

AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 18-20 Kitchener Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD Sandringham Community Centre	LEGAL DESCRIPTION	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	OTHER LISTINGS	
HISTORY & KNOWN ASSOCIATIONS In 1981, a shop at 18-20 Kitchener Road was altered to become the Sandringham Community Centre and Hall. ¹ The original building first appeared c.1929, starting as a dairy, later a grocers shop, and finally by the early 1980s the location for a fertiliser company. ² In 1981 original shop fronts were altered to incorporate the vertical weatherboard clad facade still evident. Further alterations were carried out in 1985. The community centre was extended in 1993 after a grant from the Mt Albert Community Board. ³ The site forms part of Allotment 44 which was later known as the Taumata Estate that was subdivided for residential sections in 1910. The building was built at a similar time to the one and two storeyed shops in the Sandringham Road shopping centre. Around the time of the First World War new shops began to be built at the intersection of Sandringham Road and Kitchener Road, which developed further in the 1920s as drainage was improved to address frequent flooding and the tram lines extended down Sandringham Road in March 1925.	ZONING Business 2	
REFERENCE SOURCES Copy of permit drawings for alterations, on ACE Site File, Auckland City records. City of Mt Albert Borough drawing 1981 alts to old shop to create new hall area and toilets. Façade changed at this time Copy of drawings for alterations in April 1985 by Felicity Wallace Architect SO 5007 Taumata Estate subdivision 1910	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Original-Not known	
STATEMENT OF SIGNIFICANCE This building was built at a similar time to main street commercial and retail buildings in the shopping centre. Built as a dairy it has served as a grocer and more recently as the Sandringham Community centre since 1985. It is typical of many small scale local dairy shops in residential streets in Auckland, built as part of the surrounding neighborhood, prior to the establishment of district plan zones.	PERIOD / DATE OF CONSTRUCTION c1929	
	MATERIALS Timber framed with weatherboards to side and rear, brick to frontage with clay tile capping. Vertical weatherboards added to façade in 1981.	
	INTEGRITY/ SIGNIFICANT ELEMENTS The building has been altered in the 1980s.	

¹ ACE site file

² Wisers Directories

³ *Central Leader*, 13 August 1993, p. 3

