Nº 526 Kiewa Street,
Albury, NSW

An Historical Analysis of the Site and an Assessment of its Heritage Values

by

Dirk HR Spennemann

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PRIVACY NOTICE

The historical analysis contained in this volume has been carried out with due consideration of the provisions of the The Privacy and Personal Information Protection Act 1998 (NSW).

The information included herein has been compiled for heritage management purposes and provides a documentation of the historic development of the property 526 Kiewa Street, Albury, New South Wales. The information has been collected from records of the Albury City Council, newspapers, personal communications by residents and former owners of the property.

Any one person mentioned in this report who may have concerns as to his or her personal information presented herein is invited to contact the author at the following address:

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EXECUTIVE SUMMARY

For ease of reference, the section numbering in this executive summary follows that of the main report. As a result of selection, the number sequence of the executive summary may appear incomplete.

1.1. Location and Ownership

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

The property is currently owned by the Albury City Council. The property title is Torrens Title B/83168.

1.2. Protective Listings

The building is not listed on any of the applicable conservation instruments.

2. Objectives of the Study

2.1.1. Objectives

The aim of this study is to provide an assessment of the cultural heritage value of the property 526 Kiewa Street by

a) compiling an historic context against which the properties can be assessed;

b) compiling the history of the various structures erected on the property;

c) compiling and describing property plans and the like to determined the sequence and appearance of structure;

d) conduct an examination of the physical fabric of the structures as far as extant;

e) assess the likelihood of surface and subsurface archaeological remains on the property;

f) evaluate the cultural heritage significance of the property; and

g) make recommendations on its management.

2.2. Assessment Process

The assessment process used for the study followed the guidelines set out by the NSW Heritage Office.

3. History of the Property

3.1. Historic Context

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 1960s 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.

3.2. 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.

4. Physical Description

A detailed description of the extant fabric is provided.

5. Subsurface Remains

5.2. Predicted presence or absence of subsurface cultural resources

Given that piped water was available from 1885 onwards, it is possible that 1860s and 1870s wells could have been filled in before the buildings were extended and thus be located under the extant buildings. If wells existed, they would have been filled in before the 1920s and thus would provide a high potential for archaeological material culture in their fill and provide a unique insight into the nature of habitation in central Albury during the 1870s expansion period.

The cesspits would have been decommissioned in 1919 or 1920, depending on the exact date the house sewers were connected. As the pits were frequently emptied, the life cycle of an early twentieth century cess pit is
short and hence any material culture encountered in the pits would be chronologically close to 1919. Samples of human excreta could be analysed for parasite infestation, which might be of archaeological, and in particular medico-historical interest. The success would depend on the preservation conditions.

The presence or absence of artefactual remains other than Indigenous depends on the amount of excavation work carried out in the course of digging sewer lines and removing existing floors. Overall, however, the likelihood that material culture items, with the exception of construction refuse, could be encountered is deemed very low.

6. Heritage Values

6.1. Basis of Assessment

The assessment process follows that set out by the NSW Heritage Office in its various guidelines.

6.3. Statement of Significance for above-surface heritage

In view of the above discussion, the property 526 Kiewa Street is deemed culturally significant at the local level because it:

a) example of small-scale boarding houses that illustrates the support network defining a thoroughfare town; and

b) its location in (northern) Kiewa Street exemplifies the zigzagging thoroughfare through Albury.

6.4. Evaluation of the Ability of the Extant Structure to Exemplify the Significance

While the property is deemed culturally significant, the material fabric of the structure has undergone substantial changes since its original construction.

The loss of original fabric is deemed to have been altered such that the extant property has only little significance at the local level.

6.5. Significance of the subsurface heritage

Any material culture derived from the current building either refers to the period of its construction in the 1880s or to its use as coaching stables (1886-1919) and as a motor garage (1922–1975). If material culture is present within the walled confines of the building, it is not likely to comprise of significant items which could illuminate or exemplify any of the elements of the structure deemed to have heritage significance.

If, however, a well is present, the potential for insight into 1860s and 1870s Albury is high. The material culture and faunal remains retrieved from such a well most certainly significant at the local level (in the absence of other material culture and excavations this is a forgone conclusion), and possible also on a state level in view of Albury’s position at the southern periphery of the colony and a major border town to Victoria.

Given the short life cycle of early twentieth urban cesspit infills, the potential material culture contained in the decommissioned cesspit is likely to be no state-level significance and only of low local significance. Of scientific interest may be the collection of sample human excreta for parasite analysis.

7. Recommendations

The following recommendations are made in the light of the previous chapters, carrying out an historical analysis, the assessment of the extant structure, the prediction of the presence of subsurface archaeological remains and the assessment of cultural significance.
Recommendation 1: Need for further documentation

It is recommended that any demolition of the existing structure be accompanied by photographic documentation by trained heritage staff.

Recommendation 2: Archaeological monitoring

It is recommended that any demolition of the existing structure be accompanied by an archaeological monitoring programme and that a monitoring strategy be developed.
1. INTRODUCTION

1.1. LOCATION AND OWNERSHIP

1.1.1. LOCATION

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

1.1.2. CURTILAGE

The property faces Kiewa Street in the east. Access to west exists to Swift Street via Woods Lane. The building has been erected right up to the northern and southern property boundaries. The curtilage of the property is confined to the property boundaries.

1.1.3. OWNERSHIP

The property is currently owned by the Albury City Council. The property title is Torrens DP 3/578518

1.3. PROTECTIVE LISTINGS

The building is not listed on any of the applicable conservation instruments, such as in the Albury Local Environmental Plan 2000.

Figure 1.1. Location of the property under discussion.
2. OBJECTIVES OF THE STUDY

2.1. Study Brief
Albury City Council wishes to develop the property 526 Kiewa Street, Albury, as well as adjoining properties, into a combined museum and library development, which will necessitate the removal of any structures present on the site.

2.1.1. Objectives
The aim of this study is to provide an assessment of the cultural heritage value of the property 526 Kiewa Street by

h) compiling an historic context against which the properties can be assessed;

i) compiling the history of the various structures erected on the property;

j) compiling and describing property plans and the like to determine the sequence and appearance of structure;

k) conduct an examination of the physical fabric of the structures as far as extant;

l) assess the likelihood of surface and subsurface archaeological remains on the property;

m) evaluate the cultural heritage significance of the property; and

n) make recommendations on its management.

2.1.2. Time Frame
The data gathering and physical assessment for the study was carried out between 28 June and 30 July 2003.

2.2. Assessment Process
The assessment process used for the study followed the guidelines set out by the NSW Heritage Office.

2.3. Prior Research
The study area is included in the Urban Conservation Area. However, none of the properties under discussion (524, 526, 530, 532, 540 Kiewa Street) are listed by the National Trust List as part of the 1976 Urban Conservation Study as a class 1 property. The 1990 Albury Central Area Heritage Study also omits to mention or list any of these properties. The 1993 Albury Main Street Study, focusing on the conservation area with the Central Heritage Area encompasses most properties of section 12, but specifically excludes the properties under discussion here.

In the study area, class 1 properties included the Court House (n° 5), the Post Office (n°
3), St. Matthew’s (n° 30), St. Matthew’s Rectory (n° 31), the Salvation Army Hall at 533 Kiewa Street (n° 38) and The Observatory next door (at 531 Kiewa Street, n° 39). The latter two items were demolished in November 1978 and August 1979 respectively. Two of the properties, 522 and 526 Kiewa Street were included as contributory structures class 2.  

2.4. Research carried out for this study

2.4.1. Records Consulted

The individual historical records and sources drawn upon for this study have been set out in the bibliography.

In addition, consulted were

- Property files maintained by Albury City Council
- Sewage Connection Files held by Albury City Council
- Sewage plans held by Albury City Council
- Valuer General of NSW, Valuation District of Albury, Valuation Lists.
- Municipality of Albury, Rate Books and Sanitary Registers
- Cadastral Maps
- Maps and plans held by the Albury City Library
- Local history-related clippings files maintained by the Albury City Library.
- Register of the National Estate (on-line)
- NSW State Heritage Register (on-line)
- NSW State Heritage Inventory (on-line)
- Register of the National Trust (NSW)

2.4.2. Pictorial Sources Consulted

The following pictorial databases and collections were consulted:

- National Library of Australia (on-line database)
- State Library of New South Wales (on-line database)
- State Library of Victoria (on-line database)
- Australian War Memorial (on-line database)
- Albury Regional Museum (photographs)
- Albury City Library (aerial photos and individual images)
- Albury and District Historical Society

In addition, pictorial resources held in private hand were consulted where possible.

2.5. Consultation carried out

2.5.1. Property Owners

Attempts were made at locating previous owners and lessees of the property in order to obtain images of the building and information on its history and use. This proved to be more difficult than anticipated, mainly because of the commercial nature of the premises.

2.5.2. Community Stakeholders

Discussions were also held with the historical society as well as individuals associated with the property’s former use.
3. HISTORY OF THE PROPERTY

3.1. Historic Context

In this section we will set out the historic context of Albury in general and the study area, the northwestern corner of section 12 in particular. The information as presented here has been extracted from *The Southeastern Corner of Kiewa and Swift Streets, Albury, NSW. An Historical Analysis* by the author. For more detail that study should be consulted.

3.1.1. Indigenous Land use

The early European observers describe the area of Albury as open woodland. We have to imagine a productive region, dominated by the floodplain of the Millewa (Murray) River to the south and woodlands to the north. The areas along the drainage lines of the various major creeks, such as Bungambrawatha Creek west of the current town centre and Nine-Mile Creek to the east would have exhibited more open vegetation. The practice by the indigenous communities to annually burn off the land retarded the growth of dense shrub and kept the land open, but also provided sufficient fresh growth of native grasses to attract kangaroos, wallabies and other wildlife. The area now covered by south Albury was a series of sand hills; and a series of billabongs. While most of the latter are filled in, Brown’s Lagoon and Neill’s Lagoon still give evidence.

Indigenous settlement was scattered throughout the area with a few concentrations. Wiradjuri “usually chose a cleared space for their camps, in the neighbourhood of water, as fish and birds were their principal articles of food.” There is archaeological evidence for Indigenous habitation as well as burials throughout the Albury area, and settlement models based on site observations have shown that creeks, especially the confluences of creeks are prime locations for open camp sites and the like.

The area east of the mouth of Bungambrawatha Creek is reported as a meeting place, or camping place on cleared ground. A similar situation existed at Mungabareena, where a meeting place existed near the ford. Mungabareena is described as a “camp generally occupied” as late as the 1860s.

There appears to have been a substantial permanent Indigenous population, and it was deemed necessary to give one of the elders, dubbed ‘King Bungambrawatha’ a brass breastplate as a mark of recognition by the white authority in the area.

In addition to the normal habitation places, there were a number of special places in the Albury area. The most important was a burial ground located in a ‘sand hill,’ a sand dune on the Murray Floodplain.

European observations made during the 1840s and 1850s document the rapid decline of the Indigenous Australian population.
brought about by introduced diseases, environmental resource destruction and outright murder.

The relationship between Wiradjuri and white settlers seems to have been solely dependent on the attitude of individuals. Some of the later had employed Wiradjuri on the land they had alienated from them. The early settlers adopted much of the Wiradjuri bushcraft to secure their own survival.

The general shortage of European women in the region resulted in extended relationships between Wiradjuri and Europeans, with offspring. By the 1850s such relationships were frowned upon by the white community, often with tragic consequences to the Indigenous women.

Even though relations were at first amicable, this soon changed. The Faithfull massacre of April 1838 when eight whites were killed by Indigenous people near Benalla, and the Dora Dora massacre of 1838, when Wiradjuri were slaughtered by settlers, are events that stand out.

In response to a real, or perceived, threat by Wiradjuri, the New South Wales government agreed in 1838 to establish a police camp at Bungambrawatha. Depopulation of the district proceeded rapidly. The 1860s saw the establishment of reserves and missions, which served as centralised ‘collection points’ for the Indigenous peoples, regardless of their tribal affiliations, thus mixing people who, under traditional circumstances, would not be permitted to mix at close quarters. By 1882 only a single Indigenous person remained in Albury. He too is included in the 1891 census.

3.1.2. Time slice 1830s & 1840s

First European visitation to the area occurred in 1824 when a group of Aboriginal people helped Hamilton Hume and William Hovell traverse the area. Both carved their names into major trees in the Norieul Park area.

Even though the Europeans had crossed though the countryside, the area saw at first little disruption. The N.S.W. government in Sydney was reluctant to overextend its resources and thus actively discouraged any settlement south of Goulburn.

Serious European land use of the area started in 1835 when Charles H. Ebbend took up the area as part of his grazing Mungabareena Run (‘Mungabarina’, operated by William Wyse), thus commencing the alienation and later appropriation of indigenous lands in the area. The first station was set up somewhere in the area of the Albury waterworks.

Albury, located a crossing place across the Murray River was included in the weekly mail route between Melbourne and Sydney from 1839 onwards. The formal inclusion of Albury occurred concomitantly with the gazetting of Albury as a town and followed the establishment of a police outpost in 1838.

The river was being forded when the water levels permitted. By the end of 1848 Edward Crisp, proprietor of the Hume Inn, established a punt service departing from the end of Hovell Street.

Albury had been built on the northern shore of the Murray River. The initial European settlement occurred on the flood plain, with John Brown’s hut being near the confluence of Bungambrawatha Creek with the Murray. This location is hardly surprising given the Aboriginal use of the same location as a camp area.

In April 1839 the town of Albury was gazetted based the regulatory north-south oriented town grid with ten acre blocks and streets of 1 1/2 chains (99 feet) width. The lay-out had been proposed and surveyed by Thomas S. Townsend in January 1839 ignoring the actual topography of the area. The initial town comprised of five sections,
bounded by Hume Street in the north and Nurigong Street in the south, Wodonga Place in the west and Kiewa Street in the east (figure 3.1). Development was initially slow. The population rose slow, to only 65 in 1845. Small scale farms grew grain and vegetables in what is today downtown Albury. Initial ploughing and establishment of fields happened on the alluvial flat, as they were more fertile and easier to clear.

As a result of the repeated flooding, the commercial centre of Albury moved to higher ground, essentially north of Hume, and soon after, north of Smollett Street. By the late 1840s the town grid was extended to the north and east. The town grid had been set at an oblique angle to the established road, which had been developed based on the topography of the surrounding hills and the location of the crossing place.

In 1848, when Townsend’s new plan of the enlarged Albury was produced, the placement of reserves for the administrative centre that far from the established centre of population was unusual. The southern part of section 12 (bounded by Dean, Kiewa and Olive Streets) was in ‘the middle of nowhere.’ Yet it was placed strategically: located on higher ground to it was largely immune from flooding by the Murray. Its location substantially east of the commercial centre at Townsend Street was necessitated by the need to avoid any flooding by Bungambrawatha Creek.

3.1.3. Time slice 1850s & 1860s

The Crown Colony of Victoria was established on 1 July 1851 with the Murray River designated as the boundary to New South Wales.

The gold rush of the 1850's in the Ovens and Indigo Gold fields (with towns such as Mitta Mitta or Beechworth) created a demand for a wide range of produce and concurrently the agricultural exploitation of the Albury area increased manifold.

In the early 1850s Albury did not have the reputation as a progressive area. Albury became a municipality on June 25th, 1859, and thus in charge of its own town planning. The town was administered by a cooperation headed by an elected mayor and elected aldermen, commonly prominent businessmen and lawyers. Even though in charge of its own planning, Albury was tied in its development by the preexisting town grid as well as the placement of the reserves for its public spaces.

In 1848, when Townsend’s new plan of the enlarged Albury was produced, the southern part of section 12 had been set aside for the administrative buildings locating there the post office, the court house and other facilities (see below). This in turn created a pull that saw the centre of town gradually sift eastwards. By the mid 1850s a cluster of shops and dwellings had developed in (southern) Kiewa Street, in response to the new alignment of town.

The external communication of Albury comprised of land based traffic along the Sydney to Melbourne Road and, beginning in the early 1850s, of a smattering of river boat traffic. In addition, the telegraph arrived during this period. By end of November 1856 the connection with Melbourne was upgraded by extending the Melbourne–Beechworth coach service to Albury. Until then it had been a horse mail system only.

A new ferry was established in 1859 at the end of Wodonga Place, near the current bridge and close to the Turk’s Head Hotel. In 1861 the first timber bridge across the Murray was opened.

From the river the road zigzagged through town, because Townsend’s 1839 regulation north-south town. Initially, the road had traversed the area in a more or less straight line (figure 3.1). The expanding town grid forced this into a zig-zag, along the main
commercial areas. The most common route ran from the river east into Hume Street, from there north along Townsend Street, east along Dean Street, north along Kiewa Street and the east again either along Swift or, later, Wilson Streets. The study area which initially had been traversed by the Sydney Road (figure 3.2) was thus situated along the main route of through traffic.

The rules of land ownership and acquisition changed with the introduction of the Crown Lands Alienation Act 1861. This act meant that small parcels, between 40 and 320 acres, of Crown Land could be alienated, which increased the number of small land holders.

The economic development of Albury also saw the introduction of viticulture in 1851 by the German emigrants Schubach, Rau and Frauenfelder. By 1856 twenty-five acres were under vines.

The 1850s and in particular the 60s were a growth period for social development, commensurate with the increase in population: a national school opened in 1850, the first stipendiary magistrate was appointed in 1853, the first hospital was erected in 1860/61, a court house and new telegraph offices in Dean Street in 1860, a Mechanics Institute in 1861. Also churches of various denominations were erected, among them St. Matthews in Kiewa Street in 1857/59, just south of the area under assessment. In addition much commercial development occurred such as the Globe Hotel at the corner of Dean and Kiewa Streets. The area under assessment was just to the north of the development, but was located on the zigzagging main route through Albury.

The mid 1860s saw a regional depression, which caused a number of businesses to shut down or reduce services. Property prices plummeted, not only in the region but in central Albury as well. By the end of the decade business was booming again.

### 3.1.4. Time slice 1870s

A trip from Albury to Sydney took four days in 1850. The fast Cobb & Co. coach service connecting to the railhead at Goulburn cut travelling time to 51 hours in 1870. As the railhead neared Albury the travel times decreased. By the end of the decade the railhead had reached Gerogery. Making a land-based Melbourne-Sydney traffic feasible. The gap from Wodonga to Gerogery was bridged by Crawford & Co coaches, transporting 420 passengers in October 1880 alone.

Until the arrival of the railway most of the heavy goods traffic to and from the Border region was carried on paddle steamers plying the Murray. If the water levels permitted the voyage from Adelaide to Albury could be made in three weeks. Seasonally variable water levels of the Murray, however, made navigation beyond Wahgunyah/Rutherglen unpredictable and thus unreliable. In November 1873 the railway reached Wodonga from Melbourne. As a result most of the heavy goods traffic on the upper sections of the Murray shifted its focus to Melbourne and away from the river.

Albury was connected with Wodonga by a regular daily coach line from January 1874. In 1876 Crawford & Co. started an ‘omnibus,’ running every half hour from 2:30am, connecting Albury and Wodonga.

The urban development of Albury can be exemplified by the census statistics available. The population of Albury rose from 65 in 1845 to 981 in 1861 and 1906 by 1871. The major urban development was the location of the railway corridor, which was pegged out in 1874 and 1875. Clearly Albury was a border community and a future rail connection between the colonies of New South Wales and Victoria could be foreseen. Given the availability of land allotments in the region, the only available corridor was to the east of the exiting centre close to the
base of Eastern Hill. Once the railway had arrived and a station was built, this location would create another pull toward to the east, gradually causing businesses to relocate there, just as the placement of the administrative centre in section 12 had done at the beginning of the 1860s.

The construction of the Catholic Church at the corner of Olive and Smollett Street, in 1870-1872 and the extension of St Matthews in 1872-1874 were major communal developments of the decade. In the study area major new buildings were the new post office at the corner of Dean and Kiewa Streets in 1879, the Oddfellows Hall at 522 Kiewa Street, the Albion Hotel in Swift Street in 1874 (destroyed by fire in 1879).

During the 1870s the property market boomed. James T Fallon managed to acquire lots 8, 9 and 10 of section 12 which allowed him to subdivide them privately. This changed the original, town-plan structured north-south alignment of the lots, with focus on Swift Street, to an east-west alignment with a focus on Kiewa Street. The new subdivision comprised of slices of allotments 9 and 10, with a part of allotment 8. Fallon broke up allotment 8 into a number small land parcels included into the new subdivisions, a sliver of land along the eastern margin that was eventually added to allotment 7, and a 14\textquoteleft7\textquoteleft wide right of way carved out of the centre of the allotment. This lane way provided rear access to the properties, an essential component in times when horse-drawn carriages were the sole means of wheeled transport and when horses needed to be stabled in people’s back yards. By providing the rear access Fallon allowed owners to develop their new Kiewa Street frontage to the full width of the property.

The price differential for the lots indicates the decline in property values to further one went from Dean Street. While in 1875 the southwestern corner block of Dean and Kiewa Streets sold for £1800, the highest prices Fallon could attract for one of his subdivision lots was £200. This was paid in 1872 by the Manchester Unity of Oddfellows for 522 Kiewa Street, the property adjacent to the St Matthews parsonage. The neighbouring subdivision lots went for £140 each (524 and 526 Kiewa Street), while the combined block of lots 4 and 5 brought £191 or £95/6 per lot. Although only three house numbers further north than the lot bought for the Oddfellows Hall, it brought only half the return. Clearly, any property away from Dean Street was deemed a commercial backwater.

### 3.1.5. Time Slice 1880s

The 1880s saw an agricultural expansion and intensification in the areas north and northeast of Albury, which produced great economic gains for the town. Indeed, the 1880s were the boom years of Albury's development. In 1885 Albury was gazetted as a town.

By 1881 the Great Southern Line from Sydney had reached Albury, thus connecting the border with its capital city. The impact of the railway on travel times cannot be underestimated. While a trip from Albury to Sydney took four days in 1850, it could now be made in 16 hours by rail.

In 1880 the first roads in Albury were being blue metalled, starting at the customs house in southern Townsend Street and following from there the Sydney road via Dean Street and Kiewa Street to Wilson Street. Thereafter the metalling was gradually extended to other streets. Tar paving of roads did not commence until the late 1887s, and then at first confined to the footpaths.

As a direct result of the Victorian trains going straight through to Albury, the traffic volume of local omnibus service between Wodonga and Albury effectively collapsed. Whereas before the service comprised of eight or nine omnibuses and between four
and five coaches, using 40 horses, now only a couple of wagonettes and a couple of omnibuses were sufficient. The coach company Crawford & Co was forced to develop other routes to utilise its rolling stock. This led to the development of feeder lines for the railways and coach lines into the regional areas up and own the Murray.

While urban growth so far had been to the east as well as in the southern part, the 1880s were the decade when urban settlement expanded north. Wealthy land owners could afford to built houses a speculative rental properties. The demand for residential blocks outstripped supply, and production land was also converted into allotments. A good example is Crisp's Paddock, the land north of Guinea Street between David and Kiewa Streets, was subdivided in May 1881 into housing allotments—which swiftly sold.

In addition, the final harnessing of Bungambrawatha Creek opened up large tracts of centrally located land to subdivision and development.

By February 1883 the Albury Gas Company commenced operations, located in Kiewa Street, south of Smollett Street. Mains were laid along the main streets. This meant a reliable gas supply first for lighting in the homes and, gradually, also for heating and cooking. Another major development was the construction of a water reservoir on eastern hill, which was fed from the Murray by waterworks at Mungabareena. The scheme was extended in 1890. From 1885 water was piped through mains in the major streets. This ensured a reliable water supply even in the summer months when house tanks ran dry and water carts could not keep up with the demand.

In the late 1880s the central area continued to grow, attracting key institutions.

The development of public buildings along the Dean Street side of section 12 continued with the erection of a new telegraph office at the corner of Olive and Kiewa Streets in 1885, a new Mechanics Institute in 1883, and a fire station next to the Mechanics Institute in 1889. The Kiewa Street section saw the erection of the Albury Club in 1884, a Temperance Hall in 1885 (converted into the Federal Theatre in 1890), and the Salvation Army citadel in 1889.

Two idealized images from 1881 (figure 3.5) and 1888 (figure 3.6) give an impression of the study area, but should not be regarded as gospel.

### 3.1.6. Time Slice 1890s

On the environmental front the early 1890s marked the spread of the rabbits in the region. Rabbits did not arrive in the Albury Area until 1884. By the early 1890’s the rabbits had become a plague and graziers needed to consider taking drastic action. Investment in—expensive—rabbit-proof wire mesh fencing became common.

Economically Albury was not immune from the depression of 1893–1897. The construction of the new Municipal Chambers, which had been planned for the mid 1890s, had to be put abeyance until the economy improved. Businesses suffered and development stalled.

The end of the decade saw the advent of telephones. By 1899 26 telephones were connected.

During that decade no development occurred in the study area.

### 3.1.7. Time Slice 1900s &1910s

The first decade of the new century was dominated by the advent of the motor car, and the second decade by the advent of aviation, both of which were seen as ‘fads’ at first, and both were to have profound effects on travel and on Albury’s connection with the rest of Australia.
The first Albury citizen to own a car was the motor cycle dealer Frederick Charles Blacklock, who in 1905 acquired a Minerva. The number of cars grew slowly at first, but by 1911 there were about 30 motor cars in Albury. Parallel to the increase of the cars came an increase in the number of garages and mechanics who could maintain cars.

A major step in the urban development was the development of a sewerage system for central Albury. The first homes were connected in June 1919. Not only did this improve public health, but it also, potentially, freed up back yards. In many cases, however, existing outhouses were connected.

Another major component of the urban development of the 1910s was the installation of electric lights. By 1913 loans were raised by the council, but the outbreak of World War I temporarily delayed the laying of the lines. By 1916 this was completed, and gas lighting in the streets terminated.

With the depression over, many properties in Dean Street were redeveloped and the character of the city centre altered to become much more urbanite.

The southern part of section 12 remained the administrative hub of Albury. This was further demonstrated in 1914 when the Hume Shire Council occupied offices on the first floor of 522 Kiewa Street. The council remained in the building, which soon after became known as ‘Hume Chambers,’ until 1927 when it erected new premises on its present site at the corner of Kiewa and Engelhardt Streets, just north of the Salvation Army Barracks.

Even though coaches and horse-drawn carts were still dominant modes of transport, motor cars became increasingly common. The eastern side of section 12, located on the city centre, but on the road leading to Sydney, became the focus of the motor industry.

### 3.1.8. Time slice 1920s & 1930s

Urban expansion continued north as well as northwest, with the lower sections of the hills becoming prime real estate. Some development occurred in form of estates where developers subdivided an entire section and built residences.

The motor car exerted its dominance during that period. Horse-drawn coach lines went out business or were converted in to motor coach operations. In the study area we find the establishment of Murray Valley Coaches, a company founded in Albury, which in 1934 commenced operation of motor coach lines parallel to the Murray covering areas not connected by rail.

### 3.1.19. After the World War II

The break in the railway gauge, coupled with the placement of military bases and training camps along the Murray, made Albury a major transport distribution centre during World War II. The major breakthrough of the 1960s was the standardization of the railway gauge, which allowed trains to go from Sydney to Melbourne. While travel times improved, the main gain was the fact that all freight no longer needed to be transshipped in Albury. A loss of staff at the railways occurred, as well as a reduction in Albury's importance as a freight distribution centre.

The late 1940s saw the development of Australia’s first travel lodge at the northeastern corner of Swift and Kiewa Streets. Erected for Murray Valley Coaches, the building served a bus terminal and garage, and provided overnight accommodation for long-distance travellers (figure 3.7). 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.

In the 1970s Albury-Wodonga was declared a National Growth centre, which for short time boosted the local development. Residential areas grow on the outskirts of Albury. In the centre of Albury many commercial premises were changed from single occupancies to small shopping malls and arcades.

Figure 3.1. Interpretation of Townsend’s 1839 map. The development area is shown shaded.
Figure 3.2. Map of Albury with the Sydney Road alignment in the 1850s. Section 12 is shown in darker shading.
Figure 3.3: St. Matthew’s, Albury. Photograph of the church and the then recently completed parsonage (photo about 1870).
Figure 3.4. The Globe Hotel (left) and Fallon’s premises (right) in Kiewa Street in the early 1870s.\textsuperscript{76} Note the wine barrels in front of Fallon’s Store, as well as the use of large windows.

Figure 3.5. The Commercial Bank, at the southwestern corner of Kiewa \& Dean Street.\textsuperscript{77}
Figure 3.6. The intersection of Kiewa And Dean Street before the extension of the post office.  

Figure 3.7. The Murray Valley Coach terminal at the northeastern corner of Kiewa and Swift Streets photographed in 1953.
Figure 3.8 View of Kiewa Street looking south in the early 1960. Fallon’s wine cellars to the left.
Figure 3.9 Map of Albury with the highway alignment in the 1960s. Section 12 is shown in darker shading
3.2. History of 526 Kiewa Street

In this section we will summarise the history of the property and any changes to the structure or structures on that property.

3.2.1. History of Property Ownerships

The land was first formally alienated in 1851 when Bligh Doubleday, William Bryfett and John Gray were given crown grants (table 3.4). At the time the allotments were oriented north-south with a Swift Street frontage. All properties abutted to the Church of England property in the south.

During the 1870s the property market boomed. James T Fallon managed to acquire lots 8, 9 and 10 of section 12 which allowed him to subdivide them privately. This changed the original, town-plan structured north-south alignment of the lots, with focus on Swift Street, to an east-west alignment with a focus on Kiewa Street. The new subdivision comprised of slices of allotments 9 and 10, with a part of allotment 8. Fallon broke up allotment 8 into a number small land parcels included into the new subdivisions, a sliver of land along the eastern margin that was eventually added to allotment 7, and a 147" wide right of way carved out of the centre of the allotment. This lane way provided rear access to the properties, an essential component in times when horse-drawn carriages were the sole means of wheeled transport and when horses needed to be stabled in people’s back yards. By providing the rear access Fallon allowed owners
to develop their new Kiewa Street frontage to the full width of the property.

The property 526 Kiewa Street was created in 1872 following Fallon’s private subdivision. The first lots of the subdivision, lot nº 3 and this property, lots 4-5, sold on 28 February 1872. The premier lot of this subdivision, lot nº 1 (=522 Kiewa Street), located next to St Matthew’s church, was sold on 25 March 1872 for £200 to the Albury Lodge of the Independent Order of Odd Fellows Manchester Unity.82

Table 3.1. Development of the property value of 526 Kiewa Street. A comparison of rate values and actual values (in £)

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3.2.1. Rates

The first rate books exist for 1915. Table 3.1 sets out the rate data for the period 1919 to 1966 as extracted from rate books and valuer general’s rate assessments.

Initially, the Municipality of Albury only charged general rates as well as levies on lighting and electricity. In 1922 extra levies for water and sewer were introduced, followed by a levy for road improvement in 1923. The lighting rate was abandoned in 1926. By 1927 the rates were consolidated into a general rate, and levies for water and sewer. The rates were levied according to the ratios per £ of unimproved capital value. In 1922, for example, these were: general rate 5 1/8 d, Lighting rate 1/2 d; Electricity rate 3/8d; water rate 2d and sewer rate 2 1/2d. Table 3.1 compiles the rates levied for the property under discussion.

The property evaluation changed in 1932, with the NSW Valuer General setting a lower value that had been assumed by the Albury Borough Council. As a result the rates fell.

3.2.2. History of the buildings at the address and their uses

We have no photographic images of the property prior to an oblique overview image of Albury taken in 1891 from what is now Monument Hill (figure 3.13). That image does show the of the building but does not give any indication of street scape or the road deck. The properties in the area must
have had a public foot path at least from the 1880s, as the builder James Kyle had to apply for a permit when he wished to block the foot path with building materials in 1886. In the 1890s Kiewa Street had street trees on either side. A photograph in a special issue of the *Albury Banner* of 1896 shows what appear to be Elm trees in front of the post office, St, Matthew’s and adjacent buildings. From the angle of the image it is not clear whether the trees were planted all the way to the intersection with Swift Street or whether tree planting terminated with the St. Matthew’s parsonage.

3.2.2.1. Pre subdivision

Historic Background

In the absence of detailed records the information on this period of the property is extremely sketchy. There are no images in hand that can be drawn on. Prior to the subdivision the focus of the property would have been on Swift Street. This would have made 526 Kiewa Street part of the backyards of allotments 8, 9, and 10.

Description of the Building

It is highly unlikely that a major building would have been erected on the land now forming lot 3. Any cottages that may have been present would have fronted Swift Street. It is possible, however, that stables or other outbuildings may have been present on the grounds of 526 Kiewa Street.

3.2.2.2. Edward Soebel

Historic Background

The property was acquired on 24 February 1872 by Edward Soebel, listed in the conveyancing document as ‘store keeper’ resident in Albury. Soebel is not listed in the Albury section of Greville’s Post office directory for 1872 or the Border Post Almanacs of the period.

At this stage of research little else is known about the person.

We do not know whether it was Soebel or the subsequent owner who erected the building that was there in the 1880s.

Description of the Property

In the absence of detailed records the information on this period of the property is sketchy. The first image of the area comes from an idealised view of Albury as reproduced in the *Illustrated Sydney News* of 22 January 1881 (figure 3.11). This view cannot be taken totally literally as it, for example, shows St. Matthew’s Anglican church with a spire. While a spire had been planned for and a view of the future church with a spire illustrated in local papers, the spire was never erected when the church construction was stopped in 1874 due to financial difficulties. The liberties the artist took are also exemplified by St. Patrick’s having a spire (which it still lacks) and by the railway station building as a major terminal building with a tower. It is very likely that the artist sketched the town from a elevated position on Poole’s Hill. Specific details, symbolizing progress such as the church spires and the steam train arriving at the station, were filled in from other sketches and building plans while back in Sydney. Thus we have to be wary of details, the general impression is likely to be correct.

It shows two double-storey buildings north of St. Matthew’s, one being 522 Kiewa Street (Bellbridge Chambers) and, with small gap between, the property under assessment in this report.
Figure 3.11 Section of the panoramic view of Albury as shown in the Illustrated Sydney News of 22 January 1881.

Figure 3.12 Section of the panoramic view of Albury as shown in the Border Post of 7 December 1888.

Table 3.3. Rates levied on 526 Kiewa Street. (1915–1956)

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<th>Year</th>
<th>General Rates £/s/d</th>
<th>Roads £/s/d</th>
<th>Lighting £/s/d</th>
<th>Electricity £/s/d</th>
<th>Water £/s/d</th>
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<td></td>
</tr>
<tr>
<td>1950</td>
<td>34/17/10</td>
<td>1/-/-</td>
<td>4/16/3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1951</td>
<td>35/13/6</td>
<td>3/-/-</td>
<td>4/12/10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1952</td>
<td>49/10/-</td>
<td>3/-/-</td>
<td>7/14/9</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1953</td>
<td>62/13/-</td>
<td>3/-/-</td>
<td>9/5/8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1954</td>
<td>82/10/-</td>
<td>13/15/-</td>
<td>13/15/-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1955</td>
<td>96/5/-</td>
<td>13/15/-</td>
<td>13/15/-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1956</td>
<td>110/-/-</td>
<td>17/3/9</td>
<td>20/12/6</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Dirk H.R. Spennemann*

**No 526 Kiewa Street, Albury, NSW. An Assessment of Heritage Values**
<table>
<thead>
<tr>
<th>Date</th>
<th>Nature</th>
<th>Name(s)</th>
<th>Allotment(s)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Nov 1851</td>
<td>Crown Grant</td>
<td>Bligh Doubleday</td>
<td>Allot. 10</td>
<td></td>
</tr>
<tr>
<td>1 Nov 1851</td>
<td>Crown Grant</td>
<td>William Bryfett</td>
<td>Allot. 9</td>
<td></td>
</tr>
<tr>
<td>1 Nov 1851</td>
<td>Crown Grant</td>
<td>John Gray</td>
<td>Allot. 8</td>
<td></td>
</tr>
<tr>
<td>5 Jul 1855</td>
<td>Conveyance</td>
<td>Samuel Frederick Milford to Nathan Mandelson</td>
<td>Allot. 8</td>
<td></td>
</tr>
<tr>
<td>5 Nov 1859</td>
<td>Testament</td>
<td>Nathan Mandelson bequeath property to Samuel Emanuel, Levy Mandelson and Abraham Cohen</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 Sep 1855</td>
<td>Conveyance</td>
<td>William Bryfett to James Thomas Fallon</td>
<td>Allot. 9</td>
<td></td>
</tr>
<tr>
<td>1 Nov 1856</td>
<td>Conveyance</td>
<td>James Thomas Fallon to Henry Driedloft</td>
<td>Allot. 9</td>
<td></td>
</tr>
<tr>
<td>26 Jul 1858</td>
<td>Mortgage</td>
<td>Henry Driedloft to Charles Joseph Stassen</td>
<td>Allot. 9</td>
<td></td>
</tr>
<tr>
<td>30 Jul 1859</td>
<td>Reconveyance</td>
<td>Charles Joseph Stassen to Henry Driedloft</td>
<td>Allot. 9</td>
<td></td>
</tr>
<tr>
<td>14 Dec 1860</td>
<td>Conveyance</td>
<td>Bligh Doubleday to James Thomas Fallon</td>
<td>Allot. 10</td>
<td></td>
</tr>
<tr>
<td>20 Jun 1863</td>
<td>Decree</td>
<td>James Thomas Fallon vs. Elizabeth Drickluft and Catherine Drickluft</td>
<td>Allot. 8–10, Lot 1</td>
<td></td>
</tr>
<tr>
<td>4 Dec 1863</td>
<td>Vesting Order</td>
<td>In equity, land to be sold by the decree James Thomas Fallon</td>
<td>Allot. 8–10, Lot 1</td>
<td></td>
</tr>
<tr>
<td>30 Aug 1869</td>
<td>Conveyance</td>
<td>Levy Mandelson and Abraham Cohen to James Thomas Fallon</td>
<td>Allot. 8</td>
<td></td>
</tr>
<tr>
<td>3 Mar 1870</td>
<td>Mortgage</td>
<td>James Thomas Fallon to William Huon</td>
<td>Allot. 8</td>
<td></td>
</tr>
<tr>
<td>13 Dec 1871</td>
<td>Reconveyance</td>
<td>William Huon to James Thomas Fallon</td>
<td>Allot. 8</td>
<td></td>
</tr>
<tr>
<td>24 Feb 1872</td>
<td>Conveyance</td>
<td>James Thomas Fallon to Edward Soebel</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>1915</td>
<td>Rate Book</td>
<td>William Cleaver Woods</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>1925</td>
<td>Rate Book</td>
<td>Edward Cullen</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>1 Jun 1927</td>
<td>Land Valuation</td>
<td>Edward Cullen</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>1 Aug 1930</td>
<td>Land Valuation</td>
<td>Estate Edward Cullen</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>1932</td>
<td>Rate Book</td>
<td>Lavinia Cullen</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>6 Feb 1939</td>
<td>Land Valuation</td>
<td>Clarence Gordon Bowring</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>18 Apr 1944</td>
<td>Land Valuation</td>
<td>James Alfred Fifefield Champion</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
<tr>
<td>19 Apr 1989</td>
<td>Certification</td>
<td>Geoffrey Lynton Brissenden and Patricia Brissenden</td>
<td>Allot. 8–10, Lot 3</td>
<td></td>
</tr>
</tbody>
</table>

**Table 3.4. 526 Kiewa Street. History of Property Ownership**

**JAMES T FALCON NOW OWNS ALL THREE ALLOTMENTS (8–10) AND SUBDIVIDES THEM PRIVATELY IN AN EAST–WEST DIRECTION**
### Table 3.5. 526 Kiewa Street. History of Property Use and Modification.

<table>
<thead>
<tr>
<th>Date</th>
<th>Owner Name</th>
<th>Issue</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1913</td>
<td>McDonald</td>
<td>Runs Kiewa House Coffee Palace</td>
<td></td>
</tr>
<tr>
<td>24 Jul 1919</td>
<td>W. Cleaver Woods</td>
<td>applicant for plan copy is L.</td>
<td>191</td>
</tr>
<tr>
<td>28 Jul 1919</td>
<td>W. Cleaver Woods</td>
<td>Harrison architect</td>
<td>192</td>
</tr>
<tr>
<td>1 Jun 1927</td>
<td>Edward Cullen</td>
<td>Land valuation, property use: House</td>
<td>193</td>
</tr>
<tr>
<td>1 Aug 1930</td>
<td>Est Edward Cullen, then Lavinia Cullen</td>
<td>Land valuation, property use: House</td>
<td></td>
</tr>
<tr>
<td>14 June 1932</td>
<td>Lavinia Cullen</td>
<td>Reduction in area from 33' x 165' to 33' x 150'; land valuation, property use: House</td>
<td>194</td>
</tr>
<tr>
<td>16 Jan 1935</td>
<td>Lavinia Cullen</td>
<td>Land valuation, property use: House</td>
<td></td>
</tr>
<tr>
<td>31 Aug 1937</td>
<td>Lavinia Cullen</td>
<td>Auction sale of freehold</td>
<td>196</td>
</tr>
<tr>
<td>9 Mar 1938</td>
<td>C.G. Bowring</td>
<td>Land valuation, property use: House</td>
<td></td>
</tr>
<tr>
<td>10 Aug 1938</td>
<td>C.G. Bowring</td>
<td>Plans to modify Kiewa House, take out internal walls, remove front piers etc</td>
<td></td>
</tr>
<tr>
<td>6 Feb 1939</td>
<td>C.G. Bowring</td>
<td>Land valuation, property use: House</td>
<td></td>
</tr>
<tr>
<td>8 Jul 1941</td>
<td>C.G. Bowring</td>
<td>Land valuation, property use: Showroom, 2 Flats</td>
<td></td>
</tr>
<tr>
<td>18 Apr 1944</td>
<td>J.A. Champion</td>
<td>Land valuation, property use: Showroom, 2 Flats</td>
<td></td>
</tr>
<tr>
<td>4 Aug 1947</td>
<td>J.A. Champion</td>
<td>Land valuation, property use: Showroom, 2 Flats</td>
<td></td>
</tr>
<tr>
<td>11 Nov 1949</td>
<td>J.A. Champion</td>
<td>Fitting new 3ft door on south end of Kiewa Street Facade</td>
<td></td>
</tr>
<tr>
<td>16 Nov 1949</td>
<td>J.A. Champion</td>
<td>Demolition of store room and erection of residence in rear £750, indicates that he has 23,000 bricks and enough roofing iron needed</td>
<td></td>
</tr>
<tr>
<td>15 May 1950</td>
<td>J.A. Champion</td>
<td>Land valuation, property use: Showroom, 2 Flats</td>
<td></td>
</tr>
<tr>
<td>24 Sep 1953</td>
<td>J.A. Champion</td>
<td>Land valuation, property use: Cottage, Shops, Flats</td>
<td></td>
</tr>
<tr>
<td>30 Jun 1960</td>
<td>J.A. Champion</td>
<td>Land valuation, property use: Cottage, 2 Shops, Flats</td>
<td></td>
</tr>
<tr>
<td>10 Apr 1963</td>
<td>J.A. Champion</td>
<td>Addition of rear Building</td>
<td></td>
</tr>
<tr>
<td>1 Nov 1966</td>
<td>J.A. Champion</td>
<td>Land valuation, property use: Cottage, 2 Shops, Flats</td>
<td></td>
</tr>
<tr>
<td>18 Dec 1966</td>
<td>J.A. Champion</td>
<td>Modifications in rear, demolition of shed and section of building, addition of new work</td>
<td></td>
</tr>
<tr>
<td>3 May 1977</td>
<td>J.A. Champion, Vocca Communications</td>
<td>Erect protruding signage</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Owner</td>
<td>Name</td>
<td>Issue</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------</td>
<td>-------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>1978</td>
<td></td>
<td></td>
<td>The Brissendens begin to buy JA Champion</td>
</tr>
<tr>
<td>11 Feb 1982</td>
<td>JA Champion</td>
<td>Rod Hardinge Photography</td>
<td>JA Champion Auto Electrics, Photographer moved to upstairs rooms</td>
</tr>
<tr>
<td>24 Feb 1989</td>
<td>Geoffrey Lynton Brissenden &amp; Patricia Brissenden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17 Mar 1989</td>
<td>Geoffrey Lynton Brissenden &amp; Patricia Brissenden</td>
<td>JA Champion</td>
<td></td>
</tr>
<tr>
<td>19 Apr 1989</td>
<td>Geoffrey Lynton Brissenden &amp; Patricia Brissenden</td>
<td>Gregory Millbourne Thomas &amp; Christine Sheela Thomas</td>
<td>Lease expires 17 April 1991, plus three year option</td>
</tr>
<tr>
<td>11 Aug 1989</td>
<td>Kenneth James and Joanne Davonport</td>
<td></td>
<td>Conversion from Car electricians to Optics shop, modify windows and paint elevation in heritage colours</td>
</tr>
<tr>
<td>14 Aug 1989</td>
<td>Colin Haynes</td>
<td></td>
<td>Lessee modifications in rear</td>
</tr>
<tr>
<td>12 Sep 1989</td>
<td>Kenneth James and Joanne Davonport</td>
<td></td>
<td>Lessee modifications in rear</td>
</tr>
<tr>
<td>1 Feb 1990</td>
<td>Kenneth James and Joanne Davonport</td>
<td></td>
<td>Lessee</td>
</tr>
<tr>
<td>2000</td>
<td>Home and Community Care Service Hume Area Office</td>
<td>Torrens title issued R9497791. ref 3/578518</td>
<td></td>
</tr>
</tbody>
</table>

If the picture is to be believed, then 526 Kiewa Street was at that time a two-storey building with a hipped roof and a double-storey verandah facing Kiewa Street. The building, which has a low annex at the rear, lacks windows on the northern façade.

If true it would indicate that the owners fully expected that an adjoining building be erected that would cover up any windows. In the event, Crawford & Co erected its horse stables there in 1886, which, although a large building, would not have covered any windows on the upper story.

Worth noting is also that the view shows a lower two storey building in the back of 526 Kiewa Street, flush with the northern property boundary. That building has windows and a door facing the at that time vacant block of 528-530 Kiewa Street.

The *Border Post* published a view of the progress of Albury on 7 December 1888 (figure 3.12). Like it’s 1881 predecessor, that image is a combination of reality and wishful thinking and thus needs to be interpreted with same reservations. This view shows the Crawford Stables but fails to show either 522 or 526 Kiewa Street.

The first available photograph, a view of Albury taken from Monument Hill in 1891 (figure 3.14) shows the eastern side of Kiewa Street. The building now known as Kiewa Hose is clearly visible as a two-storey building with a double-storey, four posted verandah (figure 3.16). Image comparison
with the neighbouring Oddfellows Hall at 522 Kiewa Street suggests that the verandah would have had a cast iron ornament in 1891 (see figure 5.18 for 522 Kiewa Street).

The building had a flat parapet with a triangular raised centre. A chimney can be seen on the southern side of the building. Whether another chimney existed on the northern side (which is likely) and whether the parapet was closed off with finials cannot be made out because of the grain of the photo print. A verandah, let alone a cast iron one, was a sign of affluence and a display of wealth.

Figure 3.14. View of the eastern side of Kiewa Street in 1891.

Figure 3.15. Section of an oblique photo of Albury taken from Monument Hill, showing the eastern side of Kiewa Street in 1907.

Figure 3.16. Further enlargement of figure 3.14 showing 526 Kiewa Street.

Figure 3.17. Further enlargement of figure 3.15 showing 526 Kiewa Street.

The building looks dark in the picture (figure 3.16). This is certainly caused by the fact that the façade is shaded by the verandah, but also likely an indication that building at that stage was plain and unrendered and unpainted brick. The Oddfellows Hall, too, was an unpainted building (figure 3.18) and
it is likely that the design of Kiewa House was kept in line with that of the neighbourhood.

Another oblique view of Albury, taken in 1907, represents a less fine-grained print (figure 3.15). The building can be made out but details are fuzzy (figure 3.17). If the interpretation of figures 3.16 and 3.17 is correct, then a street tree was growing in front of 526 Kiewa Street.

3.2.2.3. 'Kiewa House Coffee Palace

Historic Background

In his memories Charles E. McDonald recalls that the eastern side of Kiewa Street in 1913 comprised of the Hume Shire Council Chambers (522 Kiewa St), the 'Kiewa House Coffee Palace,' a large two storey building owned by W. Cleaver Woods (526 Kiewa). North of that were Crawford's livery stables.\textsuperscript{229}

This boarding house was operated Mrs Chamberlain.\textsuperscript{230} Exact dates are unknown at this stage.

By 1925 the property was owned and apparently also operated by Edward Cullen

Kiewa House at 526 Kiewa Street must not be confused with an earlier Kiewa House, located south of Dean Street. The \textit{Border Post Almanac} for 1893 includes an advertisement for a private boarding establishment 'Kiewa House' near the Rose Hotel, operated by a Mrs Steer.\textsuperscript{231}

Description of the Property

We are uninformed about any changes to the appearance of the property on the Kiewa Street side. A sewerage plan for 1919 (figure 3.19) shows an array of structures on the site, namely the brick building facing Kiewa Street, a narrow annex on the northern boundary and a more substantial, elongated brick building also along the northern property boundary. This configuration is exactly what is depicted in the 1881 view of the area (figure 3.11) giving some credence to aspect part of the view.

In addition to the brick buildings, the sewerage plans depicts two weather board buildings abutting the brick building on the northern property boundary, as well as a stand-alone weather board building in the centre of the property on the southern boundary line.
Figure 3.18. The Oddfellows’ Hall at 522 Kiewa Street, a neighbouring building of the same vintage shown here for comparison.

Figure 3.19. Section of the sewerage plan of 1919 showing 526 Kiewa Street.

Figure 3.19 Aerial view looking west, showing the development area from the rear in 1925.
Figure 3.20. Section of an oblique photo of Albury taken from Monument Hill, showing the eastern side of Kiewa Street in 1927.

Two outhouses are indicated, one in the northeastern corner of the property close to Wood’s Lane, and the other at the rear of main two-storey building, near the southern fence line.

The weatherboard building, it can be speculated, were most likely stables for the horses and carriages of the guests boarding at 526 Kiewa Street. The brick building at the northern boundary, connected by the narrow building with the main structure, was most likely the servants’ quarters.

A 1925 aerial view taken from the east shows the rear of the buildings along Kiewa Street. The property under discussion shows a dominant two storey building with a hipped roof along the Kiewa Street building line. That building seems to have a single chimney in the centre of the eastern façade. In addition we can make a gable-roofed, single story building on the northern property boundary. The image is a bit fuzzy and thus hard to interpret, but there appears to be at least one skillion roofed building where the sewerage plans shows the weatherboard structures. The weatherboard building shown on the sewerage plan to exist on the southern side of the yard seems to have been removed by that time.

A photograph taken from Monument Hill in 1927 (figure 3.20) does not add anything new, except for indicating the presence of apparently heavy finials on the parapet. Also, a power pole seems to have been set to the left of the building indicating access to electricity (figure 3.22).

A building plan drawn up for a 1938 development application shows two fire places on the ground floor, one in the front area on the southern side, and one in the centre of the eastern façade (figure 3.23). The plan for the first floor shows three fire places, two in the same position as on the ground floor, and on the northern side of the front...
section, slightly more forward than then one on the southern wall (figure 3.24).

The floor plans included in the 1938 development application contain plans of the then existing internal layout of both the ground floor (figure 323) and the first floor (figure 3.24). The layout of both floors is evocative of nineteenth century accommodation and seems to be still the original layout.

On the ground floor a hallway running the length of the northern façade led to a flight of stairs to the first floor, as well as to the back yard on the eastern side.

Figure 3.23. Plan of the ground floor of 526 Kiewa Street in 1938.
Figure 3.24. Plan of the first floor of 526 Kiewa Street in 1938.
Figure 3.25. Plan of the ground floor of 526 Kiewa Street showing the proposed development in 1938.
The hallway also angled to the south giving access to four rooms (two each at the western and eastern side. The first room to the right off the hallway also had an access door from Kiewa Street (figure 3.23).

The first floor comprised of six rooms accessed from an angled corridor, has a total of six rooms, two with windows to the back yard, two with windows to Kiewa Street and one each with windows to the south and the north. The corridor also leads to a doorway in the Kiewa Street façade, leading out to the balcony (figure 3.24).

Figure 3.26 reproduces the appearance of the front façade as shown in the 1938 development plans. Based on this, as well as the floor plans, the appearance of the 1891 façade was reconstructed with the verandah omitted. (figure 3.28). The positioning of the two windows as well as the doors is certain, but the height of the doors and their shape, ie whether with fan lights or not, is speculative. The same applies to the upper margin of the windows. Going by the appearance of the neighbouring Oddfellows Hall (figure 3.22), rounded windows were assumed.
Figure 3.28. Reconstruction of the 1891 façade with rounded windows on the ground floor

Figure 3.29 shows an alternative reconstruction with rectangular windows, which seem indicated if we consider that the window right next to the doorway is most probably a shop window. It is, of course, possible that the right hand window had a curved upper margin, while the shop window was square.

Figure 3.29. Reconstruction of the 1891 façade with angular windows on the ground floor

Figure 3.30 shows a speculative reconstruction of the appearance of 526 Kiewa Street with the double story verandah. The shape of the coast iron was roughly modelled on that used for the Oddfellows’ Hall (figure 3.22).

3.2.2.4. Motor Garage 1938—1944

Historic Background

Kiewa House was offered for sale by auction on 31 August 1937. The advertisement describes the property as a “double storey brick building, comprising shop, five rooms, kitchen and sheds on the ground floor, as well as six rooms, bathroom and balcony upstairs.” At the time it was also still worth mentioning that the building has electricity and was sewered.

Soon after acquisition Lawrence G Browning ruined the building into a cars shows room with flats in the rear and upstairs.

Description of the Property

As part of the 1938 development the entire downstairs section of the front façade was demolished and replaced by a large steel-rimmed show window as well as roller shutter door. The window surrounds were tiled with black glazed tiles. Both the window and tiles were fashioned after the show windows installed at approximately the same time in the neighbouring building 528-530 Kiewa Street. Even the height of the tiling matched that of 528-530 Kiewa Street (see figure 3.26). As part of the development the verandah was removed and ornamental components of the brick piers on the lower part of the façade cut back. The doorway leading from the corridor to the balcony was bricked up. The façade was rendered.

Internally, the two rooms of the ground floor were demolished to make way for the show room, while the two remaining rooms were remodelled to serve as office and store (figure 3.25). The fireplace on the southern side was bricked up on the ground floor.

An oblique aerial view that part of Kiewa Street taken in 1947 shows the façade painted white with a three-line advertising placed between the two windows on the top floor (figure 3.31). A power pole is erected
on the curb at the northern side of the structure.

Compared to other iron roof in the full photo (not shown), the roof of 526 Kiewa Street seems new. It is possible that it was renewed soon after or as part of the 1938 development. The photo also seems to show a mature European-looking tree in the backyard.

A vertical aerial view taken in May 1949 shows the building, an annex on the southeastern corner connecting the building with an outhouse, the building on the northern boundary line as well as rubble in the yard, but no tree. (figure 3.32-34). Judging from the shadows cast, there were two chimneys, both on the southern side, while both the chimney on the eastern side and that on the northern side had been removed. Also, it appears that the central weather board building, as well as the weatherboard building on the southern boundary have been removed (figure 3.32-34).

Figure 3.30. Speculative reconstruction of the appearance of 526 Kiewa Street with verandah.
Figure 3.31 Oblique aerial shot taken in 1945 showing the properties 522 to 526 Kiewa Street⁴¹
Figure 3.32 Adastra Airways Aerial Photograph of the City of Albury of 9 May 1949, showing the section 12
Figure 3.33 *Adastra Airways Aerial Photograph of the City of Albury of 9 May 1949, showing the development area*
Between 1938 and the beginning of 1949 a laundry annex was erected on the southeastern corner of the building, with a flight of stairs providing access to the upper floor. This allowed to demolish the staircase as well as the other offices on the ground floor, thereby expanding the premises into one large show room (see figure 3.35).

3.2.2.4. J.A. Champion

Historic Background
Champion Electric Service moved from its location in Olive Street to its newly acquired premises in 526 Kiewa Street in 1944. The layout was that of a motor shop in the rear and a sales outlet in the Kiewa Street front.

In the 1950s Champion’s had a virtual monopoly on the business of autoelectrics in Albury.

Description of the Property
In November 1949 Champion applies for a development permit to demolish the set of flats on the northern boundary—the building that once had been the servant’s quarters. It is no longer deemed fit for habitation and has been used as a store room for some time. He applies for permission to demolish the building and erect a new two-storey set of flats along the southern boundary (figure 3.35).
Figure 3.35. Location plan of the existing and proposed buildings on the property 526 Kiewa Street in November 1949.
Figure 3.36. Plan for new flats in the backyard of 526 Kiewa Street in November 1949

Figure 3.37. Northern façade of flats to be erected in the backyard of 526 Kiewa Street
Figure 3.38. Proposed eastern and western façades of the new flats to be erected in the backyard of 526 Kiewa Street in November 1949

Figure 3.39. Oblique aerial shot taken in the early 1950s showing the eastern side of Kiewa Street.
In view of the post-war shortage of building materials, he states that Champion can salvage from that building 23,000 bricks, 74 sheets of roofing iron and the Murray pine flooring. The new building was a two storey set of flats with a central hallway and stair-case, with two rooms on each floor, going off either side of the central hallway (figure 3.36). The upper floor has an bathroom overhanging the building line.

In 1963 a metal framed building was erected along Wood’s Lane to provide for a weatherproof working area.

3.2.2.5. Davonport

Historic Background

In 1989 the property was acquired by the Davonport family and converted into a series of shops and offices.

Description of the Property

In 1989 the remaining area in the rear, between the Kiewa Street building, the metal shed at the Wood’s Lane end and the block of flats was roofed over with corrugated iron to provide for a single roofed-over space.
Figure 3.43. Plan of the ground floor of 526 Kiewa Street showing the proposed development in 1968.
Figure 3.44 Oblique photograph showing the development area in January 1975. Photograph taken from the top of the Albury City Council Building.

Figure 3.45 Detail of figure 3.44
Figure 3.47 Oblique aerial photograph showing Section 12 on 26 October 1975.

Figure 3.48 Detail of figure 3.47
Figure 3.49. Plan of the façade of 526 Kiewa Street showing the proposed development in 1989.
Figure 3.50 Front Façade of 526 Kiewa Street in 1989.255

Figure 3.51 Front Façade of 526 Kiewa Street in 1989.256
Figure 3.52 Interior of 526 Kiewa Street in 1989.

Figure 3.53 Interior of the rear section of 526 Kiewa Street in 1989, looking east.
Figure 3.54 Interior of the rear section of 526 Kiewa Street in 1989, looking west.

Figure 3.55 Interior of the rear section of 526 Kiewa Street in 1989, looking east.
Figure 3.56 Front Façade of 526 Kiewa Street during renovations in 1989.  

Figure 3.57 Interior of 526 Kiewa Street after renovations in 1989.
Figure 3.58 Interior plan of 526 Kiewa Street following renovations in 1989.
4. PHYSICAL DESCRIPTION

4.1. OVERVIEW

4.1.1. TYPE OF STRUCTURE
Two storey vernacular building modified for commercial office space in central Albury.

4.1.2. ARCHITECTURAL STYLE
The original section of the building consists of a two storey red vernacular colonial bond structure with a hipped roof of corrugated iron. Due to the adaptive reuse of the building it is difficult to identify a particular architectural style. Adaptive reuse of the building reflects a number of changes and additions to the historic fabric, some of which are sympathetic with the historic fabric, such as the parapet with decorative moulding.

4.2. EXTERIOR

4.2.1. WEST FAÇADE (FRONT)
A grey rendered façade facing Kiewa St which provides the main access point and acts as the shop front (figure 4.1). Plinth detail is visible at the base of the cornices on the south western and north western corners of the façade. Access to the interior of the building is through a set of double glass doors with brass fittings. The street number is marked with a brass number plaque. A shop window dominates the lower part of the (figure 4.2). The second story façade contains three arched windows with glass inserts. The arches are painted in rust colour and from the ground it is difficult to determine the material used for the window frames (figure 4.3). A clear line is evident between the first and second stories and may indicate the presence of a former awning (figure 4.2). An awning is currently present between the first and second stories. Constitute materials are of colour bond and round metal tubing with decorative circle detail, all of which are in a rust coloured finish (figure 4.3). A decorative parapet has been added to the second story roof line (figure 4.2). The parapet appears to be of rendered brick. Timber mouldings have been utilised for decorative inserts of rectangular design (figure 4.2). Some of which are showing signs of decay. The north and south corners of the parapets are decorated with urn features. From the ground it is difficult to determine the constitute material of these features (figure 4.2). The words ‘Kiewa House’ are painted on this parapet in a slightly darker paint (figure 4.2).

4.2.2. SOUTH FAÇADE
The south façade of Kiewa House is inaccessible as it is bordered by the ASC building at 528 Kiewa St (figure 4.2). A brick chimney stack is visible (figure 4.6).
Figure 4.1 Western Façade of Kiewa House

Figure 4.2 West façade with rendered finish and evidence of a veranda or awning.
Figure 4.3 Decorative awning brackets of rust coloured tubing and curved canopy.

Figure 4.4 Lower story of western façade facing south towards Dean St
Figure 4.5 Decorative precast urn features on top of the north and south corners of the parapet.

Figure 4.6 View of the south façade which is inaccessible.
Figure 4.7 East Façade with rear sliding door and pedestrian zincaluminate door closed. Note the difference between the brick work suggesting that were added at varying times. Trim decking provides a framework for the doors and adjoins the brick walls.

Figure 4.8 East façade with the rear doors open providing a view of the internal space.
Figure 4.9 Upper east façade which has undergone a number of modifications

Figure 4.10 Evidence of a former block of flats
Figure 4.11 What appears to be a former block of flats with chimney stack.

Figure 4.12 What appears to be a former block of flats. Note lintel detail on the east and north sides.
4.2.3. EAST FACADE

Ground level.—The east façade provides rear access to Kiewa House and is bounded by Woods Lane. The area is currently utilised for tenant parking. The constituent materials of this faced consist of brick pillars in a stretcher bond which support a large galvanised iron sheeting sliding door (figure 4.7) and can be opened up to facilitate vehicle entry (figure 4.8). A small aluminium framed window with a brown tile lintel provides light on the northern brick pillar (figure 4.8). A concrete drive provides access into the space.

Upper level.—From a high vantage point it is possible to identify constituent materials on the upper storey of the original east façade. The use of red brick in a colonial bond is evident and is consistent with the other facades (figure 4.9). A number of modifications are also evident. Former openings have been filled in with brown brick as was used in the pillar below to support the rear parking area. Evidence of a white wash is also evident. Flashing is exposed on this façade. What was originally a semi detached structure comprising an outhouse is also visible from this level (figure 4.10), this structure is of red and cream brick.

Lower level.—From within the car parking space a disjointed space is presented. What is assumed to be a former outhouse with a chimney and door openings are located against the south wall (figure 4.11). Internal access to this space was not possible. The outhouse contains evidence of former window openings with rendered lintels (Figure 4.12). A stretcher brick bond has been utilised and thus differs from the original section of the building. From the site documentation it is known that a toilet is currently within this space, and part of it also forms two garden alcoves for the suite 2 offices. This space is defined through a rendered façade (figure 4.13).

4.2.4. NORTH FACADE

The north façade of Kiewa House is of vernacular construction in a colonial bond. This façade was difficult to photograph due to the narrowness of the lane between Kiewa House and the Hub Arcade (figure 4.13). Photographic documentation was carried out where possible. There is evidence of a stucco finish on sections of the wall. Colonial bond has been utilised on the first section of the building and use of clinkers is evident (figure 4.14). Two granite blocks were noted on this façade and may provide buttress support. A 1950’s style electric style light is present on this façade and may provide buttress support. A 1950’s style electric style light is present on this façade and has an external switch suffering from corrosion (figure 4.15). A recessed window opening on this façade is currently in use. This opening consists of a timber frame with a double sash window, wide timber transom, a rendered lintel (figure 4.16) and a single window is located further east on the wall (figure 4.17).
Figure 4.13 Photographic documentation of the narrow space between Kiewa House (left) and the Hub Arcade (right). View facing west.

Figure 4.14 Colonial bond with use of clinkers. Also indicates where the original section of Kiewa House ceases and the newer extension begins.
Figure 4.15 Light fitting on north façade showing evidence of corrosion.

Figure 4.16 North façade recessed window opening with rendered lintel.
Figure 4.17 Single window opening on north façade with a rendered sill.

Figure 4.18 Vent detail located closest to the west façade
Figure 4.19 Second vent detail

Figure 4.20 Internal hip roof structure of Oregon trusses and demonstrating pitch
Figure 4.21 Sawtooth supports in rear (east) extension.

Figure 4.22 Sawtooth metal supports with hardwood beams.
Figure 4.23 View of internal roof structure from within rear extension (facing east)

Figure 4.24 Kitchen within the MRC
Two varying vent styles were located on this façade, that closest to the west façade being ornate (figure 4.18) then the second (figure 4.19).

A clear line in the vernacular structure can be noted where the original Kiewa House ended and the extension commenced (4.14). This is also demonstrated in a change of roof levels. Evidence of a opening which has been filled is also present on this façade, the mortar work indicates that this was filled from the opposite side.

4.3. Roof

4.3.1. Roof Structure

The original section of the roof structure consists of a hipped roof structure (figure 4.9). Access to the internal space for this section of the building is limited to a single access point near Data Voice Communications (suite 3). Oregon trusses are in use and are supported by rafters and battens of the same fabric (figure 4.20). The roof structure of the rear extension consists of a flat roof which are supported by the load bearing exterior wall (figure 4.21). supported by the use of tubular metal sawtooth trusses and hardwood bearers (figure 4.22).

4.3.2. Roof covering

From the site investigation two roofing materials could be identified. Corrugated iron is used substantially on the original section of Kiewa House (figure 4.9) the use of short narrow sheets reflecting the age of the roofing fabric (figure 4.6). An internal examination of the east roof identified a corrugated zinc roof laid the flat timber roof structure a layer of insulation material separating the two fabrics (figure 4.24).

4.3.3. Rainwater Management

Rain water is collected in quadrant galvanised gutters on both the north and south sides. A rainwater header is located on the west corner of the north and south façades. The guttering system is attached to a facia on the north and south façades. A timber ribbed facia is located on the north façade, the south façade appears to utilise a metal facia (figure 4.6). On the north façade a rainwater header collects the water and directs down a quadrant galvanised quadrant down pipe to the open drain beneath, which runs the length of the façade and connects to the storm water (figure 4.13). The south also appears to utilise a quadrant galvanised down pipe from the rainwater header (figure 4.6).

4.4. Cellars and Foundations

4.4.1. Foundations

From the site investigation no exposed foundations were located.

4.4.2. Cellars

The site investigation did not identify any indication relating to the presence of exposed cellars.

4.5. Internal Layout

4.5.1. Current Internal Layout

The current internal space is divided into a number of commercial office spaces. A description of each of these spaces will be provided and supported through photo documentation. A floor plan has been prepared, however inaccessibility to some spaces resulted in a degree of deductive analysis in rela-
tion to the internal space of these inaccessible areas.

**Multicultural resource centre suite 2**

Currently located at the rear of the building this suite contains a modern kitchen area (figure 4.24) and office area, with false walls dividing the space (figure 4.25). The lower level contains three office partitions (figure 4.25), kitchen area (figure 4.24) and photocopier room. A central office space connects the three (figure 4.26). A small internal timber staircase provides access to an upper open office space (figure 4.27), with plaster walls. Ornamental garden provisions behind a glass window and brick rendered frame are situated on the north façade of this slightly higher level (figures 4.28 & 4.29). Tactical investigation of the flooring fabric of this upper level appears to be of floor boards, but this is currently covered by carpet. Heavy glass panelling within aluminium frames provides the constitute material which separates the suite from the arcade (figure 4.30). False walls feature extensively throughout the suite with only the wall on the south façade of the photocopier room being solid.
Figure 4.26 Central office compartment of suite 2

Figure 4.27 A small timber internal staircase connects the two levels of suite 2.
Figure 4.28 Garden insert 1 (from west to east)

Figure 4.29 Garden inset 2 from west to east
Figure 4.30 Heavy glass walls within aluminium frames and doors provide a physical barrier between the suite and corridor.

Figure 4.31 Interior of Data voice communications office space facing east
Figure 4.32 Datavoice storeroom

Figure 4.33 Ceiling detail in the Datavoice suite.
Figure 4.34 Office space1 with arch detail (from south to north)

Figure 4.35 Centre office suite2 With false partitioning and arch detail window
Figure 4.36 double window located on the north façade of the north western office space.

Figure 4.37 Storage space on the north wall with single window
Figure 4.38 Conference room

Figure 4.39 Presence of internal fireplace on north façade
Figure 4.40 Bathrooms for suite 3 Samuel Davies Corporate Services offices.

Figure 4.41 Single timber frame window on north façade next to the fire place.

Figure 4.42 Glass bricks provide natural light for the small space between the bathrooms and suite 3 on the south façade.
Figure 4.43 Hallway facing west towards main entrance on Kiewa St.

Figure 4.44 Hallway facing east
Figure 4.45 Double doors which provide access to the rear of the building with gold fittings. The door to the left provides access to a storage space.

Figure 4.46 Ceiling, vent and architrave detail from within the suspended roof on upper level above Samuel Davies Corporate Services (South west corner).
Figure 4.47 Ceiling and cornice detail from within the suspended roof on upper level above Samuel Davies Corporate Services

Figure 4.48 Use of suspended ceilings on the upper level.
Figure 4.49 A rigid ceiling system is utilised inside Datavoice Communications Suite 1.

Figure 4.50 Internal staircase leading to second storey.
Figure 4.51 Stairs within the Multicultural Resource Centre

Figure 4.54 Internal view of north wall rear extension demonstrating the use of fibro sheeting and a brick fender wall.
Data Voice suite

Located on the west façade of the building the Data Voice Communications occupies suite 1. Within the building there are actually two suite ‘1’. The space occupied by Data Voice is directly on the west façade. The other is located next to Data Voice and between the stairs, this has marked suite 1a on the floor plan. Although Data Voice rents both spaces they do not have a key for suite 1a, this suite was also inaccessible at the time of the study. Access to Data Voice is granted through a heavy glass door within an aluminium frame. False walls have been utilised to provide partitions in the current office space (figure 4.31), a store room at the rear of the suite is currently in use (figure 4.32). Within this suite the structure of the staircase is evident (figure 4.33) and influences the current ceiling structure (figure 4.33). All of the perimeter walls are solid. The west façade consists of heavy glass panels. This is continued to the entry point for the suite with a heavy glass door with brass fittings. A solid rigid ceiling is evident within the suite. There is little historic fabric evident within the suite.

Samuel Davies Corporate Services (Suite 3)

Located on the second storey of Kiewa House this office space is accessed through a set of heavy glass doors set within a timber frame. False walls have been utilised extensively to partition the suite into its current layout. A series of three office spaces are on the west the solid walled façade, decorative arch windows are located within each of these three office spaces (figures 4.34 & 4.35). The use of aluminium framing indicates that they are a current addition to the west façade and not part of the historic fabric. The north western corner also contains a double sash timber framed window overlooking the north façade (figure 4.36). A storage room (figure 4.37) with a single timber framed window is in use. A conference room (figure 4.38) contains some original fabric with a solid wall evident in the centre corner near the stairs (see floor plan). The south façade contains a former brick fire place which has since been filled and painted (figure 4.39). Next to this is timber window frame which contains a single window overlooking the south façade (figure 4.41). A suspended ceiling is in use throughout the suite. Suite 3 has its own bathrooms opposite the entry doors against the south façade (figure 4.40) glass bricks allow light through the narrow space between the bathroom and the office space (figure 4.42).

4.5.2. Internal doors and hallways

A wide long corridor separates the north façade and shop façades (figure 4.43 & 4.53). The floor is tiled in a geometric diamond design of pink and grey.

The majority of the doors providing access to the individual shops are heavy glass with metal frames. Rear access is possible via Wood’s Lane. A enclosed area at the rear of the building (east façade) provides access and a large sliding corrugated iron door with pedestrian access is present (figures 4.7 &4.8). A set of double doors then provide access to the corridor (figure 4.45) a single internal door provides access to a storage area (4.46). The slightly protruding wall evident in the hall (figures 4.43 and 4.44) is a solid load bearing wall.

4.5.3. Ceilings

A number of ceiling fabrics have been utilised throughout the building. From within the roof space on the upper storey it was possible to identify the use of plaster board within the false ceiling (figure 4.46). This examination also revealed the presence of an ornate cornice (figure 4.47) and decorative architraves in a geometric design (figure 4.46). On the upper level this older section has been covered through the use of the cur-
rent suspended ceiling (figure 4.48). Suspended ceilings are also utilised in the hallway of the building, and the lower level of the Multi Cultural Resource Centre. The upper level of the Multi Cultural Resource Centre has a rigid plaster ceiling. The ceiling structure within Data voice communications is a rigid structure and would have load bearing properties due to its proximity to the staircase (figure 4.49). It is possible that more historic ceiling fabric is present beneath the false ceilings.

### 4.5.4. Staircases

A staircase provides access to the upper level of Kiewa House. A non invasive assessment indicates that the constituent material is timber, however these are currently covered with pink carpet (figure 4.49), a timber balustrade with gold fittings are located on either side of the staircase (figure 4.50). A small set of timber stairs are evident in suite 2, and connect the upper and lower levels (figure 4.51).

### 4.6. Contributing Structures

There are no other contributing structures

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### 5. Subsurface Remains

#### 5.1. Basis of Assessment

##### 5.1.1. Nature of the Assessment

The assessment set out in this section will outline the nature and extent of any subsurface archaeological remains that may exist on the property and that may be encountered if the existing structure and ground sealant (concrete and bitumen) is to be removed in the process of future construction.

##### 5.1.2. Sources of evidence

5.1.2.1. Documentary evidence

The observations made in this section are based on the documentary evidence regarding the present structure and its predecessors, as set out in section 3.2. The data quality is mixed. A caveat to the following observations is the fact that no firm documentary evidence for the appearance of structures, if any, prior to the sewerage plan of 1919 can be found.

5.1.2.2. Physical evidence

The surfaces within the structure and on the property are all covered with bitumen or concrete. At no location is bare soil exposed. Any earthmoving on the site dates so far back, that no oral history can be collected, which could inform the decision-making process.

##### 5.1.3. Potential of survival

The potential of survival of subsurface archaeological material
5.1.3.1. Indigenous sites

While not the focus of this study, the potential presence of Indigenous cultural heritage material shall be touched upon.

Indigenous cultural material culture may well exist on the property. However, based on predictive modeling carried out for other projects in the Albury area\(^{264}\) as well as a survey of Indigenous sites in areas of one hundred percent site visibility\(^{265}\), the likelihood of sites not located on creek or river terraces, or at confluences of creeks is low.

The location of the property in relation to permanent water courses (in this case the old meandering alignment of Bungambrawatha Creek to the west of the site) suggests that no sites are present on the property. This does not preclude the presence of isolated artifacts. Given the relative acidity of the soil, these are confined to inorganic materials, such as quartz and silcrete flakes or charcoal.

5.1.3.2. European Cultural Heritage

The potential for survival of European-contact era subsurface remains is reasonably good given the limited amount of excavations that seems to have been carried out in the past in the wake of construction. The main sewers lines were run in wood’s Lane to the west of the property, while all utility easements are on the street or the footpath of Kiewa Street.
Figure 5.1. Sequence of buildings on 526 Kiewa Street.

Figure 521. Superimposed sequence of sewers at 526 Kiewa Street.
5.2. Predicted presence or absence of subsurface cultural resources

5.2.1. Subsurface features

Figure 5.1 shows the location of the various sewer lines over time in relation to the buildings.

While we know that many of Albury’s houses in the 1870s had roof-fed rainwater tanks which were replenished by water carts as needed, we can assume that many properties would have had their own well. A horse stables most certainly would have required a reliable water supply. From 1885 water was piped through mains in the major streets. The scheme was extended in 1890, by which time the storage capacity had been increased to 4.52 megalitres.

The exact location of the 1860s and 1870s wells is unclear, but we can assume that would not only have been somewhere in the back yard, but also away from the cesspits. This interrelationship not only applied to the property under discussion, but also to the neighbouring properties.

Figure 5.2 shows the 1919 building envelopes for the properties 524 to 540 Kiewa Street and the tentative location of the cesspits (circles). This is based on an interpretation of the 1919 sewerage connections, which seem to have gone to existing outhouses.

As can be seen, the area is quite convoluted, with only few spaces free for the position of the wells without running the risk of contaminating the water supply through the cesspits. However, given that piped water was available from 1885 onwards, it is possible that the 1860s and 1870s wells could have been filled in before the buildings were extended and thus be located under the extant buildings. In the case of property 528-530 Kiewa Street, it is unknown whether

buildings existed on the allotment in the 1870s. Thus the need for a well is unclear. Certainly when Crawford & Co had the stables erected, the property was on a reliable supply of town water, and no well was necessary.

If wells existed, they would have been filled in before the 1920s and thus would provide a high potential for archaeological material culture in their fill. We can assume that the fill would comprise both of household refuse and construction debris obtained from neighbouring properties. This could provide a unique insight into the nature of habitation in central Albury during the 1870s expansion period.

The history of surface development of the property is insufficiently known. Thus it is

Figure 5.3. Potential location of cesspits (○) and wells (?) on the properties at the corner of Swift and Kiewa Streets.
possible that the foundations of the 1880s servant’s building along the northern boundary of the property may still be extant. Figure 5.4 shows the superimposed building lines and highlights the area of the 1880s servant’s building as an area of interest, which should be monitored during any excavations of building demolition.

6. HERITAGE VALUES

6.1. BASIS OF ASSESSMENT

6.1.1. ASSESSMENT PROCESS

The assessment process follows that set out by the NSW Heritage Office in its various guidelines. It comprised of historical data collection, an investigation of extant fabric and an assessment of the cultural heritage value of the property according a series of criteria.

In the assessment judgment calls have to be made to evaluate the historic and social significance of a property against a set of criteria. This is informed by national, state and local heritage themes.

All properties have a ‘life history’ in which their use may well have been adapted over time. Frequently the property has been structurally altered to accommodate these new uses. As a consequence, even if the property is deemed to be culturally significant, a judgment has to be made whether the physical integrity of that part of the property that is associated with the culturally significance is sufficiently well preserved to exemplify that significance. If a property has been so substantially changed in the course of time that little of the culturally significance phase of the property’s use remains, then it is doubtful that the property classified as significant. On the other hand, however, the collective use history of a property may, in its own right, be what exemplifies its cultural significance.

The assessment process in this study is, therefore, a bipartite affair: an assessment of the cultural heritage significance of the property and an evaluation whether the currently extant structure retains sufficient integrity to exemplify the significance and thus, ultimately, warrant preservation or protection to regulatory mechanisms. In the final section we will look at the significance of any

Figure 5.4. Superimposed building lines and area of interest shaded
subsurface remains that have been identified in section 5.

**6.1.2. ASSESSMENT CRITERIA**

The assessment criteria used are those promulgated by the New South Wales Heritage Office:

6.1.2.1. Themes

As part of the recently completed draft Heritage Studies for Albury and Lavington, historic themes for Albury Heritage were identified based on preexisting Australia-wide and NSW state themes. From these, additional local themes were developed, which were used to aid the identification and classification of heritage items. While these themes are guides only and cannot be construed as exclusive, they inform and to a degree direct the assessment the heritage potential of properties.

The draft heritage study identified the following four themes derived from the national Australian historic themes:

- 4.5 Making settlements to serve rural Australia
- 3.8 Moving goods and people
- 7.8 Establishing regional and local identity
- 2.4.5 Migrating

The draft Albury Heritage study developed these into the following four local heritage themes:

- Albury as a rural service centre.
- Albury as a thoroughfare town
- Albury as a border community
- Albury as a migrant centre

The state criteria (see below) are more property specific thus less suitable for the development of thematic histories, but, in essence, the thresholds against which local items need to be assessed.

### 6.2. EVALUATION OF PROPERTY AGAINST THE CRITERIA

Each property must be assessed against a number of criteria of state (local) significance as promulgated by the New South Wales Heritage Office:

A An item is important in the course, or pattern, of NSW's (local area's) cultural or natural history

B An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (local area's) cultural or natural history

C An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (the local area)

D An item has strong or special association with a particular community or cultural group in NSW (the local area) for social, cultural or spiritual reasons

E An item has potential to yield information that will contribute to an understanding of NSW's (local area's) cultural or natural history

F An item possesses uncommon, rare or endangered aspects of NSW's (local area's) cultural or natural history

G An item is important in demonstrating the principal characteristics of a class of NSW's (local area's) - cultural or natural places; or - cultural or natural environments

The findings have been summarised in three matrices. The state criteria are the threshold criteria against which local items need to be assessed. Cultural significance based merely on historic and social information is set out table 6.1 as has been scored present or absent. The integrity of the fabric to exemplify
significance under the criteria (table 6.2) has been scored as ‘high,’ ‘medium’ and ‘low,’ whereby ‘high’ implies little, if any modification, and low implies that substantial alterations occurred which have removed a sizeable component of the original fabric. The grading is differentiated between state and local significance, whereby the latter only compares to other extant structures in the Albury/Hume Shire area. Additions, such as annexes or blocked in window openings, as well as intrusive components, all of which can be removed without harm to the elements of the structure deemed significant, are not included in the scoring. Table 6.3 sets out a graded assessment of significance, combining matrices 1 and 2. For the latter the significance attribution has been graded as ‘exceptional,’ ‘high’, ‘moderate’, ‘little’ and ‘intrusive,’ as set out in the guidelines.

6.2.1. Criterion A

An item is important in the course, or pattern, of NSW’s cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area’s cultural or natural history (local significance).

6.2.1.1. Guidelines for inclusion or exclusion

Without being limiting, the NSW Heritage Office suggests as guideline\(^{274}\) for *inclusion* that the property shows evidence of a significant human activity is associated with a significant activity or historical phase maintains or shows the continuity of a historical process or activity.

Again without being limiting, *exclusion* is indicated if the property has incidental or unsubstantiated connections with historically important activities or processes; provides evidence of activities or processes that are of dubious historical importance; or has been so altered that it can no longer provide evidence of a particular association.

6.2.1.2. Applicability of the criterion for the property under assessment

The property 526 Kiewa Street has an indirect association with the transportation industry. It was erected as a hotel and boarding house and served the travelling public. Erected near at the zigzagging thoroughfare near the centre of town, the property represents a facility for the middle end of the economic scale or clients unable to afford accommodation at the Globe Hotel. The property is a good local example of small-scale boarding houses and illustrates the support network defining a thoroughfare town.

6.2.2. Criterion B

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

6.2.2.1. Guidelines for inclusion or exclusion

Without being limiting, the NSW Heritage Office suggests as guideline\(^{275}\) for *inclusion* that the property shows evidence of a significant human occupation or is associated with a significant event, person, or group of persons.

Again without being limiting, *exclusion* is indicated if the property has incidental or unsubstantiated connections with historically important people or events; or provides evidence of people or events that are of dubious historical importance; or has been so altered that it can no longer provide evidence of a particular association.
6.2.2.2. Applicability of the criterion for the property under assessment
This criterion is not applicable to the property 526 Kiewa Street.

6.2.3. **Criterion C**

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

6.2.3.1. Guidelines for inclusion or exclusion

Without being limiting, the NSW Heritage Office suggests as guideline for inclusion that the property shows or is associated with, creative or technical innovation or achievement; is the inspiration for a creative or technical innovation or achievement; is aesthetically distinctive; has landmark qualities; or exemplifies a particular taste, style or technology.

Again without being limiting, exclusion is indicated if the property is not a major work by an important designer or artist; has lost its design or technical integrity; its positive visual or sensory appeal or landmark and scenic qualities have been; or is more than temporarily degraded has only a loose association with a creative or technical achievement.

6.2.3.2. Applicability of the criterion for the property under assessment
This criterion is not applicable to the property 526 Kiewa Street.

6.2.4. **Criterion D**

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).

6.2.4.1. Guidelines for inclusion or exclusion

Without being limiting, the NSW Heritage Office suggests as guideline for inclusion that the property is important for its associations with an identifiable group; or is important to a community's sense of place.

Again without being limiting, exclusion is indicated if the property is only important to the community for amenity reasons; or is retained only in preference to a proposed alternative.

6.2.4.2. Applicability of the criterion for the property under assessment
This criterion is not applicable to the property 526 Kiewa Street.

6.2.5. **Criterion E**

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

6.2.5.1. Guidelines for inclusion or exclusion

Without being limiting, the NSW Heritage Office suggests as guideline for inclusion that the property has the potential to yield new or further substantial scientific and/or
archaeological information; or is an important benchmark or reference site or type that provides evidence of past human cultures that is unavailable elsewhere.

Again without being limiting, exclusion is indicated if the property the knowledge gained would be irrelevant to research on science, human history or culture; has little archaeological or research potential; or only contains information that is readily available from other resources or archaeological sites.

6.2.5.2. Applicability of the criterion for the property under assessment
This criterion is not applicable to the property 526 Kiewa Street.

6.2.6. Criterion F
An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

6.2.6.1. Guidelines for inclusion or exclusion
Without being limiting, the NSW Heritage Office suggests as guideline279 for inclusion that the property provides evidence of a defunct custom, way of life or process; demonstrates a process, custom or other human activity that is in danger of being lost; shows unusually accurate evidence of a significant human activity; is the only example of its type; demonstrates designs or techniques of exceptional interest; or shows rare evidence of a significant human activity important to a community.

Again without being limiting, exclusion is indicated if the property is not rare; or is numerous but under threat.

6.2.6.2. Applicability of the criterion for the property under assessment
This criterion is not applicable to the property 526 Kiewa Street.

6.2.7. Criterion G
An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or - cultural or natural environments (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or - cultural or natural environments (local significance).

6.2.7.1. Guidelines for inclusion or exclusion
Without being limiting, the NSW Heritage Office suggests as guideline280 for inclusion that the property is a fine example of its type; has the principal characteristics of an important class or group of items; has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity; is a significant variation to a class of items; is part of a group which collectively illustrates a representative type; is outstanding because of its setting, condition or size; or is outstanding because of its integrity or the esteem in which it is held.

Again without being limiting, exclusion is indicated if the property is a poor example of its type; does not include or has lost the range of characteristics of a type; or does not represent well the characteristics that make up a significant variation of a type.

6.2.7.2. Applicability of the criterion for the property under assessment
This criterion is not applicable to the property 526 Kiewa Street.
### Table 6.1 Criteria Matrix Cultural Significance of Property 1: Irrespective of extant fabric

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Albury as a</th>
<th>Theme</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>rural service centre</td>
<td>Thor-oughfare town</td>
</tr>
<tr>
<td>A</td>
<td>important in the course, or pattern, of cultural history</td>
<td>State</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local</td>
</tr>
<tr>
<td></td>
<td>has strong/special association with the life/works of person(s) of importance</td>
<td>State</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local</td>
</tr>
<tr>
<td></td>
<td>important in demonstrating aesthetic characteristics; high degree of creative or technical achievement</td>
<td>State</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local</td>
</tr>
<tr>
<td>D</td>
<td>strong or special association with a community/cultural group in NSW for social, cultural or spiritual reasons</td>
<td>State</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local</td>
</tr>
<tr>
<td>E</td>
<td>potential to yield information that will contribute to an understanding of cultural history</td>
<td>State</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local</td>
</tr>
<tr>
<td>F</td>
<td>possesses uncommon, rare or endangered aspects of NSW’s cultural history</td>
<td>State</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local</td>
</tr>
<tr>
<td>G</td>
<td>important in demonstrating the principal characteristics of a class of cultural places; or environments</td>
<td>State</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local</td>
</tr>
</tbody>
</table>
### Table 6.2 Criteria Matrix: Cultural Significance of Property 2: Preservation of Fabric

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Theme</th>
</tr>
</thead>
<tbody>
<tr>
<td>important in the course, or pattern, of cultural history</td>
<td>rural service centre State — — — — — — Albury as a border community</td>
</tr>
<tr>
<td></td>
<td>Local — low — — — — Other Theme</td>
</tr>
<tr>
<td>has strong/special association with the life/works of person(s) of importance</td>
<td>State — — — — — — Local — — — — Other Theme</td>
</tr>
<tr>
<td>important in demonstrating aesthetic characteristics; high degree of creative or technical achievement</td>
<td>State — — — — — — Local — — — — Other Theme</td>
</tr>
<tr>
<td>strong or special association with a community /cultural group in NSW for social, cultural or spiritual reasons</td>
<td>State — — — — — — Local — — — — Other Theme</td>
</tr>
<tr>
<td>potential to yield information that will contribute to understanding of cultural history</td>
<td>State — — — — — — Local — — — — Other Theme</td>
</tr>
<tr>
<td>possesses uncommon, rare or endangered aspects of NSW’s cultural history</td>
<td>State — — — — — — Local — — — — Other Theme</td>
</tr>
<tr>
<td>important in demonstrating the principal characteristics of a class of cultural places; or environments</td>
<td>State — — — — — — Local — — — — Other Theme</td>
</tr>
</tbody>
</table>
### Table 6.3 Criteria Matrix Cultural Significance of Property 3: Graded Significance

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Albury as a Rural Service Centre</th>
<th>Albury as a Thoroughfare Town</th>
<th>Border Community</th>
<th>Migrant Centre</th>
<th>Other Theme</th>
</tr>
</thead>
<tbody>
<tr>
<td>A  important in the course, or pattern, of cultural history</td>
<td>State</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Local</td>
<td>—</td>
<td>little</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>B  has strong/special association with the life/works of person(s) of importance</td>
<td>State</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Local</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>C  important in demonstrating aesthetic characteristics; high degree of creative or technical achievement</td>
<td>State</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Local</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>D  strong or special association with a community/cultural group in NSW for social, cultural or spiritual reasons</td>
<td>State</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Local</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>E  potential to yield information that will contribute to an understanding of cultural history</td>
<td>State</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Local</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>F  possesses uncommon, rare or endangered aspects of NSW’s cultural history</td>
<td>State</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Local</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>G  important in demonstrating the principal characteristics of a class of cultural places; or environments</td>
<td>State</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td></td>
<td>Local</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>
6.3. Statement of Significance for Above Surface Heritage

In view of the above discussion, the property 526 Kiewa Street is deemed culturally significant at the local level because it:

a) example of small-scale boarding houses that illustrates the support network defining a thoroughfare town; and

b) its location in (northern) Kiewa Street exemplifies the zigzagging thoroughfare through Albury.

Figure 6.1. Evaluation of the fabric of the Kiewa Street façade of 526 Kiewa Street. Original fabric shown in grey, new fabric in white and filled in original openings in dark grey.

6.4. Evaluation of the Ability of the Extant Structure to Exemplify the Significance

While the property is deemed culturally significant as set out in the previous section, the material fabric of the structure has undergone substantial changes since its original construction. The question to be assessed in this subsection is whether these changes are so substantial that they impair or negate any significance.

The limited significance of the property rests in its use as a boarding house at the thoroughfare through town. The alterations of the building in the 1940s and especially during the 1989 redevelopment altered the interior of the building totally. The accommodation—specific lay-out of the rooms was gutted. Furthermore, the modifications to the front façade removed any semblance of the original appearance. The alterations, interior and exterior are so extensive as to negate any residual significance.

6.5. Significance of the Subsurface Heritage

The anticipated subsurface material is not deemed significant to warrant extensive archaeological investigations.
7. RECOMMENDATIONS

The following recommendations are made in the light of the previous chapters, carrying out an historical analysis, the assessment of the extant structure, the prediction of the presence of subsurface archaeological remains and the assessment of cultural significance.

Recommendation 1: Need for further documentation

The existing structure was assessed to possess moderate cultural heritage significance at the local heritage level.

*It is recommended that any demolition of the existing structure be accompanied by photographic documentation by trained heritage staff.*

Recommendation 2: Archaeological monitoring

The history of surface development of the property is insufficiently known. Thus it is possible that the foundations of the 1880s servant’s building along the northern boundary of the property may still be extant, which.

*It is recommended that any demolition of the existing structure be accompanied by an archaeological monitoring programme and that a monitoring strategy be developed.*
ENDNOTES

3. Latona 1976
10. Spennemann 1993
11. Andrews 1920, p 27
13. NPWS files.
14. In late September 1878 a skeleton was encountered at the ‘new down river road skirting Hospital Hill’ (Monument Hill). The skeleton, which was reported as in a good state of preservation was assumed to belong to an Indigenous person and was taken charge of by the police (Albury Banner 28 September 1878, p. 14). The disposal of the remains is unclear.—The location suggests that the burial was located south of Monument Hill, at the edge of the flood plain.
16. BP 23 Oct 1891, p. 3 col. 7.
17. Andrews 1920, p. 35; Andrews 1912
20. Robinson 1941, p. 28.
24. Census 1891 collector’s books
25. The Hume Tree was burnt in 18@@, while the tree with Hovell’s inscription survives. The inscription was recut by Hovell when he revisited Albury in 18■■■.
26. There had been some mail deliveries between Melbourne and Sydney in 1837 and 1838, with Howlong used as the crossing (Andrews 1912, p. 11).
28. There is abundant evidence that the early European settlers in the area copied Aboriginal land use and raw material use:

settlement patterns
bark canoes
bark huts
food items
Andrews 1912, p. 6
Andrews 1912, p. 14
Andrews 1912, p. 22-23

Andrews 1912, p. 40.
Bayley 1954, p. 31.
Jean 1972

Younger ones only attended school 10.00am to 5.30pm
Andrews 1912, p. 20.
Bayley 1954, p. 46
Andrews 1912, p. 48.
Bayley 1954, p. 28
Bayley 1954, p. 51
Andrews 1912, p. 65/
Bayley 1954, p. 107

*Border Post* 6 May 1874, p. 2 col. 4.
*Albury Banner* 2 May 1874, p. 13 col. 3.
Bayley 1954, p. 103.
Bayley 1954, p. 28.
Bayley 1954, p. 94
BP 4 Jul 1883
Andrews 1912, p. 75.

Temders called for on 6 April 1883 (BP of the same date).
BP 25 Apr 1890.
Bayley 1954, p. 107
Bayley 1954, p. 107

BP 25 Oct 1889
*Border Post Almanac* 1890, p. 43.—The hall measured 28' by 66' (8.5 x 20m) and cost £586. If the cost of the land is included, the cost was £800 (BP 15 Mar 1889).
BP 1 Sep 1895
Albury Herald 18 Apr 1899.
Blacklock’s BMM 24 October 1913, 16
AB 23 Jun 1911.
ADN 25 June 1919
Bayley 1954, p. 139.

Formed in 1906 Hume Shire decided to set up offices in Albury, after a brief spell in the Jindera School of Arts (Hume Shire Council nd).

That building was demolished in 1966 and replaced with the current structure (Hume Shire Council nd).

Photo: Parish Archives.

Photo Fielder Collection, Courtesy Albury Regional Museum.

Source: Albury Illustrated 1913.

Contemporary Postcard.Collection Albury Regional Museum

Source: MacPherson Collection, Albury Regional Museum.

Source: MacPherson Collection, Albury Regional Museum.


Book 132, n° 600.

Municipality of Albury, Rate Book for 1915, entry n° 219.

Municipality of Albury, Rate Book for 1916, entry n° 219.

Municipality of Albury, Rate Book for 1917, entry n° 219.

Municipality of Albury, Rate Book for 1918, entry n° 219.

Municipality of Albury, Rate Book for 1919, entry n° 219.

Municipality of Albury, Rate Book for 1920, entry n° 219.

Municipality of Albury, Rate Book for 1922, entry n° 226.

Municipality of Albury, Rate Book for 1923, entry n° 227.

Municipality of Albury, Rate Book for 1924, entry n° 227.

Municipality of Albury, Rate Book for 1925, entry n° 964.

Municipality of Albury, Rate Book for 1926, entry n° 965.

Municipality of Albury, Rate Book for 1927, entry n° 964.

Valuer General of NSW, Valuation District of Albury, Valuation List for 1927, entry n° 1214. Valuation Record, Albury City Council.

Municipality of Albury, Rates and Sanitary Fees for 1928, entry n° 1214.

Valuer General of NSW, Valuation District of Albury, Valuation List for 1930, entry n° 1420. Valuation Record, Albury City Council.

Municipality of Albury, Rate Book and Sanitary Register for 1930, entry n° 1214.

Municipality of Albury, Rate Book and Sanitary Register for 1931, entry n° 1415.

Valuer General of NSW, Valuation District of Albury, Valuation List for 1932, entry n° 1420. Valuation Record, Albury City Council.

Municipality of Albury, Rate Book and Sanitary Register for 1932, entry n° 1415.

Municipality of Albury, Rate Book and Sanitary Register for 1933, entry n° 1410.

Municipality of Albury, Rate Book and Sanitary Register for 1934, entry n° 1410.

Municipality of Albury, Rate Book and Sanitary Register for 1935, entry n° 1410.


Valuer General of NSW, Valuation District of Albury, Valuation List for 1941, entry n° 1609. Valuation Record, Albury City Council.
Valuer General of NSW, Valuation District of Albury, Valuation List for 1944, entry nº 1620. Valuation Record, Albury City Council.


Valuer General of NSW, Valuation District of Albury, Valuation List for 1960, entry nº 2794. Valuation Record, Albury City Council.—The Valuation List has a handwritten annotation, expressing the 1965 value in Dollars. For purposes of comparison, the value is expressed in Pounds using the official conversion rate at the time of 2 Dollars to a Pound.

Valuer General of NSW, Valuation District of Albury, Valuation List for 1966, entry nº 3775. Valuation Record, Albury City Council.—The Valuation List expresses the value in Dollars. For purposes of comparison, the value is expressed in Pounds using the official conversion rate at the time of 2 Dollars to a Pound.

An exception was water and sewer where in 1935, for example, minimum rates of 20/- for water and 40/- for sewer were charged.

See Municipality of Albury, Rate Book for 1922.

'Albury Borough Council.' Border Post 13 November 1886, p. 11.—'Albury Borough Council.' Albury Banner 12 November 1886, p. 22.

Vagabond 1896

Book 132, nº 600.—Property Value: £105

Municipality of Albury, Rate Book for 1915, entry nº 219.

Municipality of Albury, Rate Book for 1916, entry nº 219.

Municipality of Albury, Rate Book for 1917, entry nº 219.

Municipality of Albury, Rate Book for 1918, entry nº 219.

Municipality of Albury, Rate Book for 1919, entry nº 219.

Municipality of Albury, Rate Book for 1920, entry nº 219.

Municipality of Albury, Rate Book for 1922, entry nº 226.

Municipality of Albury, Rate Book for 1923, entry nº 227.

Municipality of Albury, Rate Book for 1924, entry nº 227.

Municipality of Albury, Rate Book for 1925, entry nº 964.

Municipality of Albury, Rate Book for 1926, entry nº 965.

Municipality of Albury, Rate Book for 1927, entry nº 964.

Municipality of Albury, Rates and Sanitary Fees for 1928, entry nº 1214.

Municipality of Albury, Rate Book and Sanitary Register for 1930, entry nº 1214.

Municipality of Albury, Rate Book and Sanitary Register for 1931, entry nº 1415.
138. Municipality of Albury, Rate Book and Sanitary Register for 1932, entry nº 1415.
139. Municipality of Albury, Rate Book and Sanitary Register for 1933, entry nº 1410.
140. Municipality of Albury, Rate Book and Sanitary Register for 1934, entry nº 1410.
141. Municipality of Albury, Rate Book and Sanitary Register for 1935, entry nº 1410.
142. Municipality of Albury, Rate Book and Sanitary Register for 1936, entry nº 1427.


168. Samuel Emanuel dies 11 July 1868, before Nathan Mandelson’s death. He is thus excluded from the inheritance.

169. Book 40, nº 107
170. Book 46, nº 10
171. In other title documents Henry Driedloft is also spelled 'Driecloft,' 'Dreckluft,' 'Drickluft.' It is possible that he was a German.
172. Book 56, nº 807
173. Book 62, nº 420
174. Book 70, nº 798
175. Book 86, nº 171
176. Vesting Order of the Supreme Court of NSW, Order 1844.
177. Levy Mandelson is mentioned as storekeeper and Abraham Cohen as merchant.
178. Book 118, nº 1.—Property Value: £106.—Prior ownership: Section 12 Allotment 8, described as adjoining the Grammar School (located in the south) and fronting Fallon’s new wine cellars, was auctioned on 24 April 1869 (Advertisements *Border Post* 14 April 1869, p. 3 col. 6; 21 April 1869, p. 3 col. 6). Auction results were not published
179. Book 131, nº 381
180. Book 131, nº 381
181. Edward Soebel is mentioned as storekeeper.
182. Book 132, nº 600.—Property Value: £105
183. Municipality of Albury, Rate Book for 1915, entry nº 225
184. Municipality of Albury, Rate Book and Sanitary Register for 1924, entry nº 223
185. Valuer General of NSW, Valuation District of Albury, Valuation List for 1927, entry nº 1214. Valuation Record, Albury City Council.—Refers to Book 686 nº 349.—Address: Kiewa Street, then Figtree Hotel, Figtree via Wollongong, then Bulli Family Hotel, Bulli.—Profession listed as ‘Hotelkeeper.
187. Municipality of Albury, Rate Book and Sanitary Register for 1931, entry nº 1415.
188. Valuer General of NSW, Valuation District of Albury, Valuation List for 1938, entry n° 1533. Valuation Record, Albury City Council.—Refers to Book 1370 fol. 808 and Bk 686 n° 349.—Listed as 'Investor, 421 Bourke Street, Melbourne.'

189. Valuer General of NSW, Valuation District of Albury, Valuation List for 1944, entry n° 1620. Valuation Record, Albury City Council.—Refers to Book 1370 fol. 808 and Bk 686 n° 349.—Owner referred to as 'Electrician.'

190. Torrens 3/578518

191. Boyes 1977

192. Plan Application, File Sewer Plan 115

193. Plan of House Drainage, File Sewer Plan 115


198. BMM 28 Aug 1937


200. Property File n° 3928


205. Property File n° 3928

206. Property File n° 3928


210. Property File n° 3928


212. Property File n° 3928

213. Property File n° 3928

214. pers comm. Patricia Brissenden

215. Property File n° 3928

216. Plan Application, File Sewer Plan 115

217. Plan Application, File Sewer Plan 114

218. Torrens 3/578518
219.  DA 190/89, Property File nº 3928
220.  Plan Application, File Sewer Plan 114
221.  Plan Application, File Sewer Plan 114
222.  Plan Application, File Sewer Plan 114
223.  Address list on WWW: Home and Community Care Service Hume Area Office. Suite 2, Kiewa House, 526 Kiewa Street Albury 2640.
224.  Property File nº 3928
225.  It is worth commenting that the image of the building is about 5 x 5 mm on the image, attesting to the high quality of the nineteenth century photograph and print.
226.  Section of photograph from the 1891 submission to the Federal Capital selection.
227.  Section of photograph McPherson collection, Albury Regional Museum.
228.  Section of photograph from the 1891 submission to the Federal Capital selection.
232.  Source: Albury City Council files.
233.  Fielder Collection, Albury Regional Museum
234.  Section of photograph by Wr Wallace, Melbourne, Fielder collection, Albury Regional Museum.
235.  Albury City Council Property file nº 3928.
236.  Albury City Council Property file nº 3928.
237.  Albury City Council Property file nº 3928.
238.  Albury City Council Property file nº 3928.
239.  Border Morning Mail 28 August 1927, p. 5 cols. 1–2.
240.  See Spennemann 2003#.
241.  Air Taxis Albury, Held by Albury Regional Museum
242.  "This is Albury" Supplement. Border Morning Mail 24 March 1959, p. 3.
243.  In 1938 it was located on Olive Street: Border Morning Mail 1938, p. 13.
246.  Albury City Council, Property File nº 39
247.  Albury City Council, Property File nº 39
248.  Albury City Council, Property File nº 39
249.  Albury City Council, Property File nº 39
250.  Photo Albury Regional Museum
251.  Albury City Council Property file nº 3928.
252.  Photograph courtesy Howard Jones
253.  Photograph courtesy Albury Regional Museum
254.  Albury City Council Property file nº 3928.
255.  Source: Kenneth & Joanne Davonport
256.  Source: Kenneth & Joanne Davonport
257.  Source: Kenneth & Joanne Davonport
258.  Source: Kenneth & Joanne Davonport.
263.  Source: Kenneth & Joanne Davonport.
The Albury Heritage study justifies the choice of these four themes as follows (Albury City 2003a, p.11):

4.5 Making settlements to serve rural Australia
3.8 Moving goods and people

For all of the nineteenth and much of the twentieth century Albury functioned like many other country towns. It was a rural service centre and has grown principally in relation to the calls made upon it by the countryside about it. It developed as an important transport node, serving a railway and road junction.

The themes Making settlements to serve rural Australia (4.5) within the broader theme Building Settlements Towns and Cities (4), and Moving goods and people (3.8) within the broader theme, Developing Local, Regional and National Economies (3), together help make much sense of the way Albury developed and functioned for a great deal of time.

7.8 Establishing regional and local identity

2.4.5 Migrating

The character of the border city is addressed directly in the theme Establishing regional and local identity (7.8) within the broader theme Governing Australia (7).

The theme Migrating (2.4) within the broader theme Peopling Australia (2) also helps explain the changing social character of the city.

Albury City 2003a.—The local themes are justified as follows:

Albury as a rural service centre.—This theme is intended to help the search for and the weighing of evidence that explains the patterns of early settlement that related the town to its countryside.

Albury as a thoroughfare town.—This theme is intended to help the search for and weighing of evidence related to the ways in which Albury developed as a road and railway transport node.

Albury as a border community.—This theme is intended to help the search for and weighing of evidence that explains how Albury’s development was affected by its peculiar position on the periphery of the state and by the associations it had with Wodonga on the opposite side of the Murray River.

Albury as a migrant centre.—This theme is intended to help the search for and weigh the evidence of Albury as a centre, which has attracted a large number and a large variety of people from different places.

Given the recent discussions on the extension of Albury boundaries to take in substantial portions of Hume Shire, the assessment conducted for this property includes heritage places in Hume Shire, with the exclusion of places in Howlong.
Maps


Map of the Town of Albury and suburban lands. Parish of Albury, County of Goulburn, Land District of Albury. 19 December 1906. Department of Lands, Sydney.

Map of the Town of Albury and suburban lands. Parish of Albury, County of Goulburn, Land District of Albury. 3 October 1916. Department of Lands, Sydney.


Plan of one hundred and sixty town allotments and other suburban allotments in the town of Albury, 1853 (on file Albury City Library).

Plan of the Town of Albury, Parish of Albury, County of Goulburn, Land District of Albury. 3rd edition, Office Nº 82-41. Surveyor General's Office, Sydney. 1884.

Plan of subdivision of suburban allotment nº 5, Parish of Albury, County of Goulburn. Elizabeth Costen and Charles Englehardt Owners and Occupiers. MS on file Albury City Library.

Publications


Anonymous (n.d.) “Remine–scences from Table Top (?)” Unidentified, untitled typescript manuscript (carbon copy with title page missing) relating to events around Albury, Huon and Mitchell Families, centering on Table Top Station. Most probably written in the mid- or late 1930s by a grandson (?) of James Mitchell. Australian Archives ACT Repository Record Series A 1336/1 Item U95

Anonymous (n.d.) “Reminencescences from Table Top (?)” Unidentified, untitled typescript manuscript (carbon copy with title page missing) relating to events around Albury, Huon and Mitchell Families, centering on Table Top Station. Most probably written in the mid- or late 1930s by a grandson of James Mitchell. Australian Archives ACT Repository Record Series A 1336/1 Item U95


Border Morning Mail (1938) The Official Historical and Pictorial Record of Albury and Border Districts commemorating the 150th anniversary of Australia. Albury: The Border Morning Mail.


Grant, Alan (1990) *Albury Central Area Heritage Study Landscape Analysis*. Prepared for Albury City Council and the Heritage Council of NSW.


Hume Shire Council (nd) A guide to places of historical interest within the shire. [Albury: Hume Shire Council]


Lawrence, G. Vere (1947) It’s been good fun. The High-Wayfarer vol. 1 no. 1, December 1947 p. 3.


Morrison, W. Frederic (1888) The Aldine centennial history of New South Wales, illustrated: embracing sketches and portraits of her noted people, the rise and progress of her varied enterprises, and illustrations of her boundless wealth, together with maps of latest survey. Sydney: Aldine Publishing Co


Albury: Albury and District Historic Society.

Pennay, Bruce (1994a) *Two views of Albury in the 1880s indicating the impact of the coming of railways on town development. The changing face and shape of Albury*. Albury: Albury City Council.


Pennay, Bruce (2001) *From Colonial to State Border. A federation biotry of the social construction of the border between New South Wales and Victoria as a frontier, barrier ad contact zone*. Albury: Charles Sturt University.


**Personal Communications**


Curtis, Gerry,—Local Historian, Albury, July 2003.


Gear, Ray.—Planner Albury City Council, Albury, July 2003.

Livsey, Helen.—Research Officer, Albury and District Historic Society, Albury, July 2003.


Newnan, Chris.—Planner, Albury City Council, Albury, July 2003.


Strang, Bill.—Barber. Albury, 2 July 2003