

11 FAIRFAX ROAD, MOSMAN (Lot 22 DP 6910)

BEGINNINGS

The area in which Fairfax Road is located was once part of a large tract of land owned by William C. Willis. In December 1898, 48 lots on the Kirkoswald Estate, including part of the south side of Fairfax Road, were offered for auction.

Not until 1912 was the area on the north side of the road, in the section including number 11, subdivided and offered for sale. Raine & Horne advertised for auction on Saturday, 20th April 1912 at 3 pm, "Grand View Estate, Mosman... the finest views in Australia...overlooking Middle Harbour". 26 lots were on offer.

Lot number 22 was sold, with a handwritten note on that block on the sub-division plan: **3 pounds 7/6**. The Sydney Morning Herald of 22/4/1912 reports that fourteen of the Grand View lots were sold for prices between 2 pounds 10/- and four pounds 2/6 per foot. (This apparently means per frontage foot).

Building Application:

On December 6, 1917, a plan and specifications were lodged with Mosman Council.

Applicant: James K. Orr. **Owner:** James K. Orr

Description of building: Brick cottage **Value:** 1,250 pounds

Where building proposed to be erected: Lot 22, Fairfax Road

Fees payable: 1 pound 5/- **Paid:** 7/12/17 **Folio:** 1639

OWNERS

James K. Orr seems to have been a speculative builder – Sands Directory listings indicate he was active in Hale Road in the late 'teens and early 1920s. There is no record of him living in the Fairfax Road house.

In the early 1920s, addresses around Fairfax (top and bottom sections) and Kirkoswald Road seem to be rather fluid. Sands records the same people in different positions in relation to each other, and in relation to cross streets, over the years, and some residents and houses later listed in Fairfax are, in early years, said to be in Kirkoswald Ave. Only due to the long time next door neighbour (Benjamin DeGroen) and the (fairly) consistent name of your house (Linga Longa) was I able to establish the early chronology.

SANDS 1920: Fairfax Road Mrs Cahill (living next to B. DeGroen, previously listed in Kirkoswald Ave in 1917, 1918 and 1919.

ELECTORAL ROLL 1922: Mrs Aloysia Annie Cahill, "Linga Longa", Kirkoswald Ave.

From 1921 until Sands ceased publication in after the 1932-33 edition, B. DeGroen is consistently listed in Sands in Fairfax Road, firstly in a house called "Beverley", then at No. 13 after house names were replaced by numbers.

From 1924 onwards, **Hector Roy Allan** is consistently recorded in Sands next to De Groen, and at No. **11 Fairfax Road** after street numbers were introduced in 1928.

More confusing information...

Apart from the fact that some early residents of the lower part of Fairfax were at times recorded in Kirkoswald, you will also recall that Mrs Cahill lived in "Linga Longa", and that I said your house was called "Linga Longa" ... For some reason, in Sands, from 1924 to 1927, H R Allan, of your house, is said to be living in a house known variously as "Airlie", "Airlee" or "Aarlee" in Fairfax Road. The electoral rolls for 1925, 26 and 27 have Hector and Isabel Allan living at "Airlie", Kirkoswald Ave, though Mosman Council records from 1924 onwards consistently refer to the Allans as owning and residing at "Linga Longa" in Fairfax Rd. To confuse matters more, the valuation records continually refer to it as No. 23 Fairfax Road (more later).

However, despite all the contradictory information, things become clearer by the mid 1920s.

The first **rate book** held by the library, for the year ended Dec. 1923, has no Lot or Street numbers, but seems to be in house position order. It records Fairfax Road residents beyond Rosherville and Kirkoswald as being: E.W. Heywood; J. Cahill (trustees of); B.S. De Groen etc.

Rate book for the year ended 31 Dec. 1924 lists: Rev Heywood; Cahill ... late (crossed out and) replaced with H.R. Allan; B.S. DeGroen.

H.R. Allan and B.S. DeGroen remain next to each other in the Mosman (Balmoral Ward) rate books until library holdings cease in 1948.

So it seems clear that following the house being originally owned by it's builder J.K. Orr, it was owned for a short time by J. Cahill, and then, from about 1924 by Hector Roy Allan.

THE HOUSE

Following the original building application in 1917, a thorough check of **building/development applications** until Sept. 1948 failed to find any records concerning the house, except for the addition of a garage.

An application was made on 15/8/30 and approved on 22/8/30, for the erection of a garage at a property in Fairfax Road. Owner and Builder H.R. Allan. Value 80 pounds.

This apparently did not proceed, as another application for a garage, no. 34/126, was approved on 25/6/1934. Owner H.R. Allan, 23 Fairfax Rd; Builder, W.W. White, Warringah Rd. Value 60 pounds.

Valuation records confirm this was built, as from 1935 onwards the property is described as comprising a "bungalow and garage".

Valuation Records

Balmoral Ward valuation records begin in **1926**, describing the property:

Street: Fairfax Road

Owner: Allan, Hector Roy Engineer (living at the same address)

Bungalow Name or number: "Linga Longa" no.23

Estate: Grand View Lot 22.

Area or dimensions: 50' x 167' / 140'

Unimproved value: 450 pounds Imp value: 1875 pounds. Assessment: 122 pounds

This continues much the same until the 1935 valuation:

Owner: Allan, Hector Roy Engineer (he is now living in Bowral)

Bungalow and Garage

Grand View Estate Lot 22 "Linga Longa" 23 Fairfax Road

Dimensions (as previously)

Unimproved value: 475 pounds Improved value: 1,600 pounds

Annual assessment: 105 pounds (probably reduced due to Depression)

Remarks: Mr Allan maintains his house number is 11 and not 23. Note on rate notice 29/1/36.

Despite this, the Valuations continued to refer to the property as no. 23 Fairfax Rd, until 1950.

Hector Roy Allan died at Bowral in 1946 and the house passed to his widow Isabel in 1947. Around this time the land must have been re-surveyed as the dimensions alter slightly, and the improved value has increased to 1850 pounds.

By 1950 Mrs Allan has sold the house as the valuation records name the owners as:

LORIMER, John Archer and Margaret Joan (Mrs)

4,500 pounds (purchase price?) 5/9/50 (transfer date?)

Address: 23 (crossed out) 11 Fairfax Road

Lot 22 Bungalow and garage "Linga Longa" 23 (handwritten note "known as No. 11")

Unimproved value: 700 pounds Improved value: 3250 pounds Assessment: 164 pounds.
