Documenting
The Tenant Sequences for 526, 528-530 and 532 Kiewa Street,
Documenting the Tenant Sequences 528-530 Kiewa Street and adjacent properties in Albury

Prepared for
AlburyCity

Dirk HR Spennemann
Albury & Wagga Wagga
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/ by Dirk H.R. Spennemann
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1v.;

Historic Preservation—Australia—New South Wales;
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 528-530 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:

Prof. Dirk HR Spennemann
The Johnstone Centre
Charles Sturt University
PO Box 789
Albury NSW 2640
Australia
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1. INTRODUCTION

The aim of this study is to compile a sequence of tenants of the property 528-530 Kiewa Street, after its conversion in 1978 into the shopping arcade known as ‘The Hub Arcade.’

1.1. LOCATION AND OWNERSHIP

1.1.1. LOCATION

The properties discussed in this report are located at 526 to 532 Kiewa Street, Albury, County of Goulburn, New South Wales. Over its past the allotment also went under the street number 528 Kiewa Street.

1.1.3. OWNERSHIP

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

1.2. STUDY BRIEF

Albury City Council wishes to compile for the historic record a tenant sequence for the properties 526, 528-530 and 532 Kiewa Street, Albury, after their conversion into the shopping arcades.

1.3. RESEARCH CARRIED OUT FOR THIS STUDY

1.3.1. PRIOR RESEARCH

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


The reader of the present study is recommended to peruse the above study for the history of the property prior to its conversion into a multi-shop property in 1978.

1.3.2. RECORDS CONSULTED

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

In addition, consulted were
• Municipality of Albury, Rate Books and Sanitary Registers
• Local history-related clippings files maintained by the Albury City Library.
• Albury Regional Museum (photographs)
• Albury City Library (various printed and pictorial sources)
• Albury and District Historical Society

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

1.3.3. Consultation carried out

In the absence of alternative methods (see section 5 for a discussion), the reconstruction of the tenant sequence had to rely on oral history recording and standard detective work in identifying and tracking down former tenants. Wherever possible, prior tenants were being tracked down and interviewed. The fact that the previous owner of 528-530 Kiewa Street had discarded all of his tenant records after he had sold the property to Albury City did not help matters. It had been assumed that the history could be pulled together in ten days. In the event it took more than three months of continual follow up.

Basically, it was possible to work back from the present, using the memories of long-term tenants to identify other tenants, and then to systematically track them down, provided of course they were still alive. The main shortcomings were that memories were of mixed quality, as is the case with much oral history research. This was compounded by the fact that most of the recollections were not life-central matters for the respondents, so that while some information about their own businesses could be sourced, recollections of contemporary businesses were limited.

What was in particular surprising was the lack of photographic documentation that could be sourced. While the final acquisition of the arcade by Albury City Council necessitated a valuation report (Cosgrove 2001), earlier imagery was surprisingly scarce. Few tenants had bothered to take photographs of their shops while they occupied them. At the commencement of the compilation it had been expected that each tenant would have at least one shot showing the proud owner in front of, or inside, the newly established business. That proved not to be the case. Thus the photographic history as compiled here is very patchy.
2. HISTORY OF 528–530 KIEWA ST

('HUB ARCADE')

2.1. Historic Background

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 subdivide them privately with a focus on Kiewa Street. The property 528–530 Kiewa Street was created in 1872 as part of this subdivision. It seems that until 1886 the property was vacant land.

The first major development of the property occurred in 1886 when John Hiram Crawford of Beechworth decided to consolidate its stabling business in one central location and for this purpose acquired the land 528-530 Kiewa Street.

The building erected for Crawford & Co was a double brick stables with a curved roof supported by 12" by 12" posts. The building was 60" (18.3m) wide and approximately 100" (30.5m) long. It served as the hub for Crawford’s regional coach operations, providing stabling for 30 horses and the associated omnibuses, coaches and wagonettes.

The advent of the motor car signalled the end of the coach lines. Even though cars were not frequent until after World War I, business became slower and slower. By 1919 Crawford & Co folded, selling off its remaining routes to smaller companies and individuals interested in taking up the mail runs.

After the demise of Crawford and Co the building seems, at one stage, to have served as an auction mart operated by a Mr. True. In 1922 it was converted into a tyre service and motor garage. With different owners and lessees the property retained the use as a garage and motor car show rooms until 1975 (Fig. 2). During that time the building saw repeated changes to its internal lay out as well as substantial modifications to the front façade. (Spennemann 2003).
The Hub Arcade

530 Kiewa Street was offered for auction on 10 December 1970 by the owners Albury Motors Pty. The property was described as “a substantial brick building with wide display area with mezzanine offices, stores section, workshop and amenities, and parking area in the rear.” The property was sold to L.R.B. Constructions, but it seems that the use as a car sales outlet continued for at least another three years.

The early 1970s saw an increasing demand for office space as well as shopping centres and arcades. On 1 Mar 1974 the new owners proposed to demolish the building and to redevelop it the site into a five storey office building. This proposal was rejected because the design exceeded the permissible floor space ratio for the area.

The existing building was then redesigned into a shopping arcade with ten shops (figure 3.57). This included the gutting of the existing internal partitions and the total redevelopment. The office mezzanine floor created in the 1960s was retained and remodelled (figure 3.56).

Externally the main alteration was the erection of a metal siding façade as well as the provision of a cantilevered awning (figure 3.54). The initial proposed and approved design comprised of four strong vertical elements which broke up the visual mass of the façade. In the final executed design the metal parapet was uniform without any visual variation, effectively dominating not only 528–530 Kiewa Street, but also impacting visually on the neighbouring properties (figures 3.58; 4.1).

A major extension was added at the rear, widening the building to the full boundaries. The extension is uneven, being longer in the south than in the north.

From the approved development plans it remains unclear whether the original brick outhouse has been retained and merely enclosed and incorporated into the extension, or whether it has been removed.
Fig 3. Layout of the ground floor of the Hub Arcade with Shop numbers
Spennemann, Tenant Sequence & Use of The Hub Arcade, 530 Kiewa Street, Albury.

Table 1. 528–530 Kiewa Street. History of Property Use and Modification as well as applications for change of use based on archival information

<table>
<thead>
<tr>
<th>Date</th>
<th>Owner Name</th>
<th>Issue</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Aug 1977</td>
<td>L.R.B. Constructions</td>
<td>alteration of building to commercial (10 shops) and add tinsiding</td>
<td>5</td>
</tr>
<tr>
<td>11 Nov 1977</td>
<td>L.R.B. Construction</td>
<td>Small modifications</td>
<td>6</td>
</tr>
<tr>
<td>14 Nov 1977</td>
<td>L.R.B. Construction</td>
<td>Small modifications</td>
<td>7</td>
</tr>
<tr>
<td>2 Mar 1978</td>
<td>L.R. Bell &amp; Co</td>
<td>Small modifications</td>
<td>8</td>
</tr>
<tr>
<td>3 Apr 1978</td>
<td>L.R.B. Constructions</td>
<td>change of use shops 5 and 6 to sandwich bar at cost of $15,000</td>
<td>9</td>
</tr>
<tr>
<td>27 Apr 1978</td>
<td>L.R.B. Constructions</td>
<td>Health Insurance Commission (Medibank)</td>
<td>10</td>
</tr>
<tr>
<td>11 May 1978</td>
<td>L.R.B. Constructions</td>
<td>erection of awning</td>
<td>11</td>
</tr>
<tr>
<td>1 Nov 1978</td>
<td>L.R.B. Constructions</td>
<td>Albury Fashion Accessories</td>
<td>12</td>
</tr>
<tr>
<td>6 Aug 1980</td>
<td>L.R.B. Constructions</td>
<td>Medibank</td>
<td>14</td>
</tr>
<tr>
<td></td>
<td>F. Stern</td>
<td>in shop 10 pre Aug 1980</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>change of use of shop 10 to adult aid and book shop withdrawn</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>after owners did not allow it to go ahead</td>
<td></td>
</tr>
<tr>
<td>24 Nov 1981</td>
<td>L.R.B. Constructions</td>
<td>Aldonga Promotions</td>
<td>16</td>
</tr>
<tr>
<td>10 Feb 1982</td>
<td></td>
<td>Amusement centre</td>
<td>17</td>
</tr>
<tr>
<td>28 Feb 1982</td>
<td></td>
<td>Get Framed</td>
<td>18</td>
</tr>
<tr>
<td>28 Feb 1982</td>
<td></td>
<td>Jobil Electronics</td>
<td>19</td>
</tr>
<tr>
<td>28 Feb 1982</td>
<td></td>
<td>H. &amp; J. Poulton</td>
<td>20</td>
</tr>
<tr>
<td>6 Aug 1980</td>
<td>Custom Credit Corporation</td>
<td>B. Tomas</td>
<td>21</td>
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<tr>
<td>10 Mar 1982</td>
<td>Custom Credit Corporation</td>
<td>change of use shop 1 to amusement arcade</td>
<td></td>
</tr>
<tr>
<td>31 Mar 1982</td>
<td></td>
<td>Get Framed</td>
<td>22</td>
</tr>
<tr>
<td>31 Mar 1982</td>
<td></td>
<td>Jobil Electronics</td>
<td>23</td>
</tr>
<tr>
<td>31 Mar 1982</td>
<td></td>
<td>H. &amp; J. Poulton</td>
<td>24</td>
</tr>
<tr>
<td>7 Dec 1982</td>
<td>Custom Credit Corporation</td>
<td>Altra Video Amusements (Aldonga Promotions)</td>
<td>25</td>
</tr>
<tr>
<td>20 Dec 1982</td>
<td>Custom Credit Corporation</td>
<td>H.W. Poulton</td>
<td>26</td>
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<td>7 Feb 1983</td>
<td>Custom Credit Corporation</td>
<td>Altra Video Games</td>
<td>27</td>
</tr>
<tr>
<td>10 Jun 1983</td>
<td>Custom Credit Corporation</td>
<td>L.R.B. Constructions formally in liquidation</td>
<td>28</td>
</tr>
<tr>
<td>31 Aug 1983</td>
<td>Custom Credit Corporation</td>
<td>Albury Ski Hire</td>
<td>29</td>
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<tr>
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<td>Get Framed</td>
<td>30</td>
</tr>
<tr>
<td>31 Aug 1983</td>
<td></td>
<td>Jobil Electronics</td>
<td>31</td>
</tr>
<tr>
<td>31 Aug 1983</td>
<td></td>
<td>H. &amp; J. Poulton</td>
<td>32</td>
</tr>
<tr>
<td>31 Aug 1983</td>
<td>Custom Credit Corporation</td>
<td>Hugh James Trice-Martin</td>
<td>33</td>
</tr>
<tr>
<td>18 Oct 1983</td>
<td>Custom Credit Corporation</td>
<td>S. Smith</td>
<td>34</td>
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<td>26 Oct 1983</td>
<td>Custom Credit Corporation</td>
<td>P.J. Ross</td>
<td>35</td>
</tr>
<tr>
<td>4 Nov 1983</td>
<td>Custom Credit Corporation</td>
<td>H. &amp; J. Poulton</td>
<td>36</td>
</tr>
</tbody>
</table>

After the division of the internal space into ten shops the use of the units can no longer be reconstructed in detail as the occupancy of the shops changed frequently. The following could be ascertained:

After the division of the internal space into ten shops the use of the units can no longer be reconstructed in detail as the occupancy of the shops changed frequently.
<table>
<thead>
<tr>
<th>Date</th>
<th>Owner</th>
<th>Name</th>
<th>Issue</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>31 Jan 1984</td>
<td>Custom Credit Corporation</td>
<td>Hugh James Trice-Martin</td>
<td>lessee shop 5 &amp; 6</td>
<td></td>
</tr>
<tr>
<td>31 Jan 1984</td>
<td>Custom Credit Corporation</td>
<td>Twin City Dance Shoppe</td>
<td>lessee shop 9</td>
<td></td>
</tr>
<tr>
<td>31 Jan 1984</td>
<td>Custom Credit Corporation</td>
<td>Hanah 'B'</td>
<td>lessee shop 7</td>
<td></td>
</tr>
<tr>
<td>5 Mar 1984</td>
<td>Custom Credit Corporation</td>
<td>J.A.Garvie</td>
<td>change of use shop 9 to clothing shop</td>
<td></td>
</tr>
<tr>
<td>1 Mar 1984–28 Feb 1987</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Davenport Pty Ltd &amp; Interest Holdings Pty Ltd</td>
<td>Davenport Optics, lessee shop 1</td>
<td></td>
</tr>
<tr>
<td>30 Jun 1984</td>
<td></td>
<td>Hanah 'B'</td>
<td>lessee shop 10</td>
<td></td>
</tr>
<tr>
<td>30 Jul 1984</td>
<td></td>
<td>Hanah 'B' and Gustav Pirstitz</td>
<td>lessee shop 10</td>
<td></td>
</tr>
<tr>
<td>31 Aug 1984</td>
<td></td>
<td>Albury Instant Print</td>
<td>lessee shop 3</td>
<td></td>
</tr>
<tr>
<td>31 Aug 1984</td>
<td></td>
<td>JA &amp; DL Lilburne</td>
<td>lessee shop 4 &amp; 8</td>
<td></td>
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<tr>
<td>31 Aug 1984</td>
<td></td>
<td>KJ &amp; JL Davenport</td>
<td>lessee shop 1</td>
<td></td>
</tr>
<tr>
<td>31 Aug 1984</td>
<td></td>
<td>SJ Smith</td>
<td>lessee shop 7</td>
<td></td>
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<tr>
<td>31 Aug 1984</td>
<td></td>
<td>P. Ross &amp; A McSpadden</td>
<td>lessee shop 2</td>
<td></td>
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<tr>
<td>31 Aug 1984</td>
<td></td>
<td>Hanah 'B' and Gustav Pirstitz</td>
<td>lessee shop 10</td>
<td></td>
</tr>
<tr>
<td>31 Aug 1984</td>
<td></td>
<td>Mr &amp; Mrs McGrath</td>
<td>lessee shop 5 &amp; 6</td>
<td></td>
</tr>
<tr>
<td>31 Aug 1984</td>
<td></td>
<td>Harlequin Dance Shop</td>
<td>lessee shop 9</td>
<td></td>
</tr>
<tr>
<td>27 Jun 1985</td>
<td></td>
<td></td>
<td>Enquiry regarding possible use of shop 2 as a newsagency</td>
<td></td>
</tr>
<tr>
<td>25 Sep 1985</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>K.Stamatakakos &amp; C. Adams</td>
<td>change of use shop 2 to hairdressing salon</td>
<td></td>
</tr>
<tr>
<td>1985</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Photocopy Shop</td>
<td>?</td>
<td></td>
</tr>
<tr>
<td>27 Mar 1986</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>K.Stamatakakos &amp; C. Adams</td>
<td>Lessee shop 2, expiry date 7 Oct 1989, renewal 4 years</td>
<td></td>
</tr>
<tr>
<td>3 Dec 1986</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>KJ &amp; JL Davenport</td>
<td>Lessee shop 1, expiry date 3 Apr 1989</td>
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<td>27 Feb 1987</td>
<td>K.F. &amp; W.A. Boyd</td>
<td></td>
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<td>12 Sep 1989</td>
<td>K.F. &amp; W.A. Boyd</td>
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<td>8 Dec 1989</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Cl. &amp; CM Webb</td>
<td>New lessees of shop 9 (Harlequin Dance Shop)</td>
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<td>1 Mar 1989–28 Feb 2002</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Starwin Pty Ltd</td>
<td>lessee shop 1</td>
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<td>14 Aug 1990</td>
<td>K.F. &amp; W.A. Boyd</td>
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<td>Owner</td>
<td>Name</td>
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<td>6 Sep 1990</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Commonwealth of Australia</td>
<td>lessee shop 7, end of extended lease</td>
<td>67</td>
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<tr>
<td></td>
<td></td>
<td>(for Meat Inspector)</td>
<td></td>
<td></td>
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<td>7 Nov 1990</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>G. &amp; H Becher</td>
<td>Health inspection report for shop 5 &amp; 6</td>
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<td>21 Sep 1991</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Albury Instant Print</td>
<td>change of use for printing premises, shop 3 and shop 10</td>
<td>69</td>
</tr>
<tr>
<td>27 Apr 1992</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Sally Muller</td>
<td>Health inspection report for shop 5 &amp; 6</td>
<td>70</td>
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<tr>
<td>7 Jun 1993</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>J Peffer</td>
<td>Application by Paul Carroll’s Equity Shoes to set up sales stand on footpath</td>
<td>71</td>
</tr>
<tr>
<td>25 Aug 1995</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Lynette Shield</td>
<td>change of use, shop 3 to Dance Supplies</td>
<td>72</td>
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<tr>
<td>16 Oct 1996</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Lynette Shield</td>
<td>Dance Supplies to Shop 3</td>
<td>73</td>
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<td>1997</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Bogarts Coffee Shop</td>
<td>lessee shop 5 &amp; 6 Bogart’s Coffee Lounge</td>
<td>74</td>
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<tr>
<td></td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Shop 4 Picture Framing business (before ‘Get Framed’)</td>
<td></td>
<td></td>
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<tr>
<td>17 Oct 1996</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Lynette Shield</td>
<td>change of use, shop 3 to Dance Supplies</td>
<td>75</td>
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<td>17 Oct 1996</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Sally Muller</td>
<td>Health inspection report for shop 5 &amp; 6</td>
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<tr>
<td>2 Apr 1997</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Rebecca Gilbert</td>
<td>Notice of intent to purchase shop 5 &amp; 6 Bogart’s Coffee Lounge</td>
<td>77</td>
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<tr>
<td>22 Aug 1997</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Rebecca Gilbert</td>
<td>Health inspection report for shop 5 &amp; 6</td>
<td>78</td>
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<td>21 Aug 1997</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>J McDonald</td>
<td>Health inspection report for shop 5 &amp; 6</td>
<td>79</td>
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<tr>
<td></td>
<td></td>
<td>J.M. Hardinge</td>
<td>lessee shop 4 &amp; 8, ‘Get Framed’ Picture Framing</td>
<td>82</td>
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<tr>
<td>&lt;Jan 2000</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Bernice H. Martin</td>
<td>lessee shop 7, Iris Beauty Centre Tenant Shop 1</td>
<td>83</td>
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<tr>
<td>&lt;Jan 2000</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Paul Carroll’s Equity Shoes</td>
<td></td>
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<td>&lt;Jan 2000</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Stradwin Pty Ltd</td>
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<td>85</td>
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<td>&lt;2001</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Albury Wodonga Environment Centre</td>
<td>lessee shop 1</td>
<td>86</td>
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<tr>
<td>30 Jun 2001</td>
<td>K.F. &amp; W.A. Boyd</td>
<td>Bernice H. Martin</td>
<td>Lease for shop 9 expired</td>
<td>87</td>
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<tr>
<td>28 Mar 2002</td>
<td>Albury City</td>
<td>Shop 7, Iris Beauty Centre</td>
<td></td>
<td>88</td>
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<tr>
<td>25 May 2002</td>
<td>Albury City</td>
<td>Shop 12 Life Works &amp; Associates Vacated</td>
<td></td>
<td>89</td>
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<tr>
<td>4 Nov 2002</td>
<td>Albury City</td>
<td>JS &amp; LM Lewinski</td>
<td>Shop 10, Health and Beauty Therapy Centre Vacated</td>
<td>90</td>
</tr>
<tr>
<td>2002</td>
<td>Albury City</td>
<td>Albury Wodonga Environment Centre</td>
<td></td>
<td>91</td>
</tr>
<tr>
<td>2003</td>
<td>Albury City</td>
<td>Lions Club</td>
<td>Temporary use of shop 1</td>
<td>92</td>
</tr>
<tr>
<td>Year</td>
<td>Shop 1</td>
<td>Shop 2</td>
<td>Shop 3</td>
<td>Shop 4</td>
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<td>------</td>
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<tr>
<td>1977</td>
<td>Shop 1</td>
<td>Shop 2</td>
<td>Shop 3</td>
<td>Shop 4</td>
</tr>
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**Table 2. Tenant Sequence of the shops in the Hub Arcade**

<table>
<thead>
<tr>
<th>Year</th>
<th>Shop 1</th>
<th>Shop 2</th>
<th>Shop 3</th>
<th>Shop 4</th>
<th>Shop 5</th>
<th>Shop 6</th>
<th>Shop 7</th>
<th>Shop 8</th>
<th>Shop 9</th>
<th>Shop 10</th>
<th>Shop 11</th>
<th>Year</th>
</tr>
</thead>
</table>
2.2. Tenant Sequence

It can be assumed that while the glass-fronted shop partitions remained constant, a number of other internal modifications associated with the changes of use would have occurred. Table 1 and Error! Reference source not found. compiles the available archival information of the various shop leases as well as any formal applications for change of use or internal construction modifications that may have been made.

Fig 3 provides a chronology of the use of the various shops. The data presented in that table have been compiled from the archival sources set out in Table 1 as well as interviews with former lessees and proprietors. In addition to the records cited in the data tables, the tenant sequence was compiled from oral histories and recollections of the following: Vivian Aldridge (The Sheik Salon); Patricia Benton (Cumryte Inn); Kevin Boyd (building owner); Carol Britton (Medibank); Ken Davenport (Davenport Optics); Richard Dedear (Sunshine Bazaar); Ken Farrah (Albury Printing); Judi Garvie (Harlequin Dance Shoppe); Joan Hardinge (Get Framed); Les Hawkins (Cumryte Inn); Sheryl Hiles (Life Works); Michelle Jackson (Bogarts Coffee Shop); Jo & Lorraine Lewinski (Lewinski Health & Beauty); Jim and Dulcie Lilburne (Get Framed); Jill Mack (Bogarts Coffee Shop); Bernice Martin (Iris Beauty Centre); Kerrie McDonald (The Sheik Salon); Mike & Judy McGrath (Frog on the Cob); Paula Ross (Euphoria Shop); Dave Roy (Get Framed); Vicki Roy (Daughter of building owner); Douglas Royal (Friend of Gustav Pirstitz); Chris & Cathy Webb (Harlequin Dance Shoppe); Rob & Glenys Webb (Harlequin Dance Shoppe & Carrol’s Shoes).

The overall picture of usage that can be drawn from these is discussed in section 5. (p. 64).

Shop 1

The first tenants of shop 1 (the shop furthest to the right when standing in front of the arcade, are unclear. There is reference to ‘Albury Fashion Accessories,’ which in November 1978 applied for permission to erect an awning. It is unclear for how long the business operated.

By mid 1981 the shop was occupied by Aldonga Promotions which ran an amusement centre in there. By January 1983 the Amusement centre had been named the Altra Video Arcade. The 1983 telephone book lists an amusement arcade operated by L. Bell and J.D. Coutts. According to recollections of tenants, the place was arcade was closed down due to community complaints in view of alleged drug use and sales, and because of sexually explicit behaviour /activities by patrons of the arcade.

The shop was then leased by Ken Davenport who established an optometrists shop in there. For the tenancy by Davenport we have in hand a range of photographs that show the premises immediately after fitting out (Fig 11) as well as in operation (Fig 12–Fig 20). When the Davenports moved their shop to their own property next door (at 526 Kiewa Street) in early 1989, a specialty shoe shop, operated by Howard Smith was opened in its stead. The shop was connected to Colin H. Smith’s podiatry surgery operating out of shop 10.

Smith sold his shop early 1997 to Glenys Webb (of the Harlequin Dance Shop) and relocated to Western Australia (Gadean Footwear)(Fig 41–Fig 42).

At the time of acquisition of the Hub Arcade by Albury City Council, some photographs were taken as part of the property valuation document (Fig 53).

Shop 2

This shop is the first shop on the right hand side, when entering the arcade through the main doors. There is some recollection that a jewellers occupied the premises in the very beginning. That could not be verified. Indeed queries directed at jewellers with a long tradition in Albury did not elicit any memories of a competitor being in that shop.

In early 1983 the shop was leased by Paula Ross and Ann McSpadden, operating the Euphoria second hand sales shop, specialising in
high quality used dresses and costume jewellery. Like the other shops at the time, the wall panelling was false wood (Fig 5, Fig 6). The shop was sold at the end of 1984 to ‘two young men,’ who operated the business only for a few months.

In April 1985 the shop was leased by Kerryann McDonald, who, in conjunction with Christine Adams, opened the Sheik Hairdressing Salon. In 1991 the latter as bought out. The salon remained under the proprietorship of Ms McDonald until December 1998 when it was sold to Vivian Aldridge, who remained there until the Hub Arcade closed in August 2002.

At the time of acquisition of the Hub Arcade by Albury City Council, some photographs were taken as part of the property valuation document (Fig 54).

**Shop 3**

Shop 3 is the first shop on the left hand side, when entering the arcade through the main doors.

Shops 3 and 4 were first occupied by Richard Dedear, operating the Sunshine Bazaar, a gift shop, brass ware and cane ware business, soon after the arcade became available for lease. About none months down the track, he relinquished the lease on shop 4 and continued for another six months in shop 4.

After another tenant (?), shop 3 was occupied by Minit Computer Services, selling Macintosh computers. The telephone books make reference to the real estate agent Michael Lowning (or Downing, or Dowling), operating in the premises in 1982.

On 13 September 1982 shop 3 was taken over by Ken Farrah who commenced the operations of a printing business (until 15 September 1995).

At the time of acquisition of the Hub Arcade by Albury City Council, some photographs were taken as part of the property valuation document (Fig 55).

**Shop 4**

Shop nº 4 is located on the northern side of the building. As the shop the furthest to the left when standing in front of the arcade, shop 4 had a direct access from Kiewa Street.

While initially part of the Sunshine Bazaar, Bazaar, a gift shop, brass ware and cane ware business, the shop was split off from that business in mid 1978.

The next tenant were Dave and Elaine Roy who in mid 1978 established Get Framed, a picture framing business. The shop retained this function, under two successive owners (Jim and Dulci Lilbourne from March 1983 and Joan Hardinge from Jan 1998) until the closure of the Hub Arcade businesses in late 2002. With a duration of 23.5 years, the picture framing business has the greatest continuity of any business in the arcade bar the sandwich bar and coffee shop—which changed hand much more often, however.

The shop was then made available, on a temporary bases to the Albury Environment Centre, which prior to that had occupied premises in shop nº 9.

**Shop 4A**

Shop4a is situated inside the arcade opposite the sandwich bar.

There is some indication that a tobacconist ran a shop in the rear end of shop 4 (designated 4a on Fig 3). No further details could be elicited. About 1982 the rooms were reputedly also used as ticketing business for the Albury Drive-in Cinema.

In later times the shop was merged with shop 4 and served as the private offices at the rear of the shop.

**Shop 5 & 6**

Shops 5 & 6 were combined into a coffee and sandwich shop. Of all shops, this business had the greatest turn-over of owners. The shop was started on Easter Tuesday 1978 by Patricia Benton and Ms Hawkins. Personal tragedy almost immediately after the opening meant that
the business was sold in November 1978. The Hawkins took over and ran the business until late 1981, when it was taken over by a Dutch owner. Based on the evidence of the telephone books, there was the Ineka Coffee Lounge in the Hub Arcade in 1982 (not listed in 1981 nor in 1983).

It was then bought by a H.W. Poulton, who reputedly won big in the Melbourne Cup of 1983 and literally walked out of the business on Cup Day. The business was then taken over by Hugh Thrice-Martin and Family, who ran it as the ‘Lunchbox’ for six months.

At the time of the operation of the amusement arcade in shop 1, the sandwich shop/coffee shop and the amusement arcade were connected by an archway. It is not clear when the shops were separated. It is likely that this occurred either when Thrice-Martin or when the McGraths bought the lease.

In August 1984 the McGraths bought the lease and opened the Frog on the Cob Coffee Shop, which ran until 1988. The green and white décor remained with any of the walls exhibiting their original false wood panelling (Fig. 24, Fig. 25, Fig. 26, Fig. 27, Fig. 28). The décor was complemented by an abundance of frog motifs (Fig. 24) as well as a nylon lace curtain (Fig. 26).

The café was bought about March 1988 by Jill and Allison Quihamton, who removed the frog décor and turned it into a movie theme under the name Bogarts Coffee Shop. They sold in May 1990 to Glenn and Heather Beachem, then of Bethanga. In mid 1995 the café was apparently sold to a Sally Muller, who ran it for about two years.

The following owners, a couple, only owned the premises for one month, after which they had to disassociate themselves for financial reasons. The final owner of the business was Michelle Jackson.

At the time of acquisition of the Hub Arcade by Albury City Council, some photographs were taken as part of the property valuation document (Fig 56).

Shop 7

Shop 7, located on the right hand side of the arcade just after the coffee lounge, was first used in 1982 by Jobil Electronics, a TV repair shop. This was followed in occupancy by Hanah ‘B’, a ceramic artists working with Gustav Pirstitz who had leased the neighbouring shop nº 10. It appears that the lease of shop 7 only ran for six months. After this we find a tattooing parlour, operated by S.J. Smith in the premises (see also advert Fig 32). The tattooing shops also did not last very long, after which the premises may have been vacant for a while. On record is a lease of the premises for the Department of Primary Industries. According to recollections of other tenants, the premises were used by a meat inspector, who was mainly on the road and only rarely present in the office.

In May 1990 the shop was leased by Bernice Martin, who operated the Iris Beauty Centre (Fig 36—Fig 40) there until Easter 2002, when the lease was returned to the then owner, Albury City Council.

Shop 8

Shop 8 was used as the store room for the Get Framed Business and thus from mid 1978 onwards had the same lessees as shop 4.

Shop 9

The first tenant of shop 9 seems to have been the Adage Credit Union, operating for a few months. After that business closed or relocated, the shop seems to have been vacant for a while.

From 27 February 1984 to early 1990 a dance shop and dance supplies occupied shop 9, founded by Judy Garvie. The shop was first to be called ‘Twin Cities Dance Shoppe’ but as the name was already used by another company, the shop was eventually called Harlequin Dance Shoppe (Fig 29—Fig 35).

The shop was sold to Cathy Webb in 1990, and later to Lynette Shields. In late 1995 she shifted the business to shop 3, which had become available.
After the relocation of the dance shop, shop 9 remained vacant for at least three years. There are some reports that someone used the room for washing, but no details could be elucidated.

In January 2000 the shop was take over by the Albury Environment Centre, a not-for-profit group focussed on environmental awareness building. By the end of 2002 the Environment Centre moved to Shop 4.

**Shop 10**

The first tenant of shop 10 was the Health Insurance Commission (Medibank), which operated from the beginning of 1978 to July 1980 when it relocated to premises in Dean Street.

In August 1980 a F Stern applied to Albury City Council for the permission to change the use of shop 10 from commercial premises to an adult aid and book shop. The application was withdrawn after owners did not allow it to go ahead.

The shop then appears to have been vacant until early 1982. Sometime during the first part of 1982 a B. Tomas appears to have run a dress making business in there.

Gutav Pirztitz, Artist and photographer (June 1982 to June 1985), and the ceramic artist Hanah ‘B’ operated out of shop 10 for a while. Pirztitz had been renting space in various properties in that area. He is on record for the adjoining building (532 Kiewa Street) for May 1982, and would have been there before. The period after Pirztitz left is again quite unclear. There is reference to a Pentecostal Religious Group utilising the shop (but the group is also mentioned for the upstairs shop (n° 11) during that time. Likewise, there is a reference to a dressmaker. It is possible that this is a commingling with the previous dress maker. Brief reference is made to a W. Scheefler as a lessee in early to mid 1990.

From April 1990 to September/October 1991 a Colin H Smith ran a podiatry surgery in the shop. Smith was reputedly the father of Howard Smith, who operated the specialty shoes shop in shop n° 1. After Smith closed the surgery, Ken Farah of Albury Instant Print took over the premises as store rooms. When Farrah relocated his business in mid 1995, vacating both shops 3 and 10, shop n° 10 remained vacant until mid 2000, when it was taken up by Jo and Lorraine Lewinski who ran a beauty and health therapy centre in the shop (until the closure of the arcade).

**Shop 11**

The upstairs shop was only very rarely occupied. This was the hardest unit to research. Comments were made that in the early 1980s some of the rooms upstairs were used by a debt collector, that in these rooms (but not necessarily those occupied by the debt collector) illegal gambling and betting occurred. There is reference to a draftsman named Harry, as well as to the use by a Pentecostal church group (mainly on weekends).

Between 1990 and the end of 1993 the company Gadean Footwear used the rooms as offices. That company was associated with Howard Smith Specialty Shoes. After the relocation of the company to Western Australia the rooms remained vacant.

In mid 2001 the company Life Works used them as offices, but relocated within a year as the arcade was being closed down.

**2.3. Photographic record of shops**

The following section provides a photographic record of the various businesses that occupied shop spaces in the Hub Arcade after its conversion into an Arcade. The images reproduced here have been compiled from prior tenants and other sources.

Overall, the dearth of information needs to be highlighted
Fig 4. Part of the building as photographed in 1985.
Fig 5. Exterior of the Euphoria Secondhand Sales shop (Shop 2) photographed in late 1983 or early 1984 (Photo Paula Ross).

Fig 6. Interior of the Euphoria Secondhand Sales shop (Shop 2) photographed in late 1983 or early 1984 (Photo Paula Ross).
Fig 7. Front facade the Hub arcade and As Blinds & Interiors (left) in mid 1990s (Photo Ken Davenport)

Fig 8. Main entrance to the Hub arcade mid 1984 (Photo Ken Davenport)
Fig 9. Main hallway of the Hub Arcade looking out, mid 1984 (Photo Ken Davenport)

Fig 10. Rear part of the Hub Arcade, with shop 8 on the right (Photo Ken Davenport)
Fig 11. Interior of Davenport Optics at Easter 1983 during the shop outfit (Photo Ken Davenport)

Fig 12. Exterior signage of Davenport Optics in about 1984 (Photo Ken Davenport)
Fig 13. Exterior Window of Davenport Optics in about 1984 (Photo Ken Davenport)

Fig 14. Exterior Window of Davenport Optics in about 1984 (Photo Ken Davenport)
Fig 15. Interior of Davenport Optics in about 1984 (Photo Ken Davenport)

Fig 16. Interior of Davenport Optics in about 1984 (Photo Ken Davenport)
Fig 17. Interior of Davenport Optics in about 1984 (Photo Ken Davenport)

Fig 18. Interior of Davenport Optics in about 1984 (Photo Ken Davenport)
Fig 19. Interior of Davenport Optics in about 1984 (Photo Ken Davenport)

Fig 20. Workshop of Davenport Optics in about 1984 (Photo Ken Davenport)
Fig. 21. Exterior of the Frog the on Cob Café, in 1984 or 1985. (Photo: Judy McGrath)
Fig. 22. Frog the on Cob Café, in 1984 or 1985. (Photo: Judy McGrath)
Fig. 23. Frog the on Cob Café, Melbourne Cup Day 1986. Bev Watts (Photo: Judi Garvie)

Fig. 24. Frog the on Cob Café, Melbourne Cup Day 1986. Bev Watts and Sue Quinn (Photo: Judi Garvie)

Fig. 25. Frog the on Cob Café, Melbourne Cup Day 1986. Doug ad Kaye Barker (Photo: Judi Garvie)
Fig. 26. Frog the on Cob Café, Melbourne Cup Day 1986. Jim and Dulcie Lilbourne (Photo: Judi Garvie)

Fig. 27. Frog the on Cob Café, Melbourne Cup Day 1986. Ken Davenport (Photo: Judi Garvie)
Fig. 28. Frog the on Cob Café, Melbourne Cup Day 1986. Sue Quinn and Noel Watts (Photo: Judi Garvie)

Fig. 29. Harlequin Dance Shop in 1984 (Photo: Judi Garvie)
Fig. 30. Business card Judi Garvie

Fig. 31. Harlequin Dance Shop in 1984 (Photo Judi Garvie)
Fig 32. Advertisement for the opening of the Harlequin Dance Shoppe in the Border Mail of 27 February 1984. Note the small advert for the tattooing shop in the Hub Arcade (Courtesy Judi Garvie).
Fig 33. Harlequin Dance Shop in 1984 (Photo Judi Garvie)

Fig 34. Harlequin Dance Shop in 1984 (Photo Judi Garvie)
Fig 35. Harlequin Dance Shop in 1984 (Photo Judi Garvie)

Fig 36. Iris Beauty Centre in about 1990 (Photo Bernice Martin)
Fig 37. Iris Beauty Centre in about 1990 (Photo Bernice Martin)

Fig 38. Iris Beauty Centre in about 1990 (Photo Bernice Martin)
Fig 39. Iris Beauty Centre in about 1990 (Photo Bernice Martin)

Fig 40. Iris Beauty Centre in the late 1990s (Photo Bernice Martin)
Fig 41. Exterior of Paul Carroll’s Equity Shoes in August 1996.

Fig 42. Exterior of Paul Carroll’s Equity Shoes in August 1996.
Fig 43. The exterior of ‘Get Framed’ before renovations in early 1998 (photo courtesy Joan Hardinge)

Fig 44. The exterior of ‘Get Framed’ before renovations in early 1998 (photo courtesy Joan Hardinge)
Fig 45. The interior of ‘Get Framed’ before renovations in early 1998 (photo courtesy Joan Hardinge)

Fig 46. The interior of ‘Get Framed’ before renovations in early 1998 (photo courtesy Joan Hardinge)
Fig 47. The interior of 'Get Framed' before renovations in early 1998 (photo courtesy Joan Hardinge)

Fig 48. The interior of 'Get Framed' before renovations in early 1998 (photo courtesy Joan Hardinge)
Fig 49. The interior of ‘Get Framed’ before renovations in early 1998 (photo courtesy Joan Hardinge)

Fig 50. The exterior of ‘Harlequin Dance Shoppe’ about 1998 or 1999 (photo courtesy Glenys Webb)
Fig 51. The interior of ‘Harlequin Dance Shoppe’ about 1998 or 1999 (photo courtesy Glenys Webb)

Fig 52. The interior of ‘Harlequin Dance Shoppe’ about 1998 or 1999 (photo courtesy Glenys Webb)
Spennemann, Tenant Sequence & Use of the Hub Arcade, 530 Kiewa St, Albury.

Fig 53. Paul Carroll’s Equity shoes (shop 1) as photographed in 2001.

Fig 54. The Sheik hairdressing salon (shop 2) as photographed in 2001.
Fig 55. Harlequin Dance Shoppe (shop 3) as photographed in 2001.101

Fig 56. Get Framed (shop 4) as photographed in 2001.102
Fig 57. Bogart's Café (shop 5/6) as photographed in 2001. 103

Fig 58. Bogart's Café (shop 5/6) as photographed in 2001. 104
Fig 59. Shop 8 as photographed in 2001.

Fig 60. First floor offices as photographed in 2001.
Fig 61. West Façade Hub Arcade in 2003

Fig 62. Environment Centre (shop 4) facing internal view facing west in 2003.
3. HISTORY OF THE 532 KIEWA ST  
('AS BLINDS & INTERIORS')

3.1. Historic Background

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

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. Property 532 Kiewa Street was part of the residual allotment not split up into lots. It was sold in 1899 to Cleaver Woods and subdivided then.

The first major development of the property occurred in 1912 when Wood’s erected a a 128’ long and 40’ wide (39 m x 12m) double brick building. It was Albury’s first building erected as a motor garage, at the time advertised as being capable of accommodating 40 cars.

The two proprietors, Azor Robbins and Alex Porter, designed, built, tested and flew a Bleriot-type monoplane, and have to be recognised as belonging to Australia’s aviation pioneers.

Between 1936 and 1946 the building served as bus terminal and depot for Murray Valley Coaches, and Albury-based bus company that rose to significance in regional transport, providing bus services from Adelaide to Sydney.

From 1946 to 1950 the building housed the *Albury Banner*, a weekly newspaper of large regional reach and importance.

Between 1914 and 1936, as well as after 1950 the structure served as a motor garage and was associated with a range of motor and car supplies related business. In 1974 the building was converted to provide a shop and office space.
Fig 64. Sketch map of the current internal lay-out of 532 Kiewa Street (not to scale)
### Table 3. 532 Kiewa Street. History of Property Use and Modification as well as applications for change of use based on archival information

<table>
<thead>
<tr>
<th>Date</th>
<th>Owner</th>
<th>Name</th>
<th>Issue</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Jul 1970</td>
<td>H.Arnold</td>
<td>E.A. Machin Co</td>
<td>Extension of building to laneway for receiving bay and toilets; at a cost of $1100</td>
<td>107</td>
</tr>
<tr>
<td>1974</td>
<td>Albury-Wodonga Development Corporation</td>
<td>used as the Planning Department. AWDC put in a concrete floor</td>
<td></td>
<td>109</td>
</tr>
<tr>
<td>8 Apr 1975</td>
<td>Maple Park Pty Ltd</td>
<td></td>
<td>request for change of land use to office accommodation</td>
<td>111</td>
</tr>
<tr>
<td>15 Apr 1975</td>
<td>RP Davies Pty Ltd &amp; C.I Mansoor</td>
<td></td>
<td>extensions at rear inc. offices; at a cost of $42000</td>
<td>112</td>
</tr>
<tr>
<td>1975–1980</td>
<td>Quest Fine Arts</td>
<td></td>
<td></td>
<td>113</td>
</tr>
<tr>
<td>10 May 1982</td>
<td>Riverina Educational</td>
<td>change of use to bookshop (northern shop)</td>
<td></td>
<td>114</td>
</tr>
<tr>
<td>10 May 1982</td>
<td>Painting Studio</td>
<td>Gustav Pirstitz</td>
<td></td>
<td>115</td>
</tr>
<tr>
<td>19 May 1982</td>
<td>Riverina Educational</td>
<td>request for outside signage</td>
<td></td>
<td>116</td>
</tr>
<tr>
<td>10 Aug 1983</td>
<td>RP Davies Pty Ltd &amp; C.I Mansoor</td>
<td>MP Davis</td>
<td>change of use to figure shaping saloon in northern half of the premises</td>
<td>117</td>
</tr>
<tr>
<td>mid 1980s</td>
<td>Fitness Studio</td>
<td></td>
<td></td>
<td>118</td>
</tr>
<tr>
<td>21 Aug 1985</td>
<td>A.M.Schadbolt</td>
<td>Con Spachos</td>
<td>application for change of use to Casino</td>
<td>119</td>
</tr>
<tr>
<td>4 Mar 1987</td>
<td>AS Blinds Pty</td>
<td></td>
<td>erect awning</td>
<td>120</td>
</tr>
<tr>
<td>29 Jul 1987</td>
<td>AS Blinds Pty</td>
<td></td>
<td>modification of front entrance, with sloping glass doors</td>
<td>121</td>
</tr>
<tr>
<td>30 Jun 2002</td>
<td>AS Blinds Pty</td>
<td></td>
<td>vacates premises</td>
<td>122</td>
</tr>
</tbody>
</table>

### 3.2. Tenant Sequence

It can be assumed that while the glass-fronted shop partitions remained constant, a number of other internal modifications associated with the changes of use would have occurred. Table 3 compiles the available archival information of the various shop leases as well as any formal applications for change of use or internal construction modifications that may have been made.

The overall picture of usage that can be drawn from these is discussed in section 4. (p. 64).

### 3.3. Photographic record of shops
Fig 65. The building as photographed in 1985.  

Fig 66. The interior of the building after internal renovations in 2000.
Fig 67. The interior of the building after internal renovations in 2000.125

Fig 68. The interior of the building after internal renovations in 2000.126
Fig 69. Advertising signage encountered in the roof space during demolition of the building.
4. HISTORY OF 526 KIEWA ST
(‘KIEWA HOUSE’)

4.1. Historic Background

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

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.

Fig 70. Location of the property under discussion.
Fig 71. Interior plan of 526 Kiewa Street following renovations in 1989.\textsuperscript{127}
Fig 72. Interior plan of 526 Kiewa Street
Table 4. 526 Kiewa Street. History of Property Use and Modification as well as applications for change of use based on archival information

<table>
<thead>
<tr>
<th>Date</th>
<th>Owner</th>
<th>Name</th>
<th>Issue</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1978</td>
<td></td>
<td></td>
<td>The Brissendens begin to buy JA Champion</td>
<td></td>
</tr>
<tr>
<td>11 Feb 1982</td>
<td>JA Champion</td>
<td>Rod Harding Photography</td>
<td>Champion Auto Electrics, Photographer moved to upstairs rooms</td>
<td></td>
</tr>
<tr>
<td>17 Mar 1989</td>
<td>Geoffrey Lynton</td>
<td>JA Champion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 Apr 1989</td>
<td>Geoffrey Lynton</td>
<td>Gregory Millbourne</td>
<td>Lease expires 17 April 1991, plus three year option</td>
<td></td>
</tr>
<tr>
<td>11 Aug 1989</td>
<td>Kenneth James and Joanne</td>
<td>Thomas &amp; Christine Sheela</td>
<td>Conversion from Car electricians to Optics shop, modify windows and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Davenport</td>
<td>Thomas</td>
<td>paint elevation in heritage colours</td>
<td></td>
</tr>
<tr>
<td>14 Aug 1989</td>
<td>Kenneth James and Joanne</td>
<td>Colin Haynes</td>
<td>modifications in rear</td>
<td></td>
</tr>
<tr>
<td>12 Sep 1989</td>
<td>Kenneth James and Joanne</td>
<td>Kenneth James and Joanne</td>
<td>modifications in rear</td>
<td></td>
</tr>
<tr>
<td>1 Feb 1990</td>
<td></td>
<td>CTC Resources</td>
<td>Financial Services And Share etc in shop 5</td>
<td></td>
</tr>
<tr>
<td>1992</td>
<td>Kenneth James and Joanne</td>
<td>Albury Souvenirs Supplies</td>
<td>Lessee shop 4</td>
<td></td>
</tr>
<tr>
<td>1992</td>
<td>Kenneth James and Joanne</td>
<td>Osborne Computers</td>
<td>Lessee shop 2</td>
<td></td>
</tr>
<tr>
<td>1992</td>
<td>Kenneth James and Joanne</td>
<td>Davenport Optics</td>
<td>Shop 1</td>
<td></td>
</tr>
<tr>
<td>1992</td>
<td>Kenneth James and Joanne</td>
<td>AusDoc</td>
<td>Cleaning, shop 3</td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>Kenneth James and Joanne</td>
<td>Laurens &amp; Co NSW Pty</td>
<td>Debt Collectors in shop 1</td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>Kenneth James and Joanne</td>
<td>CTC Resources</td>
<td>Financial Services And Share etc in shop 5</td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>Kenneth James and Joanne</td>
<td>Home Care Service NSW</td>
<td>Lessee shop 2</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>Kenneth James and Joanne</td>
<td>Home and Community Care Service</td>
<td>Torrens title issued R9497791, ref 3/578518</td>
<td></td>
</tr>
</tbody>
</table>

4.2. Tenant Sequence

It can be assumed that while the glass-fronted shop partitions remained constant, a number of other internal modifications associated with the changes of use would have occurred. Table 4 compiles the available archival information of the various shop leases as well as any formal applications for change of use or internal construction modifications that may have been made.

The overall picture of usage that can be drawn from these is discussed in section 4. (p. 64).

4.3. Photographic record of shops
Fig 73. Western Façade of Kiewa House in 2003

Fig 74. Interior of 526 Kiewa Street after renovations in 1989.
5. COMMENTARY

It is not the purview of this document to provide a comprehensive history of the businesses that occupied the Hub Arcade since its conversion into a shop arcade.

After the conversion into a shopping arcade, the property then became an investment property owned by various owners. From an historical point of view, the nature of the owners in such a circumstance is less important than the nature of the lessees. This will be discussed below.

When compiling the use history of the property as part of the initial study (Spennemann 2003) it was found that the use sequence of newly created shop units can no longer be reconstructed in detail as the occupancy of the shops changed so frequently. While on the one level one can argue that this is not relevant, as the building retained its use as an arcade of shops, such a stance actually oversimplifies the matter. No one, when assessing a streetscape over time would argue that the nature of the businesses conducted in the respective individual buildings was irrelevant as the entire street was ‘shopping’ or ‘commercial.’ Yet this attitude seems to prevail at the shopping arcade level.

The (re-)construction of property histories is the staple of heritage management and is commonly based on several lines of evidence (Davison 1993; Kellaway 1993; O’Donnell 1995; Sagazio et al. 1992; Scurfield 1992):

- chain of property ownership based on land records
- evidence derived from council building files
- chain of residents based on electoral rolls
- evidence derived from census data
- evidence derived from trade directories, phonebooks and the like.

While these techniques are useful tools for researching individual properties, be they residential or commercial, they not very well suited for researching the history of multi-tenanted arcades.

5.1. Outcomes 528-530 Kiewa

The research carried out for the study could eventually identify most of the occupants of the arcade.

The changes in clientele of 528-530 Kiewa Street become obvious once we consider the businesses trading in the arcade in the late 1970s and early 1980s with those of the late 1980s and the late 1990s.

In the late 1970s and very early 1980s we find a fashion accessory shop, a gift shop selling brass and cane ware and a picture framers up front, with a sandwich bar, Medibank, and a Credit Union in the shops further into the arcade. That period lasted from late 1977 until about end of 1980. It was intimated to the author by some of the informants that the move of Medibank to an address in Dean Street and the closure of the Credit Union was the beginning of a decline, coupled with the closure of the gift shop selling brass and cane ware.

The next group of tenants has a very different composition. While the sandwich shop
(and later coffee lounge) provided some stability throughout the life of the arcade (albeit under thirteen different tenants), the other premises were occupied by an electronics shop, a TV repair shop, a small tobacconist and ticket sales outlet, and a second hand sales shop, but also a debt collectors, an amusement arcade and a tattooing parlour. An artist had also taken residence in the one of the back shops. While an application for change of use to turn one of the shops into an adult aid and book shop was withdrawn after owners did not allow it to go ahead, it is indicative of the clientele the shops had been attracting.

In addition, for the same time there was repeated reference made to an illegal SP bookies shop, as well as a card gambling venue in the upstairs rooms. Due to pressure by several tenants, the amusement arcade was eventually shut down following allegations of drug sales and use and of sexual misbehaviour by clients.

A change in financial circumstances of the original owner and developer of the arcade saw a finance company taking over the ownership and management of the arcade. The composition of the tenants soon changed and, with the exception of the coffee shop which continued to have a high turn over of tenants, became decidedly more upmarket.

Present were an optometrist, and later a shoe shop, a hair dressing salon, the framing business, a beauty parlour, a dance paraphernalia supply as well as a government department and a printer. With minor variations, that composition remained until the end of the arcade.

Clearly, the nature of the shops and their clientele has an influence on the public perception of the ‘neighbourhood’ and its social relevance. While envisaged as an upmarket arcade, the moved of two ‘respectable’ tenants, plus the economic failure of at least one other tenant at the same time, precipitated a decline of the arcade. Very soon it had a decidedly seedy flair. That was counterbalanced by both an upswing in economic activity and, it would appear, by a concerted effort by the new owner to improve the reputation of the arcade.

5.2. Outcomes 532 Kiewa

The conversion to a multi-tenant entity occurred earlier in the case of 532 Kiewa Street. After the development into a modern office facility as part of the 1974 conversion of the premises into the offices of the Albury-Wodonga Development Corporation. In 1975 the building was subdivided into offices and houses a Fine Arts shop in the front, an educational book shop, as well as a painting studio. When the painter moved next door (to 528-530 Kiewa Street) the rear shop was changed into a fitness studio.

A radical change occurred in 1985 when an application was made—unsuccessfully—to convert the building into a casino.

In 1987 the entire building was converted into a shop selling curtains and blinds, and remained in that use until the building was vacated in preparation of demolition.

5.3. Outcomes 526 Kiewa

The conversion of the old Champions Motor supply shop into a multi-tenant arcade has seen the establishment of a series of upmarket shops and offices comprised of computer shops, financial services and the like, as well as, for while, an optics shop operated by the owners, Davenport. That shop had relocated from 528-530 Kiewa Street when the davenport acquired the building.

5.4. Overall Trends

The three properties were converted into offices/arcades at different times. The first was 532 Kiewa Street in 1974, followed by 528-530 Kiewa in late 1977 and finally 526 Kiewa St in 1989.

The differential conversion dates have some implications on the make-up of the premises.

It would appear that the conversion of 532 Kiewa St was the beginning of a change of the area from a motor and garage envi-
rontment into a retail environment. The shops in 532 Kiewa Street were upmarket and reputable. When shop space in 528-530 Kiewa St became available, the trend continued at first, with Medibank and a Credit Union providing respectability. The other retail shops added to it.

But then the tide turned, with both financial institutions relocation and businesses failing. The shops in the arcade became somewhat less salubrious, as exemplified by the closure of the Video arcade due to alleged drug use. But this was only part of a trend that can be exemplified two conversion applications, both of which failed: the application to convert one of the shops in 528-530 Kiewa into an adult bookshop and the application to convert 532 Kiewa St into a casino.

The area then picked up, aided in stability by new owners of the Hub Arcade and by the fact that 532 Kiewa Street was converted into a single business with an upmarket clientele. By the time 526 Kiewa St was converted, the ‘climate’ of the area was such that the new arcade could attract upmarket customers.
ACKNOWLEDGMENTS

This study would not have been possible without the generous assistance of several former tenants of the shops discussed here. They freely shared information, and suggested avenues how former tenants could be located. In addition, many provided photographs for inclusion in the report.

I am indebted to the following: Vivian Aldridge (The Sheik Salon); Patricia Benton (Cumryte Inn); Kevin Boyd (building owner); Carol Britton (Medibank); Ken Davenport (Davenport Optics); Richard Dedear (Sunshine Bazaar); Ken Farrah (Albury Printing); Judi Garvie (Harlequin Dance Shoppe); Joan Harding (Get Framed); Les Hawkins (Cumryte Inn); Sheryl Hiles (Life Works); Michelle Jackson (Bogarts Coffee Shop); Jo & Lorraine Lewinski (Lewinski Health & Beauty); Jim and Dulcie Lilburne (Get Framed); Jill Mack (Bogarts Coffee Shop); Bernice Martin (Iris Beauty Centre); Kerrie McDonald (The Sheik Salon); Mike & Judy McGrath (Frog on the Cob); Jo Rawston (Bogarts Coffee Shop); Paula Ross (Euphoria Shop); Dave Roy (Get Framed); Vicki Roy (Daughter of building owner); Douglas Royal (Friend of Gustav Pirstitz); Heather Smith (Bogarts Coffee Shop); Chris & Cathy Webb (Harlequin Dance Shoppe); Rob & Glenys Webb (Harlequin Dance Shoppe & Carrol’s Shoes).
NOTES TO THE CHAPTER

3. AlburyCity Property File nº 3929.
4. L.R.B.—Lesley Reuben Bell.
5. AlburyCity Property File nº 3929.
10. AlburyCity Property File nº 3929.
11. AlburyCity Property File nº 3929.
12. AlburyCity Property File nº 3929.
15. AlburyCity Property File nº 3929.
16. AlburyCity Property File nº 3929.
17. AlburyCity Property File nº 3929.
22. Rate assessment. AlburyCity Property File nº 3929.
25. AlburyCity Property File nº 3929.
27. AlburyCity Property File nº 3929.
28. AlburyCity Property File nº 3929.
29. Rate assessment. AlburyCity Property File nº 3929.
30. Rate assessment. AlburyCity Property File nº 3929.
32. Rate assessment. AlburyCity Property File nº 3929.
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49. Rate assessment. AlburyCity Property File nº 3929.
50. Rate assessment. AlburyCity Property File nº 3929.
51. Rate assessment. AlburyCity Property File nº 3929.
52. Rate assessment. AlburyCity Property File nº 3929.
53. AlburyCity Property File nº 3929.
55. Title extract dated 19 April 1989. AlburyCity Property File nº 3929.
57. Title extract dated 19 April 1989. AlburyCity Property File nº 3929.
58. Plan Application, File Sewer Plan 953.
59. Plan Application, File Sewer Plan 953.
60. Rate assessment. AlburyCity Property File nº 3929.
61. AlburyCity Property File nº 3929.
62. AlburyCity Property File nº 3929.
63. AlburyCity Property File nº 3929.
65. AlburyCity Property File nº 3929.
66. Plan Application, File Sewer Plan 953.
67. AlburyCity Property File nº 3929.
68. Plan Application, File Sewer Plan 953.
69. Plan Application, File Sewer Plan 953.
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82. AlburyCity Property File nº 3929.

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91. AlburyCity Property File nº 3929.
92. AlburyCity Property File nº 3929.
93 Pers.obs.
94 Pers.obs.
95. AlburyCity Property File nº 3929.
96. AlburyCity Property File nº 3929.
97. AlburyCity Property File nº 3929.
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102. AlburyCity Property File nº 3929.
103. AlburyCity Property File nº 3929.
104. AlburyCity Property File nº 3929.
105. AlburyCity Property File nº 3929.
106. AlburyCity Property File nº 3929.
107. Albury City Council, Property File nº 3930.
108. Plan Application, File Sewer Plan 115
110. Refers to 534 Kiewa?
111. Letter refers to 534 Kiewa St. Letter Potter, Trickett & Associates to Town Clerk, Albury City Council, dated Wodonga 8 April 1975. Albury City Council, Property File nº 3930.
112. Albury City Council, Property File nº 3930.
114. Albury City Council, Property File nº 3930.
116. Albury City Council, Property File nº 3930.
117. Albury City Council, Property File nº 3930.
118. Pers. comm Gerald Weihrauch.
119. Albury City Council, Property File nº 3930.
120. Albury City Council, Property File nº 3930.
121. Albury City Council, Property File nº 3930.
122. Albury City Council, Property File nº 3930.
123. Albury City Council, Property File nº 3930.
124. Source: Gerald Weihrauch.
125. Source: Gerald Weihrauch.
126. Source: Gerald Weihrauch.
128 pers comm Patricia Brissenden
129 Property File nº 3928
130 Plan Application, File Sewer Plan 114
131 Torrens 3/578518
132 DA 190/89, Property File nº 3928
133 Plan Application, File Sewer Plan 114
134 Plan Application, File Sewer Plan 114
135 Plan Application, File Sewer Plan 114
136 Source: Kenneth & Joanne Davenport
137 Source: Kenneth & Joanne Davenport
138 Source: Kenneth & Joanne Davenport
139 Source: Kenneth & Joanne Davenport
140 Source: Kenneth & Joanne Davenport
141 Source: Kenneth & Joanne Davenport
142 Source: Kenneth & Joanne Davenport
143 Source: Kenneth & Joanne Davenport
144 Source: Kenneth & Joanne Davenport
Address list on WWW: Home and Community Care
Service Hume Area Office. Suite 2, Kiewa House, 526
Kiewa Street Albury 2640.

Property File nº 3928

Source: Kenneth & Joanne Davenport.
Publications


**Personal Communications**
