

# House History: 117, 119, & 121 Beattie St, Balmain Clubb houses

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BALMAIN ASSOCIATION

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## 1 117-121 Beattie St, Balmain

It is 26 July 1872 and **John Dick** (1824-1896) of Balmain, licensed victualler, has just purchased two blocks of land on the corner of Beattie and Montague Sts from **Sir William Montagu Manning** (1811-1895). A greenfield site, it is only the second land sale in the subdivision of Manning's 10 acre estate. Within 12 months Dick would have a hotel up and running, the first construction of any type on the block bounded by Beattie, Montague, and Little Beattie Sts, and one of the first in Manning's estate.

Dick had already been publican of the *Balmain Hotel* at 178 Darling St (1863-66), known as *Dick's* when he was running it and later to end its life in 1909 as the *Boilermaker's Arms*; the *Pacific Hotel*, which he established at 4 Stephen St (1866-68); and the *Waverley Hotel* at 147 Darling St (1867-73), also known as *Dick's* during his tenure. Although they have ceased trading, the buildings that housed the latter two still stand. Dick was granted permission to transfer the license from the *Waverley* to his new hotel on 24 June 1873.<sup>a</sup>

*Dick's Hotel* had the whole block to itself for a couple of years, the next structure being the timber cottage at 101 Beattie St. After another couple of years, and at about the same time, a timber cottage appeared at No. 109 together with a more substantial, two-storey brick terrace at No. 117 erected by **George Clubb** (1846-1924). Of course, in those early days none of the houses in Beattie St were numbered. Clubb's residence was addressed by the name he had given it, *Clyde House*, recalling his native Scotland.

117 Beattie St marks the western limit of Manning's estate fronting Beattie St. It was built on Lot 1 Section D in Deposited Plan 77, transferred to Clubb on 25 June 1877 (Image 2). To the west lay the 5½ acre estate of **Theodore James Jaques** (1822-1893). Jaques was a little slower off the mark than Manning in subdividing his speculative land holding and did not offer lots for sale until 23 October 1875 (Images 13 & 14). Even then those fronting Beattie St were slow to sell.

Having completed No. 117 circa 1878, Clubb shrewdly snapped up the lot on its western boundary on 1 October 1880 with a view to further development. This block in Jaques' subdivision, Lot 1 Section E in Deposited Plan

<sup>a</sup>Balmain's pubs are documented in *Called to the Bar; 150 years of pubs in Balmain & Rozelle* by Bonnie Davidson, Kath Hamey, and Debby Nicholls (1991), available from the Balmain Association.



**Image 1:** George Clubb (1846-1924), studio portrait photo circa 1910. Source: NSW State Archives (via SLNSW: 1kVEP5pn and Balmain Association archives).

179, is where 119 and 121 Beattie St now stand (Image 2).

By itself, the block was slightly too small to accommodate two houses, but Clubb realised that by donating the front corner of *Clyde House's* block and building boundary-to-boundary, as was commonly done, he would be able to squeeze in a pair of reasonably-sized, semi-detached cottages. As the owner of both blocks he could chop and change the boundary as he saw fit.

He proceeded forthwith to do so and the resulting contorted boundary attests to the mental exertion required! *Clyde House* and the two newly-completed cottages, which he named *Broadley Cottages* after his native place in Elginshire, today known as Moray, Scotland, were advertised for sale in the *Sydney Morning Herald* at the end of Oc-



**BALMAIN.** — For SALE, Freehold PROPERTY. Beattie-street, returning 13 per cent., consisting of brick two-storied dwelling, 5 rooms and washhouse, balcony, &c.; and two brick Cottages, 3 rooms each, and washhouse, large yard, and abundance of water; 'bus passes door every 15 minutes. Title Torrens'. Apply to George Clubb, on premises; or Letcham grocer, Darling-street.

**Image 3:** Advertisement placed by George Clubb in *The Sydney Morning Herald*, 29 October 1881, for the sale of 117, 119, & 121 Beattie St. Further advertisements appeared in November, see Sect. 6. Trove: [107224735](#).

**GRAIG.**—May 12, at her residence, Broadley-cottage, Balmain, the wife of W. Graig, of a daughter.

**Image 4:** Birth notice for Jane Elizabeth Craig (1882-1976) includes the name of the house, "Broadley-cottage", where she was born. This is linked to 119-121 Beattie St via entries for William Craig in the Sands Directory. Her brother, William Craig (1884-1952) most likely was also born there on 5 April 1884. *Australian Town and Country Journal*, 20 May 1882. Trove: [70969253](#).

**Balmain.**—Stolen, on the 6th instant, from the residence of William Craig, "Broadley Cottages," Beattie-street, Balmain,—An oval gold brooch, grape leaf pattern, a green stone at the bottom of one leaf, two places for photos. (back and front); value, £2. Identifiable.

**Image 5:** Notice of jewellery stolen from the residence of William Craig, "Broadley Cottages", indicates that 119 and 121 Beattie St together were known by that name. *New South Wales Police Gazette and Weekly Record of Crime*, 14 March 1883. Trove: [252053627](#).

tober 1881 – though not by name (Image 3).

George Thorn of Balmain, gentleman, was the purchaser, title being transferred to him on 7 December 1881. He immediately mortgaged it to **Arthur Theodore Jaques** (1849-1896), after whom Arthur St is named, he being the son of Theodore James Jaques. However, Thorn got into financial difficulty and a mortgagee sale by Jaques saw the property title transferred on 23 October 1886 to Capt. William Williamson of Balmain, master mariner.

The Torrens Certificates of Title (CT) show that the *Broadley Cottages* were co-owned, i.e. on the same title, until 22 June 1955, when they were subdivided. Comparing the names of the owners on the CTs with the names of the householders listed in the Sands Suburban Directory (Sect. 3), it is clear that both cottages were rented for at least the first 50 years after their construction. Unfortunately, the high turnover of tenants in the early years makes it difficult to be sure who the first residents were, also being mindful of possible errors in the Sands Directory, especially early on, particularly in householders being listed out of sequence.

Two early residents of *Broadley Cottages* were William Craig, ironmoulder, listed 1882-85, and John Cooksley, blacksmith, 1883-85, with the evidence favouring Craig occupying No. 119. He is listed in the Sands for 1882 at "Broadly cottage".

The longest lasting residents of 121 Beattie St during

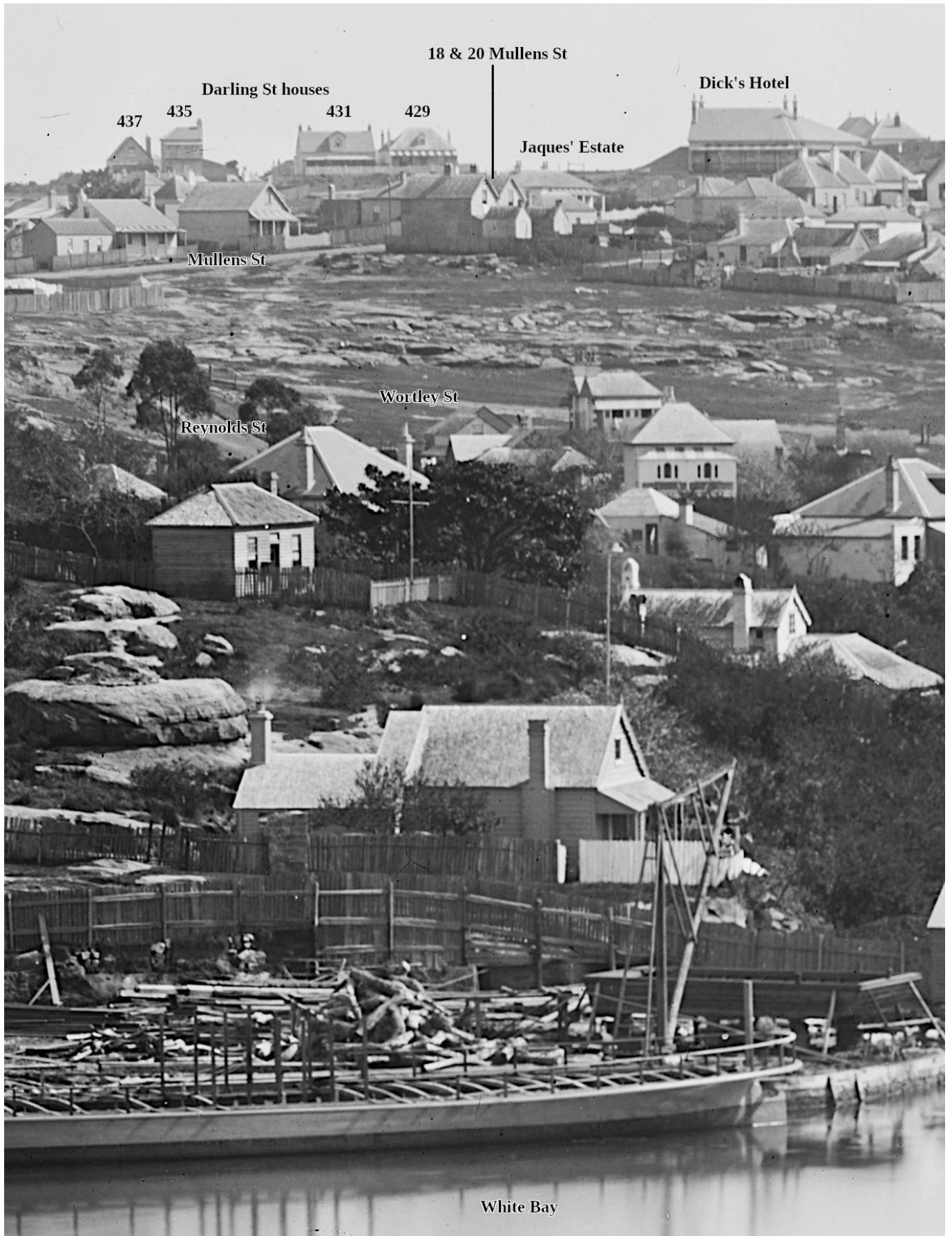


**Image 6:** Broadley, a rural hamlet about half-way between the villages of Buckie and Fochabers in Moray, Scotland. Elgin is the nearest city. George Clubb was baptised on 7 June 1846 in the Bellie Parish church in Fochabers, 6 km from Broadley. Google *Streetview* reveals modern houses beneath most of the roofs seen here, though a few 19th century cottages survive. Source: Google Maps.

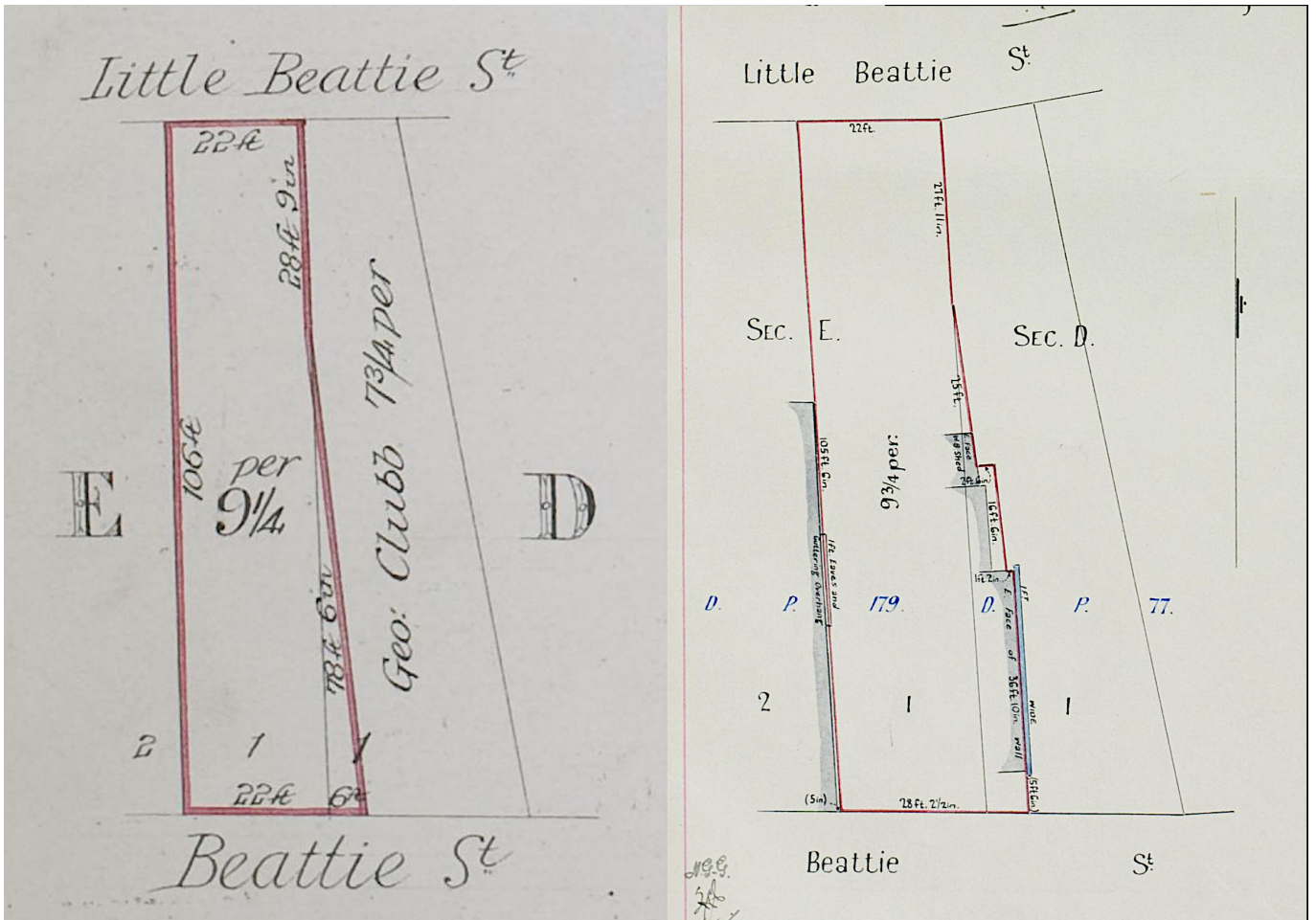
the period of the Sands Directory were: George Erskine, bricklayer (1888-94); John McDonough (1908-15); and Nathaniel Phillips (1921-29). However, McDonough is listed at No. 119 from 1904 before he moved next door, and this is corroborated by Wise's Postal Directory of NSW.

There was a greater turnover of residents at 119 Beattie St, and apart from McDonough, the only other resident of more than three years was Herbert Johnson (1916-23). However, there is a long stretch between 1894 and 1903 where no householder is listed, which seems implausible. Perhaps there was a resident there who wished to remain incognito.

The situation at *Clyde House* was different, firstly because George Clubb, the owner, certainly lived there for the first three or four years. On 30 May 1911 the CT was transferred from the intervening landlords to **Jeannie Soden** (-1952), wife of **Thomas Edwin Soden** (c1861-1932), engineer, first listed at 117 Beattie St in the Sands Directory of 1907. In fact, Soden is listed at 113 Beattie St



**Image 7:** Portion of a photograph taken circa 1874 from Glebe Island looking across White Bay to the southern flank of the Balmain peninsula. Jaques' Estate is empty, allowing the four houses on the northern side of Darling St a clear view of Glebe Island, Johnstons Bay and Darling Harbour. Close scrutiny reveals that *Dick's Hotel* is two-storey, with a verandah on the upper floor. The houses in the foreground were all demolished for the Lever Bros. soap factory, whereas many north of Wortley St are still standing, especially those along Stewart St. SLNSW: [FL1250616](#).



**Image 8:** Contortions of the boundary between 117 and 119 Beattie St. On the left, the diagram in CT Vol. 564 Fol. 240 dated 27 January 1882 depicts how Clubb envisioned donating the front corner of *Clyde House's* front yard to make enough space for the semi-detached *Broadley Cottages*, and on the right the true boundary as depicted in CT Vol. 4333 Fol. 108 dated 9 October 1929, including an easement for No. 119's overhanging gutter. See Sect. 4.

between 1898 and 1906, though Wise's Postal Directory only lists them there till 1904 after which they moved two doors up to No. 117. In any case, the Sodens occupied *Clyde House* for the rest of their lives. Thomas died in 1932 and Jeannie lasted until 1952. Towards the end she "sold a key" to the house, meaning that she held the title and had the right to live there until she died, at which time the title passed to the "key holders".

## 2 George Clubb

George Clubb, after whom Clubb St, Rozelle is named, is a significant figure in Balmain history and, as little has been documented about his life as a plasterer and builder, it seems appropriate to devote a section of this history to him.

Born 2 June 1846, most likely, as we now know, in Broadley, Scotland (Image 6), George Clubb arrived in Sydney at the age of six with his parents and siblings on 10 July 1852 by the *Bermondsey*. The family settled in Bowman St, Pymont, where George grew up with an ever-present view of the Balmain peninsula on the other side of Johnstons Bay. He was apprenticed to his father, a plas-

terer, as were younger brothers Alexander and William. George moved to Balmain c1870 where he continued to work as a plasterer, being joined there in the late 1870s by his father and brothers Alexander, John, and William. He and William formed a plastering business and so is described in the Sands Directory for 1879 as a "contractor for plastering".

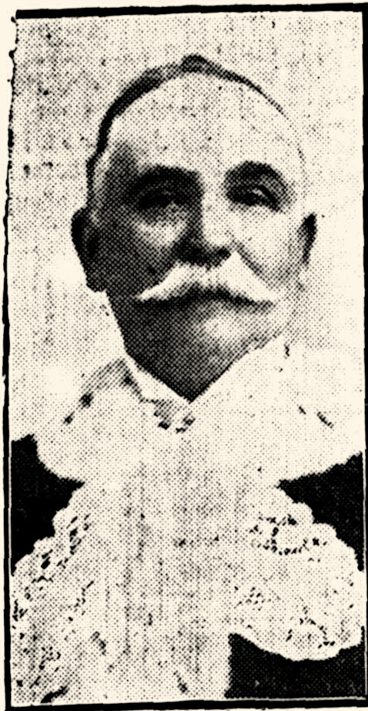
It was at about this time that Clubb made a foray into building when, as a secretary of the Temperance Society, he took on the erection of the Balmain Temperance Hall, still standing on the north-east corner of Montague and Llewellyn Sts. *Broadley cottages* would have followed soon after.

On 16 October 1882, Clubb purchased Lots 2 and 3 of Section 7 of Frederick Weston's estate fronting Darling St just north of its southern intersection with Beattie St. With few other structures in the vicinity, the site had sweeping views down Happy Valley, over Johnsons Bay and across Pymont to Sydney Town. Here at 562 Darling St (same street number now as then) he built his residence, a rambling cottage, *Landscape villa*.

Across Darling Road on the western side he had also purchased Lot 6 of Section 6 from Weston on 9 August 1882

**ALDERMAN GEORGE CLUBB**  
(Balmain).

Alderman George Clubb has been very closely identified with the social, business, and political life of Balmain for over 40 years. He has, during a long and busy career, seen the wonderful development of the waterside suburb from a very sparsely populated district to its present densely peopled condition. When quite a young man, Mr. Clubb began to take a keen interest in the various movements tending towards the advancement of his district, and it is nearly 30 years ago since he was elected to the council as representative for the North Ward. He held this seat for 15 years, during which period he was unanimously elected to the mayoral chair. Resigned his seat as an alderman, after 15 years of service in the council, owing to pressure of business and the calls of his Parliamentary duties. In 1889 Mr. Clubb was returned to Parliament as one of the representatives of the district, and, foreseeing the ultimate expansion of the commercial industries of the State, was persistent in his advo-



cacy of the extension of railway facilities to Balmain, so that advantage might be taken of the magnificent deep-water foreshores. As all know, this development of the railway system is now taking place. He was one of the founders of the Cottage Hospital, and is still a member of the board of management. He has also taken deep interest in all educational movements, and has been a member of the School Board since its inception, being at present chairman. On his voluntary retirement from the council, the citizens of Balmain tendered him a banquet, and made him a handsome presentation of an illuminated address and gold watch and chain in recognition of his services. By profession, Mr. Clubb is a property valuer, estate agent and auctioneer, and was for many years property expert and chief valuer to the Barrack-street Savings Bank. In politics he is a Democratic Liberal. After a lengthy rest from municipal life, Mr. Clubb decided to again offer his services to the ratepayers, and, although unable to personally prosecute his candidature, owing to absence from the State on a lengthy holiday, was returned with a substantial majority.

Image 9: Truth (Sydney), 19 February 1911, p3. This photo of George Clubb in what appears to be mayoral garb probably dates from 1890. Trove: 168751441.

and here he built his business premises, 583 Darling St (same now as then, but demolished post-1943). He conducted business there until 1899 at which time he crossed the road to 564 (now 568) Darling St, next door to *Landscape villa* and with a prominent position on the Beattie St intersection (Image 10). This block, Weston's Lot 1 Section 7, was owned by John Watson Snr. of Balmain, steamboat proprietor, until 20 December 1898 when Clubb took it off his hands.

Although Clubb is listed in the Sands Directory for 1900 as the first occupant of the premises, and clearly must have been responsible for its erection, it is not clear whether he built it (as a builder). Perhaps not, because by the late 1880s Clubb had switched to the real estate business, doubling as a property valuer, auctioneer, and insurance agent. He is better remembered for these activities than for plastering and building. However, he is best remembered for his political activities.

Clubb became active in local politics in the early 1880s and, after a failed attempt in 1880, was elected as alderman on Balmain Municipal Council between 1881 and 1896 when he resigned due to pressure of work. He took up the baton again between 1911 and 1922, this time resigning due to ill health. For his civic efforts over so many years he was accorded the honorary title "father of the council". He represented the North Ward, comprised of everything north of Darling St between College St and Callan Park. This included all of Birchgrove and the important industrial sites of Mort's Dock and Engineering Works and the Elliott Bros. chemical factory and glassworks.

The twelve Balmain aldermen elected him unanimously as mayor for the annual term commencing February 1890 and again for the biennial term commencing February 1912. He was also the [MLA for Balmain](#) from 1889 to 1891 in the Parkes government, although he was unsuccessful in his bid for re-election, being ousted by the candidates of the newly-formed Labor Party. He was a J.P. from 1883 and prominent in Balmain civic life as attested by the brief biography seen in Image 9.


Amidst his energetic public life, George somehow found the time to father eight children. His brother, **John Clubb** (1854-1942), was also prominent in local affairs, serving as a Balmain alderman alongside his brother.

The remainder of this document collates the information gathered for 117-121 Beattie St, of which the above history only provides an overview. It was obtained from freely available and readily accessible (mostly online) primary sources. Further information may be obtained from paid sources as indicated in Sect. 9.

### 3 Sands Directory


John Sands Ltd. published the *Sydney, Suburban and Country Commercial Directory* each year from 1858-59 to 1932-33 with only a handful of years skipped. It is available online from City of Sydney Archives at

[archives.cityofsydney.nsw.gov.au/nodes/view/495003](http://archives.cityofsydney.nsw.gov.au/nodes/view/495003)



# George Clubb

Geo. Clubb  
Geo. Clubb, jun.  
H. Hibble




**AUCTIONEER, VALUER  
and  
PROPERTY AGENT...**

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:: Rents Collected ::  
Insurances Effectuated

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## 564 Darling St., Balmain



# MERCANTILE MUTUAL

Fire Insurance Co. Ltd.,  
HEAD OFFICE: 120 PITT STREET.  
KELSO KING, MANAGER.



District Agent:  
**GEORGE CLUBB**  
564 DARLING ST., BALMAIN.

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**Image 10:** George Clubb's business premises between 1899 and 1913 on the corner of Darling and Beattie Sts. When Clubb's *Landscape villa* was demolished post-1943, the shopfront was extended to the north along Darling St. Previously Brown's Hardware Store and now the Reece bathroomware showroom, renumbered as 568 Darling St in 1916, the building is still easily recognisable. Source: unknown, via Balmain Association archives.

## Residential Suburb to Industrial Centre

At the beginning of the last century Dr. William Balmain, a ship's surgeon, was rewarded for his medical services with a grant of 550 acres of land. Later he passed it over to Dr. John Gilchrist, a friend, for a mere song—10s, to be exact.

That land is, at the present time, part of the municipality which was named after the doctor—and the improved capital value of rateable property in Balmain, amounts to millions of pounds a year.

When Mr. George Clubb went to live there in 1870, Balmain was regarded as a fashionable waterside suburb of Sydney. For over 50 years Mr. George Clubb has lived in the district, and seen it grow into a great industrial centre.

There, for many years, he carried on his business, in which his son has now succeeded him, as an auctioneer and real estate agent. And his comparisons of land values in 1870 and the present time are interesting.

Land in Darling-road, 62 years ago, could be purchased for £2 a foot, he says. At the very least, that land is now worth £39 a foot, and blocks along the road have changed hands at £50 a foot. The block on the corner of Darling-road and Weston-road, on which a boot store now stands, was valued at £100 a foot for municipal rating purposes.

Mr. Clubb remembers when, on the area from Elliott-street, continuing south along Darling-road, to the boundaries of Leichhardt only three houses were built. Now there are probably the same number of vacant allotments there.

### One of the First Subdivisions.

He was also present at one of Balmain's first subdivisional auction sales, that of the Merton Estate, which was conducted by Richardson and Wrench. The vendors were Messrs. Starling, Faling and Alfred Hancock, and the estate was subdivided into lots measuring 30ft. by 100ft. Lots with frontages to Nelson-street and Burton-street—both side streets—were disposed of at £1 per foot, and those with frontages to Darling-road went at double that amount.

### Few Big Factories.

That was in the days when only three firms had big factories in the district—Elliott's, the manufacturing chemists, the Mort's Dock Engineering Company, and John Booth's. Balmain was almost exclusively a residential suburb.

And now when a block of land is sold in Balmain, it is practically always as a business or factory site—the land costs too much, and the surroundings are too uncongenial, to erect dwellings. The factories, too, are crowding the dwelling-houses out.

Over 200 cottages, most of them weatherboard structures, were pulled down when Lever Brothers' works were extended. To-day, the only parts of Balmain which may be termed residential areas are the western foreshores.

The Sands Directory actually consists of a number of directories, indexes, almanacs, and gazetteers, the main one for our purposes being the Suburban Directory for Balmain. For every street in Balmain, the householder or proprietor of each house or business is listed in street order, separately for each side of the street. Cross streets are indicated, which is important in the early years when buildings were unnumbered.

Because of street renumbering at various times, particularly for most of Balmain between 1915 and 1916, the required strategy is to start at the latest edition and work backwards. Also, because entries can change unexpectedly between years, it is advisable not to skip a year. However, the numbering in this section of Beattie St appears never to have changed.

Identifying the residents of particular houses can be challenging prior to 1889 when the houses in Beattie St were first numbered. It relies on continuity of residence in the house under study and its neighbours, being mindful of the possibility that residents were sometimes listed out of street order. Knowledge of the original owners of the neighbouring houses is often helpful and was used here to resolve some ambiguities.

**Image 11:** George Clubb's reminiscences of real estate in Balmain of old, *Evening News* (Sydney), 26 April 1922. Trove: [118868504](https://trove.nla.gov.au/document/118868504). Don't forget to zoom in.

Residents of 117-121 Beattie St are colour-coded in the summary that follows, black for 121, tan for 119, and purple for 117. Neighbours are included for context in the early years in a non-obtrusive grey.

*Sands Suburban Directory: Balmain / Beattie St.*

1932-33	121 Tehan William (no entry for 119) 117 Soden Thomas E.	119 Field Frederick S. 117 Soden Thomas E.
1931	121 Tehan William 119 Gough John 117 Soden Thomas E.	1910 121 McDonough John (no entry for 119) 117 Soden Thomas E.
1930	(no entry for 121) 119 Gough John 117 Soden Thomas E.	1909 121 McDonough John 119 Newton Ernest 117 Soden Thomas E.
1929	121 Phillips Nathaniel 119 Gough John 117 Soden Thomas E.	1908 121 McDonough John 119 Danks Benjamin 117 Soden Thomas E. 117 Scott Robert William
1928	121 Phillips Nathaniel 119 Mason N. 117 Soden Thomas E.	1907 121 Williams Joseph 119 McDonough John 117 Soden Thomas E. 115 Grieves Nicholas
1927	121 Phillips Nathaniel 119 Mason N. 117 Soden Thomas E.	1906 121 Williams Joseph 119 McDonough John 115 Grieves Nicholas 117 Phillips William 113 Soden Thomas
1926	121 Phillips Nathaniel 119 Edgar Charles 117 Soden Thomas E.	1905 121 Williams Joseph 119 McDonough John 115 Patterson Archibald 113 Soden Thomas
1925	121 Phillips Nathaniel 119 Edgar Charles 117 Soden Thomas E.	1904 121 Spalding John 119 McDonough John 115 Ryan Percy 113 Soden Thomas
1924	121 Phillips Nathaniel 119 Edgar Charles 117 Soden Thomas E.	1903 121 Millan John (no entry for 119) 117 Morgan John 115 Johnstone Edward 113 Soden Thomas
1923	121 Phillips Nathaniel 119 Johnson Herbert 117 Soden Thomas E.	1902 121 Howe Miss E., dressmaker (no entry for 119) 117 Blackmore Henry 115 Wardrop Chas. 113 Soden Thomas
1922	121 Phillips Nathaniel 119 Johnson Herbert 117 Soden Thomas E.	1901 121 Howe Miss E., dressmaker (no entry for 119) 117 Pitman Mrs. S. 115 Wardrop Chas. 113 Soden Thomas
1921	121 Phillips Nathaniel 119 Johnson Herbert 117 Soden Thomas E.	1900 121 Howe Miss E., dressmaker (no entry for 119) 117 Pitman Mrs. S. 115 Burns S. H. P. 113 Soden Thomas
1920	121 Smith James R. 119 Johnson Herbert 117 Soden Thomas E.	1899 125 Farrer Miss N., confectioner 123 Bourne H., plumber 121 Chapman James (no entry for 119) 117 Pitman Mrs. S. 115 Burns S. H. P. 113 Soden Thomas
1919	121 Smith James R. 119 Johnson Herbert 117 Soden Thomas E.	1898 125 Bruce A. 123 Bourne H., plumber (no entry for 121) (no entry for 119) 117 Pitman W. (no entry for 115) 113 Soden Thomas
1918	121 Bleasby Albert E. 119 Johnson Herbert 117 Soden Thomas E.	1897 123 Bourne H., plumber
1917	121 Munro Mrs. Maggie 119 Johnson Herbert 117 Soden Thomas E.	
1916	121 Munro Mrs. Maggie 119 Johnson Herbert 117 Soden Thomas E.	
1915	121 McDonough John 119 Holliday George F. 117 Soden Thomas E.	
1914	121 McDonough John 119 Paterson Archibald 117 Soden Thomas E.	
1913	121 McDonough John 119 Castles Herbert 117 Soden Thomas E.	
1912	121 McDonough John 119 Castles Herbert 117 Soden Thomas E.	
1911	121 McDonough John	

	121 Gilkinson W. (no entry for 119) United Friendly Societies' Dispensary —J. Murray, dispenser		121 Erskine G., bricklayer
	117 Pitman W.		119 Clarke Ivan, engineer
	115 Kokabaker John		117 Hack Charles, stationer
	113 Cunningham John		115 Davis Isaac
1896	125 Bruce Mrs., ironmonger		113 Marsh John
	121 Gilkinson W.		111 Morton Mrs. Mary United Friendly Societies' Dispensary —G. Murray, dispenser
	123 Kennedy T., plumber (no entry for 119) (no entry for 117) United Friendly Societies' Dispensary —J. Murray, dispenser	1890	101 Johnstone John, grocer
	101 Johnstone John, grocer		125 Bruce William G., sen., ironmonger
1895	125 Bruce Mrs., ironmonger		123 Kennedy Thomas, plumber
	123 Kennedy T., plumber (no entry for 121) (no entry for 119)		121 Erskine G., bricklayer (no entry for 119)
	117 Bryant F., sec. Baker's Association		117 Kelly Daniel L., surgeon
	111 Morton Mrs. Mary United Friendly Societies' Dispensary —J. Murray, dispenser		115 Dawe Thomas, stonemason
	101 Johnstone John, grocer		113 Boyd Henry, boilermaker
1894	125 Bruce William G., jun., ironmonger		111 Morton Mrs. Mary
	123 Kennedy T., plumber		109 Stephens Edmund
	121 Erskine G., bricklayer (no entry for 119) (no entry for 117)		107 Matthews F., plasterer
	115 Stewart Richard		101 Johnstone John, grocer
	113 Hunter Alexander, master mariner	1889	125 Bruce William G., sen., ironmonger
	111 Morton Mrs. Mary		123 Moss George, ironmoulder (no entry for 121) (no entry for 119)
	109 Murphy Mrs.		117 Kelly Daniel L., surgeon
	107 Murray Michael United Friendly Societies' Dispensary —J. Murray, dispenser		115 Cherry L., com. traveller
	101 Johnstone John, grocer		113 Hawkins Albert, sewing machine agent Hawkins Mrs. A., dressmaker
1893	125 Kennedy T., plumber		111 Morton Mrs. Mary
	125 Bruce William G., sen., ironmonger		107 Matthews F., plasterer
	121 Erskine G., bricklayer		101 Johnstone John, grocer
	119 Clarke Ivan, engineer		
	115 Stuart Richard, ironmonger		<i>Prior to 1889, houses in Beattie St unnumbered.</i>
	117 Brown Mrs.	1888	Bruce William G., sen., grocer
	113 Marsh John		Moss George, iron moulder
	111 Morton Mrs. Mary		Read James, constable
	107 MacDonald Malcolm		Erskine George, bricklayer
	109 Templeton R., bootmaker United Friendly Societies' Dispensary G. Murray, dispenser	1887	Crump Mrs. M. J.
	101 Johnstone John, grocer		Bruce William G., sen.
1892	123 Kennedy T., plumber		Moss George, iron moulder
	125 Bruce William G., sen., ironmonger		Read James, constable
	121 Erskine G., bricklayer		Wardrop John
	119 Clarke Ivan, engineer		Watson Robert, painter
	117 Brown Alex., shipwright	1886	Bruce, William G., senr.
	115 Stuart Richard, ironmonger		Street, John N., plasterer
	113 Marsh John		Read, James, constable
	111 Morton Mrs. Mary		Cronin, Samuel, "Clyde house"
	107 Burnett Slater		Watson Robert, painter
	109 Templeton R., bootmaker United Friendly Societies' Dispensary —G. Murray, dispenser	1885	Street, John N., plasterer
	101 Johnstone John, grocer		Cooksley, John, blacksmith
1891	125 Bruce William G., sen., ironmonger		Craig, William, ironmoulder
	123 Cleave Charles, furniture dealer	1884	Wilkinson, Alfred, baker
			Street, John N., plasterer
			Cooksley, John, blacksmith
		1883	Craig, William, ironmoulder
			Wilkinson, Alfred, baker
			Kennedy, John
			Cooksley, John
			Craig, William, moulder
			Foster, William, carpenter
		1882	Kennedy, John, quarryman
			Sorenson, Rasmus, carpenter
			Forsythe, James, driver
			Craig, Wm, moulder, Broadly cottage
			Clubb, George, plasterer
		1881	<i>Sands Directory not published.</i>

1880 Walter, Charles  
Kelly, James, sawyer  
Clubb, G., plasterer, Clyde house

*Prior to 1880, alphabetical list of Balmain residents.*

1879 Clubb, George, contractor for plastering  
1878 Sands Directory not published.  
1877 Clubb, George, plasterer, Darling rd  
1876 (Clubb not found.)  
1875 (Clubb not found.)  
1874 Sands Directory not published.

*Prior to 1874, residents listed by street for Sydney as a whole.*

1873 (Clubb not found.)  
1872 Sands Directory not published.  
1871 Clubb, G., plasterer, Beattie st., Balmain

## 4 Land titles and deeds

Where once it was necessary to spend hours searching through folios in the basement of the Land Titles Office (LTO) in Macquarie St, most land title research can now be conducted online through the Land Registry Services (LRS) web sites. The first step is to find the current and prior titles.

To find the current land title:

1. Go to [online.nswlrs.com.au](http://online.nswlrs.com.au) and accept the conditions.
2. Enter the address as **121 Beattie St, Balmain**. This will return the current title as A/439595, i.e. Lot A in Deposited Plan 439595 (119 Beattie St is Lot B).
3. To find the prior title, click on the **View** button associated with **Prior title search for A/439595** and complete the security challenge.
4. The prior title will be given as 7096-22, i.e. Torrens Certificate of Title (CT), Volume 7096 Folio 22.

Alternatively, SIX Maps ([maps.six.nsw.gov.au](http://maps.six.nsw.gov.au)) provides an option to draw and label land boundaries, and may provide the most convenient means of determining the current title of land without a street address, such as public parks. However, LRS will still be needed to determine the prior title.

The next step is to look up the Certificate of Title (CT) in the Historical Land Records Viewer (HLRV) at [hlrv.nswlrs.com.au](http://hlrv.nswlrs.com.au), noting that CTs that are too recent will not be found (see below for instructions). Each CT records the prior CT in the title chain, summarised as follows, working backwards in time.

### Deposited Plan 439595

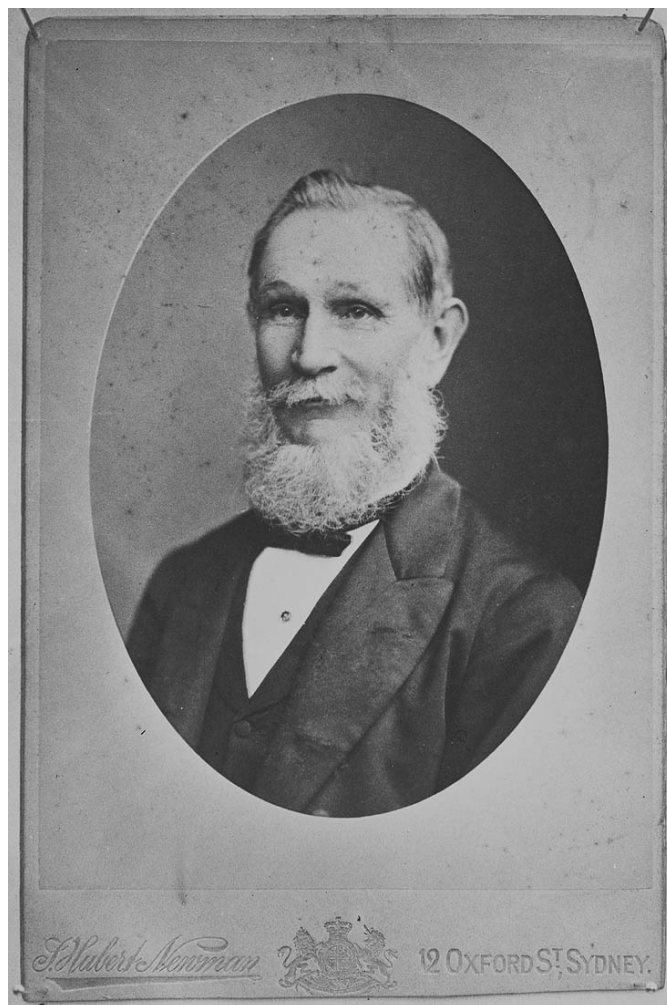
Not available (too recent).

### CT Volume 7096 Folio 22

1956-03-22 to Lillian Eileen May Hemme, wife of Reginald Hemme of Balmain, labourer. Subdivision of 119 and 121 Beattie St. DP179. Prior CT 4333-108.

### CT Volume 4333 Folio 108

1929-10-09 to William Penman Milne of Balmain,



**Image 12:** Theodore James Jaques (1822-1893), Registrar-General of New South Wales (1864-70) and purchaser of Lots 6, 14, and 15 of Section 7 of the Balmain Estate (see Image 2). SLNSW: [FL1835506](https://www.sl.nsw.gov.au/record/FL1835506).

Plumber and Hannah Mary Robina Milne his wife as joint tenants. PA297 and PA3677. Prior CTs 818-146 and 1546-93 (see below).

### CT Volume 1237 Folio 38

1897-12-04 residual of Jaques' Estate at the time of his death. Prior CT 330-212.

### CT Volume 818 Folio 146

1886-12-16 to William Williamson of Balmain, master mariner. Prior CT 564-240.

### CT Volume 564 Folio 240

1882-01-27 to George Thorn of Balmain, gentleman. DP179 Section E Lot 1 and DP77 Section D Lot 1 (part). Mortgage 53583 dated 1881-12-07 to Arthur Theodore Jaques [son of Theodore James Jaques]. Mortgagee sale dated 1886-10-23 to William Williamson of Balmain, master mariner. Prior CTs 508-8 and 292-130 (see below).

### CT Volume 508 Folio 8

1880-10-10 to George Clubb of Balmain, plasterer. DP179 Section E Lot 1. Transfer 53582 dated 1881-12-07 to George Thorn of Balmain, gentleman (see



### CT Volume 746 Folio 13

1885-06-22 to William Fieldhouse of Campbelltown, storekeeper. Tenancy in common of the eastern part of Lot 1 Section D, DP77 comprising  $7\frac{3}{4}$  perches. Prior CT 564-238.

### CT Volume 746 Folio 14

1885-06-22 to Edwin Hallett Fieldhouse of Campbelltown, storekeeper. Tenancy in common of the eastern part of Lot 1 Section D, DP77 comprising  $7\frac{3}{4}$  perches. Prior CT 564-238.

### CT Volume 564 Folio 238

1882-01-27 to George Clubb of Balmain, plasterer. The eastern part of Lot 1 Section D, DP77 comprising  $7\frac{3}{4}$  perches. Prior CT 292-130.

### CT Volume 292 Folio 130

1877-07-25 to George Clubb of Balmain, plasterer. Lot 1 Section D, DP77. Transfer 53582 dated 1881-12-07 of part of the Lot (comprising  $\frac{3}{4}$  perch) to George Thorn of Balmain, gentleman (see also CT 508-8). Prior CT 168-40.

### CT Volume 168 Folio 40

1873-10-13 to Richard John Paling of the City of Melbourne in the Colony of Victoria, pianoforte importer. Prior CT 125-168.

### CT Volume 125 Folio 168

1871-09-07 to Sir William Montagu Manning of Sydney, knight. Balmain Estate, Section 7 Lots 5, 17, 18, 19, & 20 and part of Lots 3 & 4. Prior CT 113-70.

### CT Volume 113 Folio 70

1871-01-06 to Sir William Montagu Manning of Sydney, knight. Balmain Estate, Section 7 Lots 5, 17, 18, 19, & 20 and part of Lot 4. Prior CT 3-204.

### CT Volume 3 Folio 204

1864-02-25 to Sir William Montagu Manning of Sydney, knight. Balmain Estate, Section 7 Lots 4, 5, 17, 18, 19, and 20. No prior CT nor Primary Application cited.

### Deposited Plan 77

1871-09-26 (Manning's subdivision), surveyor F. H. Reuss.

### Primary Application 297

1864-02-25 search (continued from 1863-11-04) Sir W. M. Manning land dealings from 1854-01-17.

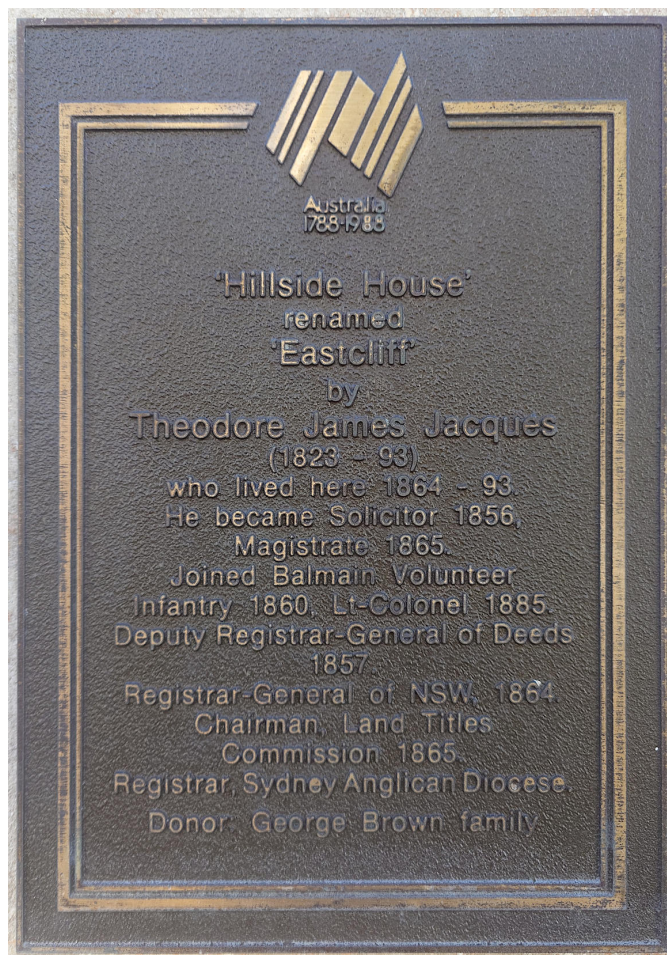
The following deeds are the conveyances from the from the trustees of Balmain Estate to Theodore James Jaques.

### Book 85 No 296

1863-02-09, Lots 14 & 15 of Section 7 of the Balmain Estate, £269, conveyance from the trustees of John Borthwick Gilchrist to Theodore James Jaques.

### Book 105 No 460

1867-05-06, Lot 6 of Section 7 of the Balmain Estate, £172 2s 6d, conveyance from the trustees of John Borthwick Gilchrist to Theodore James Jaques.



**Image 15:** Bicentennial plaque attached to *Eastcliff*, Jaques' residence at 11 Pearson St, Balmain East, a sandstone cottage beautifully restored in recent years.

Instructions for viewing a Torrens land title (e.g. Vol. 508 Fol. 8).

1. Go to [hlrv.nswlrs.com.au](http://hlrv.nswlrs.com.au) and accept the conditions.
2. Click on the **Search By** box at the top of the page and scroll down to **Vol-Fol**.
3. In the **Search** box that appears to its right, enter **508-8** and press **Enter** on your keyboard.
4. Click on the blue halo surrounding a number (usually **2** or **4**) at the bottom of the page and *allow time for the image to load*.

Instructions for viewing a deed are similar. Select **Book and Number** in place of **Vol-Fol** and enter it, for example, as **105-460**.

Likewise for primary applications. Select **Primary Application Number** and enter it as a plain number, for example, **3677**.

## 5 Cadastral maps

Cadastral maps relate to a survey of land, originally for the purpose of taxation and to create an official reg-



**Image 16:** A portion of City Section Map, Balmain Sheet No. 35 dated August 1889. Dick's Hotel (1873) is visible on the corner with the newly-completed Exchange Hotel (1885) opposite. Not yet constructed are: the row of commercial terraces at Nos. 91-99 (1897) with brick facade in transitional Victorian / Federation Free Classical style; the high-Victorian Balmain United Friendly Societies' Dispensary at 103-105 (1889); and the former grocery store at No. 133. *Glenara*, the residence of **Dr. Charles Ulic Carruthers** (1853-1937), Balmain's highly-regarded doctor, is immediately north of Dick's. It still stands in modified form.

ister of land ownership. In the following list, which also includes historical maps that show the land boundary and/or structures that occupy it, the FL number is the State Library of New South Wales (SLNSW) catalogue number, and the link is given in abbreviated form. For example, [74VKOexbZDAM](https://collection.sl.nsw.au/record/74VKOexbZDAM) means <https://collection.sl.nsw.au/record/74VKOexbZDAM>.

**FL4378925** (74VKqv5pXe4b/bBBq4kWG4JqPk)  
City Section map: Balmain, Sheet 35. Survey map showing building outlines on Beattie St up to August 1889, produced as part of a survey by the Water Board for constructing the system of sewer pipes (see Image 16).

**FL4378929** (74VKqv5pXe4b/5jp5dWyr7jWOa)  
City Section map: Balmain, Sheet 39, showing the southern end of Elliott St.

**FL4378931** (74VKqv5pXe4b/GkpqXAmmd08o)  
City Section map: Balmain, Sheets 41 and 42, showing the continuation of Beattie St to Wisbeach St, including *Mertonville* on what is now Ann Cashman Reserve.

**FL10432136** (74VvqvRO64Xg/KD8BAzA4aepax)

Advertisement showing plan of lots in Jaques' subdivision for sale by auction on 23 October 1875.

**FL10432847** (74VvqvRO64Xg/7qvXMvqmygOmZ)  
Jaques' subdivision.

**FL10431379** (74VvqvRO64Xg/G17pbQZDqxp7a)  
Manning's subdivision.

**FL10431435** (74VvqvRO64Xg/Par7DLGraNvX)  
Manning's subdivision.

**FLFL10432994** (74VvqvRO64Xg/P7rE7PymvOXGq)  
Manning's subdivision.

Other land maps of interest:

**FL8998900, FL16812073** (74VKOexbZDAM)  
Brownrigg & Meadows; Balmain, 1846

**FL8763304** (74Vveb77OQBA)  
Land sale, (Little) Nicholson St (see inset map).

**FL16812120** (74VKOee2kN0d)  
Langley's survey of Balmain, 1852.

**FL8993871, FL17364354, & FL17364355**  
(74VKOeevzM2Z) Langley's survey of Balmain, 1853.

- FL3711073** (74VvNxjdDGNb)  
Brownrigg's survey of Balmain, 1861.
- FL9645266** (74VKOl2raVGO)  
Brownrigg & Langley; Balmain, 1861.
- FL9645292, FL9645293, & FL16812330**  
(74VvrG0epe4b) Higinbotham, Robinson, & Harri-  
son; Balmain, c1883.
- FL16327132** (74Vv3zWW3a3M)  
H.E.C. Robinson; Balmain, 1925.

## 6 Newspaper articles

Newspaper articles are perhaps the most fruitful source of unexpected information regarding old houses and their occupants. Australia is most fortunate in this regard in having Trove ([trove.nla.gov.au/newspaper/about](http://trove.nla.gov.au/newspaper/about)), probably the single most powerful resource for historical research available in Australia today, and completely free to use!

A vast collection of Australian city and country newspapers and magazines has been scanned and made searchable online via optical character recognition (OCR). This makes it possible, for example, to search for a house address, or the name of the occupant of a house, or that of a business. Anything may turn up in these searches.

However, it is important to bear in mind when searching Trove that the OCR technology is not perfect, particularly so for the cramped print normally found in the classified advertisements. Consequently, one must be inventive in constructing minimal search strings and, where possible, constricting the search to as narrow a range of dates as possible so as to limit the number of results.

Trove runs to 1954 for most newspapers, including the main Sydney mastheads such as *The Sydney Morning Herald*. However, scanned, searchable issues of the Herald published between 1955 and 1995 are available online, free, to members of the State Library of New South Wales at [smharchives-smmedia-com-au.ezproxy.sl.nsw.gov.au/Olive/APA/smharchive/Default.aspx#panel=browse](http://smharchives-smmedia-com-au.ezproxy.sl.nsw.gov.au/Olive/APA/smharchive/Default.aspx#panel=browse). Membership of the State Library is free to NSW residents.

Likewise, natively digital issues of the Herald published from 2006 to the present day are available at [libraryedition-smmedia-com-au.ezproxy.sl.nsw.gov.au/lib\\_s](http://libraryedition-smmedia-com-au.ezproxy.sl.nsw.gov.au/lib_s).

What follows is only a partial list of Trove newspaper articles, many more could be found. The link is given in abbreviated form. For example, as used elsewhere in this article, [13498092](#) means <http://nla.gov.au/nla.news-article13498092>.

- 1873-06-25** ([13319536](#))  
Dick's Hotel, transfer of license.
- 1873-08-01** ([13314638](#))  
Earliest mention of Dick's Hotel operating.
- 1874-09-19** ([13340055](#))  
Jaques' RPA application (search for *Jaques*).
- 1875-09-29** ([28400353](#))  
Jaques' estate auction (search for *Jaques*).

- 1876-12-09** ([13393724](#))  
Jaques' estate auction (search for *Jaques*).
- 1877-01-13** ([13392192](#))  
Real estate advertisements (search for *Jaques*).
- 1881-10-08** ([13496373](#))  
Real estate advertisement (search for *Latcham*).
- 1881-10-29** ([107224735](#))  
Real estate advertisement (search for *Latcham*).
- 1881-10-29** ([28382824](#))  
Real estate advertisement (search for *Clubb*).
- 1881-11-03** ([13498092](#))  
Real estate advertisement (search for *Clubb*).
- 1881-11-19** ([13499329](#))  
Real estate advertisement (search for *Clubb*).
- 1881-11-26** ([13499910](#))  
Real estate advertisement (search for *Clubb*).
- 1882-05-16** ([13511323](#))  
Hoskins' cottage (search for *Hoskins*).
- 1882-05-20** ([70969253](#))  
Broadley cottage (search for *Broadley*).
- 1883-03-14** ([252053627](#))  
Broadley cottages (search for *Broadley*).
- 1882-06-24** ([108207048](#))  
Clyde House for lease (search for *Clyde*).
- 1882-12-16** ([107998501](#))  
Clyde House for sale (search for *Clyde*).
- 1884-10-29** ([107272540](#))  
Clyde House for sale (search for *Clyde*).
- 1884-11-07** ([13583644](#))  
Clyde House for sale (search for *Clyde*).
- 1884-11-08** ([132246224](#))  
Clyde House for sale (search for *Clyde*).
- 1886-08-17** ([13644278](#))  
Two cottages for sale (search for *Beattie*).
- 1886-08-19** ([13640215](#))  
Two cottages for sale (search for *Beattie*).
- 1886-10-16** ([107317714](#))  
Clyde House to let (search for *Clyde*).
- 1890-02-25** ([223597476](#))  
George Clubb elected mayor.
- 1892-11-25** ([235969187](#))  
Funeral notices (search for *Beattie*).
- 1911-02-19** ([168751441](#))  
George Clubb biography, with picture.
- 1912-02-08** ([15308575](#))  
George Clubb elected mayor.
- 1922-04-26** ([118868504](#))  
Clubb's memories of old Balmain.
- 1924-03-31** ([16143828](#))  
George Clubb obituary.
- 1924-03-31** ([245895524](#))  
George Clubb obituary.
- 1924-04-02** ([109759026](#))  
George Clubb obituary.

## 7 Photography

Realistically, locating a photograph of a particular house in the collection of images held by a public institution would have to be considered a long shot. Not so, however, for aerial photography, where an image might cover a large fraction of a suburb. The shoreline industries of Balmain were well documented in the 1930s, 40s, and 50s by a pioneer of aerial photography, **Milton Charles Kent** (1888-1965).

The State Library of New South Wales holds a collection of Kent's photographs, organised into albums associated with a particular photographic assignment. These invariably relate to the industrial company that commissioned the work, which tends to locate those photographs in a particular quarter of Balmain. However, Kent's photographs are usually low altitude raking shots that catch a fair amount of the surrounding residential neighbourhood, sometimes extending far into the distance.

In the complete, Balmain-specific inventory that follows, photographs are grouped by album with a broad description of the section(s) of Balmain covered and the industrial target of the photographic assignment. A ● marks images in which 117, 119, and/or 121 Beattie St are visible (see also notes following). Note that six of these images are inverted left-right. These are marked with ⇔.

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<i>Peacock Point (Sam Hood, photographer).</i>	
FL1036757	(nQRq20L1/dz4DbJjm4xvMp)

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<i>Balmain behind the Harbour Bridge (Hall &amp; Co.).</i>	
FL3432254	(nGm4owMY/xXNBORXMWEEg6)

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<i>Callan Park.</i>	
FL8804877	(YRIZGB2n/8BKaOXRAqyZoL)
FL8804878	(YRIZGB2n/m308RlOyLoj5y)

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<i>White Bay (Lever Bros.).</i>	
FL8805106	(nmQdGp5n/yNIX0akjwGZdE)
FL8805107	(nmQdGp5n/4JJvNvoVZ8EZk)
FL8805108	(nmQdGp5n/8rGE77BxOO3Nz)
FL8805109	(nmQdGp5n/3lJNoy3ZqaGg7)

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<i>Balmain east &amp; central (Colgate-Palmolive).</i>	
FL8805254	(9arp2OOn/9arp2OOn)
FL8805255	(9arp2OOn/QMrJw7RXXrLRd)
FL8805256 ⇔	(9arp2OOn/O8e2r34b2KN06)
FL8805257 ⇔	(9arp2OOn/aG47VP2aX7prE)
FL8805258 ⇔	(9arp2OOn/64KxWpdoreXV)
FL8805259 ⇔	(9arp2OOn/kzk5g4aXwMB0x)
FL8805260 ⇔	(9arp2OOn/wbmDr0N0oKoO2)
FL8805261 ⇔	(9arp2OOn/yeJGGX42e6QPE)

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<i>Balmain north &amp; central (National Box Co.).</i>	
FL8805381	(YEGm8qVn/QOel5DlMK32NZ)

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<i>Johnsons Bay (various).</i>	
FL8805509	(9qoQEpO1/QMq38x8eqb4JV)
FL8805513	(9qoQEpO1/rKVLdDwG7vM0D)

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<i>Birchgrove (Coal mine).</i>	
FL8807887	(9qoQEOE1/5goWm4qrWK6xg)
FL8807888	(9qoQEOE1/gwBZoON0NabQm)
FL8807889	(9qoQEOE1/NNAP5vEEZZdQm)
FL8807890	(9qoQEOE1/GXPKDoe4L6v3a)

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<i>White Bay (Glebe Island).</i>	
FL8810803	(1LjRMb39/2ZJW0D7vxd6A3)
FL8810804	(1LjRMb39/pX8VEvqqgD254)

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<i>Glebe Island and White Bay.</i>	
FL8811177	(YezdQMW9/RqOlwwqxx7ag3)
FL8811178	(YezdQMW9/rxpMljDPJgZ0b)
FL8811179	(YezdQMW9/R6jPXmO6g5WEq)

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<i>Fitzroy Ave (National Box Co.).</i>	
FL8811375	(YzOgzq89/rXEGxp2VPD7MN)
FL8811376	(YzOgzq89/ZpQdJX5GJOp8m)
FL8811377	(YzOgzq89/DwP5pJmd4DN6y)
FL8811378	(YzOgzq89/8rJ7j2EdjlaAB)

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<i>Rozelle to Balmain central (Lever Bros.).</i>	
FL8811441	(Yr8RkZKn/4Mrm7ZoJ5z3l)
● FL8811442	(Yr8RkZKn/8VNOX3dQyw5VP)
FL8811443	(Yr8RkZKn/5jLGe4V7XRRK7)
FL8811444	(Yr8RkZKn/o0QP667d75jXN)
FL8811445	(Yr8RkZKn/4BJN8X5DgNGly)
● FL8811446	(Yr8RkZKn/N5WoPmNr7xqz0)
FL8811447	(Yr8RkZKn/oX2qBBpO3ABqW)
FL8811448	(Yr8RkZKn/Rpo2jldPJPoJP)
FL8811449	(Yr8RkZKn/rBMwzqxLZ6d6Z)

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<i>Balmain central &amp; south, and Rozelle.</i>	
FL8812097	(9yM6AVE9/BwNRjWIP2B84y)

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<i>East Balmain (Pyrmont, high altitude).</i>	
FL8812103	(9yM6AVE9/pxbEoqj28QNBX)

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<i>Rozelle Bay.</i>	
FL8812314	(YzOgzPd9/GQzdoqQ4y3v5G)
FL8812315	(YzOgzPd9/KoOLEzeXkE40j)

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<i>Cockatoo Is., Birchgrove &amp; Balmain East.</i>	
FL8812322	(YzOgzPd9/xDg6QZZNJRxWk)
FL8812323	(YzOgzPd9/OkpBv5rZrodq4)
FL8812324	(YzOgzPd9/ZyQ4J236pKqvv)

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<i>Ballast Pt., Mort Bay, Balmain east &amp; central.</i>	
FL8812384	(nM7IXzZY/Deav2aMNV3lE)
FL8812385	(nM7IXzZY/LLJWpPQNAqkDg)

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<i>Rozelle north (Monsanto).</i>	
FL8812999	(9O4oXM4n/ywKba3GpR8b5D)
FL8813000	(9O4oXM4n/P753DmREebAjq)
FL8813001	(9O4oXM4n/mw7moA0rw6lO5)

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<i>Rozelle, Balmain central and east (Lever Bros.).</i>	
FL8813198	(1LjRX359/pVrAlaL2Jbb5m)
FL8813199	(1LjRX359/6BDbwWr5AmbXo)
FL8813200	(1LjRX359/y2QLy8yPN8aRz)

---

<i>Rozelle, Balmain central and east (Lever Bros.).</i>	
● FL8813317	(nmQd6DRn/WyLNOXXmQ5dVK)
FL8813318	(nmQd6DRn/oJLOpVJr02bX3)
FL8813319	(nmQd6DRn/R5oDXzwyMPep2)
FL8813320	(nmQd6DRn/VywPWNZKk4oog)

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<i>Rozelle north – Balmain central (Empire Timber Mill).</i>	
● FL8813709	(1bGdXkrY/poO4jEWzrD6jb)
● FL8813711	(1bGdXkrY/g3GDDyWX6jwev)
FL8813713	(1bGdXkrY/NN0WMrM5BxdEb)
● FL8813715	(1bGdXkrY/pwrE8WmxqVPqA)

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<i>Cockatoo Is., Birchgrove, and Balmain East.</i>	
FL8814247	(1kVd2bzn/GK8o6lA88dOB)
FL8814248	(1kVd2bzn/zK0kwMEpmoKB)
FL8814249	(1kVd2bzn/aazMVkBZKRe76)
FL8814250	(1kVd2bzn/AdorQlvwNmK54)

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*Ballast Pt. and Mort Bay (Caltex).*

FL8817987 (nZNvbM6n/4gwVMKZ5Mdxj)  
FL8817988 (nZNvbM6n/ZDLyKOO88vPN7)  
FL8817989 (nZNvbM6n/zeMXzwN73VoPO)

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*Long Nose Pt. (Jubilee Engineering).*

FL8818051 (1JkmX7oY/y2gLgKKVwK5bx)  
FL8818052 (1JkmX7oY/pXEy4VMe8voL4)  
FL8818053 (1JkmX7oY/jeEdKdzQoEW87)  
FL8818054 (1JkmX7oY/rDeV2oA4M0Ja7)

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*Balmain & Rozelle, Birkenhead Pt. (high altitude).*

FL8819142 (YK5QX2Mn/b0Me3qwVX6PXb)  
FL8819143 (YK5QX2Mn/vZLl7p8AAKowG)  
FL8819144 (YK5QX2Mn/8DPwykqbJ6ZJL)  
FL8819145 (YK5QX2Mn/l83mpeGmWLI AJ)  
FL8819146 (YK5QX2Mn/VRQ3x60aQ5qK7)  
FL8819150 (YK5QX2Mn/EVWvWGqEwj3eV)  
FL8819151 (YK5QX2Mn/rAkLJLQmdvx0N)  
FL8819152 (YK5QX2Mn/RaoPIJdBky532)

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*Mort Bay (Mort's Engineering, high altitude).*

FL8819281 (n7oVNmAn/oVGP7rvQZG4B3)  
FL8819282 (n7oVNmAn/bm6ajyZrBdebX)  
FL8819283 (n7oVNmAn/040Kp3vKQONja)  
FL8819284 (n7oVNmAn/6NbDJ5lJLejLz)  
FL8819285 (n7oVNmAn/VgBvBZ7Xg6RLJ)  
FL8819286 (n7oVNmAn/kDM7Ak46Gybx)

*Mort Bay (Chapman's slipway, high altitude).*

FL8819287 (n7oVNmAn/N7eeVKAZJG6j)  
FL8819288 (n7oVNmAn/7KXLbkAAy408Z)  
FL8819289 (n7oVNmAn/jjDeAgrrvkN83)

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*Rozelle north (Monsanto, high altitude).*

FL8824504 (9NaAXRbY/05wlp86EogkP)  
FL8824505 (9NaAXRbY/NgjzNa0wv5KwK)  
FL8824506 (9NaAXRbY/djV8aNe4rKpQg)  
FL8824507 (9NaAXRbY/lGwdP7NgKKN6O)  
FL8824508 (9NaAXRbY/2RAMX65ZD4Gwy)  
FL8824509 (9NaAXRbY/XLPox3Wookay0)  
FL8824510 (9NaAXRbY/4D5B02w2MMDb6)  
FL8824511 (9NaAXRbY/QpOQdKQ7rK0vA)  
FL8824512 (9NaAXRbY/gLjwGpaGEA0pD)  
FL8824513 (9NaAXRbY/zPVbPrmGXl0M)  
FL8824514 (9NaAXRbY/KDv3GNx7rMrk0)  
FL8824515 (9NaAXRbY/DBeBBNpmMmQQb)  
FL8824516 (9NaAXRbY/JdEvjjwNoKLQV)  
FL8824524 (9NaAXRbY/ZER58GGq14QoQ)

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117, 119, and 121 Beattie St are not particularly well represented in any of these aerial photographs, but they do give a good idea of what the neighbourhood was like at the time. As indicated above, they appear in the following:

FL8811442 (OK, frontal),  
FL8811446 (side view of No. 117, others obscured),  
FL8813317 (frontages only, good view of Beattie St),  
FL8813709 (roofs and neighbourhood),  
FL8813711 (roofs and neighbourhood),  
FL8813715 (roofs and neighbourhood).

During WWII, the NSW Department of Main Roads commissioned [Adastra Airways](#) to produce an aerial survey of the whole of Sydney. Unlike Kent's aerial photography, this was a high-altitude survey looking directly downwards. As such, the most visible part of a house is usually

its roof. Nevertheless, the survey is an extremely valuable historical resource, especially as it can be dated narrowly to May-June 1943. SIX Maps provides the 1943 survey as an overlay option to recent satellite photographs, making it even more valuable. Go to [maps.six.nsw.gov.au](https://maps.six.nsw.gov.au), and click on **BASEMAPS** in the top-right corner. In the menu that opens, click on **Looking for 1943 or other imagery?** and then select **Sydney 1943 Imagery**. Pull the slider down to fade from current satellite imagery to 1943. Be careful not to zoom in too far, the 1943 imagery disappears above a certain level.

## 8 Genealogies

As appropriate, genealogies for individuals or families of interest are recorded on FamilySearch, a Wikipedia-equivalent for genealogy ([www.familysearch.org](http://www.familysearch.org)). Everyone works collaboratively to construct a single family tree encompassing all humanity. FamilySearch is accessible via a free account.

Genealogies can provide unexpected insights. For example, the name *Broadley Cottages* is linked definitely to George Clubb through his place of birth.

FamilySearch assigns a unique identifier to each person:

- Theodore James Jaques (1822-1893): **GTMF-F8S**
- George Clubb (1846-1924): **97QR-T4B**
- William Craig (1854-1928): **LDC8-X7C**

## 9 Other resources

The following are resources not (currently) available free of cost online. Some are available online but must be paid for, others have not (yet) been digitised and require a trip to a public institution such as the State Library of New South Wales in Macquarie St, Sydney, or the New South Wales State Archives Office at Kingswood in Western Sydney.

### Neighbours

If there are any long-term residents in the neighbourhood, ask them what they know about the history of your house and of the street in general. They may be able to provide you with information that can't be obtained from elsewhere, such as old photos of the street, perhaps even including your house. They may have known the previous residents, or witnessed alterations made to, or inflicted upon your house.

### New Form Torrens Register

As explained in Sect. 4, Land Registry Services (LRS) provides free digital access to the Old Form Torrens Register, which runs from 1863 to 1964, through their [Historical Land Records Viewer](#) (HLRV, [hlrv.nswlrs.com.au](http://hlrv.nswlrs.com.au)).

In 1961, a new system of loose-leaf folders, called the New Form Torrens Register, was introduced. The folios themselves are similar to the Old Form Register

and can be valuable for carrying a house history forward to the present day. While these more recent Certificates of Title (CT) are not available on HLRV, digital copies may be purchased online from an authorised LRS [information broker](#).

It pays to shop around as some LRS information brokers are more price-competitive than others.

### Land dealings

Every land title has a set of associated *dealings*, be it a transfer (of ownership), lease, mortgage, discharge of mortgage, caveat, or other transaction. A dealing may contain monetary figures, occupations of the parties, and other useful information. An image of the dealing may be purchased from an authorised LRS [information broker](#) using the *dealing number* given on the CT.

### Surveys

Modern titles are based on a survey, called a *Deposited Plan* (DP); the title is given as a particular *Lot* in a particular DP. While older DPs are available through HLRV, the current DP in force for a property will generally only be available for purchase through an authorised LRS [information broker](#).

### Balmain Council rate books

Balmain Municipal Council's rate books survive in toto and are publically accessible at the State Archives Office (SAO) of NSW, located at Kingswood in western Sydney. Of course, the rate books list the rate payers – typically the land owners, not their tenants. It should also be mentioned that the amount of information obtained may seem disappointing for the effort involved.

Rate books were kept separately for each of the four council wards: North, North-East, South-East, and South-West, with Darling St dividing north and south. Balmain Council covered the whole of what is now Balmain, Balmain East, Birchgrove and Rozelle (which includes Glebe Island). This map from 1882 is as good as any for locating an address within a ward, SLNSW: [74Vv3zJ543qO](#).

Go to [mhns.wa.gov.au/collections/state-archives-collection](#) and enter “NRS-15823” in the search bar to get a list of the rate books (“AGY-2172” gets everything SAO holds for Balmain Council). There are 108 rate books in total, 27 for each of the four wards. They were annual from 1908 to 1927 inclusive, after which they became tri-annual until Balmain Council was absorbed into Leichhardt Council in 1948.

Beware that two of the books catalogued as North-West Ward are in fact North Ward. Order the books you wish to consult and they will be waiting for you when you arrive at the Archives Office. The best strategy is to photograph the pages of interest and peruse them at leisure later at your desk.

### Electoral rolls

With the end of the Sands Directory in 1933, electoral rolls become the main tool for researching residents. However, as surnames are listed alphabetically within

electorates comprised of thousands of voters, it is no small job to scan through the rolls looking for a particular address. Yet if the surname of a resident is known, it is a simple matter to trace it through the rolls for as long as they lived at the address. However, once a new resident moves in, the roll has to be searched again from scratch.

A selection of NSW electoral rolls is available online, with a subscription, through genealogical companies such as Ancestry.com. These run to 1980. The State Library of New South Wales holds microfiche copies of the electoral rolls for the whole of Australia, complete up to 2008. Of course, consulting them entails a trip to Macquarie St.

It is useful to know that the whole of Balmain including Rozelle, etc., has always been included in a single electorate, and that it has always comprised the New South Wales state electorate of Balmain. However, the Commonwealth electorate has changed over the years. At federation it was in Dalley but that changed to West Sydney in 1934. In 1949 it changed to Martin, and in 1958 back to Dalley. Dalley was abolished in 1968 and it became part of Sydney until 2016 when it switched to Grayndler.

### Birth and death certificates

In the 19th and early 20th century, most people were born at home and many also died there. Having established who lived in your house, check for births and/or deaths that may have occurred therein (see Sect. 8). A birth or death certificate, which records the location of the event, may be useful for establishing that a house existed at a particular date.

However, it can be quite expensive to purchase a *certificate*, that is, a certified copy of the register entry, from the NSW Registry of Births, Deaths and Marriages. Third-party services can provide the more economical option of a *transcription* of the register entry, which is not certified and cannot be used in any legal proceedings. [Joy Murrin](#) is one such, and provides the even cheaper option of a partial transcription.

### Past owners or their descendents

Having ascertained who owned and/or lived in your house, you might consider contacting them or their descendents. They may have information that cannot be obtained elsewhere. We've all seen old photos of people in the front or back yard, possibly a family group, with the house in the background.

Professional historians have used this strategy to good purpose, for example Peter Reynolds in his Leichhardt Historical Journal articles. However, it is probably only realistic for the grand houses of high-profile owners, and potentially requires a lot of work to track down their descendents.

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