

Diversions

Local option poll, 1907
Nearby pubs
The first pub in Kent Town



Detail from Sweet's panorama looking south from St Peter's College, c.1872 [SLSA B10773]

Kent Town, the Kent Town Hotel and Local Options

DRINK ONLY THE ORIGINAL CO-OPERATIVE
WALKERVILLE ALES. UNSURPASSED
FOR QUALITY.

BREWED BY
Walkerville Co-Operative Brewing Co., Ltd., **SOUTHWARK.**

LOCAL OPTION POLL, District of East Torrens.

SATURDAY, DECEMBER 14, 1907.

Be sure and vote on ALL Voting-Papers in the THIRD SQUARE.

1. []
2. []
3. That the Number of Licences be not Increased or Reduced (thus) [X]
4. []

- Local option polls
 - Licensing Act 1891
 - Plebiscites to determine the number of licenses granted in an electoral district
- Local option poll in East Torrens, 1907
 - Reduction in number from 30 to 20
 - **Results for Kent Town**
 - Evidence at Special Licensing Bench
- Ten hotels 'delicensed'
 - ...including the Kentish Arms
 - 5 licensed by women

Kent Town, the Kent Town Hotel and Local Options

PUBLICANS' LICENSES.
Resolutions.

1. That publicans' licenses be reduced from 30 to 20.
2. That publicans' licenses be reduced from 30 to 25.
3. That the number of publicans' licenses be not increased or reduced.
4. That new publicans' licenses be granted in the discretion of the Licensing Bench.

Polling-place.	Resolution No.				Infl.
	1.	2.	3.	4.	
Norwood	954	82	787	8	35
Marryatville	59	4	150	4	0
Athelstone	19	—	15	2	2
Glen Osmond	30	1	49	2	3
Magill	104	2	128	4	7
Campbelltown	60	3	86	3	9
Eastwood	68	7	88	4	5
Burnside	80	2	51	1	0
Paynelham	139	4	81	7	5
Becc Park	144	4	66	3	8
Kent Town	192	6	226	4	5
St. Peters	672	21	529	15	20
Absent voters	—	—	1	—	1
Totals	2541	86	2243	59	150

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Kent Town, the Kent Town Hotel and Local Options

Kent Town Hotel.—Mr. Stock called numerous witnesses, who stated that the hotel, which was situated in Rundle-street, Kent Town, in a densely-populated centre, it was extensively patronised, and frequently accommodated boarders, including country and inter-State visitors. A petition was put in signed by 219 persons. The memorialists referred to the excellent management of the premises by the licensee (Mr. F. Clarke).

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Kent Town, the Kent Town Hotel and Local Options

“THE LICENSING ACT, 1908.”

I JAMES GORDON, President of the Special Bench of the Local Option District of East Torrens, do hereby certify that the determination of the said bench is as follows:—That the licences within the said district hereunder specified shall not be renewed, namely:—

Publicans’.

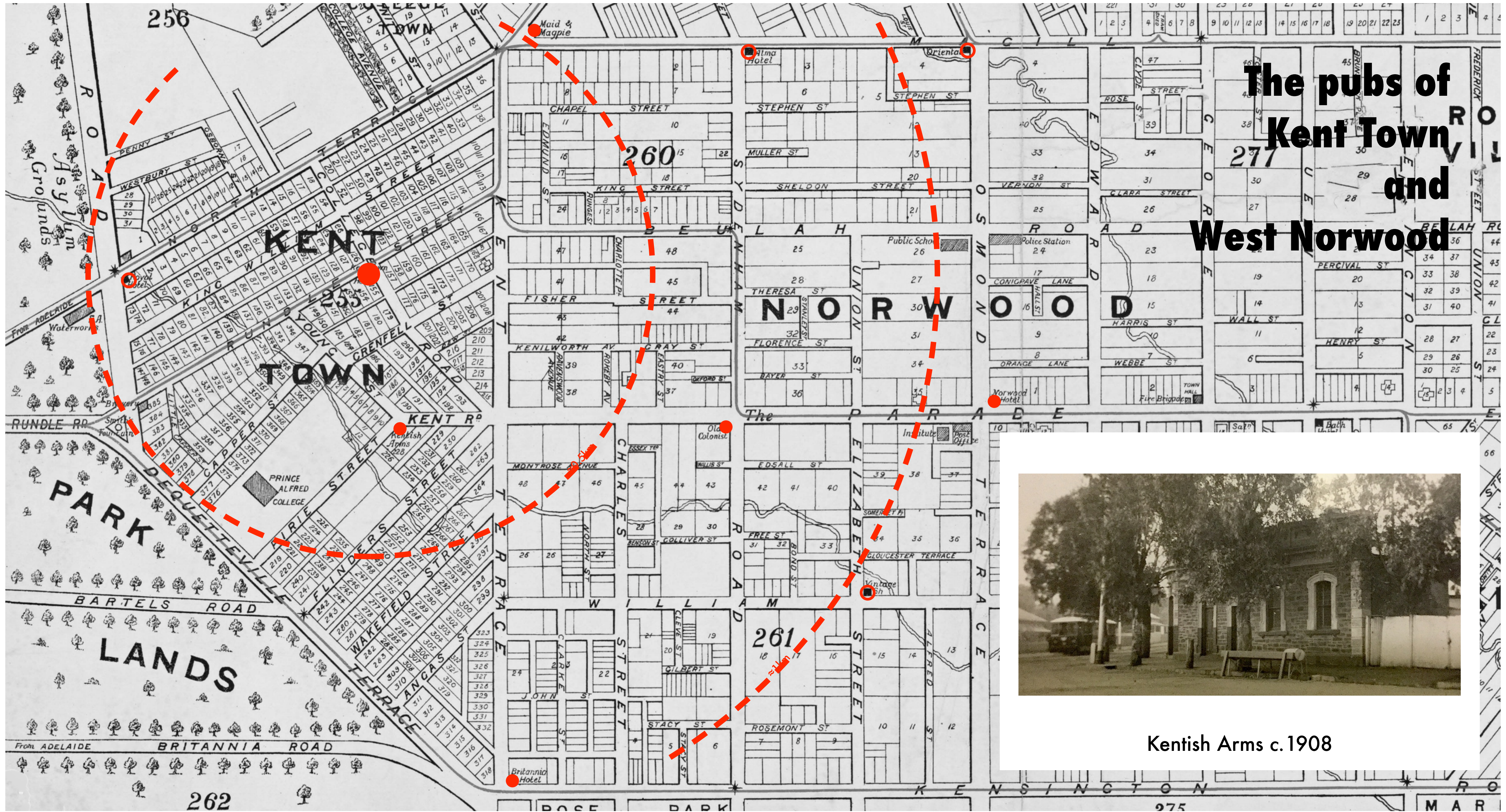
Burnside Hotel	Annie E. Kenny
Family Hotel	Matilda R. Stephenson
Kensington Hotel	Albert E. Bleechmore
Kentish Arms Hotel	Florence E. Millar
Mountain Hut Hotel.....	William Forrest
Paradise Bridge Hotel	Anna Waite
Rising Sun Hotel	Walter J. George
Vine Inn.....	Alfred M. Gibbons
Vintage Shades Hotel	Alice Ryan
World’s End Hotel	Joseph Dick

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The pubs of Kent Town and West Norwood

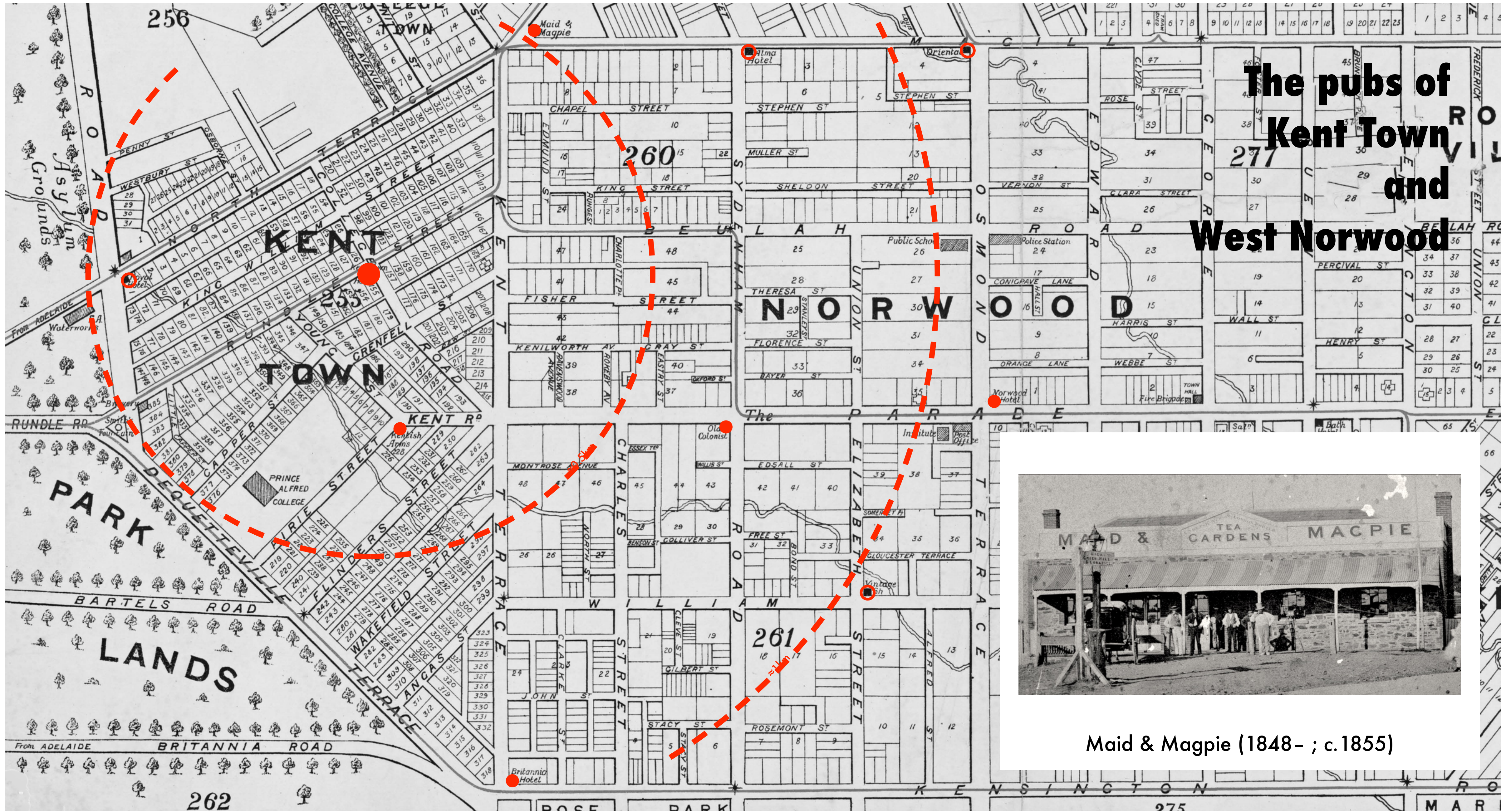


The pubs of Kent Town and West Norwood



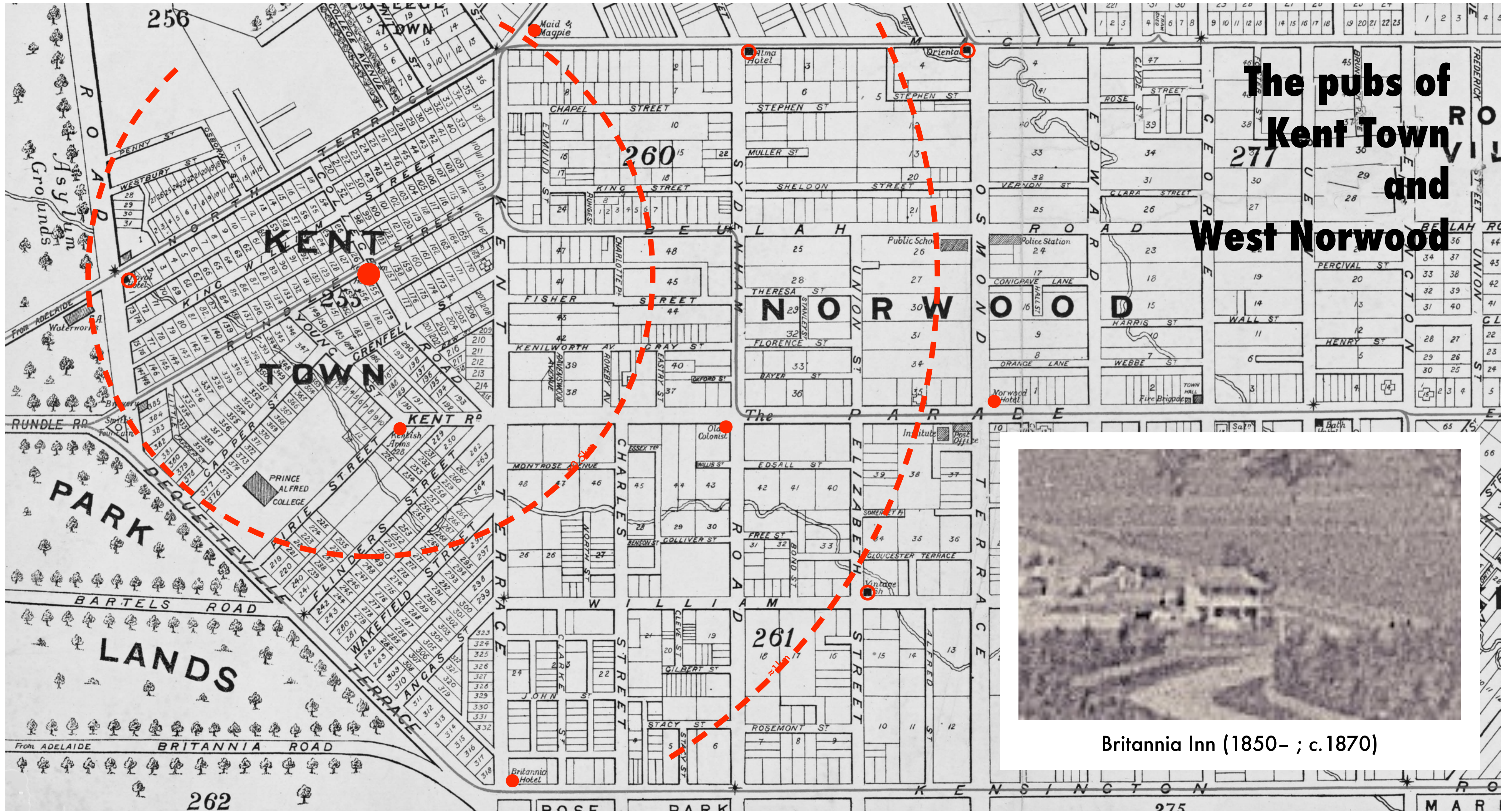
Kentish Arms c. 1908

The pubs of Kent Town and West Norwood



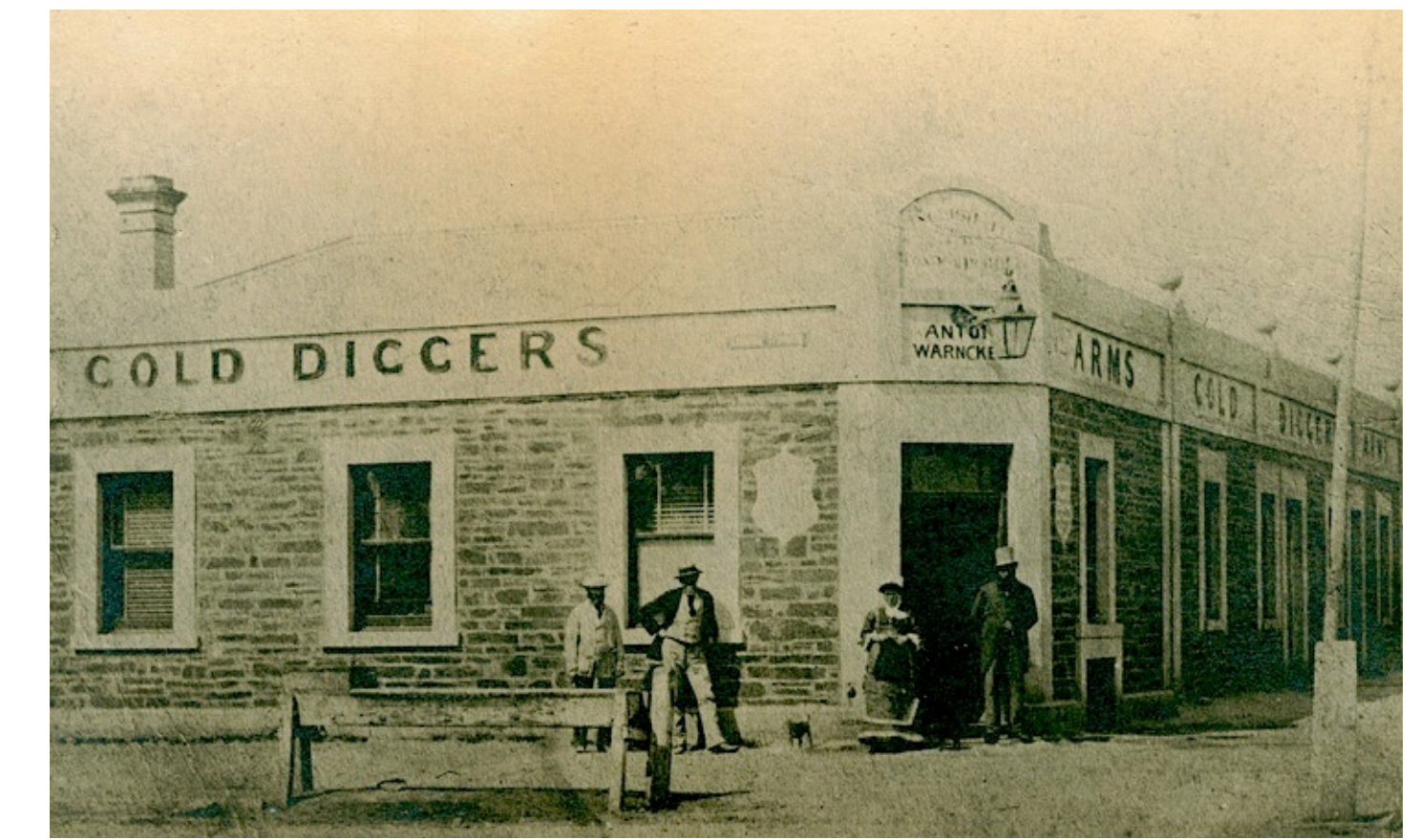
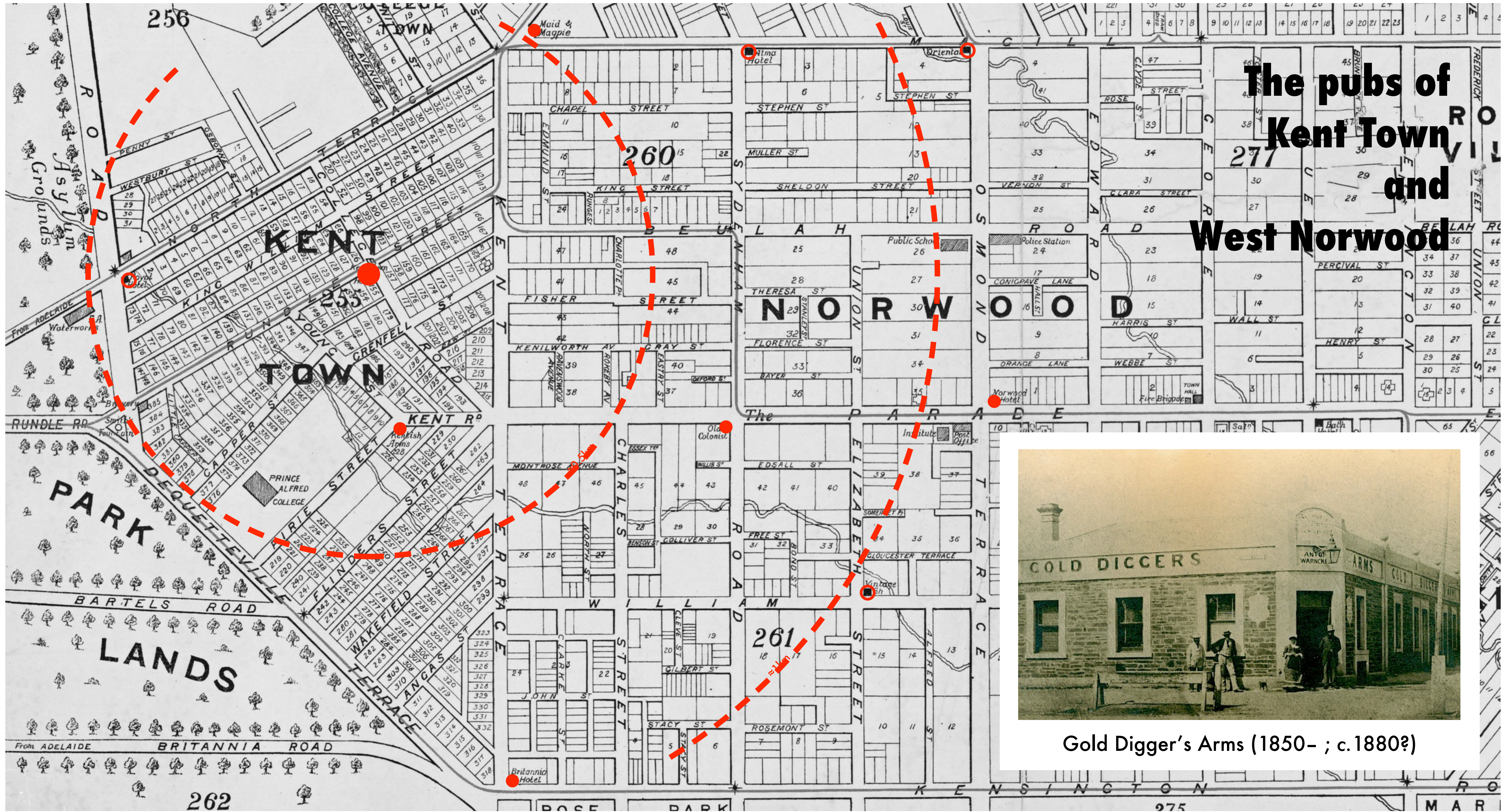
Maid & Magpie (1848- ; c.1855)

The pubs of Kent Town and West Norwood



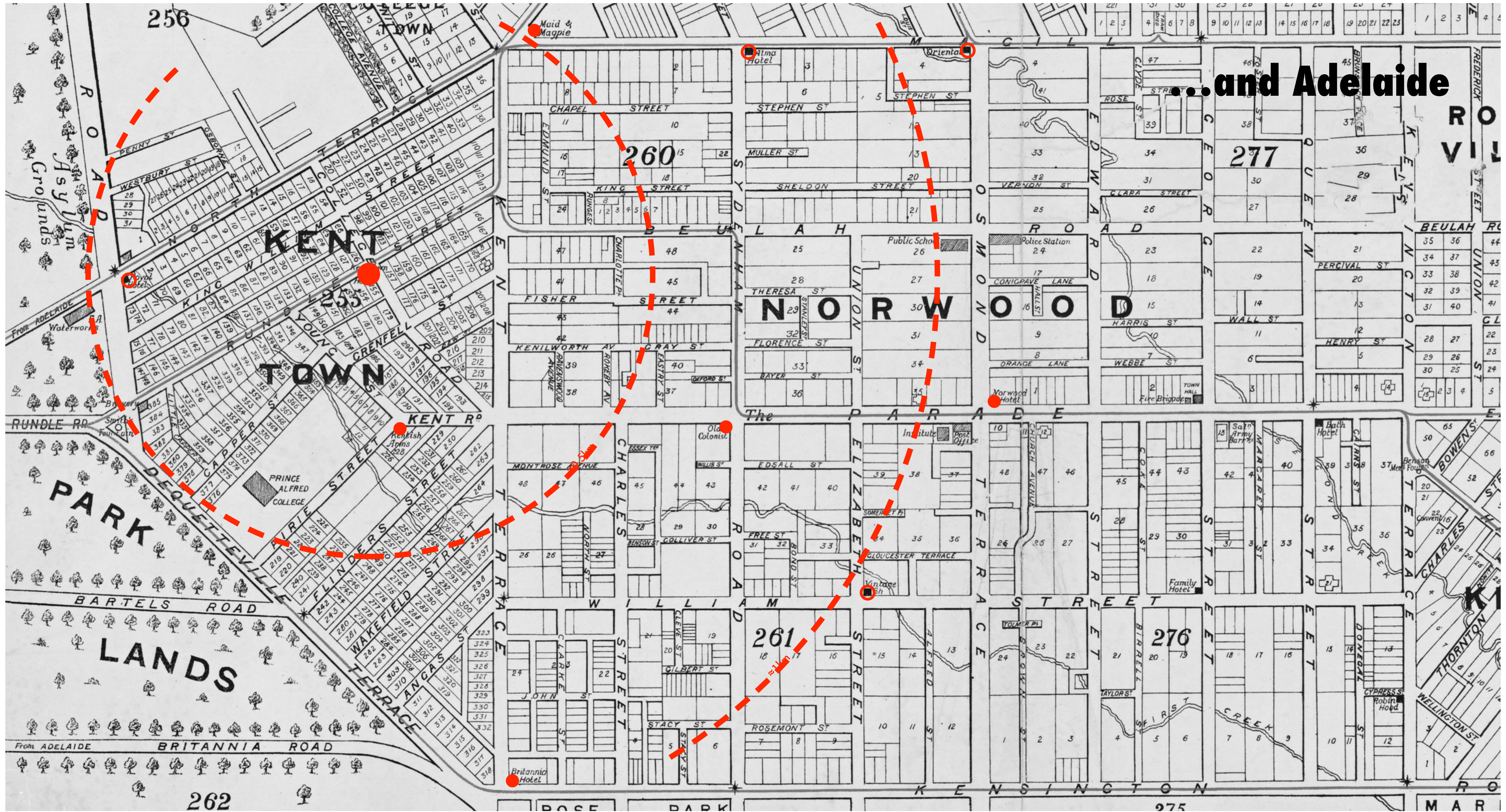
Britannia Inn (1850- ; c.1870)

The pubs of Kent Town and West Norwood

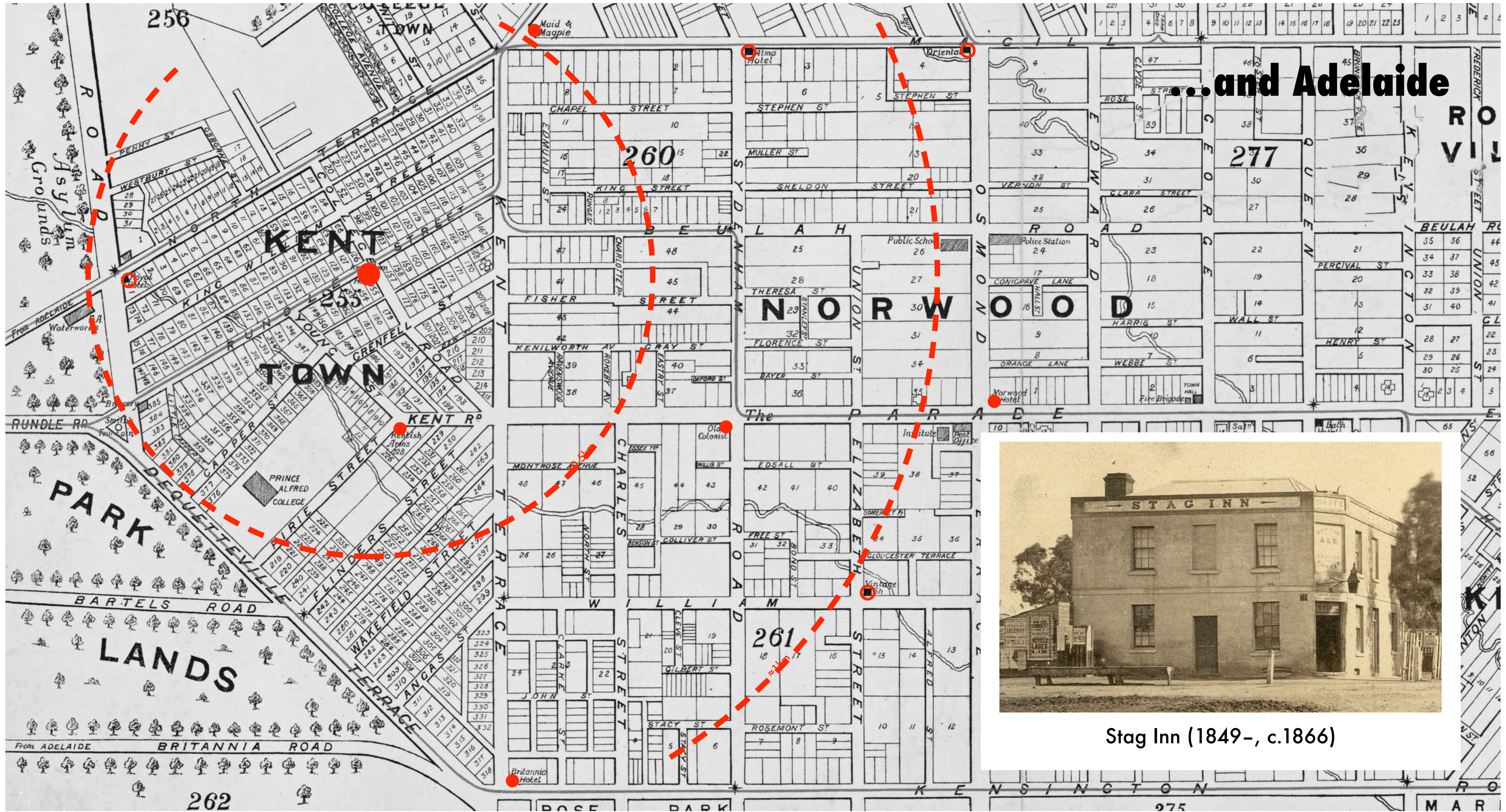


Gold Digger's Arms (1850- ; c.1880?)

...and Adelaide



...and Adelaide

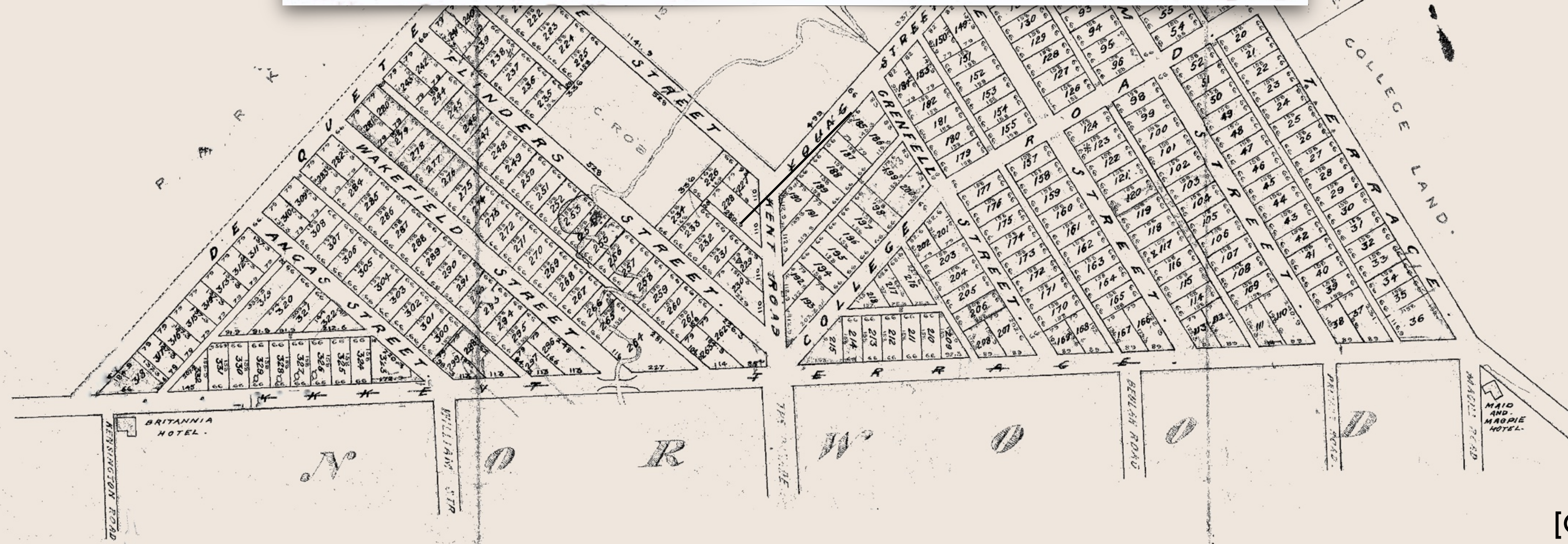


Stag Inn (1849-, c.1866)

The first pub in Kent Town

Plan
of
KENT TOWN
BEING PORTION
SECTION
PROVINCIAL SURVEY
W^m Wadham, Surveyor
Geo. Green, Land

TO be SOLD or L^t on LEASE, HOUSE situated on the main road between Rundle-street and Norwood, and central in Kent Town, admirably adapted for a Public House or a Private Dwelling, containing eight lofty Rooms, and large Cellar, with a Well of excellent Water, and one of the best pieces of Garden Ground in Kent Town; all enclosed with railing fence. Apply at the Gold Diggers' Arms, Norwood. 51ev



The first pub in Kent Town

Plan
of
KENT TOWN
BEING PORTION OF
SECTION 25.
PROVINCIAL SURVEY B.
W. Wadham, Surveyor.
Geo. Green, Land Agent.

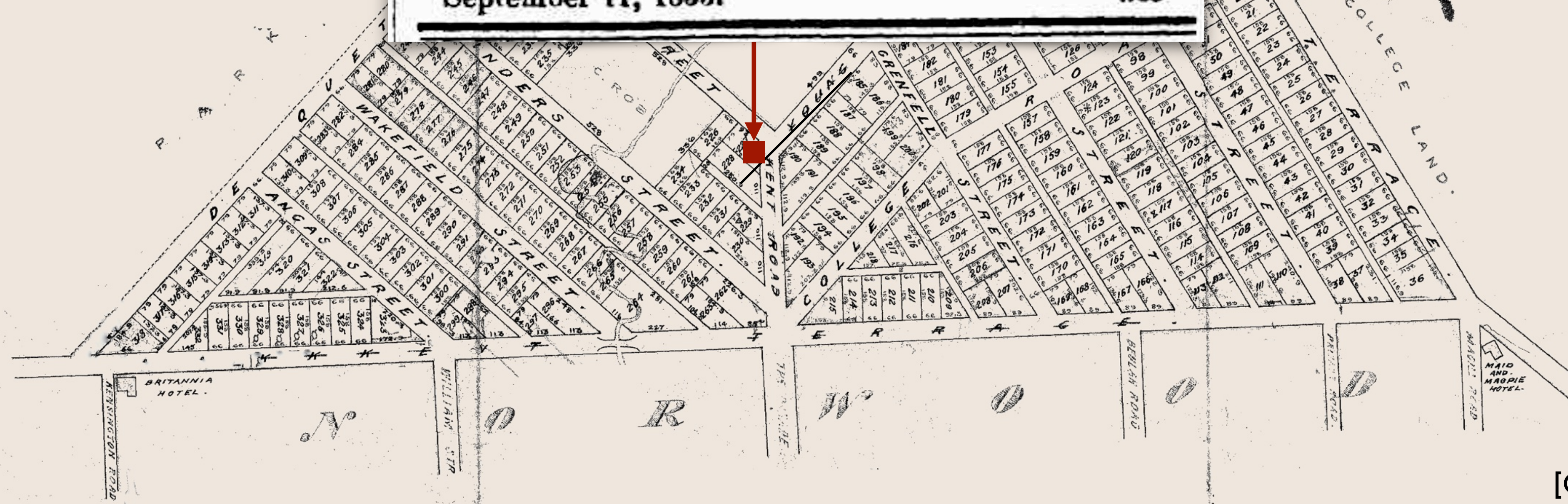
KENTISH ARMS, KENT TOWN.

GERDT LEOPOLD takes the liberty of announcing to the public in general, and to his English and German friends in particular, that he has opened the above commodious premises as a **PUBLIC-HOUSE**, in **KENT TOWN**, with the best of Wines, Beers, Liquors, and other Beverages. Good comfortable Beds; the best of Meals, and civility. He will always try to merit the patronage of the public.

GERDT LEOPOLD,
Kentish Arms, Kent Town.

September 11, 1855.

wf8





Kentish Arms [Tavern], c.1865 [NSPP collection]

The foundation of the Kent Town Hotel

BUNDLE		COLLEGE		ROAD	
		150 ⁷	179		
STREET		155	180	ROAD	
		154	181		
		153	182		
		152	183		
BUNDLE		151	184	ROAD	
		150			

Received as within mentioned from the within named William Henry Sims the sum of one hundred and thirty two pounds as within expressed to be paid by him to us

Witness
Richd Hicks
James Robin

132

William Henry and Ann Sims

Board and Lodging.

W. H. SIMS takes this opportunity of returning his sincere thanks to his country friends and the public generally, for the liberal support he has received, and begs respectfully to inform them he has now completed the alteration in his establishment, which enables him to offer most excellent accommodation to those who may favour him with their patronage.

The newly-arrived and bushmen will find at this establishment every comfort and convenience, and the most reasonable charges.

An Ordinary every day at half-past 12 o'clock.
SIMS'S Colonial Boarding and Eating-house,
Opposite the "Napoleon Buonaparte,"
King William-street, Adelaide.

No charge for luggage left at this house.

- William Henry Sims, 1816?–1865;
Ann Sims (Collins?), 1828?–1916
 - Origins obscure, possibly Tasmania
 - Colonial Boarding House, June 1849
- Purchased four allotments inc Lot 155, May–June 1854
 - **Financing?**
 - **What to build: boarding house? pub?**
- (Wholesale) butcher; Grenfell Street June 1854 (until death in 1865)

152	66ft x 14ft	62	14	-	15	-	-	out to Collins 1/1/54
153	66ft x 14ft	62	14	-	15	-	-	Atkinson 1/1/54
154	66ft x 14ft	62	14	-	15	-	-	
155	66ft x 21ft	69	6	-	15	-	-	Atkinson 1/1/54

Detail from
"Conditions of Sale...", June 1854
[SLSA BRG 73/1/239/16]

J. L. Henley.
W. H. Sims

William Henry and Ann Sims

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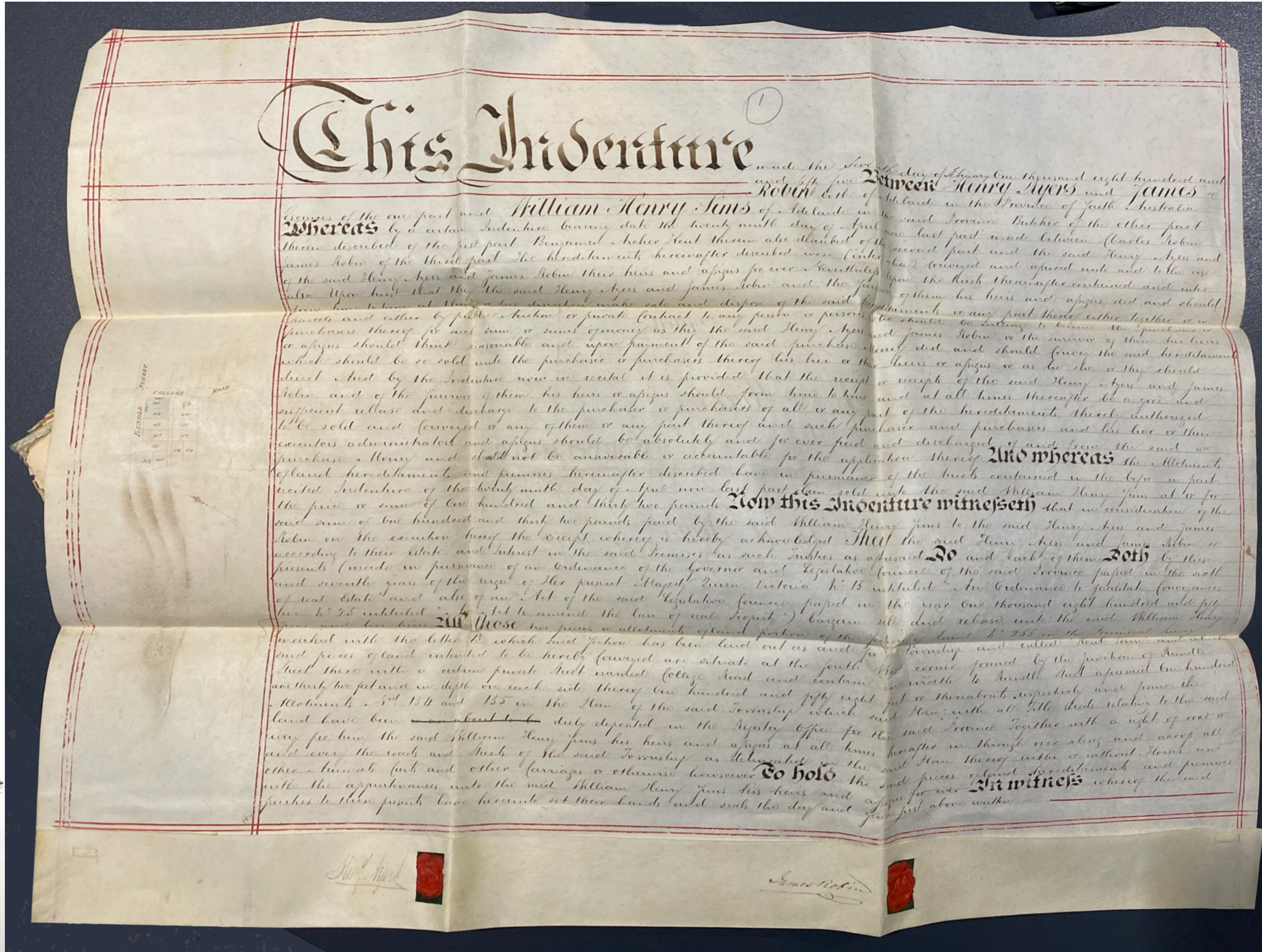
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W. H. Sims

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154	66ft x 14ft	62	14	15
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F. Schroder
 J. L. Henley
 W. H. Sims

152	66ft x 19ft	62	141	-	15	-	-
153	66ft x 19ft	62	141	-	15	-	-
154	66ft x 19ft	62	141	-	15	-	-
155	66ft x 21ft	69	6	-	15	-	-

Detail from "Conditions of Sale...", June 1854 [SLSA BRG 73/1/239/16]

William Henry and Ann Sims

W. H. SIMS,
*Carcase and Retail Butcher, Grenfell-street,
 East,*

IN returning thanks for the very liberal support which he has hitherto received, begs respectfully to intimate to the Trade and Public generally that he is prepared to supply his customers with the *best description* of BUTCHERS' MEAT that can be obtained in the colony, and trusts, by strict attention to the wishes of his numerous customers, to secure a continuance of their patronage.

N.B.—A liberal allowance to schools.

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 - Origins obscure, possibly Tasmania
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- Purchased four allotments inc Lot 155,
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 - **Financing?**
 - **What to build: boarding house? pub?**
- (Wholesale) butcher; Grenfell Street
 June 1854 (until death in 1865)

*A. E. Siemann
 J. Schroder
 J. L. Stanley
 W. H. Sims*

152	66ft x 14ft	62	14	-	15	-	-	<i>part to Collins 17/5/54</i>
153	66ft x 14ft	62	14	-	15	-	-	<i>Attorney 17/5/54</i>
154	66ft x 14ft	62	14	-	15	-	-	
155	66ft x 21ft	69	6	-	15	-	-	<i>Attorney 17/5/54</i>

Detail from
 "Conditions of Sale...", June 1854
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William Henry and Ann Sims

EAST TORRENS.

MONDAY, SEPTEMBER 10.

At the quarterly meeting, held at the East Torrens Hotel, the following applications were heard for publicans' licences:—

George Leopoldt, Kentish Arms, Kent Town. Granted.

Wm. McLean, Kent Hotel, Kent Town. Deferred until next quarter.

For wine and beer licence only:—Isaac Gepp, Rock Inn, Magill. Refused, he not having complied with the suggestion of the Council as to increased

EAST TORRENS.

MAGILL: MONDAY, DECEMBER 10.

Present—Dr. Wark (Chairman), Councillors Cobble-dick, J. Townsend, and A. S. Clark.

This being the quarterly meeting for granting licences, &c., the following applications were received:—

Wm. McLean renewed his application for the Kent Hotel, Kent Town, from last quarter. Refused; not having complied with the conditions proposed and accepted, viz.—three additional bedrooms, 12 feet by 12 feet, and 10 feet in height.

George Leopoldt applied for leave to transfer his licence at the Kentish Arms, Kent Town, to Frederick Behn.

- Built July 1855–Jan(?) 1856
 - [Two-storied] stone building....11 rooms
 - Pub? "Hotel"?
 - Unsuccessful applications for licenses
 - Sept & Dec 1855 (viz Kentish Arms)
 - William McLean? "Kent Hotel"?
 - Insolvent licensed victualler?
 - ...carpenter/builder?
-
- Publican's General License granted to W H Sims, 12 March 1856
 - Leased to J Chittleborough from 25 March
 - Kent Town Hotel opened March 1856

William Henry and Ann Sims

Colonial Treasury, Adelaide, March 12, 1856.

LIST of Licences granted in terms of the Act of Council, No. 1, 2nd Victoria, for the year ending 25th March, 1857 :—

PUBLICAN'S GENERAL LICENCES.

1. George Davenport, Talbot Inn, Gouger-street, Adelaide
2. James Lee, Victoria Inn, Victoria Township, near Kapunda
3. John Stanway, Emu Inn, Emu Springs
4. Abraham Fordham, The Eagle on the Hill, on the Mount Barker Road
5. David Bower, Portland Hotel, Port Adelaide
6. James Quinn, White Swan, Queen's Town
7. William Blackler, Port Hotel, Port Adelaide
8. James Crase, North Kapunda Hotel, North Kapunda
9. John Stevens Reed, White Hart, Elder-street, Township of Aberdeen
10. John Wyatt, Railway Hotel, North-terrace, Adelaide
11. Thomas Moyle, Hamilton Hotel, at Hamilton, on the River Light
12. William Sandover, Sturt Hotel, Grenfell-street, Adelaide
13. Walter Wm. Farrer, Wheat Sheaf, Section 1560, Allen's Creek, Hundred of Kapunda
14. Leonard Lovegrove, Drovers' Arms, on the Murray River
15. William Eldredge, Miner's Arms, River Light, near Kapunda
16. Wm. Templer, North Star Inn, Section 2002, Great North Road
17. William Henry Sims, Kent Town Hotel, Kent Town
18. John Coker, Kentish Arms, Stanley street, North Adelaide
19. Henry Skelton, Bath Hotel, on the Parade, Norwood
20. Casper Heinrich Dornhegge, Robin Hood, Norwood
21. Leopold Fleck, the Rising Sun, Lobethal
22. John Phillips, Charles Town Hotel, Charles Town
23. George Wallis, Commercial Inn, Hindmarsh
24. Edward Shalel, Globe Hotel, Kensington
25. William G... Old Colonial Inn, ...

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William Henry and Ann Sims

KENT TOWN HOTEL.—W. H. SIMS
begs to apprise his friends and the public generally that he has obtained a Licence for the above new and commodious Hotel, in Rundle-street, Kent Town, and begs to intimate that nothing shall be wanting in the way of keeping only the best Wine and Spirits, &c., to make it a really first-class Hotel. New Arrivals and Visitors from the country are particularly invited to make this their house of call, for whom it is peculiarly adapted, from its retired situation and proximity to town. Good Stabling and Stockyards, 78-108v

BOARD AND LODGING.

BOARD and LODGING, KENT TOWN
HOTEL, Kent Town, within fifteen minutes' walk of the city.—Four Gentlemen can be accommodated as above. Private Parlour and well-ventilated Bedrooms, civil attendance, and moderate charges. The Kensington and Norwood Passenger-carts pass the door. 128ws'38

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William Henry and (mostly) Ann Sims

- The Kent Town Hotel as an investment property
 - No Sims were licensees for longer than 3 months
 - Owned ≥ 9 other properties by 1880s
- W H Sims died 13 December 1865
- Ann Sims died December 1916; estate est £5150

Lot 8.—THE KENT TOWN HOTEL, Bar, Billiard Room, Temperance Bar, Three Parlours, Drawing Rooms, Eight Bedrooms, Bathroom, Kitchen, Pantry, Cellar, Stone Stables, Trapshed, &c.

LAND, 101 ft. to RUNDLE STREET and 158 ft. to COLLEGE ROAD. Rent, 28 per week.

Lot 9.—TWO SHOPS AND DWELLINGS, each four rooms, &c., LAND, 66 ft. to RUNDLE STREET and 158 ft. to COLLEGE ROAD. Rent, 33/6 per week.

Lot 10.—COTTAGE, THREE ROOMS, &c. (next hotel). LAND, 36 ft. to RUNDLE STREET by 158 ft. deep, right-of-way at rear. Rent, 9/6 per week.

Lot 11.—DWELLING, OF EIGHT ROOMS, stone stables and trapshed, CORNER OF KENT and COLLEGE ROADS.

Lot 12.—DWELLING, SIX ROOMS, &c., CORNER of KENT ROAD and LITTLE YOUNG STREET. Rent, 22/6 per week.

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She Paid Her Rates.

Mrs. Ann Sims, of Kent Road, Kent Town, failed to appear to answer a charge of having used water for garden purposes on September 8. John Touchell said the defendant had been previously warned, and on September 8 he saw her using a hose. She said she paid £6 a year water rates, and was going to use it. He told her she was liable to be fined, and she said that she would not pay if she was fined.

Fined 10/, costs £1, in default of distress, seven days' imprisonment.

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The owners of the Kent Town Hotel (and others)



Owners, 1856–1972

- 4 owners (excluding executors/trustees)
 - Tenure of ownership from 124 (10½ years) to 612 months (51 years!)
 - 2 owners male; about 30% of tenure of ownership
 - W H Sims; Gilbert Edwin Johns
 - Both licensees but only Johns a 'career' publican
 - **2 women; about 70% of the total tenure of ownership**
 - Ann Sims; Annie Louisa Johns (née Cornelius)
 - Inherited the properties/pub from their husbands...
 - ...“for her sole and separate use”
 - Both retained property until their deaths
 - Neither licensed the pub themselves
 - Neither willed the pub specifically to their children
- Income through eventual capital gain; mostly through on-going rents from leases
 - Owners generally leased the pub directly to (potential) eligible licensees



“Gill” Johns,
(1923–1938)

MEMORIAL

Date of Instrument.	Name of Parties.	Name of Witnesses.	Nature of Instrument.	Description of Property conveyed.	(If a conveyance or mortgage) consideration, and how paid; or if a lease the amount of rent. Any other particulars the case may require.
<p>The eleventh day of April one thousand eight hundred and fifty six</p> <p>at half past seven o'clock in the forenoon of the day of April</p>	<p><u>William</u> <u>Henry Sims</u> of Adelaide in the Province of South Australia a Butcher of the one part and <u>James</u> <u>Chittleborough</u> of Kent Town in the said Province Licensed Victualler of the other part.</p>	<p><u>Henry</u> <u>P. J. May</u> Clerks <u>Ulpis</u> <u>Atkinson</u> and <u>Andrew</u> <u>Solis</u> <u>Adelaide</u></p>	<p><u>Lease to</u> the said James Chittleborough for the term of ten years from the twenty fifth day of March one thou- sand eight hundred and fifty six.</p>	<p><u>All that piece of</u> land being portion of the preliminary section of Land No 255 in the Municipal Survey marked with the letter B and being the allotment No 155 and the eastern portion of allotment No 154 in the plan of the subdivision of portion of the said section as laid out as and for a Township and called "Kent Town" as the said piece of land hereby demised is situate in and in the occupa- tion of the said James Chittleborough together with the appurtenant tenements or public House called known as the "Kent Town Hotel" and all other sections and buildings standing and being on the said with all easements rights appurtenant to the said premises belonging or in any wise appertaining</p>	<p>During the first five years of the said term the rent to be paid weekly shall be two pounds and six shillings and during the residue of the said term the rent shall be three pounds and six shillings and the said rent shall be paid quarterly in advance on the first day of January and the said rent shall be paid in advance on the first day of January and the said rent shall be paid in advance on the first day of January</p>

This Memorial was
entered into the
Registry Office this

Witness my hand
at half past
seven o'clock
in the forenoon
of the
day of
April

3

1

2

4

5

6

"Kent Town Hotel" situate
on allotment No 155 and
eastern portion of allotment
No 154 portions of preliminary
section No 255. B.

LSG Memorial 11/110,
W H Sims and James Chittleborough,
11 April 1856

E T Smith and SABCo, 1871–1926+

- SABCo never owned the Kent Town Hotel
- **Edwin Thomas Smith** (brewer, “Logue’s” brewery)
 - Leased the Kent Town Hotel from April 1871 to April 1894: 276 months (19.7%)
- **SAMBW&S/SA Brewing Company**
 - April 1894 to May 1926: 385 months (27.5%)
- Combined: 47.2% of total tenure, 1856–1972
- **A E & F Tolley’s**
 - Funded/mortgaged leases
- **Breweries and pubs**
 - Restrictive trade; retail price fixing
 - Stability, financial control, funding, **advocacy**



E T Smith at 30 [c.1861]

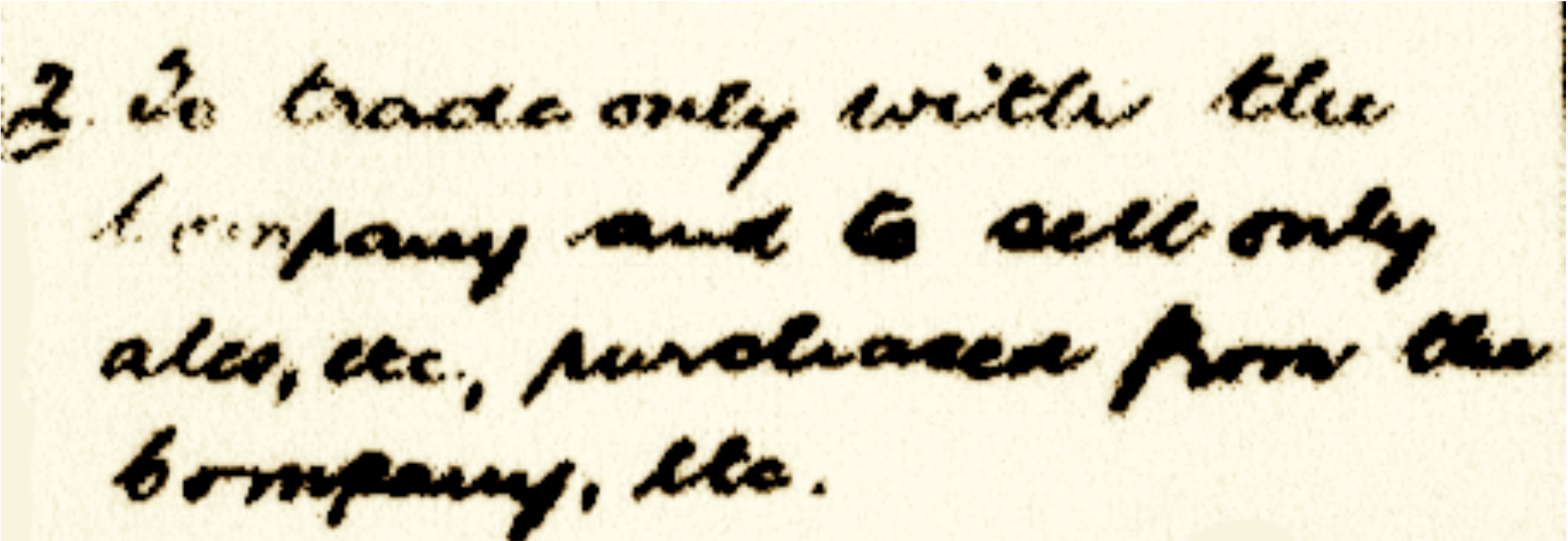
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2. To trade only with the
Company and to sell only
ales, etc., purchased from the
Company, etc.