

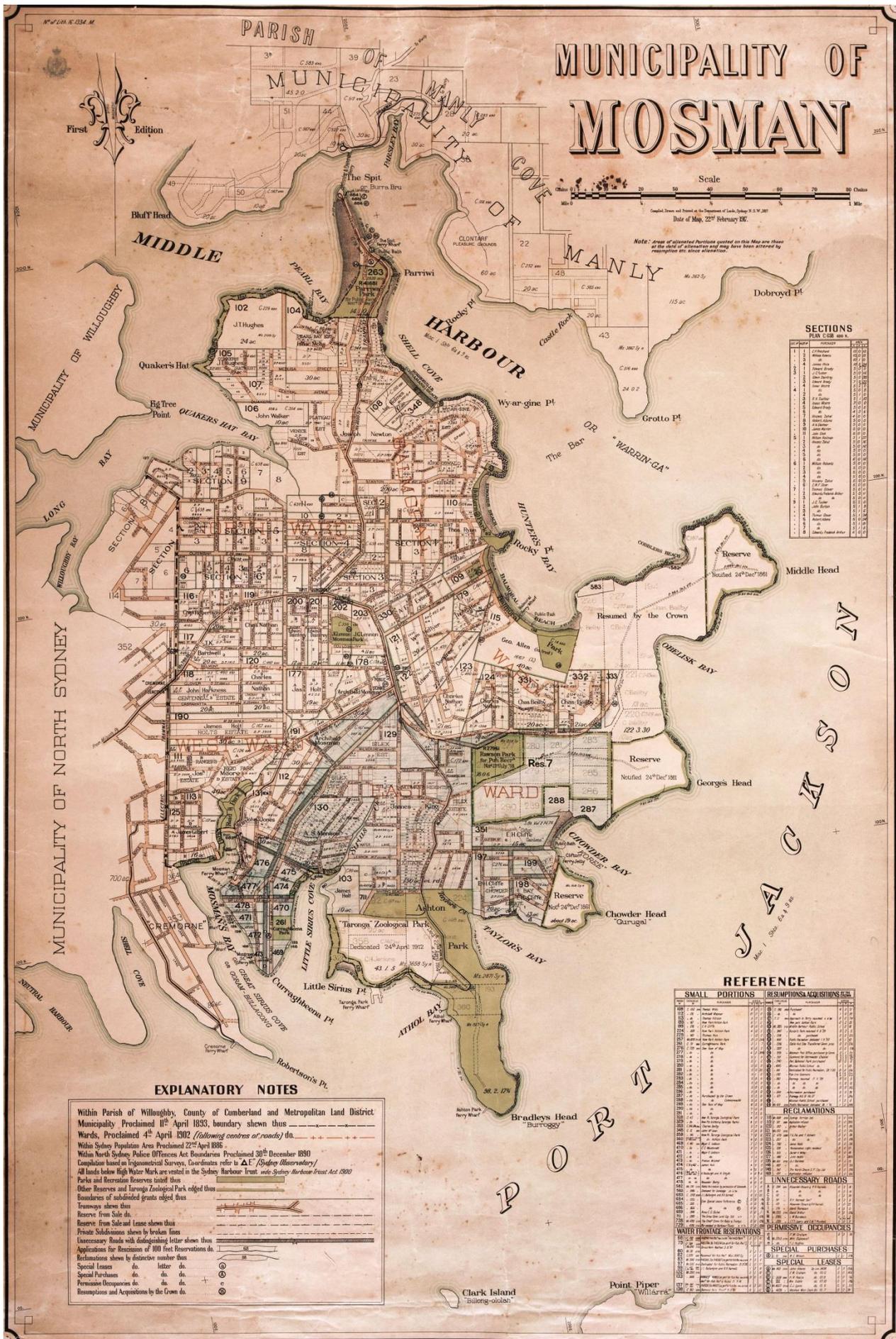
# A Guide to Researching a Mosman Property



*'Carlyle' Somerset Street , Mosman c. 1915*

**Local Studies Service  
Mosman Library**

[www.mosman.nsw.gov.au/library](http://www.mosman.nsw.gov.au/library)



Map of Mosman Municipality, 1917

## Introduction

There are various ways of discovering the age of a house for those who are prepared to devote time to the research process. It can be fun and often yields surprises.

The Local Studies Collection, housed in the Mosman Room, holds many resources to assist you in researching the history of your house in Mosman.

Resources in other institutions may also be of assistance, and some of these are referred to at the end of this guide.

This guide aims to help you to understand the process of researching your house history and how to find the answers to some of these questions:

- How old is my house?
- Has the building been altered or extended?
- Has the house ever had a name?
- Whom was the house built for?
- Who has lived in the house?

## What you know....so far

Before starting your search in the Library it is helpful to gather as much information as you can from your own sources. The best approach to your research is to begin with what you know and work backwards. The following may help –

- The duplicate certificate of title, a copy of which you should have received at the time of finalisation of transfer. However if there is a mortgage on the property, this certificate may be with the mortgagee.
- Sewer plans, zoning certificates, etc.
- Photographs of the house and street taken by previous residents.
- Information gathered from other residents in your street.
- You may be able to estimate the date of construction of your house by reference to the style of architecture and ornamentation. There are many guides to house styles available in the Mosman Library, please see the brochure *Architecture of Mosman*
- Building materials can assist in indicating the age of a house as hardware items such as taps, transem levers were often marked with the year of manufacture. However, remember that these items may have been installed after the year of manufacturer.

**Note:** Before proceeding check:

- The Local Studies Card Index and the Library's Computer Catalogue for any previous research.
- Carroll, D "Jack", The Streets of Mosman for changes in the name of streets.



*Archibald Mosman's house built in the early 1830s overlooking Mosman Bay*

## Mosman: Historical background

It is helpful to have an understanding of the history of Mosman and the type of resources, which may be of assistance in your research. The area now known as Mosman was once part of the District of Hunters Hill. In 1868 it was included in the Borough of St Leonard's which covered all of the present municipalities of North Sydney and Mosman. In 1890, North Sydney became a municipality and Mosman became a ward of North Sydney. On 11 April 1893 Mosman Ward achieved independence from North Sydney and became a separate Municipality.

### **Souter, Gavin - Mosman: A History** (MUP, 1994)

This book contains a wealth of information about the settlement, development and people of Mosman. LH 994.4 SOUT *(Available for purchase from the Library.)*

## Resources

Following are sources of local information held in the Mosman Local Studies Collection.

- 1. TRACE** - Mosman Library Digital Archive contains images, documents, oral histories and film from the Local Studies Collection. This valuable resource is continually being updated and it is advisable to check it for recent additions.
- 2. Local Studies Card Index and the Library's Computer Catalogue**  
The Card Index is arranged alphabetically by street name, then numerically by house number. It indexes newspaper articles and materials in the vertical files. There may be articles or information about Council matters affecting your street, such as road construction or heritage assessments.
- 3. Carroll, D "Jack" - The Streets of Mosman** (MHS, 1981).  
It is essential to consult this book before commencing your research as the names of some streets have changed over the years. LH 994.4 CARR. *(Available for purchase from the Library.)*

#### 4. The Architecture of Mosman: a guide

A useful guide to resources available in Mosman library on the history and conservation of architecture

Below is a list of some of the architects who designed buildings and houses in Mosman

Sydney Ancher	N W McPherson
Ancher, Mortlock, Murray & Woolley	J K Merrimen
Richard Apperly	A V Minnett
Adrian Ashton	Morrow & De Putron
McKay Austin	Stuart Mould
James Barnet	Glen Murcutt
John R Brogan	MWS & DB Engineers
Budden & Mackey	N E T Nangle
Burcham Clamp	NSW Government Architect
Hedley Carr	Oakley & Middleton
E M DeBurgh (engineer)	E H Orchard
Donald Esplin	H P Oser
C M Finch	James Peddle
D Forsyth Evans & Associates	Peddle & Thorp
Fowell & McConnel	Peddle, Thorp & Walker
Frank R Fox & Associates	Dennis Rourke
F J Fraill	S A Seaton
Neville Gruzman	Harry Seidler
A H Hale	Sheerin & Hennessy
M P Hancock	Charles Slatyer
R Hayward	K B Spain
S G Hirst & Kennedy	Spain & Cosh
Hodgson & Sons	Steer & Purnell
John Horbury Hunt	E Lindsay Thompson
E Jeaffreson Jackson	S G Thorp
J Johns	Buckland Tweed
Alexander Stuart Jolly	B J Waterhouse
E R & J E Justelius	K V P Weir
Kenwood & Son	Leslie Wilkinson
Peter Kollar	Alan Williams & Associates
Merline le Gay Brereton	H A Wilshire
G Littlewood	H O Woodhouse
Rutledge Louat	Woodward, Taranto & Wallace
R G Maclurcan	Ken Woolley

## 5. Parish Map of Mosman

Australia is divided into Counties, Parishes and Townships.

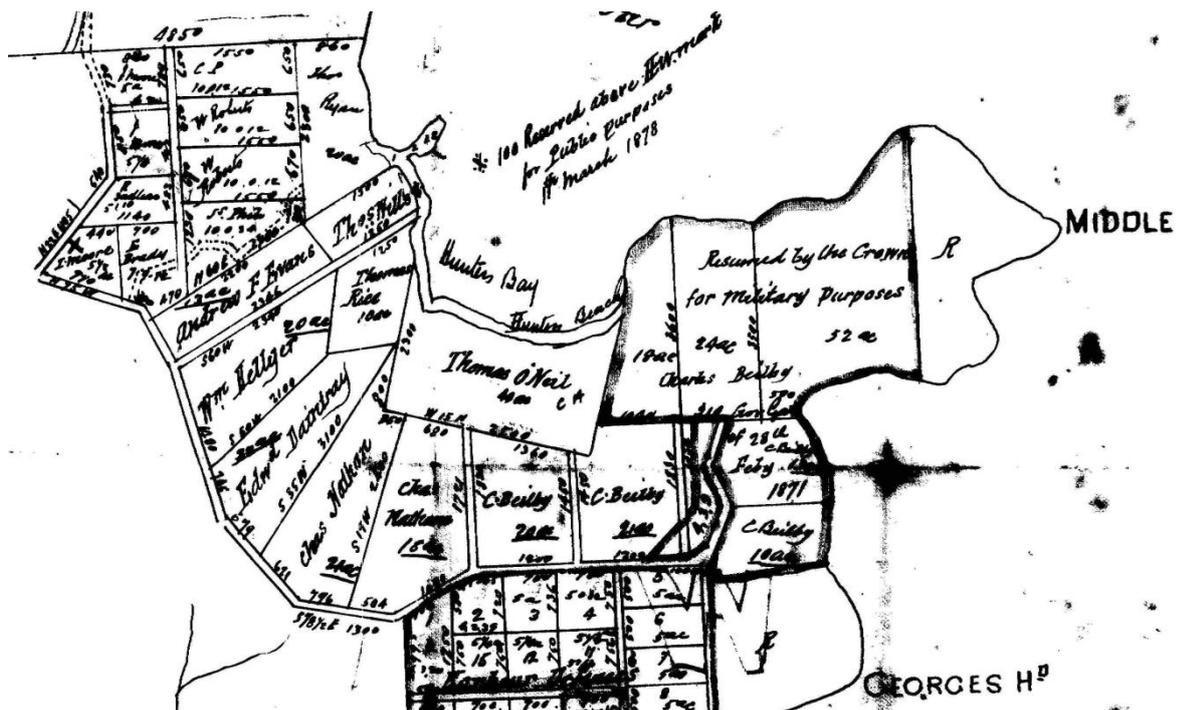
In 1848 New South Wales was divided into 141 counties each about 2000 square miles. These were then divided into Parishes of about 25 square miles thereby creating the basis of land administration. Parish maps record the transfer of land from the Government to individuals. Subsequent changes in ownership are not recorded unless the original grantee sold or mortgaged the land before the land was surveyed. The maps are divided into portions of land which are numbered. Each portion corresponds to a grant of crown land. These grants were either free, purchased or the conversion of a conditional purchase or homestead selection.

The NSW Department of Lands produced these parish maps, which are an extremely good source of information concerning the development of an urban area. Information which can be found on parish maps includes the name of the original land grantee, the area of each portion of land, the date a portion was gazetted for certain uses, the date of Crown Grants (prior to 1863), the name of any estates, place names, municipal boundaries and the dates municipalities were proclaimed. They can also record if land was resumed by the Crown. Present day streets are superimposed on the original land grant demarcations.

These maps were and are working documents and are always being updated. Consequently there can be a number of editions for each parish published over the years. The State Records and Land and Property Information websites have copies of the working documents.

## 6. Hughes, Neville - Historical papers dealing mainly with early grants in Mosman (Unpublished manuscript, 1995)

This work provides information regarding the history, owners, and size of the original Crown Grant of which your lot formed a part. LH 994.4 HUGH



## 7. Index of Estate and Subdivision Plans for Mosman Area 1880s - 1925

(includes some for the 1930s/1940s) TRACE and aperture cards

• 55 Lovely Villa Sites •      • Commanding magnificent Views of Ocean and Harbor •

# GRIMLEY'S SUBDIVISION

near ELECTRIC TRAM - 30 Minutes from CITY.

**TERMS**

**VERY LIBERAL**

£10 per cent. Deposit,  
Balance in 20 equal  
Quarterly Payments  
with Interest at  
5 per cent..

**JOHN MILLER & CO**  
Licensed Surveyors  
MOORE ST. SYDNEY.

**MOSMAN**

**• AUCTION SALE •**  
**ON THE GROUND**  
**on SATURDAY**  
**6<sup>TH</sup> MAY 1899**  
at 3.30 p.m.

**TORRENS' TITLE**

— CHOICE POSITION —  
Grand Outlook over Ocean and Harbour  
— 3 MINUTES from TRAM —  
Adjoining the Handsome Residence "Killarney"  
Beautiful Villas surround the Estate

D. J. MCINTYRE & CO - Auctioneers.

3 ROWE ST. SYDNEY. ——— 30 JUNCTION ST. NORTH SYDNEY.

The sale of a subdivided property can be traced by consulting the Index for Estate and Subdivision Plans which contains:

- a list of subdivision plans for Mosman indicating the name and date of each subdivision
- posters and brochures advertising sales and auctions which may include:
  - survey sketches
  - locality maps indicating train stations, tram routes, schools, churches
  - auctioneers' descriptions of the area, prices, attractions and views
  - photographs, drawings of large homes, etc.

To use these plans, look for the street name in the index. The index will provide one or more numbers, which correspond to a plan. The aperture cards (plans) are filed according to these numbers.

**Note:** These plans and posters were generally for proposed subdivisions and/or sales. Consequently, the plans may not have been realised so it is advisable to check for any later subdivision plans. It is also a good idea to compare dates on associated documents held at the NSW Department of Lands. These maps may also be unreliable for distance and scale.

## 8. Local Government

The Municipalities Act of 1858 allowed for residential areas to incorporate and form a municipality.

The Municipalities Act of 1867 was introduced in order to increase the role of local government. It also defined the number of people and the maximum area, which could form a municipality.

In 1905 the Local Government (Shires) Act and the Local Government Act of 1906 ensured the end of optional local government. This made local government responsible for more of the financial burden involved in maintaining local areas. However, it was the State Government, which developed local government regulations (ordinances).

In 1909 the State Government introduced ordinance No.7: Regulation of Buildings and Subdivisions, Building/Land which gave local council's the power to receive and process building applications.

In 1913 a new Ordinance 70A included rules on sanctions, design and structure of materials which could be used for building purposes.

In 1919 an updated Act was introduced which combined the 1905 and 1906 Acts. Among other things this Act provided for an increase in control over building and subdivisions.

The following provide background information on local government in NSW.

Coward, Dan Huon

Out of Sight: Sydney's environmental history 1851 – 1981 LH 363.7 COWA

Larcombe, FA

A History of Local Government in NSW M 352.0944 LAR

Maiden, ME

The History of Local Government in NSW M 352.0944 MAI

History: magazine of the Royal Australian Historical Society, 88 June 2006

## 9. Mosman Rate Books

TRACE and microfilm

Mosman Rate Books are available for 1893-94 and 1922 to 1950. For subsequent records contact Mosman Civic Centre on 9978 4000.

The information contained in Council Rate Books includes the address, date the rates were paid and the name of the person who made the payment. These records are arranged according to the date of payment.

### 10. NSW Valuer-General's Valuation Lists

TRACE and microfiche

The NSW Valuer-General's Department was established in 1917 in order to assess land values for purposes of rates and taxation. Prior to this land valuation was undertaken by local councils. The NSW Valuer-General's Valuation Lists are held for the years 1926-1950. These lists provide more information than rate books including the name of the owner, the occupant (if a lessee), the name of the estate/subdivision, the lot number and size, improved and unimproved value of the property, the nature of the improvements, the annual rates and the name of the house.

These lists are arranged by year and then by ward and then in alphabetical order by street name. A copy of the ward map is kept with the lists and it should be consulted prior to using the lists.

**Note:** *Improved Value of Property Column* can be an indication of when a dwelling appeared on a site although it may not be the dwelling on the site today.

**Note:** The estate name, section and lot number (in most cases) remain constant over time.

**Note:** Military Road is found in all ward listings. For example no. 717 Military Road is in Middle Harbour/North Ward while no. 678 is in the Balmoral Ward. There are other anomalies such as Harbour Street is in Middle Harbour/North Ward

1616		DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST						1624	
VALUATION DISTRICT OF		MOSMAN		WARD OR RIDING		MIDDLE HARBOUR		VALUATION NO.	
OWNER'S NAME			OCCUPATION			ADDRESS			
WHITE, WILLIAM ESTATE LATE White, William Est late Exors: Allen, Herbert Daniel Pratt, Arthur Forbes Audie			<i>Transfer by Will                      State of Vic.                      14-4-1947.                      Solicitors                      £1,500. 7-12.48</i>			"Il Varoo" 1 Warringah Rd, Mosman # Walter Rieckhoff # 60 39 Charter Place, Sydney. 19 Mitchell Road, Mosman.			
WHITTLE, Claude Eggleton LESSEE'S NAME, <i>Marion, Mrs.</i>									
COUNTY		PARISH		TOWN OR VILLAGE					
REGD. REF. VO. 4069 TO TITLE BK. NO.		FO. 156 D.P. 4287 OTHER } TENURE }		NATURE OF IMPROVEMENTS } Ctge		LOCALITY OR ESTATE } Loves			
STREET		SIDE		HOUSE NO. OR NAME					
Mitchell Rd		E		19 Wyalla					
DATE VALUES TAKE EFFECT IN VALUATION BILL	PORTION	SEC.	LOT	AREA OR DIMENSIONS	VALUES			REMARKS.	
					UNIMPROVED £	IMPROVED £	ASSESSED ANNUAL £		
14/4/47			Pt 11	40'x114'	380	1500	117	<i>Transfer Notice 5/1948 = rec'd 8/1/48                      " " 35/1/1948 = rec'd 21/12/48                      8-14-21</i>	
								<i>To Land</i>	

## 11. Mosman Building Register and Applications, 1910-1982

### TRACE and microfiche

The information contained in these registers includes the name of the owner, architect and/or builder, description of the proposed building, address, value of building and any alterations and remarks. Entries in these registers are arranged in numerical order by date the application was made. For example the accession number 42/19 is the 19<sup>th</sup> application for 1942. In some instances the library may have original plans available.

### 1910 – 1935

Plans are not available. Although there may be simple property outlines drawn in the early registers. These can be found on Trace

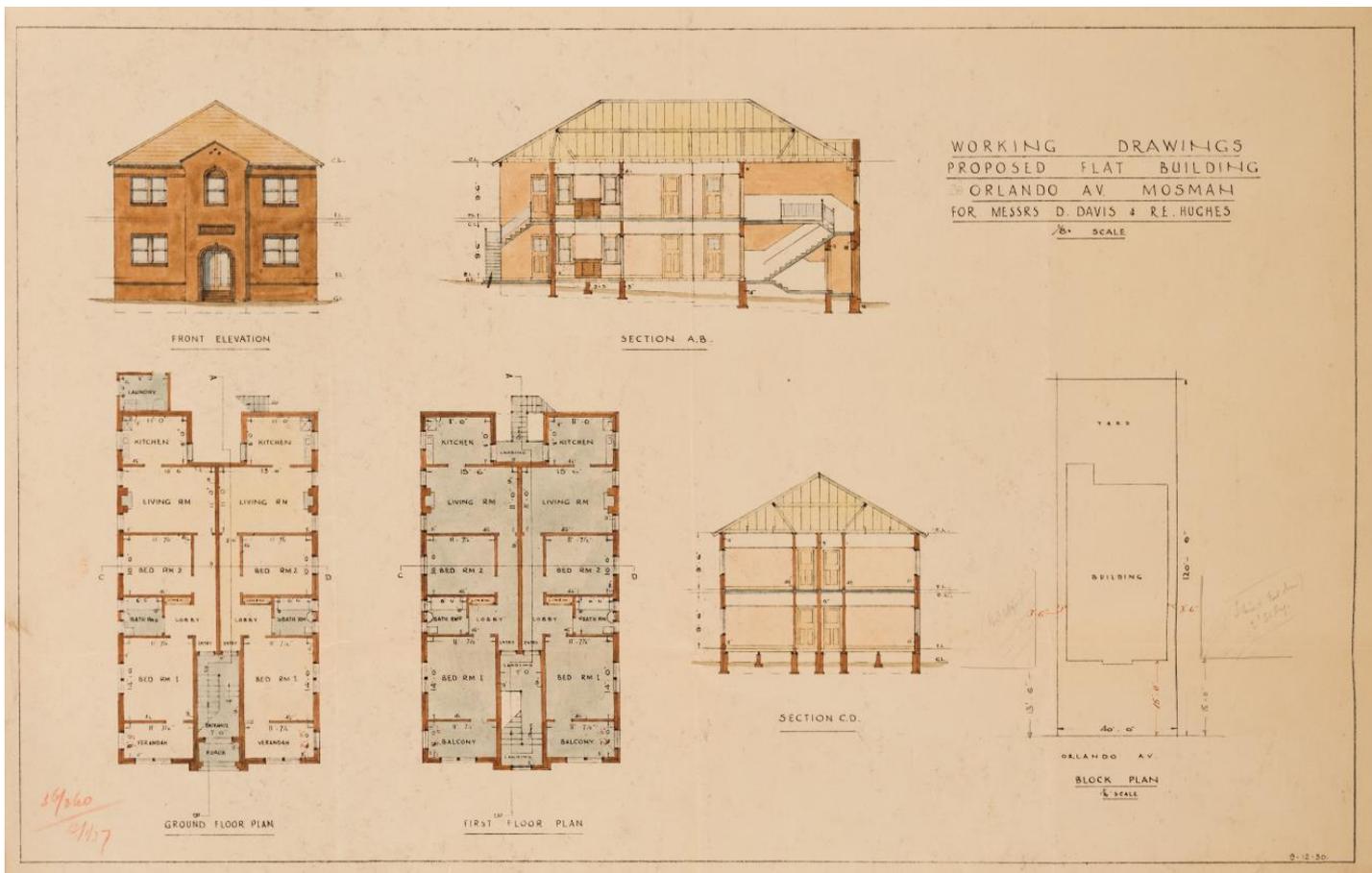
### 1935 – 1967

Plans and correspondence relating to applications are available for viewing in the library as hard copy or microfiche/film.

### 1967 -

From 1967, files are located offsite at Grace Records. Files created after 2015 are electronic.

To view post-1967 records it is necessary to contact staff at Mosman Civic Centre on (02) 9978 4000.



Orlando Avenue, 1937

## 12. Newspapers

### The Mosman Daily 1917 - Microfilm

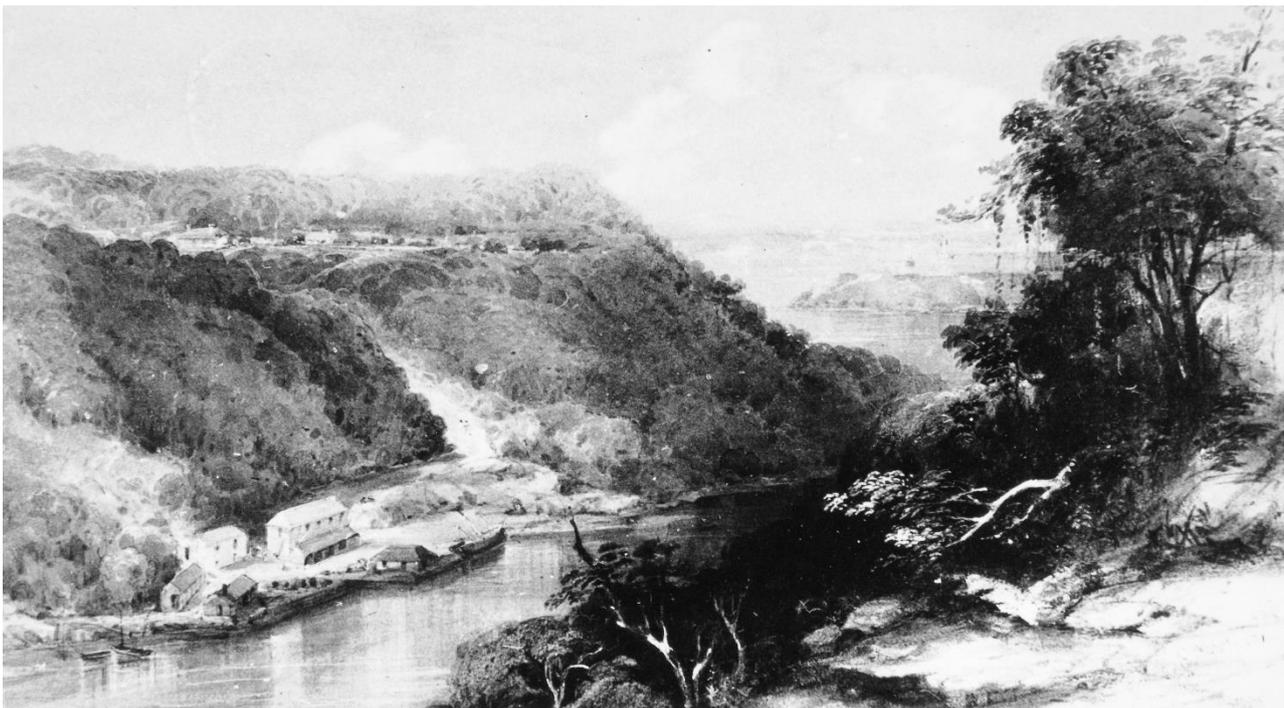
If you have tracked the date of transfer of your property you may find an advertisement for its sale six to eight weeks prior to this transfer.

Other newspapers include the Mosman Neutral and Middle Harbour Resident 1904 – 1907; The Mosman Mail 1898 – 1906; The Suburban Herald 1928 – 1930, 1936 – 1938

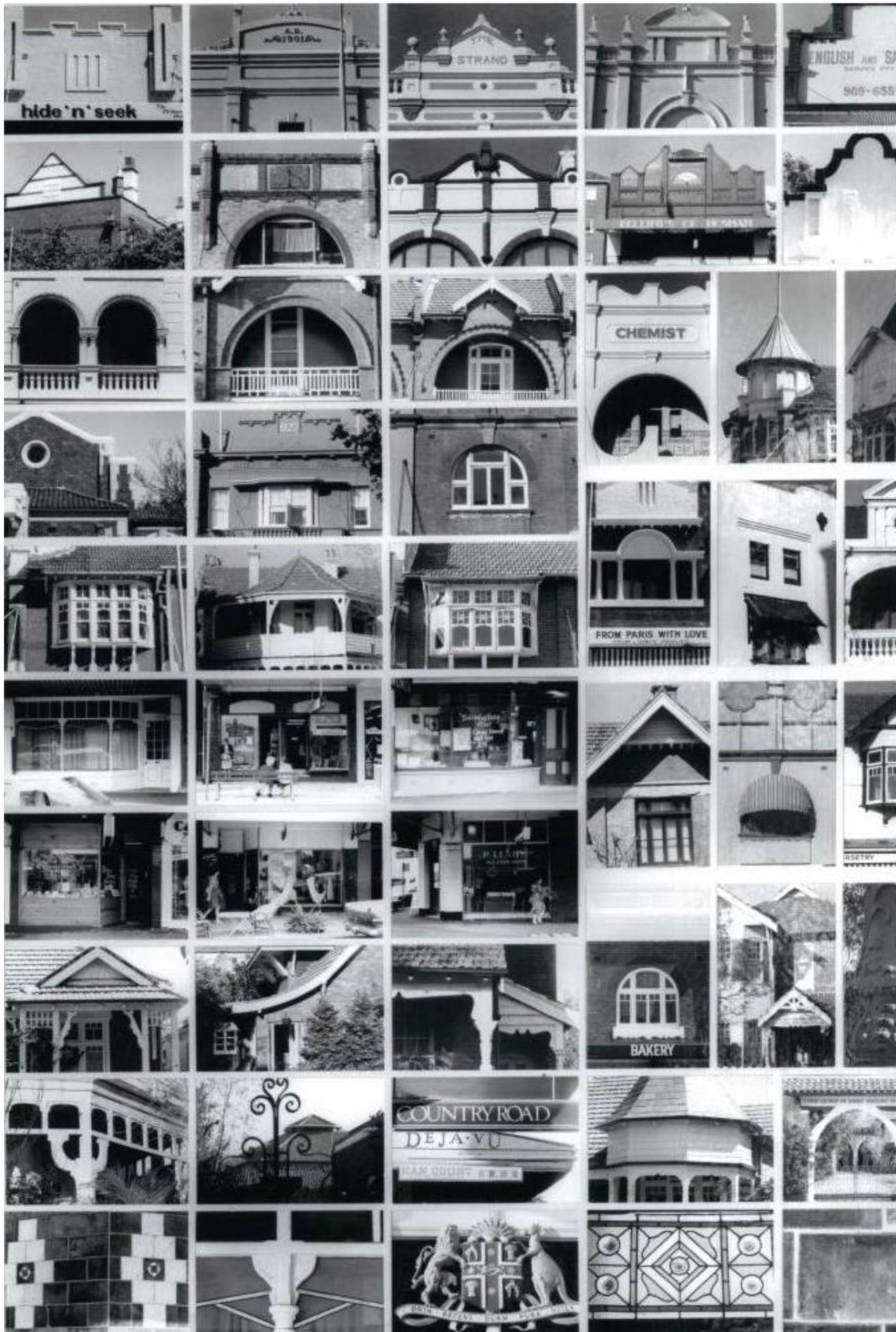
Most newspapers are either indexed. Please consult the Local Studies Card Index for possible references.

## 13. Mosman Council Meeting Minutes 1893 – TRACE

These may indicate council decisions in respect of your property or the street. The minutes are indexed



Mosman Bay, 1848



*Military Road Facades, c.1990*

## 14. Directories

Directories were popular in the 19<sup>th</sup> and early 20<sup>th</sup> centuries as a means of locating residents, professionals, tradesmen and institutions. They were eventually replaced by telephone directories or specific trade directories.

### **Sands' Sydney and New South Wales Directory, 1858-1932/33**

Microfiche; On TRACE

Originally known in 1858 as the Sands' and Kenny's Commercial and General Sydney Directory it was published by a commercial firm and was the most famous and longest running directory. It contains a list of the residents in each street of every Sydney suburb. It was produced annually from 1858, however it was not issued in 1860, 1862, 1872, 1874, 1878 and 1881. A Pastoral or Country NSW Directory was included from 1897. The Sands ceased publication after 1932-33 as it became too complex to compile.

Contents included residents, businesses, professionals, traders and industries, government organisations and ecclesiastical listings as well as details of municipalities, cities, towns and suburbs.

**Note:** A comparison of the 1901 census and the 1901 Sands show information is similar.

How the microfiche are arranged:-

- i) 1,077 fiche (68 volumes) from 1858 –1933.  
1858 –1900: 36 vols Fiche Nos. 1-304.  
1901 –1933: 32 vols Fiche Nos. 305-1077.
- ii) Each year includes:  
City Directory (City of Sydney).  
Suburban Directory (lists heads of households in each suburb).  
Alphabetical Directory – (lists heads of suburban households in alphabetical order).  
Trades Directory (alphabetically arranged by name of the trade).  
Country Commercial Directory and Pastoral Directory.
- iii) The Title Heading on each fiche contains the volume date and page numbers, covered by that particular fiche.
- iv) The fiche number is on the left-hand side of the Title Heading.
- v) The Table of Contents pages for each volume is at the beginning of each fiche. These pages should be viewed first, to determine exactly which page numbers of the particular volume will need to be consulted.

Once the page numbers have been determined, please refer to the relevant page numbers appearing on the Title Heading of each fiche.

- vi) The largest section of the Directory is the Alphabetical Directory. To facilitate access to this section a separate index by year and surname has been compiled and should be consulted.

- vii) Various indexes, eg. Streets Index, Index to Suburbs, Trades Index, are usually located on the first fiche of each volume, after the Table of Contents pages. These indexes should be consulted to determine the relevant page number for a particular street, suburb or trade. (*Page numbers for particular volumes appear in the Title Heading of the fiche*).
- viii) After using the fiche, please re-file the fiche according to the number on the left-hand side of the fiche. (*i.e. the fiche number*)

### **How to Start:**

- When undertaking searches in this directory it is best to start from the most recent date available and work backwards. You will eventually find that house numbers were not always used and by following this process you can often trace the appearance of the house you are researching.
- Always note the houses and names on either side of the one you are searching, and note the nearest corners, cross streets and land marks, such as churches, schools and post offices.

***A red dot (top left hand corner) indicates the fiche for Mosman from 1893.***

***A blue dot (top left hand corner) indicates the fiche for St Leonards prior to 1893.***

**Note:** Remember to consult Dalton 'Jack' Carroll's publication *Streets of Mosman* to determine whether your street had a name change.

**Note.** Prior to 1893 Mosman was part of the Borough of St Leonards. Prior to 1873 it is necessary to consult the Street, Alphabetical and Trade indexes.

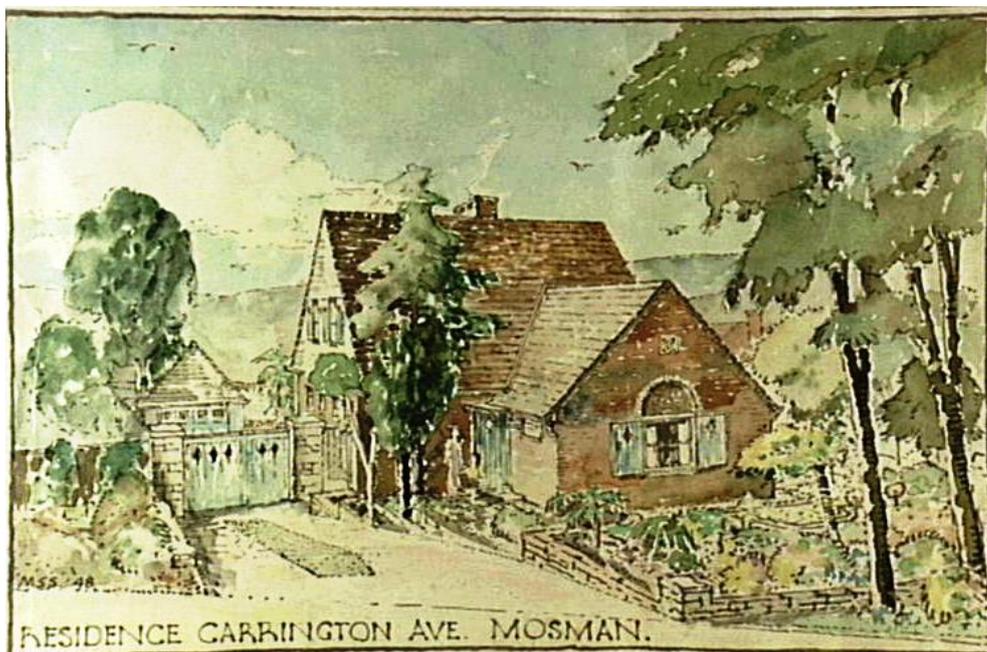
### **Points to remember when using the Sands Directory:**

- Prior to 1885 the entries were alphabetical listings of households.
- After 1885 suburbs were arranged in alphabetical order by street.
- The Sand's list householders who may be either the owners or tenants. In the 19<sup>th</sup> century only about one third of Sydney residents owned their own homes.
- The suburb entries are by street. Properties are listed side by side starting with one side of the street, indicated by a direction such as east, north, etc., then continuing on the other side.
- This directory can be used to find out whether your house had a name/s. It is important to remember that the name of a house often changed with a new owner. That can lead to further research! As can be found today there were ready made nameplates available for purchase.
- It can also indicate when a house was let because the name of the occupier will differ from the name on the title at Land and Property Information, NSW or on the Council rate and valuation records.
- House numbering varied from suburb to suburb: some not using numbers until as late as 1915.

- House numbering changed in many suburbs in 1858, 1879 and in the early 20<sup>th</sup> Century. For example a house that was number 24 in 1880 may have become number 30 in 1910 and is now number 160 in 2002.
- In 1922/23 the Mosman section of Military Road (and Middle Head Road) was renumbered so as to follow the numbering from North Sydney to Mosman. This removed the duplication of numbers.
- Vacant blocks are often not recorded until they have been built on.
- Residents can be located in the alphabetical listing or in the suburb listing.
- Residents often moved around in a street, going from house to house.
- A residence may not appear in its present day street but in a nearby street.
- The house that is noted at a particular site in 1890 or 1923 may not be the same building. It may have been redeveloped.
- Prior to 1893 Mosman will be found under North Shore and St Leonards.
- There was a time lag between collecting the information and the publication of the directory. The directory was published in January of each year using details gathered the previous October.
- Remember that these directories were compiled manually by going from door to door, so please allow for human error.
- Other sources such as birth, marriage or death certificates, business licences etc. may help corroborate information found in the Sands.

**Other useful information provided by the Sands includes:**

- Trades listing – includes commercial/professional people, Medical/Legal
- Alphabetical listing of residents.
- Information about local and state government, church officials, educational institutions even pay days for some companies can also be obtained.



*House, Carrington Street, 1930s*

### Who was John Sands?

John Sands came from a long line of noted engravers, who was born in Sandhurst, Berkshire, England in 1818. After serving his apprenticeship as an engraver and map-colourer, Sands came to Sydney in 1837 for the sake of his health with stationery valued at £550 and set up a retail business in George Street. In 1848 he took over Mary Reibey's house and shop front, next to the General Post Office where the firm operated until 1970.

John Sands married Marjory nee Moffat in Sydney on 6 December 1850 and they were to have five sons and a daughter. Sands died at his residence, *Marmion*, Waverley on 16 August 1873, survived by his wife who died in 1904. Sands was re-interred in Waverly cemetery from Rookwood cemetery on the death of his wife.

Sands formed several partnerships in Sydney and in Melbourne with his brother-in-law Thomas Kenny. It was Sands & Kenny, bookseller and stationer who produced the 1858-1859 address Directory, printed by F Cunningham, King Street, Sydney.

(Source: The Balmain Association Incorporated Newsheet. The Peninsula Observer, December 2002)

### Other Directories:

Eslick, Christine - Bibliography of New South Wales local history Lists directories available in other collections which may be of use LH 994.4 ESLI

Le Maistre, Barbara – Using directories in local historical research LS

NSW: Post Office Directory 1904.LS CD-ROM

NSW Telephone Exchanges List of Subscribers 1913 LS CD-ROM

NSW Telephone Directories: Compendium 2 1913-1953 LS CD-ROM

Wise's New South Wales Post Office Directory 1914 LH 994.4 WISE

## 15. Biographical Information

- Biographical details about some Mosman residents can be found in the Local Studies vertical files. If your house was owned, or occupied, by a well-known identity you may find valuable information about that person. The information is filed alphabetically by name.
- Electoral rolls can provide confirmation of an address and/or further information about an ancestor. Mosman Library holds electoral rolls for 1842 - 1863; 1903 - 1928 and 1980 - 2004.
- Ancestry.com, only available in Mosman Library has Australian electoral rolls from 1901 -1936 for all States except South Australia.

As of 2004 hard copies of the electoral rolls are no longer available in public libraries. Every AEC office has the Commonwealth Electoral Roll available for viewing in electronic format. [www.aec.gov.au/About\\_AEC/Publications/Electoral\\_Division/index.htm](http://www.aec.gov.au/About_AEC/Publications/Electoral_Division/index.htm)

If you wish to view electoral rolls between 1928 and 1980 it is necessary to go to the State Library of NSW or State Records Office.

- **The NSW Probate Index (1800-1985)** provides information on wills which may indicate house contents listed in the Deceased Estate File. The Deceased Estate File is held at the State Records NSW. (microfiche)
- If a previous owner was bankrupted there may be information in the Insolvency Files or the Bankruptcy Records, State Records NSW [www.records.nsw.gov.au](http://www.records.nsw.gov.au) or the National Archives of Australia [www.naa.gov.au](http://www.naa.gov.au).

## 16. Photographs

Photographs and other digitised material, is available on **Trace**: Mosman Library digital archive at [www.mosman.nsw.gov.au/library/local-studies/images](http://www.mosman.nsw.gov.au/library/local-studies/images).



'Clifton Gardens' Mosman postcard., 1920

## 17. Frequently Asked Questions

These questions can be applied to any built item

**Q Where can I find a photograph of my house at the time it was built?**

**A** While it may not be possible to locate a specific house photograph the Local Studies Collection does hold over 4000 photographs of Mosman, including houses. These may be identified by searching the following:

i) The Local Studies Photographic Collection, Mosman Library's online collection at [www.mosman.nsw.gov.au/library/local-studies/images](http://www.mosman.nsw.gov.au/library/local-studies/images).

**Q Would my house have had a name and if so, what was it?**

**A** Many houses did have names and these can generally be found listed in the Sands Directory or in the NSW Valuer-General's Valuation Lists. In Mosman property numbering begins in 1907.

**Note:** As the ownership of a dwelling changed, so too did the name of the dwelling. House numbers also changed over time due to increased building.

**Q Can I find who lived in my house?**

**A** i) The Sands Directory indicates the name of those living in a house, either the owner or a tenant.

ii) The NSW Valuer-General's Valuation Lists will indicate the property owner.

**Q I'm interested in finding out the value of my house in the early part of the 20<sup>th</sup> Century.**

**A** i) The Mosman Rate Books are held for 1893-94 and from 1922 to 1950 on microfilm. Rate books record the payment of rates and are in order of date of payment.

ii) The NSW Valuer General's Valuation Lists are held from 1926 to 1950. They indicate the property value, owner of property, address of the owner if living elsewhere, dimensions of the property, improvements undertaken, when the property sold and the price; Arranged in street order within wards.

**Q I'd like to know who built my house and if there are any plans available.**

**A** i) The Building and Development Application Registers are available in the Local Studies Collection from 1909 to 1982 on microfiche. The entries are arranged by the date the application was received. The names of the owners, builders or architects are often noted in the registers.

ii) Mosman Library holds BA and DA plans from 1935 – 1967. To locate the relevant plan it is necessary to obtain a BA/DA number as the plans are arranged in numerical order by date of application. This number can be found in the Building and Development Application Register or by contacting Mosman Civic Centre (02) 9978 4000.

**Note:** Original plans are available from 1935 – 1959. From 1960 – 1967 plans are on microfiche. From 1968 onwards it is necessary to request plans from Mosman Civic Centre.

iii) It is useful to check the Library's catalogue and the Local Studies Card Index for any information on the property or owner/s. Try looking under the name of the street, house or any personal names relating to the property.

**Q Can I have a copy of the architect's plan of my house?**

**A** Architectural plans are subject to copyright protection. Plans can only be copied with the permission of the architect/architectural firm that created the plan. More information is available at [www.ipc.nsw.gov.au/copyright-and-compliance-gipa-act](http://www.ipc.nsw.gov.au/copyright-and-compliance-gipa-act) and [www.ipc.nsw.gov.au/copyright-and-gipa-act-frequently-asked-questions-councils](http://www.ipc.nsw.gov.au/copyright-and-gipa-act-frequently-asked-questions-councils)

**Q Was my house designed by an architect?**

**A** i) See the answer to the previous question. *Mosman's Architectural Heritage* by Robert Staas may be of use. LH 720.094 STAA.

**Q Is my house heritage listed?**

**A** i) Local heritage items are listed in the Mosman Heritage Study, 1988 and Mosman Heritage Review, 1996. LH 994.4 MOSM

ii) National Trust Heritage Register, 2006. LH 729.994 NATI (DVD)

iii) Listed properties can be found online at The Heritage Office, NSW Department of Planning Heritage Database [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au). and the Australian Heritage Commission Australian Heritage Places Inventory, [www.heritage.gov.au](http://www.heritage.gov.au)

**Q Are the windows in my house original?**

**A** i) There are a number of books in the Mosman Local Studies Collection which indicate and describe details of the architectural styles found in Australia. These are listed in the guide *The Architecture of Mosman*

ii) Ian Evans World of Old Houses, [www.oldhouses.com.au](http://www.oldhouses.com.au), also provides information on architectural styles.

iii) If you are still baffled you may need to consult a Heritage Architect.

**Q Do you have any plans or maps of the original land grants in the area?**

**A** i) NSW Department of Lands has published maps called Parish Maps. These indicate the original land grants and services in Mosman with present-day streets superimposed. The library holds a few in the Map Cabinet.

ii) *Historical papers dealing mainly with early grants in Mosman* by Neville Hughes provides information on the history of land grants and subsequent subdivisions in Mosman. LH994.4HUGH

**Q Are there any other plans or maps available to help me trace the history of my house?**

**A** An index of estate and subdivision plans is available for Mosman on microfiche. It covers the period 1880 to 1925 and includes subdivision plans and advertisements. This is a useful resource as it can indicate earlier properties, landmarks and roads.

# GLOVER'S ESTATE

## MOSMAN

### 60 GRAND BUILDING SITES

FOR Auction SALE **TORRENS TITLE** SATURDAY MAY 11<sup>TH</sup> 1895

On the Ground at 3 o'clock P.M.

**McIntyre & Horning** AUCTIONEERS

Hoffnungs Buildings  
163 Pitt St City  
Exchange Buildings  
Walker St North Sydney

**Very Liberal Terms**  
Viz: £10 per cent Deposit  
BALANCE in equal quartly  
payments extending over  
5 years With Interest at  
5 per cent

"Alameda"  
J. J. Glover Esq.

**1**

**2**

**3**

Lots colored Red are sold

W.M. Maclardy & Co Printers 82 Pitt St

Higinbotham & Robinson Lith: 62 Elizabeth Street

### Other sources of information

## **Mosman Council** (02) 9978 4000

The Council files of building applications made in respect of your property may provide information about earlier uses of the land and/or the design of buildings on the land.

In order to establish the planning information available on your house, contact the Civic Centre, Mosman Square and make a File Request. A formal GIPA request costs \$30. There is no charge for an informal GIPA.

## **Land and Property Information** 1300 052 637 [www.lpi.nsw.gov.au](http://www.lpi.nsw.gov.au)

This department holds a range of records relating to properties. These documents are public records and can be accessed between Monday to Friday 8.30am and 4.00pm. Enquiry officers are available for assistance and there are various publications which can help make the most of this department. There are charges for photocopying documents.

Some documents you may wish to copy are:

- the original Crown grant
- the Certificate of Title granted to the first holder of the land under the Torrens system with the list of subsequent dealings in respect of the property, including the subdivisions and mortgages.

**Note:** To begin a title search you will need the Lot and Deposited Plan number for your property. These can be found on the duplicate Certificate of Title or on your Rate Notice.

## **State Library of NSW**

Macquarie Street, Sydney - (02) 9273 1414 [www.sl.nsw.gov.au](http://www.sl.nsw.gov.au).

The library holds a number of architecture and building magazines which often featured local Mosman homes, tender notices, architects, builders, advertisements relating to building.

Titles of interest include:

Australasian Builder and Contractors News: for architects, artists, engineers and decorators 1887 – 1895

Australasian Engineer: civil, mechanical, marine, electrical, local government 1915 – 1943

Australian Home Beautiful: 1925

Australian Home Builder: a journal for the home builder 1922 – 1925

Building: the magazine for the architect, builder, engineer, property owner and merchant 1907 – 1942

The Building and Engineering Journal of Australia and New Zealand 1888 – 1897

Construction: Weekly Supplement to Building 1908 – 1913

Construction and Local Government Journal 1913 – 1930

Construction and Real Estate Journal 1930 – 1938

Construction: official organ of the Master Builders Association 1938 – 1974

Decoration and Glass: a journal of architecture 1935 – 1949

The Home: The Australian journal of quality 1920 – 1942

NSW Contract Reporter and Prices: current list for architects, builders, engineers, merchants, plumbers, decorators etc. 1899 – 1984

The Real Property 1912 – 1922

(later known as the Australian Home Builder and then Australian Home Beautiful)

Telephone, postal and business directories are also held.

**Sydney Water** [www.sydneywater.com.au](http://www.sydneywater.com.au)

Historical enquiries: Colin Kay Phone: 9746 4315

Email: [plansmanagement@sydneywater.com.au](mailto:plansmanagement@sydneywater.com.au)

A sewer diagram can be purchased from Sydney Water, which indicates when the sewer was connected. There is a cost for this service.

**Note:** Water rates would have been levied on the property from the date of the availability of supply, not the date of connection. Consequently records of payment of Water Rates are not in themselves very helpful.



*Amaroo Crescent, 1963*

Australian Garden History Society [www.gardenhistorysociety.org.au](http://www.gardenhistorysociety.org.au)

Australian Institute of Architects [www.architecture.com.au](http://www.architecture.com.au)

Ian Evans World of Old Houses [www.oldhouses.com.au](http://www.oldhouses.com.au)

Land and Property Information NSW [www.lpi.nsw.gov.au](http://www.lpi.nsw.gov.au)

Mosman Municipal Council [www.mosman.nsw.gov.au](http://www.mosman.nsw.gov.au)

National Trust of Australia (NSW) [www.nsw.nationaltrust.org.au](http://www.nsw.nationaltrust.org.au)

Office of the Environment & Heritage [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

State Library of New South Wales [www.sl.nsw.gov.au](http://www.sl.nsw.gov.au)

State Archives and Records Authority of NSW [www.records.nsw.gov.au](http://www.records.nsw.gov.au)

Sydney Living Museums [Sydneylivingmuseums.com](http://Sydneylivingmuseums.com)

## Worksheet

1. Current house address:
  
2. Street name - has it changed?: *(Carroll, The Streets of Mosman)*
  
- 3 Name of Original Crown Grant: *(Parish Map /NSW Valuer General's Valuation List)*
  
4. History of grant: *(Hughes, Historical Papers dealing mainly with early land grants in Mosman)*
  
5. Name of Subdivision/Estate: *(Index of Estate and Subdivision Plans)*
  
6. Name of first Torrens titleholder: *(Go to Land Titles Office)*
  
7. Subsequent dealings: *(Duplicate Certificate of Title)*  
eg Transfer of [X] on [date]/ Mortgage to [Y] on [date]  
  
(i)  
  
(ii)  
  
(iii)  
  
(iv)  
  
(v)
  
8. Date house was built: *(Mosman Rate Books/ NSW Valuer General's Valuation Lists)*
  
9. Original name of house: *(Sands Directory / Mosman Rate books /NSW Valuer General's Valuation Lists)*

## Worksheet (cont.)

10. Name changes (if any):

11. Occupiers of house (other the owner) and dates: (*Sands Directory /Rate Books*)

12. Personal information about owners/ occupiers:

(*Sands Directory/Electoral Rolls/NSW Valuer General's Valuation Lists*

*Biography Index/Vertical Files in Local Studies Collection)/Souter, Mosman: A History)*

13. Details of house alterations: (*BA/DA register/Council Records Dept. for post-1950*)

14. Miscellaneous information: (e.g. name of architect/builder: house use - flat/school etc.)

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*Images from Trace: Mosman Digital Archives*

[www.mosman.nsw.gov.au/library/local-studies/images.](http://www.mosman.nsw.gov.au/library/local-studies/images)

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## Golden Rules of Research

- Always work backwards from the known to the unknown.
- Never believe everything on a document or in a record.
- Never trust the spelling of names, including street and house names.
- Check spelling variants in names and place names.
- Have at least two separate sources of proof for each item of interest.
- Photocopy documents and any relevant information if you are unable to keep the original.
- Note details of where you have found information including authors, titles and book editions.
- Talk to anyone who you think may be of assistance.