; a southern boundary that is 50 metres long; an eastern boundary that extends for a distance of 35 metres; and a norther boundary that is Courtesy NSW Land Registry Services. SIX Maps.

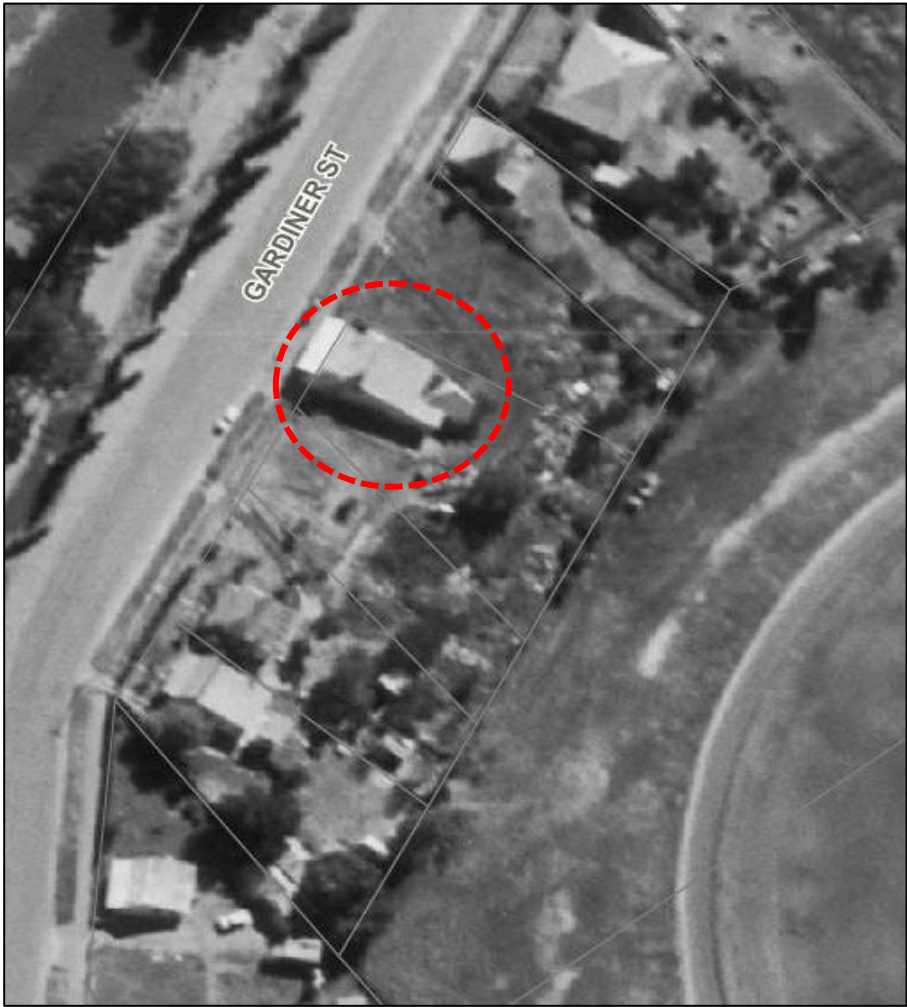
In 1954 the lot had a frontage of some 17 metres to Gardiner Street; followed by a southern border of 50.5 metres; then an eastern boundary of some 34 metres. These are, in reality, identical to the dimensions in 2019.

In 2019 no's 27 & 29 Gardiner Street are different shapes, with different dimensions, compared to the 1946-1949 details.

In 2019, 27 Gardiner Street is a battle axe block, with a frontage of 59ft, to Gardiner Street; an eastern boundary of 112ft; a northern boundary of 154ft; and a southern boundary of 164ft.



Left: A 2005 plan showing the boundaries of 27 Gardiner Street [highlighted in red], which are in agreement with the 1954 dimensions. Courtesy Wagga Wagga City Council. Intramaps.



Right: A 1971 aerial view of 27 Gardiner Street, featuring the old shop [Rolfe's], circled in red. Formerly the police station, and before that the North Wagga hotel. Courtesy Wagga Wagga City Council. [Intramaps]

25 GARDINER STREET

[G] – DP.1.88906

[Prior title > 7062-192]

On the 31st December 1868 Henry Moxham sold off another piece of his portion 205 to Thomas White, a shoemaker of Wagga Wagga, for the sum of twenty pounds. This was a piece of land immediately to the north of Alfred Bennett's lot, with a frontage of 50 feet to Gardiner Street, and an eastern boundary of the same dimension. White shared a common boundary with Bennett.¹³⁷

From 1870 till 1872 Thomas White conducted a store from this site.¹³⁸

On the 21st May 1872, White, still a bootmaker, sold his holding to Louis Meurant, of Wagga Wagga, for the sum of seventy pounds.¹³⁹



Louis Meurant

Louise Meurant was born at Prospect [Sydney] on the 6th October 1831, the son of Ferdinand Meurant and Rosetta Meurant [nee Martin]. His father, Ferdinand, was born in France, but was convicted of a crime at Dublin, Ireland, in March 1878, and sentenced to life imprisonment.¹⁴⁰ He was subsequently shipped to Australia, arriving on the *Minerva*, in January 1800.¹⁴¹ Louis's mother, Rosetta, was born on the 3rd March 1796, at Parramatta. Ferdinand and Rosetta were married on the 27th May 1811, in St John's Church of England, Parramatta.¹⁴² Ferdinand was thirty years older than his bride. Some family trees list as many as twelve siblings for Louis.

Left: Louis' mum, Rosetta Meurant [nee Martin]

Louis Meurant passed away on the 14th July 1918, at Wagga Wagga. An obituary read as follows,

"The death took place early yesterday morning of Mr. Louis Meurant, in his 88th year, at his residence, "Frontignac," Peter-street, Wagga, after a long illness. The deceased was born at "Frontignac," Seven Hills, near Parramatta, in 1830, and was the youngest son of the late Mr. Ferdinand Meurant of that place, and one of the oldest colonists. He settled in the Wagga district over 60 years ago, following pastoral pursuits. He resided at Sandridge and Oak Hill, near Wagga, and was a very successful grazier. During the last 17 years he has been living in retirement

¹³⁷ NSW Land Registry Services. Title Deed. Book 114, number 21.

¹³⁸ Wagga Wagga Rate Books. 1870-1907.

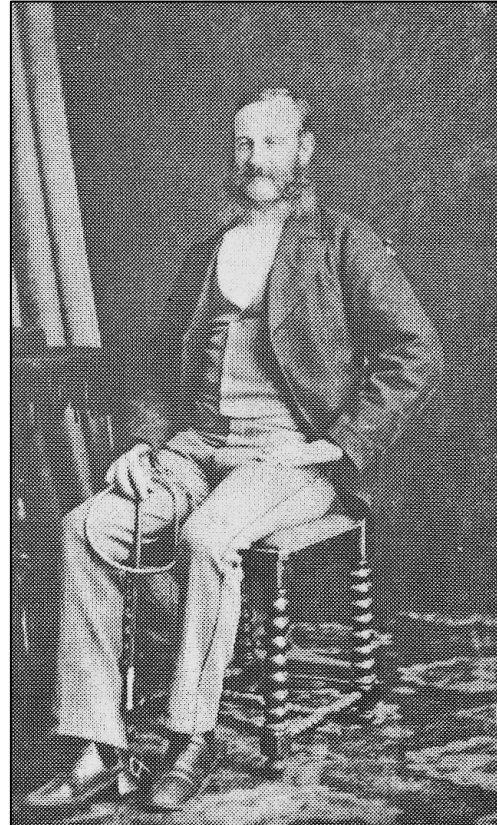
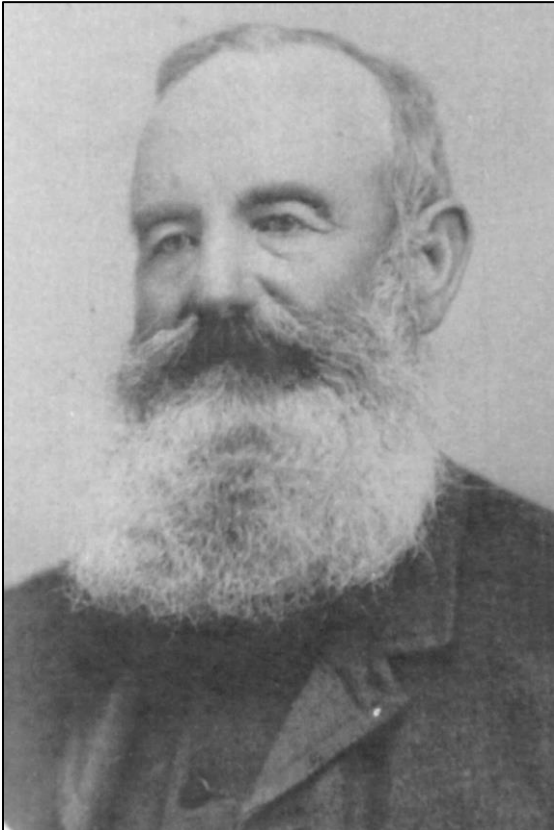
¹³⁹ NSW Land Registry Services. Title Deed. Book 130, number 458.

¹⁴⁰ NSW Convict Indents: 1788-1842. [ancestry.com]

¹⁴¹ NSW 1828 Census.

¹⁴² NSW BDM's. Marriage registration # 1224/2811 V18111224 3A or 491/1811 V1811491 147A.

with his family at "Frontignac," Peter-street, Wagga. He married Miss Margaret Stinson, a daughter of the late Mr. Samuel Stinson, of Cunningham Plains, North Berry Jerry. His wife pre-deceased him by some years. He leaves a family of four sons and six daughters, viz., Messrs. Theodore, of Sydney, Albert (of Messrs. Meurant and Blake, Wagga), Alfred, of Sydney. John, of Wagga, and Mrs. E. Gethings, of Manly, Mrs. A. H. Beattie, of Sydney, Mrs. A. Brook, of Adaminaby, and Misses Lily, Rose and Emmie, of Wagga. The late Mr. Meurant was a good judge of stock, and was very highly esteemed by a wide circle of friends for his many kind acts. "



Above [Left & Right]: Louis Meurant.

On the 29th November 1872, Meurant, of North Wagga Wagga, transferred this and other properties to John Stinson of Kindra, who was to act as a trustee for Meurant's wife.¹⁴³ The relevant deed was a convoluted ten page document.

The next transfer of the property took place on the 21st December 1892, when Louis Meurant sold what was originally White's parcel of land to John Fogarty, a gardener of Wagga Wagga, for the sum of forty pounds.¹⁴⁴ The land had a frontage of 50ft to Bridge Road, and an eastern boundary of that same dimension. It shared a common boundary with Bennett's property, which in turn ran parallel with Fogarty's northern boundary.

¹⁴³ NSW Land Registry Services. Title Deed. Book 133, number 381.

¹⁴⁴ NSW Land Registry Services. Title Deed. Book 506, number 612.



Above: The building that once stood on lot [G], at the time of the 1891 flood.

John Joseph Fogarty

John Joseph Fogarty was a native of Tipperary, Ireland, being born there in 1831, the son of John and Margret Fogarty. The family migrated to Australia in 1878, arriving in January 1879 aboard the vessel, *Northampton*. The family consisted of John Joseph Fogarty, his wife Margaret, and their four children – John [6], Margaret [4], Kate [2], and Michael, an infant.¹⁴⁵ Three more children were born at Wagga Wagga in the period 1880 to 1884.

John Fogarty died intestate on 29th January 1901. There was no grant of probate or administration in his estate.¹⁴⁶

John Fogarty's wife Mrs Margaret Fogarty occupied the property after his death without having title. The Fogarty home came to be officially known as 25 Gardiner Street.¹⁴⁷

¹⁴⁵ NSW, Assisted Immigrant Passengers: 1826-1896.

¹⁴⁶ NSW BDM's. Death registration # 3320/1901. / Andrew Fogarty. Correspondence [email] 3rd February 2022.

¹⁴⁷ Andrew Fogarty. Correspondence [email] 3rd February 2022.

In January 1912 Mrs Margaret Fogarty of North Wagga Wagga received news that her son, John Fogarty, had passed away in Queensland, where he had been working for several years. John Fogarty junior had died suddenly from natural causes on the morning of 28th December 1911 after taking ill when commencing his day's work as a stock hand at "Goolburra" grazing station near Wyandra in the Charleville district. At one time Fogarty, a butcher, had been employed by several local Wagga Wagga firms.¹⁴⁸

Margaret Fogarty died on 19th October 1917,¹⁴⁹ leaving a will bearing a date in 1916 which was duly admitted to probate.¹⁵⁰

There are no official records for a transfer of the property after John Joseph Fogarty's death, until 1956. As already stated, Margaret inhabited the house up until the time of her death in December 1917.

Fortunately, the Wagga Wagga Rate Books record additional details as to the ownership of the property during the period 1892 to 1907.

According to the rate books, during the period 1888 till 1901, John Fogarty owned and occupied, for most of the period, a wooden cottage on the property. He leased the cottage out on at least three occasions - firstly to R Flood [1889-1890], then to Robert John Smith [1893], and thirdly to Charles Henry White [1896-1897].¹⁵¹

The rate records also record that following the death of John Joseph in 1901, his wife, Margaret Fogarty owned and occupied the property up until 1918.¹⁵²

From around 1920 the property was owned by George Finn, a labourer, of North Wagga Wagga.¹⁵³

Although George Finn resided on the premises for a time, it is not clear when he ceased to do so. For the period 1923 till 1928 the house was described as a wood residence. From 1929 till 1934 the description read "*slab residence*." From 1935 onwards it was simply described as a "*lot*" indicating the premises were no longer inhabited. It is assumed the old building was a primitive structure. The 1944 aerial view of the area shows the total absence of any structure on the site.

In January 1956 George Finn, a retired labourer of Gumly Gumly, applied for the land to be converted to Torrens Title. The primary application documentation records George Finn as being in possession of the property from the 1st January 1917 up until 1956, but again there is no record of any deed, or other official transaction.¹⁵⁴

In response to Mr Finn's application, the Survey Drafting Branch of the Department of Lands conducted a Land Titles Office search which showed John Fogarty as owner of the land in question. Mr Finn lodged various statutory declarations attesting to his long involvement with the property and in 1956 the Registrar General issued to him a certificate of title in fee simple under the Real Property Act.¹⁵⁵

¹⁴⁸ Daily Advertiser. 9th January 1912, p2. / Andrew Fogarty. Correspondence [email] 3rd February 2022.

¹⁴⁹ Daily Advertiser. 27th October 1917, p4.

¹⁵⁰ Andrew Fogarty. Correspondence [email] 3rd February 2022.

¹⁵¹ Wagga Wagga Rate Books. 1870-1907. North Ward.

¹⁵² Wagga Wagga Rate Books. 1870-1907. North Ward. / Wagga Wagga Rate Valuation Books: 1911-1949.[RW1429]

¹⁵³ Wagga Wagga Rate Books.1920.p379.

¹⁵⁴ NSW Land Registry Services. Primary Application 38906.

¹⁵⁵ Andrew Fogarty. Correspondence [email] 3rd February 2022.

The new deed was volume 7062, folio 192.¹⁵⁶ The property had an area of 28 perches, with a frontage of 50ft to Gardiner Street and a depth of some 165ft each side, with a back border 50ft wide. This had not changed since Henry Moxham first sold the land to Thomas White.

George Finn

George Finn was born at Wagga Wagga on the 29th December 1887, the son of Thomas Francis Finn and Mary Ellen Finn [nee Sturgess].¹⁵⁷

George went to school at Wagga Wagga, and enjoyed school, winning an award for good conduct in 1900.¹⁵⁸

On the 28th February 1912, George married Harriett Alice Bateman, at Wagga Wagga.¹⁵⁹ Harriett was the daughter of Henry Bateman and Mary Bateman [nee Lucas], of Mary Street, North Wagga Wagga.¹⁶⁰

As a young man George had a strong belief that the world could be a better place, and his subsequent political allegiances landed him in trouble. On the 14th October 1916 someone set fire to a number of large wheat stacks at Lockhart, and some forty thousand bags of wheat were moved about in order to avoid their destruction. Nine distinct fires were identified, and five of these started after the rescue work had begun.

Police accused George Francis Finn, a tramway employee, of 79 Forbes Street, East Sydney, of starting the fires.¹⁶¹

A coronial inquiry was held at Lockhart, on the 21st October, where testimony revealed that the total loss of wheat was valued at between £200 and £250.

Sarah Ingram, the wife of the licensee of the Lockhart hotel, testified that Finn and a man named Thompson had been drinking in the hotel on the day of the fire, and Finn had made the statement, "*The returned soldiers were sent back here to scab, and they wore the RSA badge, meaning the Rotten Scab Association.*"

Evidence revealed that George had travelled down from Sydney by train, accompanied by his wife and two children.

George's testimony was that he was a married man, twenty eight years old, and that he had been employed on the tramways for some thirteen months. Before that he worked at Umbargo. He had been married about five years. He was a member of the Railways and Tramways Union, he had previously been a member of the AWU, the RW&GL Association, and the Tramway Employees Union. He denied being a member of the IWW, but at a subsequent hearing he admitted he was a member. His evidence identified Thompson as a relative, living at Lockhart, who he had come to visit, during his holidays.¹⁶²

The Industrial Workers of the World (IWW), was an international labor union that was founded in 1905 in Chicago, Illinois, in the United States. The philosophy and tactics of the IWW were described as "*revolutionary industrial unionism*", with ties to both socialist and anarchist labor movements.¹⁶³

¹⁵⁶ NSW Land Registry Services. Primary Application. PA38906.

¹⁵⁷ NSW BDM's. Birth registration # 29201.

¹⁵⁸ Wagga Wagga Express. 15th December 1900, p2.

¹⁵⁹ NSW BDM's. Marriage registration # 3513.

¹⁶⁰ Daily Advertiser. 10th February 1934, p2.

¹⁶¹ Wagga Wagga Express. 17th October 1916, p2.

¹⁶² Wagga Wagga Express. 21st October 1916, p4.

¹⁶³ Wikipedia. https://en.wikipedia.org/wiki/Industrial_Workers_of_the_World

A detective from Sydney testified that copies of a paper, "*Direct Action*," a book titled, "*Sabotage*," and another book titled, "*Poems of Revolution*," had all been found in George's Sydney residence.

Despite the fact that no-one saw the pair light a fire, the jury found that the two men had deliberately set fire to the wheat stacks, and the coroner, accordingly, committed them both to stand trial.¹⁶⁴ The Attorney General subsequently declined to prosecute, which is understandable given the lack of incriminating evidence.¹⁶⁵ The first inquest was pure McCarthyism. In the 1930's George was a protagonist for the unemployed. In a letter to the editor in July 1931 George wrote, in part,¹⁶⁶

"In short it has come to this: If a man wants to work he has to parade his poverty before half the influential citizens, who are at present receiving cheap publicity at the expense of the humiliation of the unfortunate unemployed."

George was the honorary secretary of the Unemployed Relief Movement, and his residence at this time was his home in Gardiner Street, North Wagga Wagga.¹⁶⁷ He wrote regular letters to the editor, which always highlighted the problems faced by the unemployed, of which he was one.

In November 1931, George, and his dad, Thomas Finn, were charged with riotous behaviour at a political rally [municipal election meeting].¹⁶⁸ The matter came before the court in December 1931, when Thomas Finn explained that his son, George, who was contesting the imminent local council elections, as a Labor candidate, had been spruiking from a box, at the corner of Kincaid and Beckwith Streets, when a number of rotten eggs were thrown at George. The latter jumped down from the box, in response, while Thomas ran forward to protect his son. A man named Nutt grabbed Thomas around the throat and Thomas retaliated, in self defence [according to Thomas]. Thomas was convicted of assault and fined fifteen shillings.¹⁶⁹ George's hearing was not until January 1932, at which he too was convicted of "*riotous behaviour*," and fined ten shillings, with the judge noting, "*that probably there was some provocation in the matter.*"¹⁷⁰

George's mum, Mary Ellen Finn [nee Sturgess] passed away on the 30th December 1938, at Wagga Wagga. Her obituary highlighted her strong political affiliations, which no doubt had influenced young George,¹⁷¹

"The death occurred in the Wagga Base Hospital early on Saturday morning of a well-known and very highly respected resident of Wagga for many years in the person of Mrs. Mary Ellen Finn at the age of 74 years, and wife of Mr. Thomas Finn, of 196 Fitzmaurice-street. Wagga, after a short illness. She was born at Batlow and was married in St. Mary's. Newtown, Sydney, on December 30, 1886. She was the third daughter of the late Mr. and Mrs. George Sturgess, of Batlow. Mrs. Finn is survived by a husband, one son, Mr. George Finn, of Gumly, and one daughter, Mrs. Edward Davis (Ellen Mary), of 196 Fitzmaurice-street, Wagga, nine grandchildren, and five great grandchildren. She also leaves two

¹⁶⁴ Wagga Wagga Express. 21st October 1916, p4.

¹⁶⁵ Daily Advertiser. 6th November 1916, p2.

¹⁶⁶ Daily Advertiser. 3rd July 1931, p4.

¹⁶⁷ Daily Advertiser. 25th August 1931, p4.

¹⁶⁸ Wagga Wagga Express. 21st November 1931, p9.

¹⁶⁹ Wagga Wagga Express. 12th December 1931, p17.

¹⁷⁰ Wagga Wagga Express. 9th January 1932, p18.

¹⁷¹ Daily Advertiser. 2nd January 1939, p2.

brothers, Mr. Charles Sturgess of Fitzmaurice-street, Wagga, Mr. Thomas Sturgess, of Batlow, and three sisters. Matron K Murrell, of Brisbane, Mrs. Nellie Counahan, also of Brisbane, and Mrs. T. Thompson, of Edward-street, Wagga. Mrs. Finn was an ardent supporter of the Labor movement and was one of the foundation members of the women's branch of the ALP. She favored the abolition of capital punishment and took a resolution on this question to the conference in Sydney where it was made a plank in Labor's platform. She is credited with being the first woman to record her vote in Wagga. Mrs. Finn was very much attached to her home and' was of a retiring disposition."

George's father, Thomas, passed away on the 6th February 1941, at Wagga Wagga. Thomas also had an interesting background, as his obituary recorded,¹⁷²

"The death occurred suddenly yesterday morning of Mr. Thomas Francis Finn, at the age of 77 years. He was the third son of the late Mr. and Mrs. Jeremiah Finn, well known in Wagga for many years. They built the Golden Age Hotel (where the Duke of Kent Hotel now stands), and the Carrington Hotel (now known as the Great Southern Hotel), Wagga, which they kept for many years. He was born at Ballarat (V.) in 1863, and was educated in Wagga at the Catholic school under the late Michael Moran. Mr. Finn conducted a weighbridge in Wagga, adjacent to the Golden Age Hotel. He followed various country pursuits and was well known for his ability in well sinking. For a time he conducted a butchering business at Temora in its early days, and he also followed prospecting there. He married Miss Mary Ellen Sturgess, of Batlow in 1886, and she predeceased him on December 31, 1938, at the age of 74 years. He leaves a family of one son, Mr. George Finn, of 106 Fitzmaurice Street, Wagga; and one daughter, Mrs. Edward Davis, of North Wagga; also nine grandchildren and 10 great grandchildren. He is also survived by one brother, Jeremiah, of Bourke; and one sister, Mrs. Margaret Egan, of Glenalbyn Station, Bourke. Mr. C. Sturgess, of Wagga, and Mr. T. Sturgess, of Gilmore, are brothers-in-law, and Mrs. T. Thompson, of Edward Street, Wagga, and Mrs. J. Counahan, of Brisbane, are sisters-in-law of the late Mr. Finn. One brother and five sisters predeceased him."

Harriett Finn [nee Bateman] Passed away on the 5th May 1970, at Wagga Wagga.¹⁷³

George Finn passed away on the 27th April 1974, at Wagga Wagga, having spent most of his life fighting for the rights of the unemployed.¹⁷⁴

It could be said that North Wagga Wagga nurtured people like George Finn, and Nancy Anderson [nee Trevorah]. There was, perhaps, in them, a rawness of character that is epitomised in the phrase, "*We shall not be moved.*"

¹⁷² Daily Advertiser. 7th February 1941, p2.

¹⁷³ NSW BDM's. Death registration # 25061.

¹⁷⁴ NSW BDM's. Death registration # 52116.



Left: George and Harriett Finn.

In September 1965 Arthur Edward Rolfe, a business proprietor of North Wagga Wagga, and his wife, Jean Edna Rolfe became the legal owners of the property.¹⁷⁵

In November 1974 the Rolfes were succeeded by Jeannette Mary Sinclair, a married woman of Koorinal.¹⁷⁶

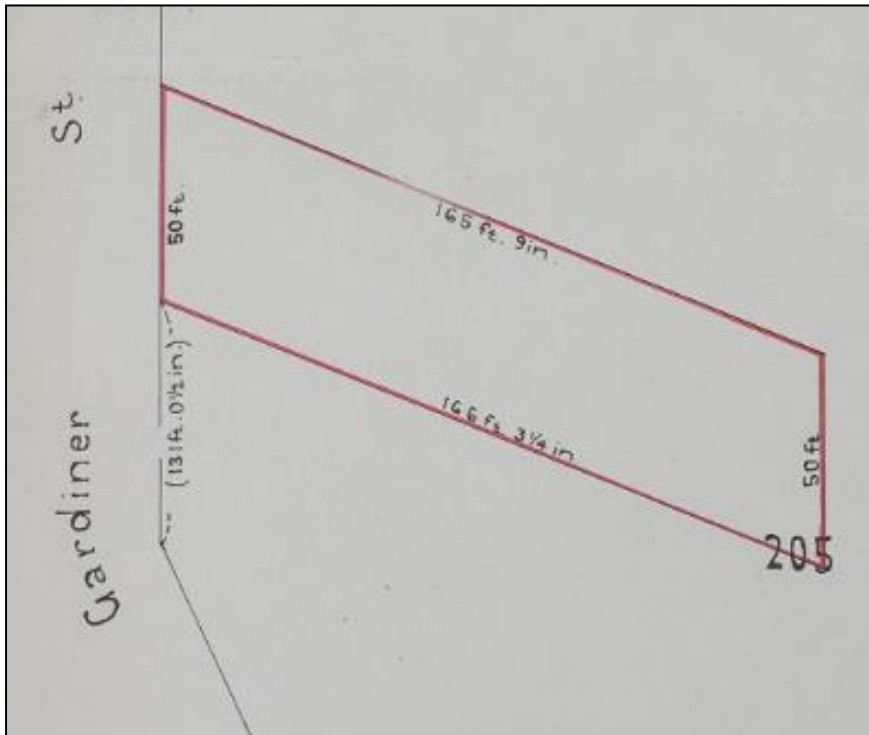
In 1989 Betty Emily Miller and Murray Graham Miller became the legal owners of the property,¹⁷⁷ and Murray Miller remains so in 2020.

The title was subsequently converted to computer folio.

¹⁷⁵ NSW Land Registry Services. Title Deed. Volume 7062, folio 192.

¹⁷⁶ NSW Land Registry Services. Title Deed. Volume 7062, folio 192.

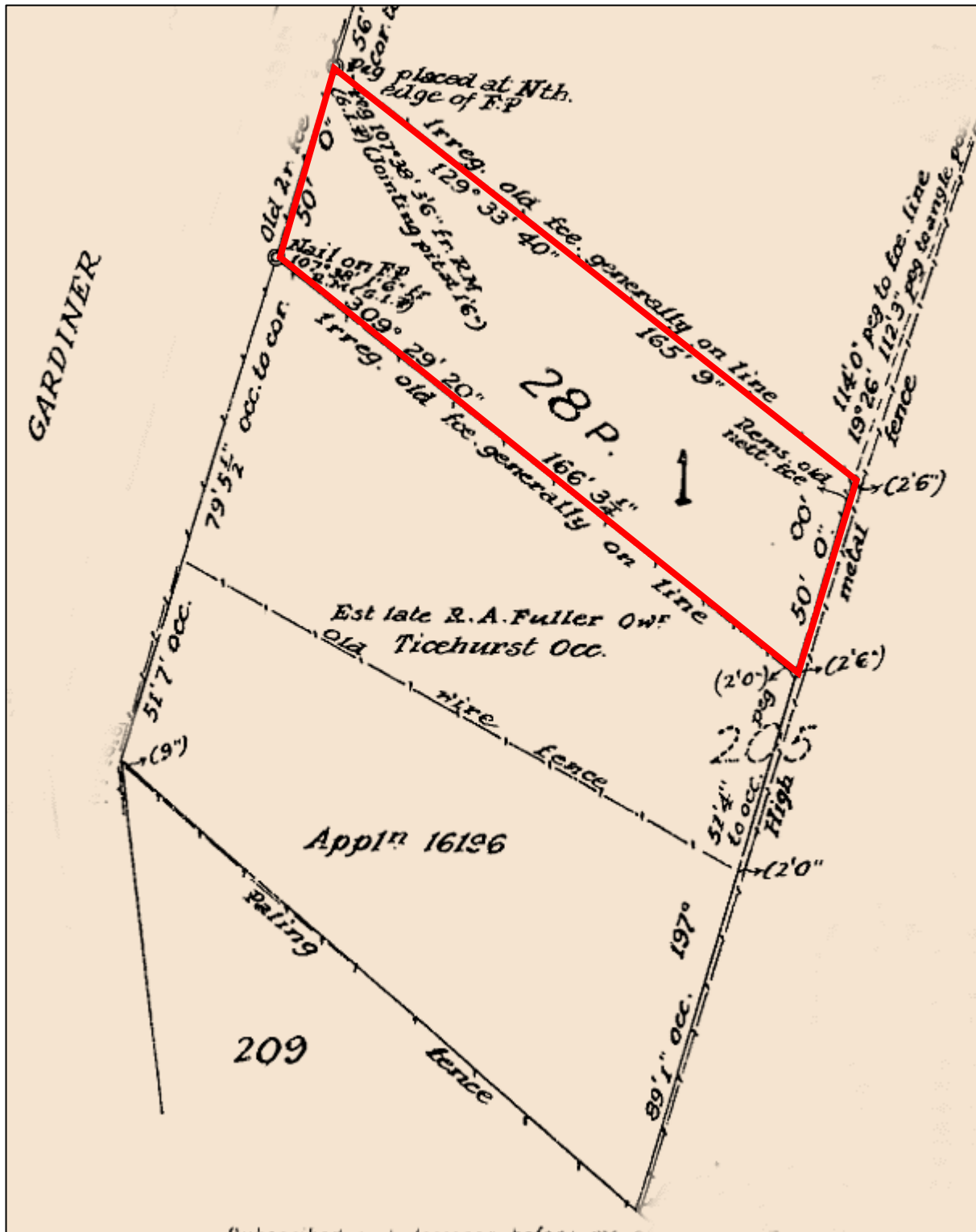
¹⁷⁷ NSW Land Registry Services. Title Deed. Volume 7062, folio 192.



Left: The parcel of land owned by John Fogarty in 1892. Courtesy NSW Land Registry Services.



Above: A contemporary aerial view of Lot [G] - 25 Gardiner Street. Courtesy NSW Land Registry Services. SIX.



Above: A 1954 [October] plan of 21, 23 and 25 Gardiner Streets. The boundaries of Lot [G], or 25 Gardiner Street are highlighted in red. Courtesy NSW Land Registry Services.

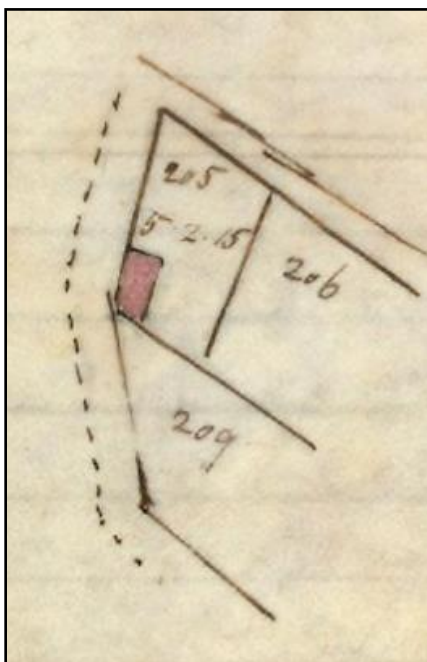
23 GARDINER STREET

[H] – DP.13.1085132

[Prior title > Book 3796, number 669]

Lots [I] and [H] share the same history up until October 1896, at which time the holding was split into two lots.

1863, 29th September – Conveyance from Henry Moxham to Alfred Bennett, sawyer of Wagga Wagga, of part of portion 205, for the sum of £20.¹⁷⁸ It was the south-west corner section of portion 205. The block shared its southern boundary with portion 209, for a distance of 171ft and 4in [52.2M], by 138ft and 6in [42.2M], then 167ft 6in [51M], and finally 131ft [39.9M] along what was then called Bridge Road [now Gardiner Street]. These are the dimensions of the combined lots H & I in 2020.



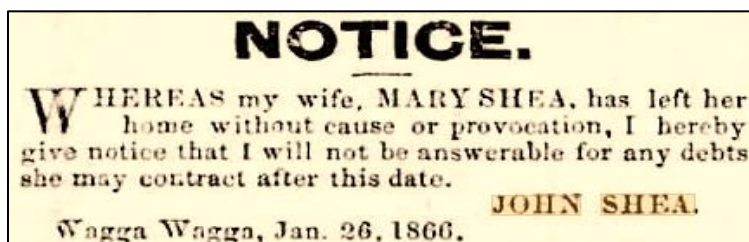
Left: Extract from title deed showing the piece of land purchased from Henry Moxham by Alfred Bennett in 1863 (highlighted in pink).

In 2020 the holding exists as two lots – no's 21 and 23 Gardiner Street.

1864, 15th September – Conveyance from Alfred Bennett to Thomas Byrnes, of Wagga Wagga, for the sum of eighty pounds, ten shillings and sixpence. Byrnes on sold the property to William Methven Soutar, immediately, for the sum of ninety pounds, so the title was transferred from Bennett to Soutar. The property featured a, “*dwelling house, out offices,*” and other improvements,¹⁷⁹ and the dimensions were unchanged.

1865, 8th July – Conveyance from William Methven Soutar, an inn keeper of Wagga Wagga, to John Shea, a freeholder of Wagga Wagga, for the sum of one hundred and seventy pounds and ten shillings.¹⁸⁰ The dimensions of the property were unchanged.

1867, 13th March Conveyance from John Shea back to William Methven Soutar, for the sum of ninety pounds.¹⁸¹ Dimensions still unchanged.



Left: John Shea was clearly having marital problems in 1866,¹⁸² which along with the conduct of his business, may explain his short tenure of the property.

¹⁷⁸ NSW Land Registry Services. Title deed. Book 85, number 116.

¹⁷⁹ NSW Land Registry Services. Title deed. Book 93, number 863.

¹⁸⁰ NSW Land Registry Services. Title deed. Book 94, number 900.

¹⁸¹ NSW Land Registry Services. Title deed. Book 102, number 815.

¹⁸² Wagga Wagga Express. 27th January 1866, p1.

In August 1866, Mary Ann Shea was accused of stealing the sum of thirty one pounds and sixteen shillings from Thomas Wilson. Mary Ann was arrested at her house at North Wagga Wagga. A search of the house failed to find any of the stolen money.¹⁸³ The case was dismissed when it went to court.¹⁸⁴

In September 1866, John and Mary Shea appeared in court again, each charged with using “*profane language,*” in an argument between themselves. Both were convicted and fined. Mary had no money and was subsequently sentenced to six weeks in jail.¹⁸⁵

John Shea took his wife to court, in November 1866, charging her with the offence of “*indecenty,*” but failed to appear on the day, in consequence of which the case was dismissed.¹⁸⁶

John Shea’s character was impugned when he appeared in court in December 1866. John charged two men with assault. The evidence was that a man named John Thomas came to Shea’s boarding house at North Wagga Wagga on a Sunday afternoon and lay down on the couch, at that place. Shea went outside to collect some wood, at about the time a man named John Murdoch also arrived at the house. The latter sent for some grog, which soon arrived. A Mrs Cartwright arrived next, and she was “*pretty well on,*” so Shea turned her out. This upset the two men who then assaulted Shea. According to Shea’s testimony Murdoch struck him with either a brick or a square piece of wood. Shea then went and fetched an unloaded gun in order to scare the men off.

In reply to a question from Thomas, Shea replied that he did not recall giving Thomas a hand to carry Mrs Shea, who was insensible from drink, into the house. The police magistrate stated that, “*the character of the house kept by Shea was well known [by police].*”¹⁸⁷

Joseph Parker Hall

In 1870 Joseph Parker Hall was listed as the owner occupier of a residence on part of portion 205.¹⁸⁸ According to the Wagga Wagga Rate Books, Hall continued to own the property up until 1887. It would seem that the rate books incorrectly listed Joseph as the owner – legally his mother was the owner.

Joseph Parker Hall was born in Launceston around 1841, the son of Margaret Wilson and Joseph Parker Hall [senior] [aka Joseph Parker, John Hall].¹⁸⁹ It is believed his parents married, in Tasmania, around 1839, but no registration could be found. When Margaret later married William Soutar she used her maiden name, suggesting the relationship with Hall was never legally transacted.

In 1868 Joseph [junior] married Esther Stuart, at Wagga Wagga.¹⁹⁰ Joseph’s wife, Esther, passed away on the 18th February 1876, at her home in North Wagga Wagga.¹⁹¹ The couple had two children – Joseph Parker Hall, and a daughter.

Joseph had a number of jobs during his lifetime. In 1872 he was the pound keeper at North Wagga Wagga.¹⁹²

¹⁸³ Wagga Wagga Express. 4th August 1866, p2.

¹⁸⁴ Wagga Wagga Express. 11th August 1866, p2.

¹⁸⁵ Wagga Wagga Express. 8th September 1866, p2.

¹⁸⁶ Wagga Wagga Express. 24th November 1866, p2.

¹⁸⁷ Wagga Wagga Express. 1st December 1866, p2.

¹⁸⁸ Wagga Wagga Rate Books. 1870-1907.

¹⁸⁹ Wagga Wagga Advertiser. 30th June 1894, p3.

¹⁹⁰ NSW BDM’s. Marriage registration # 3543.

¹⁹¹ NSW BDM’s. Death registration # 10402. / Wagga Wagga Advertiser. 19th February 1876, p2 [2].

¹⁹² Wagga Wagga Advertiser. 16th March 1872, p2.

In 1875 Joseph Parker Hall was the licensee of the Victoria hotel at North Wagga Wagga. In February 1887 he was an insurance agent living in Gardiner Street, North Wagga Wagga.¹⁹³

Joseph was living in Melbourne by 1893, when, in October of that year, it was announced that he had taken out a lease of the Theatre Royal, in that town. Hall planned an eight week season for a show of which he was the manager. His leading star was Miss Eloise Juno. It was touted that Hall himself, would take on the role of Romeo, with Miss Aimee Moore as Juliet following the opening of the season.¹⁹⁴

In June 1894 Joseph was living in Jolimont Road, Melbourne, when he applied for probate jurisdiction in the estate of his late mother.¹⁹⁵

Joseph Parker Hall passed away in January 1916, at the residence of his son, 209 Rae Street, North Fitzroy, at the age of seventy five.¹⁹⁶

In the 1870's there were at least two buildings on the property – described alternatively as either wood or slab, with shingle roofs. One building served as a residence, while the other served together as a residence, with separate kitchen, and a school house. The person conducting the school was Colin Pentland.¹⁹⁷ Other tenants included Henry Faust, Thomas Moore and Henry Voss. The school was conducted on this site from 1873 through till 1879.¹⁹⁸ In 1879 Pentland moved the school to premises on the Junee Road.

Colin Campbell Pentland

Colin Campbell Pentland was born in Perth, Perthshire, Scotland on the 15th July 1812.¹⁹⁹ He was the son of George Pentland and Louisa Maxwell Pentland [nee Campbell].

In August 1843 Colin married Mary Leys, at Sydney.²⁰⁰ The couple had a large family [ten children].

The following biographical details, for Colin, are sourced from the records of Sherry Morris,²⁰¹

“Teacher at Eunonyhareenyha Public School near Wagga Wagga when it opened in 1873 but left after only a few months; opened the first school at North Wagga Wagga, known as Pentland's Academy or The Grammar School (WWA July 26, 1873); appointed to Albury Public School in February 1877 (WWA Feb 24, 1877) but returned to North Wagga Wagga the next month (WWA Mar 31, 1877); conducted school at North Wagga until 1880 when it was taken over by the Department of Education; applied for situation as teacher but Department decided he was not a suitable teacher and his application was declined (Morris NWPS pp.27-31); opened a private day and night school in Newtown, Wagga Wagga, in August 1880 (WWA Aug 7, 1880). Referred to by Dame Mary Gilmour

¹⁹³ Wagga Wagga Advertiser. 3rd February 1887, p2.

¹⁹⁴ Wagga Wagga Express. 7th October 1893, p5.

¹⁹⁵ Wagga Wagga Advertiser. 30th June 1894, p3.

¹⁹⁶ Age. 29th January 1916, p5.

¹⁹⁷ Wagga Wagga Rate Books. 1870-1907.

¹⁹⁸ Wagga Wagga Rate Books. 1870-1907.

¹⁹⁹ Scotland. Select Births & Baptisms: 1564-1950. [ancestry.com]

²⁰⁰ NSW BDM's. Marriage registration # 3781/1843 V18433781 74B or 1701/1843 V18431701 76.

²⁰¹ Sherry Morris. Biographical Listings. Colin Campbell Pentland.

as "fiery old kinsmen of my father" who taught Latin and Greek at the expense of English (Gilmore, "The Beatties of Brooklyn" in WWA July 4, 1933)."

In a change of career, Pentland was also the licensee of the Pomingalarna hotel, from 1876 till 1878.²⁰²

Colin's wife, Mary, passed away around 1869, at Albury. Mary Leys was the daughter of Lieutenant General John Leys [of the East India Company].²⁰³

Colin Campbell Pentland passed away on the 22nd March 1892, at Wagga Wagga, at the age of eighty years. His death took place at the residence of his daughter, Mrs JB Cullen, on the Urana Road.²⁰⁴



Above: Mary Pentland [nee Leys] and Colin Campbell Pentland.1850.²⁰⁵

²⁰² NSW Government Gazettes. Publicans' Licenses. 1876, p3088; 1876, p3660; 1877, p3385.

²⁰³ The Sun. 11th August 1912, p9. / Wagga Wagga Advertiser. 7th October 1882, p2.

²⁰⁴ Wagga Wagga Advertiser. 24th March 1892, p2.

²⁰⁵ Ancestry.com. [A daguerreotype, sent to Mrs Pentland, Jordanbank, Edinburgh from New South Wales c 1850: Original copy held by Hilary and Michael Brown and emailed to Lyn Hudson-Williamson on the 19th February 2014]

The North Wagga Wagga School

By September 1873 Colin Pentland had established a private school at North Wagga Wagga, with some forty to fifty students enrolled.²⁰⁶

From 1873 to 1879 the school and residence was located at what is now 23 and 25 Gardiner Street, or lots [H] and [I]. In 1879 Pentland moved the school to premises on the Junee Road.

Pentland conducted the school continuously up until October 1880, when it was announced that the Department of Education would open the North Wagga Public School, on the 18th October, in the premises previously occupied by Mr Pentland [on the Junee Road].²⁰⁷

There were two buildings on lots [H] and [I], in the period that Pentland conducted the school there. One was described as a slab cottage, and the other as a wood cottage. Both had a shingle roof. It is assumed that Pentland lived in the wood cottage and that the school was held in the slab cottage. It is possible that the original school was located at 21 Gardiner Street, but it is thought more likely that it was located at 23 Gardiner Street. It therefore follows that the house at 21 Gardiner Street was the school teacher's residence in the 1870's and 1880's.

William Methven Soutar

William Methven Soutar was born on the 6th March 1812, at Perth, Perthshire, Scotland, and baptised ten days later, at Methven, in that same place.²⁰⁸

In 1848 he married Margaret Wilson, in Sydney.²⁰⁹ It seems that there was no issue from this marriage. By 1859 William and Margaret were settled in the Murrumbidgee district – probably at Wagga Wagga.²¹⁰

From 1866 till 1871, William was the licensee of the Ferry hotel, at North Wagga Wagga, and from 1871, up until his death in 1873, he was the licensee of the White Swan Inn, at North Wagga Wagga. After his death, his wife, Margaret, held the license of the latter, from 1873 until 1882.

On the 11th April 1873 the death occurred of William Methven Soutar, a native of Perthshire, Scotland. He was sixty one years old.²¹¹

After William Methven Soutar passed away his estate went to his wife, Margaret Soutar. Margaret passed away on the 10th March 1888,²¹² and when her estate was settled, in 1894, the court nominated Hall [her son from a previous relationship] as administrator for the estate.²¹³

From 1877 till 1885 Mrs Soutar was listed as the owner of a wood cottage (probably slab), on this property (**Lots [H] & [I]**).²¹⁴

²⁰⁶ Wagga Wagga Express. 6th September 1873, p2.

²⁰⁷ Wagga Wagga Advertiser. 16th October 1880, p3. / Wagga Wagga Rate Books. 1870-1907.

²⁰⁸ Scotland. Select Births & Baptisms: 1564-1950. [ancestry.com]

²⁰⁹ NSW BDM's. Marriage registration # 4300/1848 V18484300 74B or 695/1848 V1848695 78.

²¹⁰ Wagga Wagga Express. 9th April 1859, p4.

²¹¹ Wagga Wagga Express. 12th April 1873, p2.

²¹² NSW BDM's. Death registration # 11385.

²¹³ NSW Land Registry Services. Title deed. Book 546, number 50.

²¹⁴ Wagga Wagga Rate Books. 1870-1907.

In 1888 and 1889 John Sullivan was listed as the owner and occupier of a wood cottage on part of portion 205,²¹⁵ but it was not until 1894 that the land was legally transferred to Sullivan.

On the 12th October 1894 Joseph Parker Hall, of Melbourne, conveyed the title to John Sullivan, a labourer of North Wagga Wagga, for the sum of eighty five pounds.²¹⁶ The dimensions of the property were still the same as when Henry Moxham transferred the property to Alfred Bennett.

The Split

On the 22nd October 1896 there was a conveyance from John Sullivan, a baker of North Wagga Wagga, to Frederick Weiland, for the sum of seventy five pounds.²¹⁷ This piece of land had an area of one rood, with a frontage of 78.5 links [15.8m] to Gardiner Street, then bound by a line extending 239 links [48m] to the east, followed by a line extending 137 links [27.5m] to the south, and finally a line extending 259 links [52m] back to Gardiner Street. This was the southern half of Bennett's original purchase – the block had now been split. This was Lot **[I]** [21 Gardiner Street]. Lot **[H]** was still owned by Sullivan.

Sullivan still owned the land in 1893, when he mortgaged two properties,²¹⁸ but by 1896 Ephraim Rodd was in possession of lot **[H]**.²¹⁹

When Ephraim purchased the property it featured a wood cottage, but in 1903 the description changed to that of a wood and brick cottage, and from 1904 onwards it was described as a brick cottage. Presumably Ephraim had constructed a new building, and the old timber building disappeared.

Ephraim still occupied the residence in 1908, but he was now described as a pensioner. It appears that Rodd left Wagga Wagga in 1908, and the property was leased out to James Brown Kendall for the period 1911-1913.

On the 24th December 1913 Ephraim Rodd, conveyed the property to Agnes Augusta Kendal [nee Schremmer], the wife of James Brown Kendal, a labourer of North Wagga Wagga, for the sum of one hundred and thirty pounds.²²⁰ From 1914 to 1921 James Brown Kendall was the occupant of the house at 23 Gardiner Street [a brick cottage].

Some nine years later, on the 3rd May 1922 Agnes transferred the land to Robert Augustus Fuller, a mail contractor of Wallendbeen, for the sum of three hundred pounds. The property boundary commenced at a point 78.5 links [15.8m] from the south-west corner of portion 205, then extended north along Gardiner Street for 119.6 links [24m], then east 253 links [50.9m], then south 75 links [15.1m], and then west 235 links [47.2m].²²¹ This was lot **[H]**

Initially Fuller occupied the brick residence on the property, but from 1926 till 1937 the house was occupied by Charles Ticehurst, a railway employee. Fuller was deceased by 1938 and it is not known who occupied the house from that year till 1943.²²²

²¹⁵ Wagga Wagga Rate Books. 1870-1907.

²¹⁶ NSW Land Registry Services. Title deed. Book 546, number 50.

²¹⁷ NSW Land Registry Services. Title deed. Book 587, number 841. .

²¹⁸ NSW Land Registry Services. Title Deed. Book 538, number 654.

²¹⁹ Wagga Wagga Rate Books.1870-1907.

²²⁰ NSW Land Registry Services. Title Deed. Book 1018, number 541.

²²¹ NSW Land Registry Services. Title Deed. Book 1259, number 382.

²²² Wagga Wagga Rate Books.1930.p212.

The property had a frontage of 78ft [23.8m] to Gardiner Street; a northern boundary of 165ft [50.3m]; an eastern boundary of 50ft [15.2m]; and a southern boundary of 158ft 5in [48.3m].²²³

The land was still owned by the estate of Robert Fuller up until 1966.

On the 7th September 1970, John William Fuller, a retired mail contractor of Wallendbeen, and the sole executor in the estate of Robert Augustus Fuller [a retired mail contractor – deceased], transferred the property to Arthur Edward Rolfe, and his wife, Jean Edna Rolfe, for the sum of seven hundred and fifty dollars.²²⁴ The reason the estate had taken so long to settle was that Robert Fuller, who passed away on the 22nd May 1928, instructed his trustee to allow his [Robert's] daughter, Juliet Ticehurst, to occupy the premises for the extent of her natural life, provided Juliet paid the sum of twelve shillings per week to her mother, for as long as her mother lived. Juliet's mother, Lily Emily Fuller, passed away on the 5th August 1942. Juliet passed away on the 14th January 1966, and the property automatically became the property of her brother, John William Fuller.

The Rolfes used this brick cottage to store stock, during the period they conducted the store at 27 Gardiner Street.²²⁵

Lots [E], [F], & [H]

On the 13th September 1974 Arthur and Edna Rolfe transferred three lots of land to Jeanette Mary Sinclair, for the sum of thirteen thousand dollars.²²⁶ The three parcels of land were as follows,

Lot **[E]** – Area of 37¼ perches. Starting at a point 573 links [107.9m] south of the north-east corner of portion 205, then 262 links [52.7m], then 59 links [11.9m], then 135 links [27.1m] and 102 links [20.5m] to Gardiner Street, and finally 131 links [26.33m] along Gardiner Street, back to starting point.

Lot **[F]** - Starting at a point 704 links [141.5m] south of the north-east corner of portion 205, then 102 links [20.5m] and 135 links [27.1m] east, then 172 links [34.6m] south, then 254 links [51m] west, then 86 links [17.3M] along Gardiner Street. This lot had an area of one rood plus eight and a half perches.

Lot **[H]** – Commencing at a point 78.5 links [15.8m] from south east corner of portion 205; then north along Gardiner Street a distance of 119.5 links [24m]; then east 253 links [50.9m]: then south 75 links [15.1m]; and lastly 239 links [48m] to the west.

1978, 12th October – Conveyance from Jeanette Mary Sinclair, married woman of Koorringal, to Betty Emily Cheney, meat processor of North Wagga Wagga, and Murray Graham Miller, meat processor of the same place, for the sum of \$13,440. The transfer covered three lots of land – lots [E], [F], and [H].²²⁷

²²³ Wagga Wagga Rate & Valuation Books. 1911-1949. RW1429.

²²⁴ NSW Land Registry Services. Title Deed. Book 2999, number 244.

²²⁵ Bob McFarland. August 2020.

²²⁶ NSW Land Registry Services. Title deed. Book 3171, number 896.

²²⁷ NSW Land Registry Services. Title deed. Book 3796, number 669.



Above: A contemporary aerial view showing no. 23 Gardiner Street. Courtesy NSW Land Registry Services. SIX.



Above: The brick cottage at 23 Gardiner Street in 2020.

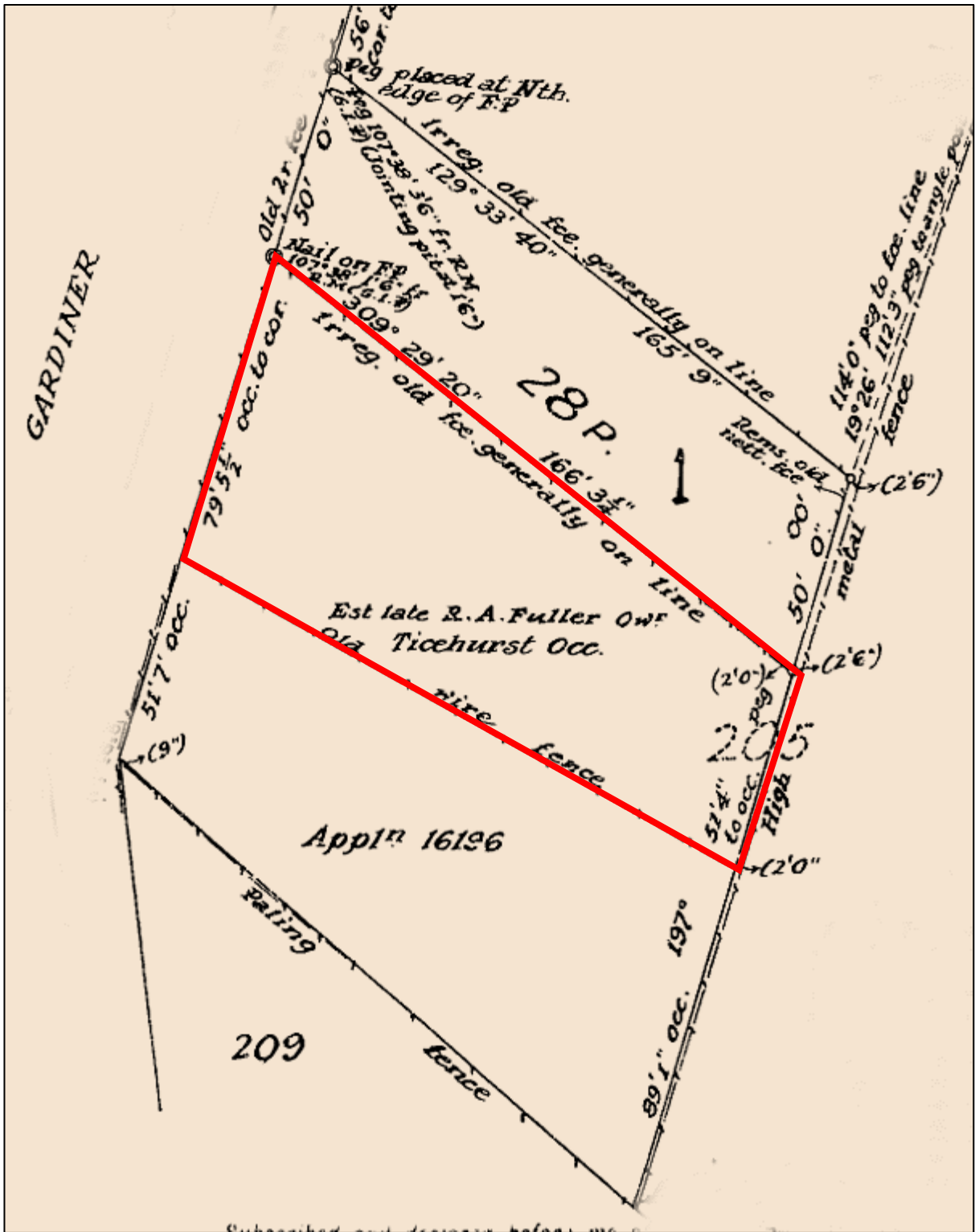


Left: A 1971 aerial view of the site, with the brick cottage at 23 Gardiner Street highlighted [red circle]. Courtesy Wagga Wagga City Council. [Intramaps]

The 1944 aerial view is identical.



Above: The old building [left] that stood on lot [G] back in the 1800's, and [to the right] the old building that stood on lot [H].



Above: A 1954 [October] plan of 21, 23 and 25 Gardiner Streets. The boundaries of Lot [H], or 23 Gardiner Street are highlighted in red. Courtesy NSW Land Registry Services.

21 GARDINER STREET

[I] – DP.1.66196

[Prior title > 6597-4]

Lots [I] and [H] share the same history up until October 1896, at which time the holding was split. See history of 23 Gardiner Street for details up until 1896.

The Split

On the 22nd October 1896 there was a conveyance from John Sullivan, a baker of North Wagga Wagga, to Frederick Weiland, for the sum of seventy five pounds.²²⁸ This piece of land had an area of one rood, with a frontage of 78.5 links [15.8M] to Gardiner Street, then bound by a line extending 239 links [48M] to the east, followed by a line extending 137 links [27.5M] to the south, and finally a line extending 259 links [52M] back to Gardiner Street. This was the southern half of Bennett's original purchase – the block had now been split. This was Lot **[I]** [21 Gardiner Street]. Lot [H] was still owned by Sullivan.

Frederick [or Friedrich] Weiland passed away on the 15th August 1897, at Wagga Wagga.²²⁹ He had fallen from a ladder, while pruning a tree, at North Wagga Wagga, in late June of that year and had been taken to hospital with spinal injuries.²³⁰ His death was a consequence of this accident. Frederick was sixty nine years old, and a single man. He was survived by two nephews who had lived with him for a number of years.²³¹

From 1899 till 1910 August Schremmer, as the executor for Frederick Weiland's estate, was the legal owner of the property that featured a wooden cottage, which he leased to various people,²³² including Michael Reineker, Christian Lauriston, and Harry Thompson. Schremmer was married to Caroline Louisa Weiland, who presumably was related to Frederick Weiland.

In March 1910 August Schremmer and Edward Corstain applied for the property to be converted to Torrens Title, which was approved.²³³ Schremmer was the executor of Weiland's estate, and Corstain was the nominated purchaser.

Christian August Schremmer

Christian August Schremmer was born in Wustegiersdorf, Poland, on the 5th June 1858.

On the 22nd October 1882 he married Caroline Louisa Weiland at Wustegiersdorf, Poland.

The couple came to Wagga Wagga around 1888, and their third child, Hugo [aka Harry], was born at Wagga Wagga, in that year.

August followed grazing pursuits for all of his time at Wagga Wagga. Two of his daughters married two Kendal men – Traton and James Kendal.²³⁴ One of his sons, George Henry Schremmer, enlisted with the Kangaroos, and fought overseas in WW1.

²²⁸ NSW Land Registry Services. Title deed. Book 587, number 841. .

²²⁹ NSW BDM's. Death registration # 9931. / Australia & New Zealand. Find a Grave Index: 1800's-current.

²³⁰ Wagga Wagga Express. 29th June 1897, p2.

²³¹ Wagga Wagga Advertiser. 17th August 1897, p2.

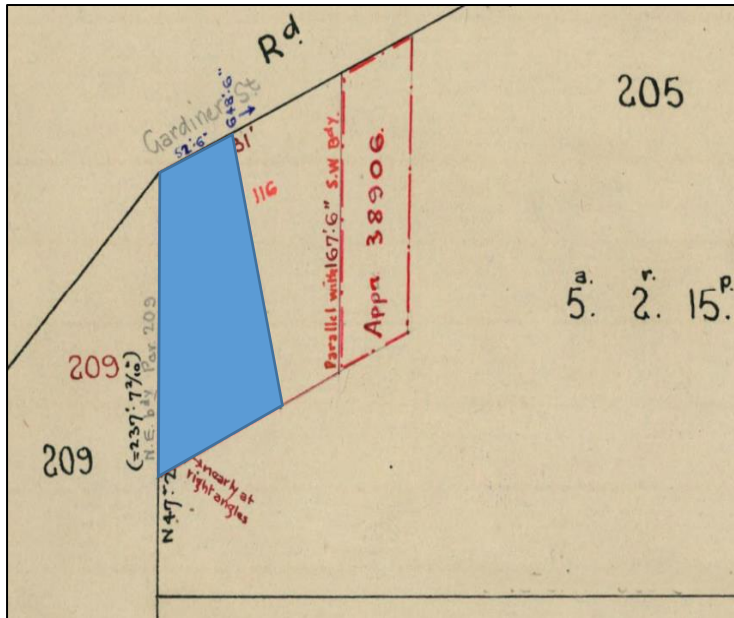
²³² Wagga Wagga Rate Books. 1870-1907.

²³³ NSW Land Registry Services. Primary Application. PA16196.

²³⁴ Daily Advertiser. 12th July 1919, p4.

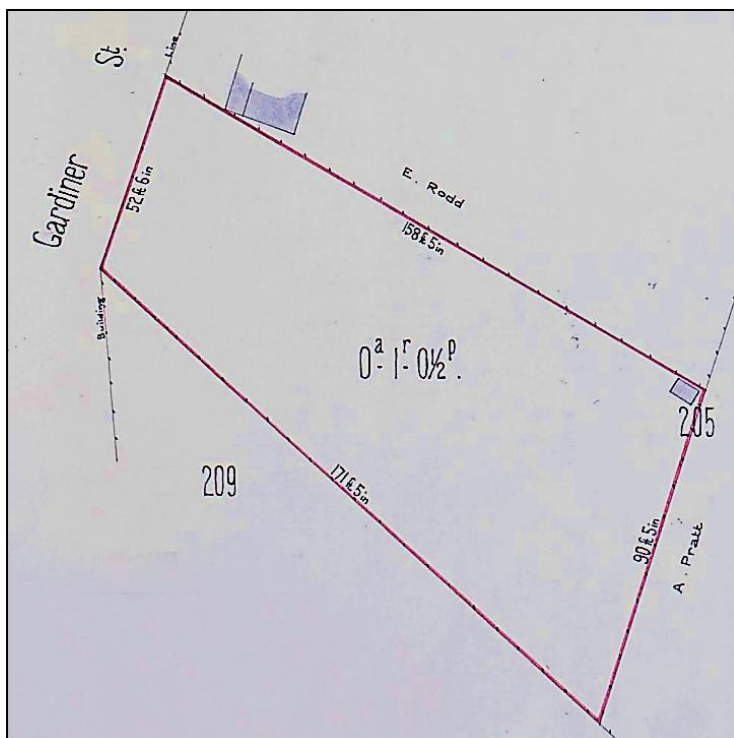
Christian August Schremmer passed away in July 1919, at his residence in Gardiner Street. He was sixty one years old and had been a resident of Wagga Wagga for some thirty odd years, where he followed grazing pursuits.²³⁵

Christian's wife, Caroline Louisa Schremmer [nee Weiland], passed away at Sydney, on the 20th March 1925.²³⁶



Left: 21 Gardiner Street as identified in 1910. Courtesy NSW Land Registry Services.

The lot transferred to Corstain had a frontage of 52ft 6in [16m] to Gardiner Street (western boundary); a southern boundary (shared with part of portion 209) 171ft 4in [52.2m] long; an eastern boundary 90ft 5in [27.6m] long; and a northern boundary 158ft 5in [48.3m] long.²³⁷ These dimensions were unchanged in 2019.²³⁸



Left: The lot converted to Torrens title by Auguste Schremmer in March 1910. Courtesy NSW Land Registry Services.

In 1908 the wooden residence was occupied by Henry Thompson, a labourer, of North Wagga Wagga.

1910, 19th March – Edward Corstain, a freeholder of North Wagga Wagga, was now the legal owner of the property. The lot had an area of one rood and one half of a perch.²³⁹

²³⁵ Daily Advertiser. 12th July 1919, p4.

²³⁶ Daily Advertiser. 26th March 1925, p2.

²³⁷ NSW Land Registry Services. Primary Application. PA16196.

²³⁸ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/127.

²³⁹ NSW Land Registry Services. Title deed. Volume 2045, folio 65.

Edward Corstian

Edward Corstian [or Corstain] passed away in December 1933, at Wagga Wagga. An obituary provided some family details,²⁴⁰

“The death occurred at his residence, Crampton Lane, Wagga, of a very old resident of Wagga, Mr Edward Corstian (known as Costin), after a long illness, at the age of 67 years. The deceased was born at Wagga, and had resided here all his life. The late Mr Corstian was not married, and is survived by one sister, Mrs S. R. Power, of Morgan street, Wagga, and one brother, Mr Harry Costin of Old Junee, and Mr Alfred Boyton of North Wagga (step brother). The funeral took place on Monday morning the cortege moving from his late residence, the interment taking place in the family portion of the Methodist cemetery, Wagga, where the Rev A J. Gould officiated. The coffin, which was covered with wreaths, was carried to the grave by Messrs L. Boyton, Jack Power, S. Costin, G. Costin, J. L. Brown (nephews) and J Harris. The pall bearers were Messrs Harry Costin, (brother), Alfred Boyton (stepbrother), James Boyton and Wallace Boyton (nephews), S. E Power (brother in law), and H. E. Mitchelmore. The chief mourners at the graveside were those mentioned, and Mrs S. B. Power (sister), Miss Elsie Power, Mrs J. Brown (nieces), and Mrs R. Angel of Temora (relative), and friends from Junee, Wagga and Temora.”

From 1911 till 1913, the occupant of the wooden residence was William Charles Josephs.

William Charles Josephs.

William Charles Josephs was born at Hay, on the 21st April 1885,²⁴¹ the son of Joseph Henry Wilks Josephs and Caroline Martha Josephs [nee Anderson].

In 1909 he married Rosina Elizabeth White, at Wagga Wagga.²⁴² Rosina was born at Tarcutta in 1870, and was the daughter of William and Thersa White. The couple had one child, Cecil Henry Josephs, who was born on the 6th September 1909, at Wagga Wagga.²⁴³



William served his country in WW1 [SERN.334] with the 12th Light Horse. He enlisted in February 1915. He returned to Australia in 1919 and was discharged in December of that year.

Left: William Charles Josephs. Courtesy Leslie Bell [ancestry.com]

In 1920 William applied for a court order for restoration of his conjugal rights, against his wife, Rosina. In a counter suite Rosina accused William of misconduct with one Maud Lawton. The court heard from William that he was a farrier, by trade, and that he married Rosina at Wagga Wagga on the 22nd February 1909. He testified that

²⁴⁰ Daily Advertiser. 27th December 1933, p2.

²⁴¹ NSW BDM's. Birth registration # 13620.

²⁴² NSW BDM's. Marriage registration # 2720.

²⁴³ NSW BDM's. Birth registration # 42570.

he got on well with Rosina, before he went overseas, but that she would have nothing to do with him since he returned.



There was evidence given that William had been violent toward his wife, and that he had been observed kissing Maud Lawton in Glebe Park.

On the second day of the hearing, Rosina withdrew her counter claim, and the judge ordered her to return to her husband within twenty one days.²⁴⁴

Presumably the couple reached an agreement to divorce, because William remarried in August 1922, and Rosina remarried in August 1923.

Left: Rosina Elizabeth Josephs [nee White]. Courtesy Russell Black. [ancestry.com]

1916, 2nd November – The title was transferred to Jane Anne Neil, wife of James Neil, a carpenter of Wagga Wagga.²⁴⁵

1921, 28th December – The property was transferred to Frederick Rearden, a labourer of North Wagga Wagga.²⁴⁶

1922, 8th August – Rearden transferred the title to Walter Willie Patterson, a labourer of North Wagga Wagga.²⁴⁷ Patterson, a mail contractor, lived in the premises up until the time he sold the property.

1929, 25th January – The title was transferred from Patterson to Nathaniel Keyes, a dealer of North Wagga Wagga.²⁴⁸ Keyes was variously described as a stock dealer, a drover, and a railway employee. The property had a frontage of 52ft 6in to Gardiner Street.²⁴⁹ From 1929 onwards the council described the building as a weatherboard residence, rather than a wooden residence. The 1909 plan shows that it was always the same building.

From 1931 till 1949 the property was owned by Nathaniel Keyes, and featured a weatherboard residence, with a frontage of 52ft 6in to Gardiner Street and an eastern boundary of the same length. The northern boundary was 158ft 5in and the southern boundary was 171ft 5in.²⁵⁰

From 1946 to 1949, Nathaniel was listed as residing in a weatherboard residence, named “*Claremont*.”²⁵¹

²⁴⁴ Daily Advertiser. 2nd September 1920, p2. / 3rd September 1920, p3.

²⁴⁵ NSW Land Registry Services. Title deed. Volume 2045, folio 65.

²⁴⁶ NSW Land Registry Services. Title deed. Volume 2045, folio 65.

²⁴⁷ NSW Land Registry Services. Title deed. Volume 2045, folio 65.

²⁴⁸ NSW Land Registry Services. Title deed. Volume 2045, folio 65.

²⁴⁹ Wagga Wagga Rate Books. 1930, p212.

²⁵⁰ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/123 & 127.

²⁵¹ Wagga Wagga Rate & Valuation Books. 1946-1949. RW1429/125.

Nathaniel Keyes

Nathaniel Keyes was born at Downside,²⁵² on the 6th December 1893, the son of Andrew Keyes and Mary Catherine Keyes [nee Stewart].

On the 9th April 1917 Nathaniel married Margaret Elizabeth Looby, at Wagga Wagga.²⁵³

On the 7th November 1949, Nathaniel collapsed, at his home in Gardiner Street, and died shortly afterwards. He was fifty five years old and was survived by his wife and one daughter, Mrs Doreen Hamilton of Albury.²⁵⁴ Nathaniel was a great lover of horses, and he owned a number of hacks and ponies, and also donkeys. He conducted a riding school from his Gardiner Street premises for many years. Bob McFarland can recall the sign that read “*Donkey Rides.*”

1950, 30th March – Margaret Ellen Keyes, a widow of Wagga Wagga, was now the legal owner of the property.²⁵⁵

1950, 11th December – Margaret Keyes transferred the property to John McCallum, a courier of Wagga Wagga.²⁵⁶ Margaret passed away on the 6th January 1981, at Wagga Wagga.²⁵⁷

1952, 13th February – Petrus Veerhuis, a carpenter of Wagga Wagga, was the legal owner of half of the property.²⁵⁸ The other half was owned by Rulof Turel, a hairdresser of Wagga Wagga.²⁵⁹

Petrus Veerhuis

Petrus Veerhuis was one of a number of Dutch emigrants who settled at Wagga Wagga in the early 1950's. By 1954 some twenty families were residing in Wagga Wagga, including the family of Albert Burgman. In 1954 Peter and Mrs Veerhuis were paying off their home, and raising seven children, four of whom were of school age.

1952, 2nd December – Rulof Turel, a hairdresser of Wagga Wagga, was now the sole legal owner of this lot [I]. The lot had an area of one rood and one half of a perch. It had a frontage to Gardiner Street of 52ft 6in, with a southern boundary that ran along the northern boundary of portion 209 for a distance of 171ft 5in. The eastern boundary had a length of 50ft 5in, while the northern boundary had a length of 158ft 5in.²⁶⁰ By 1963 Rulof was living at Harden.²⁶¹

1958, 18th August – John Richard Reynolds, a solicitor of Wagga Wagga, was the legal owner of the property.²⁶² Reynolds and his family were living at 7 Johnston Street, Wagga Wagga [in 1958], and presumably the property was an investment.

1959, 6th November – Ernest Kaszas, a barber of Wagga Wagga, was the legal owner.²⁶³

1960, 15th December – Stanislaw Rokjosek, a plasterer of Wagga Wagga, was the legal owner of the property.²⁶⁴

²⁵² Daily Advertiser. 8th November 1949, p2.

²⁵³ NSW BDM's. Marriage registration # 4537.

²⁵⁴ Daily Advertiser. 8th November 1949, p2.

²⁵⁵ NSW Land Registry Services. Title deed. Volume 2045, folio 65.

²⁵⁶ NSW Land Registry Services. Title deed. Volume 2045, folio 65.

²⁵⁷ NSW BDM's. Death registration # 1675.

²⁵⁸ NSW Land Registry Services. Title deed. Volume 6446, folio 238.

²⁵⁹ NSW Land Registry Services. Title deed. Volume 6446, folio 238.

²⁶⁰ NSW Land Registry Services. Title deed. Volume 6597, folio 4.

²⁶¹ Australian Electoral Rolls. 1963. [ancestry.com].

²⁶² NSW Land Registry Services. Title deed. Volume 6597, folio 4.

²⁶³ NSW Land Registry Services. Title deed. Volume 6597, folio 4.

²⁶⁴ NSW Land Registry Services. Title deed. Volume 6597, folio 4.



Left: Six of the Veerhuis children who lived at North Wagga Wagga in 1954.

Leon [3], Freddie [4], John [6], Henny [12], and Peter [13].²⁶⁵

In 1958, the Veerhuis family were living at 29 Wall Street.²⁶⁶

1966, Arthur Edward Rolfe, a storekeeper of Wagga Wagga, and Jean Edna Rolfe, his wife, were the legal owners of the property.²⁶⁷

Arthur Edward Rolfe

Arthur Edward Rolfe was born at Paddington on the 11th June 1923.

In 1948 he married Jean Edna Josephson at Windsor.²⁶⁸

In 1963, Arthur and Jean were living at 92 Morgan Street. In 1968 their residence was at 16 Hampden Avenue, North Wagga Wagga. In 1977 and 1980 the couple were living at RMB 400e, Oura Road, and Arthur's occupation was that of a store keeper.²⁶⁹

²⁶⁵ Daily Advertiser. 1st December 1954, p5.

²⁶⁶ Australian Electoral Rolls. 1958. [ancestry.com]

²⁶⁷ NSW Land Registry Services. Title deed. Volume 6597, folio 4.

²⁶⁸ NSW BDM's. Marriage registration # 29709.

²⁶⁹ Australian Electoral Rolls. 1963, 1968, 1977, and 1980. [ancestry.com]

After leaving the store in Gardiner Street the Rolfes conducted the store at the corner of Hampden Avenue and Mary Street, in the 1970's.



Above: The Rolfe's store at the corner of Hampden Avenue and Mary Street. Courtesy the Museum of the Riverina.

Arthur Edward Rolfe passed away on the 20th February 1997, at Wagga Wagga.

Jean Edna Rolfe passed away at Wagga Wagga on the 25th January 2019, aged eighty eight.

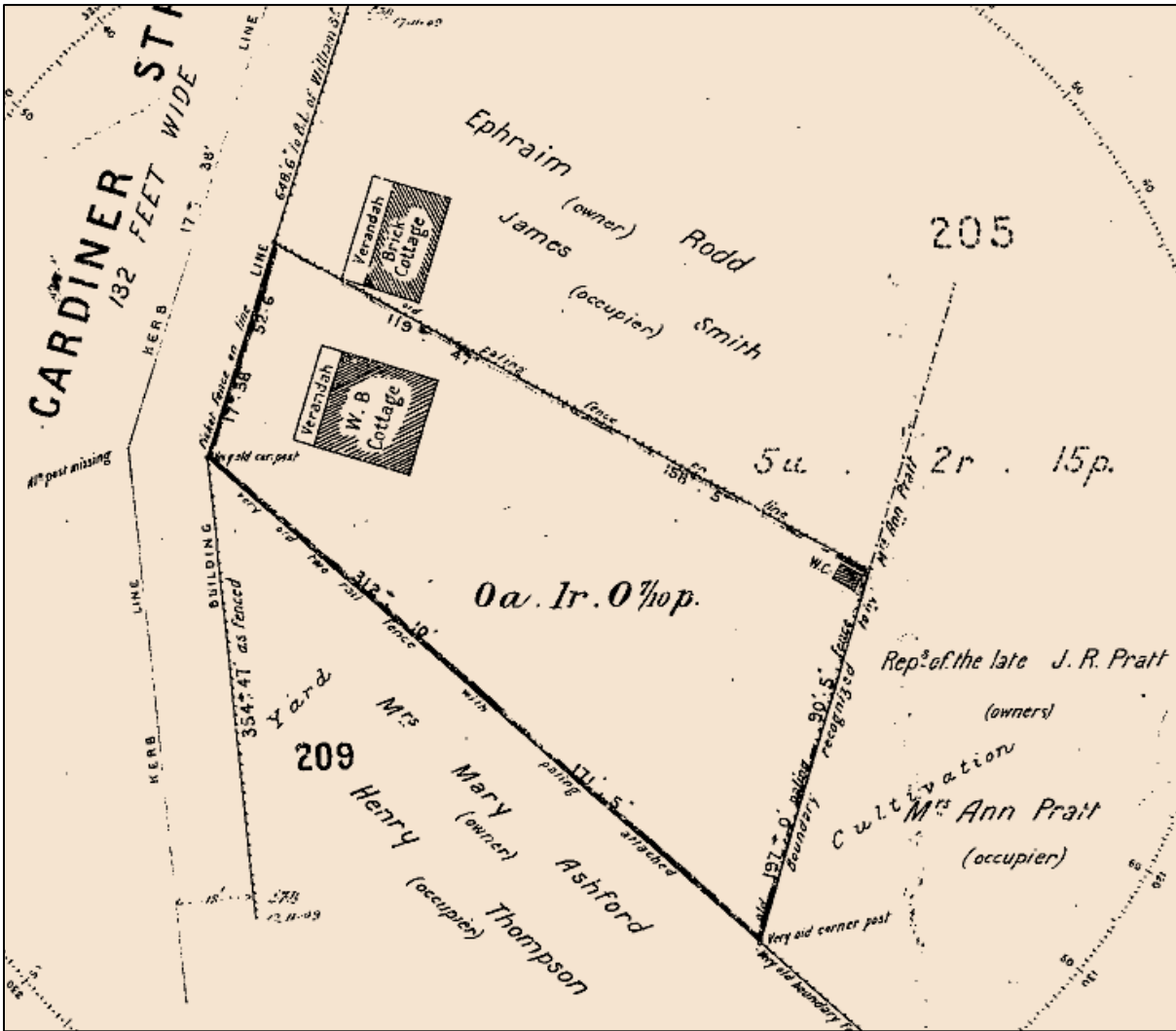
1974, Jeanette Mary Sinclair, a married woman of Koorngal, was the legal owner of the property.²⁷⁰

1989, 16th November – Betty Emily Miller and Murray Graham Miller, were the legal owners of the property.²⁷¹

[Converted to computer folio > see DP.1.66196]

²⁷⁰ NSW Land Registry Services. Title deed. Volume 6597, folio 4.

²⁷¹ NSW Land Registry Services. Title deed. Volume 6597, folio 4.



Above: A 1909 plan showing the weatherboard building at 21 Gardiner Street and a brick building on the adjoin lot [23 Gardiner Street]. Courtesy Wagga Wagga City Council. Intramaps.



Above: A contemporary aerial view of the 21 Gardiner Street site. Courtesy NSW Land Registry Services. SIX.



Above: 21 Gardiner Street in 2020.



Above: 21 [right] and 23 [left] Gardiner Street in 2020.

17 Wall Street

The house immediately to the south of 21 Gardiner Street is 17 Gardiner Street, and the house on that property has been home for four generations of the McFarland family.



Above: An early photo of the McFarland family home at 17 Gardiner Street. Courtesy Bob McFarland.

[J] DP.205.1084989

[Prior title > CA41273 > Book 1883, number 138]

The history of lot [J] was always aligned with the history of the Black Swan hotel. Whoever owned the hotel, owned lot [J]. See the history of that hotel for further details.

The short history prior to the Wagga wagga City Council purchasing the land is as follows,

1939, 16th January – Egbert Dunkerton Francis, a gentleman of Killara, and formerly of Kings Cross, conveyed the title to Ellen Morgan, a widow of Petersham, for the sum of £2,360.²⁷² The land consisted of all of portion 206 and that piece of portion 205 identified as [J].

1940, 19th November – Ellen Morgan, widow of Lewisham (Sydney) transferred the property to the Wagga Wagga City Council, for the sum of £255 19s 7d.²⁷³ Tooth & Co. held a mortgage on the property at that time. The land sold was the lot identified herein as [J], being a part of portion 205, and all of portion 206. This would become McPherson Oval. The lot from portion 205 had an area of one rood and seventh tenths of a perch.

McPherson Oval still covers the same lots in 2020.



Above: The entry to McPherson Oval. Courtesy Google Maps.

²⁷² NSW Land Registry Services. Title deed. Book 1835, number 818.

²⁷³ NSW Land Registry Services. Title deed. Book 1883, number 138.



Above: A contemporary aerial view showing McPherson Oval spread across DP.205.1084989 and DP.206.751422. The red boundary shows lot [J] of portion 205. Courtesy NSW Land Registry Services. SIX.

