

Hillman & Bond Copy Letter Book 1921-1922

Summarised by LRM Research Team - Julie Matthews & Graham Davies

1921 Solicitor Harold John Ramsbotham (HJR)

May 4 - July 31 The Lyme Regis Cottage Hospital Trustees bought a plot of land from Miss C Philpot in January 1920 to build a new hospital. This plan failed, and the site on Hill Road was sold to the Dorset County Council, at an increased price, for the site of Lyme Regis Secondary School.

On Aug 2, Hillman & Bond paid into the accounts of the Cottage Hospital Building fund the amount of £893.14.4, being the proceeds of the sale of the site in Hill Road to the County Council, with certain apportionments and after deducting the solicitor's fees.

A J Woodroffe was Chairman of the Hospital committee, a trustee, a member of Dorset County Council and on the Dorset Education Committee.

Miss Caroline Philpot lives at Boulders, Lustleigh, Devon.

Aug 26 H G Pocock Esq is acting secretary of Lyme Regis Cottage Hospital.

June 20/July 21 The trustees of Col Henley agreeing to sell the stable yard & outbuildings of the Pilot Boat to C & R H Palmer. Hillman & Bond receive a cheque from Palmer's for £208-12-7 to complete the purchase.

June 23 Messrs A & F Wiscombe give their tenants at No 34 Coombe Street notice to quit. Tenants, Mr F Wild, and Mr J C Mills of Pool's Court (Poole's Court); premises & workshops.

July 9 Mrs Warburton, No 10 Coombe Street, is purchasing No 34 Coombe Street for a net sum of £306.19.8.

July 22 Letter to Sun Fire Office. Request to issue policy in the name of Mrs Bridget Eliza Warburton of No 10 Coombe Street, on household goods stored in No 34 Coombe Street, for £100.

The premises, which are brick or stone built and tiled or slated, are at present unoccupied except by a carpenter who uses a room as a shop, and he expects to give up possession within a week. The insured proposes to reconstruct the premises at a later date

Aug 10 Mr Wild still owes five weeks rent from the Coombe Street tenancy.

June 24 Mr W Case, of East Cliff, is behind in his payments to Miss Gollop. He currently owes 10/6.

Dec 21 A further letter to Mr W E Case, East Cliff. He is 7 weeks in arrear with his payments to Miss Gollop in respect to his son.

June 24 Mr R Warren buying his stables from Mrs Henley & her trustees.

July 30 Cheque for £218-11-0 sent to above trustees to complete the purchase by Mr R Warren of Church Street, of stables in Coombe Street.

Aug 11 It would seem that the purchase involved stables, coach house & premises in Coombe Street.

July 7 Miss G M Clarke (London) & Miss A M Clarke Bristol own properties in Lyme Regis. The Agency has been transferred from Mr Preston to Hillman & Bond. The sisters are anxious to dispose of a properties in Millgreen & Millgreen Court which are old and often in need of repair.

Aug 9 Mr J S Turner will buy the Millgreen & Millgreen Court houses for £210, on condition that the tenants, Perry & Chaffey, have their rents increased by the full amount permitted by law, before completion takes place.

Sept 7 Notification of increased rents carried out. Mr Turner of Coombe Street may wish the property conveyed to one or some of his children.

July 21 Assignment of the lease of the Victoria Hall from the previous lessees, the Comrades Club, to Mrs Raymond.

Aug 5 A mention of the Lyme Regis Foresters receiving ½ yearly interest of £5 from a Mr J W Miller.

Aug 5 HJR writes to Mrs Bond, Trewithen, Gordon Road, Camberley, Surrey, about income tax & other financial matters. This is probably the widow of Mr Bond. Harold hopes that things are better for her now, and that he has not heard further from John. Harold goes on to say that he was hoping to get away next week for about 3 weeks as he was feeling rather worn and ready for a rest and change.

Aug 9 Mr Hinton sends an insurance claim for a small fire that occurred in the hotel yesterday.

Dec 21 A H Hinton Esq, Hotel Alexandra, is negotiating a burglary Insurance with HJR's agency.

The head office will issue a policy at a rate of 1/6 %. The policy does not include the property of visitors.

The amount insured is as follows:

Stock in trade £ 500

Furniture etc £3,000

Jewellery etc £ 500

Aug 22 Mr Edward Loud Jnr, Hoyton Farm, Uplyme

Mr Frank Quick, Woolcombe Farm, Uplyme

(GD - both are tenants of the St Mary's Estate)

Aug 30 Solicitor's letters on behalf of L D Haddon, draper sent re non-payment of bills.

Aug 3 Mrs Groves, No 27 Sherborne Lane is warned of her abusive language towards Mrs Gillingham, Sherborne Lane.

Aug 5 Hillman & Bond appear to act as some form of agents for Mrs Arnopp, 26 Lathom Road, East Ham, London. (GD - Mrs Arnopp was a co-heiress of Cathole Farm).

Sept 6 Miss Cooper at No 19 Woodmead Road, Lyme Regis.

Sept 6 Letter to Mrs Cooper, Belmont, as to when the premises at No 15 Monmouth Street, will be fit for habitation again. Will need to notify the sanitary inspector or MOH for their inspection.

Sept 7 Acting for Col Bullen, Catherston, Charmouth, with respect to the income tax which is paid in respect of Col Bullen's various properties in the area.

Sept 8 H & A Warren, Silver Street.

Sept 9 Accident claim form required to be sent to Miss H A Coombes, Windsor Terrace with respect to the recent accident to her servant.

Sept 12 Harold J Ramsbotham writes to Wallis (My dear Wallis) at the Gas & Range Co, Lyme Regis about his draft will which has to be approved. HJR notes that in Wallis's father's will, the Pound Street houses are to be sold on the death of Wallis and the proceeds divided between his children.

Sept 13 Council (Town?) believe they have the right to take sand, stone or shingle from any part of the foreshore and land adjoining for repair of sea walls. HJR is trying to find evidence for this view, which appears to be common knowledge among the residents. This view expressed in response to St Albans Syndicate Ltd.

Sept 19 Sale of No 36 Broad Street to Mr & Mrs Wiscombe (£1300) from Miss Chapman, Beulah House, LR.

Sept 19 Recent sale (Lot 3) of the Lyme Regis Tennis & Croquet Club to its trustees from Mrs Talbot and her trustees.

Nov 8 Purchase price of Lot 3 (tennis courts) was £450. £17-10s was paid for extra piece of land. Hillman & Bond costs were £10-15s

Nov 15 J E Hill Esq is Hon Secretary of Lawn Tennis Club.

Sept 21 Miss Lockwood, Oakley House, has agreed to purchase a plot of land on the Westhills Estate from Mr Radford. Balance of £162 to pay.

Sept 21 Catalogue of Henley Sale sent to Mr Eyre at West Hill.

Properties mentioned - Dods Eye, Launchy Croft & Gibraltar Lodge.

Sept 24 Miss Osborne of No 5 Marine Parade is selling her orchard (No 690 on Tithe map) in Uplyme to Mrs Turner. It would appear that the Orchard was conveyed to S & H Osborn from Patterson & others in 1877.

Nov 5 Mr Arthur Start has the tenancy of the said orchard and a field in Yawl belonging to Miss Osborne at a rental of £8 (Orchard £6, field at Yawl £2) per year. Mrs Turner wishes this combined tenancy to be terminated as she is only purchasing the orchard.

Nov 7 Miss Osborne has instructed Mr Radford to give notice to the tenant to quit both fields, to take effect Sept 29 next. Yard, orchard & premises are opposite Uplyme Church.

Nov 28 Purchase money - £250.

Dec 3 Mr A Start, Myrtle Cottage, Uplyme.

Oct 26 Mrs Torbock, the late Col Henley's daughter, will give £50 towards the purchase of the Church Hall site. Mr Torbock is also willing to convey the infant school playground with the rest of the site, but HJR thinks the owners of the site have it, even if they continue to let the school have it at a nominal rent. HJR's contribution towards purchase of the site is the deposit which he has already paid, not to be mentioned unless someone asks about it.

Nov 3 Writing to the Secretary of the Diocesan Board of Finance, Church House, Salisbury, HJR writes - "The Parochial Church Council of Lyme Regis, of which the writer is a member, have entered into a contract to purchase a site adjoining the Church for the purpose of a Parish Hall. It appears that such property has to be conveyed to the Diocesan Board of Finance, who hold as Trustees for the Council. I shall be much obliged if you can supply me with the name and address of the solicitors to the Board"

Nov 5 Further correspondence Diocesan Registry with more information.

The site in question was bought for £450 at a recent auction (Henley sale, Lot 10) (GD - This fits in with others properties bought at the same time from the Henleys. The site was purchased for a Parish Room or Church Hall.

An attached plan shows the site purchased, but the part marked "playground" is also to be conveyed, this latter being a gift from the vendors.

Nov 9 The site lies between the Church and the Wesleyan Methodist Chapel.

Dec 7 J Torbock Esq JP lives at Crossrigg Hall, Nr Penrith

(GD - Torbock family rented Morland Hall for 5 years while Crossrigg Hall is constructed)

Dec 10 The site was occupied by two cottages, No 58 & No 59 Church Street, until about 4 or 5 years ago, when they were demolished.

Oct 26 Dr Spurr will not certify Mr Cyprian Taylor as insane. He believes it is the severe eczema that is making him depressed.

Oct 31 HJR's mother, Mrs I M Ramsbotham of Appley Cliff, Shanklin, IOW, is thinking of taking a house, No 7 Queen's Square, in Bognor. HJR begins initial negotiations about her possible tenancy.

Nov 3 Writing to his mother, now in Harrogate?, HJR asks "How is Auntie Mary?" !!!!

Nov 1 In 1918, Hillman & Bond's client at that time, Mrs Scott Bell, sold Rhode Villa, Uplyme to Mrs Paine, client of Messrs W Forward & Sons, Axminster.

Nov 8 Conveyance of No 20 Marine Parade from Miss Reeves, Harringay, London to Archibald Hodder, is in progress.
Nov 12 Balance of purchase money - £525
Nov 14 Hillman & Bond charges - £3-3-0
Nov 15 Note a conveyance, dated Sept 29, 1919, Wallis & Another to Mr? Reeves.
Dec 14 Miss Reeves, 23 Abbotsford Avenue, Harringay, London N15, obviously owns further property in Lyme as HJR is writing to her advising that something should be done about the bedroom ceiling that has fallen down in Mr Curtis's cottage.
Jan 2 1922 Miss Reeves would seem to own Glenmire.
Dec 23 Archibald Hodder is giving his tenant, Mrs Greed, notice to quit from No 20 Marine Parade. Mr A Hodder would appear to live in No 19 Marine Parade.

Nov 8 Mr J B Owen, No 1 Ozone Terrace.
F G Radford would seem to be acting as an estate agent.

Nov 10 Bill reminders on behalf of Mrs E Lamb, Broad Street, to –
Mrs Woodman, The Lynch.
Mrs Upjohns, No 25 Church Street.
Mrs Chapple, Church Street.
Mrs G Govier, Sherborne Lane.
Mrs Hill, Silver Street.
Mrs Baker, No 6 Coombe Street.
Mrs Swalland, Jordan.
Mrs Stephenson, Bay Cottage.
Mrs Shephard, Church Street.
Mrs Moseley, Cobb Buildings.
Mrs Leno, No 38 Coombe Street.
Mrs G Curtis, Sherborne Lane.
Mrs J S Spurle, No 10 Silver Street.
Nov 22 Further list –
Mrs Gollop, Corporation Terrace.
Mrs Edwards, Mill Lane.

Nov 10 Mr Ellis was elected Mayor yesterday.

Nov 10 Rhode Hill Sale - Lot 4
Balance of purchase money - £279
Blount, Lynch & Petre, London, seem to be the solicitors for the Talbot trustees.

Nov 11 Petch & Co, London, seem to be the solicitors for the Henley trustees.

Nov 11 A Mr/Mrs Holmes is buying No 4 Broad Street from Miss Swaffield.
balance of purchase money - £765

Nov 12 HJR looking back to his letter book for 1916 to sort out a query about No 34 Coombe Street.

Nov 14 HJR's mother at No 21 Clarence Drive, Harrogate.

Nov 15 Henley Sale (Lot 11) - Correspondence to Mr/Mrs Bragg.
Balance of purchase - £562-10s
Nov 30 Site is No 44 Coombe Street.

Dec 6 Miss Munro at Fairfield, Lyme Regis.

Dec 8 HJR writing on behalf of his client, Mr Cecil Hooper of Silver Street, who was subjected to an unprovoked assault by Mr A G Newbery of Jordan on Dec 7. HJR demands an apology and an undertaking that it would not happen again.

Dec 14 Mr Newbery apologises, but as Mr Hooper has been put to considerable expense, and is still under the doctor, he will hold Mr Newbery responsible.

Dec 15 Mr Newbery pays £4 in settlement.

Dec 8 Mr C Sanders, Malabar House.

Dec 12 Miss Taylor of Tudor House is concerned about the smoke coming into the hall of her house from the adjoining property belonging to Mr Stoward of the London Inn.

Dec 13 HJR writes to Mr George Curtis, No 24 Sherborne Lane

"We have been consulted by Mr Joseph Curtis in reference to your conduct in placing your boat across the path leading to the beach below Church Cliff. This cannot be permitted and the obstruction of the path must cease. At the same time we are to add that our client has no objection to you putting your boat on the ground rented by him provided you pay him an acknowledgement of 1/- per boat..."

Dec 20 HJR writes further to Mr Curtis noting that he has not moved his boat from the path. HJR has been instructed therefore to give Mr Curtis notice to remove all his boats from the land rented by Mr Joseph Curtis, and if this isn't carried out, HJR has advised his client to remove them himself. The offer to allow the boats to stay at 1/- per boat still stands.

Dec 22 Further developments have occurred and HJR writes again to G Curtis, who is the brother of Joseph Curtis, advising him that, after studying the maps & plans belonging to the Churchyard protection Society, it is clear that the land let to his brother Joseph extends to high water mark of ordinary spring tides, which includes the place where his boats are now fastened. Apparently, Mr G Curtis would pay the 1/- per boat if he was satisfied his boats were on his brother's land. HJR asks for the money.

Dec 14 Sale of Stile House from Locker Lampson to Leeming.

Purchase price of house - £2000

Price of furniture - £1250

(GD - Amongst other sundry expenses that have to be apportioned, it is noted that a poor rate is still in force)

Dec 14 HJR writes to Com O S Locker Lampson MP at No 11 Downing Street, London SW1 about the sale of Stile House.

(GD - Commander Oliver Stillingfleet Locker-Lampson CMG DSO RNVR MP (1880-1954) was a politician and naval officer. He was MP for Ramsey, Huntingdonshire & Birmingham Handsworth from 1910-45 as a conservative. He was Parliamentary Private Secretary to the Chancellor of the Exchequer, Austen Chamberlain from 1919-21)

Dec 14 HJR writing to Messrs J C & R H Palmer, Old Brewery, Bridport

" In reference to your letter of yesterday, so far as we are aware the only two licensed houses you have insured with us are the *Cobb Arms* and the *Standard Inn*. According to the policies there does not appear to be a coach-house attached to either, and although there is a stable insured with the *Cobb Arms* we think the entrance is only large enough for an animal to pass in or out...."

Dec 14 HJR writing to Mr Searle, Coombe Street on behalf of the Burridge Educational Charity,

"Dear Sir, Under the terms of the above (Charity) there is an annual sum of £1-10-6 payable to aid in the education of some boy or girl, whom the Trustees consider require help. The Trustees, Messrs W C Darby, G Henley & myself, consider that the most suitable thing this year is to send this small amount to you in the hope that you may find it of some assistance in keeping your son Harry at Bridport and that you will be able to use it for his advantage there. Believe me, yours very truly"

Dec 17 Red Cottage formerly known as Morley Cottage.

Dec 19 HJR writes to Mr F Feltham, Haye Farm –

“As we wish to send in the half year's account of tithe rent charge to the Vicar before Xmas, we shall be much obliged if you will let us have your cheque for £4-15-4 the amount due from you within the next few days.”

Dec 21 HJR sends the vicar a statement for the half year tithe collected and a cheque for £57-7-5. There would also seem to be a tithe on the vicarage.

Dec 22 HJR sends a workman's compensation policy to A J Woodroffe Esq JP CC, Ware
The endorsement dated Dec 23 1920 sets out the employees at present covered.

Dec 31 Revision of the Workmen's Compensation Policy, ref A J Woodroffe.

HJR writes to Sun Insurance at Southampton with the addition of the following servants to the schedule: One lad to be added in respect of the same duties as the man employed as caretaker & in charge of horses at Rhode Hill, etc.

One head gardener at Rhode Hill.

Two extra men at Ware to do general work, such as carpentry, painting, hedging and gardening. These men will sometimes also be employed at Rhode Hill.

Jan 27 1922 With reference to the Workman's Compensation Policy, HJR now informs A J Woodroffe that District office has advised him that Estate workers have to be insured by a separate policy to that under which the Domestic Servants are covered.

Dec 31 Mr P Foxwell, on paying his rent on “Browns Stores”, the property of the Misses Clarke, reports that the roof on the side next to Mr Turner's house requires some repair. HJR asks Mr E Hallett, No 6 Cobb Road, to have a look at the roof.

1922

Jan 2 HJR advising Mrs Ames, No 10 Brampton Road, East Ham, about the market value of a field let to Mr Salter. (GD - Mrs Ames was co-heiress of Cathole farm. Presumably the field in question is in Uplyme)

Jan 4 HJR writes to Miss Coode, Woodmead, advises her that her policy has been revised to include only one indoor servant and occasional labour.

Jan 5 HJR writes to Dr Lumsden (Dear Lumsden), Springfield, informing him that he has decided to take out an endowment insurance on his life, and that the Life Association of Scotland will need the name of his doctor.

Jan 23 Mrs E Lane of No 11 Broad Street has recently disposed of her business, but has instructed HJR to take proceedings for recovery of all accounts:

Mr G Chapple, Church Street.

Mrs Hill, Silver Street.

Mr G Curtis, Sherborne Lane.

Mr G Toms, Leading Stoker, IV Mess, Royal Naval Barracks, Portsmouth

Jan 26 It would appear that Mrs Radford, Ozone Terrace is receiving mortgage interest from Mrs Arnopp.

Jan 26 HJR writes to Mrs Arnopp, 26 Lathom Road, East Ham, reminding her of the overdue interest for Mrs Radford. Then HJR continues, “In regard to the Electric Light, The Council propose to take over the old power station in Coombe Street, the position of which I expect you remember, and to add a cottage next door in order to enlarge the premises to take rather bigger engines etc. It is quite open to you to object by writing to the Electricity Companies, sending me a copy of your letter”

Feb 6 It would appear that the proposed site for the generating plant is situate at the junction of Coombe Street, Monmouth Street and Mill Lane.

Jan 26 HJR sends in a report to the Sun Fire office about a fire on the Dec 29 at No 3 Sherborne Lane, occupied by Mrs Holmes. The fire originated in a beam over the fireplace in the kitchen but was extinguished by the tenant pulling the grate out. A builder's estimate is submitted.
(Policy No 9874838. Lane)

Jan 28 With reference to the above claim (Lane. Claim Policy No 9874838), HJR writes to The District Secretary, Sun Insurance Office, Southampton,
".... We are in receipt of your letter of the 27th inst and fully appreciate the contents. We think the matter is one that will be better dealt with by your Inspector as the insured's husband has a number of policies in your office and although this one is in his wife's name, the property is his to all intents & purposes. Moreover he is a rather big client of ours and we do not wish to offend him by quibbling the amount he is to be paid as he may argue that we no knowledge of house property in this respect. Moreover he has a number of policies with another office and is very friendly with the agent so that in the event of his not being properly handled we might lose all the policies.

At the same time we are fully in agreement with your contentions and there is no doubt that these small claims should be fully investigated and in this case we think it will be much more successfully dealt with by your Inspector who could inspect the property before seeing the insured.

We do not know that the house is particularly underinsured, although in some respects it may appear so. We quite admit that the cottage would not be rebuilt for £100, but it is doubtful if anyone would wish to rebuild it in its present form as it is at present somewhat inconveniently approached through a passage. We would however particularly request you to treat this letter as strictly private and under no circumstances to include it with the Inspector's papers which might result in the insured getting a glimpse of it if the Inspector had occasion to refer to the correspondence in conversation ..."

Feb 3 HJR writes to Mr Lane, Spring Cottage, enclosing a cheque for £8-10-0 from the Company and asks that Mrs Lane signs the formal receipt.

Jan 27 HJR writes to Hugo Wallis at 115 Oxford Road, Gloucester,
"My Dear Hugo, I am very pleased to have heard from you again, and enclose what I hope you will find a satisfactory reference and I hope you will get the job and that it will prove satisfactory. I have asked Mr Hill to send you as well and I hope he will do so. I have often wondered what had become of you since that day we came here from Taunton. I hear from M occasionally. He is now a proud father, but I've heard nothing of Healy. Best wishes for the future"

Jan 27 The Reference –

"I understand that Mr Hugo Hamilton Wallis is seeking a post as private secretary. I have known Mr Wallis since he was a boy of about 10 or 12, and have been a friend of his father Mr W R Wallis MA JP during the last eleven years and I feel sure he will be found satisfactory, straightforward and painstaking. He is well educated having been for some years at the Kings School, Taunton and has since worked with and given every satisfaction to Messrs Maple & Co, London. He served in the war and was more than once wounded and I feel sure that by his character and attainment he will be well fitted for any post of trust and responsibility."

(GD - a glimpse into HJR's private life)

Feb 2 HJR has been instructed to wind up the affairs of Mrs Elizabeth Adams who died Nov 5 1920. He writes to Mr F Boswell for the cost of the funeral.

Feb 3 Mr H W Hallett, Ferndale, Woodmead Road, has made a new will.

Feb 3 Mrs S A Stapleforth, Black Dog Inn, Uplyme.

Feb 9 Mr Harding at Churnside, Lyme Regis?

Feb 15 Mr A L Sole, No 33 Coombe Street.

Feb 28 Mrs F M Hockey, Sherborne Lane: property has thatch with corrugated iron over.

March 1 Mr A Wiscombe, No 36 Broad Street.