

A History of the Springwood Hotel



Acknowledgements

My thanks to John Platt of Coolamon for photos of the hotel and for other information.

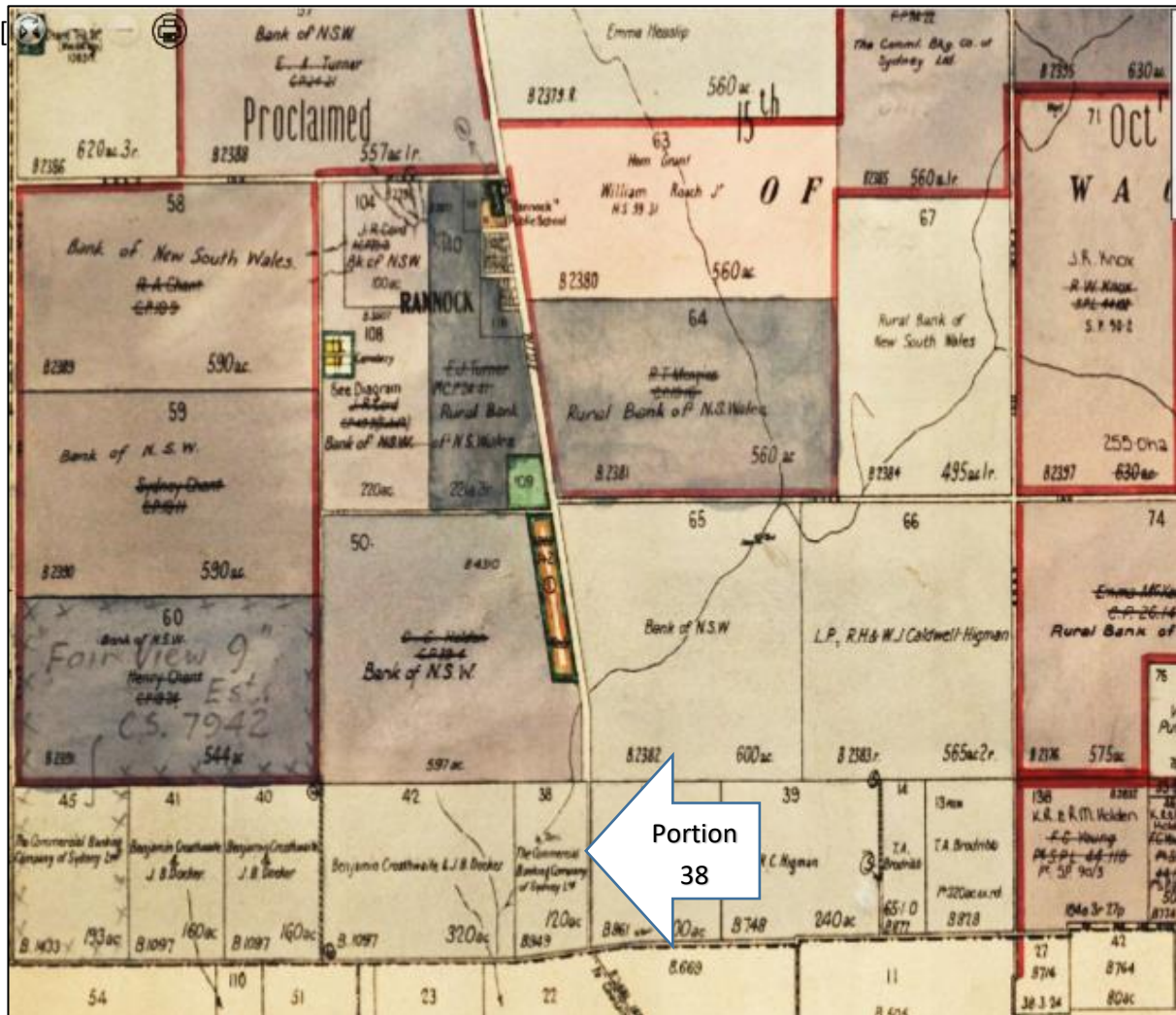
My thanks to the National Library and the NSW State Library for their support and development of the Australian Newspaper Digitisation Project. Trove continues to be the most fantastic resource.

I gratefully acknowledge the collection of Tooth & Co. records as held by the Noel Butlin Archives, ANU Canberra, it being an invaluable source.

My thanks also to NSW Land Registry Services, or the old Lands Department. Their digitisation of parish maps and other land records constitutes another invaluable resource.

Springwood Hotel

The Springwood hotel was located on portion 38, parish of Robertson, county of Bourke.



Above: Extract from parish map showing location of portion 38, parish of Robertson, to the south of Rannock.

The site of the hotel was originally described as Mimosa East, then Berry Jerry, North Berry Jerry, and Springwood - at various times.

In 2019 the old hotel site is marked with a plaque, which is located in the south east corner of portion 38. This is the north-west corner at the intersection of Rannock Road and Springwood Road.



Above: The plaque that marks the site of the old hotel, in September 2019.



Above: The intersection of Rannock Road and Springwood Road, with the plaque and stone in the background, centre.

Licensees

In March 1892, Joseph Boothby Boardman, a farmer of North Berry Jerry, gave notice [as required by the licensing act] that he would apply for a publican's license, at the next sitting of the Wagga Wagga Licensing Court. The new premises, to be known as the Springwood hotel, were to be erected by Boardman, on his land at Mimosa East, some eleven miles from Coolamon, on the road to Broken Dam. The building would feature six rooms, exclusive of those required for his family, as stipulated by the Act.¹

The court sat on the 7th April 1892, but Boardman was not ready and the application was postponed until the next sitting on the 5th May.² Further delays were experienced and it was not until the 8th July 1892 that the license was granted.³

Almost immediately the license was transferred to Henry Harding.⁴ The latter had previously been the licensee of the Houlaghan's Creek hotel at Downside for a year.⁵ The new hotel was located in the midst of a large farming community and immediately became a meeting place for the local citizens.⁶ In April 1893, Henry was compelled to advertise for sale, "*the goodwill, stock and furniture,*" of the hotel, he being insolvent.⁷

Harding's reasons for selling up became apparent in later years. Henry had married Mary Ann Bromham, at Wagga Wagga, in 1875,⁸ the couple had six children, and the family was together in 1893, when her husband was the licensee at Springwood. One day she saw her husband climbing out a window of the parlour bedroom, and then saw a woman leave the same room by means of the door. She confronted her husband who told her that, "*if she was half a woman she would take no notice of it.*" Mary Ann stayed for another two months and then on the 30th March 1893, she left. According to Mary Ann, Henry had abused her and she claimed to be covered in bruises when she left the hotel. Mary Ann sought a divorce and the evidence presented revealed that Harding had run off with a married woman, Jane Mildreth Kermaree, who in 1897 was twenty eight years old. The court granted the divorce finding Harding guilty of desertion and adultery.⁹

On the 12th May 1893, the license was transferred to James J McManus, of Wagga Wagga.¹⁰ In August 1893 McManus organised a ploughing match to come off in a paddock adjoining the hotel.¹¹

McManus went on to hold the license for the Star hotel [1894] in Gurwood Street, Wagga Wagga, and the Junction hotel [1895] on the western skirt of Wagga Wagga.¹²

In September 1893 a cricket match was played at the Springwood hotel, between a team organised by Mr SS Stinson at a local woolshed, and the Springwood Hotel Cricket Club.¹³

¹ Wagga Wagga Express. 26th March 1892, p3.

² Wagga Wagga Express. 12th April 1892, p2.

³ Wagga Wagga Express. 9th July 1892, p3.

⁴ Wagga Wagga Advertiser. 26th July 1892, p2c3.

⁵ NSW Government Gazette. Publicans Licenses. 1892, p8923.

⁶ Wagga Wagga Express. 17th September 1892, p4. / 4th May 1893, p3. / 23rd September 1893, p4.

⁷ Wagga Wagga Advertiser. 27th April 1893, p3c7.

⁸ NSW BDM's. Marriage registration # 4273.

⁹ Wagga Wagga Express. 2nd October 1897, p2.

¹⁰ Wagga Wagga Express. 13th May 1893, p3.

¹¹ Wagga Wagga Advertiser. 3rd August 1893, p2. / 17th August 1893, p3.

¹² NSW Government Gazette. Publicans Licenses. 1894, p5354, &. 1895, p5515.

¹³ Wagga Wagga Advertiser. 4th November 1893, p5.

It was a tough season for the local farmers and when a touring reporter visited the hotel in December 1893, he made the following observations,¹⁴ *“The only smiling face I saw was that of the genial young boniface of the Springwood Hotel, Mr J. J. McManus. I found the farmers around, with few exceptions, disappointed with the harvest prospects; the crops do not strip as-well as they look, and the fact that the thermometer during the week was over 100deg. every day, and wheat down to 2s 8½d, it is little wonder that the spirits of the farmers also fell.”*

The fortunes of the hotel were very much dependant on the success of the local farming communities. The reporter also referred to the local village, and its blacksmith, Mr ET Barnes, the former president of the local Farmers’ Union.

There was another cricket match held at the hotel in February 1894, this time between the Methul Cricket Club and the Berry Jerry Cricket Club.¹⁵ McManus followed this up with a day’s racing in March 1894 [on St Patrick’s Day].¹⁶

Despite his best efforts McManus was compelled to move on, and in April 1894 it was reported that David Mackaway of North Wagga Wagga, had taken over the license.¹⁷ Mackaway renewed the license for another year in June 1894,¹⁸ and after relinquishing the license in 1895 he subsequently licensed the Welcome Home hotel at North Wagga from 1897 to 1899.

In April 1895, Mackaway offered for sale, by public auction, a four year lease of the hotel, along with the goodwill, stock, furniture, and effects, plus seven head of cattle and two pigs.¹⁹

When the license was renewed in 1895, it was in the name of Joseph Boothy Boardman.²⁰ The license was renewed, for another year, in October 1896,²¹ but was not renewed in October 1897.

The property was up for sale in February 1898, on behalf of Boardman, with a comment that the hotel license had been allowed to lapse, but could be easily renewed.²² Boardman auctioned off his household furniture and effects in March 1898, and was preparing to leave the district.²³ It is assumed the hotel ceased to trade on the 9th October 1897, the day the license expired.

The hotel remained closed up until January 1904, a period of some six years.

On Saturday the 31st January 1904, George R Barton re-opened the Springwood hotel at North Berry Jerry,²⁴ having secured the necessary license.²⁵ In October of that year he resurrected the obligatory race meeting at the hotel.²⁶ Another race meeting was held in March 1905,²⁷ and in June a crowd of some one hundred people gathered at the hotel to honour former MLA, Thomas Fitzpatrick.²⁸

¹⁴ Wagga Wagga Advertiser. 16th December 1893, p6.

¹⁵ Wagga Wagga Express. 24th February 1894, p5.

¹⁶ Wagga Wagga Advertiser. 24th February 1894, p3.

¹⁷ Wagga Wagga Express. 7th April 1894, p4. / NSW Government Gazette. Publicans Licenses. 1894, p5360.

¹⁸ Wagga Wagga Express. 9th June 1894, p3.

¹⁹ Wagga Wagga Advertiser. 18th April 1895, p3.

²⁰ NSW Government Gazette. Publicans Licenses. 1895, p7637.

²¹ NSW Government Gazette. Publicans Licenses. 1896, p8445.

²² Wagga Wagga Advertiser. 15th February 1898, p3.

²³ Wagga Wagga Express. 5th March 1898, p3.

²⁴ Wagga Wagga Express. 6th February 1904, p2.

²⁵ NSW Government Gazette. Publicans’ licenses. 1904, p1680.

²⁶ Albury Banner. 21st October 1904, p3.

²⁷ Wagga Wagga Express. 23rd February 1905, p2.

²⁸ Wagga Wagga Express. 27th June 1905, p2.

A month earlier, in May 1905, it had been reported that George Barton had sold the goodwill and license to John Jacob Schwind of Albury,²⁹ who would take over from the 1st June.³⁰

George Barton had previously licensed the Junee Reefs hotel (1903) and went on to license the Farmer's Home at Wagga Wagga (1906-1908), the Royal hotel at Monteagle (1912), before settling in at the Yass hotel in Yass (1916-1921 plus).

The Springwood area was progressing in 1906, and a public telephone exchange had been established there, under the control of Mr Schwind, at his hotel [officially known as the Rannock Exchange]. Schwind had also established a general store, adjacent to the hotel, in an iron building – which had already engendered a good trade. There appears to have been some confusion as to where the future of the village lay, as a new town, some two and a half miles from the hotel, had been surveyed, and was to be called Rannock. It was reported that Father Buckley, from Junee, had purchased several lots [at Rannock], in preparation for the erection of a Catholic Church.³¹

Meetings at the hotel, in May 1906, saw the establishment of the Springwood Football Club, which added to the other community groups that existed at the time. These included the North Berry Jerry Race Club and the local school. The latter had just had a change in the teacher – Mr Howarth had moved on and had been replaced by Mr Moffatt, from Sydney. There were a total of twenty four students on the roll, but only twelve or fourteen were attending.³²

Tragically, John Schwind passed away on Sunday 5th of August 1906, in the Wagga Wagga hospital. An obituary notice revealed that John had been born at Moreton Bay, Queensland, but had moved to the Wodonga district, with his family, at an early age, his father having acquired land there. When grown up he married Miss Eileen [Ellen] Twomey [or Toomey], from a well-known local family, and for the next eighteen years he worked for NSW Railways, as a fettler, based at Gerogery. After leaving the Railways he took up dairying at Albury. Some six years later, in the summer of 1905 he was “*burnt out*,” and it was then that he purchased the Springwood hotel at Rannock. Some two months before his demise he had suffered a severe asthma attack, causing him to be admitted to hospital, where he remained until the time of his death.³³ John was fifty three years old and was survived by his wife and eight children – three daughters and five sons. One of the daughters, Veronica, showed great promise for a career in music, she having had access to highly rated educational facilities thanks to her family.

John's wife, Ellen, experienced a second tragedy within three weeks of her husband's death, when her twenty year old son, Arthur, was admitted to hospital with anthrax.³⁴ Ellen took over the conduct of the hotel, and in January 1907 the license was officially transferred into her name.³⁵

Ellen advertised the property for sale in November 1906, giving the following account, “*attached to the hotel is good stabling and loose boxes, with secure paddocks. Also a dairy farm, cash general store, public telephone and post office.*”³⁶

²⁹ Wagga Wagga Express. 13th May 1905, p2.

³⁰ Albury Banner. 12th May 1905, p3.

³¹ Albury Banner. 18th May 1906, p21.

³² Albury Banner. 18th May 1906, p2.

³³ Wagga Wagga Advertiser. 7th August 1906, p2. / Wagga Wagga Express. 7th August 1906, p2. / Border Morning Mail. 8th August 1906, p2.

³⁴ Wagga Wagga Advertiser. 25th August 1906, p2.

³⁵ NSW Government Gazette. Publicans' licenses. 1907, p1376.

³⁶ Coolamon Ganmain Farmers Review. 30th November 1906, p1c6.

Fritz Mangelsdorf purchased the freehold of portion 38 around March 1907, and was therefore the owner of the hotel. In May 1907 it was reported that he had also purchased the goodwill and license from Ellen Schwind.³⁷ The Mangeldorfs were connect to the Schwinds, by marriage. Ethel May Gertrude Schwind, the daughter of John and Ellen, had married Theodore Mangelsdorf in 1906.³⁸ In a further tragedy Ethel passed away in January 1907,³⁹ at the age of twenty three.⁴⁰ Her coffin was carried to the grave by her six brothers in law.

Ellen Eliza Schwind remarried in 1907⁴¹ - her 2nd husband being George Henry Bartholomew, of Marrar. She passed away at Marrar on the 11th June 1934. Ellen was born at Kyneton in Victoria and came to the Coolamon district around 1904. After the death of her first husband she went on to conduct hotels at Barmedman and Wyalong, and in the Wagga Wagga district.⁴²

The Springwood hotel license was officially transferred to Fritz Mangelsdorf in January 1908.⁴³ By the end of the year Fritz had erected a hall,⁴⁴ and this was being used for community events in December 1908.⁴⁵

By that same month the Springwood Hotel Yards had also been established and an associated auction sale of cattle, sheep and horses, was held at the hotel on 7th November.⁴⁶

The hotel employed a groom, at various times, one of whom, William Harker, passed away at the Junee hospital in July 1909.⁴⁷

Prior to 1908 the post office was officially, a "*receiving office*," but in this year it was upgraded to a "*post office*," with Mrs Mangelsdorf in charge.⁴⁸

In 1910 portion 38 was purchased from the Crown by the Commercial Banking Company of Sydney. It is assumed they held a mortgage against Manglesdorf and that they took possession and converted the land to Torrens title [from Conditional Purchaser].

Fritz Mangelsdorf renewed the license in 1911, but in January 1912, it was renewed in the name of John Ross.⁴⁹

Ross lasted a year and then in January 1913, the license was renewed in the name of William Thomas Sims.⁵⁰

In 1914 there are several references to William Michael O'Donnell, stating that he was formerly the licensee of the Springwood hotel, near Temora,⁵¹ but no official records could be found for

³⁷ Albury Banner. 10yth May 1907, p3.

³⁸ NSW BDM's. Marriage registration # 10199.

³⁹ NSW BDM's. Death registration # 2065.

⁴⁰ Wagga Wagga Advertiser. 5th January 1907, p2. / Wagga Wagga Express. 5th January 1907, p4.

⁴¹ NSW BDM's. Marriage registration # 12146.

⁴² Daily Advertiser. 12th June 1934, p2.

⁴³ NSW Government Gazette. Publicans' licenses. 1908, p1090.

⁴⁴ Albury Banner. 27th November 1908, p2.

⁴⁵ Albury Banner. 27th November 1908, p2.

⁴⁶ Wagga Wagga Advertiser. 3rd November 1908, p3.

⁴⁷ Wagga Wagga Advertiser. 8th July 1909, p2.

⁴⁸ Coolamon Ganmain Farmers Review. 25th December 1908.

⁴⁹ NSW Government Gazette. Publicans' licenses. 1912, p1428.

⁵⁰ NSW Government Gazette. Publicans' licenses. 1913, p1232.

⁵¹ Daily Advertiser. 25th December 1914, p3.

O'Donnell ever being the licensee of this hotel. He was in fact the licensee of the hotel at Springdale, near Temora,⁵² for one year only. Even his obituary repeated the earlier erroneous report.⁵³

Sims stayed for some three years before selling out, in April 1916, to Joseph Brown. The latter had been a farmer on Winchendon Vale for the previous twenty five years.⁵⁴ For his part Sims had secured a farm in the Yanco Irrigation area, where he now proposed to live. Sims' daughter, Maggie, was well-known for her charitable works around the district.⁵⁵ This is probably the same William Thomas Sims who licensed the Albury hotel at Wagga Wagga in 1916 & 1917.

In November 1918, a man named John Waddell, slit his throat at the Springwood hotel, on Friday 22nd of that month. He was taken to Wagga Wagga Hospital, but died there on the following Sunday.⁵⁶ Waddell was a returned soldier, who had selected land at Cowabbie. He left his property on Sunday 17th, and it is assumed he was at the hotel for the next five days.⁵⁷

John's mother, Bridget, and his two sisters, Elizabeth & Mary, were the main mourners at his funeral. His mother, lived in Wagga Wagga in 1916,⁵⁸ and later at Matong.

John Waddell was born in Ireland in 1875, and migrated to Australia in 1879, with both parents and his two sisters. It is not known where his dad was at the time of John's death.

He enlisted in 1915 and was shipped overseas for service. He was subsequently discharged, in October 1916, as medically unfit and diagnosed as suffering from nephritis, the cause of which was directly attributed to his service in the army.⁵⁹

An inquest into his death found that he died from heart failure, as a consequence of haemorrhaging and shock, caused by a wound to the neck – self-inflicted. A comment in the official record, read, simply, "*Intemperance.*"

Joseph Brown renewed the license in January 1917, January 1918, and January 1919,⁶⁰ but by April 1919 he had sold the license to his son in law, Victor William Hannaford. The latter was lucky to be alive after suffering bad burns to his arms and face in April 1919. Hannaford was in the process of lighting a lamp when a drum of methylated spirits exploded.⁶¹ Victor had married Helen Brown at Murrumburrah in 1915.⁶²

Victor passed away in 1931 and Helen Hannaford (nee Brown) subsequently married Jack Wilkinson Bridle, in 1932. This couple later conducted the Prince Alfred hotel at Alfredtown, on the outskirts of Wagga Wagga, for some years.

Hannaford renewed the license in January 1920, but in May 1920 the license reverted back to Joseph Brown.⁶³ Brown was the owner of the freehold, and suffered a serious setback in May 1922, when the weatherboard hotel building and the adjoining post office building were both destroyed by fire,

⁵² NSW Government Gazette. 1913, p6369.

⁵³ Daily Advertiser. 16th January 1939, p2.

⁵⁴ Daily Advertiser. 18th April 1916, p4.

⁵⁵ Coolamon Ganmain Farmers' Review. 21st April 1916.

⁵⁶ Albury Banner. 29th November 1918, p44.

⁵⁷ Daily Advertiser. 23rd November 1918, p4.

⁵⁸ Daily Advertiser. 26th November 1918, p4.

⁵⁹ National Archives. World War 1 Records. John Waddell. SERN.2843.

⁶⁰ NSW Government Gazettes. 1917-1919, p1173, p974, p1303.

⁶¹ Daily Advertiser. 23rd April 1919, p2.

⁶² NSW BDM's. Marriage registration # 10828.

⁶³ State Records. Index of Publicans' Licenses: 1920-1937. Springwood hotel.

on the 15th of that month. The property was insured – coverage of £700 for the buildings and £500 for the furniture and effects – with the London & Lancashire Company, through their local agent, Mahon & Headley. Victor Hannaford was still living in the hotel, at the time of the fire, and his wife was the then current postmistress. Brown blamed the fire on the proverbial, “*mice and wax matches.*”⁶⁴

The insurance company promptly settled the claim,⁶⁵ and in August 1922, local architect Ernest Giles, sought tenders for, “*rebuilding of the Springwood hotel,*” at Maxton.⁶⁶ Some eight months later, on the 10th April 1923, George Vivian Whitfield, was granted a license for the Springwood hotel,⁶⁷ and it is assumed that the hotel re-opened around that time. This is not clear though – Whitfield testified that he took over from Brown on the 12th April,⁶⁸ so Brown may have been trading prior to his date.

Whitfield had taken Brown to court alleging that he stole a gate and a rain gauge from the hotel. Whitfield also revealed that he had previously been a jockey and had also conducted a hotel in Melbourne, up until the time it was delicensed.

Whitfield was divorced from his wife, Isolene Elizabeth Whitfield (nee Beattie). The couple had wed in February 1906,⁶⁹ and by March 1916 Isolene had started proceedings to dissolve the marriage, on the grounds of misconduct and desertion. The court found in favour of Mrs Whitfield and the decree became absolute in December 1919.⁷⁰ George Whitfield was the subject of bankruptcy proceedings in 1923 and 1924.

It was in the period 1922-1923 that Mahon & Headley purchased the freehold from Brown, and it is not known who funded the construction of the new building.

Brown held a farm clearance sale in April 1923, which included a large array of the necessities for conducting a farming business. The items for sale included, seven work horses, forty head of cattle, four hundred sheep, fifty chooks, fifteen turkeys and some ducks. In addition to the stock there was a large collection of farm machinery, plus the usual household furniture and effects. On top of all this there was also a five seater Studebaker, motor car, which was only two months old.⁷¹ Clearly Brown had been conducting a farming business the whole time he had been in the hotel. In fact Brown had held some nine hundred acres of land.⁷²

Less than year later the license was transferred from Whitfield to Richard John Burley, on the 16th February 1924.⁷³ In the following month (March), Burley’s infant son was badly burnt when he crawled through a pile of ashes in the yard of the hotel. He suffered burns to his left leg and both hands.⁷⁴

Burley was in financial trouble from the outset. By April 1925 he was indebted to Tooth & Co, to the value of £111. 10s, and he had an even greater debt with Mahon & Headley, who were pursuing him for the sum of £500. Burley had previously been a carter at Coolamon and was seen as an inept

⁶⁴ Daily Advertiser. 17th May 1922, p3. / Coolamon Ganmain Farmers’ Review. 19th May 1922.

⁶⁵ Daily Advertiser. 17th June 1922, p5.

⁶⁶ Daily Advertiser. 17th August 1922, p2.

⁶⁷ State Records. Index of Publicans’ Licenses: 1920-1937. Springwood hotel.

⁶⁸ Coolamon Ganmain Farmers’ Review. 27th July 1923.

⁶⁹ Sydney Morning Herald. 25th March 1916, p10.

⁷⁰ Sydney Morning Herald. 17th December 1919, p9

⁷¹ Daily Advertiser. 28th April 1923, p3.

⁷² Coolamon Ganmain Farmers’ Review. 27th July 1923.

⁷³ State Records. Index of Publicans’ Licenses: 1920-1937. Springwood hotel.

⁷⁴ Daily Advertiser. 28th March 1924, p1.

publican, by Tooth & Co., who were preparing to evict him and take possession if he did not sell the goodwill and license within six weeks.⁷⁵ Tooth & Co. wrote to Burley in July 1925 advising him that he was now a weekly tenant at a rental of £6 per week. At the time Burley was already nine weeks in arrears on the weekly rental, and was without a lease.⁷⁶

Another of Burley's children, eight year old Jeffrey, was rendered unconscious after he fell some twenty feet from a tree in the back yard of the hotel, in November 1925. The lad had been climbing the tree in search of bird's eggs. He was taken to Nurse King's private hospital where he remained unconscious for over two days, before showing signs of recovery.⁷⁷

In January 1926 Tooth & Co. had agreed to purchase the hotel furniture from Burley, for an amount equal to what Burley owed them [about £250], plus another £50. They had also arranged for JW Brown to occupy the house as a weekly tenant, for £6 per week.⁷⁸

In February 1926, Tooth & Co. were in possession of the hotel business and had signed a three year lease with William John Davies.⁷⁹ Davies took over the license on the 19th of that month.⁸⁰ Davies reached an agreement with Tooth & Co. for the furniture, but Tooth's legal position was unclear as Mahon & Headley had won a judgement against Burley, and the Liquidator was planning to institute bankruptcy proceedings him, in which case Tooth & Co. could be compelled to bid for the furniture at a forced sale [having to purchase it twice over].⁸¹

The hotel was in fact closed for a short period in February, after Burley had been evicted by the bailiff. The furniture was put up for sale and went for a lowly £22 to Mr McFadden, who had a hotel at Coolamon. McFadden had been acting on behalf of Tooth & Co. and he billed them for this amount.⁸²

In June 1926 Davies was served with a notice advising him that the Licensing Inspector would oppose the renewal of his license as a consequence of its dilapidated and unsanitary condition. An inspection report listed numerous items of concern, including, broken windows, dirty and cracked walls, and no hot water for the bath. There was a stench from the room adjoining the bathroom, which was being used to store rabbit skins, the men's urinal was overflowing onto the floor, and there was an accumulation of waste water near the laundry that also stank. The report noted that the kitchen stove needed to be replaced, while the laundry building was unfit for purpose.⁸³

In August 1926 the Licensing Reduction Board decided that the Springwood hotel at Maxton would be deprived of its license, effective the 1st July 1927.⁸⁴ The court subsequently resolved the compensations to be paid - £1,360 for the owner and £920 for the licensee.⁸⁵

On Monday 14th February 1927, around 11:30am, the hotel was totally destroyed by fire, for a second time. The fire started in the kitchen and quickly spread to engulf the entire building.

⁷⁵ Noel Butlin Archives Centre, Australian National University: Tooth and Company Country Managers office file. AU NBAC N60-3649, Springwood hotel, Maxton, circa 1925-1930.

⁷⁶ NBAC: Tooth and Co., N60-3649. Springwood hotel, Maxton, circa 1925-1930.

⁷⁷ Albury Banner. 20th November 1925, p47. / Daily Advertiser. 21st November 1925, p4.

⁷⁸ NBAC: Tooth and Co., N60-3649. Springwood hotel, Maxton, circa 1925-1930.

⁷⁹ Noel Butlin Archives Centre, Australian National University: Tooth and Company Yellow Cards. AU NBAC N60-YC-1729. Springwood hotel, Maxton, circa 1920's.

⁸⁰ State Records. Index of Publicans' Licenses: 1920-1937. Springwood hotel.

⁸¹ NBAC: Tooth and Co., N60-3649. Springwood hotel, Maxton, circa 1925-1930.

⁸² NBAC: Tooth and Co., N60-3649. Springwood hotel, Maxton, circa 1925-1930.

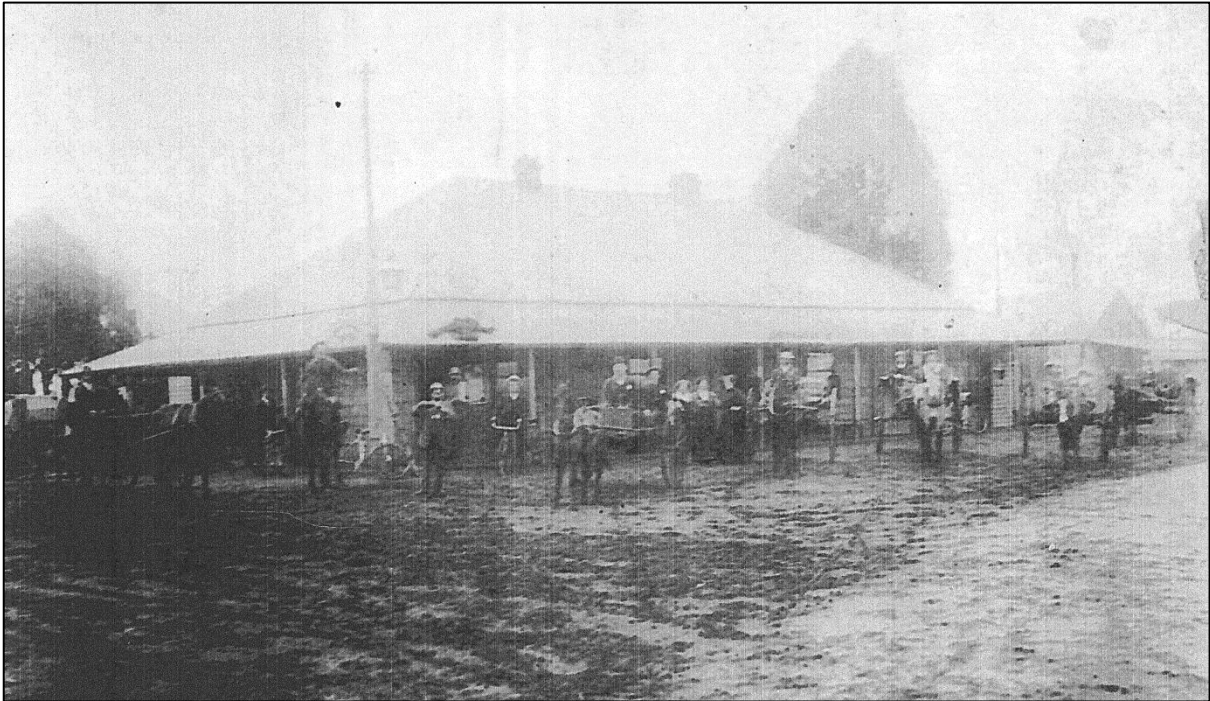
⁸³ NBAC: Tooth and Co., N60-3649. Springwood hotel, Maxton, circa 1925-1930.

⁸⁴ Wyalong Advocate. 31st August 1926, p4.

⁸⁵ Sydney Morning Herald. 14th December 1926, p12.

Everything was lost except for a few beds situated in the sleep-out, and a piano that stood in the hall.⁸⁶

The Springwood hotel never re-opened. William Davies subsequently took the license of the Terminus hotel at Temora.⁸⁷



Above: An early photo of the original Springwood hotel. Photo courtesy John Platt.

Freehold

Portion 38 was originally part of Mimosa East. The original purchase from the Crown was a conditional purchase, by Joseph Boothby Boardman,⁸⁸ presumably around 1892 when the hotel was built.

Around March 1907, Fritz Mangelsdorf purchased portion 38, which included the hotel.⁸⁹ It is assumed that Fritz had taken over Boardman's conditional purchase.

In June 1909, by the Commercial Banking Company of Sydney Ltd, purchased the block, under Torrens title, paying £120 for the 120 acre block.⁹⁰ It is not known why the bank was listed as the owner, when Fritz Mangelsdorf was the legal owner both before and after this date. It may have been that the bank was the mortgagee and therefore the deed was in their name.

⁸⁶ Daily Advertiser. 15th February 1927, p2.

⁸⁷ Ariah Park News. 2nd June 1927, p5.

⁸⁸ Wagga Wagga Advertiser. 15th February 1898, p3.

⁸⁹ Albury Banner. 10th May 1907, p3.

⁹⁰ NSW Land Registry Services. Title Deed. Volume 1979, folio 176.

Transactions to follow were,⁹¹

1910, 10th May – Conveyance from CBS to Fritz Heinrich Alfred Mangelsdorf, a hotel keeper of Springwood.

1917, 14th April – Conveyance from Mangelsdorf to James Thomas Winterbottom, farmer of Wagga Wagga.

On the 9th November 1918, Mr JT Winterbottom was the legal owner of the freehold and he placed the property up for sale on this day. It was described as being situated at Maxton, twelve miles from Temora. The hotel came with ten acres freehold land and also featured the Maxton Hall.⁹²

1919, 30th September – Conveyance from Winterbottom to William Brown, a hotel keeper of Humula.

1923, 5th January – Conveyance from Brown to Mahon & Headley Pty Ltd.

1924, 12th December – now owned by Tooth & Co.⁹³ Tooth & Co. paid Mahon & Headley the sum of £2,500 for the property.

After receiving the notice that the hotel was to be delicensed, Tooth & Co. offered the freehold to Davies for £1,150, believing that the hotel building by this time was only worth a couple of hundred pounds, but that the iron dance hall was worth more.⁹⁴

1927, 14th February – hotel destroyed by fire. Closed from that date. License surrendered by Tooth & Co. Compensation – Tooth & Co = £1,360 & licensee = £920

At time of destruction it was described as single storey with twelve rooms, and constructed some two years earlier. Situated on 120 acres of land.⁹⁵



Above: The original Springwood hotel, prior to the 1922 fire. Photo courtesy John Platt.

⁹¹ NSW Land Registry Services. Title Deed. Volume 1979, folio 176.

⁹² Daily Advertiser. 26th October 1918, p3.

⁹³ NSW Land Registry Services. Title Deed. Volume 3686, folio 208.

⁹⁴ NBAC: Tooth and Co., N60-3649. Springwood hotel, Maxton, circa 1925-1930.

⁹⁵ NBAC: Tooth and Co., N60-3649. Springwood hotel, Maxton, circa 1925-1930.



Above: The Springwood hotel between 1922 and 1927. The man with his hand on his hat is believed to be Mr Harry Ling, a well-known contractor in the district.⁹⁶



Above: A full shot of the Springwood hotel from the same period (1922-1927). Photo courtesy John Platt.

⁹⁶ Daily Advertiser. [Southern Rural]. 7th June 1996.

1927, 17th May – Conveyance from Tooth & Co. to William John Davies, hotel keeper of Newtown.⁹⁷

Transactions to follow were,⁹⁸

1927, 28th May – Conveyance from Davies to Arnold Dennis a gentleman of Springwood.

1959, 20th June – Albert Denzil Dennis, farmer of Rannock, was now the legal owner of portion 38.

1975, 12th November – Edward Raymond Dennis, farmer of Rannock, and Athol George Dennis, farmer of Coolamon, were the legal owners of the property.

1979, 7th September – Rodney James Dennis, farmer of Rannock, was now the legal owner of the block.

1979, 10th October – Arthur John Dennis was now the legal owner of portion 38.

The current title for portion 38 is DP.38.750861.

⁹⁷ NSW Land Registry Services. Title Deed. Volume 3686, folio 208.

⁹⁸ NSW Land Registry Services. Title Deed. Volume 3686, folio 208.