Observations made during the demolition of the structure.
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Prepared for
AlburyCity
Observations made during the demolition of 526 Kiewa St, Albury.

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1. INTRODUCTION

The aim of this study is to document any observations that were made during the demolition of ‘Kiewa House,’ 526 Kiewa Street, Albury.

1.1. LOCATION AND OWNERSHIP

1.1.1. LOCATION

The property is located at 526 Kiewa Street, Albury, County of Goulburn, New South Wales.

1.1.3. OWNERSHIP

The property is currently owned by the Albury City Council. The property title is Torrens Title B/83168. Over the time this report was compiled the property was demolished to make way for the new museum and library development.

1.2. STUDY BRIEF

AlburyCity has invited the Johnstone Centre, Charles Sturt University to undertake the documentation of buildings to be demolished at 526, 528-530 and 532 Kiewa Street in preparation for the development of a museum precinct at the south-eastern corner of Swift and Kiewa Streets, Albury.

The internal development of the shopping arcades of 528-530 Kiewa Street (‘Hub Arcade’) has obscured much of the roof and some of the internal fabric as well as the front façade. This can be documented when the building is being demolished gradually. Similarly, for 526 Kiewa Street (‘Kiewa House’) the internal development of the shopping arcades has obscured construction details, as has the redevelopment of 532 Kiewa Street (‘AS Interiors’).

The demolition observations were to be confined to those components above ground.
Observations associated with the removal of the concrete floor slab were not part of the brief.

1.3. Research carried out for this study

1.3.1. Prior Research

The present study is preceded by an historical analysis of the site and an assessment of its heritage values:


The reader of the present study is recommended to peruse the above study for the history of the property prior to its conversion into a multi-office property.

1.3.3. Documentation carried out

The demolition of the property followed the sequence suggested in the following document.


Field observations of the demolition were carried out on 16 December 2004 and 21 January 2005.
2. DEMOLITION OF ‘KIEWA HOUSE’

2.1. Historic Background

The property is located in section 12, which historically also contains the key administrative buildings, such as the post office, the court house, the town hall, the Mechanics Institute (now demolished), the police station, the telegraph office as well as several churches. The development area at the corner of Swift and Kiewa Street is located in the northwestern part of the section 12.

It is unlikely that the development area would have been used for habitation purposes during pre-European settlement times. It is likely to have been covered with open woodland and would have served as resource area for food as well as wood and bark resources. Closer to the Bungambrawatha Creek we can expect permanent or semi-permanent habitation sites.

The 1839 town grid is set at an oblique angle to the old Sydney Road. After the creation of the grid and letting of town allotments, the Sydney Road was forced into a zigzag pattern. The old road alignment ran diagonally through the southern part of section 12. with the town grid, the intersection of Dean and Kiewa Streets became a turning point in the zigzag, with the intersection of Kiewa and Swift or Kiewa And Wilson Streets being another. Thus the development area was located at a significant section of Kiewa Street.

Private subdivision of the formerly north-south oriented allotments into east-west aligned lots allowed for the commercial development of the area.

In the 1880s boarding houses as well as caching stables were erected in the development area. The advent of the motor car in the first decade of the twentieth century saw the transition of the area in light industry with a focus on servicing the motor car and transportation businesses. The realignment of the highway through Albury in the 1960ps drew away traffic from Dean and Kiewa Streets. While this improved the local business opportunities in Dean Street, it was detrimental to the garage and motor service businesses in Kiewa Street. Over time they were relocated to the new highway alignment and congregated at the outskirts of town.

History of 526 Kiewa Street

The land was first formally alienated in 1851. During the late 1860s James T Fallon acquired allotments 8, 9 and 10 of section 12 and subdivided them privately with a focus on Kiewa Street.

By about 1881 the first building was erected. It comprised of a two-storey building with a hipped roof and a double-storey verandah facing Kiewa Street. A second building, most likely a servant’s quarters, was erected at the northern boundary. In the 1910s to 1930s the property served as a boarding house.

In 1938 the boarding house was converted into a motor garage and accessories outlet.
In 1949 the servant’s quarters was demolished and a block of flats erected on the southern boundary of the property. Various extensions were erected in the yard. By 1989 the building was converted into a series of shops and offices and the remaining open space roofed over.

2.2. Observations made during demolition

Demolition Sequence

The demolition of the property followed the sequence prescribed in Spennemann 2004:

No Task

2 Remove roof and tin shed at rear of 526 Kiewa Street (‘Kiewa House’) and expose building of flats

3 Remove all internal partition walls, ceilings, glass and shop fittings from 526 Kiewa Street (‘Kiewa House’). Expose original fabric.

5 Document original fabric of rear flats of 526 Kiewa Street (‘Kiewa House’)

6 Document original fabric of 526 Kiewa Street (‘Kiewa House’)

11 Continue and complete demolition of 526 Kiewa Street ground level. Contractor to remain in contact with heritage specialist and notify if unusual components come up

Observations

The removal of the internal partitions and the false ceilings allowed to assess the appearance of the property before the building had been converted into a multi-use arcade.

Observations—Rear Block of Flats

With the conversion of the building in 1989, the upper floor of the block of flats in the rear of the building was blocked off. Thus the old bathroom (Fig. 38) and one room (Fig. 10) were left as they were. The original hallway had an ornate ceiling dating to the 1940s (Fig. 8) as had the upstairs living room (Fig. 9). The windows on the ground floor were bricked in (Fig. 7) and a former access and stair case removed (Fig. 32). A second access was closed off and converted into an internal planting unit (Fig. 33). While the lean-to roof was tight (Fig. 10), the walls saw no maintenance or paintwork (Fig. 4, Fig. 5).

Observations—Front Building

The demolition of the main building revealed that the structure had been completely gutted during the 1898 conversion. On the ground floor on traces of the chimney on the southern wall remained (Fig. 46, Fig. 47), with the entire floor structure of the first floor replaced (Fig. 45).

The removal of the false ceiling as well as the partition walls in the interior of the first floor provided an insight into the ornamentation of the original rooms. The front room (room nº 1) had very ornate plaster cornices (Fig. 18, Fig. 19). An ornate ceiling rose or ornament can be assumed, but work for an air-conditioning duct has removed all traces (Fig. 17). The further we move from the rooms facing Kiewa Street, the less ornate the ceilings become. Room nº 1 was clearly the most prestigious. Room nº 4, also facing Kiewa Street, followed, while the other rooms were less ornate (cf. room nº 2: Fig. 20 and room nº 5: Fig. 21). A wooden ceiling existed underneath the plasterboard ceiling that had been installed sometime in the 1930s (Fig. 22, Fig. 34). The removal of the ceiling indicated the presence of a support for a hot water system (Fig. 25) as well as metal pipe electric conduits (Fig. 44).

The removal of the skirting boards in the main rooms exposed the presence of the remains of a granite support for the fire place in room nº 1 (Fig. 27), as well as the holes for the floor joists of the former first floor (Fig. 29, Fig. 30). Removal of the false wall in the
former room nº 4 exposed the bricked in fire place (Fig. 40).

After the removal of the adjoining roof, the exposed eastern façade of the building (Fig. 13) showed evidence of various phases of development (see Fig. 48 for a composite and Fig. 49 for an interpretation). The two large windows which are indicated in the 1938 floor plan (Fig 1), are visible as bricked in entities (Fig. 14, Fig. 16) as is the window that would have illuminated the stairwell (Fig. 15). Before the bricking in occurred, the external verandah was closed in as an room, with white washed walls. Similarly, a room off the central stairway was converted (Fig. 13). After the conversion of the building into modern offices, three new windows were broken into the façade as well as three smaller openings. The latter were at one point closed with different brick.
Fig 1. Plan of the first floor of 526 Kiewa Street in 1938.¹
Fig 2. Interior plan of 526 Kiewa Street following renovations in 1989.
3. PHOTOGRAPHIC DOCUMENTATION

Rear Block of Flats

Fig. 3. Former flats seen from west, exposed after the removal of the shed roof (Photo: 21 January 2005)
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Fig. 4. Upper storey of former flats seen from west, exposed after the removal of the shed roof (Photo: 21 January 2005)

Fig. 5. Upper storey of former flats seen from northeast, exposed after the removal of the shed roof (Photo: 21 January 2005)
Fig. 6. Demolition in progress. View of main room of former flats, after removal of the wall cladding and part of the false floor (Photo: 16 December 2004)

Fig. 7. View of northern faced to the former flat. Note the bricked in windows (Photo: 16 December 2004)
Fig. 8. Ceiling ornament in hallway on former first floor (Photo: 16 December 2004)

Fig. 9. Ceiling of living room in the upper storey of the former flats (Photo: 21 January 2005)
Fig. 10. Living room in the upper storey of the former flats (Photo: 21 January 2005)

Fig. 11. Upper storey of former flats and intermediate roofing, as seen from the front building (Photo: 16 December 2004)
Fig. 12. Upper storey of former flats and intermediate roofing, as seen from the front building, looking across to the Hub/Arcade (Photo: 16 December 2004)

Fig. 13. View of eastern façade of the front building, exposed after the removal of the shed roof (Photo: 21 January 2005)
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Fig. 19. Cornice of room n° 1 on the first floor of the former front building (Photo: 16 December 2004)
Fig. 20. Cornice of room nº 4 on the first floor of the former front building (Photo: 16 December 2004)

Fig. 21. Cornice of room nº 5 on the first floor of the former front building (Photo: 16 December 2004)
Fig. 22. Old original wooden ceiling underneath the false plaster ceiling (Photo: 16 December 2004)

Fig. 23. Close-up of cornice (Photo: 16 December 2004)
Spennemann, Observations Made During the Demolition of 526 Kiewa St, Albury.

Fig. 24. Close-up of air vent in room nº 6 (Photo: 16 December 2004)

Fig. 25. Ceiling of the upper floor, boards removed, exposing the roof cavity (Photo: 21 January 2005)
Fig. 26. Southern wall of the room 1 on the first floor of the front building, showing foundation for fireplace (Photo: 21 January 2005)

Fig. 27. Detail of the granite foundation for fireplace in room nº 1 (Photo: 21 January 2005)
Fig. 28. Northern wall of the first floor of the front building, showing flue of fireplace of room nº 4 (Photo: 21 January 2005)

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Fig. 30. Western wall of the first floor of the front building, showing holes for floor joists and ceiling (Photo: 21 January 2005)

Fig. 31. First floor of the front building, looking east (Photo: 21 January 2005)
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Fig. 32. Access to the former flats at the rear of 526 Kiewa Street, as seen from the northwest. (Photo: 16 December 2004)

Fig. 33. Former western entrance to the flats, converted into a interior garden feature. (Photo: 16 December 2004)

Fig. 34. Evidence of former partition, removed when the building was converted into an office building. (Photo: 16 December 2004)

Fig. 35. Former flats seen from northwest, exposed after the removal of the shed roof. (Photo: 21 January 2005)
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Fig. 41. Roof of the front building, southeastern corner (Photo: 21 January 2005)

Fig. 42. The apex of the hipped roof of the eastern façade (Photo: 21 January 2005)

Fig. 43. The apex of the hipped roof of the eastern façade (Photo: 21 January 2005)
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Fig. 45. Ground floor, modern floor supports for the first floor, looking south (Photo: 21 January 2005)

Fig. 46. Ground floor, looking south. The remains of the chimney flue are clearly visible. (Photo: 21 January 2005)

Fig. 47. Detail of the remains of the chimney flue on the southern wall (Photo: 21 January 2005)
Fig. 48. Composite view of the eastern façade as seen from the first floor of the block of flats).

Albury and Wagga Wagga, N. S. W.:
The Johnstone Centre, Charles Sturt University.
ENDNOTES

1 Albury City Council Property file nº 3928.
2 Source: Kenneth & Joanne Davonport.
3