



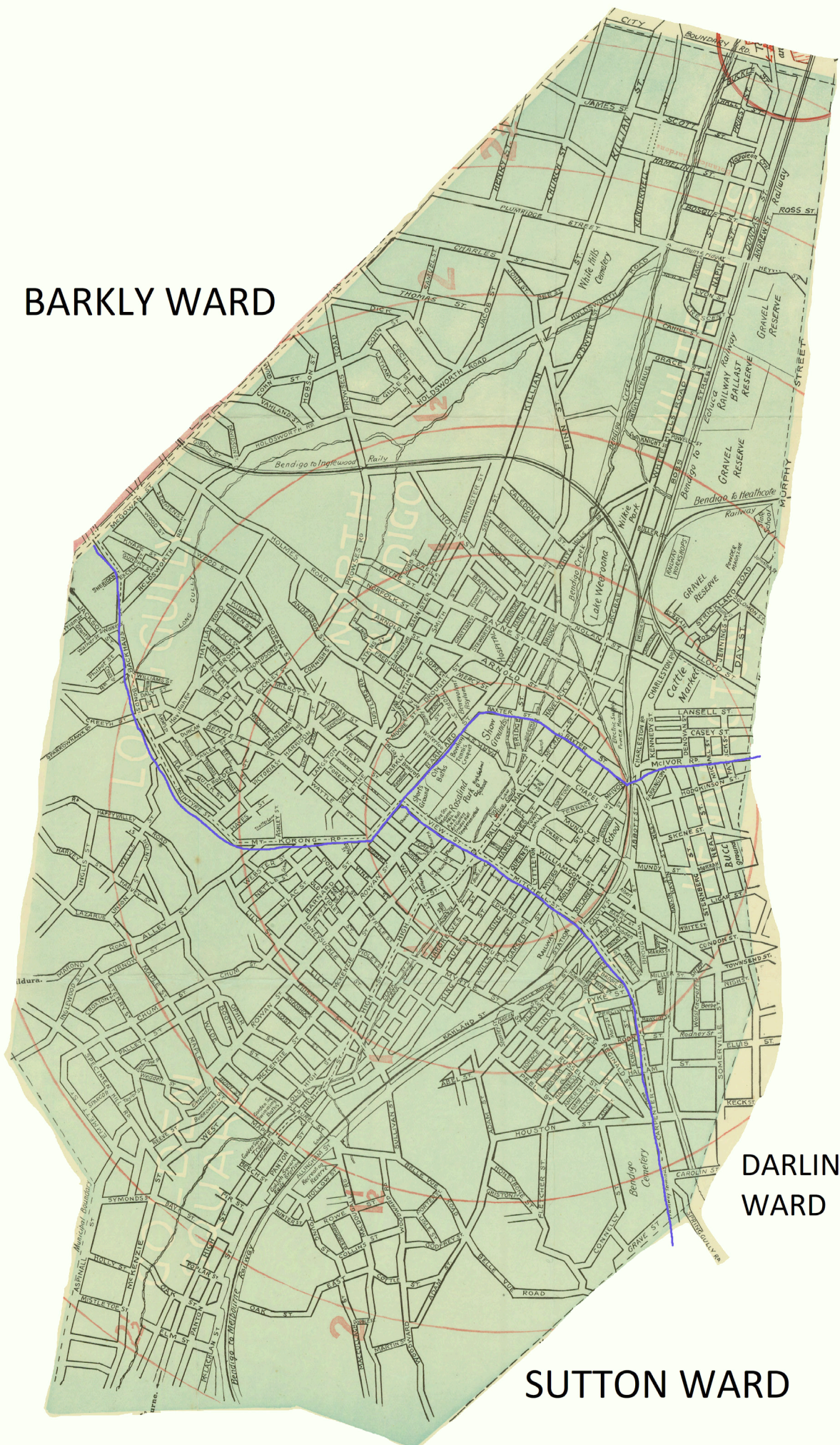
Sandhurst House Hunting

Step-by-step property research for the old City of Bendigo

BENDIGO
REGIONAL
ARGHIVES
CENTRE

BRAC Reading Room
Open hours
Wednesday and Thursday, 10am-4pm

BARKLY WARD



DARLING
WARD

SUTTON WARD

There are lots of things you might be able to discover about Bendigo properties using the BRAC collection (in the Reading Room and online), including:

- When the land was first occupied and when structures were built on it
- The people and businesses who have owned or occupied the address over time
- Additions and alterations that have taken place over time including new builds
- The specific property that an ancestor or person of interest lived in and for what period

This Guide is designed for properties that are within the boundaries of the former City of Sandhurst-Bendigo (see p1).

Because street numbering changed almost completely across the city in the 20th century, ensuring you're tracing the correct property is a critical step, and the flow chart from page 4 will help you undertake that process. Once you know you're on the right track and have some names and dates for your property, you can access a number of resources that will start to paint the picture of your house's history.

General BRAC Resources for Sandhurst Properties

- City of Bendigo Building Registers (full) and Permit Applications (partial) 1924-1969
- Parish Plans Collection & City of Bendigo Maps & Plans Collection
- Bendigo Hospital & Asylum patient registers
- LRV View & Storedocs historic land titles and crowd land documents

TIP: Photographs rarely appear in BRAC's collections. We suggest trying the Bendigo Historical Society, or contacting descendants of the people who lived in the house previously via genealogy sites and groups.

WHO, WHAT & WHERE – STARTING YOUR RESEARCH

Start by defining specifically what you're trying to discover – this can help narrow your research to relevant sources. The more information you have – especially names – before you visit BRAC, the better you'll be able to use our resources. Title details can also provide a shortcut to the research process – be sure to bring these with you if you have them (Volume and Folio number).

TIP: A laptop or tablet connected to the Library Wi-Fi will help streamline your research whilst in the Reading Room by giving you immediate and free access to some of these resources.

Good resources for this preliminary research include:

- National Library of Australia's TROVE website – use “quotation marks” to do specific searches in Bendigo region newspapers for the address (i.e. “10 Hargreaves”), a house name (i.e. “Hillside”), or a name and street (i.e. “Smith” “Lyttleton”).
- Google Search – again use quotation marks to search for the property (i.e. “44 Langston” + Bendigo); real estate sites will sometimes give clues about age of a building through photos and estimated build dates
- Google Maps – look up the address and use street view and satellite view functions to better understand the layout and constitution of the property; the dark grey lines on the map view often match the original parish plan allotment boundaries and can help indicate where changes to blocks have been made over time
- Victorian Electoral Rolls (on Ancestry – via subscription or use the free library edition on library computers and devices connected to the library Wi-Fi)
- City of Greater Bendigo Heritage Design Guidelines – this book will help you determine the era in which a house was built based on features in different periods over time; it's also available online
- Bendigo & Eaglehawk Heritage Studies in the Bendigo Library's Local History Collection
- Sandhurst & Bendigo Directories (1859, 1881, 1907, 1930 & 1965) in the Bendigo Library's Local History Collection
- Bendigo Rate Book Index (see page 12)
- LASSI-SPEAR (Victorian Department of Transport & Planning) – a variety of documents relating to properties, including surveyors' plans
- Stories from family members or neighbours
- Aerial photographs (on TROVE and in the Bendigo Library collection)

If you have the names of people connected to the address, also try:

- Public Records Office Victoria (www.prov.vic.gov.au) probate papers – search a name and refine results in the left panel to 'Probate & Administration Files'. The inventory will list details (often including descriptions of houses and outbuildings) of properties owned by the deceased. Wills can also give information about who a property was to be passed to next.
- NAA Service Records – addresses for servicemen and their next of kin (including when their family moved house if this happened while enlisted) can be found in digital WWI & WWII service records

Now you've got some background material that might help guide your search, follow the **Flow Chart** and use the **Worksheet** (page 16) to help record information as you go.

HOUSE HUNTING FLOW CHART

Street numbering changed almost completely across Bendigo from 1955 to 1975 and so an important first step in researching any property – either an old address or a current one – is to confirm the correct street number in the two periods to make sure you’re looking at the correct one.

For example, if your great grandfather’s house was 13 Thistle Street in 1910, it might now be 32 Thistle Street – making any research you do on post-1955 13 Thistle Street irrelevant. Similarly if your current house is 42 Brougham Street, before 1962 it might have been 10 Brougham Street which is important to know when looking at historical resources.

Many streets in Bendigo also underwent complete or partial name changes (i.e. Mt Korong Road, Eaglehawk Road, McIntyre Street, Bond Street, Backhaus Street, Loddon Valley Highway).

This step-by-step will help you to:

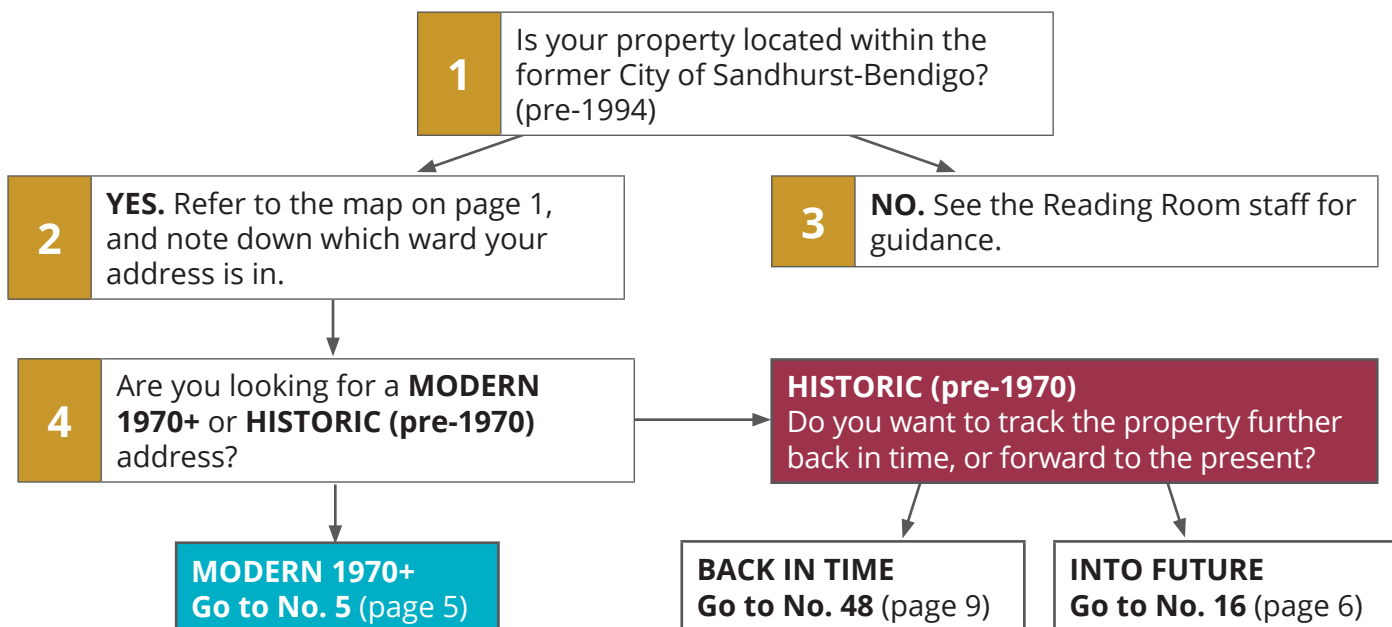
- Check if the street number of the property changed and confirm the old or new number
- Identify where a street name has changed
- Create a list of previous owners and occupants
- Understand when changes might have been made to the property (including build dates and major extensions)

These details will enable you to use other resources in the Sandhurst House Hunting Guide which will potentially unearth more history about the property you’re researching.

On page 1, you will find a map of the old City of Sandhurst-Bendigo and the boundaries for the Sutton, Darling and Barkly wards. Knowing which ward your property is in will help using rate books which are divided by ward (in that order), or in the case of the rate print outs (1970+), each ward has its own volume.

At the back of this booklet, you will also see some of the resources you might need to work through the steps.

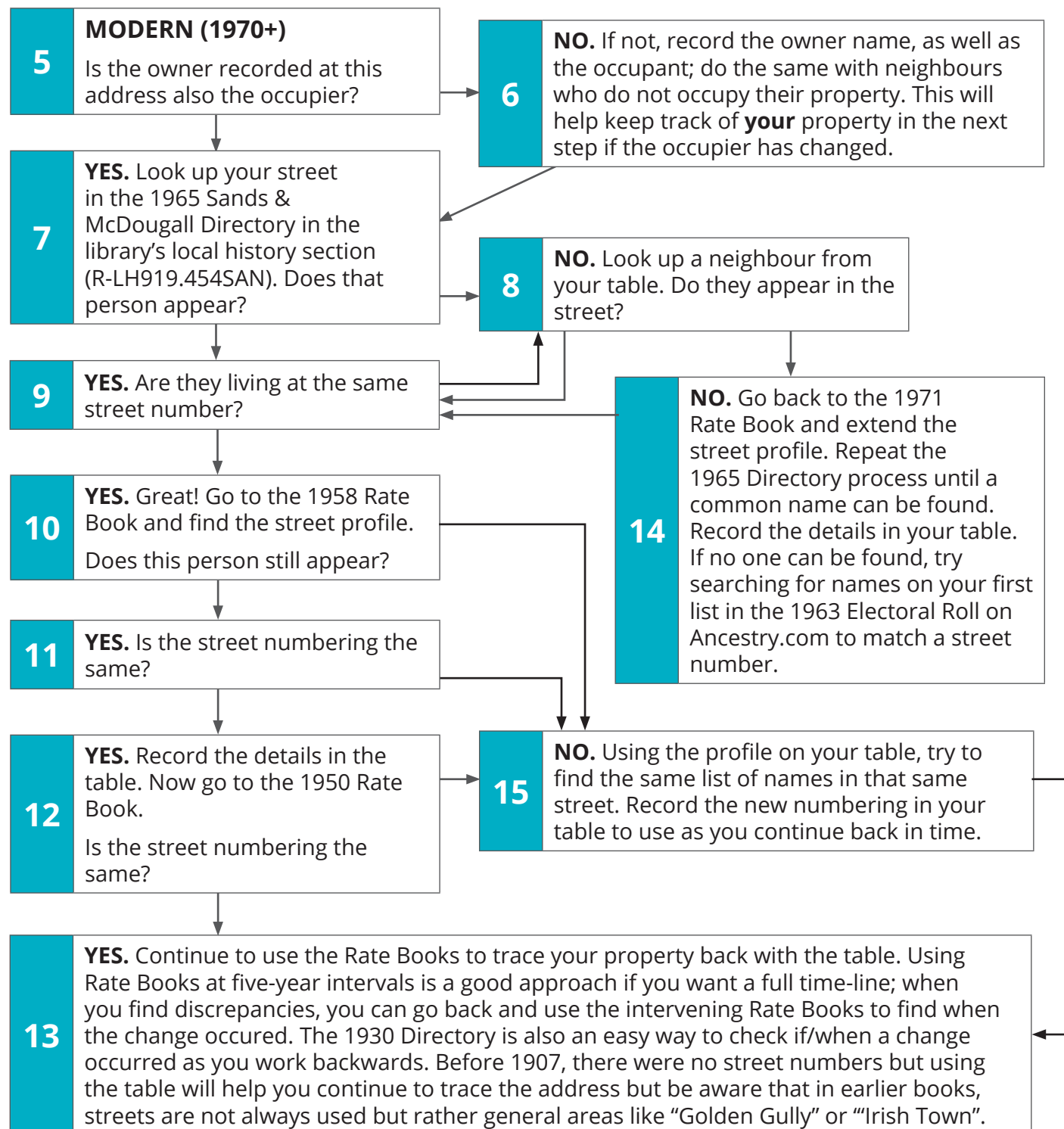
Sometimes the records will not provide the information required to progress through the steps. Please chat to the BRAC Reading Room staff for guidance if you get stuck.



MODERN 1970+

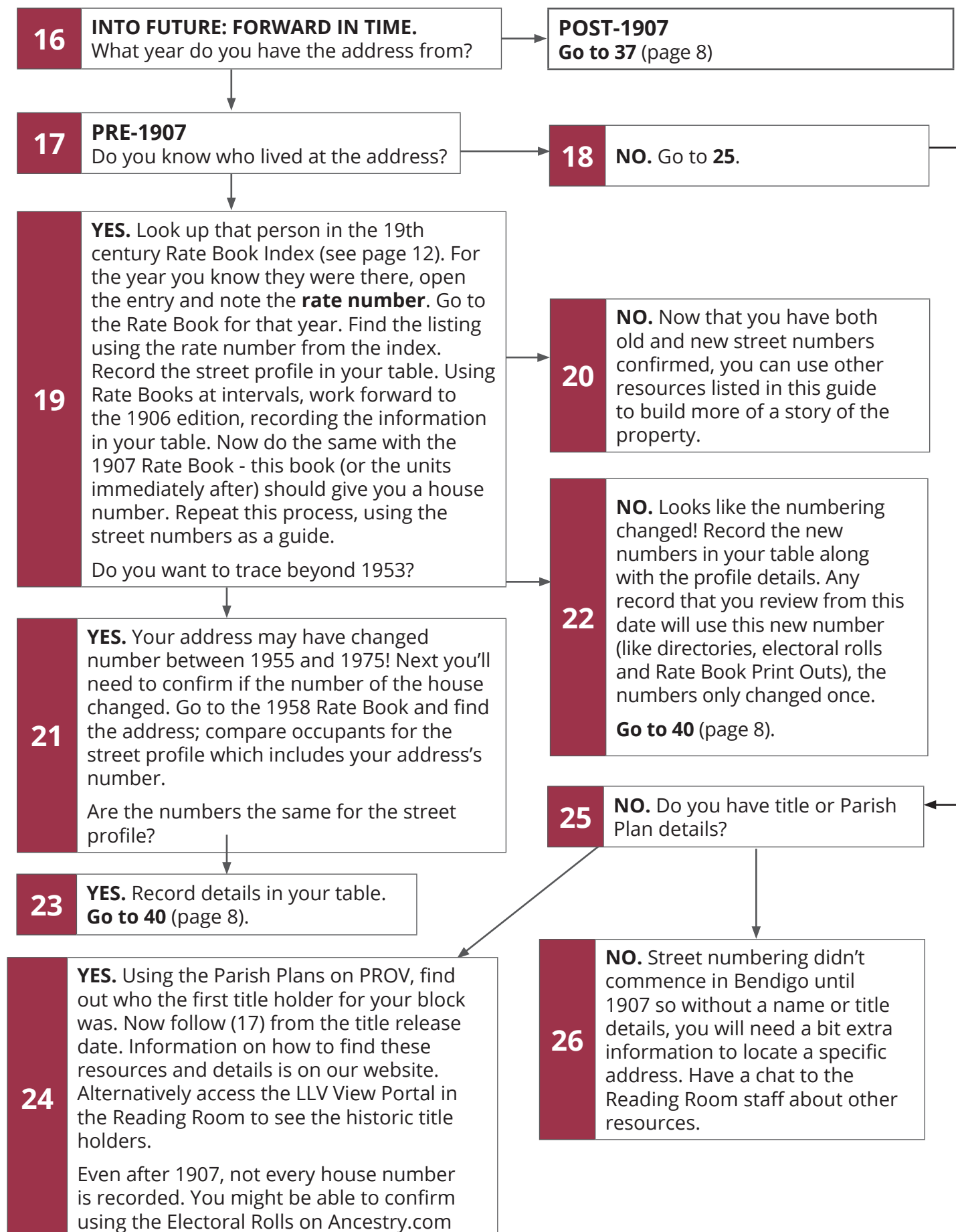
This part of the chart will help you trace this property back through time.

To trace a property forward to 1994, simply use the Rate Book Print Outs. Start with the 1971 Book for your ward, and record details for your street profile in the table.

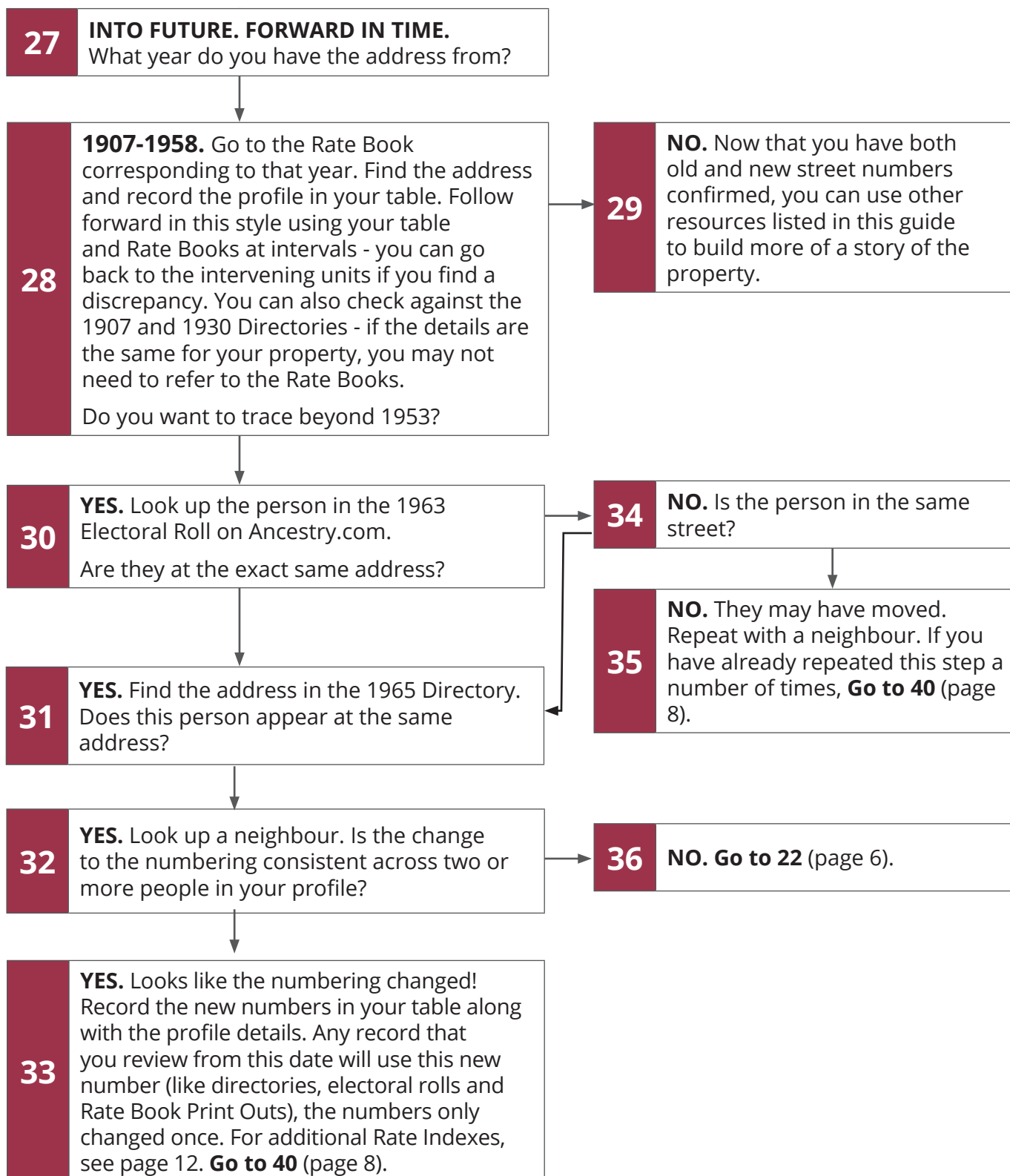


HISTORIC PRE-1907

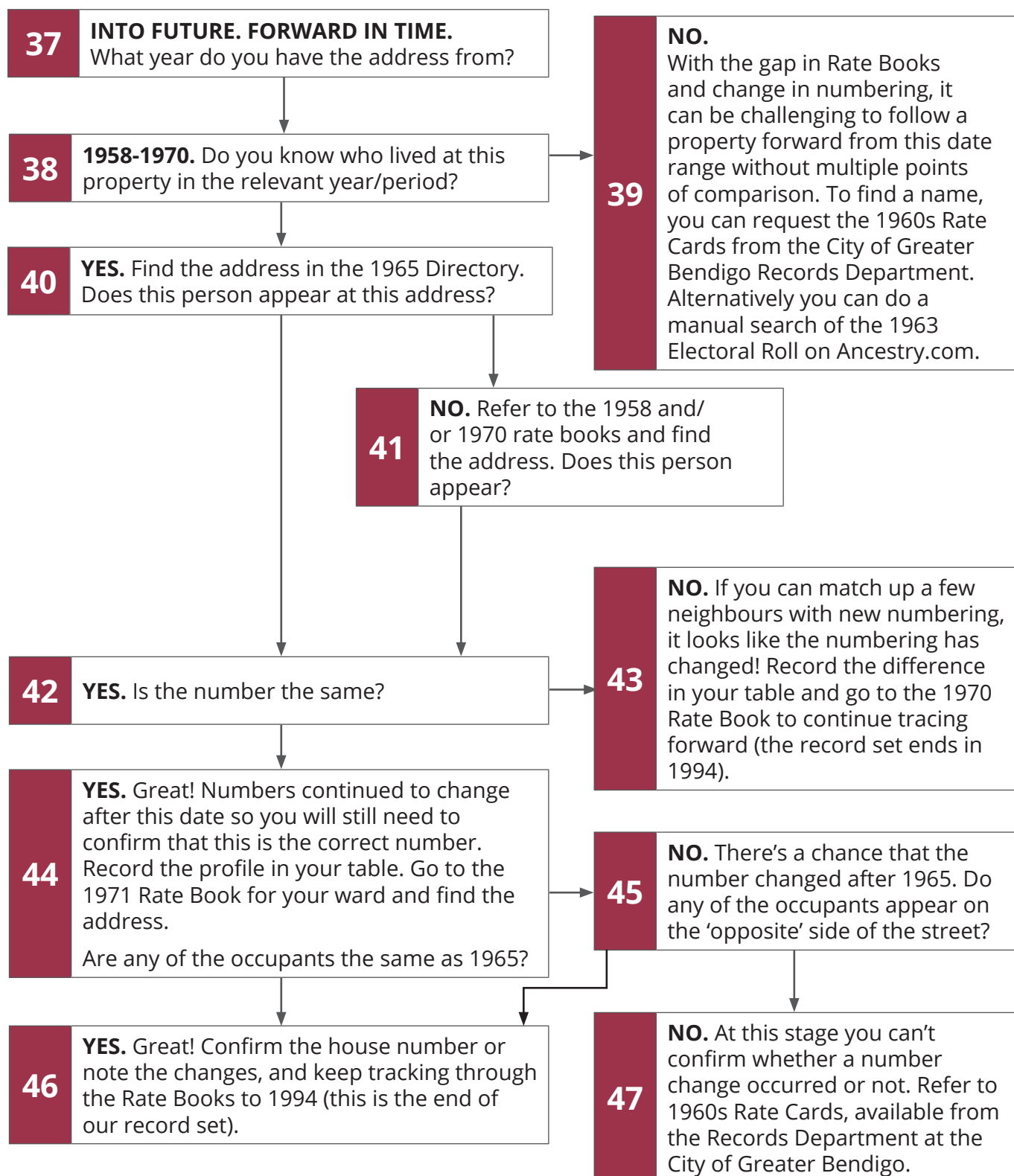
This part of the chart will help you trace an address from before 1970 to the modern day. Most of these steps can be done online.



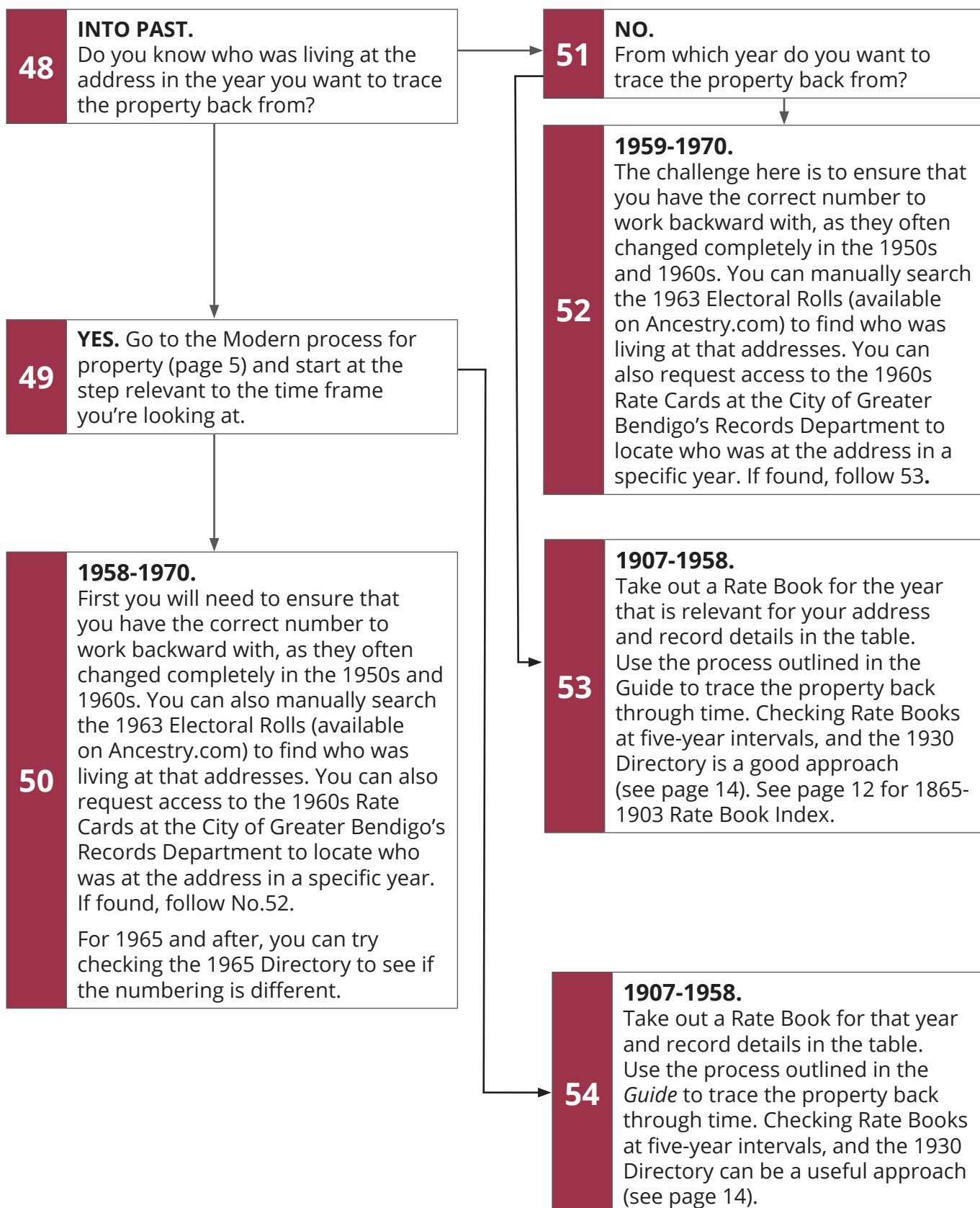
HISTORIC 1907-1958



HISTORIC 1958-1970



HISTORIC 1856-1958



Sandhurst House Hunting: Resource Guide

Street profile recording sheet

Both available in the Reading Room or downloadable from the BRAC website Resources page

Example of use:

WORKSHEET TABLE: Sandhurst House Hunting at BRAC

↓ Number change

Year	1965	1956-57	1946	1936	1926	
Street	HARKNESS STREET	#3838	#3351	#3231	#3160	
House #	Surname	Value £	Surname	Value £	Surname	Value £
18	HYETT ELIZ		PIDGON Brien	80	PIDGON Brien	80
20	COMERFORD JES	100-	COMERFORD JES	40	HYETT Reg	60
22	FLATS		TAYLOR EVA	42	TAYLOR EVA	40
24	DENNER EM	60-	WILSON Wm	45	WILSON Wm	40
* 26	MITCHELL WJ	70-	MILLER EMMA	50	MILLER EMMA	40
28	CHISHOLM RL	240-	DAVIES ANNE	14	DAVIES ANNE	10
30	WILSON WP	105-	WORTH Wm	50	WORTH Wm	5
32	COUTTS ME	135-	WHITE FLORENCE	40	WHITE FLORENCE	65

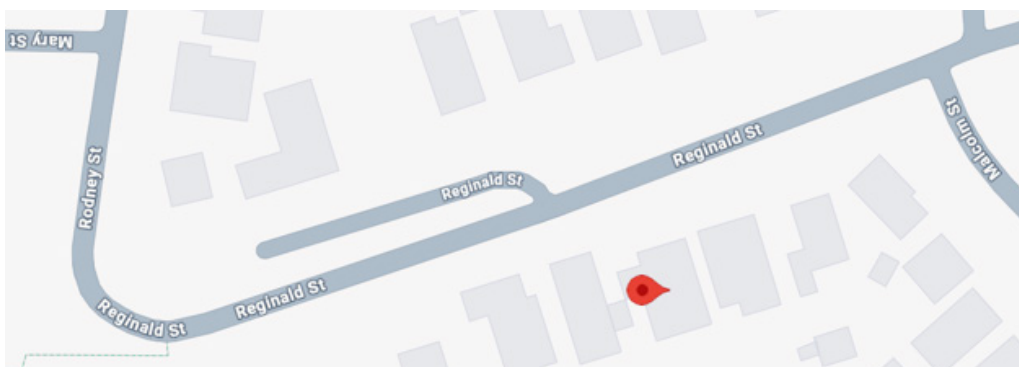
The House Hunting Worksheet

Being able to follow a 'street profile' through time is a critical skill to have when House Hunting in the archives but one that's easy to learn. It is important when working out changes to numbers, and becomes crucial before 1907 when houses did not have numbers at all!

The aim of the Worksheet is to make it easy to compare what is going on for your street (a snapshot of a section of street that includes your address of interest) from year to year. It will show very quickly if there have been changes to the number of residences in the street – which pre-1906 might mean your block changes where it sits in the profile – or if you are looking at the correct profile by comparing neighbours.

Recording the rate value (NAV) is useful to determining when any major changes occurred to your block. A new house or an extension might see the value increase significantly in relation to neighbours, but if all blocks have an increase, it suggests a new local amenity, or valuations have been more adjusted overall.

The example above traces the houses on Reginald Street, between Harkness and Malcom:



City of Sandhurst-Bendigo Rate Books

Hard copies – 1856 to 1959 | Digital on PROV website 1856-1930

Available to view at the Reading Room on request

1926 City of Bendigo Rate Book VPRS 16267

1	2	3	4	5	6	7
4010	Hunter	Thomas.O.	Cordial Manufacturer	"	"	" & Bldgs 318 " & McCrae Sts
1	"	"	"	"	"	McCrae Street
2	"	"	Backhaus Trustees	"	"	"
3	Farmer	Harold.W.	Undertaker Exs. William.F. Farmer	"	"	" & House 328
4	Symons	Lavinia	H-duties	"	"	"
5	Lee	Lionel.W.	Carrier	"	"	"
6	Long	William.H.	Rly Emp	"	"	"
7	Trabinger	Albert.A.	Driver	"	"	"
8	Rosan	Ferdinand.R.	Electrician	"	"	"
9	Batchelder	Walter	Dentist	"	"	" & Bldg
4020	Robert Harper & Coy Pty Ltd	Merchants	Bendigo Hospital (Exs. Henry Holmes)	"	"	" & House 346
1	Krost	Selman	Jeweller	"	"	" & Bldg 348
2	Walters	Sylvia.T.	Hotelkeeper Carlton & United Breweries Ltd	"	"	" & Shop 350
3	Comb	James.W.	Bootmaker Clifford Mary.E. H-duties	"	"	" & Hotel 352 " & Howard Place
4				"	"	" & Shop 354 " Street

1	Rate Number. This will generally change each year but will be similar.
2	Name of the person living at the property and their occupation.
3	Name and occupation of the owner of the property (blank if the occupant is also the owner). Exs.= Executors.
4	Description of the property.
5	Street number (not always recorded or allocated).
6	Location. (Ditto means repeated from above, so in this case, McCrae St).
7	Council's NAV (Net Annual Value) – the amount the property is rated. If this changes but neighbouring houses don't, something has been done to the property, perhaps a rebuild, a demolition, an extension or acquisition of land.

The pre-1957 Rate Books are listed in the order that the Rate Collector walked (not alphabetically by street or surname). This can make it a bit tricky to locate the street you're looking for – these tips can help:

- If you're looking in the early part of the 1900s, search the street name in the online Rate Book Index (see page 12) and find someone living there in 1903 (the last year of the index) – write down their rate number and this should help you locate where that street is covered.
- Once you find your street profile once, often the rate number (in the first column) will be very similar across a number of years and this might make your search in subsequent records much quicker!
- Usually the order of the Ward is the same – Sutton, then Darling, then Barkly.
- Remember that the whole street will never appear on one page – bits and pieces of the street (especially corner blocks) might appear on five different pages, with several pages in between.

Always take special note of the intersecting streets – sometimes the rate collectors would work in different directions year-on-year meaning names would be listed in reverse order from earlier or later records. Sometimes a directory will refer to a street as having North or South sides, when the street actually appears to run North to South (and the same for East-West)! In these instances, choose the side that looks to be more on the North (or whichever bearing is listed). Also the frontage of the property would occasionally change in some records as facing one street to the other.

Rate Book Indexes

Online rate book index (1865-1903)

Available at glcrates.ncgrl.vic.gov.au

Historical Rate Search

1856-1903



**Goldfields
Libraries**

Goldfields Library gratefully acknowledges the support of the Victorian Government and Public Record Office Victoria for making this project possible.

Questions? [Contact the Goldfields Research Centre](#), [Email Us](#) or [View the User Guide](#)

Owner

First Name :	Barkly	Surname :	HYETT
Occupation :	Not Stated	Sub Division :	Darling
Council Name :	Not Stated	Status :	Verified
Rate Number :	3924	VPRS Number :	
Rate Year :	1901	Page Number :	99
No of People :		No of Rooms :	
House Number :		Area :	
Allotment :		Section :	
Unit Volume Number :			
Address :	Bull St		
Notes :			

Rate Payer

First Name :	John, Barkly, & Vernon	Surname :	QUICK HYATT & RYMER
Occupation :	Barristers	Rate Description :	Land and Offices (unfinished)

Rate Details

Rate Value :	£60
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A guide to using rate books is available on the BRAC website. Online rate book index for 1915, 1925, 1935, 1945 and 1955 are available on the BRAC site brac.vic.gov.au/catalogued-collection

An index for the Borough of Eaglehawk rate book is available on library computers.

Rates books for the shires of Marong, Strathfieldsaye, Mclvor and Huntly, and the Boroughs of Eaglehawk and Raywood are able to view at BRAC. Marong and Eaglehawk have been digitalised up to 1930 on PROV's website.

City of Bendigo Rate Book Print Outs

Hard copies – 1970-1994

Available to view at the Reading Room on request



2377040550	06026	ML MILLARD	SV	8500 GEN 1	481.51
7A HAVLIN STREET		7A HAVLIN STREET	CIV	39500 GAR 1	70.00
LP LP53549 LOT LOT2		BENDIGO VIC 3550	NAV	1975	
			PROP. TYPE: HO		
- * MILLARD ,MYRTLE LORRAINE					
2377040700	06027	P NALDER	SV	7000 GEN 1	255.99
7 HAVLIN STREET		7 HAVLIN STREET	CIV	21000 GAR 1	70.00
LP LP53549 LOT LOT 1		BENDIGO VIC 3550	NAV	1050	
			PROP. TYPE: HO		
- * NALDER ,PATRICIA					
2377041100	06028	AR MONKS	SV	8000 GEN 1	323.04
11 HAVLIN STREET		11 HAVLIN STREET	CIV	26500 GAR 1	70.00
LP LP5261454 LOT 8		BENDIGO VIC 3550	NAV	1325	
			PROP. TYPE: HO		
- * MONKS ,ATHELSTONE ROY					
2377041300	06029	RK DOLE	SV	8000 GEN 1	323.04
13 HAVLIN STREET		13 HAVLIN STREET	CIV	26500 GAR 1	70.00
LP LP5261454 LOT 7		BENDIGO VIC 3550	NAV	1325	
			PROP. TYPE: HO		
- * DOLE ,ROBYN KERRI					

These are available on Ancestry.com.au by subscription or, if you are using Library Wi-Fi, for free via the library website.

Located in the library's Local History Collection (R-LH 919.454 SAN)



Title Shortcut To Owner List

While the Rate Books will give you details of both the owner of a property AND the tenant (and their occupation), historic titles can often provide you with a simple list of ownerships over time. These can be found on BRAC’s LLV View portal in the Reading Room (by appointment) by using the volume and folio details of the title. You can often trace how a property has been subdivided over time using this system, too.

Using Parish Plans

If you have found parish plan details (Crown allotment and section) in the Rate Print Outs, on your property title, LASSI-SPEAR documents, or probate papers, you can locate the specific block on a Parish Plan Map.

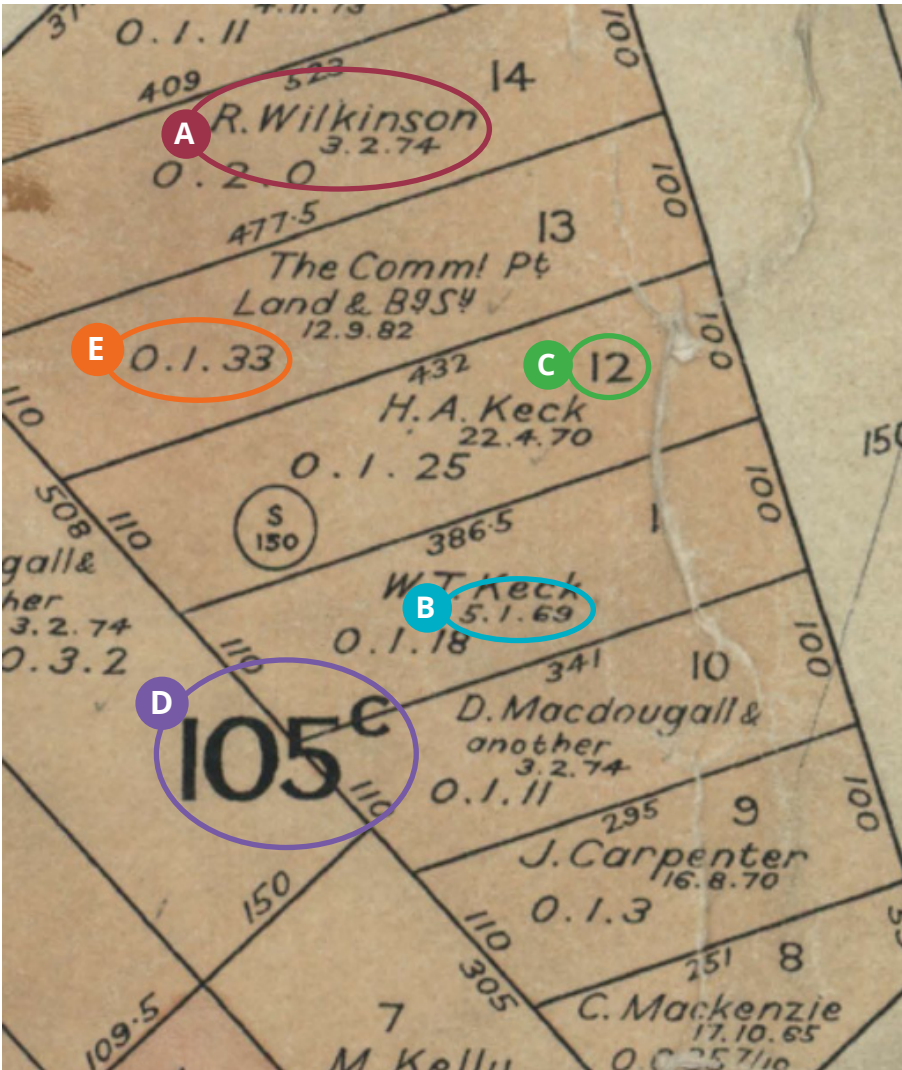
Bendigo plans are divided into forty separate maps. You can find the one you need by searching the PROV site for ‘Sandhurst Key Sheet Parish Plan’ and noting the grid number where your house is located. To view the Key Sheet, click the first map in the results, chose ‘Content’, and download the PDF (it’s a large file!). There’s also a hard copy in the Reading Room.

Now search PROV for ‘Bendigo Parish Sandhurst Township [grid #]’. Again, click on the corresponding result and download the PDF to open the plan.

The Parish Plans record who bought the block from the Crown, the date the title was released, the size of the block in acres, roods & perches and the length of the frontage to the main street/s.

The map only records the original purchase, not subsequent transactions between private individuals.

Note: If you need help interpreting parish plans, contact BRAC.



A	Name of purchaser
B	Date title was released
C	Crown allotment number
D	Section number (sometimes a letter or 'No Section')
E	Size of block (acres, roods, perches)

