

JOHN BOYD, 1862 - 1913
An inventory of his records and
an inventory of receipts of
COTTONWOOD HOUSE

in

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Provenance: Boyd, John, 1835-1909

Title: John Boyd fonds

Dates: 1885-1901

Physical desc.: 40 cm of textual records

Bio/Admin History: John Boyd was a rancher who lived in the Cariboo District at the turn of the century. He was the owner of Cottonwood House and Cold Springs House, combined ranches and roadhouses located in the Cariboo.

Scope/Content: The fonds consists of receipts, cashbooks, and daybooks of Cottonwood House and Cold Spring House kept by John Boyd, covering the period 1885-1901.

Title source: Title based on the contents of the fonds.

Finding aids: Inventory available.

Repository: [University of British Columbia Library Rare Books and Special Collections](#)

Names: Boyd, John, 1835-1909 ; Cold Spring House ; Cottonwood House

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COTTONWOOD HOUSE RECEIPTS AND PAPERS OF

JOHN BOYD (1862 - 1913)

On microfilm except for receipts

The collection contains receipts, cash books and day books of Cottonwood House and Cold Spring House, combined ranches and roadhouses located in the Cariboo district. These records covering the period from 1863 to 1901 were kept by John Boyd, rancher and owner of the two establishments.

Folder No.

- 1 - 1 Wade & Co. , Cottonwood Ranch, B.C., Day book, 11.June.1863 - 22.December.1864.
- 1 - 2 Boyd, John. ,(Day book C) Williams Creek. 7.January.1870 - 2.February.1872.
- 1 - 3 (Day book D) 3.February.1872 - 19.December.1873
- 1 - 4 (Day book A) Cottonwood House. 20.March.1874 - 21.April.1875
- 1 - 5 (Ledger A) Cottonwood Ranch. 3.April.1874 - 18.March.1887.
- 1 - 6 (Day book G) 14.December.1875 cont'd. from Day book F - 23.October.1877.
- 1 - 7 (Day book C) Cottonwood House. 7.August.1877 - 23.February.1878.
- 1 - 8 (Cash book B) Cold Spring House. 16.April.1875 - 18.January.1885. (for Cash book C, Cold Spring House 18.January.1885 - 5.August.1894, see: ms.V.F. #242)
- 1 - 9 Personal Correspondence of John Boyd, 1874, 1896.
- 1 -(10- 40) Cottonwood House Receipts 1865 - 1901 and n.d.
- 1 - 41 Negative prints of a daybook.

JOHN F. BOYD.

Originals

1867-1949

5 Volumes

- Volume 1 Receipts, statements, etc. 1862-1878.
Re: Cottonwood House, Cold Spring
Ranch, etc.
- Volume 2 Receipts, statements, etc. 1879-1894.
Re: Cottonwood House, Cold Spring
Ranch, etc.
- Volume 3 Receipts, statements, etc. 1895-1949.
Re: Cottonwood House, Cold Spring
Ranch, etc.
- Volume 4 General correspondence 1864-1951.
Miscellaneous papers re: Archibald A.
Boyd.
Correspondence re: death of A.A. Boyd
and settlement of his estate, 1917-1945.
A.A. Boyd - certified copy of letters of
administration with will annexed.
Army Pay Books: A.A. Boyd, C.F. Boyd.
- Volume 5 Miscellaneous papers:
- B.C. Drivers' License (1945), Aircraft
 Detection Corps cards, Ration Book.
- Re: Water licenses - Cold Spring and
 Cottonwood Ranches.
- Stock certificate - Galan Oil Co.
- Papers re: taxation.
- Papers re: property - Point Grey.
- Papers re: property - Port Moody.
- Papers re: property - Vancouver.
- Papers re: taxes, Matrous, Saskatchewan.
- Re: mining.
- Re: mining - Cariboo - Hudson Gold
 Mines.
- Re: mining - Cariboo Gold Quartz Mining.
- Miscellaneous papers.
- Miscellaneous papers from file marked
 "recent papers".

BOYD, JOHN

Originals 1868-1946
at Quesnel Historical Museum

A-1012 - A-1030
19 reels

I. COLD SPRING

Quesnel Museum
Accession No.

Reel A-1012

- A. CORRESPONDENCE OUTWARD. (1 vol.)
1. Letterpress copy book, 1878-1893 (57-64)
- B. DAYBOOKS, 1872-1874, 1877-1894. (6 vols.)
1. 1 Jan 1872 - 20 Aug 1874 (57-9)
 2. H. 24 Oct 1877 - 5 May 1879 (57-4)
 3. I. 6 May 1879 - 18 July 1880 (57-5)
 4. J. 18 July 1880 - 26 Dec 1881 (57-2)
 5. K. 27 Dec 1881 - 14 Sept 1884 (57-3)
- A-1013
6. L. 15 Sept 1884 - 26 Jan 1894 (57-6)
- C. BUSINESS RECORDS (CASHBOOK, ACCOUNT BOOKS, 1868-1887 (3 vols.))
1. Cashbook A, 1 Jan 1868 - 15 Apr 1875 (Boyd & Heath) (57-1)
 2. Account Book, Ledger E, 1874 - 1881 (57-53)
 3. " " , " F, 1880 - 1887 (57-54)

II. COTTONWOOD

A. DAYBOOKS, 1875-1940. (40 vols.)

A-1014

1. [B] 22 Apr 1875 - 6 Aug 1877 (57-10)
2. [D] 25 Feb 1878 - 9 Jan 1881 (59-11)

A-1014 (cont'd).

- 3. E 10 Jan 1881 - 8 May 1882 (57-12)
- 4. F 8 May 1882 - 16 Oct 1883 (57-13)

A-1015

- 5. G 17 Oct 1883 - 30 Aug 1886 (57-7)
- 6. H 1 Sept 1886 - 4 Oct 1888 (57-14)
- 7. I 4 Oct 1888 - 7 Nov 1890 (57-8)
- 8. K 4 Apr 1891 - 28 Apr 1893 (57-15)

A-1016

- 9. L 29 Apr 1893 - 30 May 1895 (57-16)
- 10. M 30 May 1895 - 15 Nov 1895 (57-17)
- 11. N 15 Nov 1895 - 8 July 1898 (57-18)

A-1017

- 12. O 9 July 1898 - 26 Aug 1899 (57-19)
- 13. P 26 Aug 1899 - 15 Dec 1900 (57-20)

A-1018

- 14. Q 16 Dec 1900 - 12 Sept 1901 (57-21)
- 15. R 13 Sept 1901 - 8 Oct 1902 (57-22)
- 16. S 9 Oct 1902 - 5 Dec 1903 (57-23)
- 17. T 6 Dec 1903 - 5 July 1905 (57-24)

A-1019

- 18. U 5 July 1905 - 16 Oct 1907 (57-25)
- 19. [V] 18 Oct 1907 - 22 Sept 1908 (57-26)
- 20. W 22 Sept 1908 - 3 Apr 1909 (57-27)
- 21. X 4 Apr 1909 - 21 Aug 1910 (57-28)

A-1020

- 22. Y 22 Aug 1910 - 14 May 1912 (57-29)
- 23. Z 15 May 1912 - 3 Oct 1913 (57-30)

24.	Al	4 Oct 1913 - 6 May 1915	(57-31)
25.	Ab	7 May 1915 - 30 Oct 1916	(57-32)
<u>A-1021</u>			
26.	Ac	31 Oct 1916 - 24 Sept 1918	(57-33)
27.	Ad	25 Sept 1918 - 25 July 1920	(57-34)
28.	Ae	25 July 1920 - 4 May 1922	(57-35)
29.	Af	5 May 1922 - 30 Nov 1923	(57-36)
<u>A-1022</u>			
30.	Ae	1 Dec 1923 - 17 Nov 1924	(57-37)
31.	Af	18 Nov 1924 - 8 May 1926	(57-38)
32.	Ae	8 May 1926 - 8 Sept 1927	(57-39)
33.	Af	9 Sept 1927 - 14 Apr 1929	(57-40)
<u>A-1023</u>			
34.	Af	8 Nov 1930 - 25 Feb 1932	(57-41)
35.	Ae	26 Feb 1932 - 31 Dec 1932	(57-42)
36.	Af	1 Jan 1933 - 11 Feb 1934	(57-43)
<u>A-1024</u>			
37.	Ae	12 Feb 1934 - 13 Apr 1935	(57-44)
38.	Af	14 Apr 1935 - 31 Aug 1936	(57-45)
39.	Ag	1 Sept 1936 - 28 June 1938	(57-46)
<u>A-1025</u>			
40.	Ah	29 June 1938 - 20 June 1940	(57-47)

B. BUSINESS RECORDS (ACCOUNT BOOKS, CASHBOOKS, JOURNALS)
1874-1946. (22 vols)

ACCOUNT BOOKS

1. Account book, 1874, 1875, 1882 (includes entries (57-88) for 1893)

2. Ledger (Cottonwood Ranch) 1878. Also misc. entries c.1929 (57-90)
3. Account book, 1879 - 1895 (57-67)
4. Account book, 1897 - 1902 (57-63)
5. Cash rec'd, 7 Dec 1909 - 10 May 1910 (57-93)
6. Account book, Ledger B, 1885 - 1892 (57-52)
(Cottonwood Ranch)

A-1026

7. Account book, Ledger E c.1895 - 1903 (57-55)
8. Account book, Ledger F, 1904 - c.1911 (57-56)
9. Index to Ledger F. (57-57)
10. Account book, Ledger G, c.1912 - 1922 (57-58)

A-1027

11. Account book, Ledger H, 1922 - 1927 (57-59)
12. " " , Ledger I, 1928 - 1933 (57-60)
13. " " , Ledger J, 1934 - 1937 (57-61)

A-1028

14. " " , Ledger K, 1938 - 1940 (57-62)

CASH BOOKS (RECEIPTS & EXPENSES, ETC.), 1894 - 1934

15. Cash book D, 1 Aug 1894 - 31 March 1902 (57-70)
16. Cash book, 1902 - 1922 (57-66)
17. Cash book A, Dec 1922 - May 1930 (57-68)
18. Cash book B, June 1930 - Dec 1934 (57-69)

JOURNALS (CASH SALES - CASH PAID OUT), 1941 - 1946

19. Journal, 1 March 1941 - 2 March 1942 (57-48)

A-1029

20. Journal, 10 March 1942 - 21 May 1943 (57-49)
21. Journal, 24 May 1943 - 15 Sept 1944 (57-50)
22. Journal, 18 Sept 1944 - 13 March 1946 (57-51)

C. MISCELLANEOUS (4 vols.)

1. Notebook. 'Dominion Day Subscriptions' (ND), (57-98)
includes hay and oat sales, acct. charges, etc.
c. 1875 - 1883.
2. Register of registered letters, 1895 - 1905. (57-84)
3. " " " " , 1905 - 1910 (57-85)
4. " " " " , 1929 - 1933 (57-87)

III. UNIDENTIFIED DAYBOOKS

A-1030

1. Daybook B 2 Jan 1868 - 6 Jan 1870 (57-71)
2. Daybook E 21 Jan 1873 - 28 Oct 1874 (57-72)

BOYD, JOHN

Originals

U.B.C. Spec. Coll. Div.

1863-1894

A-1040 - A-1041
2 reels

I. COLD SPRING HOUSE

REEL A-1040

1. Cashbook B, 16 Apr 1875 - 18 Jan 1885.
2. Cashbook C, 18 Jan 1885 - 24 July 1894
(contains records concerning Cold Spring House, Cottonwood House and Cottonwood Ranch).
3. Daybook G, 14 Dec 1875 - 23 Oct 1877.

II. COTTONWOOD HOUSE

1. Daybook A, 20 March 1874 - 21 Apr 1875.
2. Daybook C, 7 Aug 1877 - 23 Feb 1878.

III. COTTONWOOD RANCH

1. Daybook (Wade & Co.), 11 June 1863 - 22 Dec 1864.

REEL A-1041

2. Ledger A, 1874-1885.

IV. UNIDENTIFIED DAYBOOKS

1. Daybook C, 7 Jan 1870 - 2 Feb 1872.
2. Daybook D, 3 Feb 1872 - 19 Dec 1873.

Date 12 July 1979

PABC
MANUSCRIPT DIVISION

Accession No. 79-10

Archivist BY

Accession Control
Record

~~Add. MSS. No.~~

U.L.M. No.

Temporary location MF cab

Microfilm No. A-1042

Title FLEMING, John Thomas

Birth and death dates Residence Stanley, B. C.

Occupation Proprietor, Stanley Hotel.

Form	Inclusive Dates and Extent (m/cm)	Form	Inclusive Dates and Extent (m/cm)
Originals		Photocopy	
Transcripts ____(typed) ____(handwritten)		Microfilm <u>X</u> (neg.) 35mm 1880-1891, 15m. ____(pos.)	
Other			

Brief description (including note of material sent to other divisions):

Stanley Hotel Daybooks. Daybook A, 24 June 1880-7 Feb 1881 (pp 40-41 blank); Daybook C, 26 April 1881-26 Feb 1882 (pagination error: numbering skips pp 10-15); Daybook D, 26 Feb 1882-10 Nov 1883, includes minutes, accounts, etc. of Perseverance Mining Company, Lightning Creek. Also contains daybook entries for John Boyd's Cottonwood House, 8 Nov 1890-4 April 1891.

see over

Finding aids

(Description)

Originals loaned for filming by Quesnel Historical Museum, Quesnel, B.C., 1979.

(If originals, donor or source; if copies, location of originals)

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Subject Headings

Secondary Entries

1. Business records.
2. Cariboo district - Hotels, taverns, etc.
3. Cariboo district - Mines and MINERAL RESOURCES
4. Cottonwood House.
5. Hotels, taverns, etc. - British Columbia.
6. Mines and MINERAL RESOURCES - British Columbia
7. Lightning Creek.
8. Perseverance Mining Company.

see attached list

Instructions to typist:

- Main entry card
- Shelf list card
- Mf. shelf list
- U.L.M. form
- Label
- Finding aid attached
- R.F.W. card
- Folder
- Revision

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Archivist check:

- Donor form
- Accession book
- Mf. accession book (Lc)
- Finding aid
- Old cards pulled (Add. MSS. on shelf list)

JOHN BOYD - COTTONWOOD HOUSE & COLDSRING HOUSE 9 March 1965 F.M.W.

GEOG: Coldspring House - a locality (roadhouse), lot 443 Cariboo
District (Pre-emptors map 3G)

Cottonwood - a settlement
Cottonwood House Historic Provincial Park, est. 1963
Cottonwood - post office
closed 1959, on lot 380, Cariboo District
reopened December 1960, lot 10367 (W. side L.380)
re-closed February 1962
memo July 31, 1913 (letterhead John Boyd Estate)
Mrs. Boyd postmistress; sketchy location of P.O.

Emelene Thomas, "Cottonwood picture," Cariboo...Digest, Winter 1947,
pp. 90-94, 98-99; Spring 1948, pp. 22+

11/2 p. 90 account books from Cottonwood House at UBC Library
06/25 earliest dated 1863, with inscription:
07 Cottonwood House
07-41 Day Books - John Boyd's
Cold Spring House
Cariboo, B. C.

advertisement for Cottonwood House in magazine itself reads:
"Established Since 1864"

Gordon R. Elliott, Quesnel [1958]

p. 173 "The following year [1863] Cottonwood Farm was estab-
lished by John Ryder. Ryder subsequently sold to
John Boyd in 1876 and moved closer to Quesnel town."

Land Registry Records - Cariboo District

Lot 379 Pre-empted 13 Nov. 1899 by J. Boyd (177 acres)
Crown Grant 4377/99 20 July 1901
Gazetted 29 March 1900 F.B. 136/1900
"S. of Cottonwood PO Cottonwood River"

Lot 380 Pre-empted 27 March 1863 by John Ryder (146 acres)
Cert./Improvement dated 23 December 1863
Crown Grant issued to Jno. Boyd 4377/99 20 July 1901
Gazetted 29 March 1900 F.B. 136/1900
"Cottonwood River"
Lots 1 & 2 Plan 11710 = convey. #5593
Cottonwood House Historic Park 024008821±
O in C 1654 app. 27 June 1963

(Lots 426 and 436 were also Crown Granted to Boyd in 1914 & 1904 res
Crown Grant, Vol. 99, No. 4377

Lot 379 pre-empted by John Boyd 13 Nov. 1899 (160 acres)
pre-empted by John Ryder 3 July 1863

Land Registry Records
Crown Grant, Vol. 99, No. 4377 (cont.)

Letter from Crease & Crease, 31 July 1901 applying for C.G.

- lots 379 & 380 formerly known as Smith's Ranch
- lot 380 = Ryder's of 27 March 1863
- documents re chain of ownership
 - 1) C/I 23 Dec. 1863 Jno. Ryder
 - 2) Mortgage 28 Nov. 1864 Allan Smith to August Hoffmeister
 - 3) Conveyance 5 Sept. 1866 Hoffmeister to Bank of
 - 4) Conveyance 10 Oct. 1868 Bank of B. C. to J. Hamilton
 - 5) Mortgage 10 Oct. 1868 Hamilton to W. C. Ward
 - 6) Conveyance 16 Jan. 1871 Hamilton to W. C. Ward
 - 7) Conveyance 31 Jan. 1871 W. C. Ward to J. C. Beedy & Wm Lindhard
 - 8) Mortgage 1 Feb. 1871 J. C. Beedy & J. W. Lindhard to W. C. Ward. Released 27 Nov. 1873.
 - 9) Conveyance 20 March 1874 Caroline Lindhard to Jno Boyd, of Smith's Ranch
 - 10) Indenture 20 March 1874 between Caroline Lindhard & John Boyd of Cold Spring Ranch (for sale of Smith's Ranch)

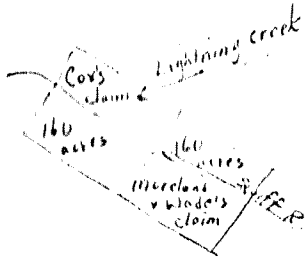
Lot 437 Pre-empted 23 July 1862, 80 acres
John Boyd, by transfer of Dudley Moreland and James Wade by successive assignments. For documents showing chain of Title see Counterfoil of Crown Grant 1383 & 1387/ Vol. 120.
Crown Grant 1383/120 13 February 1901.
Gazetted 30 August 1900. F.B. 590/1900
"Confluence of Swift R. and Lightning Creek."
26 Aug. 1943 P.C. 6777, Item #127 0132128

Lot 438 Pre-empted 25 July 1862, 145 acres
John Boyd, transfer of G. M. Cox by successive assignments. Documents showing chain of Title attached to counterfoil of Crown Grant 1383 and 1387/Vol. 120.
Crown Grant 1383/120 13 February 1901.
Gazetted 30 August 1900. F.B. 590/1900.
"Confluence of Swift River and Lightning Creek."

Lot 443 5 August 1901 John Boyd, 320 acres, Pasture Lease, 10 yrs. File no. 4132/00. Cancelled.
Gazetted 13 June 1901. F.B. 305/1901.
"N. of Lightning Creek 3 mi. SE of Cottonwood PO."
12 August 1934 PR 4498 Disallowed 0117620
26 August 1943 PC 6777 #130 0132128

Land Registry Records
Crown Grant, Vol. 120, No. 1383 (cont.)

Application from Moreland & Wade for Lot 437 dated "Swift River 23 July 1862" with description and diagram



We hereby make application to have recorded a preemption claim of one hundred and sixty acres of land, situated on Swift river above the mouth of Lightning creek commencing at a stake drawn at the south west corner of Cox's claim, thence in a north westerly direction across Swift river to a stake at his south west corner half a mile, thence southwesterly to a stake, half a mile, thence to the place of beginning, half a mile. Moreland & Wade. Recorded this 23rd day of July AD 1862 P. O'Reilly, J.P.

Statement by Charles H. Heath of sale of land to John Boyd - land known as Jim Wade's Ranch - "formerly known as Cox, Wade and Moreland's Ranch, together with all the improvements on the same!, Also the dwelling House on Lightning Creek, one mile above * Said Ranch, known as the Cold Spring House, and all improvements belonging to the Said House." dated 19 September 1871

Statement by John Boyd dated 4 Jan. 1901 of ownership of lots 437 & 438, possessed 30 yrs, purchased from Charles H. Heath (PR # 169 D. C. Moreland & Jas. C. Wade 23 July 1862 and PR #170 G. M. Cox 25 July 1862)

Mortgage D. C. Moreland to Frederick Black (1/3 interest) 25 April 1863
"land Situate on the North side of Cottonwood Creek B. C. known as the 'Cottonwood Ranch' or Moreland Mattingly & Wade's Ranch - the same being formerly known as Cox Moreland & Co. Together with all...buildings, bridges, or other fixtures...."

Mortgage 1 September 1863 between James C. Wade of Cottonwood, British Columbia, Ranch-man & James Spencer of Richfield

Indenture 28 November 1864 James Spencer of Williams Creek & Chas. H. Heath of Williams Creek
"two thirds of Cottonwood Ranch, or Wade's Ranch at the mouth of Lightning Creek B.C. containing three hundred & Twenty Acres, more or less, as per original location, together with all houses, and out houses, and other improvements thereon!,...."

Indenture 1 June 1864 Matthew Carothers of Williams Creek & Charles C. Heath of Williams Creek

Land Registry Records
Crown Grant, Vol. 120, No. 1383 (cont.)

Indenture 1 June 1864 Matthew Carothers of Williams Creek
& Charles C. Heath of Williams Creek

"one third part of...land situated on Cottonwood
Creek...known heretofore as 'Wades Ranch'...."

Agreement at Richfield 17 July 1863 between Frederick Black
of first part, Dudley C. Moreland second part, &
Matthew Carothers third part - mortgage

"Deed of conveyance of 2/3 Cottonwood Ranch B C" from James
Spencer to Charles H. Heath dated 23 May 1864

Indenture of bargain & sale Richfield 17 July 1863 between
Dudley Moreland & Matthew Carothers 1/3 interest
land north side of Cottonwood creek
Cottonwood Ranch or Moreland, Mattingly and Wade's
Ranch, formerly Cox, Moreland and Company's Ranch

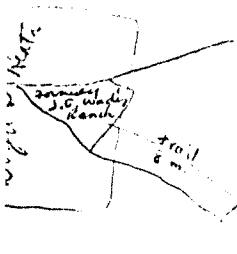
Charles H. Heath, of Quesnellmouth sold to John Boyd, of
Cariboo East 1/2 of property known as
"Jim Wade's Ranch, Situate at the confluence of Swift-
River and Lightning Creek, and formerly known as Cox,
Wade, and Moreland's Ranch"
dated 1 April 1869

Colonial Correspondence, F177

Letter from Boyd & Heath to Judge Cox, dated Cottonwood Ranch,
March 13th 1865, requesting land up Swift river for a hay field

"We own, and occupy as you are aware the Cottonwood, or
Wade Ranch, at the Confluence of Swift River and Cottonwood
Creek, This is on the Main road and trail from the Mouth of
Quesnelle, to Williams Creek,....We have...Selected a bench
of ground or opening along Swift-River about Light Miles
above, us for the purpose of Cutting our Supply of hay....."

[a plan is included, which shows what is now Lot 438 as
"Formerly J. C. Wade's Ranch", the enlarged property marked
"Boyd & Heath", the trail and property requested for hay]



Cariboo Sentinel, September 6, 1866, p. 3 [Coldspring House]

We are informed that Messrs. Boyd & Heath, of the Cold
Spring House, near Cottonwood, have raised over 45 tons of
oat and 6 tons of timothy hay this season on their Ranch.

---, May 7, 1866, p. 4 [1st advertisement]

COLD SPRING HOUSE

Boyd & Heath, Proprietors

This house is situated 26 miles from Quesnelmouth.

The proprietors having lately fitted up bedrooms and good Beds are now prepared to afford every accommodation for Travellers; the Table is furnished with all the luxuries that can be procured; the Bar is well supplied with the best brands of Liquors and Segars; good Stabling, Hay, Oats and Barley. The Cheapest House on the Road.

Cariboo Sentinel, August 5, 1865, p. 2 [Cottonwood House]

Ranch For Sale

Cottonwood House and Ranch
with 50 acres under culture.

6 Horses, with Harness; 2 Cows; 1 Spring Waggon;

5 Sleighs; Farming Implements, Produce, E&c.

The above will be sold by Public Auction, at Cottenwood [sic], on Tuesday, the 22d inst., at 12 o'clock, noon, (if not previously disposed of by private bargain.) F. V. Lee

Richfield, 5th August, 1865.

---, August 19, 1865, p. 2 [auction notice, & notice re unpaid carpenter's bill]

---, August 26, 1865, p. 3 "Sale of Cottonwood Ranch"

(F. V. Lee of Richfield sold Cottonwood, late the property of Mr. Smith, by auction; purchased by Mr. Laumeister for \$5500 Ranch contains 320 acres; commodious dwelling house lately erected, not quite finished [Lee is auctioneer; Laumeister is a merchant])

---, October 1, 1866, p. 2 "Cottonwood Ranch"

The undersigned having purchased from Messrs. Hoffmeister & Co. [former partner of F. W. Laumeister, dissolution notice same page] this splendid Ranch, together with the commodious two-story house known as the Cottonwood Hotel, is now prepared to afford every accommodation to the travelling public,....
John Pelletier, Proprietor.

---, October 16, 1868, p. 2 "Selling Out!"

The undersigned being about to leave the Cottonwood Ranch, offers for sale, / at low prices, / His entire stock, consisting of / Horses, Cows, Pigs, Chickens, / Household Furniture, / Farming Implements. / Also, a large quantity of / Hay, Potatoes and Vegetables. / John Pelletier. Cottonwood, October 13, 1868.

It would appear, then, that COTTONWOOD RANCH, formerly known as SMITH'S RANCH, was originally pre-empted by John Ryder, 3 July 1863, and a certificate of improvement was issued to him 23 December 1863. Some time after Allan Smith obtained the ranch, and he mortgaged it to August Hoffmeister 28 November 1864. The Cariboo Sentinel for August 5, 1865 advertises the sale of Cottonwood House and Ranch by public auction to be held August 22. The next issue, August 12, has a notice cautioning the purchaser that any sale must be "made subject to the unpaid Carpenter's bill on the said house." The report of the sale appears in the Cariboo Sentinel, August 26, 1865, p. 3:

Sale of Cottonwood Ranch

On Tuesday last Mr. F. V. Lee, of Richfield, sold the fine ranch at Cottonwood, late the property of Mr. Smith, by auction, to satisfy a mortgage due Mr. Laumeister for \$6000. There were several bidders but the estate only realized \$5500, and it was purchased by Mr. Laumeister in trust. There are 35 acres of most luxuriant oats (nearly 5 feet high) growing on the farm, besides turnips, potatoes and cabbages, in all about 50 acres under cultivation. The ranch contains 320 acres, and is certainly the finest estate in the upper country. Two years since it would have easily found a purchaser at from \$10,000 to \$15,000. A most commodious dwelling house has lately been erected on the premises, but it is not quite finished. We regret to state that the unfortunate mechanic who erected it has not been paid, and he claims to have expended \$2,200 upon it. This is undoubtedly a hard case, and shows plainly the necessity for a Lien Law in the colony.

By a conveyance dated 5 September 1866 the property passed from Hoffmeister to the Bank of British Columbia. However, an advertisement in the Cariboo Sentinel, October 1, 1866 headed "Cottonwood Ranch" states that

The undersigned having purchased from Messrs Hoffmeister & Co. this splendid Ranch, together with the commodious two-story house known as the Cottonwood Hotel, is now prepared to afford every accommodation to the travelling public,....

John Pelletier, Proprietor.

There is a conveyance dated 10 October 1868 between the Bank of British Columbia and J. Hamilton, and a mortgage of the same date between Hamilton and W. C. Ward, but in the Cariboo Sentinel of October 16, 1868, p. 2 there is an advertisement dated October 13 for the sale of Cottonwood Ranch and everly on it by John Pelletier.

By a conveyance dated 16 January 1871 the Cottonwood Ranch passed from Hamilton to W. C. Ward, and by another dated 31 January 1871 from Ward to J. C. Beedy and William Lindhard, who mortgaged the ranch to Ward the following day. The mortgage was released 27 November 1873. Finally, Smith's Ranch passed from Caroline Lindhard (widow of J. W. Lindhard) to John Boyd, in a conveyance dated 20 March 1874, and an indenture of the same date, which describes Boyd as "of Cold Spring Ranch".

Boyd formally pre-empted Lot 379, Cariboo District, the southern part of Cottonwood Ranch, 13 November 1899. The land was officially surveyed and gazetted in 1900, and after presenting all the documents relating to the chain of ownership, John Boyd was given a crown grant to Lots 379 and 380 on 20 July 1901. A part of Lot 380 (Lots 1 & 2 plan 11710) was reconveyed to the Crown, and Cottonwood House Historic Park was created by order-in-council 27 June 1963.

The ranch with which COLDSRING HOUSE is connected has had an even more complicated history. Lot 437 was pre-empted 23 July 1862 by Dudley C. Moreland and James C. Wade, and Lot 438 was pre-empted 25 July 1862 by G. M. Cox. According to the present map, these lots are: Lot 437, 80 acres, at the confluence of Lightning Creek and Swift River; and Lot 438, 145 acres, at the confluence of Lightning Creek and Cottonwood River. Neither lot crosses the river or creek. However, according to Moreland & Wade's application to record a pre-emption claim, both lots contained 160 acres, and were on both sides of the river. The sketch with the application shows Cox's claim on all sides of the confluence of the two rivers and Lightning Creek, and Moreland & Wade's claim adjoining Cox's further up Swift River.

Moreland & Wade must have obtained interest in Cox's ranch soon after the lots were pre-empted, because on April 25, 1863 D. C. Moreland mortgaged his one-third interest in the

land situate on the North side of Cottonwood Creek B. C. known as the "Cottonwood Ranch" or Moreland Mattingly & Wade's Ranch - the same being formerly known as Cox Moreland & Co.

to Frederick Black. Later in the year, on September 1, James C. Wade mortgaged his interest to James Spencer. An indenture dated 28 November 1864 between James Spencer and Chas. H. Heath gives the latter

two thirds of Cottonwood Ranch, or Wade's Ranch at the mouth of Lightning Creek B. C. containing three hundred & Twenty Acres, more or less, as per original location,....

Meanwhile, on 17 July 1863, Moreland and Black entered into a mortgag agreement with Matthew Carothers. An indenture of bargain and sale the same day between Moreland and Carothers gave the latter one-third interest in the land on the north side of Cottonwood creek known as Cottonwood Ranch or Moreland, Mattingly and Wade's Ranch, formerly Cox, Moreland and Company's Ranch. By an indenture dated 3 June 1864 Carothers sold Charles H. Heath one-third interest in the land on Cottonwood creek known as "Wade's Ranch".

A letter in the Colonial Correspondence to Judge Cox signed by Boyd & Heath and dated Cottonwood Ranch, March 13th 1865, requesting land up Swift river for a hay field, states:

We own, and occupy as you are aware the Cottonwood, or Wade Ranch, at the Confluence of Swift River and Cottonwood Creek,....

and the plan with the letter shows what is now Lot 438 marked "Formerly J. C. Wade's Ranch" and the much enlarged property marked "Boyd & Heath". An item in the Cariboo Sentinel, September 6, 1866, mentions that "Messrs. Boyd & Heath, of the Cold Spring House, near Cottonwood, have raised over 45 tons of oat and 6 tons of timothy hay this season on their Ranch." The first advertisement for Cold Spring House appeared in the issue of May 7, 1866, with Boyd & Heath, Proprietors, and said that

The proprietors having lately fitted up bedrooms and good Beds are now prepared to afford every accommodation for Travellers;....

However, Heath did not sell Boyd one-half interest in "Jim Wade's Ranch,...formerly known as Cox, Wade, and Moreland's Ranch" until 1 April 1869, when Heath is described as "of Quesnellmouth". Boyd obtained full title 19 September 1871, and Heath's statement at this time is the first mention in the documents of Cold Spring House, the land being described as:

formerly known as Cox, Wade and Moreland's Ranch, together with all the improvements on the same, Also the dwelling House on Lightning Creek, one mile above Said Ranch, known as the Cold Spring House, And all improvements belonging to the Said House.

The land was officially surveyed and gazetted in 1900, and after presenting the documents showing the chain of ownership, Boyd was given a crown grant 13 February 1901. Cold Spring House was located on Lot 443, which has 320 acres. Boyd obtained this lot 5 August 1901 with a ten year pasture lease.

In box Fall 1970.

cover
DAY BOOK A " John Boyd / Cottonwood / March 20th / 1871
" Cash book / B / John Boyd, / Cold Spring House. / Caribou, B.C.
↑
ms stamp [April 16, 1875 →]

[Day Book D 3 Feb 1872 - 19 Dec 1873]

" J. W. Wade + Co. / Cottonwood Ranch / B.C. " June 11, 1863 - 22 Dec 1871

" Cottonwood House Day Book C " " John Boyd " 7 Aug 1871 - 23 Feb 1872

[Day Book E 7 Jan 1870 - 2 Feb 1872]

" John Boyd, / Cottonwood Ranch / 1874 / Ledger A "

[Day Book G 14 Dec. 1875 - 22 Oct. 1877]

see HR F5800 N7 v. 3-4:1 p. 22 + p. 90