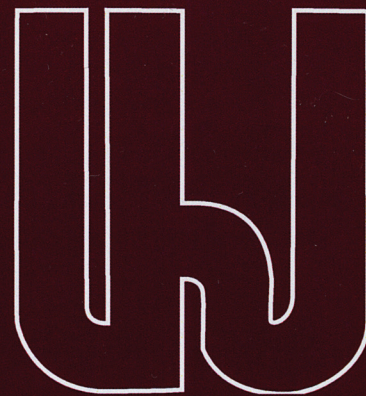


# LEICHHARDT HISTORICAL JOURNAL 25



## Francis Hemming and the Haunted House Flood's Estate – Part 3



Annandale Balmain Glebe Leichhardt Lilyfield Rozelle







Leichhardt  
Historical  
Journal No 25  
2007

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*The Haunted House at 51 Piper  
Street, Leichhardt East, in 1988.*  
(Jennifer Bates)

## Acknowledgements

The LHJ acknowledges the contribution made by *Descent*, *The Journal of the Society of Australian Genealogists* to the study of family and local history. The Society is at 120 Kent Street, Sydney.

## The Publisher

Leichhardt Historical Journal is an incorporated, voluntary, non-profit organisation dedicated to publishing primary research on local history within the pre-2003 Leichhardt Local Government Area. Incorporated in 2000, the LHJ is affiliated with the Royal Australian Historical Society, the Balmain Association, the Annandale Urban Research Association, the Glebe Urban Research Association, and the Leichhardt Urban Research Association.

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# From the Editor

## Waterview House, Balmain

In a fine piece of research and analysis, Eric Young has established that Waterview House\* was built in 1830 and not in the mid-1830s as shown in *LHJ No 22* and earlier work.

Young has published his findings in *Descent*, *The Journal of the Society of Australian Genealogists* (Vol 35, Pt 4, Dec 2005). Entitled "Rowland Walpole Loane, Esq, His Presence on the Balmain Peninsula", the article is a scholarly vehicle for those learning primary research methods, or for those wishing to hone existing skills. Many hitherto unpublished facts have been brought to light.

In the article in *Descent*, the reference to "Balmain peninsula" alerts us to the fact that Birch Grove House was the first house on the Birch Grove and Balmain grants which geographically combine to form the "peninsula". The later Waterview House, on the other hand, was the first house on the Balmain grant. The reader of Young's piece will come to understand the import of the word "combined".

As a descendant of R W Loane, Young establishes his own family history and, at the same time, contributes incisively to the local history of Birch Grove and Balmain. He identifies Loane's many properties and writes "But the most interesting properties were located on the Balmain peninsula where there were two grants of land: Whitfield's Farm [later Birch Grove] ... and the adjoining property of Gilchrist Place [Balmain] of 550 acres".

The *Descent* article corrects errors in, and adds so much valuable research to, Pamela Jeffery's article in *LHJ No 15* (1986). As the editor of that article, I am anxious to set the record straight and I can think of no better way than recommending the *Descent* article.

A follow up article by Young, "Rowland Walpole Loane, Esq., at Balmain", will appear in a future journal. Young's article will be placed side-by-side with the final part of the long-running series, "From Cooper Street to Waterview Street, Waterview Estate 1835-1970" that began in *LHJ No 22*.

Peter Reynolds

\* Originally known as "Waterview", the name Waterview House is used in the LHJ to distinguish the "House" from the "Estate".

**AURA**

Please send all correspondence for the Annandale Urban Research Association to the Secretary, 289 Annandale Street, Annandale, 2038.

**LURA**

Tricia Mack and Felicity Barry of the Leichhardt Urban Research Association are creating a database of more than 10,000 names from the Interment Book microfiches of the former Balmain Cemetery, now Pioneers Memorial Park in Norton Street. The database will cross reference death certificate registration numbers and names of parents. Ownership history of the cemetery will be investigated and the cemetery placed in an historical context.

The cemetery company began accepting burials in 1868 but in 1886 Leichhardt Council took over. Burials ceased in 1912.

After years of neglect, most of the headstones were demolished and the site converted to the Pioneers Memorial Park in 1944.

Ro Tidswell's great grand-parent's-in-law, Henry Earnshaw Tidswell (d.1882) and Elizabeth, Tidswell, née Roby (d.1883) were buried there. When the cemetery was to be destroyed, the family moved the headstone to Woronora Cemetery.

For LURA, please address correspondence to the Secretary, PO Box 1011, Leichhardt 2040.

**GURA**

Please send all correspondence for the Glebe Urban Research Association to the Secretary, 17 Avona Avenue, Glebe, 2037.

The publication of this journal has been assisted by a Local History Grant from Leichhardt Council.

**The Leichhardt Historical Journal – An Evaluation**

Dr Ken Knight, a Vice Patron of the Society of Australian Genealogists, has written an article entitled *The Leichhardt Historical Journal: A Research Source for Family Historians*. The article appeared in *Descent, the Journal of the Society of Australian Genealogists* (Vol 36, Pt 1, Mar 2006).

Dr Knight emphasises the interdependence of family and local history studies. A study of early post-1788 development of a locality draws heavily on the accounts of individuals and families. "These are the very essence of family history, but they are also the foundation blocks on which local history is based".

In historical studies of later periods, as Knight writes, "the interdependence remains, but the emphasis shifts and it is the family historian who must draw significantly on research carried out by local historians, as well as by those working in other fields of history, if the individual or family is to be placed in context".

In the Society's extensive collection of journals, among the much sought after are *The Historian* (Ku-ring-gai Historical Society) and the *Leichhardt Historical Journal*. Knight emphasises that despite the LHJ's high quality and research significance, "it does not yet seem to have achieved the level of recognition by family historians which it warrants".

On the vexed matter of the length of time elapsing between issues, Knight suggests that the editors reduce the number of pages and increase the frequency of issues. The editors wish to respectfully state that, when the physical size of the area to be studied is considered, and the level of detail understood, it can be seen that many pages will be consumed. Studies of the built environment must be illustrated with as many maps diagrams, subdivision plans and photographs as possible to bring the writing to life, thus more pages will be consumed.

Knight states that another feature which puts the LHJ in the forefront of local history publications "is the annotated indexing being carried out by Rebecca Reynolds". Knight sees the indexes as significant publications in their own right, "with each item in each journal being indexed so thoroughly that researchers can readily determine its likely significance for their work". To date the first 14 issues of the LHJ have been indexed.\*

The editors are extremely grateful to Dr Knight for his perceptive, and practical, evaluation of the LHJ.

\* Indexes to LHJ Nos 1–10, 11–13, and 14 have been published. No 15 is being indexed.

**Rosaleen Moyra Tidswell (1934–2003)**

Sadly missed by all who knew her, "Ro" was the daughter of Robert David Fitzgerald IV (1902–87) and Marjorie Claire Harris. Ro's history of Henry Earnshaw Tidswell (LHJ No 23) established that the family home, Alderly, became the Balmain Cottage Hospital in 1886. Ro also wrote the history of the R D Fitzgerald II family of Adraville (LHJ No 21). At the time of her death Ro and Bonnie Davidson were researching the life of Rev Thomas Acheson Gordon (d. 1907), the founder of the first Presbyterian Church in Balmain.



# **Land and Building Development**

in

## **Leichhardt East**

on the

### **Area Bounded**

by

#### **Piper and White Streets and Whites Creek**

**Francis Hemming**

and

#### **The Haunted House**

*Peter Reynolds*

### ***Why Haunted?***

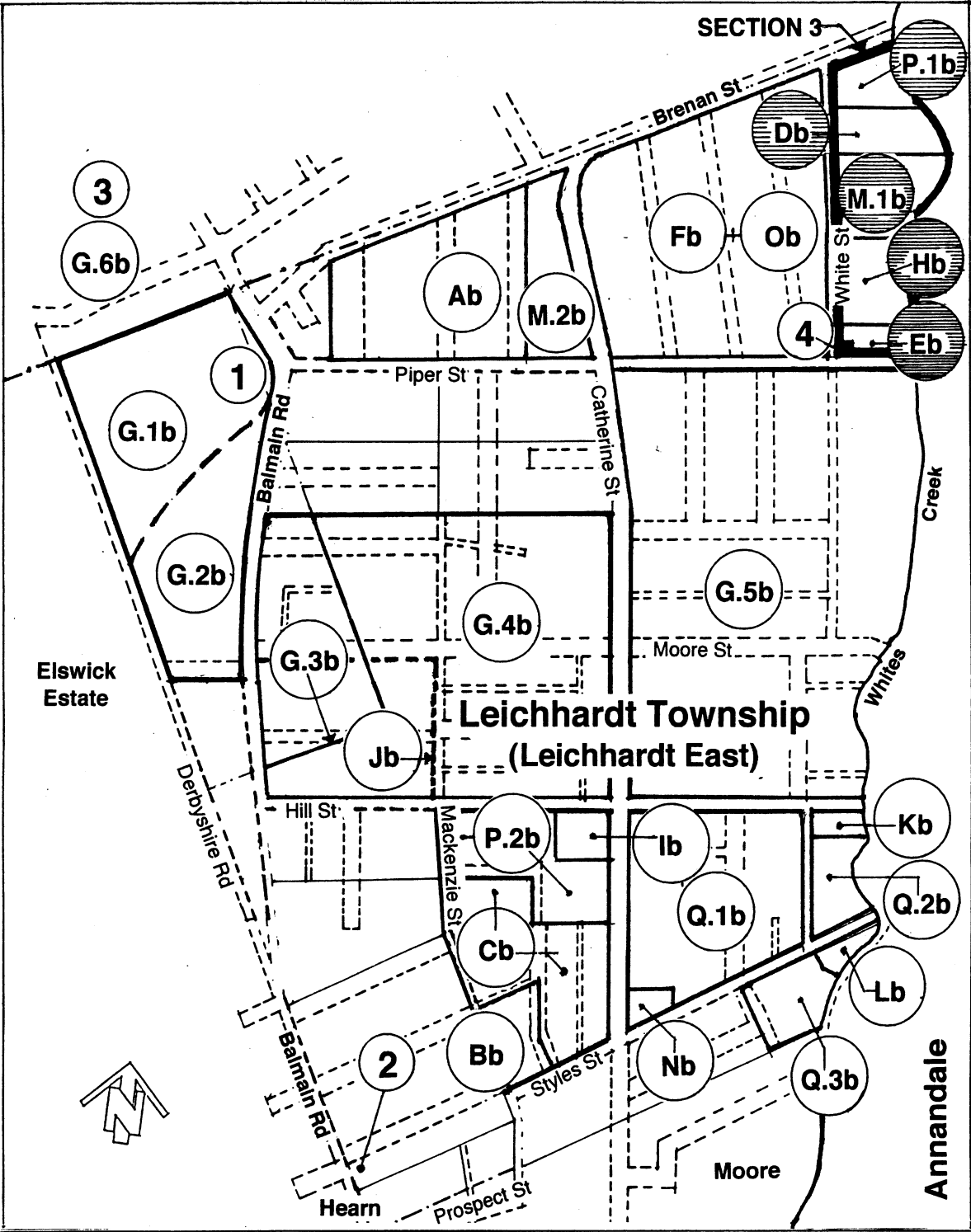
*The Leichhardt Historical Journal No 2 raises matters, some fanciful, some valid, associated with the so-called “Haunted House” at 51 Piper Street, “Lilyfield”.<sup>1</sup> One legend suggests that boneboiler Francis Hemming’s original house underwent a makeover as a hotel but the owner killed himself when refused a licence. Another myth surrounding the cause of death was that Johnston Street, Annandale, became the major road and not Piper Street, Leichhardt.*

*In Leichhardt Historical Journal No 2, local resident Charles Ivory precisely recollects Ted Warden’s stables being there and later being used by carrier named Hickey (see 7.02, 7.03). Ivory correctly remembers 51 Piper Street being used by “Regal Sprays” (see 7.02). He also remembers the building being leased to Australian Consolidated Press from about 1940 to 1970.*

*Legends are legends but Mr Ivory’s recollection that “when he was a boy, it had no floor and no roof” gives a clue to the old house being regarded as haunted.<sup>2</sup> As stated in 6.0, Jonas Ayre’s transformation of Hemming’s house in the 1890s was never finished and never occupied as a residence.*

### ***Why Never Occupied?***

*Furniture warehouseman, Jonas Ayre, died during his transformation of Hemming’s house in the 1890s. It was never finished and never occupied because his wife, Emma Shackleton Ayre, had no interest in its completion (see 7.01). The towered-house became a centre for industrial use from the 1920s and more recently has been converted into apartments. Derelict and vacant for many years, 51 Piper Street was dubbed “The Haunted House”.*



**Figure 1**  
**Land Dealings on Leichhardt Township:1854-1865**  
**Sales and Mortgages by Walter Beames (See Table 1)**

Key	Building/Land	Portion	Purchaser/Mortgagee in Section 3	Date
1	Bagshot House	P.1b	Alexander Brodie & Andrew Loder	1864
2	Drayton House	Db	Nicholas McNeill	1856
3	Austenham House	M.1b	Amelia West (to Francis Hemming 1861)	1859
4	Hemming's House 1856-58	Hb	Francis Hemming	1858
b	= Sold by Walter Beames	Eb	Francis Hemming	1856



## 1.0 Hemming's Land Purchases

### 1.01 Beames's Leichhardt Subdivision, Section 3 Portions Eb, Hb, M.1b

Francis Hemming, yeoman, Sydney, purchased portion Eb from grocer Walter Beames in September 1856 for £100.<sup>3</sup> When described as a Leichhardt settler, he bought portion Hb in July 1858, also from Beames, for £160 11s.<sup>4</sup> In February 1861 when still a Leichhardt settler, Hemming bought for £200 Mrs West's portion M.1b which she had bought from Beames (Figure 1, Table 1).<sup>5</sup>

These purchases gave Hemming 4.25 acres with frontages of 662 feet to White Street and 189 feet to Piper Street as well as a generous frontage to White's Creek.<sup>6</sup> Hemming chose well; most of the land, particularly along White Street, was higher than the 3-foot contour line above high water mark.<sup>7</sup> In 1880, Hemming subdivided most of this land for building lots.

### 1.02 Francis Hemming Builds a House

In 1856–58, Hemming built a substantial one-storey stone house, close up to the corner of Piper and White Streets (Figures 1–7). When surveyed in 1879, the “large Stone House” had verandas on the Piper and White Street elevations.<sup>8</sup> Also in evidence were the detached stone kitchen and the covered way connecting it to the house. A good-sized stable and freestanding privy were also shown, as was the house-well, set back from the house and just inside the White Street boundary.<sup>9</sup>

Given the rocky nature of the hillside, it can be assumed that stone for building was quarried on the site. A description of the house has not survived but it seems to have become the ground floor of 51 Piper Street, the so-called “Haunted House” (see 4.01, 4.02, 5.01, 6.02, 7.01, 7.02).

### 1.03 Hemming's Boilingdown Works

Hemming gained his livelihood from boilingdown bones and fatty tissues for candle tallow and soap-making. He probably used the large weatherboard shed on his land close to Whites Creek for storing raw materials and finished products (Figure 4, No. 18).<sup>10</sup>

During his working life, his various works or occupations are listed in *Sands's Directory* as:

Francis Hemming (John Street) 1863;  
Francis Hemming (Balmain Road) 1864;  
Not listed 1865;  
Francis Hemming Boilingdown  
Establishment (Abattoir Road) 1866;  
Not listed 1867;  
Francis Hemming Tallow Melter 1868;  
Francis Hemming 1869;  
Not listed 1870;  
Francis Hemming Boilingdown  
Establishment 1872;  
Francis Hemming Boilingdown 1874;  
Francis Hemming Boneboiler 1875;  
Francis Hemming 1876;  
Francis Hemming Boneboiler 1878;  
Francis Hemming 1879–81.<sup>11</sup>

His retirement after this last entry may have been brought on by Leichhardt Council effectively banning this noxious trade. Selling off his land for building lots was obviously a rewarding alternative.

He made a fortunate choice of site for boneboiling. By turning from White Street into Brenan Street, he could then travel via Abattoir Road (now Lilyfield Road) which led to Balmain and the Glebe Island Abattoirs.<sup>12</sup>

Hemming almost certainly would have preferred to reach the abattoirs by water, particularly when the unmade roads were impassable. Again, he was fortunate because the neck of Rozelle Bay at high water coincided with Brenan Street.<sup>13</sup> Whites Creek flowing past the eastern boundary of Hemming's land, met the bay at this point. The creek provided water for boiling and Rozelle Bay made water transport convenient.

### 1.04 Glebe Island Abattoirs

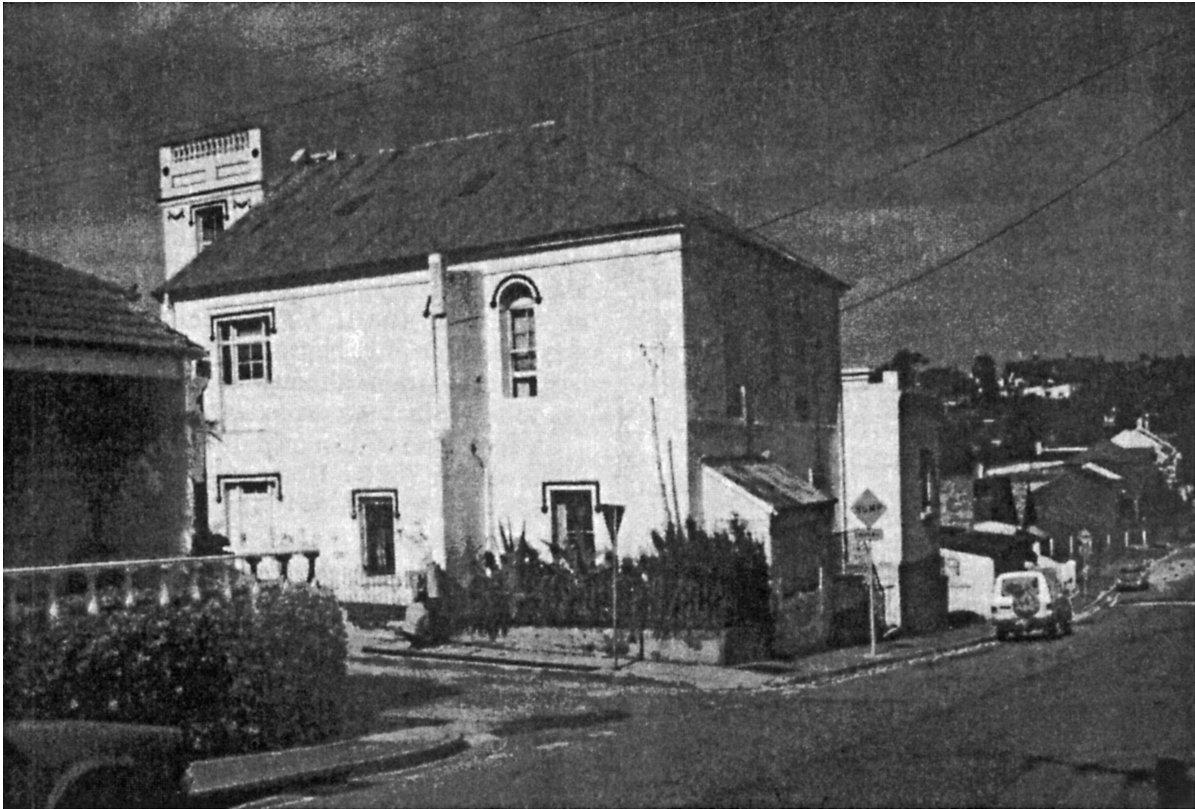
Built from about 1852, the abattoirs provided a plentiful supply of animal products for boiling down. Designed by the Colonial Architect, Edmund Thomas Blacket, the abattoirs were almost certainly inspired by an American design.<sup>14</sup> The architectural style was predominantly Norman (round arches and simple decoration) although later additions did not follow Blacket's precedent.

After Blacket resigned to intensify work on his design for the University of Sydney, the work was continued by his successor, William Weaver.

**Table 1**  
**Land Dealings on Section 3**  
**Leichhardt Township: 1856-1864**  
**Sales and Mortgages by Walter Beames**  
(See Figure 1)

Por- tion	Date of Deed	Purchaser	Occupation Location	Price	Area	Reference to Title
Db	1/8/1856	Nicholas McNeill	Landowner Leichhardt	£99	-	Bk 44 No 658
Eb	8/9/1856	Francis Hemming	Yeoman Sydney	£100	-	Bk 45 No 220
Hb	18/7/1858	Francis Hemming	Settler Leichhardt	£160 11s	-	Bk 56 No 65
M.lb	8/3/1859	Amelia West	Widow Woolloomooloo	£445	2a 2r 30p	Bk 65 No 59
P.lb	21/10/1864	Alexander Brodie	Esquire Murrurundi	£350 By Mortgage	2a 2r Op	Bk 90 No 275
		Andrew Loder	Esquire Colly Creek			
b	= Land sold by Walter Beames					

***The Haunted House in 1988***  
*The grocery factory, possibly added during the 1920s, obscured the Italianate tower. Jonas Ayres' veranda-less White Street facade with its arched-recess blade wall is evident.*  
*(Jennifer Bates)*





## 2.0 Hemming's 1880 Subdivision

### 2.01 Frances Hemming and Thomas James Rose

A factor in Hemming's decision to subdivide his land into building lots may have been Leichhardt Council's opposition to boneboiling. Under Mayor John Young, Council saw the enterprise as being detrimental to the amenity of the area. More economically significant was Council's recognition of the tendency of noxious trades to lower real estate values.

On 10 October 1879, Hemming applied to have his land brought under the *Real Property Act, 1862*, to allow him to auction building lots under Torrens Title.<sup>1</sup> Validity of title for land sold under the Act was guaranteed by government and was thereby more appealing for intending purchasers. Hemming requested that, if the application were to be accepted, the certificate of title be issued to "Thomas James Rose of Leichhardt Balmain Gardener", as trustee for Hemming's children.<sup>2</sup>

#### 2.02 The Family Trust

In examining the application, doubts were raised by the authorities over a family trust created by Hemming on 12 December 1866.<sup>3</sup> By a conveyance in trust of that date, Hemming, "in consideration of the natural love and affection entertained ... towards his five children", empowered Thomas James Rose to hold all the land in trust for them.<sup>4</sup> Rose had been a member of the household since childhood and had earned Hemming's confidence.<sup>5</sup> Included in the trust were all structures, etc, standing on the land at the time, including Hemming's stone house.

The five children of Francis and Mary Ann O'Neil Hemming (deceased) were Mary Ann (b.1848), Francis Charles (b.1851), Elizabeth (b. 1855), John Thomas (b.1857), and Martha (b.6 May 1859).<sup>6</sup>

The implementation of the trust hinged on Martha's attaining 21 years of age on 6 May 1880. After that event, Martha, and her siblings, no longer under the trusteeship of T J Rose, would become empowered to sell the property and equally share the proceeds. The children had the right to enjoy the proceeds of sales, which, as the deed of trust stipulated, were to be "peaceably held and enjoyed ... without any eviction or interruption from or by ... Francis Hemming".<sup>7</sup>

There was no stipulation that the ownership of the land would revert to Francis Hemming if he were to be still alive on Martha's 21<sup>st</sup> birthday on 6 May 1880. By signing the deed, Hemming effectively dispossessed himself of 4.25 acres of urban residential land.

By its date of 10 October 1879, the application was lodged while the trust was still alive and with Martha still not 21, this is the reason why Hemming requested to have the certificate of title over the land be issued to T J Rose as trustee for the children.

#### 2.03 Primary Application 4916

As recorded in Primary Application 4916 for issue of a certificate of title, Hemming produced original deeds of conveyance to him from Walter Beames and from Amelia West. The omission of the deed from Beames to Mrs West was queried but later produced.<sup>8</sup>

Evidently, in answer to an official request, Hemming submitted the 1866 conveyance in trust, and a declaration of trust signed by T J Rose and Hemming. Sworn on 9 January 1880, the declaration would have confirmed the 1866 deed of trust but it has not survived.<sup>9</sup>

During the examination of the documents, it was found that, under the terms of the trust, Hemming had no estate in the land. A minute of 20 February 1880 sealed his fate, "I do not see what right the applicant has to come to us".<sup>10</sup> Hemming had no choice but to withdraw the application.

Why then, if he had no estate in the land, did he proceed to sell the allotments and conclude the first sale on 7 September 1880 (Table 2)?

As Hemming could barely decipher words, he would have had the deed of trust read to him and almost certainly did not understand the wording which dispossessed him. Evidence for this being Hemming's understanding of the matter may be seen in his later statutory declaration of 17 February 1881 made at the request of a mortgagee for some of the land sold by him:

I am the Francis Hemming mentioned in and by a certain Indenture dated the twelfth day of December 1866 made between myself of the one part and Thomas Rose of the other part registered No 449 Book 101 whereby in consideration of natural love and affection I conveyed certain lands portion of the Piperston Estate to the said Thomas Rose in trust for my children. I declare that I never received any consideration for the said deed and that the same was purely voluntary and that the land has never been dealt with under the indenture [of conveyance in trust].<sup>11</sup>

On 6 May 1880, the day that Martha Hemming reached 21, the first sales of the land had already taken place, but Hemming was the vendor, not his grown-up children (see Figure 3, Table 2).

Whatever the circumstances, Hemming had no option but to withdraw the application. Only the year 1880 is recorded on the withdrawal form. Since all documents were returned to his solicitor on Martha's 21<sup>st</sup> birthday, this was almost certainly the withdrawal date.<sup>12</sup>

Regardless of any strictures that may have been placed upon him during the application process, he proceeded to sell the land as

freehold title. If the trust had been enforced, all proceeds from sales should have come directly to the surviving children. In the event, three of the children were involved in purchases of White Street blocks from their father (see Table 2).

Elizabeth's husband John Kay bought Hemming's lot 10; John Thomas bought lot 12 and Martha lot 11, all for £33 each. They each paid the going rate of £1 per foot of frontage and, on the surface of it, appear to have bought their own land! \_\_\_\_\_

### **51 Piper Street in 1976**

*The Piper Street front acquired a lean-to. At the rear is the factory possibly added in the 1920s.*

*(John Mitchell)*





## 3.0 Hemming's White Street Lots

### Lots 1–14.1, 15

#### 3.01 The Auction

Hemming commissioned Messrs Batt, Rodd and Purves to put the subdivision to auction. The *Sydney Morning Herald* carried the final auction notice on Saturday 31 July 1880 which read in part:

#### **Hemming Estate**

Adjoining the Annandale Estate

Batt Rodd & Purves will sell by public auction on the ground this (Saturday) afternoon at 3 o'clock all that property known as Hemming's property situate White and Piper Streets, Leichhardt, and now subdivided into lots.

Lots 1 to 13 – 13 building sites, each 33 feet fronting White Street.

Lot 2 – large stone house, corner White and Piper Streets

Lot 3 – block of land 2 acres 1 rood 34 perches Piper Street and bounded on the east by White [sic] creek, and is very suitable for a large factory.<sup>1</sup>

The auctioneers offered freehold title at terms of 20% cash with balance at three, six, nine, or twelve months. Potential buyers would be bussed to the site from the auction room at "2 pm day of Sale".<sup>2</sup>

The auction sale notice implies that the Hemming family home was of one-storey only. The house stood on the large lot 14, which had a 135-foot frontage to Piper Street and 233 feet to White Street. (Figure 3, Table 2).<sup>3</sup>

The large area along the creek was denoted lot 15. As sold, lot 15 became a smaller lot with access to Piper Street. Lots 16 and 17, also 33-foot wide, had been added to the Piper Street frontage commencing at Whites Creek.

In this article, the residue of the central area, south of new lot 15, with access to Piper Street, has been denoted lot 18 (Figure 4, 5).

#### 3.02 Housing Commission Units Union Box & Timber Co Ltd W J Borley's Dairy 73 White Street

#### 3.03 Hemming's Lot 1 Detached House 141 White Street

Balmain labourer Walter James Mann bought lot 1 from Hemming in October 1881 for £38.<sup>4</sup> In October 1884, he sold for £50 to James Randle Harkness, a Sydney wagonette proprietor.<sup>5</sup> He mortgaged the property in November 1884 for £48 and probably used the money to build 141 White Street, timber-framed and sheeted with iron, right on the White Street boundary. Harkness let No 141 to John Keane dealer from 1884 (Figures 3, 4, Table 2).<sup>6</sup>

In March 1886, Harkness sold for £70 to Carl Brodersen (Broderon), a labourer and later a grocer of 121 (63) White Street.<sup>7</sup> Brodersen continued cab proprietor John Keane's tenancy to 1889, but the house was nl in 1890.

Broderon mortgaged No 141 with lot 2 and lots 7–9 to the AMP Society for £500 in September 1888.<sup>8</sup> His default allowed AMP to rent No 141 to — McDonald in 1891; then Joseph Pascal 1892; Charles Jay florist 1893–1895; Amel Regett (Emile Reguette) dealer 1896–1902; Emille Regerotte dealer 1903–04; Emille Rechette dealer from 1905.

In June 1908 No 141 was bought for £80 by Leichhardt dairyman William John Borley who sold it directly for the same amount to Emile Reguette (also known as Louis Requette) of Leichhardt.<sup>9</sup> Reguette continued to live at No 141 where he was listed as Emille Rechette, dealer, until 1912 when his listing changed to Emil Regitta dealer until 1916. His listing continued in that name, without the occupation of dealer, until his death on 8 February 1923.

Reguette's intestate estate passed to the Public Trustee who sold No 141 to Leichhardt widow Margaret Fritz in August 1923 for £200.<sup>10</sup> Not listed in 1924 the house was let by Mrs Fritz to Arthur Hobbs in 1924–26. Mrs Fritz sold to the 1927 tenant Leichhardt driver Austin Henry Williams for £185 13s 6d in June 1928.<sup>11</sup> Williams was still living at No 141 in 1932.

#### 3.04 The Union Timber Co Pty Ltd

The Union Timber Co Pty Ltd bought No 141 in November 1968 for \$750 (figure 5).<sup>12</sup> Rank Furniture was the next purchaser after William died on 6 July 1981.<sup>13</sup> After Rank sold No 141 to the Housing Commission of NSW in December 1986, the house was demolished to make way for residential units now numbered 73 White Street (Figure 10).

<div>Table 2</div> <div>Land Dealings on Francis Hemming’s Subdivision 1880</div> <div>(See Figure 3)</div>						
Lot	Date of Deed	Purchaser	Occupation Address	Price	Area	Ref to Title
1	28/10/1881	Walter James Mann	Labourer Balmain	£38	Oa Or 15 <sup>3</sup> / <sub>4</sub> p	Bk 232 No 729
2	9/5/1881	Robert Whitton	Carpenter Annandale	£33	0a Or 15 <sup>3</sup> / <sub>4</sub> p	Bk 221 No 661
3-5	27/10/1880	Henry McNamara	Wholesale Butcher Ultimo	£168 3s 8d	Includes lot 15	Bk 209 No 893
6	25/2/1881	Joseph Corbett	Freeholder Newtown	£33	Oa Or 15 <sup>1</sup> / <sub>2</sub> p	Bk 214 No 846
7-9	7/9/1880	Carl Brodersen	Labourer Sydney	£99	0a lr 5 <sup>3</sup> / <sub>4</sub> p	Bk 207 No 357
10	17/9/1880	John Kay *	Freeholder Leichhardt	£33	0a Or 15 <sup>1</sup> / <sub>2</sub> p	Bk 207 No 837
11	27/10/1880	Martha Hemming †	Spinster Leichhardt	£33	Oa Or 15 <sup>3</sup> / <sub>4</sub> p	BK 209 No 836
12	17/9/1880	John Thomas Hemming §	Freeholder Leichhardt	£33	0a Or 15 <sup>3</sup> / <sub>4</sub> p	Bk 207 No 902
13	28/6/1881	John Nieman	Stonemason Sydney	£33	Oa Or 15 <sup>3</sup> / <sub>4</sub> p	Bk 222 No 290
14.1	16/12/1881	John Mulheran	Quarryman Balmain	£24	(24-foot frontage)	BK 235 No 746
15	27/10/1880	Henry McNamara	Wholesale Butcher Ultimo	-	(Price included with lots 3-5)	Bk 209 No 893
16-17	17/2/1881	Edward McDonald	Tripe Dealer Leichhardt	£57 15s	(Piper Street)	Bk 214 No 650
18.1	8/5/1882	John Morrissey	Dairyman Leichhardt	£100	(See Figure 5)	Bk271 No 503
18.2	1/3/1882	John Morrissey	Dairyman Leichhardt	£91 10s	(Piper Street)S	Bk241 No 291
Total				£738 8s 8d		

\* Son-in-law of Francis Hemming, husband of Elizabeth Hemming  
† Daughter of Francis Hemming  
§ Son of Francis Hemming

### 3.05 Hemming's Lots 2–5, New Lot 15 W J Borley's Dairy 133–139 White Street

#### 3.06 Hemming's Lot 2 Dunkeld Cottage 139 White Street

Robert Whitton, carpenter of Young Street, North Annandale, paid Hemming £33 for lot 2 in May 1881.<sup>14</sup> He borrowed £50 in January 1882 and built the verandahed weatherboard Dunkeld Cottage in that year.<sup>15</sup> Whitton is listed there in 1883; then nl 1884–86; Charles Nelson engine fitter and Stephen Johnson butcher 1887; and nl 1888 (Figures 3, 4, Table 2).

Whitton sold to Carl Brodersen in November 1887 for £157.<sup>16</sup> He mortgaged Dunkeld Cottage with lot 1 and lots 7–9 to the AMP Society for £500 in September 1888.<sup>17</sup> His default allowed AMP to rent the house to William John Borley dairykeeper and fuel merchant in 1889–94; Borley moved to No 137 in 1895. The house was nl in 1895–96; then William Henry 1897; but nl 1898–1902.

In October 1902, Borley bought Dunkeld Cottage for £160.<sup>18</sup> There are no listings in 1903–16.

Borley died on 28 May 1918 and his family let Dunkeld Cottage to Tom Wallis in 1917; then to Cyril Partridge 1918–20; Robert Colwell 1921–26; nl 1927; and Miss Charlotte Borley from 1928 to at least 1932.

William Borley left all his real estate and personal effects to his daughters Margaret, Bridget, and Nellie in equal shares and appointed them executors.<sup>19</sup> In his will, Borley stated he had left nothing to his other daughter Emily because he had already given property to her. Emily threatened to take proceedings against the executors. Margaret claimed that certain property of Borley's at the time of his death was hers.

To overcome these objections, in a deed of arrangement dated 25 September 1918 between Margaret, the wife of tanner Arthur Grant, Clarendon, near Richmond; Leichhardt widow Bridget Raleigh; Nellie Beatrice, wife of John Ryan, Leichhardt; and Emily, wife of James Brownlee, Leichhardt, the parties agreed to settle their differences.<sup>20</sup>

Margaret would be free to pay all rates and taxes and any purchase money on farm animals and chattels at Clarendon, as well as household implements, furniture, vehicles and effects. Debts, funeral and testamentary expenses were to be paid at once.

The sisters agreed that all real and personal estate in their possession, or in their husbands', did not belong to Borley's estate. In June 1933, they confirmed that they would receive their father's real and personal estate in equal shares, including property at Leichhardt comprising Hemming's lots 2–5 and new lot 15.1 (Figures 3, 4, Table 2). Lot 15.2 had been resumed for Cohen Park (Figure 4).<sup>21</sup>

#### 3.07 The Union Timber Co Pty Ltd

Nellie Beatrice Ryan died at Bondi Junction on 3 March 1949; at Burnie, Tasmania, on 31 December 1945, Bridget Raleigh died and her share passed to William John Raleigh, a waterside worker of that place.<sup>22</sup> In July 1952 Margaret Grant, Emily and James Brownlee, and W J Raleigh sold lots 2–5 and new lot 15.1 to the Union Timber Co Pty Ltd for £3000 (Figure 5).<sup>23</sup> Dunkeld Cottage had the same fate as No 141.

#### 3.08 Hemming's Lot 3 Detached House 137 White Street

Wholesale butcher Henry McNamara of Ultimo bought lot 3 with lots 4–5 and new lot 15 in October 1880 for £168 3s 8d.<sup>24</sup> The purchase gave him a 99-foot frontage to White Street. In April 1895, McNamara sold lot 3 with lot 15 for £300 to dairyman William John Borley of Piper Street, Leichhardt (Figure 5).<sup>25</sup>

In June 1896, the government resumed lot 15.2 and 0.5-acre portion along the bank of Whites Creek for Cohen Park (Figure 4).<sup>26</sup> Borley probably still grazed his herd there until the construction of the Whites Creek canal began.

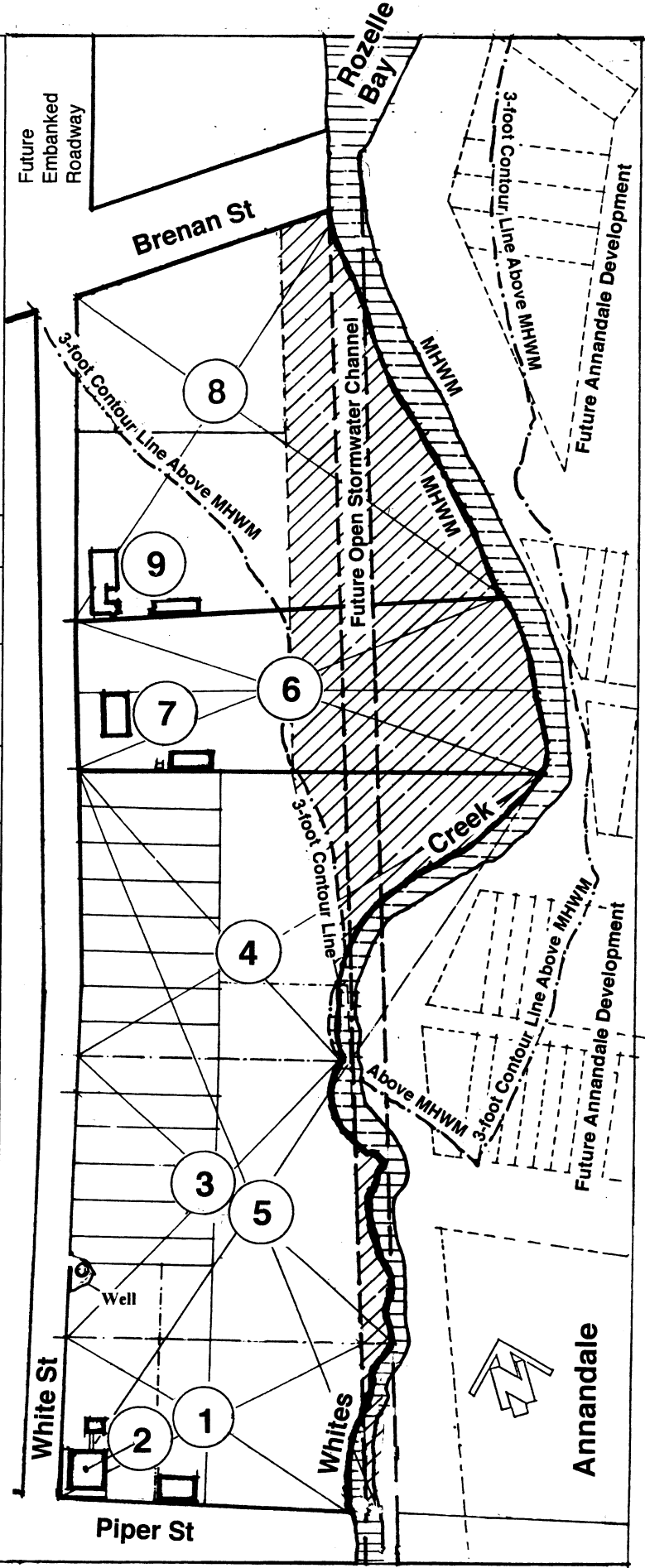
In 1895 Borley built No 137, a verandahed weatherboard cottage with a large weatherboard and iron building at the rear that was probably his dairy (Figures 3, 4, Table 2).<sup>27</sup> Borley sold lot 3 and the remainder of new lot 15 to Emily Cevasco, wife of Fortunato Cevasco, a Forest Lodge labourer for £33 in February 1898.<sup>28</sup> Mrs Cevasco's transaction may have been by way of mortgage, because in June 1900 she re-conveyed the land to him at the same price.<sup>29</sup>

Borley is listed at No 137 as milk vendor in 1895–1902 and dairyman from 1903 until he died there on 28 May 1918.<sup>30</sup>

Borley's daughters let No 139 to Frederick Dodd on 1918; then Mrs Iris Dodd 1919; and William Scott 1920. Trainer Arthur Grant, husband of Borley's daughter Margaret, lived there from 1921 to beyond 1932.<sup>31</sup>

**Figure 2**  
**Land Dealings**  
**on**  
**Leichhardt Township**  
**within the**  
**Block Bounded**  
**by**  
**Piper, White, Brennan**  
**Streets and Whites Creek**  
**from**  
**Sales and Mortgages**  
**by**  
**Walter Beames:**  
**1856–1864**  
**(See Table 1)**

Key No	Purchaser/ Mortgagee	Date
1	<b>Eb</b> Francis Hemming	1856
2	Francis Hemming's House (Part of 51 Piper Street)	1856-58
3	<b>Hb</b> Francis Hemming	1858
4	<b>M.1b</b> Amelia West (to Francis Hemming 1861)	1859
5	Francis Hemming's Future Subdivision	1880
6	<b>Db</b> Nicholas McNeill	1856
7	Isaac Tester's House, 145 White St	c1870
8	<b>P.1b</b> Alexander Brodie & Andrew Loder	1864
9	P Tancred's House, 157 White St	c1870
b	= Sold by Walter Beames	
Future Reclamation for Cohen Park		





### 3.09 The Union Timber Co Pty Ltd

The property, 137 White Street, was part of the same agreement among Borley's daughters and had the same fate as 141 White Street.

### 3.10 Hemming's Lots 4–5

#### Vacant Land

#### 133–135 White Street

Wholesale butcher Henry McNamara of Ultimo bought lots 4–5 and lot 3 with lots 15.1 + 15.2 in October 1880 for £168 3s 8d.<sup>32</sup> Lots 4–5 gave McNamara a 66-foot frontage to White Street, which he used as access to his new lot 15. He borrowed £800 in February 1898 but could not repay and, with the consent of the mortgagee, sold the property to Leichhardt milk vendor William John Borley in June 1900 for £100 (Figures 3, 4, Table 2).<sup>33</sup>

This purchase gave Borley a 165-foot frontage to White Street and after his death, his daughters let the vacant land to Baker, O'Brien & Co Saw Mills in 1923–24; then nl 1925–28; and R A Davis timber merchant 1930 to at least 1932.

### 3.11 The Union Timber Co Pty Ltd

Lots 4–5 had the same fate as 141 White Street.

### 3.12 New Lot 15

Wholesale butcher Henry McNamara of Ultimo bought new lot 15 with lots 3, 4–5 in October 1880 for £168 3s 8d (Figures 3, 4, Table 2).<sup>34</sup> In April 1895, McNamara sold lot 3 with lot 15 for £300 to dairyman William John Borley of Piper Street, Leichhardt (Figure 5).<sup>35</sup> In June 1896, the government resumed lot 15.2 a 0.5-acre portion along the bank of Whites Creek for Cohen Park (Figure 4).<sup>36</sup> Borley probably still grazed his herd there until the construction of the Whites Creek canal began.

In June 1933, Borley's daughters sold lot 15.1 to Leichhardt box manufacturer Thomas Barclay for £305.<sup>37</sup> Barclay sold the land to Union Box Timber Pty Ltd in March 1934.<sup>38</sup>

### 3.13 Hemming's Lots 6–14.1

### 3.14 Hemming's Lot 6

#### Charnwood Cottage

#### 129 (71) White Street (Old No)

Newtown freeholder Joseph Corbett bought lot 6 in February 1881 for £33.<sup>39</sup> After building a weatherboard cottage No 129 (71) in 1882 in which he lived until he sold to Edwin Corbett, a Leichhardt carpenter, who named it Charnwood Cottage, for £200 in October 1883.<sup>40</sup> In that month, Edwin borrowed £175 to help pay for the purchase and lived there until 1891 (Figures 3, 4, Table 2).<sup>41</sup>

Edwin Corbett defaulted and Charnwood Cottage was nl until 1896; then let by the mortgagee to W W English in 1897; Ernest Worthington 1898; George Leslie 1899; Alfred Williams 1900; Albert Kiddle 1901–02; Mrs Eliza Johnson and William James Rochester 1903–05; Mrs Eliza Johnson 1906–09; John Render 1910–12; Render and Benjamin Barclay 1913; Barclay 1914–19; and nl 1924.

The mortgagee and Henry Thomas Bott sold in February 1923 to Leichhardt labourer Benjamin George Allen Bott for £140 5s.<sup>42</sup> George Bott lived at Charnwood Cottage until his death there on 29 April 1950.<sup>43</sup>

After Bott's death, No 129 (71) passed in October 1950 to his widow and resident of the house, Esther Bott.<sup>44</sup> Mrs Bott died on 30 May 1972 and the property passed to her executor Leslie Joseph Richardson, a Blacktown building supervisor.<sup>45</sup> He conveyed it to the beneficiaries, Allene Daphne Richards of Blacktown, and Doonside carpenter Alan George Bott in May 1973.<sup>46</sup> In February 1980, they sold to Coogee trade union official Harry Ernest Mitchell and Klara his wife.<sup>47</sup>

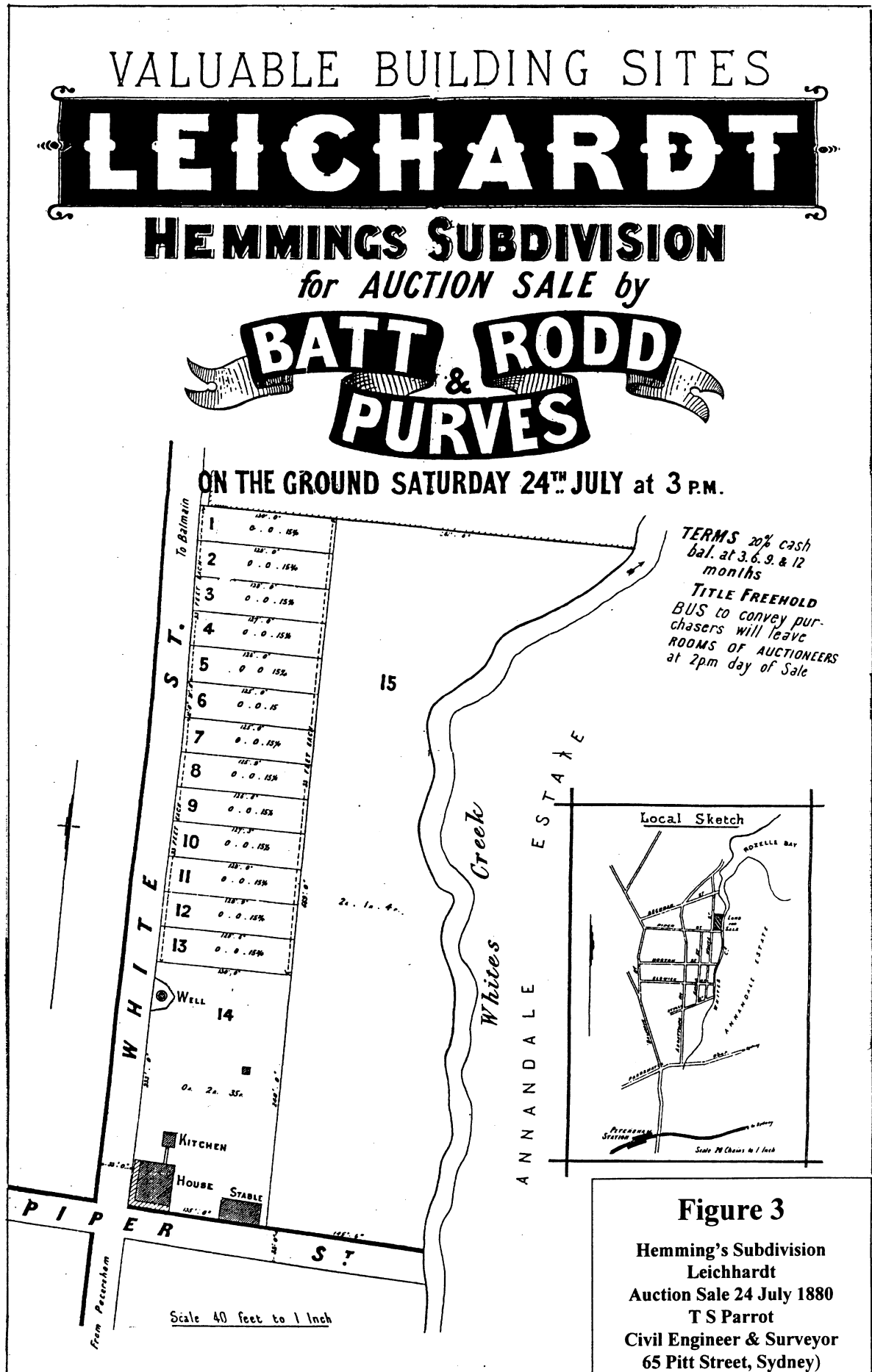
### 3.15 Hemming's Lot 7

#### Detached House

#### 127 (69) White Street

Labourer and later grocer Carl Brodersen of Sussex Street, Sydney, made the first registered purchase on Hemming's Subdivision when he bought lots 7–9 on 7 September 1880 for £99.<sup>48</sup> His land fronted White Street by 99 feet. With lots 1–2, he mortgaged the land to the AMP Society in September 1888 for £500.<sup>49</sup>

Brodersen built a small weatherboard cottage, No 127 (69), in about 1884 and let it to Matthew Edwards in that year. No 127 (69) was nl 1885; then William Morrison plasterer 1886; William James Crane 1887; John Bruce watchmaker 1888; Frederick Mansfield 1889; and John Southall 1890 (Figs 3, 4, Table 2).



Brodersen defaulted and the house was nl in 1891–95. AMP let it to A T Ward in 1896–97; then nl 1898–1900; John Mattinson 1901–02; nl 1903; and Mrs Martha Alton 1904–05.

AMP sold to Balmain glass manufacturer Joseph David Mackey in November 1905 for £50.<sup>50</sup> Mackey let No 127 (69) to Philip McCloskie in 1906–1920; then nl 1921; and Charles R Monk 1922.

In June 1923, Mackey sold to Annandale presser James Allan Falconer and Rozelle engineer Louis Osborne Swinnerton for £90.<sup>51</sup> The house was nl in 1923–25. Falconer and Swinnerton sold to Richard Ramsay, a Leichhardt labourer, also for £90 in October 1925.<sup>52</sup> The house was nl in 1926–28 but Ramsay let to R Colquhoun from 1929 to at least 1932.

In August 1938 Ramsay, now of Cronulla had contracted to sell to Campsie tramway employee Robert Colquhoun for £675 but Colquhoun had agreed to sell to James Victor Scanlon, a Leichhardt salesman, for £500.<sup>53</sup> Scanlon sold No 127 (69), to Mrs Colleen Alice Hughes of Leichhardt in December 1956 for £900.<sup>54</sup>

### 3.16 Hemming's Lot 8 123–125 (65–67) White Street

#### 3.17 Semi-Detached House 125 (67) White Street

Carl Brodersen bought lot 8, with lots 7 and 9 in September 1880.<sup>55</sup> In about 1884 he built a pair of small brick houses Nos 123–125 (65–67) and let No 125 (67) to Robert Roseworth in 1883–84; then nl 1885; George Lyall quarry owner 1886; James Ball 1887; Richard Denn plaster 1888; W Cross 1889; and Edward Gardiner 1890 (Figures 3, 4, Table 2).

After Brodersen's default, AMP let the house to A Peterson bootmaker 1891; then nl 1892; William Loosemore dairykeeper 1883; nl 1894–95; George Morrison 1896–97; Mrs Hannah Landrigan 1898; Mrs M G Parry 1899; Mrs Lucy Greer 1900; Mrs Greer and Thomas Kiddle 1901; Kiddle 1902; nl 1903; Mrs J Pitman 1904–05; Albert G Jacobs 1906–08; Percy Bullivant 1909; William Struck 1910–11; and Alfred Young 1912.

AMP sold Nos 123–125 (65–67) to Ellen Kearney, wife of Marrickville estate agent Michael Barry Kearney, for £350 in March 1911.<sup>56</sup> The sale included No 121 (63) White Street. Mrs Kearney let No 125 (67) to John Harrison 1913–14; and Peter McCarthy 1915–20.

After mortgaging the land several times, Mrs Kearney borrowed £400 from the Hibernian Australasian Catholic Benefit Society in March 1916.<sup>57</sup> In March 1920 Mrs Kearney sold Nos 123–125 (65–67) to Mrs Margaret Dickens of Balmain for £150 on condition that Mrs Dickens take over repayment of the outstanding mortgage to Hibernian.<sup>58</sup>

Mrs Dickens continued McCarthy's tenancy of No 125 (67) April 1925 when she sold both houses to Constance Maud Millicent Simpson, wife of Leichhardt caretaker William Simpson for £600.<sup>59</sup> Mrs Simpson continued to let No 125 (67) to Peter McCarthy to at least 1932.

Mrs Simpson retained the houses until November 1942 when she sold for £400 to Catherine Eliza Harnett, a widow of Milsons Point.<sup>60</sup>

In October 1951 Mrs Harnett of Perry Street, Leichhardt, sold Nos 123–125 (65–67) to crane driver Clyde Richard and Hazel Caroline Howard, then living at No 125 (67), for £675.<sup>61</sup> She accepted a £200 deposit with the remainder to be paid weekly at £1 10s with an interest rate of 4.5%. Mrs Harnett died on 2 July 1955 and by the time her executors formally conveyed the two houses to the Howards in July 1956, the original purchase money and interest accrued had been paid.

The Howards sold in November 1972 to a Mosman businessman whose mortgagee subdivided No 125 (67) on a separate allotment in January 1976.<sup>62</sup>

### 3.18 Semi-Detached House 123 (65) White Street

Built by Carl Brodersen in about 1884, No 123 (65) has the same chain of title as No 125 (67) until its subdivision on a separate allotment in January 1976 (Figures 3, 4, Table 2).<sup>63</sup>

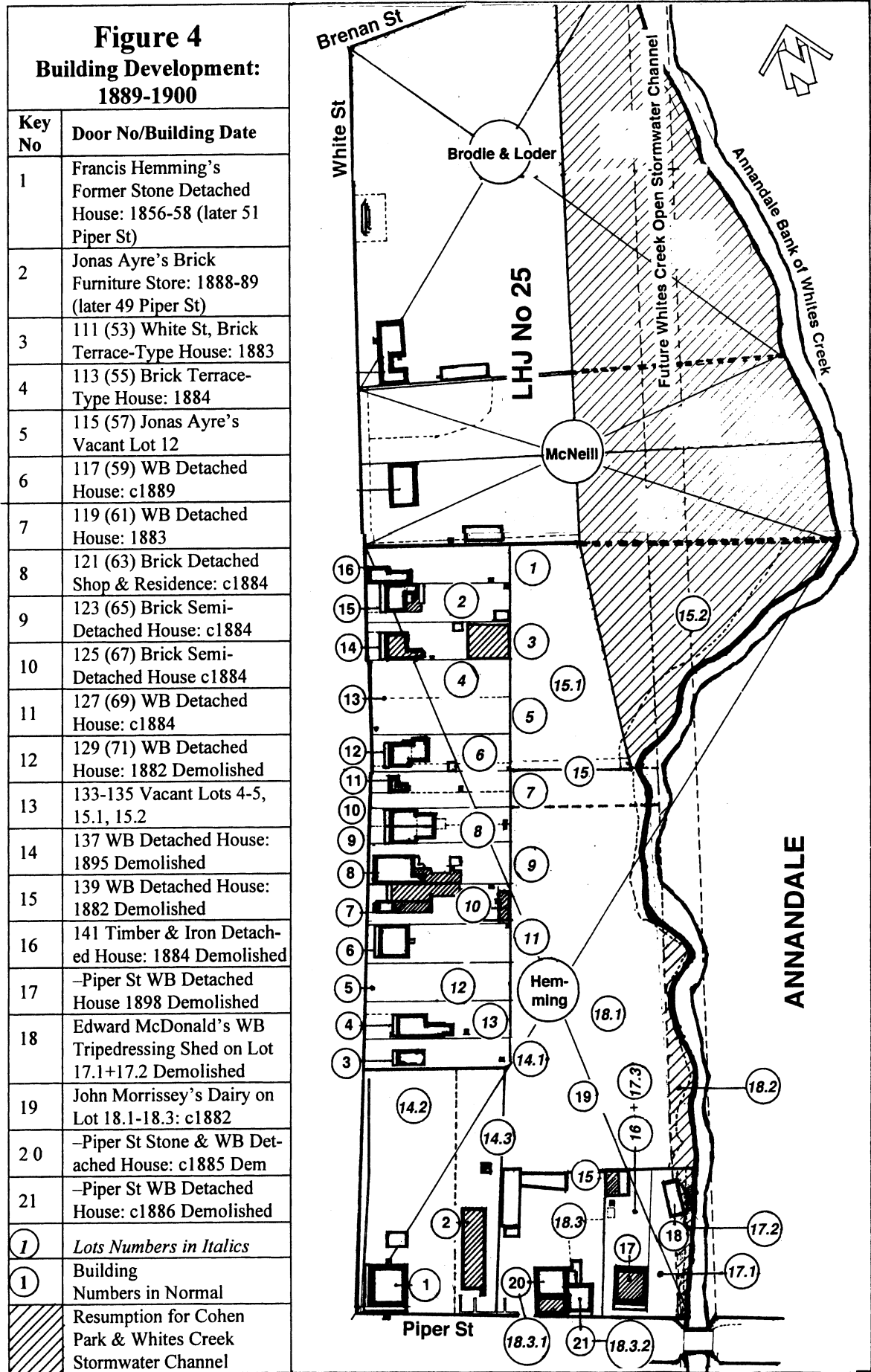
Brodersen's tenants were William Wright carpenter 1884; then John Marun bootmaker 1885; Edwin Williams wheelwright 1886; John Wilkes 1887; James Southall 1888; and Adam David 1889.

After Brodersen's default, AMP let the house to Henry Erickson 1890–91; then Alexander Morganson 1892; Ereik Nelsen dealer 1893–94; Robert Bezeit 1895; James Barrett 1896; William Simpson 1897; William Jolliffe 1898; Philip Matthew 1899; nl 1900; R S Smith 1901; James Harley 1902; Oscar Whalley 1903; James Howell 1904; — McCuskie 1905; Robert Harris 1906; Patrick J Moran 1907; Alfred Young 1908; Henry Stephenson 1909; James Smith 1910; Percy Bullivant 1911; and Charles J Ithleim 1913.

After AMP sold to Mrs Kearney in March 1911, she continued to let No 123 (65) to C J Ithleim until 1914; then to T Breen 1915; and David McLean 1916–20.

In March 1920, Mrs Kearney sold to Mrs Margaret Dickens who let the house to Frank Smith in 1921; then William Hely 1922–24.

Mrs Dickens sold in April 1925 to Mrs Simpson who let No 123 (65) to David Lamont from 1925 to at least 1932. No 123 (65) had the same fate as 125 (67).





### 3.19 Hemming's Lot 9 Detached House 121 (63) White Street

Mrs Kearney's purchase of Nos 123–125 (65–67) White Street included No 121 (63).<sup>64</sup> Carl Brodersen bought lot 9, with lots 7 and 8 in September 1880 and built his brick grocer's shop and residence there in about 1884 and lived there until 1899 (Figures 3, 4, Table 2).<sup>65</sup>

He mortgaged the property, along with Nos 123–127 (65–69) and 139–141 White Street to the AMP Society in September 1888 for £500.<sup>66</sup>

After his default, AMP let the premises to Mrs A Seves for her laundry; then James Irvine 1901–05; Edward Lang 1906–09; and William Dehon (De Hon) from 1910.

In March 1911, AMP sold No 121 (63) to Mrs Kearney for £350 including 123–125 (65–67) White Street.<sup>67</sup> She continued Dehon's tenancy until she sold for £300 in March 1916 to Annie De Hon, whose husband, William De Hon of Leichhardt, was then a member of the Australian Imperial Expeditionary Force.<sup>68</sup> To buy the property, Mrs De Hon took out a mortgage for £225 with the Equitable Permanent Benefit Building Land & Savings Institution.<sup>69</sup>

In March 1919, while still living in the house Mrs De Hon settled the house on her son, Leichhardt sawmill machinist Henry Thomas Bott, provided that he take over the mortgage with Equitable.<sup>70</sup> Bott let No 121 (63) to David McLean in 1921–24; and Daniel McLean from 1925 to at least 1932.

After extending the mortgage for many years, Bott contracted to sell No 121 (63) to Leichhardt truck driver Keith Charles Burrows and his wife Joan May Burrows for £1700.<sup>71</sup> In August 1959, the Burrowses sold to authors D'Arcy Niland and Ruth Park Niland of Balgowlah for £2800.<sup>72</sup>

After D'Arcy Niland's death on 29 March 1967, Ruth Park Niland sold No 121 (63) in September 1969.<sup>73</sup> In January 1974, after a series of owners, the house was bought by the occupants, Leichhardt labourer Natale Zappa and his wife Rosa Zappa.<sup>74</sup>

### 3.20 Hemming's Lot 10 Rosebank 119 (61) White Street

Francis Hemming's daughter Elizabeth married Leichhardt wheelwright John Kay on 6 July 1877.<sup>75</sup> In September 1880, Kay paid his father-in-law £33 (the going rate of £1 per foot

of frontage) for lot 10 but sold in May 1883 to Waterloo stone carver William Loveday for £250 which included £128 owing on a previous mortgage (Figures 3, 4, Table 2).<sup>76</sup>

Loveday mortgaged his purchase to Kay for £98 but had repaid the money by February 1885.<sup>77</sup> The purchase price indicates that Kay had built a small weatherboard cottage in 1883, which Loveday enlarged in weatherboard between 1889 and 1891.<sup>78</sup> Sculptor and stonecarver William Loveday is listed at No 119 (61) in 1883–90.

In March 1891 Martha Ann Coulter, wife of Sydney merchant Edward Coulter junior, with Glebe contractor John Meloy as trustee, bought the dwelling from Loveday for £230. Mrs Coulter let the house to Edward Davis and Hugh Roy in 1891.

In April 1892, Mrs Coulter sold to Sydney produce agent Samuel James Oxley for £300.<sup>79</sup> Oxley lived there in 1892–1900 listing the house as Rosebank in 1892–93.

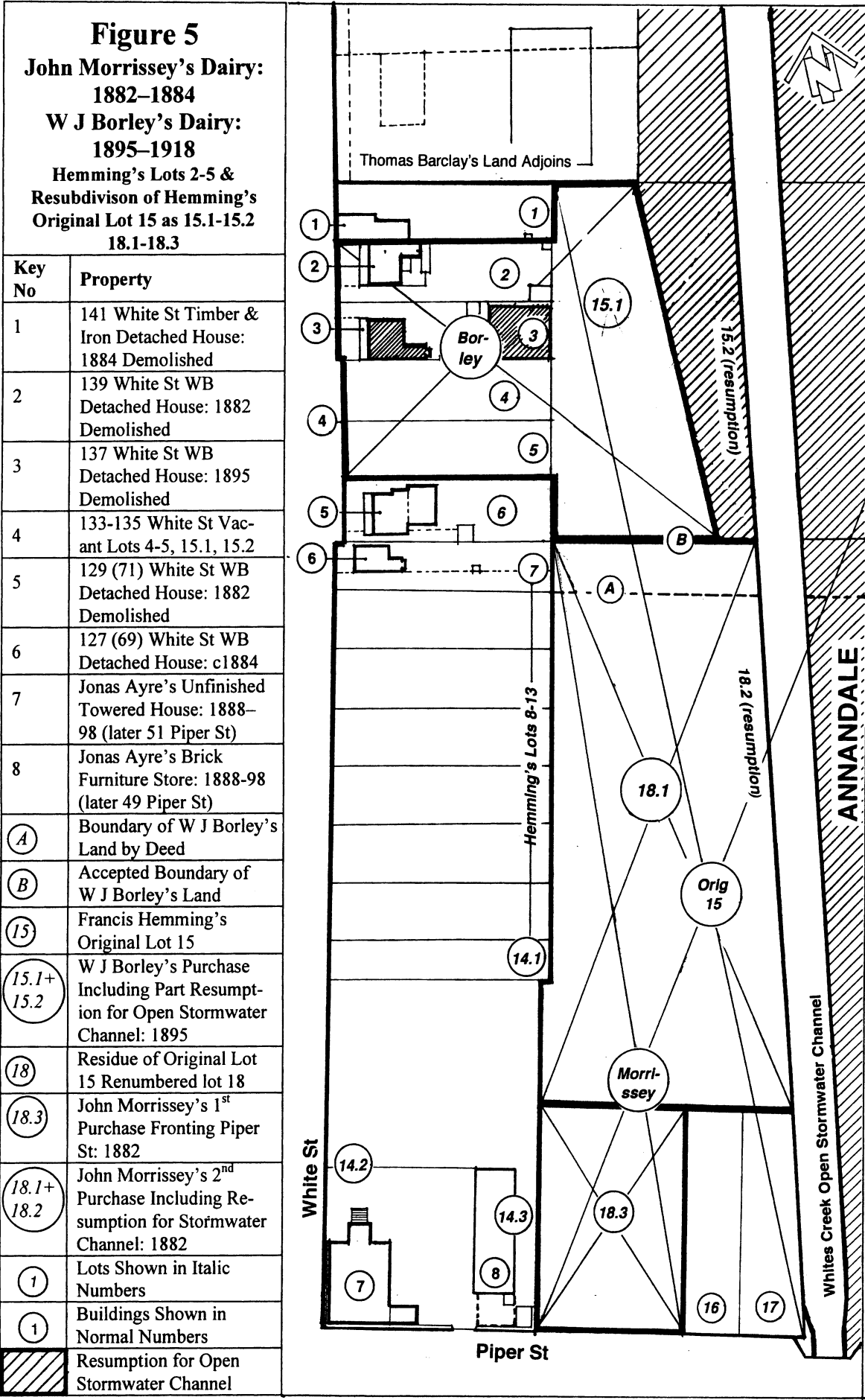
Oxley mortgaged No 119 (61) for £250 a few days after purchase and appears to have made further weatherboard additions, which were completed by 1900.<sup>80</sup> Not listed in 1901–02, Oxley let the house to Edward Kelly in 1903–05; Reginald Oxley 1906; and Andrew Gladstone bootmaker 1907–08.

In December 1908, Oxley sold to Mary Ann Gladstone, wife of Leichhardt labourer Andrew Gladstone, for £250.<sup>81</sup> William Gladstone is listed there again in 1909 but Mrs Gladstone let the house to George Durbin in 1910; then Mrs Julia Muir 1911; George Newton 1912–13; William Smith 1914; William Swadling 1915; and Harry B Holliday 1916.

Andrew Gladstone is the listing for 1917–22 but Mrs Gladstone sold in January 1923 to Sydney merchant Percy Albert Bale and his wife Annie Bale.<sup>82</sup> The Bales are listed there at least till 1932 with Hatley Fayers appearing in 1925–26.

Bale vested the house in Annie's ownership in May 1924 and, after his death, she sold to Elizabeth Ann Comer Witheridge Williams and Alma Agnes Shaddock Wilkinson, both spinsters of Duntroon Private Hospital, Annandale, in December 1935 for £250.<sup>83</sup>

The Misses Williams and Wilkinson borrowed the purchase price from Annandale estate agent William Johnston and when they defaulted, he sold No 119 (61) to Glebe window dresser Charles Frederick William Ayling in July 1939 for £235.<sup>84</sup> The occupant of No 119 (61), Leichhardt master carrier Richard Joseph Innes, bought the house in May 1950 from Ayling for £730.<sup>85</sup>



### 3.21 Hemming's Lot 11 Detached House 117 (59) White Street

Martha Hemming, the youngest daughter of Francis Hemming, bought lot 11 from her father on 27 October 1880.<sup>86</sup> She paid the market price of £1 per foot of frontage for the 33-foot wide lot. In March 1883, she sold for £50 to Leichhardt gentleman James Coleman (Figures 3, 4, Table 2).<sup>87</sup>

Charles Edward Barnett, a Waterloo cabinetmaker, purchased lot 11 from Coleman in March 1887 for £100.<sup>88</sup> Barnett built No 117 (59), a weatherboard cottage with front and rear veranda's, in about 1889 and lived there until 1917.<sup>89</sup> In May 1921, Barnett died and his executor James Charles Barnett is listed there until 1920. Not listed in 1921, the house was sold by J C Barnett to Waterloo clerk Louis Eisenberg Henry in April 1922 for £500.<sup>90</sup> The Henrys lived there until at least 1932 with Louis Henry being listed as a florist in 1925–32.

Louis Henry gave a half-share in the house to his wife Pauline in September 1923.<sup>91</sup> After mortgaging the property, Pauline returned the half-share to Louis Henry in August 1925.<sup>92</sup> In February 1927, Henry mortgaged No 117 (59) for £225.<sup>93</sup> Henry died at Eastwood on 3 September 1944.<sup>94</sup>

Before he died, Henry agreed to convey the house to Como widow Olga Ada Morris provided she discharge the 1927 mortgage.<sup>95</sup> After discharging the mortgage in November 1943, she collected rents to pay rates and taxes. Because she had received no deed of conveyance, Henry's executor now conveyed No 117 (59) to her.<sup>96</sup>

After Mrs Morris's death, her executor sold No 117 (59) to Woollahra industrial designer Donald Beavis and his wife Eleanore Beavis in February 1974.<sup>97</sup>

### 3.22 Hemming's Lots 12-13 113–115 (55–57) White Street

### 3.23 Hemming's Lot 12 Vacant Land 115 (57) White Street

John Thomas Hemming bought lot 12 from his father in September 1880 for £33.<sup>98</sup> He made no attempt to build on the land preferring to sell it for just £25 to Jonas Ayre (Ayes), a furniture dealer of "Parramatta Street", Sydney (Figures 3, 4, Table 2).<sup>99</sup>

Ayre left the land vacant and may have used it for vehicular access to his other developments on lots 14.2 and 14.3 (see 4.01, 4.02, 5.01, 6.02–6.05).

After Ayre's death, his widow Emma Ayre sold the land to Sarah Jean Peace Middleton,

wife of Wilmot Jonas Middleton, a Leichhardt public school teacher in January 1907 for £40.<sup>100</sup> Mrs Middleton sold lots 12–13 to Sydney clerk Louis Henry and his wife Pauline for £650 in October 1923.<sup>101</sup> In 1925, Henry conveyed both lots to Pauline.<sup>102</sup>

Pauline Henry died at Eastwood on 27 September 1948, and in March 1950, Louis George Henry, a Leichhardt manager, sold to Leichhardt lorry driver Robert James Palmer.<sup>103</sup> After Palmer's death, lot 12 passed to Peter John Fisher in May 1984.<sup>104</sup> He sold the vacant lot 12 in September 1985 to Leichhardt Council for access to Cohen Park.<sup>105</sup>

### 3.24 Hemming's Lot 13 Gayndah (Greenbank) 113 (55) White Street

Hemming sold lot 13 to stonemason John Nieman of Liverpool Street, Sydney, in June 1881 for £33.<sup>106</sup> He probably built the brick terrace-type house in 1884, first occupied by George Lyell in that year (Figures 3, 4, Table 2).

Not listed in 1885–87, Nieman let the house to Anna Warwick in 1888; then Henry Jorgenson 1889; nl 1890–91; and in 1892–93 to saddler Vincent Davis who called it Gayndah.

Nieman sold for £100 in December 1893 to Leichhardt engineer Robert Brydon.<sup>107</sup> He had borrowed £300 in March 1889 and a condition of the sale was that Brydon repay the principal sum, which his family did in September 1895.<sup>108</sup> The Brydons lived at No 113 (55) from 1894.

Robert Brydon, known as "the Younger" died on 4 March 1895 and his widow Mary Brydon lived in the house until 1902, naming it Greenbank in 1899–02.<sup>109</sup> Mrs Brydon let No 113 (55) to Wilmot Jonas Middleton in 1903–08.

Mrs Brydon and her children, Newcastle electrical engineer Robert Brydon, Elizabeth Maude (Brydon) Borley, wife of Waverley dairymen Alan Borley, and Waverley clerk William Brydon, sold to Sarah Jean Peace Middleton, wife of Wilmot Jonas Middleton, a Grabben Gullen school teacher, in March 1909 for £350.<sup>110</sup>

Mrs Middleton let No 113 (55) to John Shannon, who continued to use the name Greenbank, in 1909–14; Thomas E Nott 1915; Winifred S J Swadling 1916; and Mrs Mary Levi 1917 (these three tenants were the last to use the name Greenbank.); George Bishop 1918–20; and nl 1921–23.

Mrs Middleton sold lots 12–13 to Sydney clerk Louis and Pauline Henry for £650 in October 1923.<sup>111</sup> The Henrys let the house to Mrs Winifred David in 1924–28; William Norman Morris 1929–30; and Mrs A E Parsons to at least 1932.

In 1925, Louis Henry conveyed both lots to Pauline.<sup>112</sup> After Pauline Henry's death in March 1950 Louis George Henry, a Leichhardt manager, retained ownership of the property.<sup>113</sup>

### **3.25 Hemming's Lot 14.1 Terrace-Type House 111 (53) White Street**

Balmain quarryman and later dairyman John Mulheran bought the land for £24 in December 1881.<sup>114</sup> The 24-foot frontage lot 14.1 was not numbered on the Hemming's original subdivision and was taken from the northern end of Hemming's lot 14 on which the family home stood (later part of 51 Piper Street).<sup>115</sup> In November 1883, Mulheran mortgaged the property to St Joseph's Investment & Building Society for £275 and built a terrace-type brick house soon afterwards (Figure 4,

Table 2).<sup>116</sup> Mulheran is listed as a dairyman there in 1885–97.

Mulheran defaulted and St Joseph's let No 111 (53) to John Parsons 1898; then Joseph E Turner 1899; Thomas Martin 1900–01; nl 1902; Percival Eason Gray 1903; nl 1904; William Plummer 1905–08; Benjamin Barclay 1909; Wesley Parsons 1910–12; Alfred Young 1913–19; Arthur Stedman 1920; Charles Ivory and Mrs Annie Grant 1921; Ivory 1922; Ivory and James Watson 1923; Watson 1924; nl 1925; Carl S Nelson 1926–28; F J Robinson 1929–30; and Carl Nilsson 1932.

After a name change to Lisgar Investment & Building Society, it sold in August 1951 to Leichhardt maintenance fitter Charles Frederick Ivory and his wife Doreen Lillian Ivory.<sup>117</sup>



## 4.0 Hemming's Piper Street Lots

### Lots 14.2, 16–17, 18

#### 4.01 Hemming's Lot 14.2

##### 51 Piper Street (Part of)

Francis Hemming's own house (see 5.01, 6.02).

#### 4.02 Hemming's Lot 14.3

##### 47 Piper Street

##### Former Furniture Store

Built by Jonas Ayre (see 6.05).

#### 4.03 Morrissey's Dairy

##### Margaret Jones's Subdivision

##### Plywood Manufacturing Co Ltd

#### 4.04 Hemming's Lot 16 + 17.3

##### Greendale, Piper Street

Leichhardt tripe dealer Edward McDonald bought lots 16–17 from Hemming in February 1881 for £57 15s (Figure 6).<sup>1</sup> Each lot fronted Piper Street by 33 feet but lot 17 had Whites Creek for its eastern boundary.

McDonald mortgaged lots 16–17 in August 1887 but on his default, the mortgagee sold in December 1891 for £120 to Margaret (Jane) Jones and her husband, Leichhardt master mariner Warren Kemp Jones.<sup>2</sup> Mrs Jones built a large verandahed weatherboard house, later named Greendale, on lot 16 in 1898.<sup>3</sup> Though built largely on lot 16, she took a narrow strip (lot 17.3) from her lot 17 to accommodate Greendale comfortably on the land (Figure 6).

Mrs Jones let Greendale to Alexander Gray in 1898–99; Philip Picot 1900; P C Smith 1901–02; Edward Matthews 1903–05; Christopher Cole-man 1906–12; John McDonald 1913; William Nobbs 1914; Edward Rogers 1915; Henry Jansen carrier 1916–18; Sydney S Smith and John Smith 1919; and Sydney S Smith from 1920.

#### 4.05 Plywood Manufacturing Co Ltd

Mrs Jones died at Leichhardt on 23 October 1918 and her trustee sold Greendale on lot 16 + 17.3 to Plywood Manufacturing Co Ltd in April 1920 (Figure 7).<sup>4</sup> Plywood continued Sydney S Smith's tenancy until 1921 and then let Greendale to Thomas Spindler 1922–27; but not 1928–32. The house was listed as Greendale in 1912–17 and 1924–27. The lack of listed

occupants after 1927 probably indicates that Greendale had been demolished by Plywood.

In December 1973, Plywood sold to Kerby (NSW) who sold to Rank Furniture Pty Ltd in October 1982.<sup>5</sup> Rank sold part of the consolidated land to the NSW Land & Housing Corporation in February 1986 for housing units. Leichhardt Council bought the remainder along Whites Creek to add to Cohen Park (Figure 7).<sup>6</sup>

#### 4.06 Hemming's Lot 17.1

##### Piper Street

##### Tripedressing Shed?

Hemming sold lot 17 with lot 16 to Leichhardt tripe dealer Edward McDonald in February 1881 for £57 15s.<sup>7</sup> McDonald probably used what might have been Hemming's shed on Whites Creek for tripedressing purposes (Figure 4).

Since tripedressing was a noxious trade, the relatively isolated land, the adjoining creek and the proximity of the Glebe Island Abattoirs made lot 17 a useful situation for this occupation. The shed no longer exists.

McDonald is listed as a tripedresser there in 1881–85, then Cartwright & McClune tripedressers 1886, and possibly Henry Goulding (occupation not given) 1887. Mrs Jones took lot 17.3, a narrow strip from lot 17 to add to lot 16 for the siting of Greendale.

Perhaps seeking a less noxious trade, Mrs Jones let the premises to George W Burton dairykeeper in 1893–94.

In May 1899 through her mortgagee, Mrs Jones relinquished to the government a narrow strip of land (lot 17.2) along the creek for the construction of the "Open Brick and Cemented Drain" which would become the new Whites Creek (Figure 6).<sup>8</sup>

#### 4.07 Plywood Manufacturing Co Ltd

Lot 17.1 also was purchased by the company and had the same fate as Greendale on lot 16 + 17.3 (see 4.05).

#### 4.08 Hemming's New Lots 18.1, 18.3

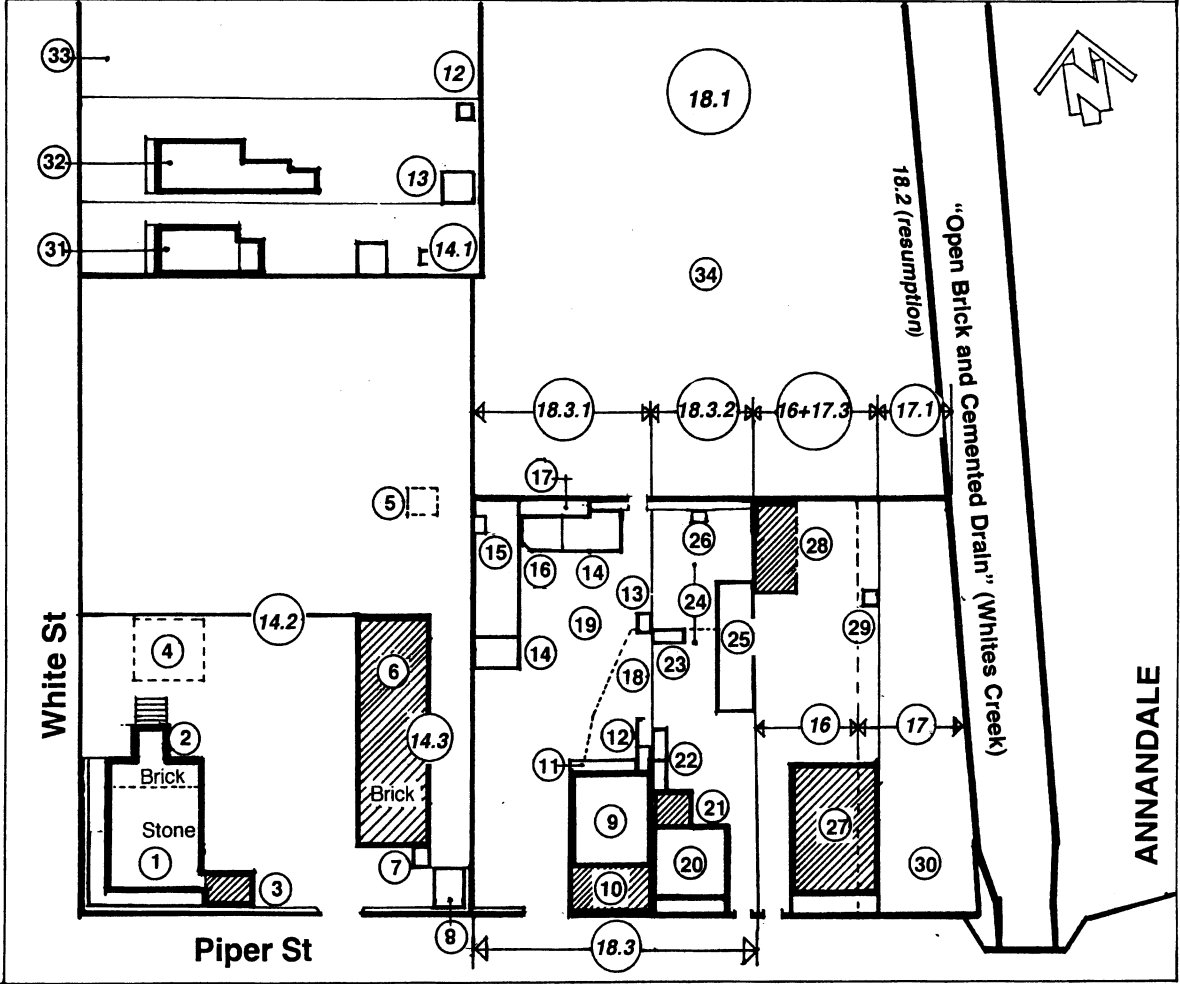
##### Morrissey's Dairy, Piper Street

The large area of Hemming's land, on which his boneboiling probably took place, was numbered lot 15 in the plan dated for sale on 24 July 1880, drawn up by T S Parrott, a Sydney civil engineer and surveyor (Figure 3). A smaller new lot 15 (15.1 + 15.2) was created (see 3.12) and for the purposes of this article, the residue down to part of the Piper Street frontage is denoted lot 18 (= lot 18.1 + 18.2 (resumption) + 18.3).

For further convenience it is regarded as being made up of lot 18.1, the portion above

**Figure 6**  
**Margaret Jones' Development: 1884–1926**  
**Jonas Ayre's Development: 1888–1898**

Key No	Item	Key No	Item	Key No	Item
1	J Ayre's Transformation of 51 Piper St: 1888-98	13	WC	25	Fowl House & Shed
2	Tower: 1888-98	14	Shed	26	WC
3	"Large Room": 1888-98	15	Lumber shed with Copper	27	M Jones' WB Greendale: 1898
4	F Hemming's Kitchen Dem	16	Room	28	Shed (Corner of Old Stone House Still Standing)
5	F Hemming's WC Dem	17	Horse Shed	29	WC
6	J Ayre's Store: c 1897 (later part of 49 Piper St)	18	Garden	30	M Jones' Enclosure
7	WC	19	Yard	31	111 (53) White St, Brick Terrace-Type House: 1883
8	Stable	20	M Jones' WB Golda: c1886	32	113 (55) Brick Terrace-Type House: 1884
9	J Morrissey's Stone House: 1882 (later Lindlock)	21	Kitchen	33	115 (57) Jonas Ayre's Vacant Lot 12
10	M Jones' WB Shop: 1889-1900	22	Wash House	34	M Jones' Land Use not Known
11	Fernery	23	Shed	①	Lots Shown in Italic Numbers
12	Bath & Laundry	24	Yard	①	Buildings Shown in Normal Numbers



the northern boundary of lots 16–17; lot 18.2, the narrow strip resumed by the government in May 1899 for the construction of the new Whites Creek; lot 18.3, the land fronting Piper Street excepting lots 16–17 (Figure 5).<sup>9</sup>

Leichhardt dairyman John Morrissey bought lot 18 from Hemming in two parcels (Figure 6). The portion fronting Piper Street by 91 feet 6 inches with a depth of 130 feet, which we have denoted lot 18.3, cost him £91 10s in March 1882.<sup>10</sup> Morrissey paid £100 in May 1882 for lot 18.1, the little more than 1 acre to the north.<sup>11</sup> He may well have been using the land on lease before these two conveyances were registered.

In October 1884, John Morrissey sold lots 18.1, 18.2 (before resumption) and 18.3 for £600 to Margaret (Jane) Jones and her husband, Leichhardt (master mariner) Warren Kemp Jones (see 4.11).<sup>12</sup>

#### 4.09 Plywood Manufacturing Co Ltd

Lots 18.1, pt 18.3.1, and all of 18.3.2 also were purchased by the company and had the same fate as lot 16 + 17.3 (Figure 7).

#### 4.10 Mrs Jones's Piper Street Development

After the Joneses purchase of lots 16–17 from Edward McDonald in December 1891 for £120, they held 1.5 acres with a nominal frontage to Piper Street of 164 feet (Figure 5).<sup>13</sup> The frontage contained, as well as Greendale (see 4.12), Golda (see 4.12), a large veranda weatherboard house on lot 18.3.2, and a stone house there named Lindlock (see 4.11) with a later weatherboard front shop addition on lot 18.3.1.

#### 4.11 Jones's Lot 18.3.1 Old Lindlock, Piper Street

Almost certainly built in 1882 by dairyman John Morrissey, old Lindlock began as a stone building in which Morrissey lived in 1881–84.<sup>14</sup> Old Lindlock stood on lot 18.3.1 set back from Piper Street by about 16 feet (Figure 6).

In October 1884, John Morrissey (see 4.08) sold lots 18.1, 18.2 (before resumption) and 18.3 for £600 to Margaret (Jane) Jones and her husband, Leichhardt (master mariner) Warren Kemp Jones (see 4.08).<sup>15</sup> They built weatherboard shop on the front of Morrissey's building, taking the house right up to the line of Piper Street.<sup>16</sup>

Warren Jones, dairykeeper is listed there in 1885–87; nl 1888–89; master mariner Charles Anderson 1890–93; and Mrs Margaret Jones 1893–1911. The house was listed as Lindlock in 1908–11.

Mrs Jones appears to have moved to Randwick where there is a listing for Mrs

Margaret Jones in Sully Street in 1913–14. She demolished old Lindlock after she moved out in 1911 and built a new brick house (see 4.16) on new lot 18.3.1.3 in 1912.

#### 4.12 Jones's Lot 18.3.2 Golda, Piper Street

Built by Mrs Jones in about 1886 on lot 18.3.2, the verandahed weatherboard house (Figure 6) was let to master mariner Charles Anderson in 1886; Benjamin McCurdy dairykeeper 1887; Michael J Ryan dairykeeper 1888; nl 1889–92; William Borley dairykeeper 1893–94; nl 1895–97; J H Martin 1898; T A Green 1899; nl 1900; J C Wilson 1901; nl 1902; Frederick Enston 1903; Thomas Penglaze butcher 1904; Mrs Emily Anderson 1905; nl 1906; Henry McRory 1907; Mrs R Thomas 1908–10; James Young 1911; Mrs Jane Herbert 1912; James Pittman 1913; William Easter 1914; William Nobbs 1915; and Mrs Margaret Jones 1916–18.

#### 4.13 Plywood Manufacturing Co Ltd

Mrs Jones died on 23 October 1918 and her trustee let Golda to James Venters in 1919. The trustee sold Golda on lot 18.3.2 and most of her other consolidated land to Plywood Manufacturing Co Ltd in April 1920.<sup>17</sup> Plywood continued James Venters tenancy until 1927.

The lack of listed occupants after 1927 probably indicates that Golda had been demolished by Plywood (Figure 7).

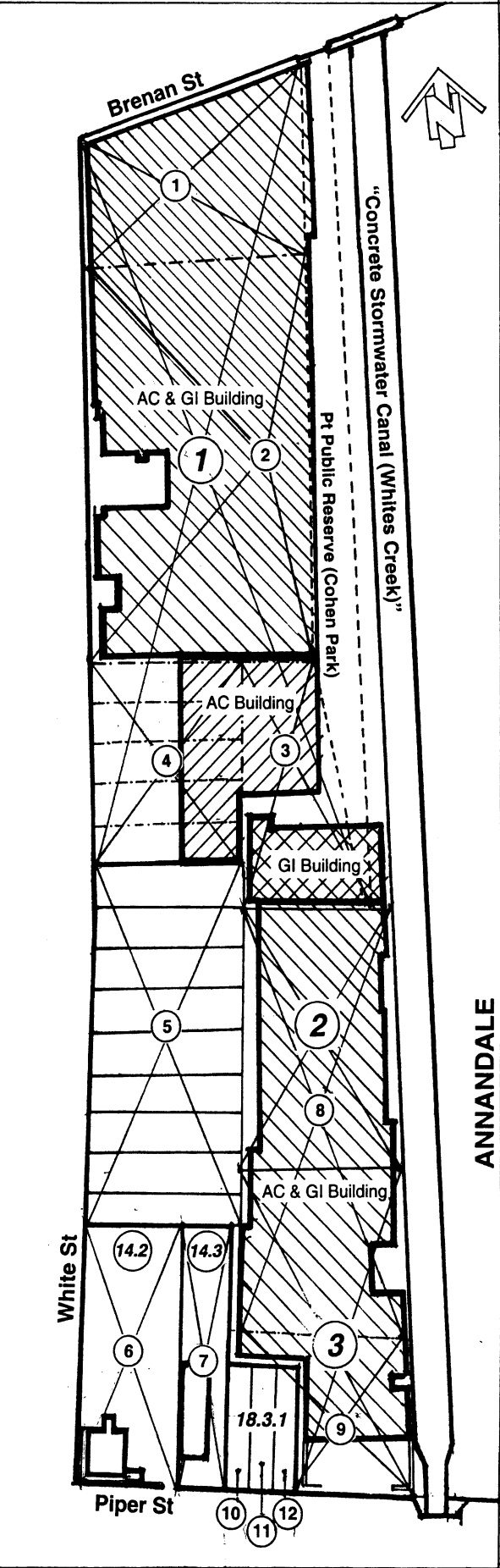
#### 4.14 Jones's Lot 18.3.1.1 Greenock, 45 Piper Street

Built in about 1907 with a 20-foot frontage to Piper Street, Mrs Jones let the brick house to James Gray, who named it Greenock, from 1907 to 1916 (Figure 7).<sup>18</sup> J S Allen was the tenant in 1917 and, in 1918, Frank Selby.

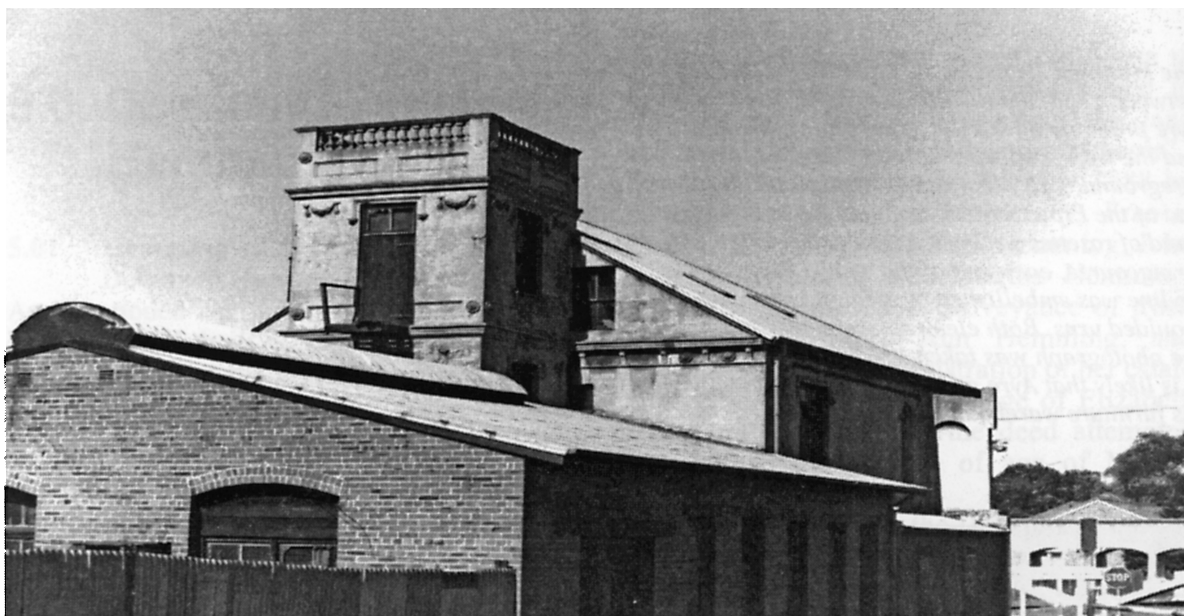
In April 1918, Mrs Jones's trustee sold the house to James Gray, an Art Gallery attendant living at Glebe.<sup>19</sup> Gray let the house to Mrs John P Allen in 1919; William Leslie 1920–26; nl 1926; J Sharman 1927; and C E Cheshire from 1928. Gray died at Sydney on 7 April 1928 and Greenock passed to his widow Olive Louise Gray in June 1928.<sup>20</sup> She continued Cheshire's tenancy until 1930 and let the house to Harris McMurtrie and Herbert W Williams from 1931.

Mrs Gray died in about 1938 at Stanmore and the house passed to printer James Frederick Gray and Widow Charlotte Louisa Gray, both of Stanmore, in July 1938.<sup>21</sup> In June 1939, they sold to Eleanor Rebecca Margaret Conway, wife of Frederick Matthew Conway.<sup>22</sup> Mrs Conway died at Five Dock on 27 May 1955 and Cremorne hospital employee Charles Chester Hoskins and Five Dock confectioner Joseph Henry Jackson received the house in June 1956.<sup>23</sup>

<div>Figure 7</div> <div>Residential and Industrial Mix on Block</div> <div>Bounded by Piper, White, Brennan</div> <div>Streets and Whites Creek:</div> <div>1908–1986</div>	
Key No	Property
1	Pt Thomas Elliott, Butcher (later occ by Thomas Barclay Box Factory, National Box, Rank Furniture, Pt 81 Units 73 White St by NSW Land & Housing Corporation pt Lot 1 DP717864)
2	Pt Thomas Elliott & Isaac Tester , Boneboiler (later occ by Thomas Barclay Box Factory, National Box, Union Box & Timber, Rank Furniture, Pt 81 Units 73 White St by NSW Land & Housing Corporation pt Lot 1 DP717864)
3	W J Borley, Dairyman Lot 15.1 (later occ by Thomas Barclay Box Factory, Union Box & Timber, Rank Furniture, Pt 81 Units 73 White St by NSW Land & Housing Corporation pt Lot 1 DP717864)
4	Emile Reguette, Dealer & W J Borley (later occ by 133-141 White St (Francis Hemming, Boneboiler, Lots 1-5 later occ by Union Box & Timber, Rank Furniture, Pt 81 Units 73 White St by NSW Land & Housing Corporation pt Lot 1 DP717864)
5	Various Owners (see 07.13-07.25) 111-129 (53-71) White St (Hemming's Lots 6-14.1)
6	Jonas Ayre's Transformation of Francis Hemming's House 1888-98 (later occ by Marco (Groceries) Manufacturing , Standard (Groceries) Manufacturing, M S Regal Spray Pump Manufacturers, Converted to Apartments 51 Piper Street: c1998)
7	Jonas Ayre's Furniture Store (later occ by Warden's Stables, F W Hickey's Cabinetmakers Workshop, Converted to Apartments pt 47 Piper Street: 1922)
8	Mrs Margaret Jones' Lot 18.1 (later occ by Plywood Manufacturing, Extension of Cohen Park by NSW Land & Housing Corporation Lot 2 DP717864)
9	Mrs Margaret Jones' Lots 16+17.3, 17.1 pt 18.3.1, 18.3.2 (later occ by Plywood Manufacturing, Extension of Cohen Park by Leichhardt Council Lot 3 DP717864)
10	Mrs Margaret Jones' Lot 18.3.1.1 (later brick Greenock, 45 Piper Street: c1907)
11	Mrs Margaret Jones' Lot 18.3.1.2 (later brick Regent, 43 Piper Street: c1911)
12	Mrs Margaret Jones' Lot 18.3.1.3 (later brick Lindock, later Inverness , 41 Piper Street: c 1911)
①	Lots Shown in Italic Numbers
②	Lots Shown in Normal Numbers







### ***The Haunted House at 51 Piper Street in 1976***

*Jonas Ayre's transformation of Francis Hemming's home to an Italianate towered house was converted to a grocery factory in the 1920s. It had later industrial uses.*

*The sewer aqueduct in the background, completed in c.1898, probably contributed to the downgrading of the area.* (John Mitchell)

In January 1956 Hoskins and Jackson transferred Greenock to Mrs Edith Myra Harris of Leichhardt.<sup>24</sup> When she died at Leichhardt on 28 January 1962, the house passed to Leichhardt cleaner Herbert Walter Harris in August 1962.<sup>25</sup> After Harris's death in about 1968, Mrs Eleanor Edith Smith of Bradbury inherited in March 1968.<sup>26</sup> Mrs Smith sold Greenock in July 1978 to builders Grant Bruce Hickey and Craig Robert Hickey of Leichhardt.<sup>27</sup> Greenock still stands.

### **4.15 Jones's Lot 18.3.1.2 Regent, 43 Piper Street**

Mrs Jones built the brick house on lot 18.3.1.2 with a 20-foot frontage to Piper Street in about 1911 (Figure 7). Fredrick Lawler was the first tenant in 1911; Colin Woodward (who called it Regent) 1912–17; Charles Strickland 1918; John O'Brien 1919; Peter McLean 1920–22; nl 1923; and Colin Woodward again from 1924.

In June 1926 Alice Jane Woodward, wife of Colin Woodward of Leichhardt bought Regent from Mrs Jones's trustee.<sup>28</sup> The Woodwards lived there to beyond 1932.

Mrs Woodward died at Petersham on 24 January 1947 and Regent passed to Colin Campbell Woodward, a Petersham pensioner.<sup>29</sup> In March 1949, he sold to Mrs Muriel Mary Turner of Leichhardt who sold to Leichhardt wireless operator Leo Patrick Sayer in June 1970.<sup>30</sup> Regent is extant.

### **4.16 Jones's Lot 18.3.1.3 New Lindock, 41 Piper Street**

Built by Mrs Jones in about 1911, the brick house called here "new" Lindock (without the second "L") with a 20-foot frontage to Piper Street was let to William Tobin in 1912 and the Addison family, who listed the house as Inverness, in 1913–17 before moving to Parramatta (Figure 7).<sup>31</sup> Robert J Davison was the tenant in 1918–19.

After Mrs Jones death on 23 October 1918, her trustee sold the house in July 1920 to Muriel Mary Addison, wife of Parramatta labourer George Addison.<sup>32</sup> The Addisons let it to Thomas S Greentree (Greenstreet) in 1920–21 and Mrs F Greentree from 1922.

In June 1928, the Addisons sold to Mrs Phyllis Elizabeth Greentree who continued to live there until 1930, and the Misses R & C Greentree from 1931.<sup>33</sup>

Mrs Greentree died at Leichhardt on 8 May 1931 and her trustee sold new Lindock to Leichhardt sawyer Athol Milton Perry in September 1938.<sup>34</sup> In February 1939, Perry sold to Leichhardt gentleman Lex Thomas Petty who in October 1955 sold to Parramatta bookkeeper Epstathios Joannou.<sup>35</sup> New Lindock still exists fronting Piper Street (Figure 7).

***The Haunted House at 51 Piper Street in 1988***

*Between 1888 and his death in 1898, Jonas Ayre probably added the upper storey, the tower, and the well-proportioned east wing in the left foreground. The wing juts forward to receive the end of the Piper Street verandah. Graced with a band of rosettes between a moulded cornice and stringcourse, each end of the wing's Piper Street skyline was embellished by elegant classically moulded urns. Both elements were missing when the photograph was taken. It is likely that Ayre added the wing as an office for his furniture warehousing business.*

*(Jennifer Bates)*



## 5.0 Death of Francis Hemming

### 5.01 Hemming's Lot 14.2

#### Detached House, 51 Piper Street

As mentioned in 1.02, boneboiler Francis Hemming had built a substantial one-storey stone house, later the ground floor of 51 Piper Street, close up to the corner of Piper and White Streets by 1860 (Figures 3, 4). The house did not sell at the auction by Batt, Rodd & Purves on 24 and 31 July 1880, and Hemming and some of his children continued to live there.

Hemming did not live long to enjoy the £738 8s 8d income from his subdivision. Mistakenly listed as a master mariner, he died at the house on 2 July 1883.<sup>1</sup> Thomas James Rose, then a caretaker at Balmain, attested that he “was present and did see the dead body of the said deceased before burial”.<sup>2</sup>

In his will of 30 June 1883, Hemming favoured daughters over sons; there is no evidence of a prior will. The will on which probate at £652 was granted on 10 October 1883 left one-third of his estate to be divided between the children of Mary Ann Hemming McInerney (Elizabeth Martha McInerney and Francis Patrick McInerney); one-third to Elizabeth Hemming; one-third to Martha Hemming.<sup>3</sup> Then living as a spinster at Station Street, Petersham, Martha was nominated sole executor of his will and guardian of Mary Ann's children.<sup>4</sup> The sons, Francis Charles and John Thomas, received nothing from the will.

Elizabeth Hemming and her husband, and their four children, were living in the house from the time of their marriage in 1877 until the house was sold in 1888.<sup>5</sup>

### 5.02 The House Sold

Hemming's surviving sons and daughters received an offer from furniture dealer Jonas Ayre to buy the house for £350. Patrick McInerney also had an interest in the property. As his wife Mary Ann had died intestate, he applied for letters of administration in her estate, which were granted on 6 April 1888.<sup>6</sup>

In a deed of conveyance of the house to Jonas Ayre, Thomas James Rose joined in “for the more perfectly assuring the land and hereditaments unto the said purchaser”.<sup>7</sup> The deed was executed on 14 May 1888 by the vendors – Patrick McInerney, Francis Charles Hemming, Elizabeth Hemming, John Thomas Hemming, and Martha Hemming. After reciting the 1866 conveyance of trust, the death of Mary Ann Hemming, and the granting of the administration of her estate to McInerney, and the marriage of Elizabeth Hemming to John Kay, the deed attempted to establish the coming of age of Martha Hemming.

Like the 1866 deed, the 1888 indenture was not without controversy. The date of Martha's 21<sup>st</sup> birthday was erroneously inscribed as the “twenty fifth day of May one thousand eight hundred and eighty”.<sup>8</sup> Compounding the error, the word “eighty” has been ruled through and the word “sixty” substituted and legalised by initialling in the margin. With Martha's actual majority occurring on 21 May 1880, the 1860 date is patently ridiculous.

In the same deed, on the 14 May 1888 both Martha (now married to Camperdown labourer Edward Jones) and her sister Elizabeth were formally interviewed by the Deputy Registrar General who “examined [them] apart from [their] ... husband[s and they] acknowledged that the ... [deed of conveyance] was executed by [them]” and that they fully understood its content and effect and that they had “executed the same freely and voluntarily and without menace force or coercion on the part of [their] husband[s] or any other person”.<sup>9</sup>

\* \* \* \* \*

And so the last link connecting the house to the Hemming family was severed. The failed efforts of the next owner would lead to it gaining a reputation as the “Haunted House”.

***The Haunted House at 51 Piper Street in c.1898***  
*In the foreground is Sydney Water's depot in which the covered sewer channel emerges from below Leichhardt Hill to be carried across Whites Creek by the aqueduct. The Annandale skyline is in the background.*

*Francis Hemming's former house now has an upper storey, a tower, and an east wing. Facing Piper Street, to the right of the east wing, is Jonas Ayre's furniture store (6.05, 7.03) with front awning, next on the right is Old Lindlock (4.11) with Mrs Jones's shop in front, then Golda (4.12) and Greendale (4.04).*

*The Haunted House is seen beyond the aqueduct, unfinished and unoccupied. Remaining in this state for the ensuing 90-odd years, it became the "The Haunted House". Conversion to modern apartments in the 1990s has obliterated all thoughts of it being haunted.*

*(Colleen Morris established the late 1890s condition of the house by lending the author a print of the image below which is a detail from a negative held by Sydney Water Historical Research and Archives Facility X830627-8)*



## 6.0 Jonas Ayre Furniture Dealer

### 6.01 Jonas Ayre

Born at Lone House Farm, Colme near Burnley, Lancashire, England, and christened on 20 March 1844, Jonas was the son of farmer Midgeley Ayre and his wife Ann (Hannah) Brown.<sup>1</sup> When aged 22, cabinetmaker Jonas married 18-year old Emma Shackleton at Burnley, Lancashire. The Ayres arrived aboard the *Wanata* on 3 September 1864 where they lived for a time at Levey Street near Smithers and Wattle Streets, Sydney. Their children born at Sydney were Isabella (b.1867), Ada H (b.1869, d. 1870), Parthenia (b. 1874, known as Daisy), Henry Midgeley (b.1880), and Joseph Robert (b.1882, d. 1884).<sup>2</sup>

### 6.02 Hemming's Lot 14.2 Detached House 51 Piper Street

Lots 14.2 and 14.3 of Hemming's subdivision contained the house, outbuildings, and furniture store, and still retained its frontages of 125 feet to Piper Street with 212 feet to White Street (Figures 4, 5).<sup>3</sup> For lot 14.3, see 6.05 and 7.03.

### 6.03 The Grand Design

Ayre began an ambitious plan to enlarge the house by adding an upper storey with verandas on the two street fronts and an impressive four-stage tower in the Victorian Italianate manner (Figures 5–7).<sup>4</sup> Indeed a detail survey executed between 1 and 20 July 1905 by surveyor Thomas McCord shows the tower to have been added and, as well, a "Large Room" built on the south-eastern corner of the house.<sup>5</sup> The distinctive structure with its architectural embellishments indicates that it may have been intended for Ayre's office. There was no sign of Hemming's stables which were replaced by a small stable in the south-eastern corner of the allotment, with a "W.C." between it and the furniture store mentioned on lot 14.3 (see 6.05, 7.03). All is evident today except the W.C. and stable.

Three events may have prevented the grand design from being accomplished:

- 1 the effect of the 1890s depression.
- 2 the impact of the sewer aqueduct.
- 3 the death of Jonas Ayre.<sup>6</sup>

### 6.04 The Aqueduct

In 1888, the Board of Water Supply and Sewerage came into being with major constructions still being executed by the Department of Public Works.<sup>7</sup> The need for an efficient and disease-free sewerage system for an expanding Sydney had become urgent. Waterside suburbs had rocky and sharply rising and falling terrain, which could only be overcome by pumping stations lifting sewage to a high-level sewer.

The Balmain and Leichhardt topography was overcome by a scheme to build pumping stations near the water's edge to lift sewage to Leichhardt West to discharge at the Bondi ocean outfall. Further difficulties of topography along the way were overcome by aqueducts over Whites and Johnstons Creeks.

Completed in about 1898, the Whites Creek aqueduct was situated about two road-widths in front of Ayre's emerging mansion.<sup>8</sup> Ayre may have begun work on the additions to the house without knowing of the imminent construction of the aqueduct and the shock may have been a factor in his death.<sup>9</sup> A photograph of the completed aqueduct reveals that the towered house in the background had incomplete upper street-front verandas.<sup>10</sup> Subsequent photographs confirm that the verandas were never completed.<sup>11</sup>

According to *Sands's Directory*, Emma Ayres is not listed in the house at any time. Also, regarding the house, McCord's 1905 survey shows the chilling endorsement – "incomplete" and "unoccupied".<sup>12</sup>

It seems apparent that its unfinished state, and the proximity of a socially undesirable element such as the aqueduct, were reasons for the lack of residential occupants. These factors could have engendered the title of "Haunted House".<sup>13</sup>

### 6.05 Hemming's Lot 14.3 Former Furniture Store 47 Piper Street

Not part of Hemming's original subdivision, lot 14.3 had a 40-foot frontage to Piper Street and was taken from the eastern side of Hemming's lot 14 (Figures 5–7).<sup>14</sup> Lot 14.3 was part of Hemming's house lot 14.2 which Sydney furniture dealer Joseph Ayre bought in May 1888.<sup>15</sup>

By 1897, Ayre had built a long narrow tall brick building as a furniture store.<sup>16</sup> He is listed there in 1897 as "James Ayre furniture dealer" and in 1898 as "Jonas Myres furniture store". A large awning fronted the building in c.1898.<sup>17</sup>



### 6.06 Death of Jonas Ayre

Jonas Ayre is listed up to 1898 as a furniture dealer with a warehouse at 157 George Street West near Blackwattle Creek. The building operated in some years as an alternative store to No 149. He died intestate aged 57 at Sydney of heart disease on 21 November 1898.<sup>18</sup>

In applying for letters of administration of her late husband's intestate estate, his widow Emma swore that his goods, chattels credits, and effects were under the value of £14,568.<sup>19</sup> She also wished to be empowered to sell the real estate to enable her to pay off an overdraft with the ESA Bank and to release existing mortgages over some of the property.

Jonas Ayre had left debts to the value of £7634 4s set out as follows: Schedule 3 £188 6s 1d, Schedule 4 £6362 11s 7d and Schedule 5 £1083 6s 4d. The Schedule 4 amount was owed to Stephen Josiah Bryen, gentleman, of Avoca Street, Randwick for a mortgage debt on the George Street West property.<sup>20</sup>

Letters of administration were granted to Emma Ayre on 9 June 1899 leaving her free to settle her husband's estate. The George Street West premises were transferred to Bryen in March 1901.<sup>21</sup>

Emma Ayre living at Glebe, sold the house on lot 14.2 and the furniture store on lot 14.3 (all as one parcel) to Barbara Stuart Stimson, wife of Joseph Stimson, estate agent, Mosman for £550 in September 1911.<sup>22</sup>

### 6.07 Death of Emma Shackleton Ayre

Emma was born at Limehouse, London, the daughter of master tailor Henry Shackleton, and his wife Jane Beaston in 1844.<sup>23</sup> She was living with her parents at Burnley, Lancashire when she married Jonas Ayre.

Emma Ayre arrived at Sydney in about 1864 with her husband. She was at her and her husband's "fancy repository" at 149 George Street West from 1891 to 1900.<sup>24</sup> Her residence in widowhood is listed at Divo, Glebe Point Road, Glebe, in 1901–08.<sup>25</sup> She made no attempt to complete her husband's grand design for 51 Piper Street.

In January 1907, she sold lot 12 of Hemming's subdivision to Sarah Jean Peace Middleton, wife of Wilmot Jonas Middleton, a Leichhardt public school teacher, as mentioned in 07.23.<sup>26</sup> Emma Ayre died at Dalmarnock Hospital, Erith Street, Mosman, aged 83 on 20 September 1927.<sup>27</sup>

### *No 51 Piper Street and the Aqueduct in c.1898*

*The impact of the aqueduct can be seen in relation to Jonas Ayre's emerging mansion. Probably the first large reinforced concrete structure in Australia, the Monier arches carry the aqueduct across the Whites Creek valley. Piercing the Annandale ridge at right, the aqueduct soars over the Johnstons Creek valley (not pictured) and passes under the Glebe ridge on its way to the Bondi outfall.*

*(Sydney Water Historical Research and Archives Facility X830627–8.)*







***The Haunted House from the Rear in 1988***

*Possibly added during the 1920s, the grocery factory obscured the Italianate tower. Jonas Ayres' unfinished verandah-less White Street facade with its arched-recess blade wall is evident.*  
(Jennifer Bates)

## 7.0 Barbara Stuart Stimson

### 7.01 Hemming's Lot 14.2 Detached House, 51 Piper Street

In September 1911 Emma Ayre rid herself of the unfinished and unoccupied house at 51 Piper Street and the furniture store (47 Piper Street) when she sold it for £550 to Barbara Stuart Stimson, wife of Glebe real estate agent Joseph Stimson (Figures 5–7).<sup>1</sup>

Born at Paisley, Scotland, in about 1851, Barbara was the daughter of weaver James Reid and his wife Janet Cuthbertson.<sup>2</sup> She arrived at Sydney as a child in about 1853 and married Joseph Stimson there in 1874. Their children were William P (b.1876), James C (b.1878), Stuart R (b.1879), Muriel E (b.1883), Joseph L (b.1885), Ernest G (b.1886), Doris P (b.1890), and Gladys M R (b.1892).<sup>3</sup> There were also one female and three male deceased children.

The Stimsons lived at Venetia, Mary Street, Mosman in the early 1920s and later at 7 Kardinia Road, Clifton Gardens (Mosman).<sup>4</sup> Barbara's husband, Joseph Stimson was a partner in Stimson Brothers Real Estate at 47 Glebe Road, Glebe, in 1920.<sup>5</sup> Her sons William Parmenter Stimson and Joseph Leslie Stimson junior were also real estate agents.

These addresses and activities indicate that Mrs Stimson was not interested in completing 51 Piper Street for her family's use. Given the increasingly industrialised environment of Leichhardt, completing the house for sale or for worthwhile rent was almost certainly deemed unviable.

### 7.02 The Haunted House as a Factory

The house became an industrial centre when wholesale grocers George William Ball and Fred Hirst Ramsbottom leased the house from Mrs Stimson.<sup>6</sup> Trading as Marco Manufacturing Co, the partnership prepared groceries there in 1923–24 on a lease for three years at £312 per annum.<sup>7</sup> Ball and Ramsbottom had the option of further lease for two years at £364 per annum or outright purchase for £3,500.<sup>8</sup> They were granted the right to remove a large old boiler, which stood outside the buildings after 1 April 1923. The boiler was probably the site's last connection with Hemming's boneboiling.

***Apartments at 51 Piper Street in 2004***

*Demolition of the factory and the new low extension at the rear of the former Haunted House allows the Italianate splendour of the tower to be regained.*

*(Christina Sarina)*

If the partnership operated the grocery firm, Standard Manufacturing Co, there until 1926, then the lease may have been extended.<sup>9</sup>

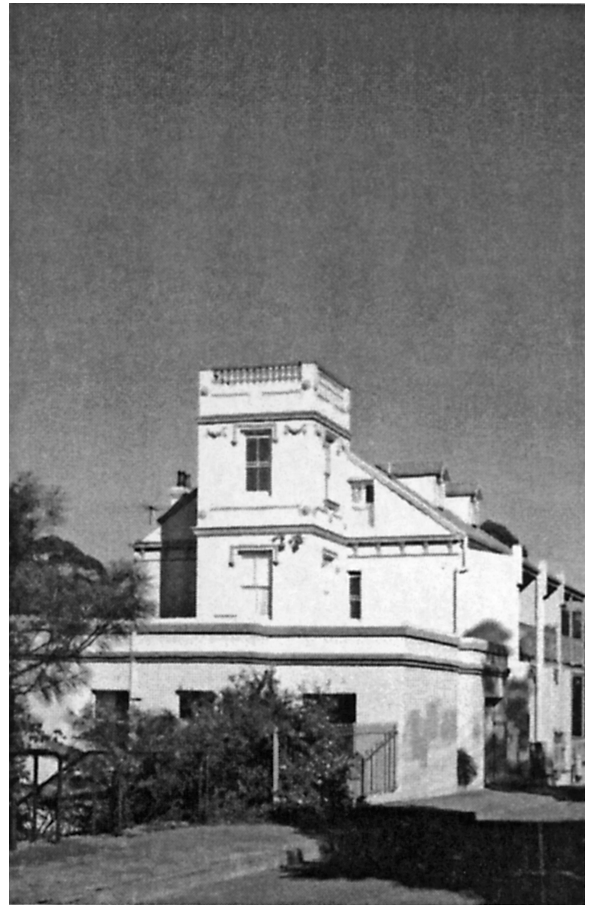
Spray pump manufacturers M S Regal Ltd rented the premises from 1931, paying a monthly rental of £21 6s 7d.<sup>10</sup> M S Regal may have arranged with Mrs Stimson to build on the White Street alignment, the brick, and iron-roofed factory on the rear of the house by 1935, completely enveloping the lower stages of the tower.<sup>11</sup> The old house and new factory had an improved capital value in 1935 of £2000.<sup>12</sup>

After selling lot 14.3 (see later) to F W Hickey in 1922, the house-lot was left with an 85-foot frontage to Piper Street with about 214 feet to White Street.<sup>13</sup>

Mrs Stimson's died at Clifton Gardens on 29 April 1935.<sup>14</sup> Her estate continued to let 51 Piper Street for industrial purposes such as Australian Consolidated Press from about 1940 to 1970.<sup>15</sup>

**7.03 Hemming's Lot 14.3  
47 Piper Street  
Former Furniture Store**

Mrs Stimson let the building for Warden's Stables in 1912–21. In February 1922, she sold to Haberfield builder Frederick William Patrick Hickey for £500.<sup>16</sup> The long narrow strip had a 40-foot frontage to Piper Street and a depth of 215 feet in February 1922. Hickey converted the store to a cabinetmaker's workshop.<sup>17</sup>



In November 1922, Hickey gave the property to his wife, Grace Clarice Hickey.<sup>18</sup> Hickey's business was still operating in 1932.<sup>19</sup> Mrs Hickey died on 7 December 1974 and No 47 passed to builders Grant Bruce Hickey of East Lindfield and Craig Robert Hickey of Drummoyne in August 1976.<sup>20</sup> Jonas Ayre's former furniture store has also been converted to apartments.

**7.04 The Haunted House as Apartments**

Number 51 was sold by Mrs Stimson's estate to Gerzon Investments Pty Ltd in 1975.<sup>21</sup> On March 1988, the house was listed for auction with "great potential ... as a residential mansion or as serviced accommodation".<sup>22</sup>

In the 1990s, Jonas Ayre's unfinished transformation of Francis Hemming's house was converted to valuable strata-title apartments. Inner-urban apartment-life at 51 Piper Street now transcends the days of dilapidation and neglect. No 51 no longer carries the local tag of "Haunted House".

## Land and Building Development in Leichhardt East on the Area Bounded by Piper and White Streets and Whites Creek

Francis Hemming and  
The Haunted House

### Notes

#### 1. Acknowledgements

I wish to thank photographers mentioned in captions. Tony Sillavan of Sydney Water Historical Research & Archives Facility was particularly generous with his time. Historian Terry Kass is always ready to give professional advice & provided details of the Haunted House. John Mitchell's bringing Frances Hemming to my notice generated this article.

#### 2. Sources and Method

- a) Sale dates, unless otherwise stated, are month & year of LTO transfers & conveyances.
- b) Searching *Sands's Sydney & Suburban Directory* (abbrev as Sands) & comparing findings with the LTO title search, plus my visual appraisal of buildings, is the basis of arriving at approximate building dates.

#### 3. Trades and Professions

Occupations of individuals have been discovered from title searches, from Sands & from other sources. Where no occupation appears in the text, I mean that no occupation could be ascertained.

#### 4. Occupants and House Names

Generally taken from the Sands for the year after that stated in text (i.e., allowing one year for the publication of the directory). The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881. Some house names are shown on the Detail Survey (DS) sheets for which survey was done in 1889 & check survey in 1900.

#### 5. Building Development

Density of development is based on DS sheets. Figures relating to building development are based on these sheets.

#### 6. Architectural Style

Where I make no comment on style, I mean that the building is outside the classifications established in R Apperly, R Irving & P Reynolds, *Identifying Australian Architecture, a Pictorial Guide to Style & Terms from 1788 to the Present* (A&R, Sydney, 1989).

#### 7. Key Numbers

Encircled Key Numbers relate to caption of each Figure.

#### 8. Door Numbers

A dual system has been used in some cases, e.g., "3.19 ... Detached House, 121 (63) White Street". No 121 is the door number in Sands, 63 is the current number.

#### 9. Searching at LTO

The search was largely an OST one. Where a PA Number could be found, the Search Book containing a search of the same number was crucial to the investigation. The Search Book also provided the registration number for first CT.

#### 10. Abbreviations

See page 108.

#### 11. Addenda & Corrigenda

See page 109.

### References

#### 1.0 Hemming's Land Purchases

- 1 LHJ No 2, p 35.
- 2 LHJ No 2, p 35.
- 3 OST Bk 45 No 220 (Portion Eb to F Hemming), Truman, pp 106-107.
- 4 Bk 56 No 65 (Portion Hb to F Hemming), Truman, pp 106-107.
- 5 OT Bk 71 No 434 (Portion M.2b to F Hemming), Truman, pp 106-107.
- 6 FP 63993, survey made between 1 and 20 July 1905 for PA 13993 (M Jones).
- 7 PA 24124, Plan of Whites Creek Reclamation, Rozelle Bay, 25 Mar 1896.
- 8 SMH 30, 31 July 1880 (quote). Subdivision Plan L5/255, Leichhardt Library. FP 978094 (5755L).
- 9 FP 978094 (5755L).
- 10 DS 23,24, 15 May 1889, updated 19 Mar 1900 (for shed).
- 11 White Street could be easily mistaken for the continuation of John Street at that time. In a time of very few laid-out streets, the most important nearby thoroughfare was preferred as the address. Where no occupation appears in Sands, in my listing I have simply used "Frances Hemming" to allow the listings to flow.
- 12 ML, M3/811.182/1879/1, S T Leigh, *The Municipality of Leichhardt, 1879* (Brenan St connecting to Abattoir Rd). ML, M4/811.182/1888/1, Clark & Birch, Plan of *The Municipality of Leichhardt, 1888* has a widened White St joining Abattoir Rd which is an extension of Brenan St.
- 13 FP 192331 (Roll Plan 691) Department of Public Works Survey showing Land to be Resumed at Whites Creek, Rozelle Bay, 5 June 1896.
- 14 Joan Kerr, *Our Great Victorian Architect, Edmund Thomas Blacket (1817-1883)*, (National Trust, 1983), pp 74-75.

## 2.0 Hemming's 1880 Subdivision

- 1 PA 4916 (WDN). Although the PA was WDN, the examination reports survived in PA Packet 4916 (WDN).
- 2 PA 4916 (WDN).
- 3 PA Packet 4916 (WDN). OST Bk 101 No 449 (to T J Rose in trust).
- 4 OST Bk 101 No 449.
- 5 OST Bk 101 No 449 (to T J Rose in trust). Sands for 1867 has Thomas Rose, gardener, Abattoir Road.
- 6 BDM Vol 65 No 1337, bapt. cert of Mary Ann Hemming, Ravenswood, P. of Goulburn. BDM Vol 68 No 1192, bapt. cert of Francis Charles Hemming, Pyrmont, P. of St James. BDM Vol 72 No 292, bapt. cert of Elizabeth Hemming, Annandale, P. of St James. BDM Vol 142A No 2074, bapt. cert of John Thomas Hemming, Petersham, P. of St James. BDM Vol 142B No 4251, bapt. cert of Martha Hemming, Petersham, P. of St James.
- 7 OST Bk 101 No 449 (to T J Rose).
- 8 PA 4916 (WDN).
- 9 PA 4916 (WDN). All documents were returned to Hemming's solicitors on 6 May 1880.
- 10 PA Packet 4916 (WDN)., minute 20 Feb 1880.
- 11 PA 4916 (WDN). PA Packet 13993, SD of Francis Hemming bundled in with mtge E McDonald to St Joseph's Building Society, Bk 214 No 651 (original).
- 12 PA 4916 (WDN).

## 3.0 Hemming's White Street Lots 1-14.1, 15

- 1 *SMH*, 31 July 1880, p 14d. See also *SMH* 24 July 1880, p 13f.
- 2 SP L5/255, Leichhardt Library.
- 3 SP L5/255, Leichhardt Library. FP 978094 (5755L).
- 4 OST Bk 232 No 729 (to W J Mann).
- 5 OST Bk 297 No 859 (to J R Randle).
- 6 OST Bk 299 No 613 (mtge to E Jacobs, Bk 396 No 992, Jacobs & Harkness DM to C Brodersen, 1 Sep 1888).
- 7 OST Bk 335 No 37 (to C Brodersen [sic]).
- 8 OST Bk 396 No 993 (to AMP).
- 9 OST Bk 858 No 775 (to William John Borley, then to E Reguette).
- 10 OST Bk 1315 No 650 (to M Fritz).
- 11 OST Bk 1542 No 62 (to A H Williams).
- 12 OST Bk 2909 No 147 (to Union Timber)
- 13 OST Bk 3529 No 873 (Rank Furniture).
- 14 OST Bk 221 No 661 (to R Whitton).
- 15 OST Bk 238 No 54 (mtge, DM Bk 344 No 563 26 May 1886). DS 23,24, 15 May 1889, check survey 19 Mar 1900.
- 16 OST Bk 375 No 221 (to C Brodersen [sic]).
- 17 OST Bk 396 No 993 (to AMP).
- 18 OST Bk 725 No 775 (to William John Borley).
- 19 OST Bk 1670 No 103 (arrangement).
- 20 OST Bk 1670 No 103 (arrangement).
- 21 OST Bk 1671 No 3 (equal shares).
- 22 OST Bk 2222 No 426. PI 354450/507065, Nellie Beatrice Ryan. PI 384903, Bridget Raleigh.
- 23 OST Bk 2222 No 426 (to Union Timber).
- 24 OST Bk 209 No 893 (to H McNamara).
- 25 OST Bk 554 No 731 (to William John Borley).
- 26 OST Bk 584 No 497; Bk 614 No 873 (resumption).
- 27 DS 23,24, 15 May 1889, check survey 19 Mar 1900.

- 28 OST Bk 615 No 548 (to E Cevasco).
- 29 OST Bk 667 No 729 (to William John Borley).
- 30 PI, 4/88395, William John Borley.
- 31 PA 24124, occupants.
- 32 OST Bk 209 No 893 (to H McNamara).
- 33 OST BK 666 No 95 (to William John Borley).
- 34 OST Bk 209 No 893 (to H McNamara).
- 35 OST Bk 554 No 731 (to William John Borley).
- 36 OST Bk 584 No 497; Bk 614 No 873 (resumption).
- 37 OST Bk 1671 No 4 (to T Barclay).
- 38 CT V 4645 F 54 transf C325998 (to Union Box).
- 39 OST BK 214 No 846 (to J Corbett).
- 40 OST BK 278 No 94 (to E Corbett). DS 23,24, 15 May 1889, check survey 19 Mar 1900.
- 41 OST BK 278 No 95 (mtge).
- 42 OST Bk 1292 No 394 (to B G A Bott); Bk 1364 No 198 (mtge); Bk 1771 No 80 (DM).
- 43 PI, 364754, Benjamin George Allen Bott.
- 44 OST Bk 2141 No 287 (to E Bott).
- 45 OST Bk 3105 No 67 (L J Richardson).
- 46 OST Bk 3105 No 67 (to A D Richardson & A G Bott).
- 47 OST Bk 3402 No 400 (to H E & K Mitchell).
- 48 OST Bk 207 No 357 (to C Brodersen).
- 49 OST Bk 396 No 993 (to AMP) Carl Brodersen submitted a SD on 14 Sep 1888 attesting to the correct spelling of his name – Brodersen.
- 50 OST Bk 792 No 213 (to D Mackey).
- 51 OST Bk 1307 No 213 (to J A Falconer & L O Swinnerton).
- 52 OST Bk 1406 No 528 (to R Ramsay).
- 53 OST Bk 1822 No 459 (to J V Scanlon); Bk 1822 No 460 (mtge, DM Bk 2389 No 856).
- 54 OST Bk 2396 No 104 (to C A Hughes).
- 55 OST Bk 207 No 357 (to C Brodersen).
- 56 OST Bk 930 No 364 (to E Kearney).

- 57 OST Bk 1079 No 703 (to Hibernian).  
 58 OST Bk 1180 No 862 (to M Dickens).  
 59 OST Bk 1383 No 232 (to C MM Simpson).  
 60 OST Bk 1921 No 712 (to C E Harnett).  
 61 OST Bk 2386 No 623 (to H C & C R Howard)  
 62 OST Bk 3078 No 464 (to N R Brown); Qual CT V 12979 F 249 (67 White St).  
 63 Qual CT V 12979 F 248 (65 White St)  
 64 OST Bk 930 No 364 (to E Kearney).  
 65 OST Bk 207 No 357 (to C Brodersen).  
 66 OST Bk 396 No 993 (to AMP).  
 67 OST Bk 930 No 364 (to E Kearney).  
 68 OST Bk 1079 No 178 (to A De Hon).  
 69 OST Bk 1079 No 179 (to Equitable).  
 70 OST Bk 1150 No 827 (to H T Bott).  
 71 OST Bk 2497 No 198 (to K C & J M Burrows). Licensed Farm Produce Agent H T Bott was living at 25 Parramatta Street, Cronulla.  
 72 OST Bk 2497 No 198 (to Darcy Francis Niland & Ruth Niland. For D F Niland (1917–1967), see *ADB*, Vol 15, p 480.  
 73 OST Bk 2946 No 628.  
 74 OST Bk 3137 No 85 (to N & R Zappa).  
 75 OST Bk 389 No 255 (m. Elizabeth Hemming and John Kay).  
 76 OST Bk 269 No 41. Bk 208 No 161 (mtge to Jonas Ayre £150, Bk 213 No 693 disch); Bk 213 No 694 (mtge to Haymarket Permanent Land Building & Investment Co Ltd, disch Bk 268 No 41).  
 77 OST Bk 269 No 45 (mtge to John Kay); Bk 306 No 82 (disch).  
 78 DS 23,24, 15 May 1889, check survey 19 Mar 1900.  
 79 OST Bk 487 No 997 (to S J Oxley).  
 80 DS 23,24, 15 May 1889, check survey 19 Mar 1900.  
 81 OST Bk 871 No 439 (to M A Gladstone).  
 82 OST Bk 1289 No 584 (to P A & A Bale).  
 83 OST Bk 1738 No 155 (to E A C W Williams & A A S Wilkinson).  
 84 OT Bk 1850 No 144 (to C F W Ayling).  
 85 OST Bk 2128 No 274 (to R J Innes).  
 86 OST Bk 209 No 836 (to Martha Hemming).  
 87 OST Bk 266 No 238 (to J Coleman).  
 88 OST Bk 360 No 880 (to C E Barnett).  
 89 DS 23,24, 15 May 1889, check survey 19 Mar 1900.  
 90 OST Bk 1258 No 602 (to L Henry). Bk 2364 No 640 (Eisenberg is given in Louis Henry's full name).  
 91 OST Bk 1320 No 812 (half-share to Pauline Henry).  
 92 OST Bk 1399 No 190 (half-share returned to Louis Henry).  
 93 OST Bk 1399 No 191 (mtge).  
 94 OST Bk 2364 No 640 (d. Louis Eisenberg Henry). PI, 4/299206, Louis Eisenberg Henry.  
 95 OST Bk 1937 No 34 (disch by O A Morris).  
 96 OST Bk 2364 No 640 (to O A Morris).  
 97 OST Bk 3149 No 848 (to D & E Beavis).  
 98 OST Bk 207 No 902 (to J T Hemming).  
 99 OST Bk 210 No 662 (to J Ayre)  
 100 OST Bk 818 No 676 (to S J P Middleton).  
 101 OST Bk 1323 No 341 (to H & P Henry).  
 102 OST Bk 1399 No 189 (to P Henry).  
 103 PA 36183, CT V 5868 F 116 transm D982059 (d. Pauline Henry); transf F200008 (to R J Palmer). Next CT V 61166 F 200 (lot 12).  
 104 CT V 6166 F 200 transm V90395 (d. R J Palmer).  
 105 CT V 6166 F 200 transf V924308 (to LMC).  
 106 OST Bk 222 No 290 (to J Nieman).  
 107 OST Bk 360 No 227 (mtge, Bk 410 No 496 disch). Bk 528 No 728 (to R Brydon).  
 108 OST Bk 410 No 497 (mtge, transf mtge Bk 485 No 48, interest paid by J Nieman but principal outstanding.) Bk 557 No 437 (disch of mtge in Bk 410 No 497 by R Brydon).  
 109 OST Bk 877 No 146 (d. Robert Brydon).  
 110 OST Bk 877 No 146 (to S J P Middleton). Robert Brydon (jr) b.27 Sep 1873, Elizabeth Maude Brydon (Borley) b.18 Mar 1880, both at Whitehaven, England; William Brydon b.21 June 1882 Sydney; other chn d. infancy, James, Joseph & Nellie.  
 111 OST Bk 1323 No 341 (to H & P Henry).  
 112 OST Bk 1399 No 189 (to P Henry).  
 113 PA 36183, CT V 5868 F 116 transm D982059 (d. Pauline Henry); transf F200008 (to R J Palmer). Next CT V 61166 F 200 (lot 12).  
 114 OST Bk 235 No 746 (to J Mulheran).  
 115 FP 978094 (5755L).  
 116 OST Bk 280 No 90 (mtge, lot 14.1 plus land in Rosser Street, Balmain).  
 117 OST Bk 2192 No 939 (to C F & D L Ivory).

#### 4.0 Hemming's Piper Street Lots Lots 14.2, 16-17, 18

- 1 OST Bk 214 No 650 (to E McDonald).
- 2 OST Bk 371 No 17 (mtge); Bk 481 No 676 (to M & W K Jones).
- 3 Sans for 1899. DS 23,24, 15 May 1889, updated 19 Mar 1900.
- 4 CT V 1836 F 182 transm A494794 (d. M Jones); transf A568587 (to Plywood). Next CT V 3169 F 59. PI, 91920, Margaret Jones.
- 5 CT V 3169 F 59 transf N688910 (to Kerby); transf T157461 (to Rank).
- 6 CT V 3169 F 59 transf W139870 (to NSW Land, lot 2 DP 717864); transf W139868 (to LMC, lot 3 DP 717864).

- 7 OST Bk 214 No 650 (to E McDonald).
- 8 OST Bk 643 No 609 (to Minister for Public Works).
- 9 OST Bk 643 No 609 (to Minister for Public Works).
- 10 OST Bk 241 No 291 (to J Morrissey).
- 11 OST Bk 271 No 503 (to J Morrissey).
- 12 OST Bk 298 No 30 (to W K & M J Jones). PA 13993, CT V 1793 No 101 (to M Jones). Next CT V 1836 F 182. OST Bk 298 No 30 (to W K & M J Jones with H C Colyer as her trustee). Other dairymen shown in Sands in White Street: John Morrissey in 1893–94; William Ellis 1895; Thomas Ellis 1896–98; William Loosemore 1894–98.
- 13 OST Bk 371 No 17 (mtge); Bk 481 No 676 (to M & W K Jones).
- 14 DS 23,24, 15 May 1889, updated 19 Mar 1900. Sands for 1882–85.
- 15 OST Bk 298 No 30 (to W K & M J Jones). PA 13993, CT V 1793 No 101 (to M Jones). Next CT V 1836 F 182. OST Bk 298 No 30 (to W K & M J Jones with H C Colyer as her trustee). Other dairymen shown in Sands in White Street: John Morrissey in 1893–94; William Ellis 1895; Thomas Ellis 1896–98; William Loosemore 1894–98.
- 16 OST Bk 298 No 30 (to W K & M J Jones). PA 13993, CT V 1793 No 101 (to M Jones). Next CT V 1836 F 182. OST Bk 298 No 30 (to W K & M J Jones with H C Colyer as r trustee). PI, Warren Kemp Jones could not be found.
- 17 CT V 1836 F 182 transm A494794 (d. M Jones); transf A568587 (to Plywood). Next CT V 3169 F 59. PI, 91920, Margaret Jones.
- 18 Sands for 1908–17
- 19 CT 1836 F 182 transf A374181 (to J Gray). Next CT V 2841 F186.
- 20 CT V 2841 F186 transm B673696 (to O L Gray). PI, 151388, d. James Gray.
- 21 CT V 2841 F186 transm C680398 (to J F & C L Gray). PI, 230057 (date of d. cannot be read), Olive Louise Gray.
- 22 CT V 2841 F186 transf C800477 (to E R M Conway).
- 23 CT V 2841 F186 Sec 94 Appn G457083 (18 June 1956 to C C Hoskins & J H Jackson). PI, 435738, d. Eleanor Rebecca Margaret Conway.
- 24 CT V 2841 F186 transf G457086 (to E M Harris).
- 25 CT V 2841 F186 Sec 94 Appn J109467 (to H W Harris). PI number illegible, d. Edith Myra Harris.
- 26 CT V 2841 F186 transm Q596450 (to E E Smith). PI, d. Herbert Walter Harris not found.
- 27 CT V 2841 F186 transf Q867612 (to G B & C R Hickey).
- 28 CT 1836 F 182 transf B378281 (to A J Woodward). Next CT V3898 F 105.
- 29 CT V 3898 F 105 transm D963658 (to C C Woodward). PI, 329562, Alice Jane Woodward.
- 30 CT V 3898 F 105 transf D984482 (to M M Turner); transf L898399 (to L P Sayer).
- 31 Sands for 1914–18. The variation in spelling of “Lindlock” and “Lindock” may have been an error perpetrated by Sands.
- 32 CT V 1836 F 182 transf A600619 (to M M Addison). Next CT V 3172 F 172. PI, 91920, Margaret Jones.
- 33 CT V 3172 F 172 transf B690348 (to P E Greentree).
- 34 CT V 3172 F 172 transm C110731 (d. P E Greentree); transf C707973 (to A M Perry). PI, number illegible, d. Phyllis Elizabeth Greentree.
- 35 CT V 3172 F 172 transf G401718 (to E Joannou).

## 5.0 Death of Francis Hemming

- 1 BDM of 2 July 1883 d. cert Francis Hemming.
- 2 SR, Probate Papers, 8911 (SD Thomas Rose, 18 Aug 1883).
- 3 SR, Probate Papers, 8911 (will of Francis Hemming).
- 4 SR, Probate Papers, 8911 (SD Martha Hemming, 11 Aug 1883).
- 5 St Augustine’s Balmain Register gives address as White Street for all four baptisms. John Mitchell’s grandmother, Mary Ann Elizabeth, insisted that she and her two sisters, Alice and Maude and brother John were all born in the Hemming house at “White and Piper Streets”.
- 6 OST Bk 389 No 255.
- 7 OST Bk 389 No 255.
- 8 OST Bk 389 No 255.
- 9 OST Bk 389 No 255.

## 6.0 Jonas Ayre Furniture Dealer

- 1 BDM 1898/12491, d. cert Jonas Ayre (info. W Negus, cousin, 79 Great Buckingham St, Redfern; bur. C of E Rookwood. BDM 1927/13835, d. cert Emma Shackleton Ayre for place of m.
- 2 BDM 1898/12491, d. cert Jonas Ayre. BDM 1884/00005, d. cert of Joseph Robert Ayre.
- 3 OST Bk 945 No 140 ; Bk 389 No 255. Rounded-off dimensions from FP 63993.
- 4 Apperly, Irving & Reynolds, *Identifying Australian Architecture* (Angus & Robertson, 1989), pp 70–73, Victorian Italianate – but a late example of the style.
- 5 FP 63993.
- 6 BDM 1898/12491, d. cert Jonas Ayre.
- 7 D Fraser (ed), *Sydney, From Settlement to City* (Engineers Australia, 1989), p 23.



- 8 D Fraser (ed), *Sydney, From Settlement to City* (Engineers Australia, 1989), pp 34-35.
- 9 BDM 1898/12491, d. cert Jonas Ayre.
- 10 Sydney Water Archives, Photo No X830627-8.
- 11 *The Glebe*, 9 Mar 1988.
- 12 FP 63993.
- 13 *The Glebe*, 9 Mar 1988. No evidence of the house being converted into an hotel could be found.
- 14 FP 978094 (5755L).
- 15 OST Bk 389 No 255 (to J Ayre).
- 16 Sands for 1898 (Piper St, Leichhardt).
- 17 Sydney Water Archives Photo No X830627-8.
- 18 BDM 1898/12491, d. cert Jonas Ayre; PI 4/18141 (J Ayre). OST Bk 682 No 846 (Jonas Ayre d. 21 Nov 1898, L/A granted 9 Jun 1899 to Emma Ayre, widow: chn Isabella Ayre wife of William Mark Walsh, commercial traveller, Strathfield; Pathenia Ayre wife of Ferdinand Joseph Henry, govt servant, Strathfield; Henry Ayre, warehouseman, 149 George St West, Sydney). OST Bk 945 No 140.
- 19 SR, SC000742 18141, Probate Papers of Jonas Ayre.
- 20 OST Bk 682 No 846 (mtge to S J Bryen).
- 21 OST Bk 229 No 587 (to S J Bryen).
- 22 OST Bk 945 No 140 (to B S Stimson).
- 23 BDM 1927/13835, d. cert Emma Shackleton Ayre. SR, NSW Immigration Board Records indicate for Emma Ayre, under heading "Native Place and Country", "Limehouse Middlesex London".
- 24 Sands for 1887-1901.
- 25 Sands 1902-09.
- 26 OST Bk 818 No 676 (to S J P Middleton).
- 27 BDM 1927/13835, d. cert Emma Shackleton Ayre; info. son Henry Ayre, 23 Middle Head Road, Mosman). PI, 148306, Emma Ayre.

## 7.0 Barbara Stuart Stimson

- 1 OST Bk 945 No 140 (to B S Stimson).
- 2 BDM 1935/8736, d. cert of Barbara Stuart Stimson 29 Apr 1935; info. W P Stimson (son), 7 Kardinia Road, Mosman.
- 3 BDM 1935/8736, d. cert of Barbara Stuart Stimson 29 Apr 1935, info. W P Stimson (son), 7 Kardinia Road, Mosman.
- 4 Electoral Rolls 1921-26.
- 5 Sands for 1921.
- 6 OST Bk 1316 No 88 (lease to G W Ball & F H Ramsbottom).
- 7 Sands for 1924-25. OST Bk 1316 No 88.
- 8 OST Bk 1316 No 88.
- 9 Sands for 1926-27.
- 10 Sands for 1932-33. SR, Ser 4, 2133, 204893, Probate Papers, Barbara Stuart Stimson.
- 11 *The Glebe*, 9 Mar 1988, "Great Potential" (two photos of rear of house and factory).
- 12 SR, Ser 4, 2133, 204893, Probate Papers, Barbara Stuart Stimson.
- 13 DP 571202.
- 14 BDM 1935/8736, d. cert of Barbara Stuart Stimson 29 Apr 1935, info. W P Stimson (son), 7 Kardinia Road, Mosman; bur. 1 May 1935, Rookwood, Independent Cemetery, Church of Christ.
- 15 SR, Ser 4, 2133, 204893, Probate Papers, Barbara Stuart Stimson. LHJ No 2, p 25, "Haunted House (reminiscences of Charles Ivory). The lease may have been unregistered.
- 16 OST Bk 1251 No 64 (to F W P Hickey).
- 17 DP 571202.
- 18 OST Bk 1285 No 211 (to G C Hickey).
- 19 Sands for 1923-1932/33.
- 20 OST Bk 3266 No 975 (to G B & C R Hickey).
- 21 PA 51004, CT V 12892 F 21, DP 571202.
- 22 *The Glebe*, 9 Mar 1988.

# FLOOD'S ESTATE

Close to  
LEIGHARDT ELECTRIC TRAM  
LEWISHAM RAILWAY STATION  
& WITHIN A FEW YARDS OF PETERSHAM PARK  
BUSINESS & RESIDENTIAL SITES, LIBERAL DEPTHS

**FOR AUCTION SALE ON THE GROUND ON  
SATURDAY 28<sup>TH</sup> SEPTEMBER 1901.  
AT 3 P.M. BY**

## WATKIN & WATKIN

AUCTIONEERS  
313 PITT ST. CITY. and at ASHFIELD

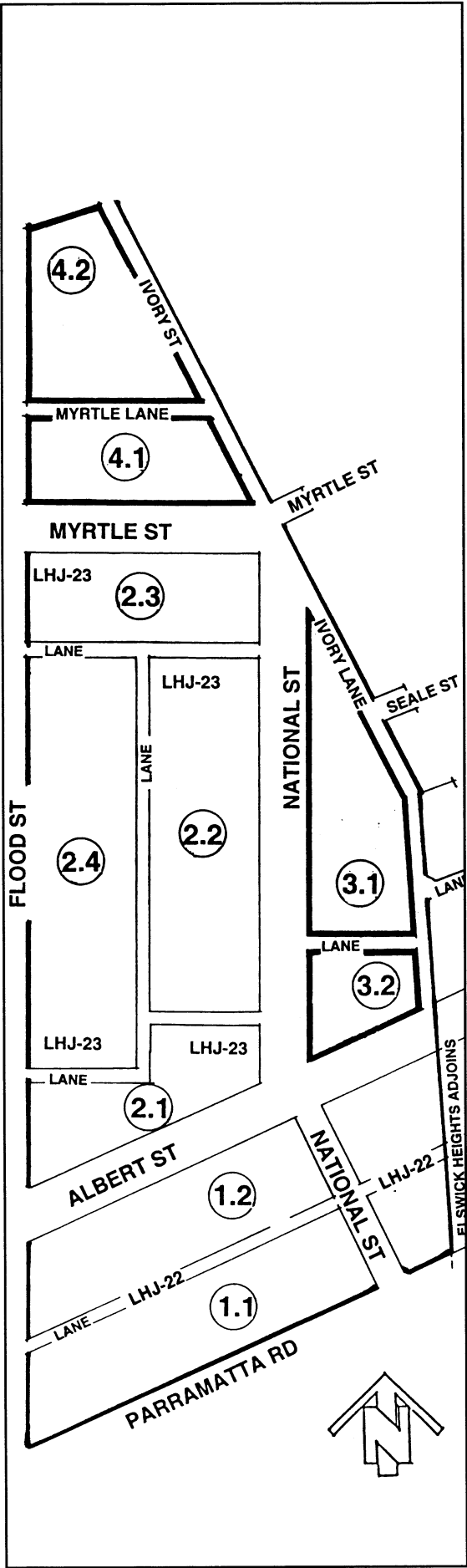
**TERMS.** 5 PER CENT DEPOSIT  
BALANCE IN 60 EQUAL MONTHLY PAYMENTS  
WITH RIGHT TO PAY OFF AT ANY TIME WITH  
INTEREST TO DATE OF SUCH PAYMENT.  
**LIBERAL ASSISTANCE TO BUILD.**

**TITLE IS TORRENS**  
and is guaranteed absolutely clear & perfect  
Purchasers can have transfers immediately on  
completing the purchase.

Vendors  
**THE INTERCOLONIAL INVESTMENT  
LAND & BUILDING CO. LTD.** Established 1885  
14 MOORE ST. CITY near G.P.O.  
W. J. Douglas, Manager.

NOTE  
The Numbered Lots only  
are for Sale.

**F. H. REUSS.**  
Licensed Surveyor under R.P.A.  
PITT ST. SYDNEY.



# Flood's Estate

## Sections 3-4

Land and Building  
Development in  
Leichhardt South from  
1830 – Part 3

*Peter Reynolds*

### Introduction

The study of the 191 building lots of Flood's Estate began in LHJ No 22 with the main Introduction and Section 1. Section 2 followed in LHJ No 23 and the study ends with Sections 3-4 in this issue.

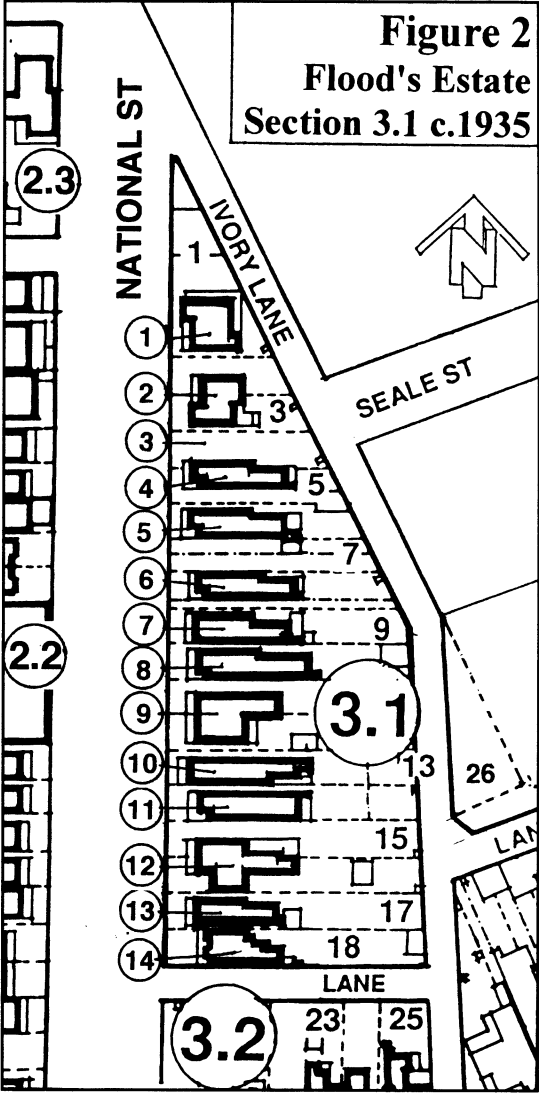
Sections 3-4 are concerned with ownership and occupation of building stock in National Street (east side), Myrtle Street (north side), Flood Street (east side) and part of Albert Street (north-western side).

Building stock is a mix of mainly one-storey domestic-use weatherboard and brick-walled structures, roofed with either terra-cotta tiles or corrugated iron. Commercial-use buildings end the Flood Street strip in 4.2. Apart from minor demolition in 4.2, building stock in Sections 3 and 4 is largely intact with some alteration.

Standing in the one-chain wide National Street on a sunny winter's day, one is oblivious to non-peak hour traffic on Parramatta Road a short distance away. The area is on the western edge of the flight path but seems a pleasant place to live and is convenient to public transport. Extension of light-rail from Catherine Street, Leichhardt East, to Parramatta Road would connect the area to the Sydney heavy-rail system. Alternatively, Lewisham Station is not too far away on the southern side of Parramatta Road.

**Figure 1**  
**Flood's Estate**  
**Key Plan Sections 3-4**

<div>Table 1</div> <div>Flood's Estate</div> <div>Section 3.1 c.1935</div> <div>See Figure 2</div>			
Key No.	Building	Door No.	Built
National Street Eastern Side			
1	Braeside	25	c.1908
2	Kyalla	23	1905
3	Vacant lot 4-5.1	-	-
4	Wyee	21	1902
5	Uralla	19	1902
6	Clare	17	1902
7	Taree	15	1902
8	Crete	13	1902
9	Urlingford	11	1901
10	Detached House	9	1892
11	Detached House	7	1928
12	Rockcliff	5	c.1892
13	Detached House	3	1892 1902*
14	Detached House	1	1902
*	Enlarged	-	-



## Section 3.1

### Flood's Estate Lots 1–18

#### National Street

#### East Side (Nos. 1–25)

### Section 3

Bounded by National Street, Albert Street, Ivory Lane and the other lane, Section 3 was subdivided into 25 lots.<sup>1</sup> The 20-foot wide lanes gave access to the rear of all lots which were free of covenants.

### Section 3.1

Bounded by National Street, Ivory Lane and the cross lane, Section 3.1 had lots 1–18.<sup>2</sup> Frontages to National Street were all 20-foot wide excepting the triangular shaped lot 1 which fronted National Street by 113 feet.

### Lot 1

#### 3.1.01 BRAESIDE

##### 25 National Street (1)

David Waugh of Northumberland Avenue, Stanmore, bought lot 1 in about 1908 on an unregistered mortgage.<sup>3</sup> Intercolonial advanced him £230 repayable at 7% from 25 January 1908 with which he built or the company built for him, a corrugated iron roofed, weatherboard cottage of “four rooms, kitchen, etc”, which he named Braeside and lived there from 1908.<sup>4</sup> To assess security, the company valued the land at £70 and the house at £230.<sup>5</sup>

After paying out the loan, Waugh borrowed a further £230 but Leichhardt widow Margaret Bate took over the mortgage, and the house, from September 1909 after paying a £98.10.8 transfer fee.<sup>6</sup> Intercolonial advanced Mrs Bate £265 on a further unregistered mortgage, repayable at 7% from 19 September 1910.<sup>7</sup> After making a final repayment of £276.16.1 on 7 January 1911, the company transferred the title of the property to her.<sup>8</sup>

Mrs Bate lived at Braeside from 1911 and in 1925 employed S B Nolan to build a weatherboard and brick workshop costing £80.<sup>9</sup>

Mrs Bate was still at Braeside in 1932 and in July 1945, retaining a life tenancy for herself, transferred the house to Five Dock motor mechanic Hilton Hiram Bate.<sup>10</sup> After Mrs. Bate's death, H H Bate sold to Lakemba ship's painter Antonio Denaro and his wife Concetta.<sup>11</sup>

### Lots 2–3

#### 3.1.02 KYALLA

##### 23 National Street (2)

Intercolonial built the corrugated iron roofed, weatherboard cottage in 1905 using carpenter G Wilson, painter T Wanless, plumber T G Hill and drainer A Tottie.<sup>12</sup> Leichhardt galvaniser John Blake bought the house and land in about 1906 on an unregistered mortgage.<sup>13</sup> Blake lived at Kyalla from 1906 and in 1911 made additions costing £20.<sup>14</sup> On completing repayments he received title to the property in November 1913.<sup>15</sup>

In April 1939 Blake transferred Kyalla to his wife Amelia and after her death at the house on 22 January 1941, the house passed in September 1942 to her trustee who sold in February 1943 to Leichhardt widow Lucy May Allen.<sup>16</sup> After Mrs. Allen's death at Leichhardt on 14 July 1954, Kyalla passed in January 1955 to Leichhardt labourer Edward Robert Vincent Allen who owned the house for many years.<sup>17</sup>

### Lots 4–5.1

#### 3.1.03 VACANT LAND

##### – National Street (3)

Mrs Margaret Helena Mary Wood bought lot 4 and a 13-foot strip of lot 5 in about 1904 on an unregistered mortgage.<sup>18</sup> When she had completed repayments, Intercolonial transferred the title of the land to her in November 1913.<sup>19</sup>

After Mrs Wood's death at North Bondi on 29 July 1953, the property passed in June 1954 to Leichhardt labourer Norman Sydney John Wood.<sup>20</sup> He sold in May 1950 to Gregory Mayne Pty Ltd and that company sold to Leichhardt shop proprietor Leslie Witchard in December 1960.<sup>21</sup> After this sale, a later house was built on the vacant adjoining No 21.

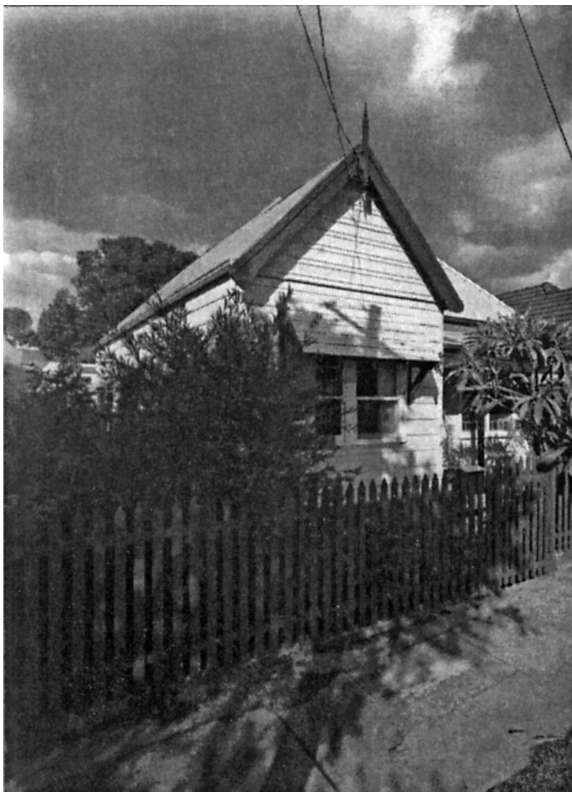
#### 3.1.04 WYEE

##### 21 National Street (4)

Intercolonial built the tile roofed, face brick house with its twin Uralla (No 19) in 1902.<sup>22</sup> On 6 May 1902 the company sold Wyee to S J Whitaker for £300 on an unregistered mortgage but, after living there in 1902, he lost the house by defaulting in repayments.<sup>23</sup> Intercolonial then sold on 11 July 1903 to Mrs Margaret Bate (the later owner of No. 25) for the same price but she also defaulted.<sup>24</sup>

Margaret Helena Wood, wife of Leichhardt engineer Thomas Boyd Wood, bought Wyee on 17 December 1903 for £290.<sup>25</sup> Mrs Wood lived there from 1904 and on making the final repayment on her unregistered mortgage received title to the property in November 1913.<sup>26</sup>

Wyee had the same changes in ownership as the vacant land next door. The house now has a concrete tile roof.



**3.1.05: Uralla, 19 National Street, 1902**  
*Twinned with Wyee, No 21, the simple Federation Bungalow exhibits bargeboards and finial with corrugated iron roof.*

(Bruce Crosson)

## Lots 5.2–7.1

### 3.1.05 URALLA

#### 19 National Street (5)

Intercolonial built the corrugated iron roofed, weatherboard cottage with its twin Wyee (No 21) in 1902 on the land comprising the 7-foot strip remaining from lot 5, all of lot 6 and a 10-foot strip taken from lot 7.<sup>27</sup> On 29 May 1902 the company sold Uralla for £300 to Joseph Butt who lived there from 1903.<sup>28</sup> Butt could not repay the unregistered mortgage and Intercolonial sold to Leichhardt farmer Jonathan Whiley in March 1912 and he moved in.<sup>29</sup> Whiley let the house to Mrs Catherine R Mitchell in 1913 and Alfred Victor Henry 1914.

In October 1914 Whiley sold Uralla to Mary Duck, wife of Leichhardt asphalter Andrew Duck, and she let the house to Henry A Kewin in 1915–16 and Thomas Payton in 1917–20.<sup>30</sup> Mrs Duck lived at the house from 1921 and in April 1933 sold to Irene Frances Sanguinetti, wife of Leichhardt farmer Laurence Sanguinetti.<sup>31</sup>

In August 1953 Mrs Sanguinetti sold to Leichhardt fitter and turner Frank Edgar Wilkinson and his wife Ivy May.<sup>32</sup> After the death of Mrs Wilkinson, the house passed in September 1963 to her husband who sold in April 1969 to Leichhardt fitter Frank Ernest

Jeanes and Stanmore process worker Dorothy Procter.<sup>33</sup> Miss Procter became Mrs Jeanes and, with her husband, lived there for many years.

## Lots 7.2–8.1

### 3.1.06 CLARE

#### 17 National Street (6)

In 1902 Intercolonial built the corrugated iron roofed, weatherboard cottage on the 10-foot strip remaining from lot 7 and a 16-foot strip of lot 8 and on 16 September 1902 sold it to F Edwards for £300 on an unregistered mortgage.<sup>34</sup> The Edwards lived there in 1903–04. Unable to meet repayments, Edwards lost the house and the company let it to bootmaker Thomas White in 1905, Thomas Horne 1906–07, Thomas White again 1908–10 and George White from 1912.<sup>35</sup>

In November 1913 Intercolonial sold Clare to Lewisham bootmaker Thomas Horne and his wife Annie Maud.<sup>36</sup> The Hornes continued George White's tenancy to 1914 and then let the house to George Cobb in 1915–21 and William Evans 1922–32. The Hornes sold Clare in February 1937 to Bankstown boot-clicker Alfred Clarence Breese and his wife Rose May.<sup>37</sup> In June 1956 Breese sold his half-share to his wife and she sold to Leichhardt entertainer Frederick Louie Santos and his wife Delysia Sylvia Pamela in November 1970.<sup>38</sup>

## Lots 8.2–9

### 3.1.07 TAREE

#### 15 National Street (7)

In 1902 Intercolonial built the corrugated iron roofed, weatherboard cottage on land comprising the 4-foot strip remaining from lot 8 and all of lot 9 and sold it for £300 on 27 September 1902 on an unregistered mortgage to Daniel Mini.<sup>39</sup> The Minis lived there from 1903. After repayments had been completed the company transferred the title in December 1914 to Miss Mary Frances Mini.<sup>40</sup>

Daniel Mini was listed there up to 1930. The next owners in July 1975 were Dulwich Hill plumber Gary Arthur Lackenby and his wife Dianne Patricia.<sup>41</sup>

## Lot 10

### 3.1.08 CRETE

#### 13 National Street (8)

Intercolonial built the corrugated iron roofed, weatherboard cottage on lot 10 in 1902 and sold it on 23 June 1902 for £300 on an unregistered mortgage to Benjamin Longbottom.<sup>42</sup> After defaulting in his payments the company foreclosed and let the house to George Entwistle in 1903–18.



In June 1918 Intercolonial sold Crete to Leichhardt widow Mary Jane Campbell who let the house to Alfred Royston in 1919–20 and Leslie Robinson 1921–24.<sup>43</sup> Mrs Campbell sold in March 1925 to Leichhardt painter Roy Stanley Brown and he lived there beyond 1932.<sup>44</sup>

Brown sold Crete in April 1953 to Leichhardt foreman James Albert Stewart, who was probably the tenant, and he sold to Mrs. Charlotte Emma Marie Kuhn in April 1963.<sup>45</sup>

## Lots 11–12

### 3.1.09 URLINGFORD

#### 11 National Street (9)

Intercolonial built the four-room corrugated iron roofed, weatherboard cottage on lots 11–12 in 1901 to George A Turvey and his wife J Turvey.<sup>46</sup> The company advanced £218 repayable at 7% from 16 December 1901 to cover the cost of the land (£118) and £100 towards the cost of the house.<sup>47</sup> The Turveys lived there in 1902–05 but lost the house when the company foreclosed on the unregistered mortgage.

In January 1906 Intercolonial sold Urlingford to Laura Irwin, wife of Richard Dunbar Irwin of Newtown.<sup>48</sup> The Irwins lived there from 1906 but on 5 November 1920 sold the house to Mary Frances Purtell, wife of Leichhardt tobacco twister William Joseph Purtell.<sup>49</sup> The Purtells lived there in 1921 but sold to Leichhardt engineer Charles Leo Nelson in August of that year.<sup>50</sup> Nelson lived there in 1922 and sold in August to Leichhardt carrier Daniel Cosgrove and his wife Margaret.<sup>51</sup>

The Cosgroves lived at Urlingford until November 1935 when they sold to Ella McMahon, wife of Petersham freeholder Sydney Bede McMahon.<sup>52</sup> In June 1936 Mrs McMahon sold to Leichhardt civil servant Alfred Allen and his wife Lucy May and they sold to Sydney gardener Thaddaeus Doolan and his wife Hannah Maria in November 1937.<sup>53</sup> The Doolans sold in February 1946 to Alice Philomena Gilday, wife of Sydney wharf labourer Frank Elvin Gilday.<sup>54</sup> In September 1955 Mrs Gilday sold to Leichhardt truck driver Leslie Richard Arndell and his wife Grace Ethel and they owned the house for many years.<sup>55</sup>

## Lots 13–14

### 3.1.10 DETACHED HOUSE

#### 9 National Street (10)

Bricklayer Henry Steer bought the land from National in about 1892.<sup>56</sup> He built a small weatherboard cottage (No. 9), roofed with corrugated iron, on lot 13 in 1892 and lived there until 1896. In about 1898, when Steer could

not repay the unregistered mortgage, National sold the property to Mary Jane Campbell, wife of Leichhardt labourer Charles William Campbell, also on an unregistered mortgage.<sup>57</sup> The Campbells lived at No. 9 from 1898.

On 10 April 1901 when Intercolonial took over the unsold land and unregistered mortgages from National, Mrs Campbell, paying £1 a month, still owed £87.5.10.<sup>58</sup> When all payments had been made, the company transferred the title of No. 9 and the vacant lot 14 to her husband in June 1911.<sup>59</sup> In 1911 Campbell made additions costing £110 and to cover this expense took out another mortgage with Intercolonial in March 1912.<sup>60</sup> To assess security, the company valued the land at £120 and the four-room cottage with kitchen at £265.<sup>61</sup>

After Campbell's death at No. 9 in about 1916, No. 9 and the vacant lot 14 passed in July 1918 to Mrs Campbell.<sup>62</sup> She lived at No. 9 until 1924 and then let the house to Francis Allen in 1925–27; Montague Haigh 1928–30; and Arthur Pollitt 1932.

After Mrs Campbell's death at Leichhardt on 16 June 1944, No. 9 passed in October 1944 to Leichhardt council employee James Alexander Campbell.<sup>63</sup> In March 1961 he sold to Marrickville builder Stanley Victor Catts.<sup>64</sup> The house now has a face brick front.

### 3.1.11 DETACHED HOUSE

#### 7 National Street (11)

Mrs Campbell subdivided lots 13–14 into two lots built a tile roofed, face brick house (No. 7) on lot 14 and let it to Leslie Robinson in 1928–32.<sup>65</sup> After Mrs Campbell's death, the house passed in December 1966 to Leichhardt butcher Arthur James Black and Leichhardt fireman Douglas Walter Geddes.<sup>66</sup> They immediately transferred to Leichhardt plant operator Thomas Patrick Francis Campbell.<sup>67</sup>

## Lots 15–16

### 3.1.12 ROCKCLIFF

#### 5 National Street (12)

Eliza Landquist wife of Western Australian carpenter Stanislas Swante Landquist bought the stuccoed brick terrace-type house, roofed with corrugated iron, from National in about 1892.<sup>68</sup> The Landquists lived there from 1892 and, when repayments had been completed, National transferred the title to Mrs Landquist in November 1896.<sup>69</sup> They let the house to Nicholas Church in 1897, and K B Brasier from 1898.

In December 1903 the Landquists sold Rockcliff to Leichhardt labourer James Alexander McLaughlin.<sup>70</sup> He continued Brasier's tenancy to 1904 and then let the house to Leichhardt railway employee James Epenctus Neill and his wife Margaret from 1905.

In January 1911 McLaughlin sold the house to Mrs Neill.<sup>71</sup> Mrs. Neill extended the house on the southern side in 1911, at a cost of £150.<sup>72</sup> In June 1911 Mrs Neill transferred the house into her and her husband's names.<sup>73</sup>

Mrs Neill sold Rockcliff in February 1913 to farmer George McGregor Snodgrass of The Rock who let the house to Mrs R Morford from 1913.<sup>74</sup> In April 1914 Snodgrass sold to J A McLaughlin, this time known as a contractor.<sup>75</sup> He continued Mrs Morford's tenancy to 1922 and then let the house to William Bamde in 1923–25.

In October 1925 McLaughlin sold Rockcliff to Leichhardt builder Frank Robbie McDonald who lived there beyond 1932.<sup>76</sup> After McDonald's death at Leichhardt on 23 March 1947, the house passed in December 1947 to his widow Sarah Isabella McDonald.<sup>77</sup> She sold to Leichhardt fireman and greaser Robert Stephen Richter in April 1950 and he owned the house for many years.<sup>78</sup>

## Lot 17

### 3.1.13 DETACHED HOUSE

#### 3 National Street (13)

Letter carrier Robert Ellis bought the land from National in about 1893.<sup>79</sup> He built a small weatherboard cottage (No 9), roofed with corrugated iron, on lot 13 in 1892 and lived there until 1895. In about 1896, when Ellis could not repay the unregistered mortgage, National foreclosed and seems to have let the house to Robert Downing in 1896–97; Mrs. M O'Malley 1898; William Fleming 1899; and Samuel Harvey 1900–01.

After 10 April 1901 when Intercolonial bought out National, the company sold No. 3 on 31 January 1902 to George Wildsmith, who was its rent collector, for £220.<sup>80</sup> Wildsmith lived at the house in 1902–05 and let it to Mrs. Sophia Cochrane in 1906–07 but returned in 1908 for that year only.

Wildsmith proved unable to meet his repayments and Intercolonial foreclosed on the unregistered mortgage and sold No.3 to Leichhardt storeman Maynard Williams Johnson in about 1909.<sup>81</sup> Johnson let the house to James O'Toole in 1909–10 and A T Bonwick from 1911. When Johnson had completed payments for his unregistered mortgage, Intercolonial transferred the title to the property to him in January 1913.<sup>82</sup>

Johnson continued Bonwick's tenancy until 1913 and then let the house to J Johnston in 1914; Tristan Loveridge 1915–23; John A Thorne 1924–27; nl 1928; John Buckley 1929; James F Bourke 1930; and George W Farlow 1932.

In August 1934 Johnson sold No 3 to Leichhardt spinster Elsa Grace Davidson who sold in April 1949 to Mrs Margorie Doris Barlow of Leichhardt.<sup>83</sup> After Mrs Barlow's death, the house passed in January 1966 to Mrs. Joan Marjorie McDonald who owned the property for many years.<sup>84</sup> The house now has a patent tiled roof.

## Lot 18

### 3.1.14 DETACHED HOUSE

#### 1 National Street (14)

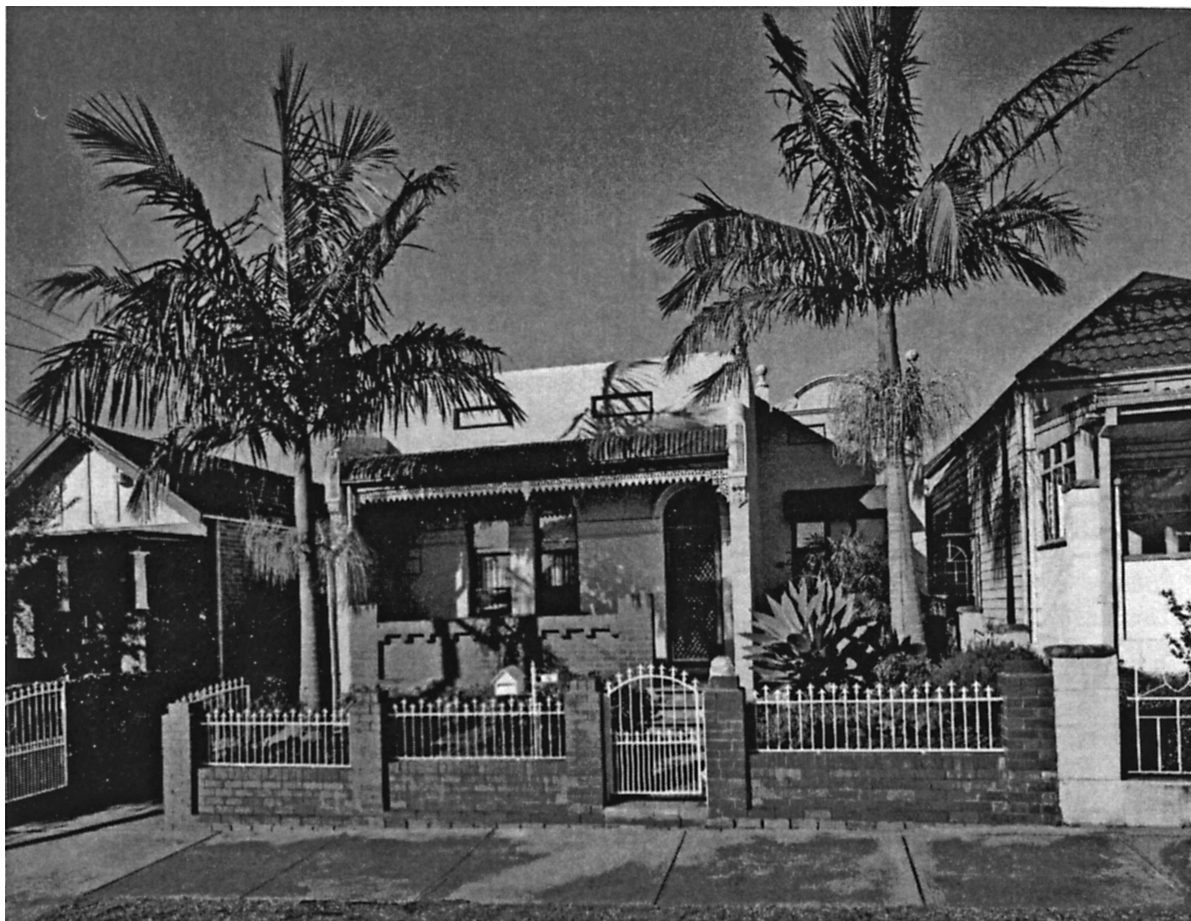
Glebe bricklayer John or Henry Steer bought the land from National before 1901.<sup>85</sup> On 10 April 1901 when Intercolonial bought out National, Steer owed £51.16.4 by making monthly payments of £0.16.0.<sup>86</sup> After completing repayments, the company transferred the title of the property to Steer in November 1901.<sup>87</sup>

In 1902 he built a tile roofed, face brick house, with bay-windowed front. Steer let the house to Henry Pearson in 1902; Frederick Bowman Bacon 1903; Ernest Gates 1904; William Young 1905; Arthur Johnson 1906–08; James F Stevenson 1909–13; and Frederick T Charles 1914.

In November 1923 Steer sold No 1 to Annandale bricklayer Sydney John Hubert Gregory.<sup>88</sup> He continued F T Charles tenancy to 1924 but sold in June 1924 to Leichhardt labourer William Bourke and his wife Mary.<sup>89</sup> The Bourkes lived at No 1 in 1925–27, adding a "motor garage" in 1926.<sup>90</sup>

After Mrs. Bourke's death the house passed in January 1929 to her husband.<sup>91</sup> He let the house to Albert J Davies in 1928–29 and Albert Crawford 1930. The Bourkes and James F Bourke were there in 1932.

Bourke sold No 1 to Leichhardt carrier James Alfred Quinlan in May 1936 and she sold to Leichhardt spinster Eileen Mallett in September 1939.<sup>92</sup> Miss Mallett owned the house for many years. The house now has walls of textured render and painted brick. \_\_\_\_\_

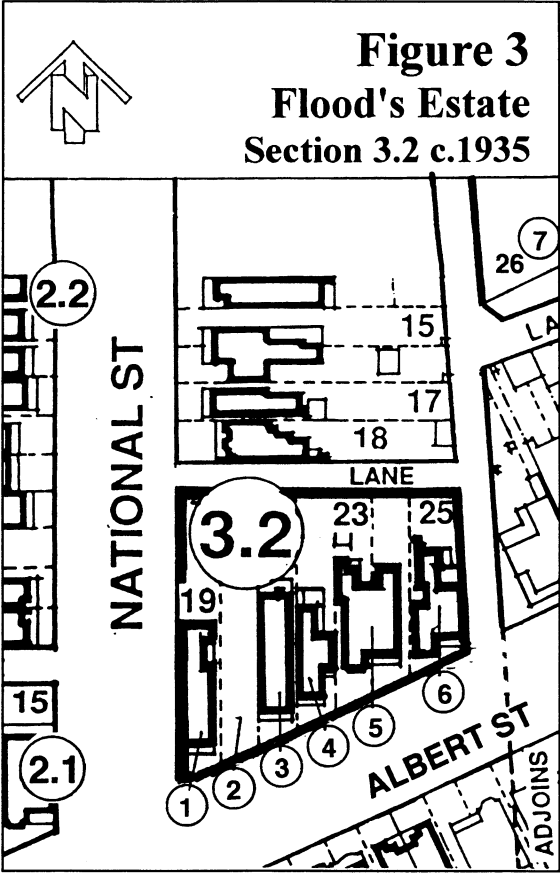


**3.1.12: Rockcliff, 5 National Street, c.1892**

*A parapeted Victorian terraced house of stuccoed brickwork retaining its cast-iron fringe under a bullnose verandah roof. The face brick verandah wall and fence are additions.*

*(Bruce Crosson)*

Table 2			
Flood's Estate			
Section 3.2 c.1935			
See Figure 3			
Key No.	Building	Door No.	Built
Albert Street Northern Side			
1	Newstead	35	1907
2	Vacant Land	33	-
3	Marathon/Westoe/ Hamilton	31	1897
4	Donaldville/ Llewellyn	29	1903
5	Bronte/Moravian	27	1904
6	Glen Eden	25	1904
7	Stavely Iron Foundry*	-	1902
*	With Elswick Heights Estate lot 22 Section C.2, Flood's Estate lot 26 was the site of the foundry weighbridge		



## Section 3.2

### Flood's Estate Lots 19–26

#### Albert Street

#### North Side (Nos 25–35)

### Section 3

Bounded by National Street, Albert Street, Ivory Lane and the rear lane, Section 3 was subdivided into 25 lots.<sup>1</sup> The 20-foot wide lanes gave access to the rear of all lots which were free of covenants.

### Section 3.2

Bounded by Albert Street, National Street, Ivory Lane and the cross lane, Section 3.2 had lots 19–26.<sup>2</sup> Frontages to National Street were all 20-foot wide excepting lot 25 (34 feet 2 inches) and the triangular shaped lot 26 which fronted Ivory Lane by 104 feet 9 inches.

### Lots 19–20

#### 3.2.01 NEWSTEAD

##### 35 Albert Street (1)

Shortly before 1901, George Williams of Goodooga bought the land from the National Building Land & Investment Co on an unregistered mortgage.<sup>3</sup> On 10 April 1901, when Intercolonial took over National's unsold land and unregistered mortgages, Williams owed £107.5.0 after monthly payments of £2.11.6.<sup>4</sup> When Williams defaulted in a payment, Intercolonial sold the house in January 1907 to Leichhardt builder James Herring Peddie.<sup>5</sup>

In 1907 Peddie built the tile roofed, face brick Newstead and in April 1907 sold it to Leichhardt chemist John Matthews.<sup>6</sup> Matthews let the house to Frederick A Clarke in 1907–08.<sup>7</sup> After Matthew's death at Leichhardt on 19 September 1908, the house was let by his family to James J Queeny 1909; Robert Donaldson 1910–12; and sauce manufacturer Ernest A Nichols from 1913.<sup>8</sup>

Newstead passed in May 1915 to Matthew's widow Mary Anne and Leichhardt manufacturer George Matthews.<sup>9</sup> They continued to let the house to Nichols who was still there in 1932. After the death of Mrs Matthews, the house passed in June 1938 to George Matthews.<sup>10</sup> After his death, the house passed in July 1959 to Ashfield chemists Frederick Arnold Matthews and Leslie John Matthews.<sup>11</sup> They sold in June 1960 to Mrs Mary Ludovic Williams of Bankstown.<sup>12</sup> The house now has cement rendered walling.

#### 3.2.02 VACANT LAND

##### 33 Albert Street (2)

The vacant land had the same changes in ownership to 1960 as No 35. A later house now stands on the site.

### Lot 21

#### 3.2.03 MARATHON/WESTOE/ HAMILTON

##### 31 Albert Street (3)

Petersham merchant Jonathan Harrison bought the land from National in October 1896 but sold it to Leichhardt public school teacher Walter Jones in February 1897.<sup>13</sup> In 1897 Jones built a stuccoed brick, terrace-type house, roofed with corrugated iron which he called Marathon.<sup>14</sup> He lived there until 1907 but the house was nl in 1908–10. In 1911–12 Jones let the house to George Bridgewood who renamed it Westoe.

Jones returned to No 31 in 1914 and in May 1915 sold to Leichhardt wholesale confectioner John William Sharpe who let the house to Arol P Pascoe in 1916 and engine dispatcher John Thomas Quirk from 1917.<sup>15</sup> In May 1924 Quirk's wife Martha bought the house and in 1925 made brick additions costing £150.<sup>16</sup> The Quirks were still there in 1932.

After Mrs Quirk's death, No 31 passed in April 1933 to her husband who sold to Harden railway employee George Fox in October 1935.<sup>17</sup> The house was renamed Hamilton at about this time.<sup>18</sup> After Fox's death, the house passed in November 1946 to his trustee who sold in September 1947 to Hazel Mildred Reading, wife of Leichhardt salesman Percy Roy Reading.<sup>19</sup> Mrs Reading owned the house for many years.

### Lot 22

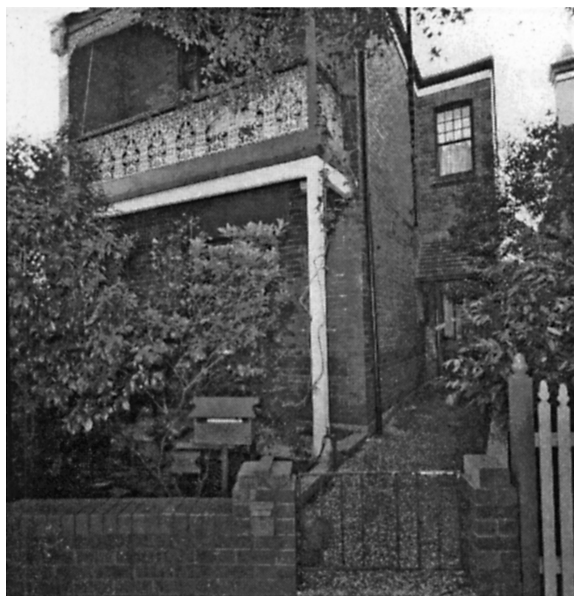
#### 3.2.04 DONALDVILLE/LLEWELLYN

##### 29 Albert Street (4)

Dobroyd painter John McDonald bought the land in May 1902.<sup>20</sup> He built the tile roofed, face brick two-storey house in 1903 and lived there from that year, naming the house Donaldville.<sup>21</sup>

In October 1912 McDonald left Donaldville when he sold to Stanmore railway employee Llewellyn Emlyn Treharne.<sup>22</sup> The Treharnes lived at No 29 in 1913 and renamed it Llewellyn. Treharne let the house to John McPhee in 1914; Ernest R Long 1915–20; nl 1921–22; Edgar Taylor 1923–24; and Dominic Wells 1925–26.

McDonald transferred Llewellyn to his wife Ivy in December 1926 and she let the house to George R Akehurst in 1927 and James Young



**3.2.04 Donaldville/Llewellyn, 29 Albert Street, 1903**  
*Federation Filigree in style, the verandah set in the angle of the front elevation retains its cast-iron fringe, brackets and railings.*

(Bruce Crosson)

1928–32.<sup>23</sup> In October 1949 Mrs. Treharne sold the house to Leichhardt retired public servant Sydney John Elley and his wife Ellen Jane Elley.<sup>24</sup> They sold in August 1954 to Leichhardt labourers Antonio and Mario Aiello.<sup>25</sup> M Aiello sold his half-share to A Aiello's wife Giuseppina in December 1959.<sup>26</sup>

## Lots 23–24

### 3.2.05 BRONTE/MORAVIAN 27 Albert Street (5)

Petersham carpenter William Clarke bought lots 23–24 in July 1903.<sup>27</sup> Clarke built the large tile roofed, face brick house in 1904 and, naming the house Bronte, lived there from that year. In 1922 Clarke built a brick and weatherboard garage costing £20.<sup>28</sup> Clarke vacated Bronte in March 1927 when he sold to Abbotsford carriage builder James Hodges.<sup>29</sup> He lived there from 1927 and possibly renamed the house Moravian.<sup>30</sup>

After Hodges's death, Bronte passed in September 1972 to his trustee who sold in November to Miss Wendy Elizabeth Strong of Double Bay.<sup>31</sup>

## Lot 25

### 3.2.06 GLEN EDEN 25 Albert Street (6)

Leichhardt railway employee John Francis Pimm and his wife Maria Annie bought the land in November 1911.<sup>32</sup> The Pimms built

the large tile roofed, face brick house in 1904 and lived there from that year to beyond 1932.

After Pimm died at Concord West on 16 December 1942, Glen Eden passed in August 1943 to his widow and she sold in November 1946 to Leichhardt fitter and turner Robert James Young.<sup>33</sup> In September 1956, Young sold to train conductor Cosmo Graniero, to labourer Alfredo Graniero, and to tramway employee Ermenico Graniero, all of Leichhardt.<sup>34</sup>

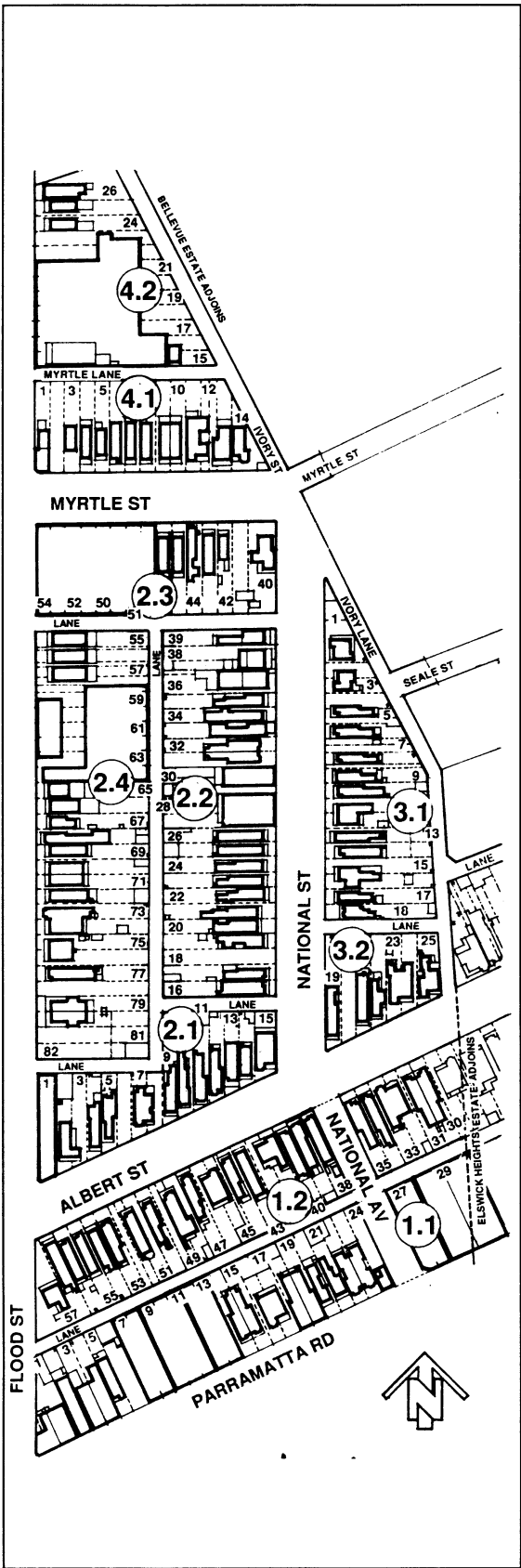
## Lot 26

### 3.2.07 STAVELEY IRON FOUNDRY Ivory Lane (7)

The residual lot 26, with the Elswick Heights Section C.2 lot 22 was the site of the foundry weighbridge at the entry to the site.<sup>35</sup> Leichhardt gentleman Thomas Charles Parsonage bought lot 26 from National in April 1891.<sup>36</sup> This registered purchase was the first to be made on Flood's Estate. Parsonage owned the adjoining one-acre lot 4 of Section 4 of Norton's Elswick Estate which fronted Elswick Street by 122 feet.<sup>37</sup>

In February 1917 Parsonage sold lot 26, with the other land, to Leichhardt margarine manufacturer Thomas Hannan.<sup>38</sup> He sold in October to Camperdown manufacturer Edward Hurdis.<sup>39</sup> In October 1918 Hurdis also bought the Elswick Heights Section C.2 lot 22.<sup>40</sup> After consolidating his purchases, Hurdis sold the western half-acre of his land in July 1919 to Drummoyne ironfounders Edward and Albert Staveley.<sup>41</sup> The partnership built the foundry in 1921 and it operated beyond 1932.<sup>42</sup>





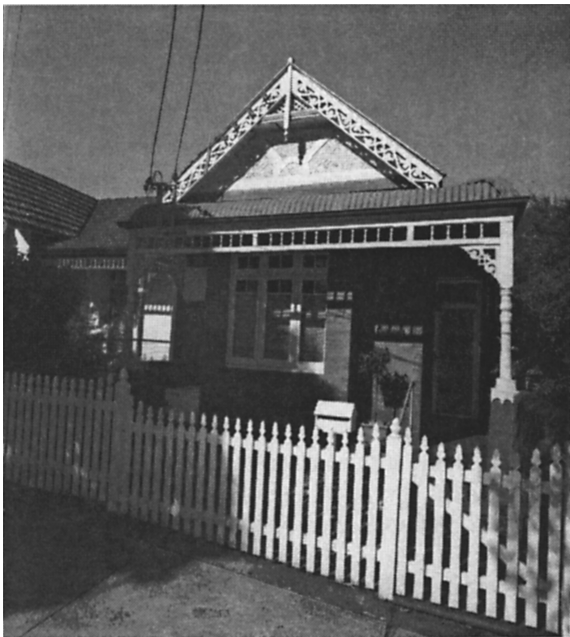
**Flood's Estate  
Building Development  
1892-c.1935**

**Reminders of Flood's Estate  
Section 1.2 (LHJ No 22) and  
Section 2.1 (LHJ No 23)**

*(Bruce Crosson)*



*2.1.08: Hazeldean, 45 Albert Street, 1897 (left)  
2.1.09: Arcidalvys, 43 Albert Street, 1903 (right)*



*1.2.13: Greystanes, 56 Albert Street, 1903*



## Section 4.1

### Flood's Estate Lots 1–14

**Myrtle Street**  
North Side (Nos 25–47)  
**Flood Street**  
East Side (No 45)

### Section 4

The blunt end of the wedge-shaped estate is bounded by Flood Street, Myrtle Street, Ivory Street and the Bellevue Heights Estate. Section 4 was subdivided into 26 lots.<sup>1</sup> The 20-foot wide lanes gave access to the rear of all lots which were free of covenants.

### Section 4.1

Bounded by Flood Street, Myrtle Street, Ivory Street and Myrtle Lane, Section 4.1 had lots 1–14.<sup>2</sup> Frontages to Myrtle Street were all 20-foot wide excepting the triangular shaped lot 14 which had a frontage of 55 feet 8 inches.

### Lots 1–2

#### 4.1.01 DETACHED SHOP/HOUSE 45 Flood Street (1)

Leichhardt painter William Henry Symonds bought lots 1–2 from the National Building Land & Investment Co on an unregistered mortgage at some time before 1901.<sup>3</sup> On 10 April 1901, when Intercolonial took over National's unsold land and unregistered mortgages, Symonds owed £92.10.2 after monthly payments of £2.<sup>4</sup>

Intercolonial granted him a registered mortgage over lot 1 and an unregistered mortgage over lot 2, advancing £163 repayable at 7% from 21 January 1902.<sup>5</sup> Symonds had built a corrugated iron roofed, brick corner shop with attached two-room house, with corner entrance, before 1901 and, to assess security, the company valued it at £137 and lots 1–2 at £90.<sup>6</sup> When Symonds completed payments, the company transferred the title of lot 1 to him in September 1901 and lot 2 in January 1902.<sup>7</sup> No records exist of Symonds's occupancy.

In June 1904 Symonds sold the shop/house and the vacant lot 2 to Leichhardt wood & coal merchant James Patrick Veales Balson.<sup>8</sup> He traded in the shop as a grocer and fuel merchant in 1905–29; probably utilising the vacant lot 2 for bulk storage of fuel. In 1910 Balson made additions to the rear of the building costing £150.<sup>9</sup> The addition of a verandah followed in 1916, costing £20.<sup>10</sup>

The shop/house was let to grocers C Hatfield in 1930 and R Carroll from 1932. Lot 2 was let to fuel merchant H H Hull from 1932.<sup>11</sup>

After Balson's death at Leichhardt (probably in the house attached to the shop) on 7 July 1930, the shop/house and the vacant lot 2 passed in September 1935 to his widow Mary Beatrice, to Myrtle Doris Kathleen Upton, wife of Haberfield floor sander Ernest Upton, and to Ivy May Mullins, wife of Leichhardt painter Eric Edward Mullins.<sup>12</sup>

After Mrs Balson's death at Leichhardt (again probably in the house behind the shop) on 21 June 1939, the property passed to Mrs Upton and Mrs Mullins.<sup>13</sup> They owned the property for many years. The shop and house now have painted walls.

#### 4.1.02 VACANT LAND

##### 47 Myrtle Street (2)

Lot 2 had the same changes in ownership as the shop/house (45 Flood Street). The land is the now the site of a later house.

### Lot 3

#### 4.1.03 DETACHED HOUSE

##### 45 Myrtle Street (3)

In 1908 Intercolonial built a two-room weatherboard cottage, roofed with corrugated iron, in 1908 and sold it to Christopher Bush on an unregistered mortgage.<sup>14</sup> The small cottage cost £70.19.0 to build and the company sold it to Bush for £97; the land was valued at £60.<sup>15</sup> He lived there in 1910–11. When Bush could not meet his repayments, Intercolonial let the house to Henry Roberts in 1912 but sold in January 1914 to Leichhardt provision merchant Cyrus John Brewer who lived there in 1914.<sup>16</sup>

In September 1914 Brewer sold No 45 to Leichhardt horse dealer William Bell and he let the house to John Hugh Armstrong in 1915 and John T A Allsopp from 1916.<sup>17</sup> Bell employed builder H Sayell to erect weatherboard stables in 1915, costing £25, but sold in August 1916 to Leichhardt hairdresser and tobacconist Alfred Ernest Piggott.<sup>18</sup> He continued Allsopp's tenancy to 1918 and then let the house to Mrs Eliza Allsopp from 1919.

Piggott sold No 45 in November 1926 to Paddington bricklayer Thomas Scales who continued to let to Mrs. Allsopp until 1926.<sup>19</sup> He then let the house to H R Hockey in 1927–28 but it was nl in 1929.

In July 1929 Scales sold No 45 to Leichhardt chairman John Menzies Gillespie who lived there from 1930.<sup>20</sup> Gillespie sold in September 1950 to Sydney solicitor Mitchell Francis Parsons who owned the house for many years.<sup>21</sup>



#### 4.1.11 29 Myrtle Street, 1892

*The double-fronted weatherboard cottage has ornamental bargeboards, apex screen and moulded finial, retaining a semblance of the Federation Bungalow style.*

*(Bruce Crosson)*

## Lot 4

### 4.1.04 DETACHED HOUSE 43 Myrtle Street (4)

Flood Street butcher Alfred Denniss bought the three-room weatherboard cottage, built in c.1905 and roofed with corrugated iron, from Intercolonial on an unregistered mortgage.<sup>22</sup> The company advanced £114.15.0 repayable at 7% from 9 October 1909.<sup>23</sup> To assess security the land was valued at £45 and the house at £159.<sup>24</sup> After completing payments, the company transferred the title of the property to Denniss in January 1912.<sup>25</sup>

Denniss let No 43 to Edward Lawson in 1912; John Lanigan 1913–14; Joseph S Clothier 1915–19; John Agnew 1920–23. In April 1924 Denniss sold No 43 to Ida May Clothier, wife of Leichhardt fettler Sydney Joseph Clothier and they lived here in 1924–27.<sup>26</sup>

Mrs Clothier let the house to —Friegail in 1938, and Robert Preedwell in 1929–30. Mrs Clothier lived there from 1932. In May 1974 Mrs Clothier sold No 43 to Mrs Florence Emily Port who was probably the tenant.<sup>27</sup>

## Lot 5

### 4.1.05 DETACHED HOUSE 41 Myrtle Street (5)

Licensed drainer Sydney E Horner bought the two-room weatherboard cottage, built in c.1905 and roofed with corrugated iron, in about 1906 from Intercolonial on an unregistered mortgage.<sup>28</sup> The company advanced £91.12.0 repayable at 7% from 28 June 1906.<sup>29</sup> To assess security, the company valued the land at £45 and the small cottage at £75.<sup>30</sup>

Horner lived there from 1906 but had difficulty meeting his repayments. Intercolonial's loans ledger is endorsed "Horner has been out of work – started again – will make payment on 21 March 1908".<sup>31</sup> Matters did not improve for Horner and he lost the house when the company sold in October 1913 to Frances Mary Purtell, wife of Annandale tobacconist William Joseph Purtell.<sup>32</sup> In 1914 Mrs Purtell employed builder J Fechedt to make weatherboard additions costing £105.<sup>33</sup>

Mrs Purtell let No 41 to John Wilson in 1914; Harold Williams 1915–18; Benjamin Nicholls 1919–27; and George Reid from 1928. Mrs Purtell became the wife of Francis William Purvis and sold in May 1929 to Lillian Annie Nicholls, wife of Leichhardt foreman Benjamin Nicholls.<sup>34</sup> She continued Reid's tenancy to 1930 and let the house to Mrs M J Grace from 1932.

In September 1932 Mrs Nicholls sold No 41 to Emily Jane Pearson, wife of Marrickville Methodist minister William Pearson.<sup>35</sup> After Mrs Pearson's death, the house passed in May 1939 to Marrickville spinster Fanny Elizabeth Elsie Pearson.<sup>36</sup> Miss Pearson became Mrs Jarratt and sold the house in December 1953 to Leichhardt carriage and wagon examiner William John Palmer.<sup>37</sup>

After Palmer's death at Leichhardt on 11 July 1970, the house passed in July 1971 to his widow Dorothy Olive who owned the house for many years.<sup>38</sup>

## Lot 6

### 4.1.06 DETACHED HOUSE 39 Myrtle Street (6)

In 1906 carpenter John Wilson bought the three-room weatherboard cottage, built in c.1905 and roofed with corrugated iron, from Intercolonial on an unregistered mortgage.<sup>39</sup> The company advanced Wilson £140 repayable at 7% from 23 May 1906.<sup>40</sup> To assess security, the company valued the land at £45 and the cottage at £146.<sup>41</sup> Wilson lived at the house from 1906 and when he had paid out his loan, Intercolonial transferred the title to him in January 1910.<sup>42</sup>

Wilson was still at No 39 in August 1913 when he sold to Leichhardt fettler William Sherring.<sup>43</sup> He lived at the house until September 1917 when he sold to Marrickville printing contractor Thomas Simmonds and his wife May.<sup>44</sup> They let the house to Leslie Pettit in 1918 and William J Benns in 1919–20.

After Simmonds's death, No 39 passed in July 1921 to his widow and she let the house to Alick Burnes from 1921 to beyond 1932.<sup>45</sup> In May 1944 Mrs. Simmonds sold to Leichhardt labourer Alexander Burnes and his wife Bertha Jane.<sup>46</sup>

After Burnes's death, No 39 passed in June 1948 to his widow and after her death at Leichhardt on 7 September 1953, the house passed in January 1954 to Concord wood machinist Alexander Burnes and Ryde textile mechanic Leslie William Burnes.<sup>47</sup> They transferred immediately to Mascot garage proprietor Henry Edward Sullivan who sold to labourer Albert Lloyd Inglis and Miss Joyce Beryl Inglis, both of Leichhardt, in March 1956.<sup>48</sup> In September 1957 Miss Inglis sold her share of the house to A L Inglis.<sup>49</sup>

## Lot 7

### 4.1.07 DETACHED HOUSE

#### 37 Myrtle Street (7)

The unregistered title chain of No 37 is not known. Elsie May Lisson Waddington, wife of Leichhardt letter sorter Joseph Oswald Robert Waddington, bought the land in May 1912.<sup>50</sup> Mrs Waddington built a corrugated iron roofed, weatherboard cottage in 1912 costing £300.<sup>51</sup> She let the house to John Lanigan in 1912; Mrs H Wood 1913–15; nl 1916; and Samuel A Prestly 1917.

In January 1918 Mrs Waddington sold No 37 to Leichhardt motor mechanic George Sully and he let the house to Alfred L Griffiths in 1918–19.<sup>52</sup> Sully sold in December 1919 to Annandale slaughterman John Kennedy and he was still there in 1932.<sup>53</sup>

After Kennedy died at Leichhardt on 11 September 1950, No 37 passed in December 1952 to John Denis Kennedy.<sup>54</sup> After J D Kennedy's death at Leichhardt on 23 March 1975, the house passed in December 1975 to his widow May Joyce.<sup>55</sup>

## Lot 8

### 4.1.08 DETACHED HOUSE

#### 35 Myrtle Street (8)

Robert Thomas Betts bought a two-room weatherboard cottage, roofed with corrugated iron, in 1902 from Intercolonial on an unregistered mortgage.<sup>56</sup> Betts lived there in 1902–05 but in 1906, when he could not meet his repayments, directed the company to transfer the mortgage and the house to Sophia Cooper, wife of Leichhardt blacksmith Alexander



#### 4.1.12 27 Myrtle Street, 1892

*A simple weatherboard cottage with bullnose verandah roof in galvanised corrugated iron.*

*(Bruce Crosson)*

George Cooper.<sup>57</sup> The company advanced Mrs. Cooper £110 repayable at 7% from 5 February 1906 and made out a registered transfer to her dated 5 February 1906.<sup>58</sup> To assess security the company valued the land at £40 and the cottage at £90.<sup>59</sup> Mrs Cooper also pledged her house at Macquarie Street, Leichhardt, valued at £215.<sup>60</sup>

When Mrs Cooper had completed payments, Intercolonial issued a certificate of title to her in December 1909.<sup>61</sup> At the same time she sold No 35 to Elsie May Lisson Waddington, wife of Leichhardt letter sorter of Joseph Oswald Robert Waddington, who was to own the adjoining lot 7.<sup>62</sup> The Waddingtons had been living at No 35 since 1906 as Mrs Cooper's tenant and left the house in May 1915 when Mrs Waddington sold to Leichhardt hatter Henry Arthur Nichols and his wife Vera Pearl.<sup>63</sup>

The Nicholsons lived at No 35 until December 1919 when they sold to tramway employee Frederick James West and brass finisher Harry West, both of Leichhardt.<sup>64</sup> Mrs Mary West lived there in 1920–23. The Wests sold in May 1923 to Flora May, wife of Leichhardt builder Richard May senior, and she let the house to Ralph Leo in 1924–25 and —Sheehan in 1926.<sup>65</sup>

In June 1926 Mrs May sold No 35 to Haberfield ironturner Joseph Sheard who lived there beyond 1932.<sup>66</sup> After Sheard's death at Leichhardt on 17 December 1948, the house passed in August 1949 to his widow Edith.<sup>67</sup> Mrs Shears sold in September 1968 to Leichhardt panel beater Mahaut Bajamovic and his wife Vida.<sup>68</sup>

## Lots 9–10

### 4.1.09 SEMI-DETACHED HOUSE 33 Myrtle Street (9)

Dora Borgogni, wife of Sydney salesman Scipio Borgogni, bought lots 9–10 in October 1901.<sup>69</sup> She built a pair of face brick houses (Nos 31–33), roofed with corrugated iron, in 1902. She let No 33 to William Patrick Weinett in 1903–04; James Macdougall 1905; nl 1906; Patrick Gahan 1907; Joseph P Worsley 1908; Thomas Knight 1909–12; Arthur Ward 1913–14; William Clay 1915; Thomas O Buckworth 1916; Arthur M Cheyne 1917; Benjamin Nicholls 1918; John F Clarke 1919–24; and George Waugh 1925.

In October 1925 Mrs Borgogni sold Nos 31–33 to Leichhardt greengrocer William Schumacher and his wife Isabella Mary.<sup>70</sup>

L Schumacher was listed there in 1926–29 but the Schumachers let the house to H Chittenden in 1930–32.

After Schumacher's death, the house passed in October 1934 to his widow.<sup>71</sup> In August 1961 Mrs Schumacher sold Nos 31–33 to Leichhardt engineer Charles McNamara and his wife Eileen.<sup>72</sup> No 33 was later sold on a separate lot.

### 4.1.10 SEMI-DETACHED HOUSE 31 Myrtle Street (10)

Built by Mrs Borgogni in 1902, the brick house was let to Thomas Irwin in 1902; Miss Edith Law 1903; John Parson 1904; Arthur Bolton

1905–09; William Yabsley 1910; Augustus Balls 1911–16; Frank W Baker 1917; Albert James 1918–19; William Burns 1920–21; and John Ross 1922–32. No 31 had the same changes in ownership as No 33 until after 1961 when it was sold on a separate lot.

## Lots 11–12.1

### 4.1.11 DETACHED HOUSE 29 Myrtle Street (11)

Sydney salesman George Henry Millwood bought the land in about 1892 from the National Building Land & Investment Co in liquidation on an unregistered mortgage.<sup>73</sup> He built a three-room corrugated iron roofed, weatherboard cottage in 1892 and lived there from that year. When he had discharged the mortgaged, the company transferred the title of the property to him in May 1898.<sup>74</sup>

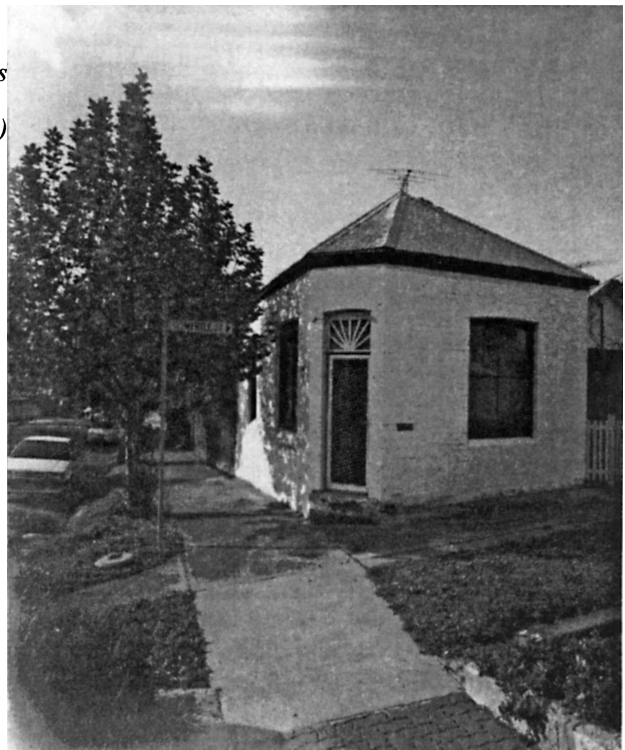
In August 1904, when taking out a mortgage with Intercolonial, the company valued Millwood's land at £60 and the house at £195.<sup>75</sup> Millwood lived at No 29 until September 1920 when he sold to Sydney widow Christina Duncan.<sup>76</sup> Mrs Duncan lived there in 1924 and then let the house to warehouseman Harold Edward Liston from 1926.

In February 1928 Mrs Duncan sold No 29 to Liston and he lived there beyond 1932.<sup>77</sup> Liston sold in April 1954 to Elizabeth Bay truck driver Clement Alexander Greenlaw Thacker and his wife Doris Irene.<sup>78</sup> After Thacker's death at Elizabeth Bay on 3 September 1960, the house passed to his widow.<sup>79</sup>

#### 4.1.01 45 Flood Street, c1900

*The corner shop with living quarters behind was built by a painter, William Henry Symonds.*

*(Bruce Crosson)*





#### 4.1.13 25 Myrtle Street, 1893

*Asymmetry, a faceted bay and ornamental bargeboards make this a delightful, late example of the modified Victorian Italianate style.*

*(Bruce Crosson)*

### Lots 12.2–13

#### 4.1.12 GAETANO

##### 27 Myrtle Street (12)

Camperdown salesman Scipio Borgogni bought the land in about 1892 from National on an unregistered mortgage.<sup>80</sup> He built a weatherboard house, roofed with corrugated iron, in 1892 and lived there from that year. On completing his mortgage payments, National transferred the title of the property to him in June 1896.<sup>81</sup>

After Borgogni's death at Gaetano in about 1918, the house passed in February 1919 to his widow Dora.<sup>82</sup> She lived there until she sold in December 1933 to Isabel Anderson Levy, wife of clerk James Joseph Levy, and Miss Ella Nora Robertson, all of Five Dock.<sup>83</sup> They sold in August 1935 to Darlinghurst gentleman Archibald William Stanley Evans who sold to crane driver Raymond John Cross and his wife Margaret Dorothy, who probably were the tenants.<sup>84</sup>

### Lot 14

#### 4.1.13 DETACHED HOUSE 25 Myrtle Street (13)

Leichhardt widow Louisa Armstrong bought the land in about 1893 from National on an unregistered mortgage.<sup>85</sup> She built a weatherboard house, roofed with corrugated iron, in 1893 and lived there from that year.<sup>86</sup> On completing her mortgage payments, National transferred the title of the property to her in May 1898.<sup>87</sup> Mrs Armstrong let the house to John Airley in 1911, and Mrs. Alice Sims in 1912–13. She returned in 1914–19.

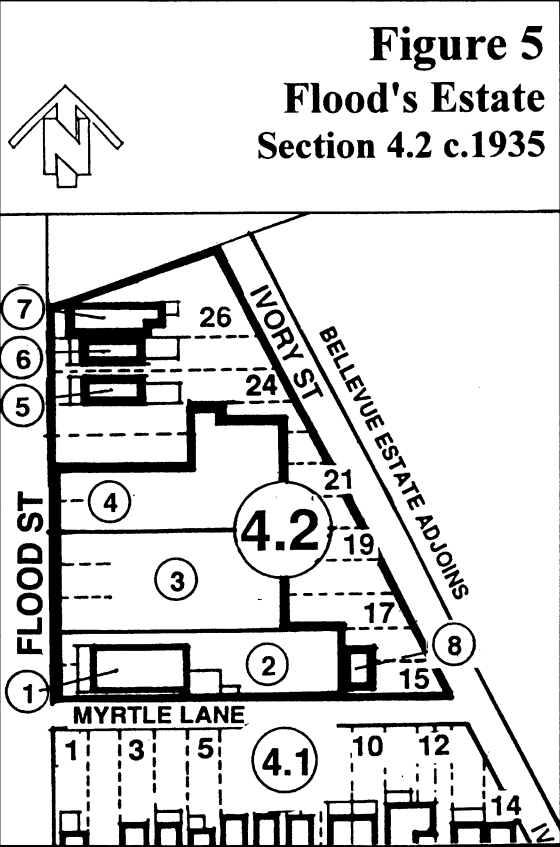
After Mrs Armstrong's death at No 25 on 13 September 1919, the house passed in October 1920 to Leichhardt clerk Charles Joseph Armstrong.<sup>88</sup> He let the house to Charles Dawe from 1922.

In February 1923 Armstrong sold No 25 to Alexandria miner Henry Cockburn and his wife Elizabeth and they continued Dawe's tenancy to at least 1932.<sup>89</sup> The Cockburns sold in June 1934 to Glebe Point commission agent Michael Goulston.<sup>90</sup> After Goulston's death at Glebe Point on 12 January 1941, the house passed in September 1943 to his trustee who sold in March 1944 to Sydenham stevedore John Suick.<sup>91</sup>

Suick sold No 25 in November 1950 to Paddington engineer Albert John Phillip Wilkinson and his wife Mary.<sup>92</sup> After Mrs. Wilkinson's death, the house passed in February 1962 to her husband who sold in March to Italo Crevatin and Claudio Morgan.<sup>93</sup>



Table 4			
Flood's Estate			
Section 4.2 c.1935			
See Figure 5			
Key No.	Building	Door No.	Built
Flood Street Eastern Side			
1	Fernlea*	47	1904
2	Factory Building†	47-49	c.1935
3	Factory Building†	51-59	c.1935
4	Factory Building†	61-63	c.1935
5	Detached House	65	1911
6	Detached House	67	1892
7	Detached House	69	c.1900
Ivory Street Western Side			
8	Power Substation	-	1925
*	Demolished c.1935 to make way for new building		
†	Various sheds demolished c.1935 to make way for new building		



## Section 4.2

### Flood's Estate Lots 15–26

#### Flood Street

#### East Side (Nos 47–69)

### Section 4

The blunt end of the wedge-shaped estate is bounded by Flood Street, Myrtle Street, Ivory Street and the Bellevue Heights Estate. Section 4 was subdivided into 26 lots.<sup>1</sup> The 20-foot wide lanes gave access to the rear of all lots which were free of covenants.

### Section 4.2

Bounded by Flood Street, Myrtle Lane, Ivory Street and the Bellevue Estate, Section 4.2 had lots 15–26.<sup>2</sup> Frontages to Flood Street were all 20-foot wide excepting the irregular shaped lot 26 which had a frontage of 18 feet 11 inches.

### Lots 5–16

#### 4.2.01 FERNLEA

##### 47 Flood Street (1)

Carpenter Alfred Denniss bought the land in about 1904 from Intercolonial on an unregistered mortgage.<sup>3</sup> He built Fernlea (No 47) in 1904 on lot 15 and part of lot 16 and lived there from that year. After completing payments, the company transferred the title of the property to him in April 1908.<sup>4</sup>

Denniss let Fernlea to Florence Ada Perry and her husband, Haberfield carrier Henry John Perry in 1915–17. Mrs Perry employed Denniss in 1917 to build weatherboard stables costing £50.<sup>5</sup> In October 1918 Mrs Perry bought the house from Denniss but let it to the Kiama Butter Co in 1918–19, James Kingham 1920–22, and Mrs Sophia Castle 1923.<sup>6</sup>

In November 1925 Mrs Perry sold Fernlea and lot 16 to the Electric Light and Power Supply Corporation of Balmain.<sup>7</sup> The corporation continued Mrs Castle's tenancy to 1928 and then let the house to William C Hemmings in 1929–32.

#### 4.2.02 FACTORY BUILDING

##### 47–49 Flood Street (2)

The corporation subdivided the land and sold the Flood Street portion in July 1935 to Wheels Ltd who demolished Fernlea and built a factory on lots 15–16.<sup>8</sup> Wheels Ltd became Peerless Wheel-Toys in May 1937 and leased the factory to the Austral Bronze Co Ltd in April 1942.<sup>9</sup> After a change of name to Peerless Industries Pty Ltd, the toy manufacturers sold the premises in May 1956 to Containers Ltd.<sup>10</sup> In July 1963

Containers leased the factory to C C Rawson Ltd. The lease included the adjoining factory buildings (Nos 49–63).<sup>11</sup> Containers Ltd sold these premises to Cantarella Bros Pty Ltd in May 1966.<sup>12</sup> The building now has a commercial use.

### Lot 17–19

#### 4.2.03 FACTORY BUILDING

##### 51–59 Flood Street (3)

Leichhardt Council bought lots 17–19 in June 1896 from the National Building Land & Investment Co for drainage purposes.<sup>13</sup> In April 1897, the land was resumed by the Crown and was vested in the Board of Water Supply & Sewerage in August 1899.<sup>14</sup> The board sold in December 1914 to T W Hoskins.<sup>15</sup>

In December 1914 Hoskins sold to iron pipe manufacturers Langston Ltd and that company sold to Sydney cistern manufacturer and iron founder Peter Murphy in March 1916.<sup>16</sup> In 1917 Murphy built a weatherboard shed and corrugated iron costing £50.<sup>17</sup> After his death, the premises passed in August 1929 to sheet metalworker Peter Douglas Murphy and Miss Hilda Josephine Murphy, both of Balmain.<sup>18</sup> Miss Murphy immediately sold her share to Balmain dealer Frederick Cornelius Joseph Murphy.<sup>19</sup>

The Murphys continued operating there until their mortgagee foreclosed on them by writ of execution on 19 May 1931.<sup>20</sup> In May 1934 the mortgagee sold to Wheels Ltd who built Nos 51–59 on lots 17–19 in c.1935.<sup>21</sup>

Wheels Ltd became Peerless Wheel-Toys in May 1937 and leased the factory to the Austral Bronze Co Ltd in April 1942.<sup>22</sup> After a change of name to Peerless Industries Pty Ltd, the toy manufacturers sold the premises in May 1956 to Containers Ltd.<sup>23</sup> In July 1963 Containers leased the factory to C C Rawson Ltd. The lease covered Nos 47–63 and included the adjoining factory buildings.<sup>24</sup> Containers Ltd sold these premises to Cantarella Bros Pty Ltd in May 1966.<sup>25</sup> The building now has a commercial use.

### Lot 20–23

#### 4.2.04 FACTORY BUILDING

##### 61–63 Flood Street (4)

In January 1915 pipe manufacturers Langston Ltd bought lots 20–23 from Intercolonial and operated there.<sup>26</sup> In March 1916 Langston sold to Peter Murphy giving him, with lots 17–19, a 140-foot frontage to Flood Street.<sup>27</sup> In 1916 Murphy added a weatherboard shed costing £140 and in 1918 two more sheds costing £120 and £70.<sup>28</sup>

After his death, the premises passed in August 1929 to sheet metalworker Peter Douglas Murphy and Miss Hilda Josephine Murphy, both

of Balmain.<sup>29</sup> Miss Murphy immediately sold her share to Balmain dealer Frederick Cornelius Joseph Murphy.<sup>30</sup> The Murphys continued operating there until their mortgagee foreclosed on them by writ of execution on 19 May 1931.<sup>31</sup> In May 1934 the mortgagee sold to Wheels Ltd who built Nos 61–63 on lots 20–23 in c.1935.<sup>32</sup>

Wheels Ltd became Peerless Wheel-Toys in May 1937 and leased the factory to the Austral Bronze Co Ltd in April 1942.<sup>33</sup> After a change of name to Peerless Industries Pty Ltd, the toy manufacturers sold the premises in May 1956 to Containers Ltd.<sup>34</sup> In July 1963 Containers leased the factory to C C Rawson Ltd. The lease covered Nos 47–63 and included the adjoining factory buildings.<sup>35</sup> Containers Ltd sold these premises to Cantarella Bros Pty Ltd in May 1966.<sup>36</sup> The buildings have an industrial use.

## Lots 24–25

### 4.2.05 DETACHED HOUSE

#### 65 Flood Street (5)

For previous ownership see No 67 on lot 25 following. William Rocks bought lots 24–25 in about 1902 on an unregistered mortgage.<sup>37</sup> After completing repayments, Intercolonial transferred the title of the property to him in August 1908.<sup>38</sup> He employed Leichhardt builder Walter Joseph Oliffe to build a tile roofed brick cottage in 1911 costing £400.<sup>39</sup> Rocks lived there 1924 and then let the house to W J Hanson in 1925 and Mrs Hanson in 1926.

In May 1927 William Rocks transferred No 65 on a separate lot to labourer John James Rocks.<sup>40</sup> J J Rocks immediately transferred a half-share in the house to Hurstville mattress maker William Henry Rocks.<sup>41</sup> They let the house to Horace L Knight in 1927–30.

In April 1931 W H and J J Rocks sold No 65 to Annie Matilda Richards, wife of Darlinghurst clerk Edden Joseph Richards and they lived there for many years.<sup>42</sup> Mrs Richards sold in September 1957 to Stanmore plumber Donald Pickworth and his wife Hazel Leila and they owned the house for many years.<sup>43</sup> No 65 now has walls of textured render.

### 4.2.06 DETACHED HOUSE

#### 67 Flood Street (6)

Carpenter H Anderson bought lots 24–25 in about 1892 from National on an unregistered mortgage.<sup>44</sup> He built a small two-room weatherboard cottage in 1892 on lot 25 and lived there until 1895.<sup>45</sup> He could not repay his mortgage and the company let the house to A Clemesha in 1896–97. Thomas Aldridge bought the house on lot 25 and the vacant lot 24 in about 1898 and lived

there in 1898–99.<sup>46</sup> On 10 April 1901, when Intercolonial took over National's unsold land and unregistered mortgages, after monthly payments of £2 Aldridge owed £92.10.2.<sup>47</sup>

Aldridge also failed to discharge his mortgage and Intercolonial let No 67 to Mrs Mary Chapman in 1900–01 before selling the house and the vacant lot 24 to J H Beale of Cragside, Queenscliff, for £125.<sup>48</sup> The company advanced £95 repayable at 7% from 24 January 1902 on an unregistered mortgage.<sup>49</sup> When Beale could not discharge the mortgage the company sold it in about 1902 to Leichhardt labourer William Rocks, again on an unregistered mortgage.<sup>50</sup> Rocks lived there from 1902.

After completing repayments, Rocks received the title to No 67 and the vacant lot 24 from Intercolonial in August 1908.<sup>51</sup> He let the house to Mrs S J Tickle in 1908–15, William Law in 1916–25, and furnaceman Sydney Rocks from 1926. In 1926 Rocks added brick front rooms costing £300 to the house.<sup>52</sup>

In May 1927 William Rocks transferred No 67 on a separate lot to Sydney Rocks and he lived there beyond 1932.<sup>53</sup> In April 1934 Sydney Rocks sold to Edith Kate Happ, wife of Carramar broker George Anthony Happ, and she sold in June 1935 to Coolah grazier Thomas Spence.<sup>54</sup> Spence sold the house in November 1963 to a development company and it sold to operator Domenico Bruno Cavanna, who probably was the tenant.<sup>55</sup> No 67 now has walls of textured render.

## Lot 26

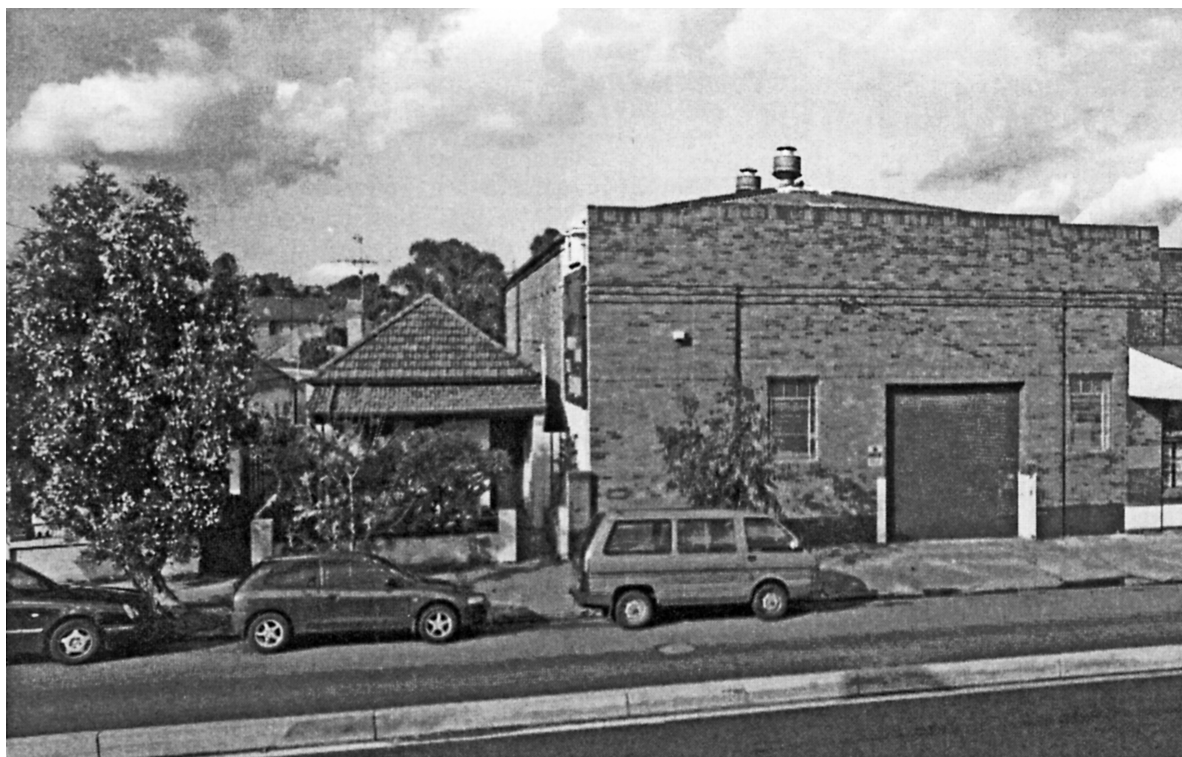
### 4.2.07 DETACHED HOUSE

#### 69 Flood Street (7)

Marrickville station master George Scarlett bought the land from National in November 1899 and built, or bought ready-built, a house which he let to Mrs Alice Sims in 1900–04.<sup>56</sup> He let the house to Mark S Dewbry in 1905–08; Solomon Levy 1909; Oliver Scruse 1910; and Mrs Matilda Thorne from 1911.

In August 1913 Scarlett sold No 69 to Leichhardt photo-paper cutter Rudolph Albert Carl Krix who continued Mrs Thorne's tenancy to 1915.<sup>57</sup> Krix sold in March 1916 to Sydney tobacconist Ferruccio Vincenzini and his wife Concetta.<sup>58</sup> They let the house to Abraham Rooklyn in 1916–17 and John H Corfield in 1918 before occupying it in 1919.

The Vincenzinis sold No 69 in December 1919 to Ultimo engineer Alfred Sharp Warrior and his wife Fanny.<sup>59</sup> They lived there until Warrior's death on 26 January 1926 and the house passed in August 1934 to his widow.<sup>60</sup>



**4.2.03 Factory Building, 61-63 Flood Street,  
c.1935**

*The northermost part of the former Peerless Wheel-Toys factory. An adaption of the Inter-War Art Deco and Stripped Classical styles, the building features restrained brick decoration.*

*A building with brickwork of this quality should be adapted for a compatible use as have the adjoining factory structures. This action would conserve a significant layer of the streetscape history.*

*(Bruce Crosson)*

Mrs Warrior remained at the house until September 1934 when she sold to Leichhardt bricklayer George William Johnson and his wife Rose Ellen.<sup>61</sup> The Johnson's owned the adjoining lot 1, Section C, of the Bellevue Estate to which they added lot 26.<sup>62</sup> In February 1955 they subdivided No 69 on a separate lot fronting Flood Street by 30 feet.<sup>63</sup> No 69 has been replaced by a later house.

**4.2.08 POWER SUBSTATION  
Ivory Street (8)**

The Electric Light and Power Supply Corporation retained the Ivory Street portion of lots 15-16 and built a substation in 1925 costing £300.<sup>64</sup> In January 1962 the corporation was absorbed into the Sydney County Council electricity authority and the substation came under its control.<sup>65</sup> \_\_\_\_

# Flood's Estate

## Afterword

### Sections 1–4

From Table 5 we learn that 140 original buildings were built on the estate, not counting sheds constructed on 4.2 for utilitarian purposes. One-storey structures predominate over the estate with only 13 two-storey buildings. The estate is overwhelmingly residential in character with the exception of Section 1.1 along Parramatta Road which originally had a mix of residential and commercial/industrial use. Section 1.1. has lost 12 of its 22 original buildings including the eight houses that once fronted Parramatta Road in the times when living on a main street was a sign of some affluence.

Section 1.2, along the southern side of Albert Street, has retained all its 22 buildings, 21 of which were certainly of single storey. Brick was the walling material of all but four of the houses. Although some remodelling of houses has taken place, the strip is recognisably intact.

Section 2, the largest and almost entirely residential section, had 60 original buildings and most of the building stock survives with minor alteration. Industrial buildings were built later in Flood and Myrtle Street, congregating at the junction of those streets.

The small Section 3 was found to be almost exclusively residential with 18 relatively unchanged houses. On the Albert Street frontage (northern side), houses are brick while National Street (eastern side) has five of brick and five of weatherboard.

Section 4.1's Myrtle Street frontage (northern side) has kept its 12 houses, nine of which are one-storey weatherboards but 4.2 has lost two of its original stock. Commercial buildings in 4.2 are being adapted for reuse along the Flood Street frontage. In 4.2 good quality brickwork embellishes Flood Street and helps soften the brutalist design of the shopping complex opposite.

A future LHJ will feature the Elswick Heights Estate which continues along Parramatta Road and Albert Street from Flood's Estate up to Elswick Street. In the study, Elswick Heights Estate may be tacked on to Flood's Estate because both had the same developer – Intercolonial Investment Land & Building Co Ltd. \_\_\_\_\_

Table 5 Flood's Estate Buildings Per Section 1892–c.1935										
Section	1-S	2-S	Not Known	Total Built	Brick	Weather-board	Asbestos Cement	Not Known	Demol-ished	Extant
1.1	6	7	9	22	22	0	0	0	12	10
1.2	21	0	1	22	18	4	0	0	0	22
2.1	12	1	0	13	10	2	1	0	2	11
2.2	19	1	0	20	11	9	0	0	0	20
2.3	10	0	1	11	2	7	0	2	7	4
2.4	14	2	0	16	15	1	0	0	0	16
3.1	13	0	0	13	4	9	0	0	0	13
3.2	4	1	0	5	5	0	0	0	0	5
4.1	12	0	0	12	3	9	0	0	0	12
4.2	4	1	1	6	3	1	0	2	2	4
Sum	115	13	12	140	93	42	1	4	23	117

## Flood's Estate

Land and Building Development in Leichhardt South from 1830 – Part 3

### Notes

#### 1. Acknowledgments

Stephen Carrick's study, *Leichhardt South: A History* (BArch thesis, Uni of NSW, 1988), was the starting point. I thank him for laying the groundwork. The title-chain searches could not have been done without the expert guidance of Peter Chadwick & Stephen Barlow, NSW LTO. The staff of Noel Butlin Archives Centre, ANU, facilitated my study of Intercolonial. My thanks to Bruce Crosson for photography.

#### 2. Sources and Method

Refer to "Notes & References", Items 4-10, in *Leichhardt Hist J* 18, p 77. In addition it should be noted:

- a) Sale dates, unless otherwise stated, are the date (month & year) of actual LTO transfer from Intercolonial & others to individuals. Please note: LTO is now LPI (Land & Property Information NSW).
- b) The basis of arriving at approximate building dates comes from searching Sand's *Sydney & Suburban Directory* (Sands) & comparing findings with the LTO title search, plus my visual appraisal of the building.

#### 3. Trades and Professions

Occupations of individuals are from the title chain, from Sands & from other sources. Where I show no occupation in the text, I mean that no occupation could be ascertained. The word "gentleman" is quoted as the occupation shown on the LTO transfer & though of little meaning, it at least shows the person named.

#### 4. Occupants and House Names

Generally taken from Sand's *Sydney & Suburban Directory* 1858/ 59-1932/33 for the year after that stated in text (ie, allowing one year for the publication of the directory).

The directory was not published in 1860, 1862, 1872, 1874, 1878, and 1881. Some house names are shown on the WB Mid-1930s Detail Survey sheets.

#### 5. Building Development

Density of development is based on WB Mid-1930s Detail Survey sheets. Only portion of the sheets survive: the northern end of Flood's Estate does not. I charted development on this end from NSW Lands Dept Aerial Map May 1951. Where a building allotment has been sold with part of an adjoining lot, I re-number the lots as, eg, lot 2 equals 2.1+2.2, & so on.

#### 6. Architectural Style

Where I make no comment on style, excepting in captions, I mean that the building is outside the classifications established in R Apperly, R Irving & P Reynolds, *Identifying Australian Architecture, A Pictorial Guide to Style & Terms from 1788 to the Present* (A&R, Sydney, 1989). Broadly speaking, for Flood's Estate most buildings can be described as either "of the Federation period", or "of the Inter-War period". A period is a "vintage" not a style.

#### 7. Building Applications

Leichhardt Council's one and only Register of Applications for Approval of Plans and Specifications, 1909-1928, abbreviated in footnotes as RAA (held in Strong Room), is a mine of information. The searcher needs to be well versed in subdivision lot numbers and section numbers because door numbers are not used to identify property. Each application is registered in columns under headings such as Entry, Name, Builder, Street, Lot and Section Numbers, Property (i.e. "cottage"), Estimated Value, Fee Paid, Date of Approval, Plans and Specifications Returned To, Date of Receipt for Return of Plans and Specifications. Headings change with time.

#### 8. Abbreviations

See page 112.

#### Note:

**LTO is now Land & Property Information NSW.**

### References

#### Section 3.1

- 1 PA 7920, DP 2829.
- 2 PA 7920, DP 2829.
- 3 Sands for 1909-11.
- 4 NBA, IC 23/6/3 Loans Ledger, folio 380.
- 5 NBA, IC 23/6/3 Loans Ledger, folio 380.
- 6 NBA, IC 23/7/2 Loans Paid Out Ledger, folio W11.
- 7 NBA, IC 23/7/3 Loans Paid Out Ledger, folio B43.
- 8 NBA, IC 23/7/3 Loans Paid Out Ledger, folio B43. CT V 1678 F 235 transf 590793. Next CT V 2116 F 210.
- 9 RAA 3611, approved 18 Feb 1925. Unless otherwise cited, for all refs to occupancies, see Sands's *Sydney & Suburban Directory* 1858/ 59-1932/33 for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.
- 10 CT V 2116 F 210 transf D407279 Estate in remainder (to H H Bate). Next CT V 5537 F 127
- 11 CT V 5537 F 127 Proof of D. of M Bate 572100 (to H H Bate. Transf F601939 (to A & C Denaro).. Next CT V 11405? F 170.
- 12 NBA, IC 23/12/1 Contract Account Book, folio 183.
- 13 Sands for 1907-1932/33.
- 14 RAA 526, approved 1 May 1911.
- 15 CT V 1678 F 235 A64019. Next CT V 2422 F 211.
- 16 CT V 2422 F 211 transf C782044 (to A Blake). PI 4/269829 (d. of A Blake). CT V 2422 F 211 transm D153015 (to Public Trustee. Transf D189050 (to L M Allen.
- 17 PI 425477 (d. of L M Allen). CT V 2422 F 211 transm G233832 (to E R V Allen). Next Auto-Consol 2422-211.
- 18 NBA, IC 23/11 Building Accounts Book, folio 221.
- 19 CT V 1678 F 235 transf A67147. Next CT V 2429 F 49.
- 20 PI 409975 (d. of M H M Wood). CT V 2429 F 49 transm G86056 (to N S J Wood).

- 21 CT V 2429 F 49 trans f H510117 (to Gregory). Transf H695508 (to L Witchard). Next CT V 13001 F 124-125
- 22 NBA, IC 23/11 Building Accounts Book, folio 221.
- 23 NBA, IC 23/11 Building Accounts Book, folio 221.
- 24 NBA, IC 23/11 Building Accounts Book, folio 221.
- 25 NBA, IC 23/11 Building Accounts Book, folio 221.
- 26 CT V 1678 F 235 transf A67147. Next CT V 2429 F 49.
- 27 NBA, IC 23/11 Building Accounts Book, folio 221.
- 28 NBA, IC 23/11 Building Accounts Book, folio 221.
- 29 CT V 1678 F 235 transf 652450. Next CT V 2245 F 203.
- 30 CT V 2245 F 203 transf A137473 (to M Duck). Sands for 1915-18 names the house Taree; Taree is No. 15 on WB Mid-1930s series DS.
- 31 CT V 2245 F 203 transf C179797 (to I F Sanguinetti).
- 32 CT V 2245 F 203 transf F942181 (to F E & I M Wilkinson).
- 33 CT V 2245 F 203 Notice of D. J431301 (to F E Wilkinson). Transf L415819 (to F E Jeanes & D Procter). The dealing is endorsed "later Dorothy Jeanes 1971"). Next CT V 13001 F 124-125, DP 581957 lots 1-2.
- 34 NBA, IC 23/11 Building Accounts Book, folio 281.
- 35 Sands for 1904-1905
- 36 CT V 1678 F 235 transf A65637. Next CT V 2424 F 209.
- 37 CT V 2424 F 209 transf C514068 (to A C & R M Breese).
- 38 CT V 2424 F 209 transf G588244 (half-share to R M Breese). Transf M61363 (DP 984897 lot 1, to F L A & D S Santos). Next C/F 1/984897.
- 39 NBA, IC 23/11 Building Accounts Book, folio 281.
- 40 CT V 1678 F 235 transf A151738. Next CT V 2457 F 77.
- 41 CT V 2457 F 77 transf P346580 (to G A & D P Lackenby).
- 42 NBA, IC 23/11 Building Accounts Book, folio 185.
- 43 CT V 1678 F 235 transf A394991. CT V2863 F 245.
- 44 CT V2863 F 245 transf B198025 (to R S Brown).
- 45 CT V2863 F 245 transf F847567 (to J A Stewart). Transf J330701 (to C E M Kuhn). Next CT V 13343 F 20.
- 46 NBA, IC 23/6/2 Loans Ledger, folio 251.
- 47 NBA, IC 23/6/2 Loans Ledger, folio 251.
- 48 CT V 1370 F 215 transf 423592. Next CT V 1671 F 27.
- 49 CT V 1671 F 27 transf A643102 (to F M Purtell).
- 50 CT V 1671 F 27 transf A728291 (to C L Nelson).
- 51 CT V 1671 F 27 transf A853178 (to D & M Cosgrove).
- 52 CT V 1671 F 27 transf C423467 (to E McMahon),
- 53 CT V 1671 F 27 transf C450405 (to A & L M Allen). Transf C604630 (to T & H M Doolan).
- 54 CT V 1671 F 27 transf D465411 (to A P Gilday).
- 55 CT V 1671 F 27 transf G382323 (to L R & G E Arndell). Next CT V 12811 F 86.
- 56 Sands for 1893-97; the house was nl in Sands for 1898.
- 57 Sands for 1899. NBA, IC 23/37/1 General Agreements, p 51 (lots 13-14).
- 58 NBA, IC 23/37/1 General Agreements, p 51 (lots 13-14).
- 59 CT V 1678 F 235 transf 614852. Next CT V 2167 F 239 (lots 13-14).
- 60 RAA 594, approved 26 June 1911. CT V 2167 F 239 mtge 650090 (lots 13-14, to IC, disch 14 July 1916).
- 61 NBA, IC 23/7/3 Loans Paid Out Book, folio C69.
- 62 Sands for 1917 is the last listing for C W Campbell. CT V 2167 F 239 Notice of D. A394990 ((lots 13-14, to M J Campbell). Next CTs V 4157 F 2 (lot 13) & V 4157 F 3 (lot 14).
- 63 PI 4/293598 (d. of M J Campbell). CT V 4157 F 2 transm D318854 (lot 13, to J A Campbell).
- 64 CT V 4157 F 2 transf H744044 (lot 13, to S V Catts). Next C/F 13/3/2829.
- 65 Sands for 1929. CT V 4157 F 3 (lot 14).
- 66 CT V 4157 F 3 Sec 94 Appn K499650 (lot 14, to A J Black & D W Geddes).
- 67 CT V 4157 F 3 transf K499651 (lot 14, to T PO F Campbell). Next C/F 14/3/2829.
- 68 Sands for 1893-1897.
- 69 CT V 1190 F 164 transf 258151. Next CT V 1207 F 49.
- 70 CT V 1207 F 49 transf 376787 or 376782 (to J A McLaughlin).
- 71 CT V 1207 F 49 transf 593375 (to M Neill).
- 72 RAA 594, approved 26 June 1911.
- 73 CT V 1207 F 49 transf 614411 (to J E & M Neill).
- 74 CT V 1207 F 49 transf A14394 (to G M Snodgrass).
- 75 CT V 1207 F 49 transf A108008 (to J A McLaughlin).
- 76 CT V 1207 F 49 transf B281297 (to F R McDonald). Next CT V 5762 F 20.
- 77 PI 327164 (d. of F R McDonald). CT V 5762 F 20 transm D728397 (to S I McDonald).
- 78 CT V 5762 F 20 transf F239989 (to R S Richter). Next Auto-Consol 5762-20.
- 79 Sands for 1894-1896.
- 80 NBA, IC 23/11 Building Accounts Book, folio 189.
- 81 Sands for 1910-11.
- 82 CT V 1678 F 235 transf A5306. Next CT V 2340 F 226.
- 83 CT V 2340 F 226 transf C295889 (to E G Davidson). Transf F8350 (to M D Barlow).
- 84 CT V 2340 F 226 Sec 94 Appn K200041 (to J M McDonald).
- 85 NBA, IC 23/7/1 General Agreements, p 51.
- 86 NBA, IC 23/7/1 General Agreements, p 51.
- 87 CT V 1370 F 215 transf 335998. Next CT V 1394 F 63.
- 88 CT V 1394 F 63 transf B16418 (to H S J Gregory).
- 89 CT V 1394 F 63 transf B100723 (to W & M Bourke).



- 90 RAA 3913, approved 3 Mar 1926.
- 91 CT V 1394 F 63 Notice of D. B771622 (to W Bourke).
- 92 CT V 1394 F 63 transf C440649 (to J A Quinlan). Transf C827190 (to E Mallett). Next CT V 12731 F 35.

## Section 3.2

- 1 PA 7920, DP 2829.
- 2 PA 7920, DP 2829.
- 3 NBA, IC 23/37/1 General Agreements, p 51.
- 4 NBA, IC 23/37/1 General Agreements, p 51.
- 5 CT V 1678 F 235 transf 452500. Next CT V 1757 F 82.
- 6 CT V 1757 F 82 transf 458433 (to J Matthews).
- 7 Unless otherwise cited, for all refs to occupancies, see Sands's Sydney & Suburban Directory 1858/ 59-1932/33 for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.
- 8 PI 44660 (d. of J Matthews).
- 9 CT V 1757 F 82 transm A176621 (to M A & G Matthews).
- 10 CT V 1757 F 82 Notice of D. C674548 (d. of M A Matthews).
- 11 CT V 1757 F 82 Sec 94 Appn H142085 (to F A & L J Matthews).
- 12 CT V 1757 F 82 transf H544418 (to M L Williams). Next CT V 10391 F 34.
- 13 CT V 1068 F 157 transf 257795. Next CT V 1205 F 138 transf 261509 (to W Jones).
- 14 CT V 1205 F 138 mtge 261510 (to J H Lawrie, disch 9 Mar 1903).
- 15 CT V 1205 F 138 transf A179505 (to J W Sharpe).
- 16 CT V 1205 F 138 transf B85525 (to M Quirk). RAA 3598, approved 4 Feb 1925.
- 17 CT V 1205 F 138 transm C174997 (to J T Quirk). Transf C382605 (to G Fox).
- 18 "Hamilton" is shown on WB Mid-1930s series DS
- 19 CT V 1205 F 138 transm D581996 (to Public Trustee). Transf D732707 (to H M Reading). Next C/F 21/3/2829.
- 20 CT V 1370 F 215 transf 340994. Next CT V 1403 F 124.
- 21 CT V 1403 F 124 mtge 352613 (to W McIntosh, disch 17/9/1912).
- 22 CT V 1403 F 124 transf 687995 (to L E Treharne).
- 23 CT V 1403 F 124 transf B444263 (to I Treharne).
- 24 CT V 1403 F 124 transf F116703 (to S J & E J Elley).
- 25 CT V 1403 F 124 transf G150317 (to A & M Aioello).
- 26 CT V 1403 F 124 transf H329393 (half-share to G Aiello). Next CTs V 7809 F 153, V 7957 F 134.
- 27 CT V 1370 F 215 transf 368161. Next CT V 1483 F 228.
- 28 RAA 2971, approved 31 May 1922.
- 29 CT V 1483 F 228 transf B478145 (to J Hodges).
- 30 "Moravian" is shown on WB Mid-1930s series DS
- 31 CT V 1483 F 228 Sec 93 Appn M865218 (to Public Trustee). Transf M995165 (to W E Strong). Next Auto-Consol 1483-228.
- 32 CT V 1678 F 235 transf 635780. Next CT V 2211 F 200.
- 33 CT V 2211 F 200 Notice of D. D226357 (to M A Pimm). Transf D597303 (to R J Young).
- 34 CT V 2211 F 200 transf G586877 (to C, A & E Graniero). Next CT V 8225 F 75.
- 35 The weighbridge is shown on WB Mid-1930s series DS.
- 36 CT V 1068 F 157 transf 202491 (lot 26 Flood's Estate, to T C Parsonage). Next CTs V 1076 F 71, V 1962 F 26.
- 37 S G Carrick, Leichhardt South: A History, The Road to Parramatta 1788-1988 (B Arch thesis, Univ of NSW, 1988), p114; Carrick shows T C Parsonage's occupation as "gold miner".
- 38 CT V 1962 F 26 transf A294153 (lot 26 & other land, to T Hannan).
- 39 CT V 1962 F 26 transf A350114 (lots 26 & other land, to E Hurdis).
- 40 CT V 2025 F 155 transf A417724 (lot 22 Sec C.2, Elswick Heights Estate to E Hurdis). Next CT V 2887 F 70.
- 41 CT V 1962 F 26 transf A474692 (lots 26 & other land, to E & A Staveley). CT V 2887 F 70 transf A474692 (lot 22, to E & A Staveley). Next CTs V 2967 F 217, V 2970 F 19.
- 42 RAA 2737, approved 9 March 1921.

## Section 4.1

- 1 PA 7920, DP 2829.
- 2 PA 7920, DP 2829.
- 3 NBA, IC 23/37/1 General Agreements, p 51.
- 4 NBA, IC 23/37/1 General Agreements, p 51.
- 5 NBA, IC 23/6/2 Loans Ledger, folio 257. IC 23/7/3 Loans Paid Out Ledger, folio 5.
- 6 NBA, IC 23/6/2 Loans Ledger, folio 257. IC 23/7/3 Loans Paid Out Ledger, folio 5.
- 7 CT V 1350 F 215 transf 330891 (lot 1). Next CT V 1379 F 9. CT V 1350 F 215 transf 387786 (lot 2). Next CT V 1544 F 228.
- 8 CT V 1379 F 9 transf 388490 (lots 1-2, to J P V Balson).
- 9 RAA 89, approved 1 Nov 1909.
- 10 RAA 2069, added to Valuation Book 15 Oct 1917.
- 11 Unless otherwise cited, for all refs to occupancies, see Sands's Sydney & Suburban Directory 1858/ 59-1932/33 for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.
- 12 PI 4/169517 (d. of J P V Balson). CT V 1379 F 9 transm C24750 (to Public Trustee). Transf C378539 (to B M Balson, M D K Upton & I M Mullins). Next CTs V 4729 F104-106, V5130 F 174-175.

- 13 PI 4/242540 (d of B M Balson). CTs V5130 F 174-175 trans C880649 (to M D K Upton & I M Mullins). Next CT V 15438 F 82.
- 14 NBA, IC 23/9/4 Building Ledger, folio 101.
- 15 NBA, IC 23/9/4 Building Ledger, folio 101. NBA, IC 23/8/1 Loans Transfer Ledger, folio B 68 (£60).
- 16 CT V 1678 F 235 transf A137745. Next CT V 2524 F 104.
- 17 CT V 2524 F 104 transf A140932 (to W Bell).
- 18 RAA 1865, added to Valuation Book 11 September 1915. CT V 2524 F 104 transf A266315 (to A E Piggott).
- 19 CT V 2524 F 104 transf B438482 (to T Scales).
- 20 CT V 2524 F 104 transf B852007 (to J M Gillespie).
- 21 CT V 2524 F 104 transf F312243 (to M F Parsons). Next CT V 15500 F 21.
- 22 NBA, IC 23/7/3 Loans Paid Out Ledger, folio D14.
- 23 NBA, IC 23/7/3 Loans Paid Out Ledger, folio D14.
- 24 NBA, IC 23/7/3 Loans Paid Out Ledger, folio D14.
- 25 CT V 1678 F 235 transf 640443. Next CT V 2223 F 37.
- 26 CT V 2223 F 37 transf B341778 (to I M Clothier).
- 27 CT V 2223 F 37 transf N979436 (to F E Port). Next C/F 4/4/2829.
- 28 Sands for 1907-12.
- 29 NBA, IC 23/6/3 Loans Ledger, folio 406.
- 30 NBA, IC 23/6/3 Loans Ledger, folio 406.
- 31 NBA, IC 23/6/3 Loans Ledger, folio 406.
- 32 CT V 1678 F 235 transf A55888. Next CT V 2412 F 198.
- 33 RAA 1480, added to Valuation Book 15 Aug 1914.
- 34 CT V 2412 F 198 transf B822024 (to L A Nicholls).
- 35 CT V 2412 F 198 transf C145609 (to E J Pearson).
- 36 CT V 2412 F 198 trans C785990 (to W & F E E Pearson). Transf C785991 (to F E E Pearson).
- 37 CT V 2412 F 198 transf F982628 (to W J Palmer).
- 38 PI 706087 (d. of W J Palmer). CT V 2412 F 198 Sec 93 Appn M320368 (to D O Palmer). Next C/F 5/4/2829.
- 39 Sands for 1907-14.
- 40 NBA, IC 23/6/3 Loans Ledger, folio 473.
- 41 NBA, IC 23/6/3 Loans Ledger, folio 473.
- 42 CT V 1678 F 235 transf 553349. Next CT V V2039 F 110.
- 43 CT V V2039 F 110 transf A44656 (to W Sherring).
- 44 CT V V2039 F 110 transf A334621 (to T & M Simmonds).
- 45 CT V V2039 F 110 Notice of D. A713282 (to M Simmonds).
- 46 CT V V2039 F 110 transf D286228 (to A & B J Burnes).
- 47 CT V V2039 F 110 Notice of D. D847481 (to B J Burnes). PI 410254 (d. of B J Burnes). CT V V2039 F 110 trans F997390 (to A & L W Burnes).
- 48 CT V V2039 F 110 transf G16928 (to H E Sullivan). Transf G468861 (to A L & J B Inglis).
- 49 CT V V2039 F 110 transf G832590 (to A L Inglis). Next C/F 6/4/2829.
- 50 CT V 1678 F 235 transf 666801. Next CT V 2274 F 37.
- 51 RAA 946, approved 10 June 1912.
- 52 CT V 2274 F 37 transf A357006 (to G Sully).
- 53 CT V 2274 F 37 transf A526607 (to J Kennedy).
- 54 PI 389288 (d. of J Kennedy). CT V 2274 F 37 trans F774682 (to J D Kennedy).
- 55 PI 802181 (d. of J D Kennedy). CT V 2274 F 37 Sec 93 Appn P526490 (to M J Kennedy).
- 56 Sands for 1903-06.
- 57 NBA, IC 23/6/2 Loans Ledger, folio 457.
- 58 NBA, IC 23/7/1 Loans Paid Out Ledger, folio C3. CT V 1678 F 235 transf 546883. Next CT V 2021 F 42.
- 59 NBA, IC 23/7/1 Loans Paid Out Ledger, folio C3.
- 60 NBA, IC 23/7/1 Loans Paid Out Ledger, folio C3.
- 61 CT V 2021 F 42.
- 62 CT V 2021 F 42 transf 546884 (to E M L Waddington).
- 63 CT V 2021 F 42 transf A381001 (to H A & V P Nichols).
- 64 CT V 2021 F 42 transf A518922 (to F J & H West).
- 65 CT V 2021 F 42 transf A958310 (to F May).
- 66 CT V 2021 F 42 transf B380150 (to J Sheard).
- 67 PI 349159 (d. of J Sheard). CT V 2021 F 42 trans F67232 (to E Sheard).
- 68 CT V 2021 F 42 transf L191314 (to M & V Bajamovic). Next CT V 11330 F40.
- 69 CT V 1370 F 215 transf 331357. Next CT V 1379 F 191.
- 70 CT V 1379 F 191 transf B280848 (to W & I M Schumacher).
- 71 CT V 1379 F 191 Notice of D. C286065 (to I M Schumacher).
- 72 CT V 1379 F 191 transf H862100 (to C & McNamara). Next CTs V 10008 F46-47 DP 515362, lots 1-2.
- 73 Sands for 1893-20.
- 74 CT V 1190 F 164 transf 278852. Next CT V 1252 F 113.
- 75 NBA, IC 23/6/2 Loans Ledger, folio 443.
- 76 CT V 1252 F 113 transf A623170 (to C Duncan).
- 77 CT V 1252 F 113 transf B619663 (to H E Liston).
- 78 CT V 1252 F 113 transf F659675 (to C A G & D I Thacker).
- 79 PI 519205 (d. of C A G Thacker). CT V 1252 F 113 Sec 101 Notice of D. H801718 (to D E Thacker). Next Cts V8492 F 11-12.
- 80 Sands for 1892-1932.
- 81 CT V 1190 F 164 transf 253831. Next CT V 1197 166.
- 82 CT V 1197 166 trans A443368 (to D Borgogni).
- 83 CT V 1197 166 transf C224219 (to I A Levy & E N Robertson).
- 84 CT V 1197 166 transf C377719 (to A W S Evans). Transf H843445 (to R J & M D Cross). Next Auto-Consol 1197-166. DP 455636 lot 1.
- 85 Sands for 1894-1911.

86 Sands for 1894-1907 has carpenter Robert Armstrong at No 25; Sands for 1908-11 has Mrs. L Armstrong there.  
 87 CT V 1190 F 164 transf 278851. Next CT V 1252 F 112.  
 88 PI 100293 (d. of L Armstrong). CT V 1252 F 112 transm A623927 (to C J Armstrong).  
 89 CT V 1252 F 112 transf C164891 (to H & E Cockburn).  
 90 CT V 1252 F 112 transf C262143 (to M Goulston).  
 91 PI 4/262207 (d. of M Goulston). CT V 1252 F 112 transm D228659 (to Perpetual Trustee). Transf D272105 (to J Suick) Next CT V 5427 F 134.  
 92 CT V 5427 F 134 transf F315130 (to A J P & M Wilkinosn).  
 93 CT V 5427 F 134 Sec 101 Notice of D. H972476 (to A J P Wilkinson). Transf J11996 (to I Crevatin & C Morgan). Next CTs V9172 F22A-22B.

## Section 4.2

1 PA 7920, DP 2829.  
 2 PA 7920, DP 2829.  
 3 Sands for 1905-15.  
 4 CT V 1678 F 235 transf 492081. CT V1874 F 157.  
 5 RAA 2158, approved 18 Apr 1917.  
 6 CT V1874 F 157 transf A417695 (to F A Perry). Unless otherwise cited, for all refs to occupancies, see Sands's Sydney & Suburban Directory 1858/ 59-1932/33 for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.  
 7 CT V1874 F 157 transf B282452 (to Corporation). For Corporation, see AE, Vol 3, p 371b.  
 8 CT V1874 F 157 transf C363263 (DP 331794 lot A, to Wheels). Next CT V 4723 F212.  
 9 CT V 4723 F212 lease D128969 (DP 331794 lot A, to Austral).  
 10 CT V 4723 F212 transf G511528 (DP 331794 lot A, to Containers).  
 11 CT V 4723 F212 lease

J409480 (DP 331794 lot A, to C C Rawson).  
 12 CT V 4723 F212 transf K358496 (DP 331794 lot A, to Cantarella). Next C/F A/331794.  
 13 CT V 1190 F 164 transf 253269 (lots 17-19). Next CT V 1196 F 189.  
 14 CT V 1196 F 189 transf 263881 (lots 17-19, to Crown). Govt Gazette 2 Aug 1899 folio 5847 (to Board). Next CT V 1218 F 31.  
 15 CT V 1218 F 31 transf A155954 (lots 17-19, to T W Hoskins). Next CT V 2561 F 46.  
 16 CT V 2561 F 46 transf A155955 (lots 17-19, to Langston). Transf A237440 (to P Murphy).  
 17 RAA 2164, approved 2 May 1917.  
 18 CT V 2561 F 46 transm B859383 (lots 17-19, to P D & H J Murphy).  
 19 CT V 2561 F 46 transf B883214 (half share lots 17-19, to F C J Murphy). Next CTs V 4347 F 11-12.  
 20 CTs V 4347 F 11-12 mtge B909864 (lots 17-23, to ESA Bank). Mtge C62900 (lots 17-23, to Union Bank).  
 21 CTs V 4347 F 11-12 transf by power of sale C255596 (lots 17-23,, to Wheels). Next CT V 4631 F 216.  
 22 CT V 4631 F 216 lease D128969 ((lots 17-23, to Austral).  
 23 CT 4631 F 216 transf G511528 (lots 17-23, to Containers).  
 24 CT V 4631 F 216 J409480 (lots 17-23, to C C Rawson).  
 25 CT V 4631 F 216 transf K358496 (lots 17-23, to Cantarella). Next Auto-Consol 4631-216).  
 26 CT V 1678 F 235 transf A155953 (lots 20-23). Next CT V 2558 F 80.  
 27 CT V 2558 F 80 transf A237440 (lots 20-23, to P Murphy).  
 28 RAA 2284, approved 23 Jan 1918. RAA 2320, approved 3 Apr 1918.  
 29 CT V 2558 F 80 transm B859383 (lots 20-23, to P D & H J Murphy).  
 30 CT V 2558 F 80 transf B883214 (half share lots 20-

23, to F C J Murphy). Next CTs V 4347 F 11-12.  
 31 CTs V 4347 F 11-12 mtge B909864 (lots 17-23, to ESA Bank). Mtge C62900 (lots 17-23, to Union Bank).  
 32 CTs V 4347 F 11-12 transf by power of sale C255596 (lots 17-23,, to Wheels). Next CT V 4631 F 216.  
 33 CT V 4631 F 216 lease D128969 ((lots 17-23, to Austral).  
 34 CT 4631 F 216 transf G511528 (lots 17-23, to Containers).  
 35 CT V 4631 F 216 J409480 (lots 17-23, to C C Rawson).  
 36 CT V 4631 F 216 transf K358496 (lots 17-23, to Cantarella). Next Auto-Consol 4631-216).  
 37 Sands for 1903-07.  
 38 CT V 1678 F 235 transf 504818 (lots 24-25). Next CT V 1911 F 237.  
 39 CT V RAA 422 approved 9 Jan 1911.  
 40 CT V 1911 F 237 transf B515665 (lot 24, to J J Rocks). Next CT V 4013 F33.  
 41 CT V 4013 F33 transf B685359 half-share lot 24, to W H Rocks). Next CTs V 4168 F 7-8.  
 42 CTs V 4168 F 7-8 transf C67752 (lot 24, to A M Richards). Next CT V 4483 F 233.  
 43 CTs V 4168 F 7-8 transf G801176 (to D & H L Pickworth). Next C/F 24/4/2829.  
 44 Sands for 1893-96.  
 45 NBA, IC 23/6/2 Loans Ledger, folio 253 (two-room cottage).  
 46 Sands for 1899-1900.  
 47 NBA, IC 23/37/1 General Agreements, p 51.  
 48 NBA, IC 23/6/2 Loans Ledger, folio 253  
 49 NBA, IC 23/6/2 Loans Ledger, folio 253  
 50 Sands for 1903-07.  
 51 CT V 1678 F 235 transf 504818 (lots 25-25). Next CT V 1911 F 237.  
 52 RAA 4147, approved 27 Dec 1926.  
 53 CT V 1911 F 237 transf B514666 (lot 25, to S Rocks). Next CT V 4013 F 34. Sands for 1931 has Thomas Johnson at No 69.

- 54 CT V 4013 F 34 transf  
C247155 (lot 25, to E K  
Happ. Transf C342872 (to T  
Spence).
- 55 CT V 4013 F 34 transf  
J494329 (lot 25, to Vipero  
Development Pty Ltd).  
Transf J526596 (to D  
B Cavanna). Next C/F  
25/4/2829.
- 56 CT V 1190 F 164 transf  
300349. Next CT V 1303 F  
250.
- 57 CT V 1303 F 250 transf  
A44494 (to R A C Krix).
- 58 CT V 1303 F 250 transf  
A235685 (to F & C  
Vincenzini).
- 59 CT V 1303 F 250 transf  
A522205 (to A S & F  
Warrior).
- 60 PI 138811 (d. of A S  
Warrior). CT V 1303 F 250  
Notice of D. C276995 (to F  
Warrior).
- 61 CT V 1303 F 250 transf  
C280463 (to C W & R E  
Johnson). Next CT V 4730  
F 154.
- 62 CT V 772 F 149, V 4730 F  
153 (lot 1 Sec C, Bellevue  
Estate). Next CTs V 6928 F  
69-70, DP 382887, lots A-B.
- 63 CT V 6928 F 70 (DP  
382887 lot B, to G W &  
R E Johnson). Next C/F  
B/382887.
- 64 CT V 4725 F161 (DP  
331794 lot B, substation).  
RAA 3816, approved 11  
Nov 1925.
- 65 CT V 4725 F161 Sec 14  
Appn H929469 (to Sydney  
County Council). Next CT  
V 10891 F86-87, DP 525688  
lots 1-2. \_\_\_\_\_

## Abbreviations and Conversions

### Abbreviations

AA	Australian Archives.
Abs	Abstract of Title.
ackno	acknowledge.
ADB	<i>Australian Dictionary of Biography.</i>
admin	administrator of deceased estate.
AE	<i>Australian Encyclopaedia.</i>
Afft	Affidavit.
AIB	<i>Archives in Brief, Leaflet, SR.</i>
ANU	Australian National University.
App	Appendix.
appn	application.
ATCJ	<i>Australian Town &amp; Country Journal.</i>
Aust	<i>The Australian.</i>
b.	born, birth.
bapt.	baptised.
BCM	Balmain Municipal Council Minutes.
BCR	Balmain Cemetery Register.
BDM	Index of Births, Deaths & Marriages, NSW.
BF	<i>Bankruptcy File, SR.</i>
BILO	<i>Balmain Independent &amp; Leichhardt Observer.</i>
Bk	Book, OST Deed Register.
bur.	burial, buried.
cf	compare with.
CF	Computer Folio Search, LTO.
chn	children.
Col Sec	NSW Colonial Secretary.
CT	Certificate of Title, LTO.
CY	Microfilm copy reel, ML.
d.	death, died.
dau	daughter.
DD	Deposited Deed, LTO.
decla	declaration.
disch	discharge of mtge.
DP	Deposited Plan, LTO.

DS	Detail Survey (PWD Metropolitan Detail Series).
disch	Discharge of mtge.
EB	<i>Encyclopaedia Britannica</i>
Encl	Enclosed with.
Ex Co	Executive Council.
F	Folio, CT, LTO.
FP	File Plan, LTO.
GI	Grant Index, LTO.
HRA	<i>Historical Records of Australia.</i>
HRNSW	<i>Historical Records of New South Wales</i>
IC	Intercolonial Investment Land & Building Co Ltd.
IF	Insolvency File, SR.
IGI	International Genealogical Index
Indre	Indenture, LTO
	Deed or Conveyance.
ISN	<i>Illustrated Sydney News.</i>
IVA	Application to convert OST to TT, LTO.
JP	Justice of the Peace.
JRAHS	<i>Journal of the Royal Australian Historical Society.</i>
lbs	pounds weight.
L/A	Letters of Administration in probate.
L & R	Lease & Release (conveyance), LTO.
LMC	Leichhardt Municipal Council.
LPI	Land & Property Information Centre.
LTO	Land Titles Office, NSW (now LPI).
m.	married, marriage.
ML	Mitchell Library, Sydney.
MLC	Member of Legislative Council.
MSS	Manuscripts, ML.
mtge	mortgage.
NBA	Noel Butlin Archives centre, ANU.
nd	not dated.
nl	not listed in Sands.
No	Old System Deed No in Register.
NP	Norton Papers.
NSWLA	Legislative Assembly.

NSWPP	NSW Parliamentary Papers.
obs	obscured number, hard to read.
OHWM	Original High Water Mark.
OS	Official Search,
LTO.	
OST	Old System Title.
PA	Primary Application (under <i>Real Property Act</i> ), LTO.
PI	Probate Index (NSW Supreme Court).
prob	probate, NSW Supreme Court.
PWD	NSW Public Works Department.
RAA	Register of Applications for Approval, 1909–28, LMC.
Rec	Reclamation.
RG	Registrar General.
RP	Roll Plan, LTO.
SAG	Society of Australian Genealogists.
SD	Statutory Declaration.
SDC	Sydney District Council Assessment Books (1843–46), D66–D67 (ML).
Sec	Section.
Ser	Series.
SG	<i>Sydney Gazette.</i>
Sg	Special Grant Register, LTO.
SL	State Library, NSW
SM	<i>Sydney Mail.</i>
SMH	<i>Sydney Morning Herald.</i>
SR	State Records.
transf	transfer, CT, LTO.
transm	transmission, CT, LTO.
TSR	Tasmanian State Records.
TT	Torrens Title, CT.
unpub	unpublished.
V	Volume, CT, LTO.
VI	Vendors Index, LTO.
V&PLA	Votes & Proceedings Legislative Assembly.
WB	Sydney Water Board DS Sheets.
wb	weatherboard.
WDN	Withdrawn.
wp	without pagination.

Conversions

Length

1 mile	= 1.6 km.
1 yard	= 91.4 cm.
1 foot	= 30.5 cm.
1 inch	= 2.54 cm.
12 inches	= 1 foot.
3 feet	= 1 yard.
22 yards	= 1 chain.
5280 feet	= 1760
yards.	
	= 1 mile.

Area

1 acre	= 0.40 ha.
1 square yard	= 0.84 sq m.
9 square feet	= 1 sq yard.
30¼ sq yds	= 1 rod, pole
	or perch.
40 perches	= 1 rood.
4 roods	= 1 acre.
4840 sq yds	= 1 acre.
640 acres	= 1 sq mile.

Weight

1 ton	= 1.02 tonne.
1 pound (lb)	= 0.45 km.
1 ounce (oz)	= 28.35 gm.
16 ounces	= 1 pound.
14 pounds	= 1 stone.
28 pounds (lbs)	= 1 quarter.
1 bushel	=
0.027 tonnes	= c60 lbs.
112 pounds	= 1 hundred
	-weight.
20 cwt	= 1 ton.

Currency

1 penny (d)	= 1 cent (1d).
1 shilling (s)	= 10 cents.
10 shillings	= \$1.00.
1 pound (£)	= \$2.00.
12 pence	= 1 shilling
	(1s).
20 shillings	= £1.
£1.1s.0d	= 1 guinea.

Addenda

To LHJ 22

Page 77, Illustration 1.16:  
Dr Lang’s church was a  
“small stone building”, see  
*Souvenir, To Commemorate  
the 50th Anniversary of  
the Incorporation of the  
Municipality of Balmain,*  
pp 69-71.

Corrigenda

To LHJ 23

Page 22: W B Boyce did not  
die at Tranby; he died in  
his own house, Bowden, in  
Toxteth Street.

Page 37: Key Plan Section 2  
shows reference to LHJ-22;  
superseded by LHJ 25, p 45  
Key Plan Sections 3–4.

Page 60: Table 5 is incorrect;  
superseded by LHJ 25, p  
66, Table 5.