

# THE SPORTSMAN'S ARMS HOTEL

## CREPE MYRTLE



**Front Cover**

**Top:** The old hotel building with former store at extreme right.

**Bottom:** The old hotel building with the former butcher shop adjoining.

# Sportsman's Arms Hotel

The Sportsman's Arms hotel was situated on a part of allotment 6, section 32, in the town and parish of South Wagga Wagga. In 2022 the building was located at 102 Kincaid Street, Wagga Wagga.

## Allotment 6 – the freehold

The properties at 102 and 108 Kincaid Street are located on allotment 6, of section 32, in the town and parish of South Wagga Wagga.



**Above:** Extract from Surveyor Edward Fisher's Crown Plan [W.12.1345] [1855, updated to 1858] showing the original purchasers of allotments 1 to 10, section 32. Courtesy NSW Land Registry Services.

Allotments 2 to 7 were all purchased by Thomas Fox,<sup>1</sup> while allotments 9 and 10 were reserved for church purposes.

<sup>1</sup> NSW Land Registry Services. Title Deed. Year 1858, pages 79-83.



[1.]

**NEW SOUTH WALES.**

County *Wynyard* **B. TOWN LOT.** 58 / 80

Parish *South Maffa Maffa*

Date of Purchase *1st October, 1857* **VICTORIA**, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth:—

Area *1 acre* **TO ALL to whom these Presents shall come, Greeting:—**

**W**HERREAS in conformity with the Regulations now in force for the Sale of Crown Lands in Our Territory of New South Wales, *Thomas Fox*

Allotment or Parcel of Land hereinafter described, for the Sum of *Four pounds*

sterling; **Now Know Ye**, That for and in consideration of the said Sum for and on Our behalf, well and truly paid into the Colonial Treasury of Our said Territory, before these Presents are issued, And in further consideration of the Quit-Rent hereinafter Reserved, We, with the advice of Our Executive Council of New South Wales, HAVE GRANTED, and for Us, Our Heirs and Successors, DO HEREBY GRANT unto the said *Thomas Fox*

his Heirs and Assigns, Subject to the several and respective Reservations hereinafter mentioned, ALL THAT Allotment or Parcel of Land in Our said Territory, containing by Admeasurement *one acre*

be the same more or less, situated in the County of *Wynyard*

Parish of *South Maffa Maffa* and *Town of South Maffa Maffa*

being Allotment No. *32* of Section No. *thirty two* commencing on the *South Eastern* side of *Lincaid street* of the *West corner* of a lot numbered *10* in the *North* and *West* boundaries of that allotment being a line *South Easterly* at right angles to *Lincaid street* two chains; on the *South Eastern* side a line *South Westerly* parallel to *Lincaid street* five chains to *Peckwith street* on the *South* side of *Peckwith street* two chains of the *North* side of *Peckwith street* *North Westerly* to *Lincaid street* and on the *North West* side of *Lincaid street* *North Easterly* to the *West* corner of a lot numbered *10* as aforesaid. Being the allotment sold as Lot 20, in pursuance of the proclamation of 18th August 1857.

with all the Rights and Appurtenances whatsoever thereto belonging; To HOLD unto the said *Thomas Fox*

for ever, PAYING and Paying therefore Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Penny per acre for ever, if demanded; PROVIDED HOWEVER, AND WE DO HEREBY RESERVE unto Us, Our Heirs and Successors, all Mines of Coal; AND WE DO ALSO RESERVE unto Us, Our Heirs and Successors, and to the Governor for the time-being of Our said Territory, by such PERSON or PERSONS as shall be by them or Him authorized in that behalf, full power to make and conduct through the said Land all Common or Public Drains and Sewers which may be deemed expedient: In Testimony WHEREOF, We have caused this Our Grant to be Sealed with the Seal of Our said Territory.

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

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

*Carl Fox*  
*13/10/57*

Above: Title Deed for Thomas Fox's purchase of allotment 6, section 32, in October 1857.<sup>2</sup>

<sup>2</sup> NSW Land Registry Services. Title Deed. Year 1858, page 80.

On the 2<sup>nd</sup> December 1858, Thomas Fox, a licensed victualler of Wagga Wagga, conveyed a number of allotments to Charles Marnes, a farmer of Wagga Wagga, for the sum of four hundred pounds. Specifically, allotments 1, 2, 3 & 4, of section 31; and allotments 2, 3, 4, 5, 6 & 7, of section 32.<sup>3</sup>

Charles Marnes passed away on the 6<sup>th</sup> February 1872.<sup>4</sup> His will nominated William Alfred Cottie and Matthew Nicholas Callaghan as his executors, and they were charged with establishing certain trusts to manage his assets for the benefit of Mary Marnes and Hannah Jackson. John Jackson was subsequently appointed as a trustee of the estate, in place of Callaghan, in June 1873. Mary Marnes passed away on the 10<sup>th</sup> April 1873.<sup>5</sup>

Seventeen years later the section 32 lots were advertised for sale by public auction, in June 1875.<sup>6</sup>

**THIS DAY.**  
**WEDNESDAY, 2<sup>ND</sup> JUNE, 1875.**  
**VALUABLE TOWN PROPERTY.**

**D**AL. CAMPBELL, HEPBURN and Co. have received instructions from Jno. Jackson, Esq., as Trustee for Mrs. W. Jackson and family, to sell by public auction (through their Auctioneer Mr. A. T. Bolton), at the Australian Hotel, on Wednesday, 2<sup>nd</sup> June, at 2 o'clock,

**The following very Valuable BUILDING SITES :-**

**Lot 1**—Containing 1 rood 16 perches, situate corner of Kincaid and Simmons streets.

**Lots 2, 3, 4, 5, 6, 7, 8 and 9**—Each containing 1 rood 16 perches, and having 66 feet frontage to Kincaid-street.

**Lot 10**—Containing 1 rood 16 perches and situate corner of Kincaid and Beckwith streets.

Every allotment above mentioned is accessible at the rear by means of a lane 33 feet wide.

The Auctioneers would call the special attention of Capitalists to this most important sale, the allotments being situate in one of the most important streets in Wagga Wagga.

**Terms**— $\frac{1}{2}$  cash, balance at 1, 2 and 3 years bearing 8 per cent. interest.  
ttm.w

**Left:** 1875 notice of sale, for ten lots of land within section 32.

On the 27<sup>th</sup> May 1876, parts of allotments 6 & 7, of section 32, were conveyed from John Jackson, a grazier of Boree Creek Station [1<sup>st</sup> part], under instruction from Hannah Jackson, the wife of William Jackson of Boree Creek [2<sup>nd</sup> part], to David Parker, a tinsmith of Wagga Wagga [3<sup>rd</sup> part], for the sum of one hundred and forty pounds.<sup>7</sup>

The land conveyed to David Parker had an area of two roods and thirty-two perches. The boundary of the new lot commenced at the north west corner of allotment 6 [corner of Beckwith and Kincaid Streets] and extended south along the eastern side of Beckwith Street for a distance of 3 chains and 33 ft [70.4M] [to meet Marns Street], before turning 90° and extending a distance of two chains [40.2M] to the east; then turning 90°, to the north, and extending out to Kincaid Street; followed by a northern boundary that extended two chains west to meet the point of commencement.

Parker had purchased the eastern parts of allotments 6 & 7, and a lane way [Marns Street] now divided section 32.

<sup>3</sup> NSW Land Registry Services. Title Deed. Book 58, number 853.

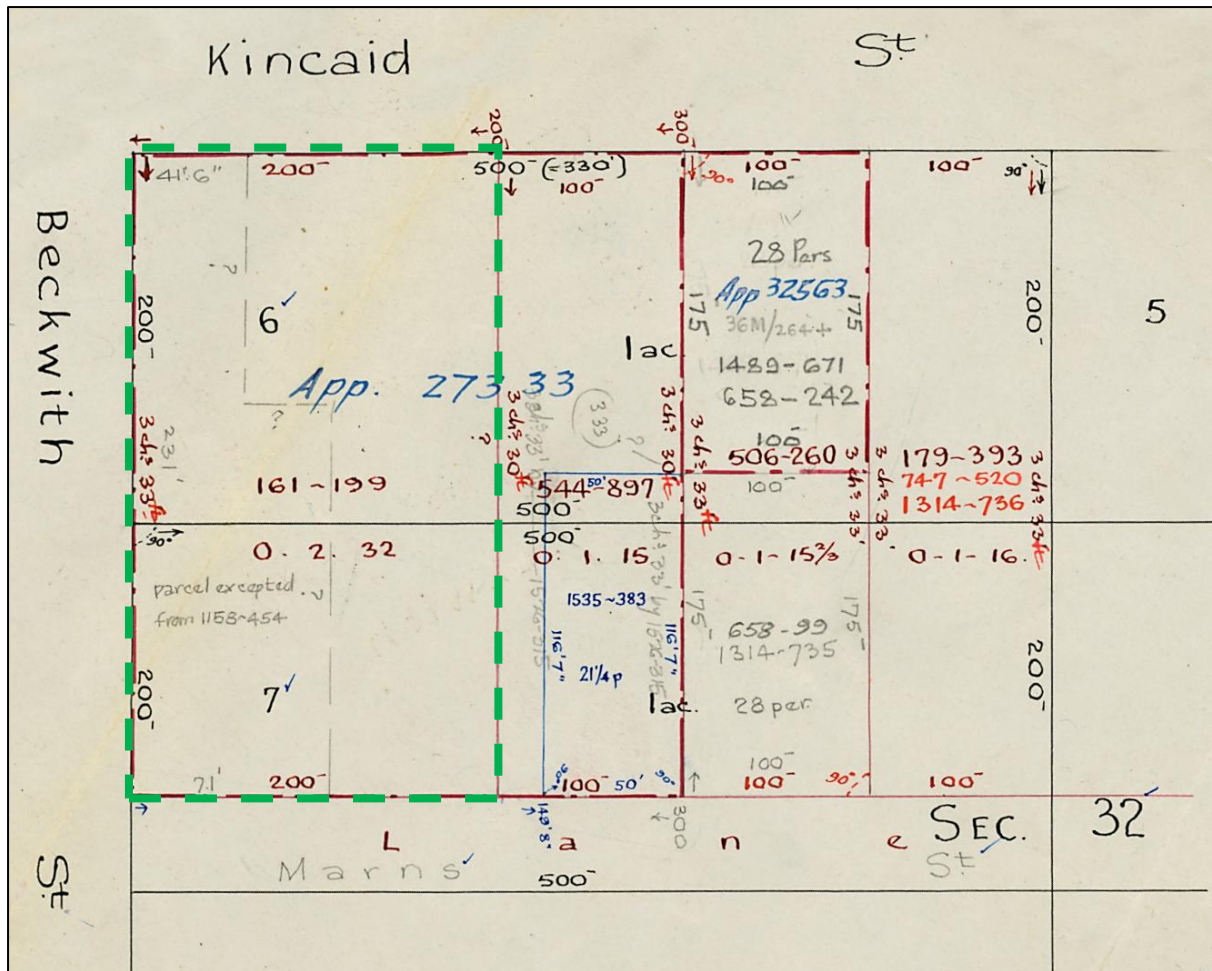
<sup>4</sup> Wagga Wagga Express. 7<sup>th</sup> February 1872, p2.

<sup>5</sup> NSW BDM's. Death registration £ 7136/1873. / Wagga Wagga Express. 12<sup>th</sup> April 1873, p2.

<sup>6</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> June 1875, p3.

<sup>7</sup> NSW Land Registry Services. Title Deed. Book 161, number 199.





**FOR PRIVATE SALE.**

**CORNER OF KINCAID AND BECKWITH STREETS.**

**F**OR PRIVATE SALE, two Allotments of Land, at the corner of Kincaid and Beckwith streets, containing half an acre each. Also the TWO COTTAGES conjoined, newly built, which are erected thereon, and which would be suitable for an hotel.

One of these contains 4 rooms, the other 5 rooms, and has a fine Kitchen detached.

The land is securely fenced with a New Fence, and there is a **SPLENDID WELL OF WATER** on the premises.

The owner wishes to sell privately, and as soon as possible, as he is about leaving the district.

Apply to  
**DAVID PARKER,**  
On the premises.

**Above:** A sketch that shows the land purchased by David Parker in 1876 [green dash lines]. Courtesy NSW Land Registry Services.

In 1877 Parker intended leaving Wagga Wagga and he, accordingly, advertised his holding for private sale.<sup>8</sup>

**Left:** Parker's advertisement in February 1877.

On the 16<sup>th</sup> March 1877, David Parker, a tinsmith of Wagga Wagga, conveyed his holding to Edward Spring, of Wagga Wagga, for the sum of five hundred and fifty pounds. The property had an area of two roods and thirty-two perches.<sup>9</sup>

It is clear the two conjoined cottages on this part of allotment 6, were constructed after May 1876, when Parker purchased vacant land, and before February 1877 when Parker advertised the two cottages for sale.

<sup>8</sup> Wagga Wagga Advertiser. 14<sup>th</sup> February 1877, p3.

<sup>9</sup> NSW Land Registry Services. Title Deed. Book 167, number 367.

In 1885 and 1886, Spring was rated for two lots on parts of allotment 6. One was the hotel, the other was a “fenced lot.” In 1887, Spring was rated for two properties on allotment 6 – the hotel and a brick cottage – both occupied by Spring. He was also appraised for four other premises – three wooden cottages and a cordial factory, located on allotment 7. The cordial factory, which was leased to John Hogan, faced onto Marn Street, as did one of the wooden cottages, and it was occupied by George Tracey. One of the other wooden cottages was located at the corner of Beckwith and Marn Streets, and it was occupied by John Hogan. The third wooden cottage, faced onto Beckwith Street, and it was occupied by William Crisp.<sup>10</sup> The situation was unchanged in 1888 and 1889, except that the cordial factory and the associated wooden cottages, were now recorded as being located on parts of allotment 8. They were still owned by Edward Spring and leased to John Hogan.

**A RARE CHANCE.**

**SPORTSMAN'S ARMS HOTEL,**  
**WAGGA WAGGA.**

**TOMPSON, MANNING, and JEREMY**  
have been favoured with instructions from Edward Spring, Esq., to **SELL PRIVATELY**, in consequence of his determination to retire from public business, the above very desirable **HOTEL PROPERTY**, with Two good Wooden Dwellings and Cordial Factory (under lease to Mr. J. J. Hogan), the whole occupying 1 acre of land, having a frontage to Kincaid, Beckwith, and Marn streets, and close to the Racecourse, commanding a large trade. The Hotel is substantially built of brick, containing 22 rooms, and the cottages and factory bring in a rental of 31s per week.

**FURNITURE & STOCK AT VALUATION,**  
Price Very Reasonable. Terms Easy.  
Intending purchasers should inspect at once. This splendid investment will soon be snapped up. Further particulars  
**TOMPSON, MANNING, and JEREMY,**  
Agents, Wagga.

In February 1891, Edward Spring, placed the hotel and the adjoining cordial factory up for sale, by private negotiation.<sup>11</sup>

Left: Sale notice in February 1891.

<sup>10</sup> Wagga Wagga Rate Books [1870-1907]. NSW State Archives. Series NRS.17646-1.

<sup>11</sup> Wagga Wagga Advertiser. 7<sup>th</sup> February 1891, p3.



**Above:** Contemporary aerial view showing location of the old hotel building and the adjacent cordial factory and residence. Courtesy NSW Land Registry Services. SIX.

On the 24<sup>th</sup> September 1894, Alexander Thorley Bolton of Sydney, the vendor [1<sup>st</sup> part], with the consent of Hannah Jackson, the wife of William Jackson, a farmer of Wagga Wagga [2<sup>nd</sup> part], conveyed a piece of land to Robert Hughes, a crown lands agent of Cootamundra [3<sup>rd</sup> part], who was acting as a trustee for Amelia Spring, the wife of Edward Spring, a hotel keeper of Wagga Wagga [4<sup>th</sup> part], for the sum of thirty eight pounds. Alexander Thorley Bolton was the sole trustee of Charles Marnes' estate. The land, which was made up of parts of allotments 6 & 7, of section 32, had an area of one rood and fifteen perches and lay to the east of the hotel property, extending from Kincaid Street through to Marns Street.<sup>12</sup> [See PA.27333 and volume 4471, folio 169 for subsequent history].

Robert Hughes and John Edward Hughes were Edward Spring's stepsons. Edward's wife, Amelia, had previously been married to Patrick Hughes. Her maiden name was Amelia Cassin.<sup>13</sup>

On the 13<sup>th</sup> June 1898, Edward Spring, a licensed hotel keeper of Wyalong [1<sup>st</sup> part], conveyed the hotel property to John Edward Hughes, a licensed hotel keeper of Wagga Wagga [2<sup>nd</sup> part]. Hughes was acting as trustee for Amelia Spring, the wife of Edward Spring. The land transferred consisted of

<sup>12</sup> NSW Land Registry Services. Title Deed. Book 544, number 897.

<sup>13</sup> NSW BDMS. Marriage registration # 2495/1864.



the original purchase of two roods and thirty perches plus the later purchase of one rood and fifteen perches.<sup>14</sup> The property was retained by the Spring family for the next twenty seven years.

By 1900 Spring had sold some of the properties facing onto Marn Street and the cordial factory is no longer listed in the rate records.<sup>15</sup>

Amelia Spring passed away on the 20th November 1909, and the hotel property continued to be managed by her executors – Edward Spring and Robert Hughes.

On the 20<sup>th</sup> August 1925, the executors conveyed the property to Thomas Davis, a contractor of Wagga Wagga, for the sum of two thousand pounds. This was the original purchase of two roods and thirty two perches.<sup>16</sup> A “*declaration of trust*” dated 22<sup>nd</sup> February 1927, revealed that Robert James Cunningham and Albert Edward Kelly, were equal owners of the property with Thomas Davis - tenants in common – they having contributed equally to the two thousand pounds paid in August 1925.<sup>17</sup>

On the 24<sup>th</sup> May 1928, Joseph Stevens and Allan Thomas Kelly, acting as executors in the estate of Albert Edward Kelly, conveyed a one third share in the property to Thomas Davis, a contractor of Wagga Wagga and Robert James Cunningham, a mercer of Wagga Wagga, for the sum of two hundred pounds.<sup>18</sup>

The property was subsequently subdivided [See DP.528], creating six new lots.

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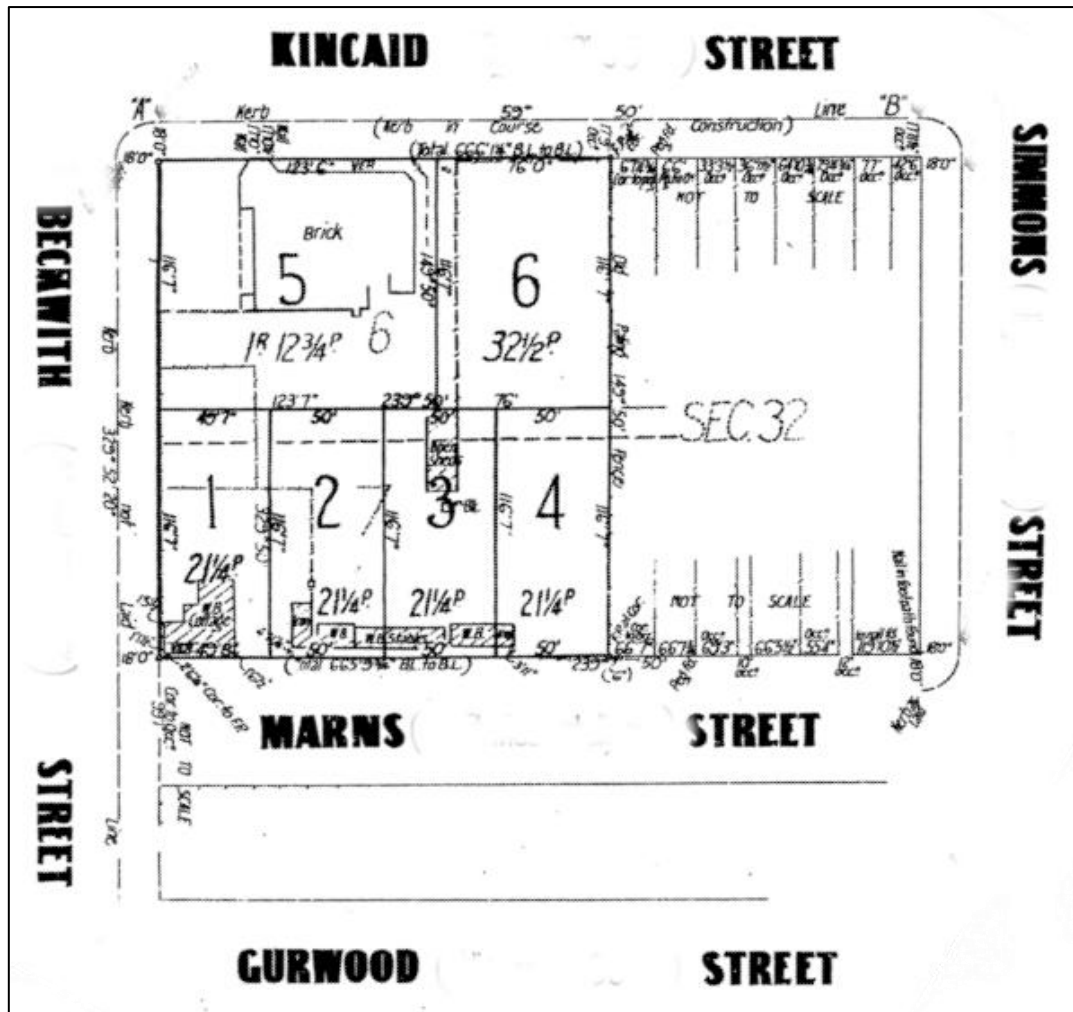
<sup>14</sup> NSW Land Registry Services. Title Deed. Book 624, number 131.

<sup>15</sup> Wagga Wagga Rate Books [1870-1907]. NSW State Archives. Series NRS.17646-1.

<sup>16</sup> NSW Land Registry Services. Title Deed. Book 1397, number 45.

<sup>17</sup> NSW Land Registry Services. Title Deed. Book 1461, number 47.

<sup>18</sup> NSW Land Registry Services. Title Deed. Book 1526, number 315.



**Above:** A 1929 plan showing the six lots created in DP.528. Courtesy Wagga Wagga City Council. Intramaps.

By 1931, Robert James Cunningham was the sole proprietor of the hotel property, at which time he converted the deed to Torrens Title. The property had an area of one rood plus twelve- and three-quarter perches, being lot 5 of DP.528. It was a rectangular block with a frontage of 123ft 6in to Kincaid Street, and a frontage of 116ft 7in to Beckwith Street.<sup>19</sup>

Transactions to follow were,<sup>20</sup>

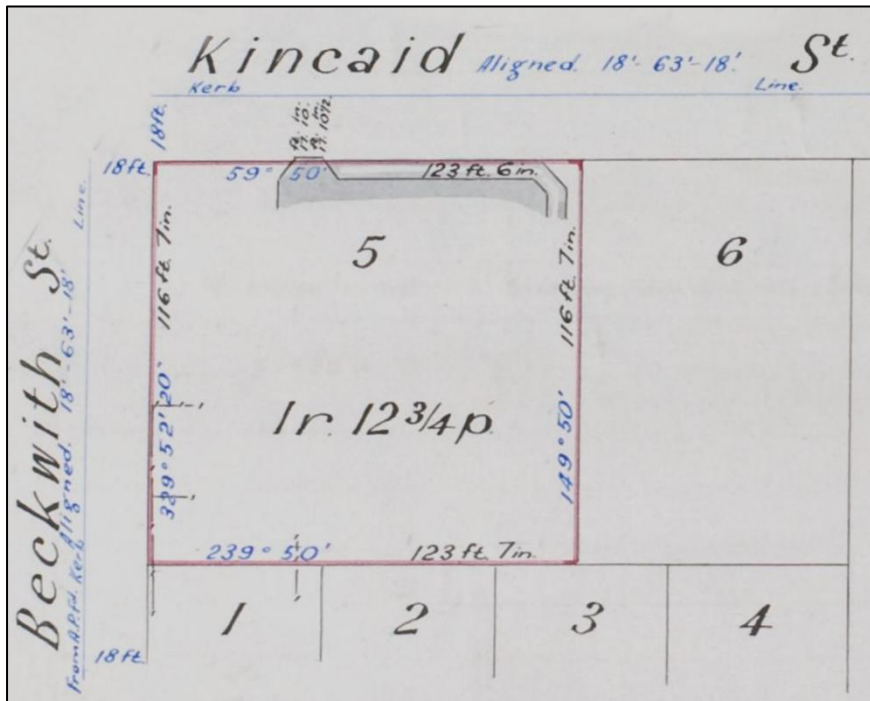
- 1931, 22<sup>nd</sup> January - Cunningham leased a part of the property to Darcy Luke Ryan, a grazier of Alfredtown. This lease expired in July 1945.
- 1945, May 25<sup>th</sup> - Cunningham leased a part of the premises to Frederick James Roche, a master butcher of Wagga Wagga. Roche's lease expired in July 1950.
- 1950, 5<sup>th</sup> June - Robert James Cunningham transferred the property to Robert Leonard Cunningham, a store manager of Wagga Wagga.<sup>21</sup>

<sup>19</sup> NSW Land Registry Services. Primary Application 27333. / Title Deed. Volume 4471, folio 168.

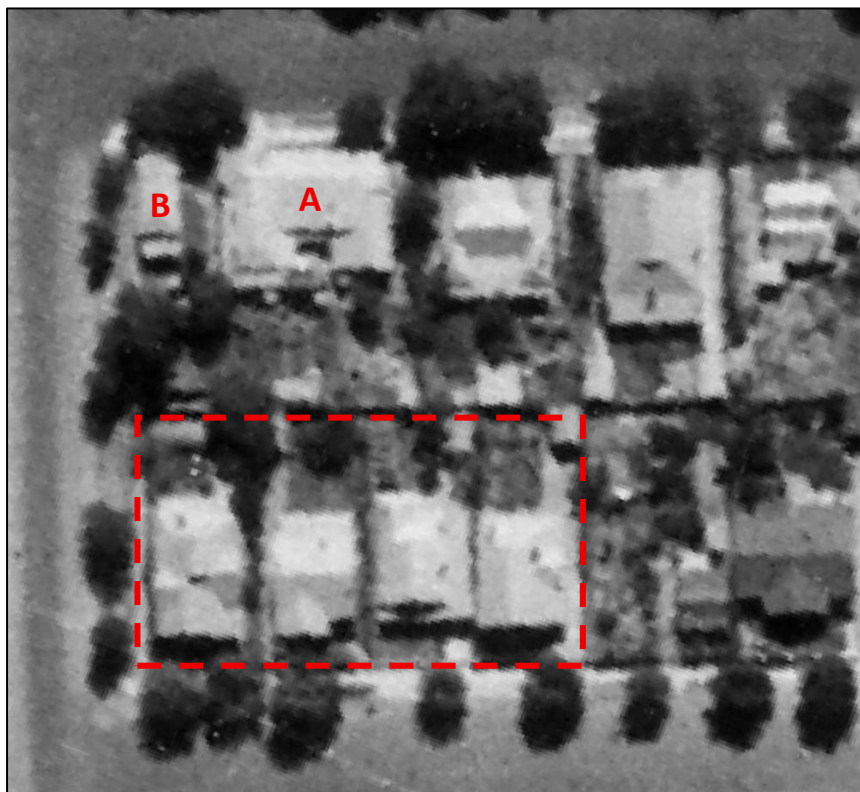
<sup>20</sup> NSW Land Registry Services. Title Deed. Volume 4471, folio 168.

<sup>21</sup> NSW Land Registry Services. Title Deed. Volume 4471, folio 168.

- 1955, 14<sup>th</sup> December - Robert Leonard Cunningham conveyed a part of his holding to Alice Veronica Roche [see volume 7034, folio 23].<sup>22</sup> This created the two blocks of land that we now recognise as 102 and 108 Kincaid Street. Alice Roche had purchased the land that became 108 Kincaid Street, while Cunningham had retained what became 102 Kincaid Street.



**Left:** A plan showing the various lots created in DP.528. Lot 5 was the land owned by Robert James Cunningham in 1931. Courtesy NSW Land Registry Services.



**Left:** A 1944 aerial view showing the hotel complex [A], and the adjoining cottage[B]. Courtesy Wagga Wagga City Council. Intramaps.

The old wooden cordial factory, wooden cottages, and stables in Marns Street [red boundary], have been replaced by four, more contemporary buildings.

<sup>22</sup> NSW Land Registry Services. Title Deed. Volume 4471, folio 168.



For the period 1932-1934, 102-108 Kincaid Stret featured a brick residence and two shops – one brick and the other concrete, located on parts of allotments 6 and 7 of section 32, owned by Thomas Davis initially and then Robert James Cunningham. The old hotel and shop complex was occupied by Thomas Henry Thorne [grocer]. The butcher shop was occupied by Allan Edward Dennis.<sup>23</sup>

For the period 1935-1937, 102-108 Kincaid Stret featured a brick residence and two shops, located on parts of allotments 6 and 7 of section 32, owned by Robert James Cunningham. The property had a frontage of 121ft 6in to Kincaid Street and 116ft 7in to Beckwith Street. The old hotel was occupied by two tenants – Thomas Henry Thorne [retired] and Robert Horton Hales [mechanic]. The grocer shop was occupied by Gordon Isaac Jones, and the butcher shop by Darcy Luke Ryan.<sup>24</sup>

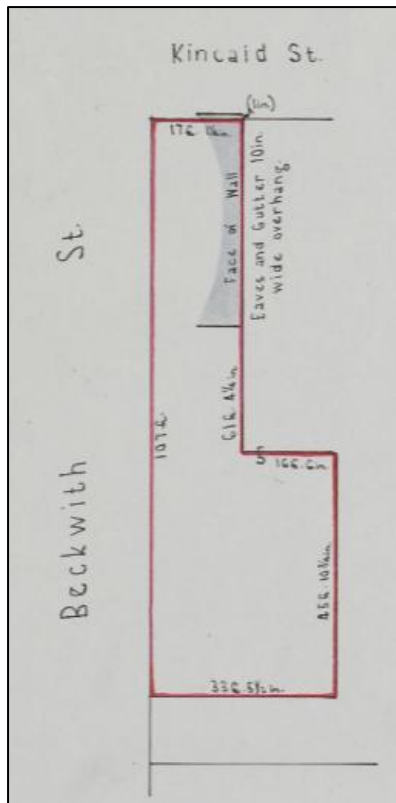
For the periods 1938-1943 and 1947-1949, 102-108 Kincaid Street featured a brick residence and two shops, located on parts of allotments 6 and 7 of section 32, owned by Robert James Cunningham. The property had a frontage of 121ft 6in / 123ft 6in to Kincaid Street and 116ft 7in to Beckwith Street.<sup>25</sup>

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<sup>23</sup> Wagga Wagga Rate Books [1932-1934]. NSW State Archives. Series NRS.17647-1.

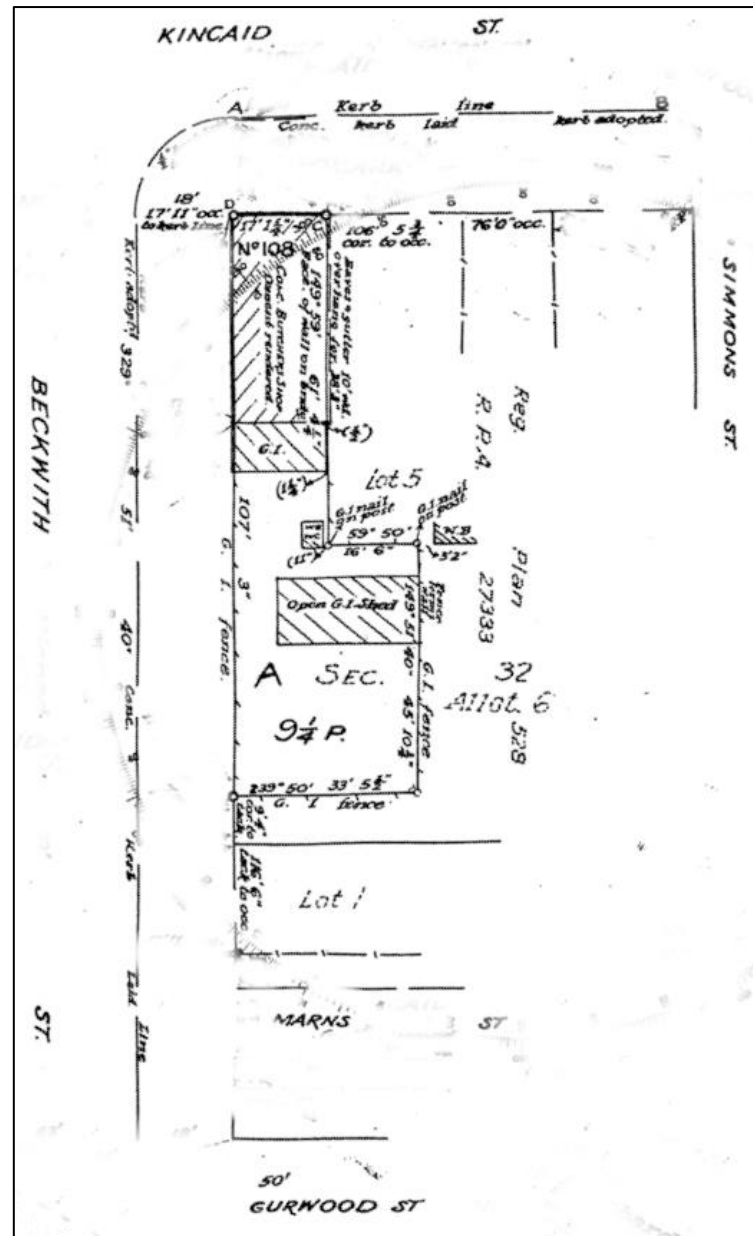
<sup>24</sup> Wagga Wagga Rate Books [1935-1937]. NSW State Archives. Series NRS.17647-1.

<sup>25</sup> Wagga Wagga Rate Books [1938-1940; 1941-1943; 1947-1948]. NSW State Archives. Series NRS.17647-1.



**Above:** The land purchased by Alice Veronica Roche in December 1955 [108 Kincaid Street]. Courtesy NSW Land Registry Services.

**Right:** 1954 plan of Alice Roche's property showing the butcher shop fronting onto Kincaid Street. Courtesy Wagga Wagga City Council. Intramaps.

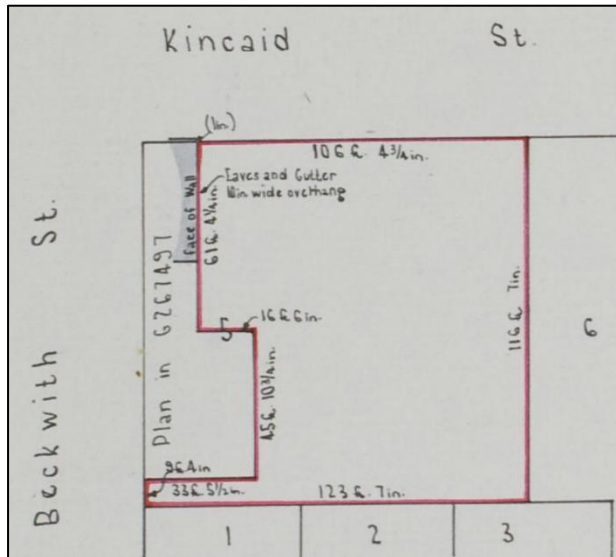


The above property is now [2023] identified as 108 Kincaid Street.

# 102 Kincaid Street

## Allotment 6, section 32

On the 14<sup>th</sup> December 1955, Robert Leonard Cunningham conveyed a part of his holding to Alice Veronica Roche.<sup>26</sup> This created the two blocks of land that we now recognise as 102 and 108 Kincaid Street. Alice Roche had purchased the land that became 108 Kincaid Street, while Cunningham had retained what became 102 Kincaid Street.



**Left:** The land retained by Robert Leonard Cunningham in December 1955. [DP.5.650826]. Courtesy NSW Land Registry Services.

On the 14<sup>th</sup> March 1957, Cunningham conveyed the property to Mary Theresa Edmondstone, the wife of Leonard Edmondstone, a storekeeper of Wagga Wagga.<sup>27</sup>

On the 10<sup>th</sup> April 1985, Francis Joseph Edmondstone, William Leonard Edmondstone, Margaret Esperance Wild, and Roy Patrick

Edmondstone, became the legal owners of the property, as joint tenants.<sup>28</sup>

On the 25<sup>th</sup> June 1987, Philip George Xeros and Celia Grogne Linda Xeros, assumed ownership of the property.<sup>29</sup>

On the 24<sup>th</sup> July 1990, the property, 102-104 Kincaid Street, was conveyed to John Barter and Kim Maree Barter, as joint tenants.<sup>30</sup> The actual sale, by public auction, took place in May [1990] and the Barters secured the property with a bid of \$144,000. John Barter was well known as the chef of Barter's Restaurant and Kim was a well known local artist.<sup>31</sup>

Title converted to computer folio.

Contemporary Transactions:

- 1999, June – Sold for \$325,000

Current Plan = DP.5.650826 > 7034-24

<sup>26</sup> NSW Land Registry Services. Title Deed. Volume 4471, folio 168.

<sup>27</sup> NSW Land Registry Services. Title Deed. Volume 7034, folio 24.

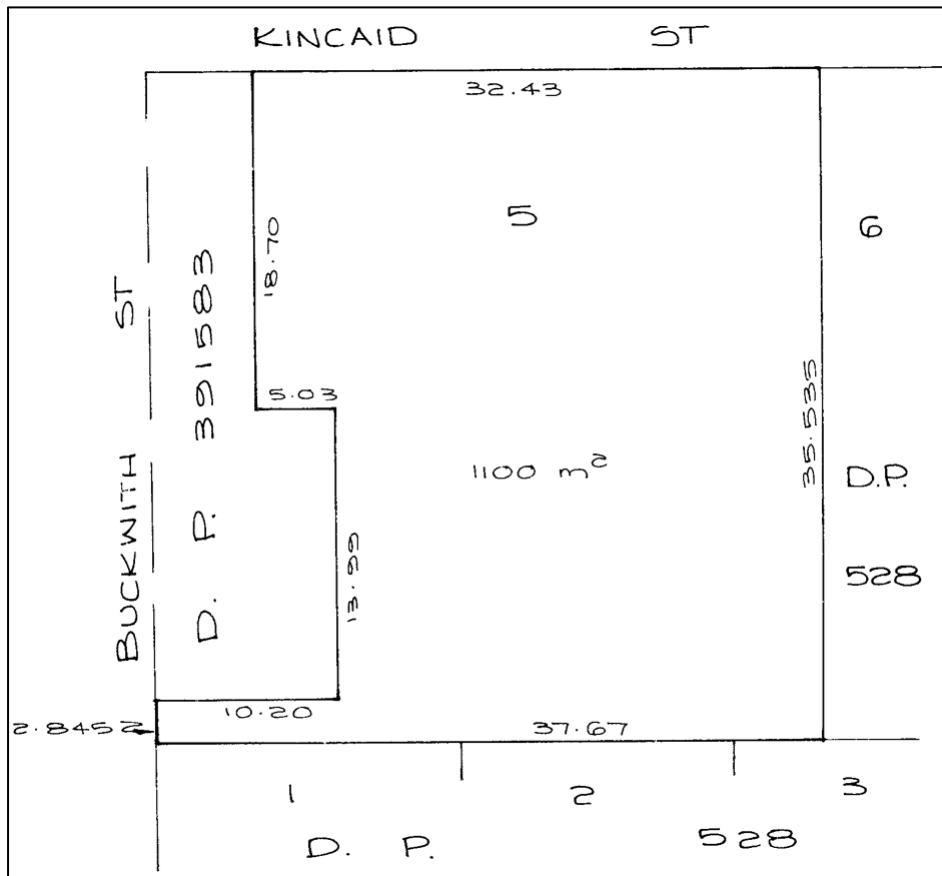
<sup>28</sup> NSW Land Registry Services. Title Deed. Volume 7034, folio 24.

<sup>29</sup> NSW Land Registry Services. Title Deed. Volume 7034, folio 24.

<sup>30</sup> NSW Land Registry Services. Title Deed. Volume 7034, folio 24.

<sup>31</sup> Daily Advertiser. 19<sup>th</sup> May 1990, p3.





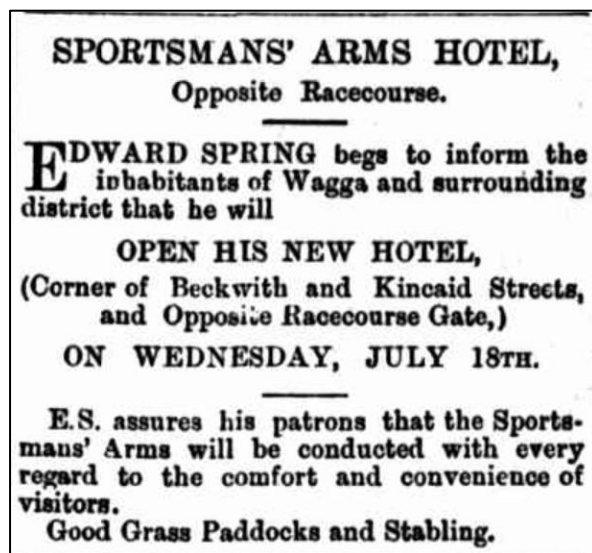
**Above:** 1994 plan showing the dimensions of DP.5.528. Courtesy Wagga Wagga City Council. Intramaps.

# The Sportsman's Arms Hotel [102-104 Kincaid Street]

In June 1875, allotments 6 & 7 of section 32 were vacant building lots.<sup>32</sup> Two conjoined brick cottages were constructed on allotment 6, after May 1876, when Parker purchased the vacant land, and before February 1877, when Parker advertised the two cottages for sale. These became the Sportsman's Club Hotel.

The Sportsman's Club hotel was first licensed in July 1877. to Edward Spring, who held the license continuously for the next sixteen years.<sup>33</sup>

Edward Spring had purchased the property by March 1877, and he planned to conduct a hotel in his newly acquired premises but initially faced difficulties in securing a license. Edward and his wife had previously conducted a boarding house, at another location, and it is assumed they took boarders at the new premises. In April 1877 Edward was charged with the illegal sale of alcohol by a man named Hogan. At the time, Spring had an application before the court for a publican's license, which was facing opposition from local residents, one of whom was Hogan. The court, consequently, dismissed the charge.<sup>34</sup>



The application was postponed on several occasions, before it was refused, on 1<sup>st</sup> May 1877, on the grounds that a licensed house was not required in the neighbourhood.<sup>35</sup> It was not until July 1877 that Spring finally secured a license for the hotel.<sup>36</sup>

**Left:** An advertisement for Springs new hotel in July 1877.<sup>37</sup>

Spring promptly developed a strong relationship with the local cricket community and in September 1878 the Wagga Wagga Cricket Club held their annual meeting at the Sportsman's Arms hotel.<sup>38</sup>

In June 1879, Robert Johnson, alias Hayes, was charged with stealing three pillows belonging to Edward Spring. The court learnt that the goods had, allegedly, been stolen by a man named Samuel Rutherford, who had cleared out to Melbourne.<sup>39</sup> The court issued a warrant for Rutherford's arrest, and he subsequently appeared before the Wagga Wagga Bench on the 7<sup>th</sup> June [1879], at which time he was committed to stand trial.<sup>40</sup>

<sup>32</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> June 1875, p3.

<sup>33</sup> NSW Government Gazette. Publicans' Licenses. 1877, p3388.

<sup>34</sup> Wagga Wagga Advertiser. 21<sup>st</sup> April 1877, p2.

<sup>35</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> May 1877, p2.

<sup>36</sup> Wagga Wagga Advertiser. 11<sup>th</sup> July 1877, p2.

<sup>37</sup> Wagga Wagga Advertiser. 14<sup>th</sup> July 1877, p4.

<sup>38</sup> Wagga Wagga Advertiser. 25<sup>th</sup> September 1878, p2.

<sup>39</sup> Wagga Wagga Express. 4<sup>th</sup> June 1879, p2.

<sup>40</sup> Wagga Wagga Advertiser. 11<sup>th</sup> June 1879, p2.

Spring employed several people at the hotel. In February 1879 he advertised for a woman to look after the cooking and the laundry, and in November 1879 he advertised for a “*general servant*.”<sup>41</sup> As was common with most hotels there was a regular turnover of such employees and subsequent advertisements for same or similar positions were commonplace.

It appears Spring kept firearms at the hotel. In July 1880, he offered ten shillings reward for a lost “*pinfire revolver*.”<sup>42</sup>

Sporting events were always a good way of creating additional business for rural hotels, and in 1882 Edward conducted a quoit match on Easter Monday, no doubt for such a purpose. The event took place on vacant land adjoining the hotel, in Kincaid Street.<sup>43</sup>



Left: An advertisement promoting Spring’s quoit match, in April 1882.

In June 1882, Edward sought tenders for painting the hotel.<sup>44</sup>

Hotels were commonly the venues for inquests and one such event took place on the 22<sup>nd</sup> November 1883. A man named Jack had passed away at the racecourse on Cup Day and his body had been taken to the hotel pending the holding of the inquest. Police had been unable to identify the man, who had a tattoo of a woman standing on a pedestal on his left forearm. The medical evidence was that the deceased was a male of about forty-five years of age who had a heart disease.<sup>45</sup>

There were no mortuaries in those early days, and deceased bodies were commonly stored at the nearest hotel.

It was also a common occurrence for publicans to run booths [bar] at local events – most notably at horse races but including any event that drew a large crowd. Such privileges [licensed bars] were auctioned off to the highest bidder. One such event was the opening of the Company Bridge in 1884, following the purchase of same by the state government. For the first time in decades travel across the bridge was now free. On the 3<sup>rd</sup> March 1884, public celebrations welcomed the change. The event centred around a parade, which gathered at the Town Hall at 11am. The Wagga Wagga Brass Band and a number of other friendly societies organised themselves into order in readiness for the procession. Members of the friendly societies were adorned in their bright uniforms and regalia. The

<sup>41</sup> Wagga Wagga Advertiser. 12<sup>th</sup> February 1879, p3. / Wagga Wagga Express. 26<sup>th</sup> November 1879, p3.

<sup>42</sup> Wagga Wagga Advertiser. 10<sup>th</sup> July 1880, p2.

<sup>43</sup> Wagga Wagga Advertiser. 8<sup>th</sup> April 1882, p2.

<sup>44</sup> Wagga Wagga Advertiser. 22<sup>nd</sup> June 1882, p3.

<sup>45</sup> Wagga Wagga Advertiser. 24<sup>th</sup> November 1883, p2.



procession headed off led by Mr Lilly, the band master, and the members of the Wagga Wagga Brass Band. Then followed the Oddfellows, the Sons of Temperance, and members of the Orange Order. The following account provides further details,<sup>46</sup>

“In the trail of the friendly societies came the Mayor and aldermen of the borough in a covered brake and four, piloted by his Worship in his usual masterly style. Then came an admixture of buggies of all shapes and sizes, brewers' drays, drawn by four horses bedecked with ribbon, mounted horsemen, &c. The procession wended its way from the Town Hall along Fitzmaurice-street, receiving an accession to its ranks at Johnstone-street, where the Orangemen fell in. After crossing the bridge and making a detour round the outskirts of North Wagga, they returned, halting midway between the bridge in order to give three cheers for the Queen, three cheers for the Free Bridge, and three for the worthy Mayor. The procession returned by way of Fitzmaurice and Kincaid streets, dispersing at Spring's hotel, opposite the racecourse. Some idea may be gathered, of the space occupied by those who participated in this demonstration when we say that by the time the band reached Mr. Spring's hotel, the rear horsemen in the procession were passing in front of Belmore House. “

Last but not least came *“a long procession of fours-in-hand, handsome buggies and pairs, and the cavalcade of country friends that formed an imposing rearguard.”*

After a speech by the mayor the procession broke up, and a day's sporting events followed – horse races and foot races. Entry to the events was free, but not so the refreshments provided by Edward Spring of the Sportsman's Arms and Manton of the Squatters' hotel, each of whom had a booth at the course. Both gentlemen did a *“roaring trade”* assisted by the hot weather on the day.



Edward Spring regularly secured a booth for popular events, and these would have been an important component of the hotel's commercial success.

**Left:** Notice from Edward Spring in May 1884.<sup>47</sup>

<sup>46</sup> Wagga Wagga Advertiser. 4<sup>th</sup> March 1884, p2.

<sup>47</sup> Wagga Wagga Advertiser. 24<sup>th</sup> May 1884, p3.



**Above:** The old Company Bridge. Courtesy the Museum of the Riverina.

The Sportsman's Arms, like many other hotels, included a billiard room as part of their attraction. It was necessary to have a license for same and on the 29<sup>th</sup> December 1885, Edward Spring was granted a billiard license by the local police court.<sup>48</sup>

An occupational hazard for publicans was violation of the licensing laws. Publicans faced pressure from their customers to provide drinks outside of regulated trading hours, including on Sundays. Licencees generally put forward defences, which in hindsight appear less than forthright. At about 2:25am on Xmas morning [25<sup>th</sup> December 1886] the police discovered a dozen or so men in the bar of the Sportsman's Arms hotel. They had been attracted by noise emanating from the hotel. The bar was lit up and the side door to the bar was open when the police investigated. Edward Spring was behind the bar, dressed in his night shirt, with no trousers.

Spring's defence was that he was awakened by his wife who was responding to calls from outside the hotel. Spring believed them to be bona fide travellers, so he allowed them into the bar and served them drinks. Spring conceded that he knew the men were not travellers, before he served them drinks, but that they were rowdy, and he thought serving them would avoid trouble.

Spring was fortunate that the bench accepted the circumstances were unusual and applied a nominal fine of two pounds. Seven young men were charged with drinking at a hotel during prohibited hours, but when the police were unable to testify that they had seen the men actually take a drink the charges were dismissed.<sup>49</sup> No doubt the police were frustrated at the difficulties in securing a conviction.

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<sup>48</sup> Wagga Wagga Advertiser. 31<sup>st</sup> December 1885, p2.

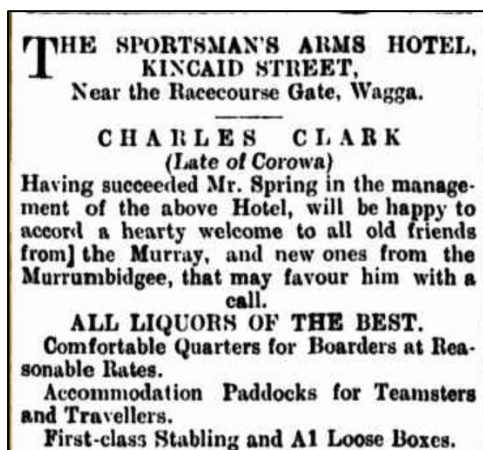
<sup>49</sup> Wagga Wagga Advertiser. 16<sup>th</sup> January 1886, p4.

Spring also catered to a number of events away from the hotel. One such event was the Anniversary Ball of the Loyal Southern Lodge, IOOFMU, on 23<sup>rd</sup> June 1887, in the Freemasons' Hall. Spring catered to some one hundred and sixty people on the night.<sup>50</sup> When the Murrumbidgee Pastoral & Agricultural Association held their 24<sup>th</sup> Annual Show in 1888, Edward Spring secured all the privileges for the event.<sup>51</sup>

The hotel's location, directly opposite the cricket ground, along with Springs connections with the sport meant that competing teams regularly lunched at the hotel. Such was the case when the Wagga Wagga Club played the Coolamon Club in November 1889.<sup>52</sup>

The diversity of uses for the hotel was highlighted in February 1889. A train traveller named Griffiths fell from a carriage while the train was stationary at Harefield and suffered a severe scalp wound. When the train arrived at Wagga Wagga the man was taken to the Sportsman's Arms, where he was attended by Dr Wren.<sup>53</sup>

In June 1891, George Sheppard, architect, sought tenders for "*additions and alterations*" to the Sportsman's Arms hotel, on account of Edward Spring. The details of the proposed works are not known.<sup>54</sup>



On the 14<sup>th</sup> March 1893, Edward Spring transferred the hotel license to Charles Clarke, ending an occupancy just short of sixteen years.<sup>55</sup>

**Left:** Notice from Charles Clark confirming his occupancy of the Sportsman's Arms in March 1893.<sup>56</sup>

Clark was promptly in trouble with the local constabulary. In April 1893 he was convicted of allowing dice to be played in his hotel, and of selling liquor during prohibited hours. Clark was fined a total of ten pounds plus eleven shillings costs.<sup>57</sup>

Clark renewed the license for another year, on the 1<sup>st</sup> June 1893,<sup>58</sup> a few days before tragedy struck.

<sup>50</sup> Wagga Wagga Advertiser. 25<sup>th</sup> June 1887, p2.

<sup>51</sup> Wagga Wagga Advertiser. 8<sup>th</sup> September 1888, p3.

<sup>52</sup> Wagga Wagga Advertiser. 19<sup>th</sup> November 1889, p3.

<sup>53</sup> Wagga Wagga Advertiser. 7<sup>th</sup> February 1889, p2.

<sup>54</sup> Wagga Wagga Advertiser. 13<sup>th</sup> June 1891, p5.

<sup>55</sup> Wagga Wagga Advertiser. 16<sup>th</sup> March 1893, p2.

<sup>56</sup> Wagga Wagga Express. 21<sup>st</sup> March 1893, p3.

<sup>57</sup> Wagga Wagga Express. 15<sup>th</sup> April 1893, p5.

<sup>58</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> June 1893, p3.

### **1893 Fire**

On the morning of the 6<sup>th</sup> June, at around 3am, a fire started in one of the hotel's sitting rooms and soon spread to other rooms.<sup>59</sup> The rooms at the eastern end of the hotel were consumed by the fire. These constituted the older portion of the hotel. Charles Clark was absent at the time, having travelled to Narrandera. The Wagga Wagga Fire Brigade attended the fire and were able to prevent the flames from spreading to the newer portion of the hotel [erected in 1891].<sup>60</sup>

The older portion of the hotel included three bedrooms and a sitting room all off which faced onto Kincaid Street. The contents and linings of these rooms were all destroyed by the fire, including a piano in the sitting room. Another three bedrooms and a second sitting room in the old portion of the building [eastern section] suffered varying degrees of damage from fire and water.<sup>61</sup> The original hotel bar area was occupied by these older bedrooms in 1893.<sup>62</sup>

The newer portion of the hotel consisted of the bar, a large dining room, a kitchen, and some small bedrooms.

The hotel buildings were insured for one thousand pounds, by Spring, and the contents were insured for two hundred and fifty pounds, by Clark.<sup>63</sup>

### **The Inquest**

An inquest into the fire, commencing on the 15<sup>th</sup> June, provided some interesting details. Charles Clark testified that it was his sister, Lena Whitehead, who leased the hotel, using his name. Lena Clark was a single woman when she first leased the hotel but had since married George Whitehead. It was planned that George Whitehead would take over the license following his marriage to Lena. Charles confirmed that he had travelled to Corowa on the 3<sup>rd</sup> June and had returned to Wagga on the day of the fire – he being absent at the time of the fire.<sup>64</sup>

Lena Whitehead testified that she was sleeping in the hotel on the night of the fire. She was awoken by smoke in her room. Lena confirmed she was sleeping in a room marked "1" on a plan submitted to the enquiry. This room was at the opposite end to the dining room, suggesting it was in the old portion of the hotel.

Bedroom "2" was the nearest room to the fireplace in the parlour and it contained two bedsteads.

Bedroom "3" leading off the parlour contained three bedsteads, while bedrooms "4" and "5" each contained two bedsteads. Bedroom "4" featured a window that opened onto the front verandah. Room "4" was accessed via the passage from the parlour, in which a double mattress had been stored, behind the door.

There was a fire in the parlour room, on the evening preceding the fire. This fireplace featured a brick hearth in front and two hearth-dogs inside the fireplace for storing wood. The fender had been removed prior to the fire event. This room featured the piano and a book-case, which was located up against the common wall with bedroom "6." Room "6" faced onto the front verandah and Kincaid Street.

The window in room "9" looked onto the kitchen.

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<sup>59</sup> Wagga Wagga Express. 6<sup>th</sup> June 1893, p2.

<sup>60</sup> Wagga Wagga Express. 8<sup>th</sup> June 1893, p2.

<sup>61</sup> Wagga Wagga Advertiser. 8<sup>th</sup> June 1893, p3.

<sup>62</sup> Wagga Wagga Express. 8<sup>th</sup> June 1893, p2.

<sup>63</sup> Wagga Wagga Advertiser. 8<sup>th</sup> June 1893, p3.

<sup>64</sup> Wagga Wagga Advertiser. 17<sup>th</sup> June 1893, p3.



The floor of the parlour was pine boards. The parlour lay to the immediate rear of room no.5.

Lena confirmed there were four boarders staying in the hotel on the night of the fire. Further testimony revealed that room "6", a bedroom, contained *"a double bed and bedding, bedding requisites, and a box: the box contained clothing and twenty three one pound notes."* This money was being saved to pay the license fee when it fell due. Lena was questioned about some boxes she had sent to June, the same being in possession of her sister, Catherine Flindt at June. Lena's legal representative objected to this line of questioning pointing out that it was a court of enquiry, not accusation.

Evidence revealed that Ernie, the groom, slept in a room marked "11" on the plan. One of the four boarders was Mrs Sheather from Grong Grong, who was sleeping in the room marked "8," which was a room off the bar. This latter room had been occupied by her brother, Charles, before he went away. The only entry to this room was off the bar. A servant girl, slept in a room off the kitchen, which was at the opposite end of the hotel building from where she [Lena] slept. Two boarders slept in room "9", and the other boarder occupied room "10." These three men had all previously occupied room "3," but had all changed rooms on the Friday or Saturday before the fire. Room "4" was last occupied by a drover named Lenehan who had left on the Friday before the fire. This room was accessed via a passage leading from the parlour. There was no door on this bedroom, rather the doorway was located between the parlour and the passageway. Room "5" was accessed by a door off the street [Kincaid]. There was no other means of accessing this room.

Albert Truran, a labourer and station hand, was one of the boarders. He testified that he commenced residence at the hotel on the 30<sup>th</sup> May, along with two other boarders - George McKee and a man named Edwards. They all shared room "2" on the first night, then moved to room "3" for the next two nights. The trio then moved back to room "2" where they remained until the Saturday before the fire. Truran and McKee then moved into room "9" and Edwards moved into either room "10" or "11" both of which were accessed off the dining room. There were only two beds in room "2" and three beds in room "3." No one had suggested to them that they should change rooms. All changes were made of their own volitions.

Ernest Townsley testified that he was a resident in the hotel on the night of the fire. He slept in room "10." Townsley worked at Hogan's cordial factory.

Room "9" was wedged between the parlour and the dining room.

Rooms "10 & 11" came off the dining room

Bedrooms 4 & 5 were separated by a timber wooden partition

Bedroom 5 opened by a door onto the front verandah. Bedroom "1" was separated from room 5 by a wooden division.

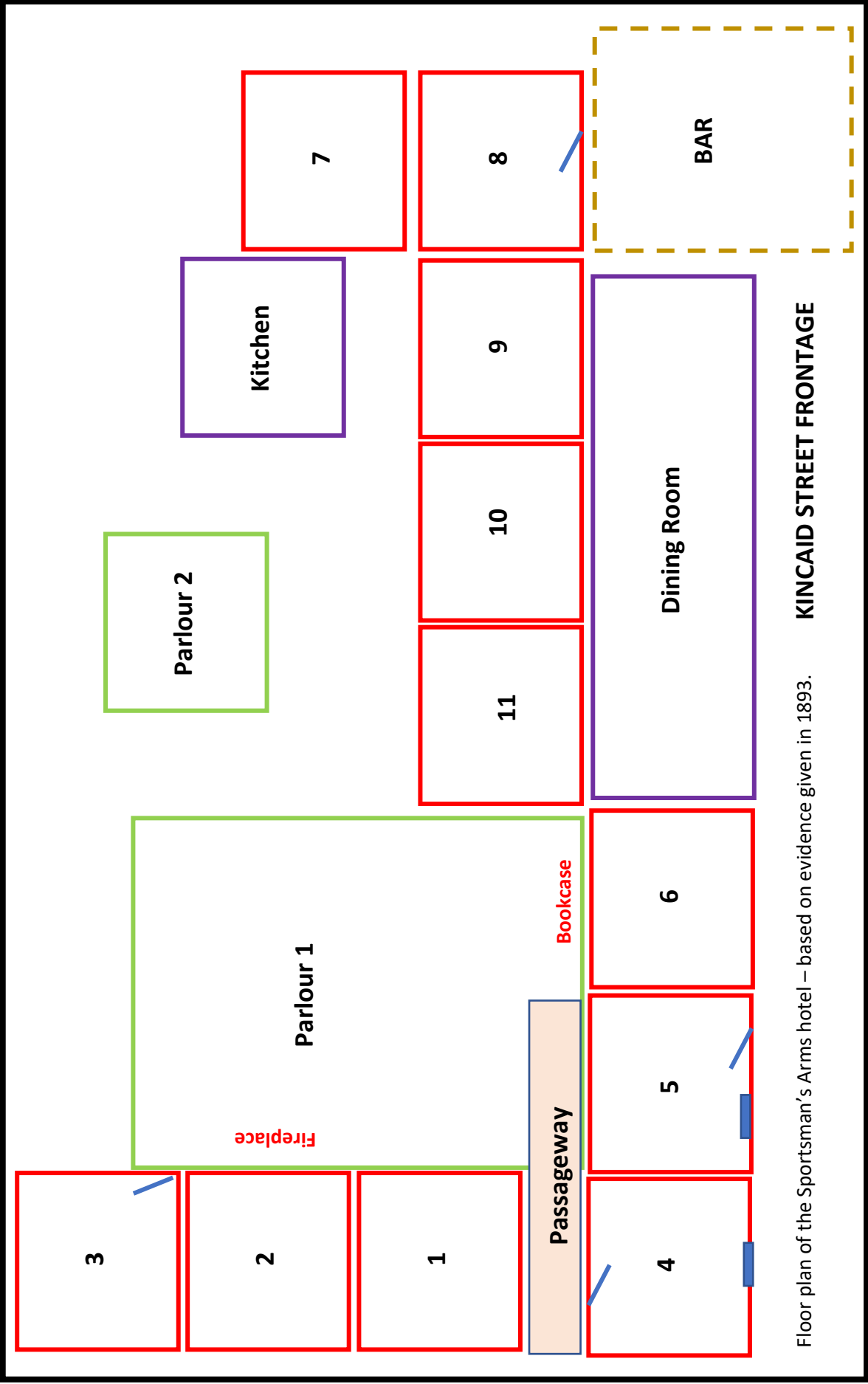
A passage which led from room "1" to the parlour separated rooms "1" and "5" – it looks like the two rooms were on opposite sides of the passage.

Bedroom 4 was accessed via the passage from the parlour

Gas was connected to room "7", the bar room, and the two parlours.

A passage led from the parlour to the dining room

Rooms 5 & 6 shared a common wall – it seems the rooms were numbered consecutively. Rooms 4 & 5, along with the associated passageway, occupied the space once occupied by the original bar.



Floor plan of the Sportsman's Arms hotel – based on evidence given in 1893.

KINCAID STREET FRONTAGE

One of the rooms, located at the back of the building, opened out into the back yard and led to the parlour.

There was also a saddle room, which opened out onto the verandah. Lena refers to the back verandah and presumably this was the verandah which the saddle room opened up onto.

Ernest Mumford confirmed that the cellar was "*only a small one, about 10ft by 12ft.*" The cellar was located under the bar. Entry was normally gained via a heavy trap door in the bar room, but this was not the only means of access. A second access was down steps through two folding trap doors outside the hotel.

Lena testified that she had occupied the same room for the previous four to five weeks, that her sister Catherine had occupied a room up until the 3<sup>rd</sup> June, that her husband had been away for four or five weeks, and that the boarders had moved rooms on their own accord. Lena's husband was a drover and had gone away looking for work a month after their marriage. Prior to her husband's departure she, and he, had occupied room "6."

Lena admitted that she had sent a young girl to purchase two bottles of kerosene on the afternoon before the fire, and that this was the first time she had purchased kerosene in Wagga Wagga.

Further evidence from Lena revealed that she was planning to leave the hotel, believing she had sold the business to a Mr Hansen of Junee, which she offered as a reason for sending the boxes to Junee – in preparation for a move to Forbes.

Lena testified that she had paid in excess of four hundred pounds for the hotel business, and that she had been financially assisted by Messrs Eaton & Tewksbury. It seems Lena was almost immediately concerned about the business after taking over from Spring – her evidence was that she had been negotiating a sale with Hansen from the time she took over the business.

Catherine Flindt testified that she was a widow and that she had previously kept a hotel at Corowa. She had resided with her sister at the Sportsman's Arms hotel up until the 3<sup>rd</sup> June at which time she left and went to Grong Grong to stay with her father.

Alphonso Read Tewksbury testified that the firm of Eaton & Tewksbury had leant Lena Whitehead the sum of one hundred and seventy six pounds, for which they held a bill of sale over certain "*furniture, goods and chattels.*" On the day of the fire Tewksbury sent a clerk to take stock of the hotel inventory. The audit revealed that some items had been removed from the hotel and sent away. Lena acknowledged that this was true and agreed to make good on the missing items. Tewksbury testified that "*business had decreased a little,*" since Lena took over, noting that beer sales, generally, had declined in Wagga Wagga since March.

Ernest Albert Mumford, bookkeeper for Eaton & Tewksbury provided details of beer sales to the hotel. In April 1892, Spring purchased 210 gallons, while in April 1893 Mrs Whitehead purchased 99 gallons. In May 1892, Spring purchased 190 gallons, and in May 1893 Mrs Whitehead purchased 146 gallons.

John Hogan, who assisted in removing furniture from the hotel at the time of the fire, testified that he saw a piano in the parlour that was partly destroyed by fire. A couple of weeks earlier he had seen the same piano at the other end of the house in the main dining room. Hogan was one of the first helpers on the scene. He gained access to the hotel through the back door of the parlour, from where he could see the fire in the passage leading to bedroom "4". There was no fire in the parlour.

Montgomery Stoppelbein, a member of the Wagga Wagga Fire Brigade testified that he believed the fire started in one of the bedrooms [no.5], at the eastern end of the hotel complex, and not the fireplace in the parlour. When Stoppelbein arrived at the fire it was fiercest in bedroom "5." The flames spread from that room into the parlour by devouring the partition between the two rooms. The fire also spread to the corner room, "4." Room "6" was free of fire when he arrived but the flames gained access through the ceiling, which was constructed of "*Murray pine boards*." Stoppelbein was able to testify that the damage to bedroom "6" was limited and further that there was no box in that room [Lena Whitehead had testified that this was where she kept the box containing twenty three pounds in cash].

The evidence also revealed that Eaton & Tewksbury had taken possession of the hotel on the 7<sup>th</sup> June and put Robert Guymer in charge of the hotel. Guymer testified that he and Ernest Mumford, the clerk, had taken inventory at the hotel and that the two bottles of kerosene were not found anywhere in the complex.

Elizabeth Holland testified that she was a domestic servant at the hotel and had previously been employed by Mr Spring. Her testimony included a statement that Mrs Whitehead had asked her not to mention the kerosene. Edward Spring testified to being at the hotel on the day following the fire, when several rags, which smelt strongly of kerosene, were discovered in a room [no.4] by the police sergeant. The rags were taken away as evidence. According to Spring, Mrs Whitehead stated that she would be ok "*if she could only close Lizzie's mouth*."<sup>65</sup>

Note: Some of the descriptions of the room locations are conflicting, or ambiguous.

The coroner's summation suggested that Mrs Whitehead had not been truthful and leaned towards a finding that she had a case to answer.

The jury retired for some two hours before returning a verdict that read as follows,<sup>66</sup>

"We find that a fire on the premises of the Sportsman's Arms Hotel, Wagga Wagga, occurred on the morning of the 6th June, 1893, but we cannot satisfy ourselves as to the origin, or place of origin, of the said fire; nor can we see any benefit which has been derived by Lena Whitehead by the fire, or by the removal of the goods shown us. We exonerate Lena Whitehead from all blame."

The jury's decision [twelve out of thirteen] appears to conflict with the evidence presented.

On the 29<sup>th</sup> June 1893 it was reported that Lena Whitehead and Charles Clark had been issued with summonses to appear in the local court charged with "maliciously setting fire to a dwelling house with intent to defraud."<sup>67</sup> Their first court appearance eventuated on this day [29<sup>th</sup>] and spilled over into the next day.<sup>68</sup> The final outcome was that Clark was discharged and Lena Whitehead was committed to stand trial at Wagga Wagga in September.<sup>69</sup>

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<sup>65</sup> Wagga Wagga Advertiser. 17<sup>th</sup> June 1893, p3. / Wagga Wagga Express. 17<sup>th</sup> June 1893, pp4-5.

<sup>66</sup> Wagga Wagga Express. 20<sup>th</sup> June 1893, p3. / Wagga Wagga Advertiser. 20<sup>th</sup> June 1893, p2.

<sup>67</sup> Wagga Wagga Advertiser. 29<sup>th</sup> June 1893, p2.

<sup>68</sup> Wagga Wagga Advertiser. 1<sup>st</sup> July 1893, p3.

<sup>69</sup> Wagga Wagga Advertiser. 4<sup>th</sup> July 1893, p2.



It was October before Lena appeared in court at Goulburn, not Wagga Wagga. The trial lasted two days with a verdict delivered in favour of Lena,<sup>70</sup> who was immediately discharged.<sup>71</sup>

**Sales by Auction.**

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**SPECIAL FURNITURE SALE.**

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**THIS DAY.**

At 2 o'clock, at the

**SPORTSMAN'S ARMS HOTEL.**

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**T.** EDMONDSON and CO. have been instructed by Mr. Edward Spring, who has decided upon re-entering business pursuits, to sell at public auction, on Tuesday next, the 25th instant, at the Sportsman's Arms Hotel, at 2 o'clock,

A valuable collection of

**Household Furniture,**

Comprising everything necessary for Furnishing a Home.

---

These goods have been removed to the hotel for purpose of convenience and room, and are for positive sale.

The incident caused Spring to resume management of the hotel for a short period.<sup>72</sup> Spring was able to resume business almost immediately, offering accommodation and catering services, as well as conducting the bar.

**Left:** Edward Spring gives notice of his return to the hotel.

**To Anyone Wanting First class  
Town Hotels.**

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**T**HE SPORTSMAN'S **ARMS** HOTEL and others TO LET. Can be Bought very Cheap. Eight years Lease. Assistance given.

**EATON & TEWKSBURY,  
Brewers, Wagga Wagga.**

**Above:** Efforts were being made to sell the hotel in July 1893.<sup>73</sup>

Spring selected George Sheppard again for the works required to restore the hotel and on the 1<sup>st</sup> August 1893, Sheppard called for tenders to "reinstate" the hotel.<sup>74</sup>

**TO BUILDERS.**

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**T**ENDERS are invited until **TUESDAY, 8th August,** for the **REINSTATEMENT** of Sportsman's **Arms** Hotel, Wagga, for Mr. E. Spring.

**GEO. SHEPPARD,  
Architect.**

**Left:** Tenders sought for the reinstatement of the hotel in August 1893.

<sup>70</sup> Wagga Wagga Advertiser. 12<sup>th</sup> October 1893, p2.

<sup>71</sup> Wagga Wagga Advertiser. 14<sup>th</sup> October 1893, p2.

<sup>72</sup> Wagga Wagga Advertiser. 25<sup>th</sup> July 1893, p3. / 29<sup>th</sup> July 1893, p2.

<sup>73</sup> Wagga Wagga Advertiser. 15<sup>th</sup> July 1893, p3.

<sup>74</sup> Wagga Wagga Advertiser. 1<sup>st</sup> August 1893, p3.



Left: An advertisement placed by Edward Spring in August 1893.<sup>75</sup>



Right: Notice from Edward Spring on 10<sup>th</sup> August 1893.<sup>76</sup>

In March 1894, Edward Spring purchased a block of land at Wyalong, opposite the sites chosen for the post office and the police station, at that place. Spring had engaged Hardy & Co., to construct a hotel on his land, and he hoped to be able to open the new hotel on the 16<sup>th</sup> April 1894.<sup>77</sup> In the same month Spring transferred the license of the Sportsman's Arms hotel to John Hughes.<sup>78</sup>

On the 6<sup>th</sup> June, around 2am, Hughes was awakened by several rowdy locals who demanded he serve them. Hughes let the men into the hotel and served them, still dressed in his pyjamas. Police found the men drinking in the hotel and Hughes was subsequently convicted of selling liquor in prohibited hours and fined three pounds plus costs.<sup>79</sup>

Hughes renewed the license on the 13<sup>th</sup> June 1895,<sup>80</sup> and continued to do so, each year, up until May 1899.<sup>81</sup>

Like his predecessor, Hughes took an interest in coursing and was the owner of a dog named *Student*. The latter was said to be the best coursing dog this side of the Murray, in his heyday. The dog passed away in July 1895, having been a popular sire in the latter years of his life.<sup>82</sup> Hughes was a member of the Wagga Coursing Club committee, and club meetings were regularly held at the Sportsman's Arms hotel.<sup>83</sup>

Hughes proved to be a successful publican and displayed a good business acumen. He regularly conducted booths at major events and regularly catered for a variety of functions. In September

<sup>75</sup> Wagga Wagga Advertiser. 10<sup>th</sup> August 1893, p1.

<sup>76</sup> Wagga Wagga Express. 10<sup>th</sup> August 1893, p3.

<sup>77</sup> Wagga Wagga Express. 17<sup>th</sup> March 1894, p3.

<sup>78</sup> Wagga Wagga Advertiser. 22<sup>nd</sup> March 1894, p2.

<sup>79</sup> Wagga Wagga Express. 16<sup>th</sup> June 1894, p4.

<sup>80</sup> Wagga Wagga Express. 15<sup>th</sup> June 1895, p2.

<sup>81</sup> NSW Government Gazettes. Publicans' Licenses. Compilation, Geoff Burch. 1865-1922.

<sup>82</sup> Wagga Wagga Advertiser. 18<sup>th</sup> July 1895, p3.

<sup>83</sup> Wagga Wagga Advertiser. 16<sup>th</sup> April 1896, p2. / 14<sup>th</sup> July 1896, p2.

1898 he secured the rights to the booths at the Junee Show and Races [for period 20<sup>th</sup> to 24<sup>th</sup> September].<sup>84</sup> He maintained strong links with the sports of cricket, racing, and coursing. The stabling at the hotel was regularly used to accommodate visiting racehorses.

On the 24<sup>th</sup> October 1896, Hughes's mother-in-law, Mrs George Carroll, passed away at the hotel. The body was taken to Temora for burial.<sup>85</sup>

On Saturday the 4<sup>th</sup> September 1897, Ernest James Wilson was thrown from his ride, *Moonlight*, during the Murrumbidgee Turf Club show week Hurdle Race. Wilson had been fasting for the three days prior, in order to reduce his weight, and it was believed this had weakened his general condition. Wilson was taken to the Sportsman's Arms hotel for medical treatment, but to no avail, and he passed away two days later. Wilson was the third son of George Patterson and Fanny Wilson of Big Springs Station. He was well known locally as a prominent athlete. The funeral left from the hotel, for the Wagga Wagga cemetery.<sup>86</sup> The procession was said to be over a mile long - one of the pall bearers was John Hughes.<sup>87</sup>

On the 20<sup>th</sup> October 1897, thieves broke into the Sportsman's Arms hotel. Mr & Mrs Hughes were asleep in a bedroom off the bar. Mrs Hughes heard a sound and awoke to see a man with a dim light holding a tin box. She roused her husband who jumped up and pursued the thief, who had fled. The thief escaped with some jewellery, cheques, and a small amount of coin.<sup>88</sup>

On Saturday the 6<sup>th</sup> August 1898, the South Melbourne Football team played a match against the local Wagga Football Club. Part of the team's program included a "*smoke social*" at the Sportsman's Arms hotel on Saturday evening and a team photo, to be taken in front of the Sportsman's Arms hotel at 2pm on Saturday.<sup>89</sup> A visiting team of this calibre was a rare event and there was much anticipation and preparation, in advance.

In November 1898, Hughes received a delivery of pigeons from the Great Southern Pigeon Homing Society of South Melbourne, with instructions for the birds to be released on a certain date. On Sunday 30<sup>th</sup> October, after feeding and watering the birds, which numbered around fifty, Hughes released the birds. A trophy was to be awarded to the owner of the first bird to return to Melbourne.<sup>90</sup>

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<sup>84</sup> Wagga Wagga Express. 13<sup>th</sup> September 1898, p2.

<sup>85</sup> Wagga Wagga Advertiser. 29<sup>th</sup> October 1896, p2.

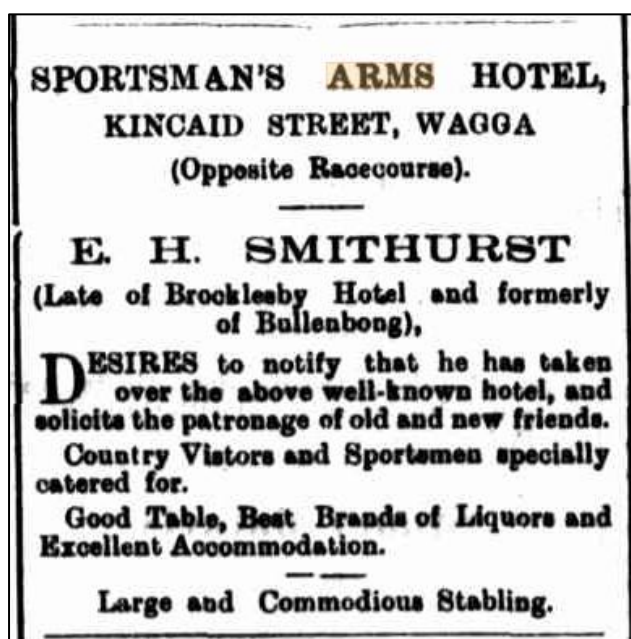
<sup>86</sup> Wagga Wagga Advertiser. 7<sup>th</sup> September 1897, p2. / Wagga Wagga Express. 9<sup>th</sup> September 1897, p2.

<sup>87</sup> Wagga Wagga Advertiser. 9<sup>th</sup> September 1897, p2.

<sup>88</sup> Wagga Wagga Advertiser. 21<sup>st</sup> October 1897, p2.

<sup>89</sup> Wagga Wagga Express 4<sup>th</sup> August 1898, p2. / 6<sup>th</sup> August 1898, p3.

<sup>90</sup> Wagga Wagga Express. 1<sup>st</sup> November 1898, p2.



In May 1899, the hotel license was transferred from Hughes to Ernest Henry Smithurst, of Brocklesby.<sup>91</sup> Smithurst was an experienced publican having previously licensed the Brocklesby hotel and he was quick to establish connections with local sporting groups, promptly donating a trophy valued at £5 5s to the Wagga Football Association, for the senior competition.<sup>92</sup>

**Left:** An advertisement placed by Smithurst in May 1899.

Smithurst renewed his license in June 1900,<sup>93</sup> for another year, then, on the 23<sup>rd</sup> July 1900, the license was transferred from Smithurst to Oscar de Aubut Cayirylys, formerly of the Royal National hotel at Humula.<sup>94</sup>



**Left:** An advertisement placed by Cayirylys in August 1900<sup>95</sup>.

On the 18<sup>th</sup> April 1901, the licensing bench granted Cayirylys a "*leave of absence*" for six months.<sup>96</sup>

When the license was renewed for another year, in June 1901, it was in the name of Oscar de Aubut Cayirylys.<sup>97</sup>

Cayirylys advertised regularly in the local press, but not in 1901 – not one single advertisement appeared in that year. That situation was maintained until May 1902 when John Francis McLean took over the license and recommenced advertisements.

<sup>91</sup> Wagga Wagga Express. 11<sup>th</sup> May 1899, p2.

<sup>92</sup> Wagga Wagga Express. 23<sup>rd</sup> May 1899, p4. / Wagga Wagga Advertiser. 16<sup>th</sup> May 1899, p2.

<sup>93</sup> Wagga Wagga Express. 12<sup>th</sup> June 1900, p2.

<sup>94</sup> Wagga Wagga Advertiser. 24<sup>th</sup> July 1900, p2.

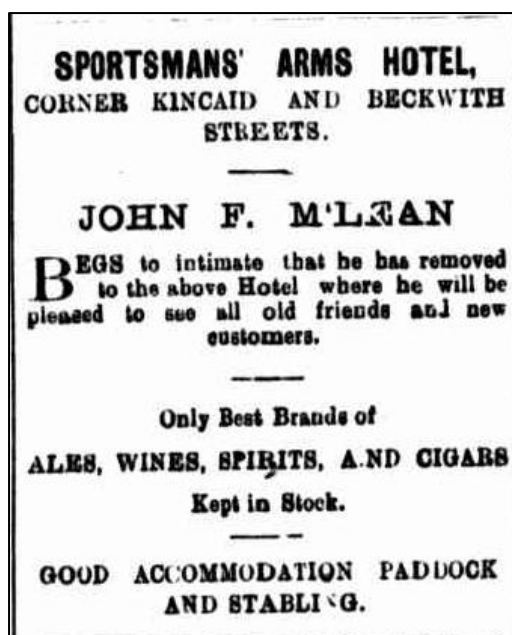
<sup>95</sup> Wagga Wagga Advertiser. 28<sup>th</sup> August 1900, p1.

<sup>96</sup> Wagga Wagga Express. 20<sup>th</sup> April 1901, p2.

<sup>97</sup> Wagga Wagga Express. 11<sup>th</sup> June 1901, p2.



On Saturday the 29<sup>th</sup> April 1902, the sudden death of Watty Purcell took place at the Sportsman's Arms hotel. Purcell, who was only thirty three years old, had been under medical care for some months. Death was attributed to heart disease.<sup>98</sup>



On Monday 19<sup>th</sup> May 1902 the license of the Sportsman's Arms hotel was transferred from Sydney Spring to John Francis McLean.<sup>99</sup> It is assumed that sometime between June 1901 and May 1902 the license had been transferred from Cayiryls to Sydney Spring. It is not known who conducted the hotel during this undefined period.

**Left:** May 1902 notice from John Francis McLean.

In December 1902, McLean appeared in court along with William McGrath and Hector Joseph McLean. The three men were charged with assaulting James Sheedy on the 18<sup>th</sup> December. It seems Sheedy owed McLean

money from as far back as four years and the three men gave Sheedy a hiding in order to teach him a lesson. McLean claimed that Sheedy struck the first blow, but independent witnesses provided an alternative perspective. The three men were convicted and fined two pounds each plus costs.<sup>100</sup> Sheedy lodged a second charge – malicious damage to his coat – and McLean reaped another fine of 10s plus £2 for the coat, plus court costs.<sup>101</sup>



On the 8<sup>th</sup> June 1903, the license of the Sportsman's Arms hotel was renewed in the name of Edward Fenn.<sup>102</sup> Fenn had held the license prior to this, but it is not known exactly when it transferred from McLean to Fenn.

By August 1903, Patrick Leonard was the licensee of the hotel.<sup>103</sup> No official record of the transfer from Fenn to Leonard could be found.

<sup>98</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> April 1902, p2.

<sup>99</sup> Wagga Wagga Express. 20<sup>th</sup> May 1902, p2.

<sup>100</sup> Wagga Wagga Express. 23<sup>rd</sup> December 1902, p2.

<sup>101</sup> Wagga Wagga Express. 13<sup>th</sup> January 1903, p2.

<sup>102</sup> Wagga Wagga Express. 11<sup>th</sup> June 1903, p4.

<sup>103</sup> Wagga Wagga Express. 20<sup>th</sup> September 1906, p2.

Leonard was still the licensee in February 1904,<sup>104</sup> but by April 1904, Robert T Warren was the licensee,<sup>105</sup> which he subsequently renewed in June 1904.<sup>106</sup>

On the 28<sup>th</sup> February 1905, the license was transferred from Robert T Warren to James Hopkins,<sup>107</sup> which he renewed in June 1905.<sup>108</sup> Hopkins held the license for the next twelve years.

By September 1906, Hopkins had widened the support for local sporting bodies, with the donation of a trophy “*for competition amongst gentlemen*” of the Wagga Golf Club. In that month the club resolved to “*fence No.5 green*” known as “*the pepper tree green*” or the “*little Mary green.*”

It was also in September 1906 that Edward Spring placed a number of Wagga Wagga properties, including the hotel, up for sale by public auction.<sup>109</sup>

In November 1908, seven men appeared in court charged with being illegally on the premises of the Sportsman’s Arms hotel on Sunday 1st November. All seven men were represented in court by a solicitor who argued that each man had a valid reason for being in the hotel at the time – to partake of a meal. The seven men offered a variety of explanations all of which sounded less than honest. Senior constable Gilroy testified, in part,<sup>110</sup>

“He saw defendants, Bragg, Rowan and Leemon in the dining-room and said to Bellair, 'What are you doing here?' and Bellair replied, 'I came here for dinner.' Witness said 'You're a married man living a few hundred yards from here?' and Bellair replied. 'Yes, my wife's away.' Witness 10 minutes after called at Bellair's residence and found his wife at home.”

The police magistrate was not impressed with the testimony of the accused men and convicted all but one of them. The six guilty men were James Alfred Bellair, George Adam Bragg, William Jordan, Robert Leemon, John Porter, and Francis Augustus Rowan. The only man found not guilty was James Durkin, the brother-in-law of the licensee, James Hopkins.

Hopkins was also charged, with allowing non bona fide travellers on his licensed premises during prohibited hours. Mrs Hopkins testified that her husband [James] had been ill for some twelve months, and that on the day of the alleged offence she and James had been to church, returning to the hotel around 12:15pm. During their absence their daughter, Mrs Smith, had been in charge of the hotel. Senior constable Gilroy testified that he arrived at the hotel a few minutes after Mr & Mrs Hopkins had returned from church and entered the hotel. Dr Leahy testified to the poor health of the accused. Mr WMJ Walsh made a spirited defence on behalf of Hopkins but to no avail. The magistrate commented that this appeared to be a regular practice at the hotel and noted that Mrs Smith had not ordered the men out of the hotel. He found the charge proven and fined Hopkins four pounds plus six shillings cost.<sup>111</sup>

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<sup>104</sup> Wagga Wagga Advertiser. 16<sup>th</sup> February 1904, p3.

<sup>105</sup> Wagga Wagga Advertiser. 23<sup>rd</sup> April 1904, p3.

<sup>106</sup> Wagga [Wagga Wagga Express](#). Wagga Advertiser. 14<sup>th</sup> June 1904, p2. / NSW Government Gazette. Publican’s Licenses. 1904, pp6418-9.

<sup>107</sup> Wagga Wagga Advertiser. 2<sup>nd</sup> March 1905, p2

<sup>108</sup> Wagga Wagga Advertiser. 20<sup>th</sup> June 1905, p3.

<sup>109</sup> Wagga Wagga Express. 6<sup>th</sup> September 1906, p3.

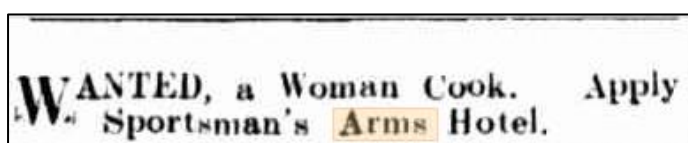
<sup>110</sup> Wagga Wagga Advertiser. 17<sup>th</sup> November 1908, p4.

<sup>111</sup> Wagga Wagga Express. 24<sup>th</sup> November 1908, p2. / Wagga Wagga Advertiser. 24<sup>th</sup> November 1908, p2.

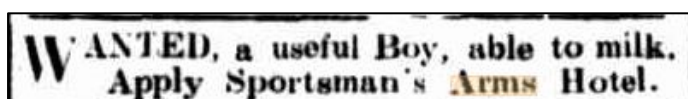
There can be no doubt that publicans and drinkers regularly lied under oath in order to avoid convictions.

On Wednesday 28<sup>th</sup> December 1908, the hotel was the venue for a special occasion. On this day Ada Hopkins, the daughter of James Hopkins, married Alfred James Monks in St Michael's Church, Wagga Wagga. The wedding breakfast was held at the hotel, with a large number of guests in attendance.<sup>112</sup> Some five years later, on Thursday the 11<sup>th</sup> September 1913, Ada's sister, Myrtle, married Denis John Gleeson, of Melbourne, in similar circumstances. The nuptials took place in St Michel's Church followed by a reception at the Sportsman's Arms.<sup>113</sup>

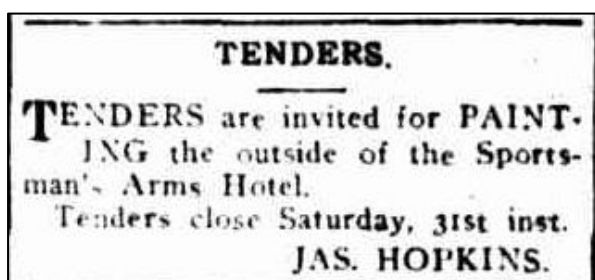
The hotel continued to host a variety of community group meetings and dinners. Advertisements were regularly placed for cooks and other help.



Left: A notice placed in March 1910.<sup>114</sup>



Left: A notice placed in March 1910.<sup>115</sup>



In May 1913, James Hopkins sought tenders for painting the outside of the hotel,<sup>116</sup> and it is assumed this was carried out.

Left: May 1913 notice from James Hopkins.

Mid 1916, the NSW parliament enacted the 6 o'clock closing legislation – supposedly a temporary measure, but made permanent in 1919, and maintained until abolished in February 1955, following a referendum on the matter in 1954.

On Wednesday 27<sup>th</sup> June 1917 the death occurred of James Hopkins, at the age of sixty-six years.<sup>117</sup> On the 21<sup>st</sup> September 1917, Mary Hopkins, as executor of her husband's estate, gained approval for the transfer of the hotel license to herself.<sup>118</sup>

<sup>112</sup> Wagga Wagga Advertiser. 29<sup>th</sup> December 1910, p2; NSW BDMs. Marriage registration # 13733/1910.

<sup>113</sup> Daily Advertiser. 12<sup>th</sup> September 1913, p2.

<sup>114</sup> Wagga Wagga Advertiser. 15<sup>th</sup> March 1910, p3.

<sup>115</sup> Wagga Wagga Advertiser. 10<sup>th</sup> March 1910, p3.

<sup>116</sup> Daily Advertiser. 28<sup>th</sup> May 1913, p3.

<sup>117</sup> Wagga Wagga Express. 28<sup>th</sup> June 1917, p4.

<sup>118</sup> Daily Advertiser. 22<sup>nd</sup> September 1917, p7.

**EXTENSIVE FURNITURE SALE.**

**SPORTSMAN'S ARMS HOTEL,**  
KINCAID-STREET.

**SKUDDER & MONKS**

**H**AVE been instructed to sell by public auction, the whole of the FURNITURE, etc., now in the above Hotel, owing to expiration of lease.

Commencing  
**FRIDAY, JANUARY 4, 1918,**  
At 10.30 a.m.

**BAR.**—Register, Ice-Chest, Beer Engine, Pewters, Glasses, Pints, Mirror, Pictures, etc.

**D. ROOM.**—Sideboard, Tables, 20 Chairs, Couch, Rocker, qty. Cutlery, Cedar Sideboard, Cruets, Glassware, Table Cloths, E.P. Ware, Serviettes, Crockery, Linoleum.

**SITTING ROOM.**—Overmantle, Easy Chairs, Carpet, Music Stand, R. Table, Fender, Clock, Pictures, H. Rug, Rocker, Fancy Tables.

Complete Furnishings for 10 Bedrooms including Toilet Sets, Mirrors, Sheets, Quilts, Blankets, Towels, Bed and Table Linen, Linen Press, Mangle, Large Safe.

**KITCHEN.**—Tables, Saucepans, Fountain, 2 Boilers, Crockery, Kettles, Flat Irons.

Special Maple Wardrobe (mirror), M.T. W-Stand, Duchesse Chests, R. Blinds, Curtains, Good Linoleum sufficient for 10 rooms, Bedsteads (single and double), etc.

Owing to the Lease having expired, it is determined to make a complete clearance.

**TERMS ABSOLUTELY CASH.**

On the 18<sup>th</sup> January 1918, the license was transferred from Mary Hopkins to Henry Bridgeland.<sup>119</sup>

**Left:** A January 1918 notice for sale of hotel furniture at expiry of lease.<sup>120</sup>

The January clearance sale notice confirms the hotel complex featured a bar, a dining room, a sitting room, and ten bedrooms. It is not clear whether the kitchen was a detached structure at that time.

Henry George Bridgeland's occupation of the hotel was short lived. On Thursday 21<sup>st</sup> February, Bridgeland died, relatively suddenly, at the hotel. He had been ill for a few days, but his death was unexpected. Forty-eight years old Bridgeland, was a former resident of Paddington [Sydney], and left a widow and five children to mourn his loss. He was buried in the Church of England section of the Wagga Wagga Cemetery.<sup>121</sup>

**FUNERAL NOTICE.**

**T**HE Friends of Mrs. H. G. BRIDGELAND and Family, of the Sportsman's Arms Hotel, Kincaid-street, are kindly invited to attend the Funeral of her late beloved Husband and their Father, Henry George, to move from their residence, **THIS DAY**, at 2.30 p.m.

**M'INTOSH BROS.,**  
Funeral Directors.  
Phone 112. Baylis-st., Wagga.

**Above:** Funeral notice in February 1918.

On Saturday 11<sup>th</sup> May 1918, the license was transferred from Mrs Bridgeland to Frederick Bye.<sup>122</sup> The latter renewed the license for another year on the 21<sup>st</sup> June 1918.<sup>123</sup>

The death of Frederick Charles Bye took place on Tuesday 20<sup>th</sup> November 1918, following a long period of poor health.<sup>124</sup>

<sup>119</sup> Daily Advertiser. 19<sup>th</sup> January 1918, p4.

<sup>120</sup> Daily Advertiser. 2<sup>nd</sup> January 1918, p3.

<sup>121</sup> Daily Advertiser. 22<sup>nd</sup> February 1918, p2.

<sup>122</sup> Daily Advertiser. 13<sup>th</sup> May 1918, p2.

<sup>123</sup> Daily Advertiser. 22<sup>nd</sup> June 1918, p3.

<sup>124</sup> Daily Advertiser. 20<sup>th</sup> November 1918, p2.



**FUNERAL NOTICE.**

**T**HE Friends of MRS. F. C. BYE and Family are kindly invited to attend the Funeral of her late Beloved HUSBAND and their Father (the late Frederick Charles Bye), to move from the Sportsmans Arms Hotel, THIS DAY (Wednesday) at 3 p.m.

**M'INTOSH BROS.,**  
Funeral Directors,  
Baylis-street, Wagga.  
Phone 112.

**NOTICE.**

**M**EMBERS of PROTESTANT ALLIANCE LODGE, Star of Wagga 130, are respectfully requested to attend the Funeral of their late Brother, F. C. BYE, to leave from the Sportsman's Arms Hotel, THIS DAY (Wednesday) at 3.30 p.m.

**R. S. INGLIS, W.M.**

**Above [Left & Right]:** Notices for funeral of Frederick Charles Bye.

When the license was renewed in June 1919, it was in the name of Emily Jane Bye, Fredrick's widow.<sup>125</sup> In March 1920, Emily put the lease and license up for sale by public auction, along with the contents of the hotel.<sup>126</sup>

**THIS DAY, 2.30 SHARP.**

At Sportsman's Arms Hotel, Kincaid-street, Wagga.

**SKUDDER & MONKS**

**H**AVE been instructed to Sell by Public Auction the whole of the Furniture, Bedding, Ice Chest, Sewing Machine, Bar Fittings, special Beer Pump, first-class Piano and Stool now contained in the hotel.

Also Lease and License..

Options will be given to purchase as a going concern.

Terms prompt cash.  
Note Time and Place.

**Left:** Auction sale notice in March 1920.

On the 29<sup>th</sup> March 1920, Inspector Duprez applied for a summons to be issued against Emily Jane Bye for a breach of the licensing act, which was granted.<sup>127</sup> Emily appeared in court on the 19<sup>th</sup> April and was convicted of allowing drinking on site, outside of legal hours, but in light of the circumstances a nominal fine only was imposed.<sup>128</sup>

On a more serious note, Inspector Duprez's application for the license to be cancelled was approved. Emily conceded that the hotel "*had not been well conducted*" and she consented to the order for closure.<sup>129</sup>

The Sportsman's Arms hotel ceased to trade from Monday the 19<sup>th</sup> April 1920.

In September 1920, the old hotel took on a new purpose with Mrs G Tilden announcing she was now conducting a boarding house therein.<sup>130</sup>

<sup>125</sup> Daily Advertiser. 21<sup>st</sup> June 1919, p3.

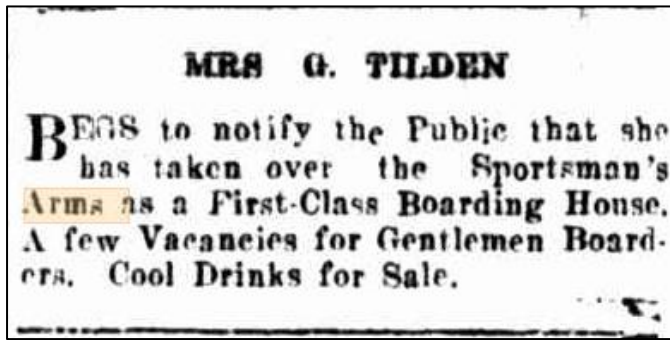
<sup>126</sup> Daily Advertiser. 19<sup>th</sup> March 1920, p3.

<sup>127</sup> Daily Advertiser. 30<sup>th</sup> March 1920, p4.

<sup>128</sup> Daily Advertiser. 20<sup>th</sup> April 1920, p4.

<sup>129</sup> Daily Advertiser. 20<sup>th</sup> April 1920, p2.

<sup>130</sup> Daily Advertiser. 4<sup>th</sup> September 1920, p5.



**Left:** Notice for new boarding house in September 1920.

In June 1921 the premises were described as Mrs EA Tilden's Sportsman's Arms boarding house.<sup>131</sup>

By April 1922, Mrs Tilden was living at Bondi, in a house named "*Kincaid*."<sup>132</sup>

## 1920's

In July 1922, W Scanlon, of 104 Kincaid Street, placed an advertisement offering 500 x 2<sup>nd</sup> hand chaff bags for sale.<sup>133</sup>

In January 1923, Mr WE Scanlon was conducting a store at the corner of Kincaid and Beckwith Streets.<sup>134</sup>

In June 1924 a notice appeared for a "*long lease and furniture of large house, suitable for boarding house*." The contact address was 104 Kincaid Street.<sup>135</sup>

In 1926 and 1927, boarders were sought for 102 Kincaid Street [multiple advertisements].

## 1930's

In 1937 and 1938, boarders were sought for 102 Kincaid Street [multiple advertisements].

It appears that 104 Kincaid was let as a private residence during the 1930's. In 1933, Mr J H Dodwell passed away at his property on the Tarcutta Road. His place of residence was 104 Kincaid Street, where he lived with his son in law and daughter -Mr & Mrs G Jones.<sup>136</sup>

## 1940's

In 1940, and onwards from that date, G Curtis conducted a real estate agency from 102 Kincaid Street. The agency regularly placed advertisements looking for houses to rent on behalf of their clients and also offering properties and businesses for sale or rent.

In the 1940's 104 Kincaid Street mostly served as a shop. In 1940 it was known as Pike's Shop.<sup>137</sup>

In May 1941, Mrs G Smith was living at 104 Kincaid Street.<sup>138</sup>

In 1944 and 1945, SE Pike was living at 104 Kincaid Street.<sup>139</sup>

<sup>131</sup> Daily Express. 7<sup>th</sup> June 1921, p2.

<sup>132</sup> Daily Advertiser. 28<sup>th</sup> April 1922, p3.

<sup>133</sup> Daily Advertiser. 10<sup>th</sup> July 1922, p3.

<sup>134</sup> Daily Advertiser. 5<sup>th</sup> January 1923, p4.

<sup>135</sup> Daily Advertiser. 17<sup>th</sup> June 1924, p5.

<sup>136</sup> Daily Advertiser. 7<sup>th</sup> March 1933, p2.

<sup>137</sup> Daily Advertiser. 27<sup>th</sup> May 1940, p5.

<sup>138</sup> Daily Advertiser. 26<sup>th</sup> May 1941, p5.

<sup>139</sup> Daily Advertiser. 19<sup>th</sup> August 1944, p5. [Plus other advertisements throughout 1944 and 1945]

In May 1946, the partnership of Coleman & Edmonstone, storekeepers of 104 Kincaid Street, was dissolved effective the 28<sup>th</sup> April 1946.<sup>140</sup>

**AUCTIONEERS' NOTICES**

**Clearing Sale**

**HOUSEHOLD FURNITURE AND EFFECTS**

ACCOUNT MR. D. G. WILD, 104 **KINCAID STREET.**

**SATURDAY, MARCH 6, 2.30 sharp**

**WE** have received instructions from Mr. Wild, who is leaving the district, to sell for him: Good quality Household Furniture and effects comprising the undermentioned:—

Magnificent 4-piece ash blond veneer Bedroom Suite, fitted Wardrobe and gent's Loughboy, Dressing Table and Stool. D. Bed, complete two inner spring Mattresses, as new, 14 x 14 mottled Feltex, new condition; 4 piece oak Bedroom Suite, Wardrobe, D. Table, D. Beds, Kapok Bedding, oak single Bed and Bedding, Lino, 3 piece Genoa Velvet autumn toned loose cushioned Lounge Suite, round Lounge Table, 5 valve dual wave Radiola Console Wireless Set; Bowen veneer Kitchen Cabinet, kit. Table and Chairs, Auto Tent, Wringer, Garden Tools, usual Sundries, etc.

All the above items are in excellent order, all being for absolute sale. Buyers can attend with confidence.

**D. MALONEY, Auctioneer.**

Selling Agents: Peacock's Auctions, 117 Baylis Street.

In March 1948, a clearing sale was held at 104 Kincaid Street on account Mr DG Wild, who was leaving the district. The sale consisted of household furniture and effects.<sup>141</sup>

**Left:** Sale notice for the household furniture and effects of DG Wild.

In July 1950, Mr L Edmondson was living at 104 Kincaid Street.<sup>142</sup>

In 1978 Jill Morrow recorded the following description of the building,<sup>143</sup>

"A former hotel which was subsequently converted to a shop and residence, and which is now a residence only.

A single storey bonded brick building possibly built about 1860-1870.

The original hotel building has a verandah across front onto which open three doors. The doorway to the splayed window has been replaced by a window., Two wings, now altered extended to the rear. The western wing has been extended forward s to form a shop front with awning over footpath. This retains original shop front with tiles and advertising.

Since becoming a residence the front verandah has been enclosed with canvas blinds attached to a picket fence type balustrade.

The use of cream and browns for exterior paint colours enhances this building."

The original bar was located at the eastern corner of the contemporary building, which would explain the chamfered corner. The new bar was located at the western end of the building, where the shop was later. A cellar below this 2<sup>nd</sup> site still exists.

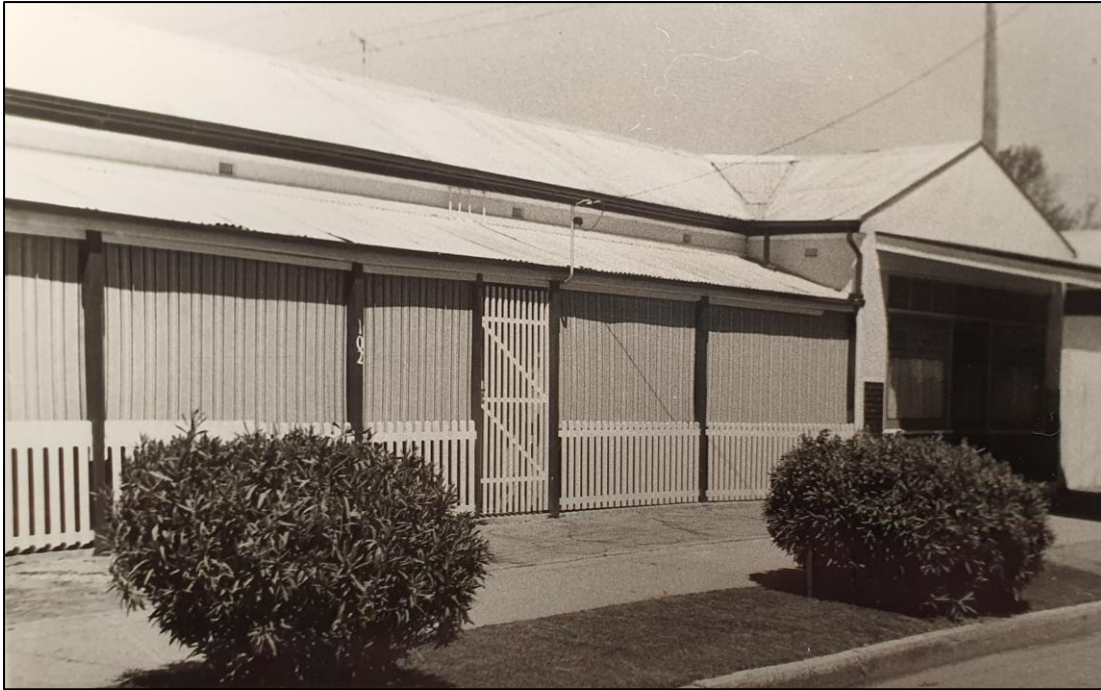
<sup>140</sup> Daily Advertiser. 1<sup>st</sup> May 1946, p5.

<sup>141</sup> Daily Advertiser. 5<sup>th</sup> March 1948, p5.

<sup>142</sup> Daily Advertiser. 17<sup>th</sup> July 1950, p2.

<sup>143</sup> Wagga Wagga City Library. Local Studies Collection. Kincaid Street folder.





**Above:** The canvas blinds along the front verandah, as described by Jill Morrow. Courtesy Wagga Wagga City Library. Local Studies Collection [Photographs <sup>144</sup>– Kincaid Street]



**Above:** A more contemporary view of the canvas blinds along the front verandah [in July 2004]. Courtesy Wagga Wagga City Library. Local Studies Collection [Photographs – Kincaid Street].





**Above:** The old shop front at western end of the building, with restored “Mother’s Choice” sign.



**Above:** The former butcher shop at the corner of Kincaid and Beckwith Streets, with the old shop and hotel building to the east [left].



In 1989, the property was owned by Mr & Mrs Phil Xeros. On the 19<sup>th</sup> May 1990, the property was purchased by John and Kym Barter, at a sale by public auction, for the sum of \$144,000. John was a local restaurant chef, and Kym was a local artist.<sup>145</sup>

Following the acquisition of the property, John and Kim Barter commenced refurbishing the old building to create a guest house with modern facilities. According to John, he, and builder Mark Butler *“virtually demolished the place and rebuilt the back area.”* John’s comment is interpreted to mean that they demolished parts of the rear sections of the complex but retained much of the front and shop areas. John noted that a number of doorways had previously been bricked up. Other works were carried out by plumber Bruce Graham and electrician Greg Lawson. When they lifted the floor coverings in the front room they found seven layers of linoleum.

On the 14<sup>th</sup> September 1992, *Crepe Myrtle* was opened for business. The complex retained the former general store signage - *“M T Edmonstone & Sons”* on the brickwork and *“Mother’s Choice Flour”* on the plate glass window. This area functioned as a studio for Kim. The guest house featured four bedrooms, a reading room, a guest lounge, and a *“large slate-floored breakfast area at the rear of the premises, which flows out to a small courtyard.”*<sup>146</sup>

In September 1998 the Barters placed the property on the market. The old hotel building was said to be divided into two halves, each of about twenty squares in area. The left-hand side, which was for guests, featured four queen size bedrooms, a guest lounge, and a reading room. Behind this lay the guest breakfast room. There were also two refurbished guest bathrooms.

The right-hand side was for the owners’ accommodation, and featured a new kitchen, two large double bedrooms, and a combined lounge/dining room. The old shop room featured the old hotel bar, and a cellar lay beneath this room.<sup>147</sup>

In December 2025 the front and side facades of the buildings are pretty much unaltered from 1998, but there have been some significant changes to the rear of the premises. It is still a significant heritage building with a lot of history.

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<sup>145</sup> Daily Advertiser. 19<sup>th</sup> May 1990, p3.

<sup>146</sup> Daily Advertiser. 14<sup>th</sup> September 1992, p14.

<sup>147</sup> Daily Advertiser. 5<sup>th</sup> September 1998, p29.

# Appendix A

## Wagga Wagga Rate Books

In the period **1873-1874** Mrs Charles Marnes was listed as the owner of allotments 1 to 9 of section 32, with a total area of nine acres. The property was described as a “*cultivated paddock.*”



**Left:** Allotments 1 to 9 as owned by Mrs Charles Marnes [in trust] in 1873.

The rate records for **1873-1874** have not survived.

In the period **1875-1876** there was a late entry for lots 9 & 10 of section 32, belonging to David Parker. The property featured a brick cottage. Parker had subdivided allotments 4, 5, 6 & 7 to create ten lots [1 to 10] facing onto Kincaid Street. Lot 10 was located at the corner of Kincaid and Beckwith Streets, with lot 9 immediately to the east of that. This confirms the supposition that the two cojoined cottages that became the Sportsman’s Arms hotel were constructed in the period 1875-1876.

**1876-1877:** Lots 9 & 10, initially owned by David Parker, then by Spring. Property featured a brick dwelling on one acre of land.

**1877-1878:** Lots 9 & 10, initially owned by Edward Spring. Property featured a brick house on land with an area of two roods and thirty two perches.

**1878-1880:** Records for this period are incomplete or non-existent.

**1880-1885:** Lots 9 & 10, owned by Edward Spring. Property featured a brick inn – the Sportsman’s Arms hotel

**1885-1886:** Now described as allotment 6, section 32. Owned and occupied by Edward Spring. Property featured a brick hotel and a fenced lot.

**1886-1908:** Allotment 6, section 32. Brick hotel owned by Edward Spring [until 1898] and then by Emily Amelia Spring. The rate records for the periods 1893-1895 don’t make any reference to the destruction of the building by the 1893 fire, nor is the damage or rebuild reflected in the rate valuations.

**1908:** parts of allotments 6 & 7 of section 32, owned by Emily Amelia Spring and occupied by James Hopkins, a hotelkeeper. The property featured a brick residence. It had a frontage of 198ft to Kincaid Street and a depth of 228ft. UCV = £574. ICV = £1,280.

**1911-1913:** parts of allotments 6 & 7 of section 32, owned by Emily Amelia Spring and occupied by James Hopkins, a hotelkeeper. The property featured a brick hotel. It had a frontage of 198ft to Kincaid Street and a depth of 298ft. UCV = £594. ICV = £1,280.

**1914-1916:** parts of allotments 6 & 7 of section 32, owned by the estate of Emily Amelia Spring and occupied by James Hopkins, a hotelkeeper. The property featured a brick hotel. It had a frontage of 198ft to Kincaid Street and a depth of 298ft. From the 30<sup>th</sup> November 1913 the depth was adjusted to 231ft. UCV = £693. ICV = £1,500.

**1917-1919:** parts of allotments 6 & 7 of section 32, owned by the estate of Emily Amelia Spring and occupied by James Hopkins, a hotelkeeper. The property featured a brick hotel. It had a frontage of 198ft to Kincaid Street and a depth of 231ft. UCV = £693. ICV = £1,500.

**1920-1922:** parts of allotments 6 & 7 of section 32, owned by the estate of Emily Amelia Spring.

**1923-1925:** parts of allotments 6 & 7 of section 32, initially owned by the estate of Emily Amelia Spring, then by Thomas Davis, of Simmons Street. Four occupants listed – Ada Maggie Scanlon, a storekeeper; Harry Pell, a lorry driver; Jack Waldron, a labourer; and James Knight, a mill hand. The property featured a brick building. It had a frontage of 198ft to Kincaid Street and a depth of 231ft. UCV = £792. ICV = £2,000.

**1926-1928:** parts of allotments 6 & 7 of section 32, owned by Thomas Davis, of 24 Simmons Street. Listed as four lots.

- 102 Kincaid = old hotel
- 104 Kincaid Street = store
- 106 Kincaid Street = lot
- 108 Kincaid Street = concrete shop

Nil occupants listed. Combined frontage of 121ft 6in to Kincaid Street and a depth of 116ft 7in.

**1929-1931:** parts of allotments 6 & 7 of section 32, owned by Thomas Davis, a builder of Wollongong. Listed as four lots.

- 102 Kincaid - Occupied by Colin Coleman, a cook.
- 104-106 Kincaid Street - Occupied by Thomas Henry Thorne, a storekeeper.
- 108 Kincaid Street - Occupied by Clarence Spencer Inglis, a butcher.

The property featured a brick residence and a concrete shop. Combined frontage of 121ft 6in to Kincaid Street and a depth of 116ft 7in.

**1932-1934:** 102-108 Kincaid Street, initially owned by Thomas Davis, a builder of Wollongong, then by Robert James Cunningham, a merchant of Fitzmaurice Street, Wagga Wagga. The property featured a brick residence, a brick shop and a concrete shop, with a frontage of 121ft 6 in to Kincaid Street and a depth of 116ft 7in. The brick residence and brick shop were occupied by Thomas Henry Thorne, a shop keeper. The concrete shop was occupied by Allan Edward Dennis, a butcher. UCV = £605. ICV = £1,800.

**1935-1937:** 102-108 Kincaid Street, owned by Robert James Cunningham, a merchant of Fitzmaurice Street, Wagga Wagga. The property featured a brick residence, a brick shop and a concrete shop, with a frontage of 121ft 6 in to Kincaid Street and a depth of 116ft 7in. The brick residence was occupied by Thomas Henry Thorne, retired, and Robert Walton Jones, a mechanic. The brick shop was occupied by Gordon Isaac Jones, a grocer. The concrete shop was occupied by Darcy Luke Ryan, a butcher. UCV = £605. ICV = £1,800.

**1938-1940:** 102-108 Kincaid Street, owned by Robert James Cunningham, a merchant of Fitzmaurice Street, Wagga Wagga. The property featured a brick residence, and two shops with a frontage of 121ft 6 in to Kincaid Street and a depth of 116ft 7in. Frontage was adjusted to 123ft 6in during this period. No details recorded for occupants. UCV = £726. ICV = £2,200.

**1941-1943:** 102-108 Kincaid Street, owned by Robert James Cunningham, a merchant of Fitzmaurice Street, Wagga Wagga. The property featured a brick residence and two shops. Located on parts of allotments 6 & 7 of section 32, with a frontage of 123ft 6 in to Kincaid Street and a depth of 116ft 7in.

**1947-1948:** 102-108 Kincaid Street, owned by Robert James Cunningham, a merchant of 34 Fitzmaurice Street, Wagga Wagga. The property featured a brick residence and two shops. Located on parts of allotments 6 & 7 of section 32, with a frontage of 123ft 6 in to Kincaid Street and a depth of 116ft 7in. UCV = £738. ICV = £2,200.



**Above:** 1971 aerial view of the site. Courtesy Wagga Wagga City Council. Intramaps



**Above:** 2014 aerial view of the site. Courtesy Wagga Wagga City Council. Intramaps



**Above:** The various buildings without the plantings at front.



## Appendix B

### Chronological Listing of Licensees

1877-1893: Edward Spring

1893-1893: Charles Clark

1894-1899: John Edward Hughes [step-son of Edward Spring]

1899-1900: Ernest Henry Smithurst

1900-1902: Oscar de Aubut Cayirylis

1902-1902: Sydney Spring

1902-1903: John Francis McLean

1903-1903: Edmund Fenn

1903-1904: Patrick Leonard

1904-1905: Robert T Warren

1905-1917: James Hopkins

1917-1918: Mary Hopkins

1918-1918: Henry George Bridgeland

1918-1918: Frederick Charles Bye

1918-1920: Emily Jane Bye

The hotel ceased to trade from Monday 19<sup>th</sup> April 1920.



**Above:** Crepe Myrtle Guest House



**Above:** The former butcher shop at the corner of Kincaid and Beckwith Streets in July 2004. Courtesy Wagga Wagga City Library. Local Studies Collection [Photographs – Kincaid Street]