

RESEARCHING YOUR HOUSE HISTORY
AT
THE ISLE OF WIGHT RECORD OFFICE



Heytesbury Sale Catalogue Ref: JER/HBY/223/001

Studying the history of a property is not easy and there are no guarantees of success. Your starting point should always be the deeds to your property but these do not always survive. If you are lucky enough to be in possession of your deeds read them carefully, noting the names of any of the earlier owners/occupiers. These surnames may be in the surname index in the Record Office which can help you find many useful documents.

Deeds

Although deeds are important documents changes in English property law during the late 20th century meant that a large number of historic title deeds have been destroyed. However, it is worth checking with your mortgage company to see if they still hold the current deeds to your property. Once a mortgage is repaid in full many deeds find their way into private hands, others are deposited in solicitors' offices and some may find their way to the Record

Office. Sometimes deeds for a property do not go back anything like as far as you would expect. This may be because your house was a small parcel of a larger estate, and the earlier deeds conveyed the whole estate, rather than an individual building within it. Many property deeds only date back to the time when the larger estate was broken up.

Deeds are very wordy documents, but the relevant information is often confined to a few lines, the opening sentences, and the phrase beginning "ALL THAT" which describes the property being sold or leased. Often the key information is on the outer cover of the lease. Concentrate on certain deeds: the conveyance, lease and release, long term leases and the abstract of title, as these may show you changing ownership. Where the deeds are mortgages or assignments the information is about raising money to buy a property, or the debt being passed onto a new third party, and these documents and the names they contain are not as relevant to your search.

In the eighteenth and early nineteenth centuries leases for lives were popular. The most common practice on the island was for these tenancies to be held on three lives (the lives of three individuals whose names were recorded in the document and their ages given). When the first "life" expired then the second would take over, and on the death of the third the property would become vacant. Leases for 99 years and 999 years were also fashionable at different dates.

If you are lucky enough to have details of the names of former residents of your property this will enable you to build up a picture of the social history of the area. This can be achieved by consulting records such as census returns. These provide details of the members of a family, their ages, occupations, places of birth and how long they lived at your address. This will help you to gain an insight into the social standing of the residents of your property and their life-style

VISUAL EVIDENCE

Another really good place to begin your research will be the fabric of the house itself.

Ask yourself the following questions:

- Are the neighbouring houses in the same architectural style as yours?
- Are the neighbouring houses built in the same materials (i.e. stone, brick, and of the same brick pattern)?
- Are the windows and doorways to your property consistent with those of the neighbouring properties?
- What internal features such as fireplaces survive?
- Are there any architectural features outside such as iron railings, stone

or brick walls, chimneys and chimney pots that might help to determine a time period?

- Are there variations in floor and ceiling levels internally which may indicate an extension, or two properties being made into one?



Shanklin Old Village not dated

Ref: Isle of Wight Illustrations Collection: Album un-catalogued

Maps

Ordnance Survey

When you commence to search written records the first step in any house history would be to consult the Ordnance Survey maps for the relevant area. This will show the original footprint of the property and subsequent building additions. You will need to work backwards from the most recent to the first edition of 1862.

The most recent series of maps held in the Record Office are the 1971 1:2500. Although it might seem unusual to consult this series of maps for a building known to be much older it is helpful to look at the relevant 1971 map sheet and compare it with the historic OS sheet. Individual buildings and streets change considerably over the years and it can prove difficult to identify a property if you commence with an older map.

Historic Ordnance Survey maps exist for approximately 1939, 1898, 1908 and 1862. There are some revisions between these dates. The scale of these maps is 25" to the mile.

The island is divided into grid squares each with its own reference number. You will need to identify the relevant grid square and order the maps you require on a "Document Request" slip. The Search Room Assistant will give help and guidance.

Once you have identified your property on a map compare any earlier editions to see if the house appears on these. If you are able to trace your property to the 1862 map then you are ready to look at the parish tithe map (c1840). If your property falls between two editions, for example, is shown on the 1898 but is not shown on the 1862, then you have confirmed that your property was built between these two dates. It will not be necessary for you to consult the tithe map unless you would like to know who owned the plot of land, who the occupier was, the acreage and the state of cultivation, prior to its development.

Tithe Map



Freshwater Tithe Map JER/T/110

By the middle of the 19th century, the ancient system of paying one tenth of one's produce to the local church (known as tithes) had become unfairly weighted against those in rural areas as urbanisation and industrialisation created a new distribution of wealth. In order to make for a fairer system for everyone all payments in kind were assessed and commuted into monetary payments. The result of this process was that parishes produced a Tithe Map and Apportionment (or Schedule). Only three copies of this map were made - the first copy was kept in the parish but is now held in the Record Office, the second copy was held by the local diocesan office and is now held by Hampshire Record Office in Winchester and the third copy was held by the Tithe Commissioners and is now on deposit with the National Archive at Kew.

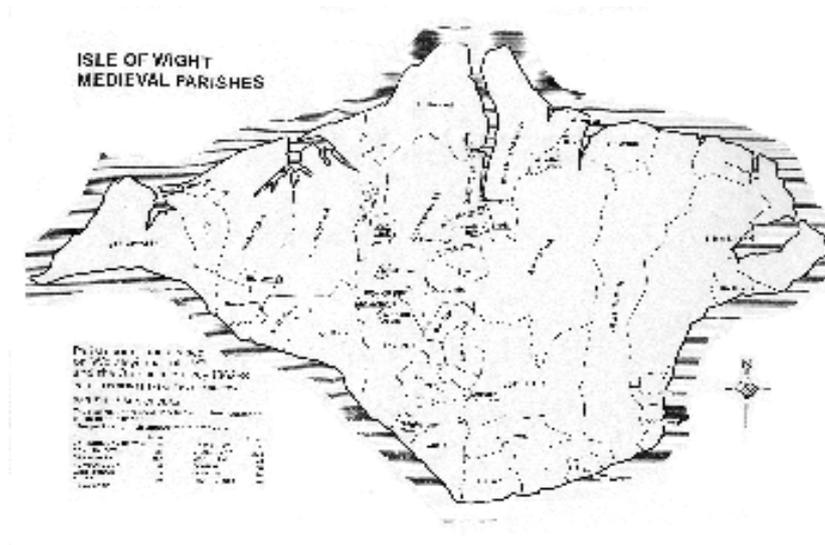
These tithe maps recorded individual plots of land. Each plot was given a number. This number was recorded in the "Apportionment" or "Schedule" along with the name of the owner, the name of the occupier, the size of the plot (in acres, roods and perches), the state of cultivation (arable, woodland, pasture, garden etc.,) the value and the amount of tithes payable.

The Apportionment Schedules for the island parishes tend to refer to properties as "cottage and garden" rather than by name unless the property was large and owned by a person of note. Some farms, but not all farms, are recorded by name. The reason for this is that these tithe maps and schedules predate postal addresses. Tithe maps were not drawn up to reflect urban areas and they do not always include glebe land (land that was owned by the church). As a result some parishes like Binstead and parts of Arreton are poorly covered.

Remember when you consult the tithe map that "modern" road names will not appear and it is always a good idea to compare the tithe map with the 1862 OS map to allow for easier identification of a property.

The importance of these maps for house historians is threefold. Firstly they give access to the name of the land owner who at this date was likely to be a major estate holder and it is possible that their estate documents may be held here in the Record Office. Secondly they confirm whether a property existed at the time the original maps were drawn. Finally they give an occupiers' name which may be cross checked with the 1841 or 1851 census.

Before you can consult the tithe map you will need to know the parish in which your property was historically situated.

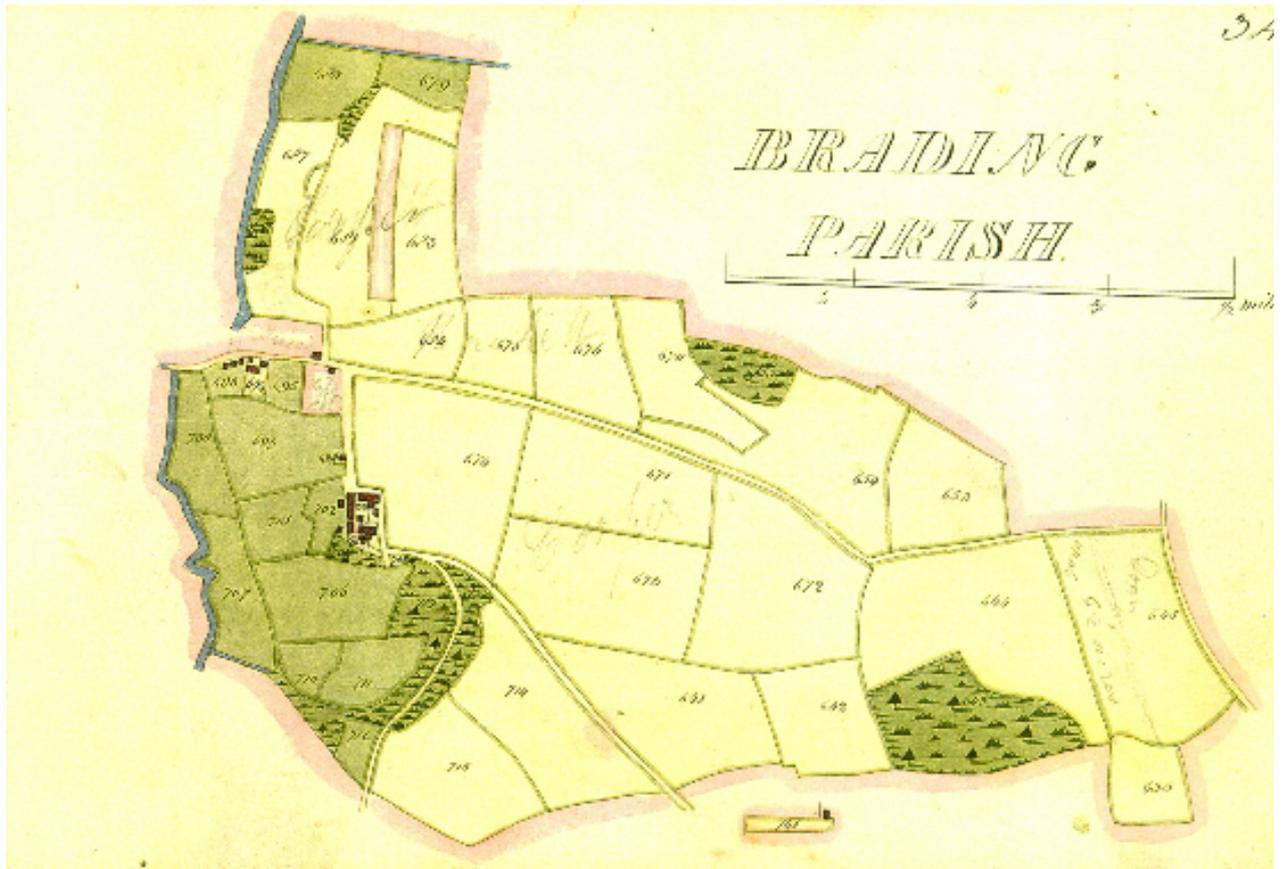


For a map for Isle of Wight Parish Boundaries see the end of this guide

Ordnance Survey 6" 1793 published 1810

The original maps for this series are held in the British Library. The Isle of Wight Record office holds black and white photocopies together with a colour version on CD. The scale for this series of maps is 6" to the mile. However the buildings are not drawn in any detail. They confirm the existence of a building but not its precise shape.

Estate Maps and Plans



Map from Survey Book
Ref: JER/HBY/176/3

Estate collections usually include maps, plans and surveys of the land owned by a family. These documents were often drawn up prior to or after purchase of an estate and were a means of assessing the value of an individual property within the estate and the rents that could be levied. Usually the maps bear field numbers, which can be cross-referenced to a survey book. Most survey books give the name of the tenant, the name of the farm or cottage, the tenant, the names and size of the fields contained within a farm and the total acreage. If the map or survey was drawn up solely for the purpose of a land transaction then they will record the property at a specific date. For some estates (for example the Worsleys of Appuldurcombe) a series of Rentals survive which allow a farm to be tracked through several decades.

Street Directories

The Record Office holds a comprehensive series of Street directories, some of which cover the island whilst others cover both island and mainland Hampshire towns

Those covering just the island prove more useful as the town directories tend to be organised by street and then in house order. Even if there are no house numbers it is possible to identify properties because street junctions are named.

For example the 1908 directory for Crocker Street Newport describes the listing for Crocker Street as follows:

Crocker Street
Holyrood Street to Mill Street
South Side

6 House Numbers and the respective residents are listed

.....here is Chain Lane.....

A further 11 properties are listed by number and resident

.....here is Lower St James Street.....

Worsleys Almshouses are named followed by Crocker House in which William Weeks the clerk to Newport burial board is listed, then a further 8 properties of which the last two are described as Ariel House and Myrtle Cottage. The residents are also named.

It should be possible to identify an individual building using this information even if the numbering system has changed. There are also indices for "Residents" and "Commercial" arranged alphabetically by surname

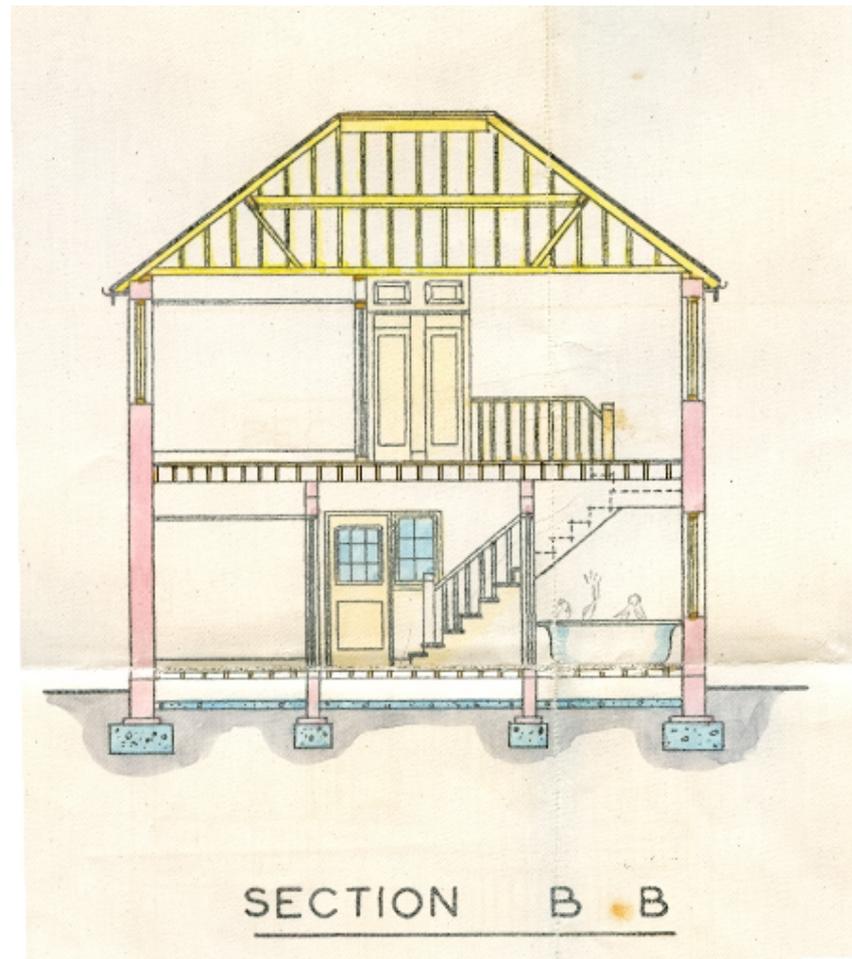
The mainland Hampshire directories are not usually organised by Street and so it is not always possible to work out the sequence of properties in the absence of any numbering system.

Electoral Registers and Poll Books

Electoral Registers are available as a sequence from 1920 onwards. They will only show those eligible to vote in an individual household but are useful for identifying when a property was built if the build date was after 1920. There are no registers during the Second World War. There are also mid-19th century registers for Newport Borough.

Some Poll books survive for the 1800s. These are useful as voting rights were conferred on those who held sufficient land. Some of these early electoral lists link specific property to an individual's name, however most properties were excluded.

Building Control Registers



Ryde Building Control Plan Ref: 1986

On the Isle of Wight the process of building control began in the late 1860s.

Building Control Registers survive for Cowes Urban District Council, Ryde Borough Council, St. Helens Urban District Council, Sandown-Shanklin Urban District Council, Ventnor Urban District Council and the Isle of Wight Rural District Council for both East and West Wight.

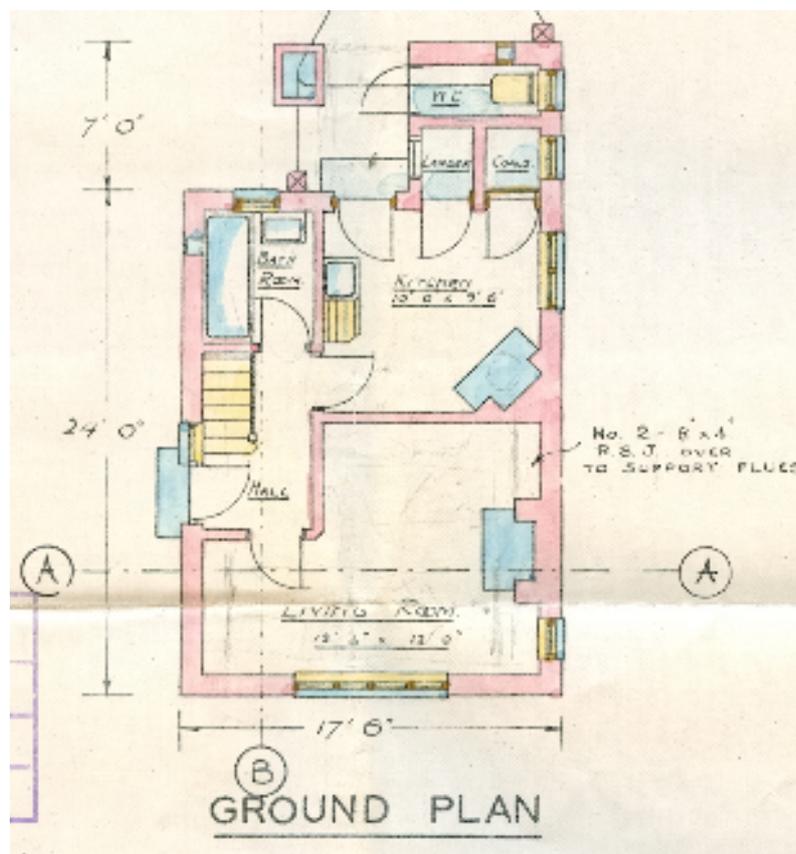
These registers carry a reference number that relates to an original plan. Unfortunately, plans have not survived for all areas. For example there are none for the Rural District Council, Sandown or Shanklin. In the case of a new-

build the identification of a planning number will give the date that an application was made and therefore a fair indication of the build year.

Plans survive for various dates for Cowes and East Cowes, Newport, St. Helens, Ryde and Ventnor. To access these plans you will first need to identify the plan number in the Building Control Register where this survives. Most of the plans themselves are housed in an outstore and you will need to allow approximately 5 working days for these to be retrieved. You will then be able to access them in the Searchroom at Hillside. Where no register survives plans are hard to access as they are filed by date in almost all cases.

Building Control Plans for Cowes Urban District Council (which includes East Cowes) have been indexed by Date for the period 1870-1948. This index can be accessed on the Record Office web site.

Minutes of local authorities may refer to the passing of building control plans and from the 1940s to planning applications but many early minutes only give limited information which makes it difficult to identify a given property.



Ryde Building Control Plan Ref: 1986

Rate Books

There are a number of assessed taxes or rates that were levied either at parochial or local authority level. These can be of use when researching the history of your house if they exist in sequence and you have evidence from another source. It is possible to find ratepayers linked to a specific property. The earliest information on rates will be found amongst the Poor Rate books and Churchwardens' rate books. These will usually give you the name of an individual and the amount for which they were assessed, and in many cases the name of the property in which they lived. Both rate books can be found amongst parish records.

Local Government rate books will be found listed under the relevant Borough or District Council in existence at the time. For example the early 20th century records will have been created under the Urban District Council records for Sandown, Shanklin, East Cowes, West Cowes and Ventnor, the Borough of Newport, the Borough of Ryde or for the outlying areas the Rural District Council. More recent rate books will be accessed under South Wight or Medina Borough Council records (from 1974-1990). In 1990 rates were replaced by Community Charge and in 1993 by Council Tax. The Record Office does not hold any records of these post-1990 taxes, and enquiries need to be made via the Isle of Wight Council. Most councils' archives have few surviving rate books prior to 1933 although the rate book for 1914 does survive for some areas.

The most useful rating assessments prior to the 1860s are for Newchurch (including Ryde and Ventnor), the Borough of Newport, and Godshell.

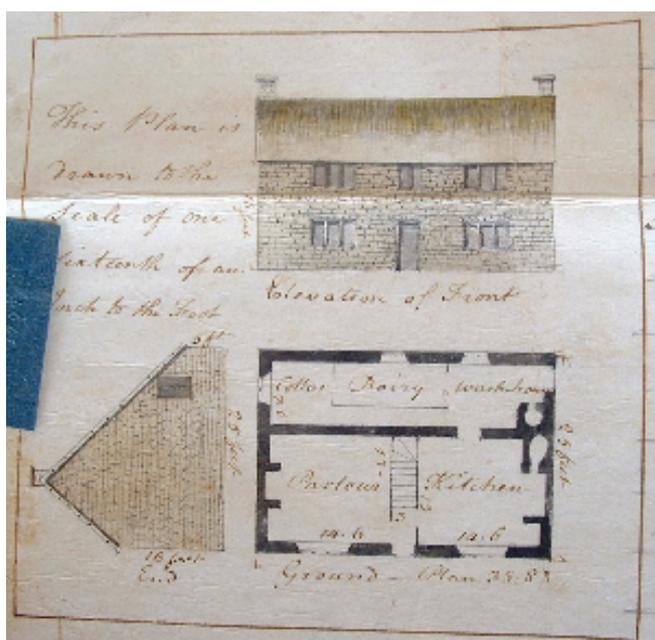
Valuation Lists

These list properties and their relative value. They survive for much of the 20th century, especially for the period 1920-90. Where changes occur in the value of a property these are shown, and may indicate the improvement of a house through the building of an extension, or its dereliction due to fire or subsidence. These changes are sometimes kept separately on Direction Sheets. Some pre-1950 valuation lists have names of owners and occupiers, most notably the Isle of Wight Rural District Council list for the period from 1933 into the 1950s. These lists are also very useful for identifying the approximate date for a newly built property, as they will be added to the list, and the entry will include the date when the valuation office was notified of the change.

Estate Papers

Papers created by the large landowning families (such as the Worsleys and Oglanders) provide a wealth of information for local and house historians. Estate papers include title deeds, family settlements, wills, maps and plans, surveys, personal papers, rent books and sale particulars, indeed all the records that you would need to maintain for the smooth running of a large estate that contained tenanted farms and cottages.

Title deeds record transfers of property from one party to another. If your property was shown on the tithe map and was owned by one of the landowning families then it is likely that further information will be found amongst their papers in the form of leases. Occasionally, there may be a plan in the margin showing the plot of land referred to in the document with details of the abuttals (names of owners of adjoining land). The plan below showing details of the building itself is not typical of those found on title deeds.



Ref: DL244A

Lease of cottage at Atherfield 30th December 1797
on the lives of James Heal aged 16 Barnabas Heal aged 14 and Thomas Heal aged 12
For larger image see the end of this guide

For older properties it is possible that information will be obtained using Manorial court rolls. These record the business conducted in the manor. Most tenants held property from the lord of the manor for their life time. The tenant received a copy of the court roll when he or she took possession (or

entered) the land. Some of these copyhold tenancies can be found amongst title deed collections but most will be found referenced within the manorial court papers, especially the proceedings of the Court Baron.

The type of information that you would expect to find in a copyhold tenancy would be the name of the previous tenant, the names of those now entering into the tenancy agreement, the name of the property, and sometimes the names of any fields and the acreages.

Estate maps and plans have been described above. These estate maps and plans are often accompanied by survey books which detail an individual property.

Rent books or steward's accounts may also help, as can letter books, where the name of the tenant is known. The Ward estate in Cowes, Northwood, Freshwater and Totland is particularly well supplied with these in the late 19th century.

Sale particulars can also be found in our estate catalogues (although we do have other collections which include sale details). Sale particulars can prove a very interesting and informative source for information. Most estates have detailed particulars and conditions of sale for when the estate changed ownership or was split into smaller units. These usually describe the homestead and farm buildings and detail the number of rooms in the house. In addition there are some sale particulars for household furniture and effects and others relating to farms in which the livestock are named and the farm implements are listed.



Plan from Sale Particulars Sandford Park Estate Godshill September 1900
Ref: AC81/96.42

The auction catalogue relating to the dispersal sale of the Worsley estate in the 1850s describes Stenbury Farm as "a respectable large stone and tiled house containing 6 bedrooms, 2 parlours, hall, kitchen, scullery, dairy, cellar, pantry, with lawn, court yard and gardens" thus providing an accurate description of the size of the property at this time.



JER/WA/40/3 Sale Particular 1853

The sale catalogue for the furniture in Vale Cottage in Blackwater also includes pencilled additions reflecting the price received for an individual item. An easy chair with 2 cushions, hair stuffed and covered in chintz fetched 10s. and a set of 3 china vases 3s. This gives an idea of the furnishings used in the 1880s.

No. 1 SITTING ROOM.

12.-	22	Kidderminster carpet, 17 yards, and hearth rug
9.0	23	A 4ft. 3in. cast fender with standards and set of fire irons
16.-	24	Chimney glass in gilt frame, plate 35in. by 23in.
6.-	25	Pair of bronze figures, 21in. high, 5 chimney ornaments, and 16 shells
x 1-8--	26	A 4ft. 3in. mahogany loo table, on pillar and block
1-4-6	27	Sofa, carved mahogany frame on castors, hair stuffed mattress and cushion, and 2 feather bolsters, covered in marone American cloth
10.-	28	Easy chair with 2 cushions, hair stuffed, and covered in chintz
✓ 10.	29	Five and 1 arm rush-seat chairs and 7 feather pillows in chintz 1/8
x 12.-	30	Ditto 2/.
13.-	31	A 4ft. 9in. mahogany sideboard, fitted with cellaret, drawer, and cupboard
11.-	32	A 5ft. 6in. brass pole cornice with ends and 14 rings, pair of green moreen curtains, and 2 bell pulls
	33	Engraving in maple frame, glazed, "Punch" 14/.
		Painter, T. Webster, R.A. Engraver, Henry Lemon
	34	Ditto in gilt ditto, "Dignity and Impudence" 8/.
	35	Ditto, "Sir John Simeon" 15/.
4.	36	Set of 3 china vases

No. 2 SITTING ROOM.

11.	37	Twenty yards of Kidderminster carpet, hearth rug, a 3ft. cast fender, and set of irons
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21. 8. 6

BRS/50 Sale Particular 1880 relating to Vale Cottage Blackwater

Illustrations

Our photographic collection can prove disappointing as many of our photographs and prints tend to be town scenes, churches and public buildings. Individual houses were not usually a subject in which Victorian photographers had an interest and prints and engravings tend to be of properties of note or belonging to the more wealthy landowners. On the other hand some town and village streetscapes were frequently rephotographed, and can show changes over time within that particular view.



Stickworth Seat of Robert Bell Esq
Drawn and engraved by Geo. Brannon published April 1826 by the Engraver
Isle of Wight Record Office Illustrations Collection Ref: ARR/025

Wills and Inventories

Isle of Wight wills before 1858 were proved in the Diocese of Winchester and the original records are held in the Hampshire Record Office at Winchester. The Isle of Wight Office holds an index to these wills and microfiche copies of most (but not all) of the wills themselves. Where no will was made an administration of the goods was drawn up. These are only to be found in Winchester. Reference numbers for these documents can be found in the Isle of Wight Record Office or on the web site for Hampshire Record Office.

The Isle of Wight Record Office does hold some probate copies of wills within the collections of JER/PROB and ELD87/38/PROB. Individual wills for people of note can be found within an estate collection.

In addition to the wills proved in the Diocese of Winchester there were also wills proved in the Prerogative Court of Canterbury. These are held in the National Archive in Kew and tend to relate to the wills of people with land in more than one diocese or with a considerable amount of property. It is always worth checking the PCC index if you do not find a local will.

After 1858 Island wills were proved in the Probate Registry in Winchester. The Hampshire Record Office holds an index to these wills up to 1952, and registered copies of wills proved in Winchester up to 1941.

The type of information that you might find in a will is bequests to individuals. Some wills also include inventories or lists of the contents of individual rooms and outbuildings. Most surviving inventories date from the 17th century and so will only help for older properties.



The Sitting Room Myrtle Cottage 23 September 1897
Isle of Wight Record Office Illustrations Collection Album un-catalogued

ISLE OF WIGHT RECORD OFFICE INDICES

Indices are arranged under surname and place name and include documents held in other archives, for example those for Poll Tax, Lay Subsidies, (taxation records) and Feet of Fines (land transactions) all of which are held in the National Archive, but referenced in the Isle of Wight Record Office. Although

none of these documents name individual properties they do mention tythings and thus provide evidence that a settlement existed at a given date. For example the Lay Subsidy of 1568 records that: Thomas Atrrill of Billingham in Shorwell paid 3s.4d. on goods valued at £4.00. This proves Billingham was a place of occupation at this date.

PROPERTY HISTORY

The house histories detailed below have been researched by members of staff of the Isle of Wight Record Office. The first traces a town property known as Myrtle Cottage in Tulse Hill, Ventnor to the 1862 Ordnance Survey map and the plot on the 1841 tithe map prior to the street being built. The second traces the history of a rural property known as Jolliffes Farm in Whitwell from 1575 to the tithe map of 1841 using documents largely drawn from the Worsley estate collection and the Jolliffe surname index.

Town Property 2 Myrtle Cottage Tulse Hill Ventnor

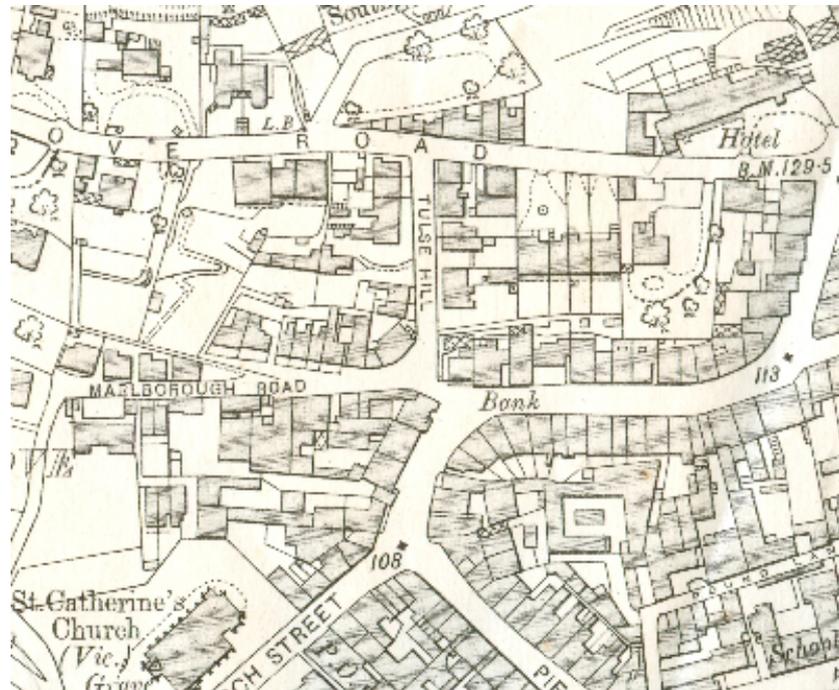


The Porch Myrtle Cottage 16 September 1897
Isle of Wight Record Office Illustrations Collection Album un-catalogued

- **Step 1 Ordnance Survey** for Ventnor sheet number OS98.16 the

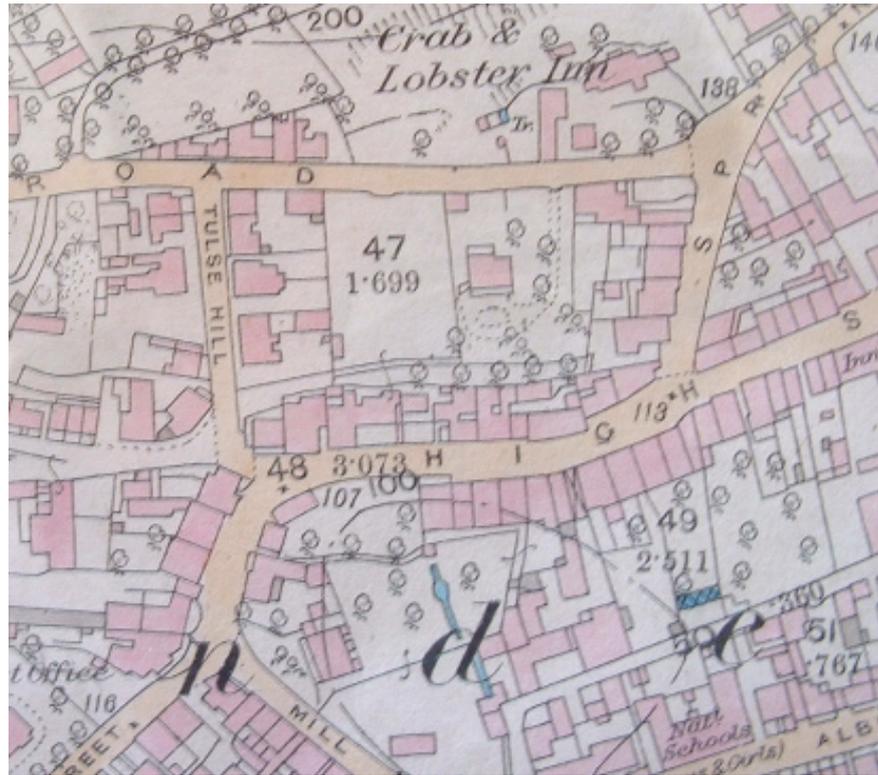
editions available are 1908, 1898 and 1862.

- Work backwards from the most recent edition available
- 1908 this shows 5 houses on the east side of the street



Ordnance Survey Sheet 98.16 1908 Tulsa Hill

- 1898 is similar.
- 1862 this shows the same buildings but the second plot from the bottom shows a detached property rather than the semi-detached shown on the 1908 map. However the garden to this plot is divided into two plots which could suggest two separate properties.



Ordnance Survey Map 98.16 1862 Tulse Hill

- **Step 2 Tithe Map 1841**

- The tithe map shows the area on the east side of Tulse Hill (not named) as plot number 1529A
- The tithe apportionment index book shows that the information for plot number 1529a is given on page 106
- Page 106 records the owner and occupier of the plot as "David Odger and others", the plot is described as "building land" measuring 1 rood and 22 perches



Document Ref: JER/T/194 Newchurch Tithe Map

- **Step 3 Census Returns**

- These are available for 1841, 51, 61, 71, 81, 91 and 1901
- Commence with 1901 and work backwards

Year	Address	Name	Age	Occupation /Place of Birth
1901	1 Myrtle Cottage	Regina Thomas	40	Lodging House Innkeeper
		Arthur Percy Ware	29	Boarder, bank clerk, born Canterbury
		Florence M Ware	24	Boarder, born Peckham London
		Thomas Edward Ware	4	Boarder, born Lewisham London
1901	2 Myrtle Cottage	Charles Lawrence	52	Journeyman Tailor born London Middx
		Elizabeth Lawrence	49	Wife, born Ventnor IW
1891	1 Myrtle Cottage	Joseph Newnham	27	Wine Merchant's cellar man born Little Bookham Sussex
		Ellen Newnham	28	Wife born St Nicholas Kent
		Ellen Newnham	2	Daughter born Ventnor IW
		William Storey	26	Lodger born Lancaster
		William Metcalf	22	Lodger born York Yorkshire

2 Myrtle Cottage	Charles Lawrence	43	Tailor, born London
	Elizabeth Lawrence	39	Wife, born Ventnor IW
	Herbert J Waterman	27	Lodger, Estate agent and surveyor born Bradford Yorks
	Ellen Waterman	25	Lodger, wife, born Hamilton Ontario

1881 Tulse Hill appears on this census but none of the houses are named. The family of **Henry Day**, aged 51 a painter born Old Park Isle of Wight and Elizabeth Day his wife a lodging House Keeper aged 52, born Ryde are recorded together with their children Edwin aged 20 a painter and Lewis aged 15 a watchmaker both of whom were born in Ventnor, IOW. Notes of all the houses were kept to see if there were any clues in later census returns.

1871 Tulse Hill appears on this census but none of the houses are named. The family of **Henry Day** aged 44 a plumber and painter born at Old Park, Isle of Wight, Elizabeth aged 42 born Ryde, Isle of Wight and their children Lydia aged 17 a milliner, Ernest aged 12, Edwin aged 10 and Louis aged 5 all of whom were born Ventnor, IOW are recorded, together with Sarah Lockhart aged 16 and Ann Lockhart aged 2 both born Newport, IOW who were visitors.

1861	Myrtle Cottage	Ruth Lacey		Annuities, Born Godshill IOW
	Property not named	Henry Day	34	Painter, born Whitwell IOW
		Elizabeth Ann Day	32	Wife, born Ryde IOW
		Lydia Day	7	Born Ventnor IOW
		Agnes Caroline Day	5	Born Ventnor IOW
		Ernest Henry Day	3	Born Ventnor IOW
		Edwin James Day	4	Born Ventnor IOW
			months	
		William Richards	30	Lodger, Cabinet Maker born Bridport, Dorset
		George Cribb?	21	Cabinet Maker, born Cowes IOW

1851 Tulse Hill is listed in the 1851 census. There are possibly 11 properties in total. These are:

- 1 house unnamed occupied by the family of James Young
- 1 house unnamed occupied by William Spanner
- Bone Villa 2 occupied by John Norman
- Bone Villa 1 occupied by Isaac Blake
- Sussex Cott 1 occupied by George Jenkins
- Sussex Cott 2 occupied by Hannah Abbott
- Tulse Hill Cott 2 occupied by Charles Sibbick
- Tulse Hill Cott 1 occupied by [?] Payne
- Prospect Cottage occupied by David King
- One house uninhabited
- Bush Cottage occupied by John Mabey

1841 Tulse Hill does not appear in this census.



Looking up Tulse Hill Ventnor 20 September 1897
 Isle of Wight Record Office Illustrations Collection : Album un-catalogued

- **Step 4 Parish Rate Books**

The town of Ventnor was situated in the parish of Newchurch, which stretched from Ryde in the north to Ventnor in the south. Rate books survive for the parish from 1681 to 1893. Based on the information found in the census returns the following rate books were consulted:

Ref & Year	Occupier	Owner	Address	Rateable Value	Rates Paid
NCH/APR/1A /112 1865 Aug 17	William Coombe	William Blake	1 Myrtle Cottage Tulse Hill	£10	3d in the £ = 2s.6d.
NCH/APR/1A /112 1865 Aug 17	Henry Day	William Baker	2 Myrtle Cottage Tulse Hill	£16.10s	3d in the £ = 4s.1½d

Properties are then not named but surnames are in the same order as 1865

NCH/APR1A/ 103 1862 Oct 16	William Coombes	William Baker	Tulse Hill	£10.10s	3d in the £ = 2s.7½d
NCH/APR1A/ 103 1862 Oct 16	Henry Day	William Baker	Tulse Hill	£10.10s	3d in the £ = 2s.7½d.

NCH/APR/1A
/82
1856 Jul 29
Tulse Hill appears in this rate book. No house names are recorded. Henry Day is listed as an occupier

NCH/APR/1A
/78
1855 Jul 19
Tulse Hill appears in this rate book. No house names are recorded. Henry Day is listed as an occupier. 12 properties in total.

NCH/APR/1A
/77
1855 April
26
Tulse Hill appears as a pencilled addition. The names of both owner and occupier are given (12 in total). No house names are recorded. The name of Henry Day appears to have been inserted since the list was drawn up. Horatio P. Marshall is described as the owner.

NCH/APR/1A
/76
1855 Jan 18
The Rate Book at this date does not list down to street level but following the sequence in the previous volume this property is described as a cottage and void (so presumably unoccupied).

NCH/APR/1A
/71
1853 Oct 21
Rate book as NCH/APR/1A/76 but now in occupation of Jno. Wadham owner still Horatio Marshall.

NCH/APR/1A
/66
1852 Jul
Rate book as NCH/APR/1A/76 in occupation of Charles Sibbick owner unchanged.

NCH/APR/1A
/61
1851 Apr 17
Rate book as NCH/APR/1A/76 in occupation of Charles Sibbick occupier Charles Sibbick owner. Tallies with 1851 census Tulse Hill Cottage 2.

NCH/APR/1A
/56
1847 Jul 15
Rate book as NCH/APR/1A/76 in occupation of Jno Sparry occupier Horatio Marshall owner.

NCH/APR/1A
/41
1846 Apr
Rate book as NCH/APR/1A/76 Jno Sparry occupier Horatio Marshall owner.

NCH/APR/1A
/36 1843
Oct 26
Rate book as NCH/APR/1A/76 Robert Fisher occupier Horatio Marshall owner.

NCH/APR/1A
/31 1843
Jan 19
Rate book as NCH/APR/1A/76 Robert Fisher occupier Horatio Marshall owner.

- **Street Directories**

Date	Directory	Address	Occupier
1951	Kellys	Myrtle Villa	Albert Langdon
1937/8	Kellys	Myrtle Villa	Wm. Rd. Barnes
1935/6	Kellys	Myrtle Villa	Rd. Barnes

1933/4	Kellys	Myrtle Villa	Rd. Barnes
1931	Kellys	Myrtle Villa	Mrs Lawrence
1924/5	Kellys	2 Myrtle Cottages	Charles Lawrence Lodging House
1925/5	Kellys	1 Myrtle Cottages	Not Listed
1921/2	Kellys	2 Myrtle Cottages	Charles Lawrence Lodging House
1921/2	Kellys	1 Myrtle Cottages	Not listed
1908	Kellys	2 Myrtle Cottages	Charles Lawrence Lodging House
1906	Kellys	1 Myrtle Cottage	William Johnston
1906	Kellys	2 Myrtle Cottage	Chas. Lawrence Lodging House
1904		1 Myrtle Cottages 2 Myrtle Cottages	Miss Thomas Apartments Chas. Lawrence Lodging House
1899	Kellys	2 Myrtle Cottages	Chas. Lawrence Apartments
1894	Kellys	1 Myrtle Cottage 2 Myrtle Cottages	Joseph Newnham Chas. Lawrence Lodging House
1891	Kellys	1 Myrtle Cottages 2 Myrtle Cottages	Joseph Newnham Charles Lawrence Lodging House
1888/9	Pikes	1 Myrtle Cottages 2 Myrtle Cottages	Thomas Thomas Lodging House Charles Lawrence
1886	Kellys	1 Myrtle Cottages 2 Myrtle Cottages	Charles Lawrence Lodging House? Charles Lawrence Lodging House?
1881	Pikes	2 Myrtle Cottages	Charles Lawrence Lodging House
1879	Hill	2 Myrtle Cottage	Mrs Day
1857	Craven		This directory is arranged by surname rather than Street name. The following entries appear for Tulse Hill: Mr Isaac Blake, Henry Deighton plumber, painter and glazer, Thomas Downer stone mason, David King boot and shoe maker, Thomas Frank Long joiner and Henry Small lodging house keeper,

- **Step 5 Electoral Registers**

1961	Myrtle Villa	Albert and Ethel K Langdon
1947	Myrtle Villa	Albert and Ethel K Langdon

1938	Myrtle Villa	William Richard Barnes, Edith Elizabeth Barnes and Rachel Langdon
1927	Myrtle Villa	Albert and Ethel Langdon
1925	Myrtle Cottage	Charles and Elizabeth Mary Lawrence
1920	Myrtle Cottage	Charles and Elizabeth Mary Lawrence

SUMMARY



Front elevation Myrtle Cottage Tulse Hill 16 September 1897
Isle of Wight Record Office Illustrations Collection un-catalogued

Using maps as evidence we can prove that Myrtle Cottage was built between 1841 and 1862.

The first edition 1862 OS map shows four buildings on the east side of Tulse Hill. The land surrounding the property situated second from the bottom of Tulse Hill is divided in two and it is possible therefore that this was a pair of detached cottages rather than a detached house.

The tithe map shows the plot on which the properties in Tulse Hill were constructed and describes this plot as Building Land. The absence of Tulse Hill in the 1841 census confirms that Tulse Hill was not in existence at this date.

Unfortunately the 1851 census does not provide conclusive proof that Myrtle cottage was in existence at this date. By this time several houses had been constructed on Tulse Hill they are not all named and therefore positive identification of the property is difficult. This can only be achieved by combining with a second source: the rate book.

The Census of 1871 and 1881 each show that a Henry Day was residing in Tulse Hill, but the name of the Cottage in which he lived is not named. The 1861 shows Henry Day resident in a building next to one listed as Myrtle Cottage, which may be No 2 Myrtle Cottage, Tulse Hill it is therefore reasonable to assume that he was also resident in Myrtle Cottage in 1871 and 1881. It was not unusual for families to move from one property to another in the same street and the fact that the Day's were living in Tulse Hill between 1861 and 1881 does not necessarily prove that they were living in the same property for the entire time period. Based on census information alone absolute proof of the residency of the Days at Myrtle Cottage cannot be substantiated.

It was therefore necessary to look at evidence from other documentary sources.

The parish rate books provided vital evidence. No Streets are named prior to 1852 but it is possible to deduce the existence of the property and changes of ownership by comparing the sequence on names in the streets year after year. The first conclusive evidence from the rate books selected for consultation that 1 & 2 Myrtle Cottages were in existence comes from a rate book of 1865 – William Coombe lived in No 1 and Henry Day in No 2. However we can deduce the existence of the property back to 1842/3, evidence that tallies with the description of the area as building plots in the tithe map. Between 1924/5 and 1931 1 and 2 Myrtle Cottages seem to have become 1 property known as Myrtle Villa.

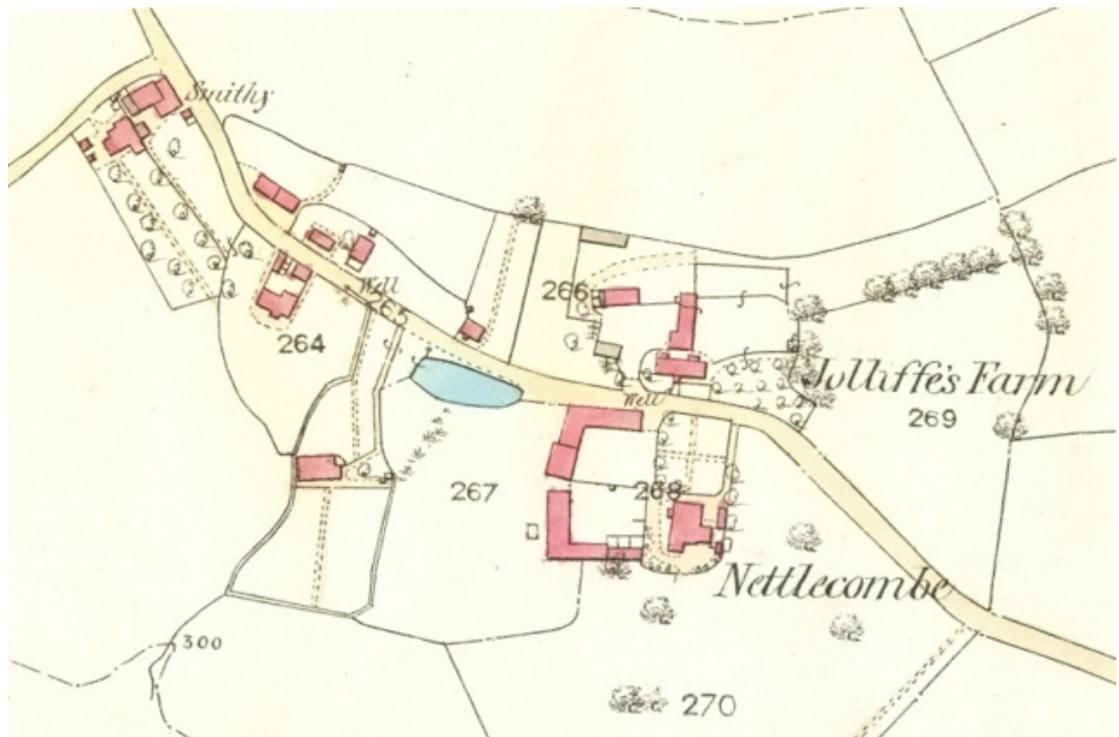
The photographic evidence confirms that Myrtle Cottage was in existence by 1897. Visual evidence needs to be combined with map evidence to prove that the building on a historic map is the same building as the one on the site now.

This example shows the importance of rate books where they survive.

All the resources mentioned in our first example can be used to discover the history of our rural property. A range of other sources can also be used. For farms the place names themselves may provide an important clue especially if they are personal names. These additional sources will be found in the personal names index and the place names index in the searchroom at the Record Office.

Property History – Rural – Jolliffes Farm Whitwell

Using the same techniques as for the town house history it was possible to establish that Jolliffes Farm appears on the 1862 OS map and also in the 1841 census returns for Whitwell. The process for researching a property using census returns, rate books and maps has been illustrated in our previous example. The research for this property history followed the same process working backwards through records to the earliest documentary evidence in 1575. Jolliffes Farm has however been presented forwards from 1575.



OS Map Sheet: 98.15

The area in which Jolliffes farm in the parish of Whitwell was situated formed part of the Worsley estate and therefore the earliest documentary evidence from this collection was consulted. This document is the rental of the Manor of Wath and Nettlecombe taken on 16 April 1575 (Document Ref: JER/WA/32/52) in which it is recorded that:

John Jolliffe holdeth of Dame Ann Worsley a tenement in Nettlecombe, parcel of the manor of Wath. Rent 20s.4d.

Many farms with personal names derive them from the surname of an earlier tenant.

Evidence of the Jolliffes in Whitwell appears in several documents John Jolliffe of Nettlecombe paid 12d. tax on £4.00 goods in the Lay Subsidy of 1552 and John Jolliffe and Richard Pedder were witnesses to the will of Richard Phillips of

Nettlecombe in Whitwell, parish of Godshill dated 27th November 1560.

On 19th September 1575 Agnes Jolliffe, widow, surrendered at the manor court her tenement and lands in Nettlecombe and took it back on her own life and those of her sons named John and Thomas Jolliffe at a rent of 20s.4d (Document Ref: JER/WA/32/50).

In 1589 Agnes Jolliffe of the quarter of Whitwell in the parish of Godshill, widow made her will which was proved on 25th September 1589 (1589B32) in which she desired to be buried in Whitwell Churchyard and in which she left legacies to her son, John Jolliffe and his daughters Elizabeth, Alice and Martha and to Ann, daughter of her son, Thomas, but the residue to her son Thomas Jolliffe, whom she made executor. The overseers were Richard Pedder and James Overy [both of Nettlecombe] and the witnesses were John Hayward [of Whitwell] and George Phillip [of Nettlecombe]. The inventory was carried out on 15 September 1589 by Phillip Andrews [of Berryl near Whitwell] and George Phillip [of Nettlecombe].

John Jolliffe, the elder of Whitwell, made his will on 16 April 1606 (1606B31) in which he desired to be buried at Whitwell and left legacies to his sons, Stephen Jolliffe, William Jolliffe and John Jolliffe, and to his daughters Elizabeth Punch, Alice Newland and Martha Keyte, wife of Thomas Keyte, and her son Stephen, but he left the residue to Margaret Jolliffe his wife. The overseers were his son Stephen Jolliffe and Richard Brading of Whitwell. The witnesses were Robert Newnam, John Jolliffe, younger, Richard Brading and Roger Hayles and the will was proved by the overseers Stephen Jolliffe of Niton, yeoman, and the above Richard Brading. The inventory taken by Robert Newnam, John Newland and William Jolliffe shows that the testator owed money to John Newland and William Punch.

The inventory describes a hallway, a chamber, a buttery, a kitchen, a stable, a backside (yard) and "beasts and cattle".

In 1613 and 1628 William Jolliffe paid an annual rent of 20s.4d. to the Appuldurcombe estate for his tenement in Nettlecombe (Document Ref: JER/WA/33/33).

William Jolliffe of Nettlecombe married Ann, daughter of William Orchard of Mirables near Niton, who by his will dated 1 March 1630/1 left £25 equally between "the five children that William Jolliffe and my daughter, Ann, now have". He also left the residue of his estate to his son-in-law, William Jolliffe, and made him executor (1631B43).

Thomas Jolliffe, his eldest son, married one of the daughters of Richard Brown of Berryl Farm near Whitwell and died at Kingston in 1653 leaving three children, Thomas, Jane and Ann, under age. William Jolliffe and his son, William, Richard Browne and his son, Richard, and Elizabeth wife of Matthew

Arnold the younger, sister of the said children, were given leave to administer the estate of the said Thomas Jolliffe of Kingson, as guardians of the children, on 4 March 1653/4.

William Jolliffe of Nettlecombe, yeoman, made his will on 28 January 1661 in which he desired to be buried by the north door in Whitwell churchyard and in which he left legacies to Alice, his present wife. Richard Jolliffe and his three sisters, children of his deceased son, Richard Jolliffe, Jane Way his grandchild [daughter of his son Thomas, deceased], his own daughter, Jane Hill and her three children, but the residue to his son, William Jolliffe, who proved the will on 10 July 1663 (1663A). The witnesses were William Newnham, and Ralph Taylor and the inventory was carried out by Nicholas Jolliffe and Robert Hill.

The inventory described a hall, a chamber which contained 2 bedsteads and a feather bed, a buttery which included 3 brass pots, kettles and a warming pan, a kitchen which contained various brewing vessels, a loft over the hall which contained a truckle bedstead and a loft over the kitchen. Outside there was a milkhouse and a stable.

William Jolliffe the son, paid tax on 2 hearths in Nettlecombe in 1665, 1673 and 1674. William Jolliffe paid 20s 4d a year for his tenement at Nettlecombe from 1677 to 1682. He died at Carisbrooke and was buried at Whitwell on 17 April 1682. On 5th May 1682 administration of his goods was granted to William, his son, who continued to pay for the tenement at Nettlecombe (Document Ref: JER/WA/33/3). In 1693 John Jolliffe paid the annual rent of 20s 4d for the tenement.

In 1701 Richard Moor owed 36s for 3 years back rent on Jolliffes at Nettlecombe (Document Ref: JER/WA/33/15).

Between 1706 and 1711 the tenants were Richard Moor's executors (Document Ref: JER/WA/33/7 and 15).

Between 1745 and 1760 the tenant was Esther Young, who in 1749 held it on the lives of William Phillips and James Young (Worsley estate map and schedule). From 1760 to 1775 the tenant was John Young. In 1775 the Worsley estate map and schedule (Document Ref: JER/WA/33/36 and 44) records that Jenny Young, widow, held Jolliffes at Nettlecombe consisting of:

	Acres	Roods	Perches
Yard, Garden and Orchards etc.,		3	30
Four Acres	4	0	35
Common	2	2	11
Furthest Three Acres	3	2	25
Three Halfs	1	2	16

Hithermost Three Acres	3	3	36
Home Ground	2	0	34
Kemphill	4	1	32
Cobbed Thorn			
Total	24	0	0

The entry from JER/WA/33/36 and section of map from JER/WA/33/44 are shown below:

Nettlecombe Manor continued		What included		Wa
Tollifes Held by Jenny Young Widow		A	R.P	A
	n. Yards Garden & Orchards &c.	~	3 30	
✓	22 Four Acres	4	~ 35	
	23 Common	2	2 11	
	24 Furthout three Acres	3	2 25	
+	25 Three halfe	1	2 16	
Arable	26 Hithermost three Acres	3	3 36	
	27 Home Ground		1 21	
	28 Kemphill	2	~ 34	
	29 Cobbed Thorn	4	1 32	
	Total	24	~	

Worsley Survey Ref: JER/WA/33/36

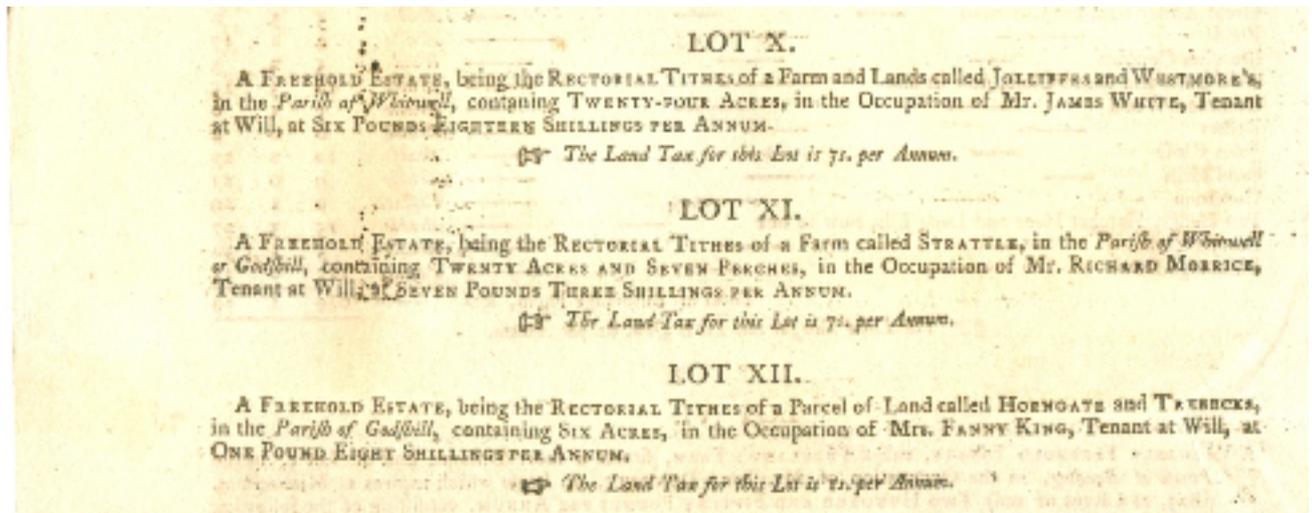


Worsley Estate Map: Ref: JER/WA/33/44

In 1775 Jenny Young held it on her own life, aged 50 and those of Isaac Young, aged 18 and John Young aged 15 her sons (Document Ref: JER/WA/33/37) and it was held by her on the sons lives in 1790.

In 1799 Jolliffes at Nettlecombe comprising 24 acres was held on lease by Robert Coleman but from Michaelmas 1800 it was leased to George Jerram (Document Ref: JER/WA/33/39-40).

On Thursday October 5 1809 two thousand three hundred acres of rich arable, meadow, pasture and woodland in several parishes was auctioned at the Bugle Inn at Newport. Lot 10 comprised "A freehold estate, being the Rectorial Tithes of a Farm and Lands called Jolliffes and Westmore's in the parish of Whitwell, containing twenty-four acres, in the occupation of Mr James White, tenant at will, at six pounds eighteen shillings per annum (Document Ref: JER/WA/40/1).



Worsley Sale Particular 1809: Ref: JER/WA/40/1

In 1841 (Whitwell tithe map) Jolliffes Farm at Nettlecombe was owned and occupied by Mary Harvey.

The fields were recorded as follows:

Plot	Description	Cultivation	Acres	Roods	Perches
206	Five Acres	Arable	4	0	26
210	Common	Arable	4	2	8
212	Three Halves	Arable	3	0	7
213	Homefield	Pasture	0	1	35
215	Homestead		0	3	27
402	Copy Thorn	Arable	4	1	38
412	Coombe	Arable	3	0	11
431	Meadow	Pasture	2	1	0
	Total		22	3	32

From this point it should be easy to follow the descent of Jolliffes farm to the present day using census returns, street directories, electoral rolls, Ordnance Survey maps etc.,

Finally, when researching a property history it can be interesting to note documents and information relating to neighbouring properties. The 1862 OS map which shows Jolliffes Farm also shows Nettlecombe Farm. This property also formed part of the Worsley estate.

The Worsley Sale particular of 1855 (Ref: JER/WA/40/2) describes Nettlecombe Farm as in the occupation of Mr Daniel Attrill, junior and the farm as situated chiefly in Whitwell. The homestead, which is new, consists of a small stone and slated house containing 4 bedrooms, 2 sitting rooms, back

ditto, dairy, pantry and cellar, etc., two yards, barn, cart lodge, stable for 6 horses, gig house, cow house, Man's Room, shed, granary, open shed and a nag stable.

One point of particular interest is the description of the homestead as "new" which establishes that the building was considered to be "new" in 1855. This highlights an important issue to consider. A house name can be transferred from one building to another. Therefore Jolliffes Farm in 1800 and 1900 may not be the same building and it cannot be assumed that the farmhouse will be on the same footprint. However in this case the footprint shown on the 1841 tithe map is similar. The term "new" may have many different interpretations. Looking at the architectural details of the building may provide important clues.

SUMMARY OF STEPS TO BE FOLLOWED WHEN TRACING THE HISTORY OF A HOUSE AT THE IW RECORD OFFICE

- Modern OS Maps (1971 1:2500)
- County OS Maps 25" to the mile 1862-1939
- Census 1861-1901
- Street Directories
- Electoral Registers 1920-2007
- Valuation Lists
- Tithe Map
- Census 1841-1851
- 1793 OS Map
- Estate Maps and Plans
- Andrews Map 1769
- Place Name Index and Deposit Catalogues
- Title Deeds and Leases
- Account Books
- Court Rolls
- Manorial Surveys and Rentals
- Wills and Inventories

Recommended Reading

Farmhouses and Cottages of the Isle of Wight compiled by Marion Brinton and published by the Isle of Wight County Council Cultural Services Department in 1987. This book includes a very informative chapter: "Sources for the History of Farmhouses and Cottages (1600-1900) at the Isle of Wight County Record Office", by James O'Donnell, a former archivist. There are also useful articles on brick making and architecture. Although this book is now out of print it may be possible to purchase a second-hand copy and it is

certainly available to view in the IW Record Office and can also be accessed via the local library network.

Castles to Cottages: The story of Isle of Wight Houses by Johanna Jones published by the Dovecote Press ISBN 1-874336-81 4 This book is also available to view in the Isle of Wight Record Office and through the local library network.

House History Starter Pack by Nick Barratt

How Old is your House by Pamela Cunnington . This book has been written by an historic buildings officer and gives a description of the clues to age which can inform or mislead the house owner. Useful for earlier properties.

Vernacular Architecture An Illustrated Handbook by R W Brunskill
An illustrated handbook of great help when recording traditional rural buildings from their architectural evidence.



Shorwell
Illustrations Collection Ref: SHOR/

DL244A - Lease of cottage at Atherfield 30th December 1797

