

Researching a Mosman property

Using resources in the Mosman Local Studies Collection

FAQs

Q Where can I find a photograph of my house?

A The Local Studies Collection holds photographs of public buildings, houses, schools, churches, shops, beaches, parks, and people. The image collection is regularly updated.

Q Did my house have a name?

A Before the use of house numbering many properties did have names. The names can be found in the *Sands Sydney and NSW Street Directory 1858-1933* and in the NSW Valuer-General's Valuation Lists 1926 to 1950. As the ownership of a house changed, it was not uncommon for the house name to change.

House numbering commenced about 1908 and changed over time due to street development. By the mid-1930s the numbers in use are the same as those in use today.

Q Who lived in my house?

A The Sands Directory indicates the name of those living in a house. This may be either the owner or a tenant.

The NSW Valuer-General's Valuation Lists indicates who owned the property.

Q I am interested in finding out the value of my house over time.

The NSW Valuer General's Valuation Lists indicate the value of a property and records the address of the owner if living elsewhere, property dimensions, improvements undertaken, when the property sold and the price achieved. Arranged by ward, in alphabetical order by street. Consult the ward map to determine which ward your street was assigned.

The Mosman Rate Books are held for 1893-94 and from 1922 to 1950. These record the payment of rates and are in order of date of payment.

Q Who built my house and are plans available?

A The Mosman Building and Development Application Registers date from 1909 to 1982. Entries are arranged by date of application, and each is given a unique BA/DA number. The owners, builders and/or architects are noted in the registers.

BA/DA architectural plans are available from 1935 to 1959. To locate the relevant plans it is necessary to quote the unique BA/DA number.

For plans after 1959 call Mosman Civic Centre (02) 9978 4000.

Q Was my house designed by an architect?

A See the first part of previous question.

Mosman's Architectural Heritage by Robert Staas may help *LH 720.094/STAA*.

Vertical file materials are available on architects who worked locally. *LH VF Architecture and Architects – architect name*.

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) who created the plan.

Q Does my house have a heritage listing?

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

Local heritage items can also be viewed on Mosman Council's website [Heritage Listings | Mosman Council](#)

Listed properties may also be found online at [Australian Heritage Database - DCCEEW](#)

Q Are the windows in my house original?

A There are a number of books in the Local Studies and Loan Collections which describe Australian architectural styles. LH720 – 728.

If you are still baffled, it may be time to consult a professional Heritage Architect.

Q Are plans or maps of the original land grants in Mosman available?

A *Historical paper dealing mainly with early grants in Mosman* by Neville Hughes outlines the history of early land grants, landowners, and subsequent subdivisions.

Index of Estate and Subdivision plans for Mosman 1880 to 1925. Includes land subdivisions, real estate auction posters, advertisements, and survey sketches. A useful resource, as it can indicate earlier properties, landmarks, infrastructure, and roads.

NSW Department of Lands published maps known as Parish Maps. These indicate the original land grants and services in Mosman with present-day streets superimposed. A small selection is in the Map Cabinet.

Q Where else would I find more information about my property?

A It is useful to check the library catalogue and the Local Studies Card Index. Search using the name of the street, the house number and street, or any personal names with connections to the property.

The Historical Land Records Viewer (HLRV), hosted by NSW Land Registry Services, provides online access to digitised historical land records for properties in NSW
[NSW Land Registry Services | HLRV](#)

The comprehensive *A Guide to Researching Property in Mosman* can be downloaded at [Researching a Property in Mosman | Mosman Council](#)

Q Where can I find these resources as suggested above.

A Unless otherwise indicated the resources listed in the FAQ answers can be viewed on

Trace: Mosman Library Digital Archive
www.mosman.nsw.gov.au/library/local-studies