

Note on Cottage Green

By

W. H. HUDSPETH

(Read 13th November, 1945)

PLATES IV, V, VI

INTRODUCTION

As you walk down Montpelier Retreat from Hampden-road into Salamanca-place you come, on the right, to a roadway originally called Grant-street, but now known as Knopwood-street, which leads towards the large stone house called 'Narryna' from the shabby old brick building on the corner which, in days gone by, was the Montpelier Retreat Inn and a favourite haunt of the famous Trucanini, whose pathetic skeleton adorns the Tasmanian Museum.

Turn into the street, and on the left, next to the inn, you will see the modest little dwelling known as 'Cottage Green'. It nestles in quiet seclusion in an old-world garden, of which the chief feature is an aged yew, standing, like a sentinel, just inside the gate. This unpretentious cottage, tucked away in its peaceful backwater, has for many years enjoyed a reputation and attracted attentions which must often have been a source of embarrassment to its occupants. For tradition has it that the Rev. Robert Knopwood, first clergyman of Hobart Town, once made it his home. In deference to this tradition the name 'Cottage Green' has been placed upon the garden gate and the street on which it stands has been renamed 'Knopwood-street'.

But the reputation of a house, like that of a woman, is a delicate matter: it can be tarnished, or even destroyed, by the slightest breath of criticism; like Caesar's wife, it must be above suspicion. No self-respecting ghost would care to haunt a home of which the authenticity is suspect or doubtful. And so the shade of Knopwood must have shaken in its shoes when Miss Mabel Hookey, that redoubtable champion of historic truth, boldly asserted in the 'Mercury' of January, 1945, that 'the present Cottage Green has nothing to do with Knopwood's cottage of that name'.

It is the purpose of this paper to examine the truth of that assertion and to restore peace of mind, if possible, to the unhappy ghost whose claim to possession has thus so rudely been disturbed. The old Latin adage which we learned at school, '*melius est fontem petere quam sectari rivulos*'—go to the source, rather than follow its tributaries—applies with particular force to historical research, and when investigating the movements of Robert Knopwood one would naturally prefer to turn to his own diaries, which were contained in a number of volumes covering the years 1801 to 1838. But, unfortunately, several of these are missing, and those in which we might reasonably hope to find some reference material to our present inquiry are in the Mitchell Library in Sydney. (Knopwood Diary, Vol. 1801-1804; Vol. 1814-1820; Vol. 1822-1834; Vol. 1836-1838.)

Upon application to the Mitchell Library, I was informed that shortage of staff owing to war conditions made it impossible to have the diaries examined, and consequently my researches have perforce been limited to the material available in Hobart. The conclusions arrived at must, therefore, be regarded as subject to any further light which may be thrown upon the matter by some future examination of the Mitchell Library volumes.

A recent writer has observed that as these volumes are of peculiar interest to Tasmania the Government might well be asked to apply to the Mitchell Library for photostat copies, which could be placed in the State Library and be available for students of Tasmanian history.

I heartily support this proposal and would suggest that the Council of this Society would be a proper body to approach the Government on the subject.

A good deal of confusion has been caused by the use of the name 'Cottage Green' to denote different parts of the property of Robert Knopwood. Sometimes it is applied to the whole thirty acres originally located to him; at others to the main dwelling, 'the old Parsonage', as Ross calls it: elsewhere it refers to the three acres bought by James Grant, and at other times to other parts of the property: sometimes, as we know, it is used to denote the cottage in Knopwood-street.

For purposes of this paper, and for the sake of clearness, I propose to call the thirty acres 'Knopwood's Farm'—a name occasionally to be found in the records; the main dwelling I shall call 'Cottage Green No. 1' and the house in Knopwood-street 'Cottage Green No. 2'. (Citations from the Historical Records of Australia, unless otherwise stated, are taken from Series III.)

KNOPWOOD'S FARM

1. On 1st January, 1806, a Location Order was issued by Governor Phillip Gidley King to the Rev. Robert Knopwood of thirty acres in the District of Queenborough in Hobart Town, described as follows:—

'Bounded on the North by the Burial Ground and Ground extending to the Magazine which bears from the North West corner N. $9\frac{1}{2}$ East distant 13 chains. (*H.R.A.*, Vol. I, p. 568. *Ib.* Vol. V, p. 549.)

On the East for the space of 14 chains by a road 11 yards broad on the Margin of Sullivan's Cove and the remainder by unallotted Ground.

And on the West and South by unallotted land'.⁽¹⁾

The area and shape of the land located are shown in a chart of 30th April, 1814, signed as approved by Governor-in-Chief Lachlan Macquarie. This chart is in the Survey Department.

⁽¹⁾ In the course of these investigations I made two curious discoveries about this Location Order:—

- (1) The area comprised in it is stated in the records of the office of the Registrar-General in Sydney to be ten acres only, although the description of the land located is practically the same as that given in *H.R.A.*, Vol. I, p. 568, and Vol. V, p. 549, where the area is given as thirty acres, as in the chart of 1814 approved by Macquarie;
- (2) In order to check this discrepancy I got an officer of the Survey Department here to run the planimeter over the chart and he found that the true area was approximately forty-one acres. If this is correct it would show that all the obloquy that was heaped upon Evans (apptd. 1812), who had by this time left for England, and Mr. Scott, Deputy Surveyor-General, for having marked the area as forty-one acres instead of thirty, was undeserved. This was in 1826, and the matter is now one of academic interest only, though from the correspondence in the H.R. it was considered a most reprehensible act of carelessness on the part of the officers concerned, and Knopwood himself did not escape censure.

As Mr. Masters has pointed out, the Location comprises approximately the present area of land bounded by St. David's Park and a line across to Hampden-road near the Military Hospital, then along Hampden-rd in a curved line to and across Runnymede-street, and thence across to the road on the margin of Sullivan's Cove referred to in the Location Order.

2. In his evidence before Mr. Commissioner Bigge in 1820, Knopwood says that in 1805 he had spent £1000 in building on and improving the property. (*H.R.A.* Vol. III, pp. 367-8.)

He does not specify what these improvements were, but from that portion of his diary which is in Miss Hookey's possession we learn that, in addition to the cottage, he built a 'tiled-roof pigeon house, and a barn 30 ft. long by 16 ft. wide'. (Knopwood Diary, 1805, 30 Jan., 1808, 21 Jan.)

3. In 1816 he sold the whole property to Capt. Townsend Jones for £2000. Part of the purchase money was paid in cash and the balance was to be paid within twelve months.

Capt. Jones, however, died before the balance was paid, and his widow was unable to complete the purchase. Knopwood brought a suit against her for specific performance, but failed, and as a result he was left financially embarrassed.

4. In 1824, under pressure from his creditors, Knopwood was forced to sell a portion of the property, comprising a number of allotments on the south-east side of the present roadway known as Montpelier Retreat.

COTTAGE GREEN No. 1

1. Unfortunately, the sale of the lots mentioned did not entirely relieve Knopwood from his liabilities. (*Hobart Town Courier*, 29 July, 1836.)

Edward Lord held a judgment over the residue of the property, and under that judgment such residue was sold to Henry Jennings of Launceston, in June, 1829, for £835 12s. 10d.

This residue comprised about twelve acres, on which stood Cottage Green No. 1 and two small buildings just behind it. The description of the land in the conveyance to Jennings is as follows:—

'All those twelve acres of land with the Messuage buildings and erections thereon standing commonly called by the names of "Knopwood's Farm" and "Cottage Green" in the occupation of the said Robert Knopwood being part of 30 acres originally granted to him Bounded On the North by the Burying Ground and unenclosed land On the East by the Roadway On the South by other land part of the said 30 acres now belonging to James Meers Hammond and James Grant.

On the West by the land of George Frederick Read and the Barrack Fence.

AND ALSO All other the land and hereditaments of the said Robert Knopwood known by the name of "Knopwood's Farm" not heretofore otherwise disposed of by him.'

2. Henry Jennings did not hold the property for long. In the course of a lengthy article in *The Hobart Town Courier* of 29th July, 1836, Lt.-Governor Arthur says that Jennings had expressed a desire to sell, and that he, Arthur, had authorised Alfred Stephen (the Solicitor-General) to purchase the property for him at £800.

The purchase was completed in August, 1829, and a conveyance to Arthur himself duly executed and registered. (Con. 6 & 7, Aug., 1829, 1/245.)

Arthur, in the abovementioned article, says that he had told Knopwood that he would allow him to continue in possession for eighteen months after the sale *rent free*.

3. There is no evidence that Knopwood availed himself of this offer, but there is evidence that in 1831 he was no longer in possession, for Dr. Ross in his Almanac for that year (1831, p. 64) says that Mr. R. O'Connor, Inspector of Roads, was then occupying Cottage Green No. 1.

4. We may pause here for a few moments to describe the Cottage and its situation.

There are three charts in the Survey Department on which the site of the cottage is shown.

The first (undated, but said to be the earliest and probably about 1820) clearly shows the cottage as situate about 120 feet back from Salamanca-place, and about half-way between what is now Gladstone-street and Montpelier Retreat (neither of which, of course, were then laid out). (See Plate IV.)

Behind the cottage itself are shown two small buildings, and also a fourth building some distance to the south-east, but further back in a westerly direction. (I shall refer to this fourth building later in more detail.)

The two other charts, one of which is dated 1828, and the other, undated, but said to be later, show the cottage and the two small buildings behind it, but not the fourth building.

Another plan, dated 1832, showing the lay-out of the whole waterfront as proposed by George Frankland, Assistant-Surveyor, clearly marks the position of Cottage Green No. 1, with its garden.

Both these later charts, and the plan, show the strip of land along the frontages of the lots on Salamanca-place which was to be excavated and levelled by the Government, by agreement with the proprietors, who had, in 1825, consented to give 87 feet for this purpose. This excavation—about 100 feet in depth—would bring the cottage almost to the edge of the cliff-face thus created. (*Hobart Town Courier*, 29 July, 1836.)

Dr. Ross, in the course of a lengthy article in his Almanac for 1836, p. 73, entitled 'The Settler in Van Diemen's Land 14 Years Ago' (i.e., in 1822), says this:—

'Mulgrave Battery . . . slept harmless in the Margin . . . and the small apartment where all the gunpowder of the Colony was then stored appeared at twice the distance . . .'

He then goes on: 'For though Cottage Green, the Rev. Knopwood's old Parsonage, was then in being, there was no cart or carriage road, no Wharf, nor Stores, nor Ships, and instead of going by land the traveller, or the gunpowder depositor, took boat and went by water, as being by far the easiest and most expeditious method of arriving at the spot'.

May we infer, from the Doctor's use of the past tense in the words 'though Cottage Green . . . was then in being', that it had disappeared when he wrote this article?

In the *Hobart Town Magazine* of 1834, Vol. 3 appears a sketch of Cottage Green No. 1, and of the residence of John Montagu (now Stowell Hospital). The sketch is taken from a point near the site of Parliament House, and clearly shows the situation of the cottage. (See Plate V, fig. 1.)

If you walk up Gladstone-street and look over to the south-east near Johnson and Wells' foundry you can see, to-day, the face of the cliff behind the stores and other buildings, looking much the same as it does in the sketch.

In the sketch can be seen the three buildings in the centre, and to the south-east, almost hidden by shrubs, the fourth building already mentioned. Note also the two old buildings at the bottom of Montpelier Retreat. These are still standing, just above the Lord Nelson Hotel.

If you compare this sketch with the next photo, which was taken the other day from about the same spot, you will see that the Sailors' Rest and R. Nettlefold's building stand just about in front of the site of the cottage.

I have another photo looking down Montpelier Retreat which shows the two old buildings at the lower end, which appear in the sketch, as they are to-day. (See Plate V, fig. 2.)

But to come back to our examination of the title to Cottage Green No. 1.

5. In 1831 a road thirty-three feet wide was laid out from the New Wharf to Hampden-road, following the winding course of the little stream which flowed down to the Cove. (Leg. Council Minute, 12 Sept., 1831.)

This road was named 'Montpelier Retreat'.

6. Towards the end of the twenties Alfred Stephen, as Solicitor-General, had raised the question of the validity of grants and location orders issued in their own names by Governors Brisbane, Macquarie, and Darling, and had given his opinion that they were ultra vires, and that titles based upon them could be successfully attacked unless they were ratified by the issue of grants from the Crown.

Accordingly, in 1836, Arthur applied for a grant of portion of the twelve acres which he had purchased from Jennings in 1829. For some reason the grant was issued, not to Arthur, but to his Private Secretary, William Thomas Parramore. (Reg., 28 Oct., 1837.)

Arthur's detractors alleged that this was done to cover up the fact of his purchase, especially as the same course was adopted with another part of the twelve acres, for which he made a similar application. But it is, at least, arguable that Robert Pitcairn, who was his legal adviser and an able lawyer, or perhaps Alfred Stephen, had suggested to Arthur that as he would have to sign the Letters Patent himself they should not issue in his own name. Moreover, Arthur had already taken a conveyance quite openly to himself, and there would seem to be no object in, later, using someone else's name as dummy.

Whatever the reason, the grant was duly issued to Parramore, signed by Arthur and countersigned by John Montagu, Colonial Secretary. The land included in this grant is described as follows:—

'Bounded on the North West by the Burial Ground extending from Harrington Street to Salamanca Place.

On the North East by Salamanca Place.

On the South East by Montpelier Retreat.

And on the South West by Harrington Street'.

The area comprised in this grant was 4a. 2r. 26p.

7. In November, 1836, Parramore conveyed the land back to Arthur, the conveyance stating that he had no beneficial interest in the land, but held it merely as a trustee for Arthur. (Con. 2/2043.)

It may be noted that if Arthur had intended to cover up his tracks he would hardly have taken this conveyance, which would necessitate his name appearing in any subsequent dispositions of the property.

8. Not long after this conveyance another street, called 'George Street', was laid out through this block, from Salamanca-place to Harrington-street. This street is now called 'Gladstone-street'.

9. Between the years 1840 and 1848 Arthur sold various allotments of the land included in his grant. It is not necessary to refer to them all, but four are material to this inquiry:—

1. Sold in 1840 to F. A. Dowling. This fronted on Salamanca-place and is the site of The Sailors' Rest. (Con. 2/5201.)
2. Sold in 1848 to William Clues, whose name is still to be seen carved in stone on the building, which is now occupied by R. Nettlefold & Co. Pty. Ltd. (Con. 3/3985.)
3. Sold in 1843 to John Johnson. This fronted on George-street, at a distance of 105 feet from the angle of Salamanca-place, and extended south-easterly to a depth of 140 feet to a roadway 15 feet wide leading to Harrington-street. (Con. 2/6364.)
4. Sold in 1846 to Alex Orr. This fronted on Montpelier Retreat, at a distance of 166 links from the angle of Salamanca-place, and extended north-westerly to a depth of 2 chains 11 $\frac{3}{4}$ links to the said roadway 15 feet wide. (Con. 3/2108.)

It is almost certain that Cottage Green No. 1 and the two small buildings behind it stood on one, or perhaps both, of these two lastmentioned allotments.

Next time you are down that way walk up Gladstone-street, and, if the gate is open, you can get on to the vacant block behind Johnson & Wells' foundry, as I did the other day, and find yourself standing on the very spot from which Knopwood used to look down from his garden at the whales disporting themselves in the river below.

And this is as far as we can get with the story of Cottage Green No. 1 from the records available in Tasmania. When it was pulled down, and by whom, I have not been able to discover. It was still there in 1834, and no doubt poor Knopwood, in exile on the other side of the river, often looked across with a feeling of nostalgia. In 1826 he had written to Dumaresq, apropos of the error in the measurement of his land, 'I had suffered so much previously about my Grants that I hope for quiet for the rest of my days. My age and infirmities preclude the possibility of my future suffering from being long, and I look to the grave as a resting place for all my afflictions'.

He died in 1838, and perhaps was spared the final grief of seeing his old home demolished, at any rate we like to think so.⁽¹⁾

COTTAGE GREEN No. 2

We now come to the main purpose of this paper—the investigation of the case for Cottage Green No. 2, the story of which can be traced with comparative certainty from 1824 to the present day.

1. You will remember that in 1824 a number of allotments of the thirty acres located to Knopwood, lying to the south-east of Montpelier Retreat, were offered for sale under pressure from his creditors. The date of the sale was 6th May, 1824.

One of these allotments was purchased by James Grant of Tullochgorum. It comprised three acres, with a frontage of 120 links on Salamanca-place, and extended up to Hampden-road. (*Hobart Town Gazette*, 30 April, 1824.)

After searches, both here and in Sydney, I have been unable to find the conveyance to Grant, or a memorial of it, but there is no doubt about his title,

⁽¹⁾ In the diary of the late G. T. W. B. Boyes there are two references to Cottage Green, viz.—
Vol. VI, 1840, 26 Feb.: 'Walked down to Cottage Green and made a sketch of the New Customs House and surrounding objects'.

Vol. VIII, 1846, 1 May: 'Went to look at Cottage Green—a miserable hole'.

which was confirmed in 1840, as will appear later. The Tasmanian Act providing for registration of transactions in land did not come into operation until 1827, which accounts for the absence of the memorial here. (5 Geo. IV No. 5.)

2. In a 'Hobart Town Gazette', published not long after the sale, it was announced that James Grant of Tullochgorum had purchased 'The Cottage and three acres close to the site of the intended New Wharf and Customs House'.

This information was given to me by Miss Wayn, Government Research Officer, from her card index of records, but, although I have made searches I have not been able to verify the announcement from the Gazettes myself, and Miss Wayn cannot remember where she found it, though she has no doubt about its accuracy.

It is important because it shows that at that time there was a 'Cottage' on the three-acre allotment. I think it fair to assume that this 'Cottage' was the fourth building, already referred to, shown on the chart of Sullivan's Cove and also in the sketch in the Hobart Town Magazine of 1834.

3. Dr. Ross, in his Almanac of 1831, p. 64, already mentioned, enumerates the houses then standing on the peninsula towards Mulgrave Battery. Besides Mr. O'Connor's residence, Cottage Green (i.e., Cottage Green No. 1), he speaks of two others, viz., the Villa of Mr. Read, Managing Director of the Bank of V.D.L., and the Villa of Mr. Grant. Evidently the latter was the cottage on the three-acre block, mentioned in the Gazette.

4. The construction in 1831 of Montpelier Retreat gave Mr. Grant's block frontages on that street.

5. Grant advertised in the 'Hobart Town Courier', 18th April, 1834, as follows:—

'TO CARPENTERS JOINERS AND PLASTERERS

TENDERS required for finishing three rooms about to be added to the Cottage of the undersigned. A plan and specifications may be seen at his office Cottage Green near the New Wharf.

April 17, 1834.

JAMES GRANT.'

Note that the 'Villa' of Dr. Ross was called by its owner in 1834 'Cottage Green'.

6. Grant, like Arthur, was evidently not satisfied with his title under the Location Order, for in 1840 he applied for a grant of the three acres, which was issued to him in that year. (5th Sept., 1840, 7/118.)

In this grant the three acres are described as follows:—

'Bounded on the North West by 120 links along the New Wharf.

On the S.E. by 1560 links along an allotment granted to Andrew Haig to Hampden Road' (i.e., 'Narryna').

On the South West by 253½ links along Hampden Road and by a concave line whose curve is 94 links and whose versed line is 14 lks to Montpelier Retreat. Again on the N.W. by 632 lks along Montpelier Retreat.

On the North East by 136 lks along a Grant to Thomas Hewitt.

And again on the North West by 826 lks along that allotment to the New Wharf'.

7. Between the years 1840 and 1850 two streets were laid out through this three-acre block—St. James-street, running west to east from Hampden-road towards the New Wharf, and Grant-street (now Knopwood-street) running north to South from Montpelier Retreat towards 'Narryna'.

8. In the 'Hobart Town Courier', of 23 August, 1845, appears the following advertisement:—

TO BE LET on Lease at Cottage Green Mr. Grant's House and Garden now in the occupation of Mr. Perry. The House consists of 12 apartments with kitchen, scullery, stable, coachhouse, fuel-house and cellars.

The situation is respectable, picturesque, quiet and sheltered, and although in the midst of Town possesses most of the advantages of a country residence'.

At first sight I found it difficult to reconcile this rather pretentious description with the present modest-looking dwelling in Knopwood-street. The house, we know, has been altered in fairly recent years, and, though I am informed that it contains something like twelve rooms, some of them are undoubtedly modern. But the rest of the house is obviously very old, and the outbuildings might well have been stable, coach-house and fuel-house; and the cellars, of great antiquity, are still there. As will be seen, the house changed hands several times in later years and the owners pulled down and rebuilt parts of the dwelling which had fallen into disrepair.

If it was not the present cottage, what was it, and where was it?

I have not been able to discover a trace of any other dwelling on the Cottage Green estate owned by James Grant at the date of the advertisement.

9. In the 'Hobart Town Courier', 7th October, 1848, James Grant advertises the forthcoming sale of:—

'The whole of the Cottage Green property in allotments extending from the New Wharf to Harrington Street, with considerable frontages on Montpelier Retreat. One of the lots includes the Dwelling House now rented by H.M. Commissariat Department.

A constantly flowing spring runs through the front lots, affording an abundant supply for the whole in the driest season.

As the frontage on the New Wharf is nearly all occupied, men of business will perceive the advantage of securing a central [*sic*] position.

Montpelier Street is the Principal communication with the Wharf and shipbuilding establishments.

Plan at Auctioneers.'

The wording of this advertisement puzzled me. Does it refer to the three acres purchased by Grant in 1824, and was the dwelling house then rented by the Commissariat Department 'Cottage Green No. 2'?

The three-acre block extended from the New Wharf to Hampden-road, not to Harrington-street, as stated in the advertisement, and I have not been able to discover whether the Commissariat Department ever rented Cottage Green No. 2, though Grant may have let it to them in pursuance of his advertisement of 1845.

On the other hand, there were still frontages of the three-acre block available on Montpelier Retreat, and search discloses that Grant disposed of a number of allotments fronting on Hampden-road and Montpelier Retreat and also of Cottage Green No. 2 between the years 1848 and 1851.

Moreover, the 'constantly flowing spring', though covered over by that time by Montpelier Retreat, no doubt still ran underground through the lower blocks and could be tapped by residents.

Also, search discloses no other land fronting on Harrington-street or Montpelier Retreat then owned by James Grant.

The plan mentioned in the advertisement, which would, of course, settle the question, is unfortunately not now available.

On the whole, I have come to the conclusion, justifiably, I think, that the property described in the advertisement was the three acres, or the balance thereof then remaining, purchased by Grant in 1824, and that the dwelling house referred to was Cottage Green No. 2.

10. In 1850 James Grant sold to William Richardson portion of the three-acre block comprising 1r. 27p. fronting on Grant-street and St. James-street, together with the dwelling house thereon erected. (9 Jan., 1850, 3/5009.)

11. In 1853 Wm. Richardson sold the 1r. 27p., together with the dwelling house thereon erected, to Edward Butler, formerly of George Town, licensed victualler, who, three months later, bought from Grant another portion of the land which adjoined the land on which the cottage stood. (3 Jan., 1853, 3/7425; 30 April, 1853, 3/8068.)

12. In July, 1853, Edward Butler sold the 1r. 27p., together with the dwelling house to Alexander Gellie for £1460.

In the description of the land conveyed by this indenture, five of the boundary lines are stated to be 'all on the outer side of the buildings intended to be conveyed'. (15 July, 1853, 3/8385.)

These five boundary lines correspond with the outer walls of the outbuildings at present standing on the property.

A glance at the plan drawn on the conveyance will show these five boundary lines.

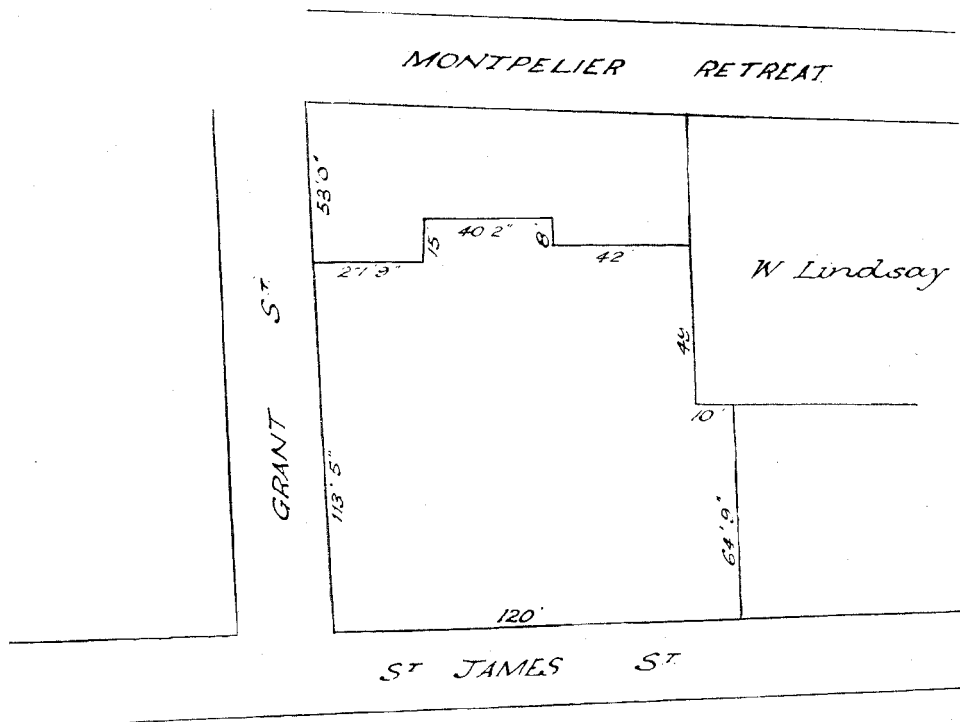


Fig. 1.— Plan on Conveyance 3/7425

An examination of the premises shows the following buildings, or remains of buildings, on the north-west boundary:—

- (1) An old rubble-walled building with a fireplace, obviously of great antiquity (A).
- (2) An old brick stable, or harness-room, or coach-house (B).

The measurements of these two buildings correspond with the boundary lines shown in the plan on the conveyance to Edward Butler of 1853.

- (3) In addition to these, the so-called 'Potting-shed' is also very old. On its walls are shreds of a handsome wall paper, from which one infers that it may once have been a drawing room (C).
- (4) The cellars and western side of the present dwelling are also undoubtedly of great age.

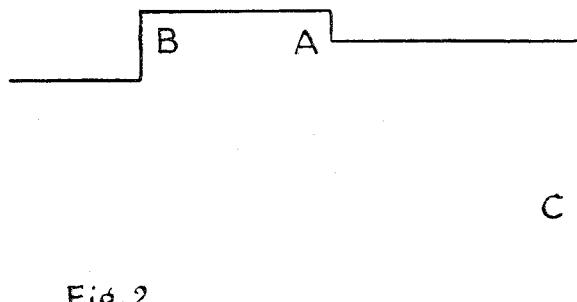


Fig. 2

13. In 1858 the whole property, including the adjoining land bought by Edward Butler in April, 1853, was purchased by Thomas Johnston (6 Sept., 1858, 4/6341) who lived there for about thirty-three years. In 1896 it was purchased by Charlotte Constance Bidenceope. (5 Dec., 1896, 9/6094.)

14. Finally, in 1919, it changed hands again and was sold to Winifred Emmaline Isabel Boyes and Margaret Louisa Solomon. (10 June, 1919, 14/5307.)

Miss Winifred Boyes is the present owner.

ORAL EVIDENCE

As so often happens in investigating ancient history, personal recollections are scarce and unreliable, and chiefly based on hearsay.

In this case there are two sources of information—the Johnston family and the Bidenceope family.

Mr. Archie Johnston, whose grandfather owned the property from 1858 to 1891, tells me that his father, now aged about 94, and whose memory goes back to 1860, says that Cottage Green No. 2 was undoubtedly occupied by Robert Knopwood, and that parts of the original buildings are still standing.

Mr. Z. Bidenceope, whose mother bought the place in 1896, says that his father believed the same, and that the old potting shed and the outbuildings were always supposed to be the remains of the original building.

CONCLUSION

From this rather scanty array of facts, I think that the following conclusions may be drawn:—

1. The land on which Cottage Green No. 2 stands was originally part of the thirty acres located to Knopwood in 1806.
2. As far back as the date of the earliest chart of Sullivan's Cove in the Surveys Department (i.e., in 1820, or thereabouts) there was a small building on the land, which was presumably erected by Knopwood. Whether any trace of this building now remains it is impossible to say.
3. When James Grant bought the land in 1824 there was a building on it, which was important enough to be called a 'cottage' then, and a 'villa' in 1831. This cottage was added to by Grant in 1834 and let by him in 1845, and again in 1848. It then contained twelve rooms, with offices, including stable, coach-house, fuel-house and cellars. In 1850 it was sold by Grant to Wm. Richardson, from whom it has come down to the present owners.
4. According to the Johnston family, the older parts of the present buildings, including the so-called 'Potting-shed', and outbuildings were in existence in 1858, and have always been reputed to be part of the original buildings. This evidence corroborates the statement in the conveyance to Gellie in 1853 and the plan on the conveyance to Butler in the same year.
5. There is no documentary evidence that Knopwood himself ever occupied any portion of Cottage Green No. 2. On the contrary, up till 1831 he was occupying, or entitled to occupy, Cottage Green No. 1. Moreover, James Grant had bought Cottage Green No. 2 in 1824, and was apparently living there himself in 1831, by which time Knopwood had gone to live on the eastern side of the Derwent, in the Parish of Clarence. Though we cannot prove from the records available that Knopwood ever lived in the house in the flesh, there would seem to be sufficient evidence of his association with it to entitle his ghost, if it wishes to do so, to wander among the trees and shrubs of the garden. And, as he paces the mossy paths and gazes out over the blue waters of the river below, where whales sport no more, and whalers no longer tie up to the wharves, let us leave him to meditate upon the changes that Time has brought to the little settlement on the Derwent he knew and loved, and to reflect upon the impermanence of all earthly possessions.

PLATE IV

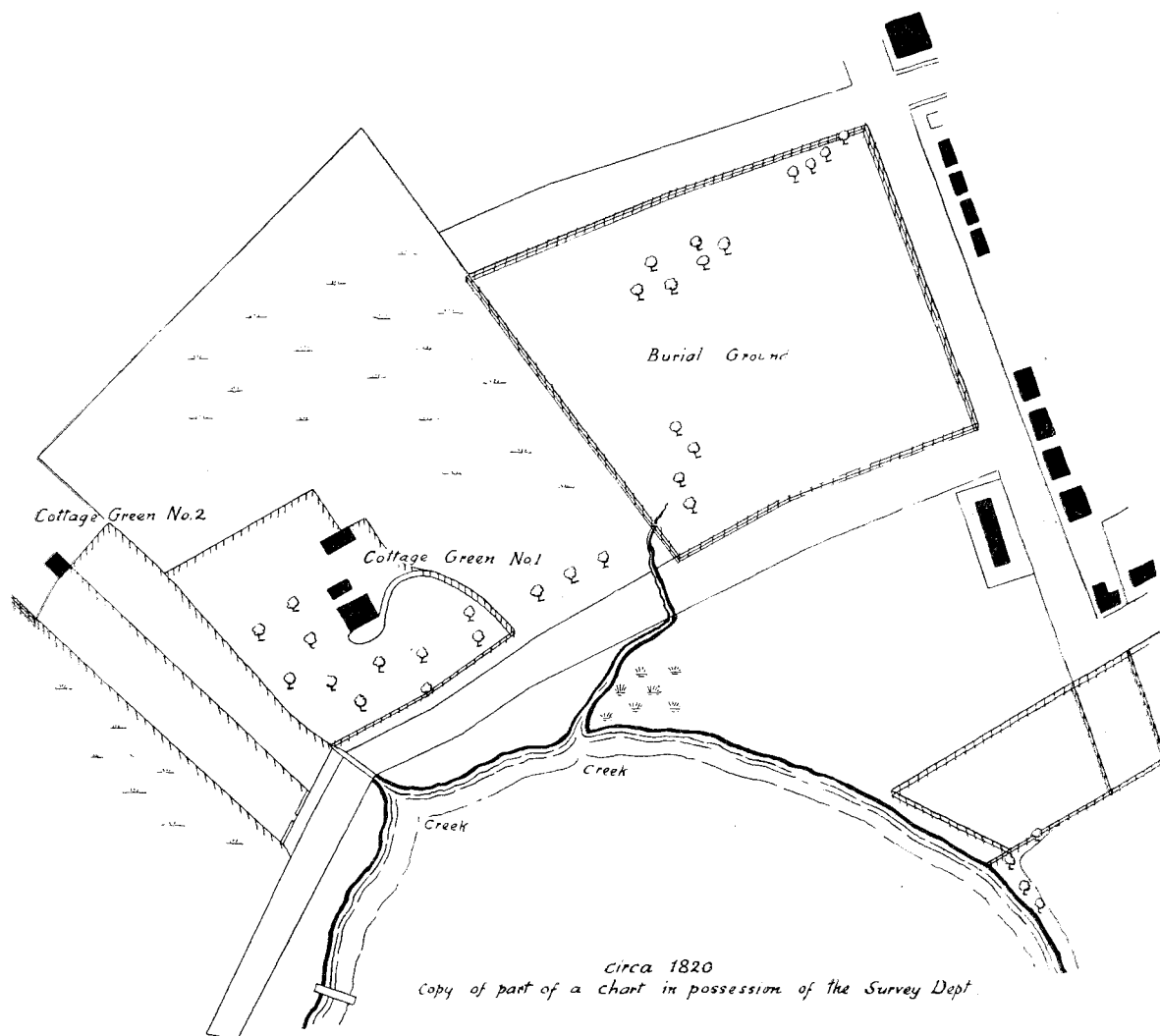


PLATE V

FIG. 1.—Cottage Green No. 1, 1834.

FIG. 2.—Montpelier Retreat, present day, shewing old buildings seen in fig. 1.

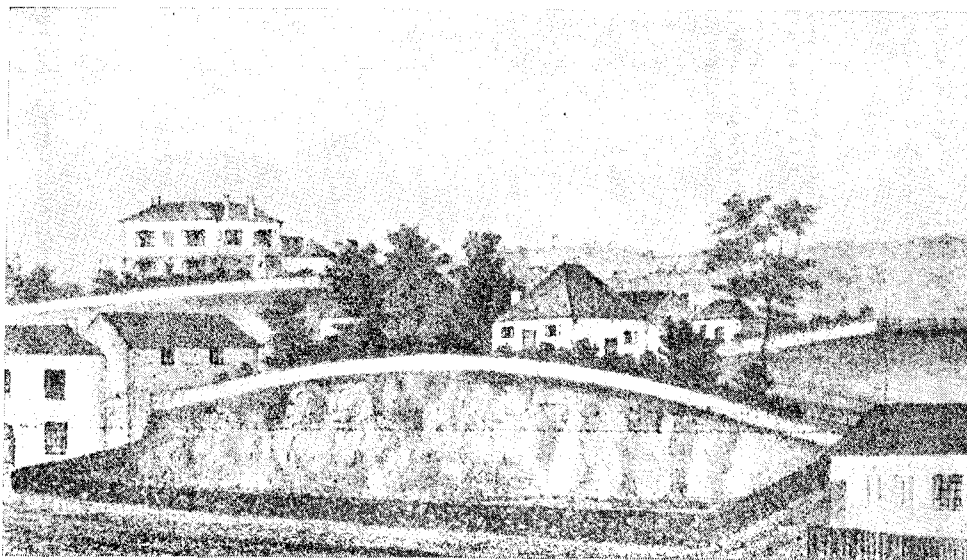


Fig. 1.



Fig. 2.

PLATE VI

FIG. 1.—Cottage Green No. 2, c. 1865.

FIG. 2.—Cottage Green No. 2, present day.

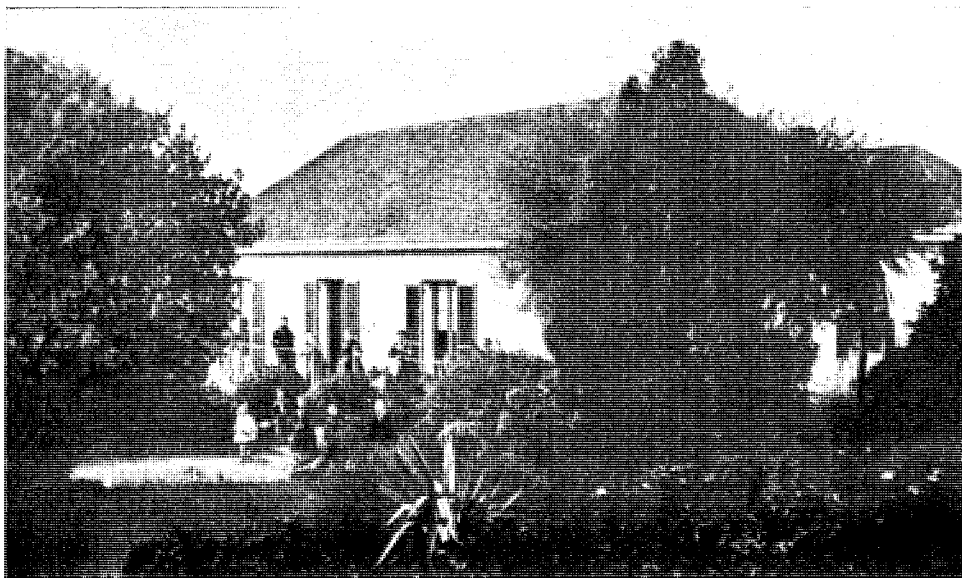


Fig. 1.



Fig. 2.