


# AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

## Preliminary Information



LOCATION / ADDRESS: Part 2-6 Kitchener Road, Sandringham, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NA ME (IF ANY) NUMBER, STREET, LOCALITY, WARD	LEGAL DESCRIPTION Pt Lot 2 DP 54153	
BUILDING / STRUCTURAL / OBJECT / SITE USE:  <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	OTHER LISTINGS	
HISTORY & KNOWN ASSOCIATIONS <p>The single level timber shops , forming part of 2-6 Kitchener Road are thought to have been built around 1921 and are evident in photographs dating from 1923.</p> <p>The first block of shops in Sandringham centre were built adjacent by H T Markwick in 1915.<sup>1</sup> a local building contractor. Sydney James Waring purchased part of the corner site formerly owned by Horace Markwick from Mrs Entrican in early 1921,<sup>2</sup> but may have operated a grocer's shop from there as early as 1918.<sup>3</sup> He purchased the remainder of the site in 1929.<sup>4</sup> But, Waring appears to have started a series of developments on the total site, now including from the Kitchener Road street frontage (2-6 Kitchener Street, and the later, possibly c.1921 wooden block from 8-10 Kitchener Street) around to 571 Sandringham Road, much earlier. Most of "Warings' Corner" was completed in 1923.<sup>5</sup> Arthur B Hart, a grocer, operated from what was then No. 2 Kitchener Road from 1923,<sup>6</sup> and installed a concrete tank, with hand pump, to store petrol he sold by the four-gallon tin from his store. The tank and pump site is now 573 Sandringham Road, becoming a butcher's shop from c.1932-1959, and then the ASB Bank from 1966.<sup>7</sup> Waring may also have built the block at 575-577 Sandringham Road (c.1930),<sup>8</sup> and the Sandringham Service Station (c.1929) at 579 Sandringham Road.<sup>9</sup> Waring was certainly a partner with Norman Arthur Thayer, the proprietor of the service station, until their partnership dissolved in August 1931.<sup>10</sup></p> <p>Sydney Waring is recorded in street directories as a Grocer here in 1923 and historic photos dating from c late 1920s show the building was called Waring's Corner and contained Harts Terminus Supply Store and a dairy.</p> <p>Subdivision of large allotments for residential development in the area of the Sandringham shopping centre commenced around 1908/ 1909. The first shops at this corner were built between 1915 and c 1921. The west side developed soon after from 1923-1925, while the east side appears to have developed a few years later after problems with frequent flooding were resolved.</p> <p>Motor buses began serving the Sandringham area from c.1914,<sup>11</sup> possibly as a feeder service for the tram terminus at Kingsland. Tram lines were extended to the Sandringham Shopping Centre in March 1925, after the road bridge over the railway line had been built near New North Road in 1924. The tram service was an important catalyst for the centre which saw an extensive period of development in the late 1920s.</p>	ZONING Business 2	

<sup>1</sup> CT 227/201, LINZ records

<sup>2</sup> CT 227/201, LINZ records

<sup>3</sup> Wisers Directories

<sup>4</sup> CT 227/201, LINZ records

<sup>5</sup> Photo from Edendale School Golden Jubilee Booklet, dated 1923, shows Warings Corner, the earlier wooden Markwick block , and Carries' Building.

<sup>6</sup> Wisers Directories


<sup>7</sup> Sandringham Star, March 1961, July 1966, October 1966

<sup>8</sup> A permit is noted in NZ Building Record, 26 October 1929, p. 17, for a block of two shops and dwelling, brick, owner S J Waring, builder E Stevenson.

<sup>9</sup> NZ Building Record, 24 July 1929, p. 18. Addition to garage, both for S J Waring and built by E Stevenson, 24 May 1930, p. 19

<sup>10</sup> NZ Gazette, 20 August 1931, p. 2343

<sup>11</sup> Scott, p. 69

<p>REFERENCE SOURCES  Copy of original permit drawing, on ACE Site file at Auckland City Council records.  CT 227/201, LINZ records  Minutes, MAC 100/10, City Archives  Wises Directories indicate that shops on the Kitchener Road side of the block pre-date any on the Sandringham Road side  ibid, 20 December 1915  Scott, p. 72, 73</p>	<p>REGISTERED OWNER</p>
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>View of Warings Corner, Sandringham Shopping Centre in the late 1920s, with the timber shops at the right with a bakery, draper and chemist.  Auckland Institute and Museum Library C 23278</p>	<p>ARCHITECT / DESIGNER</p>
<p>STATEMENT OF SIGNIFICANCE  Although a very modest single level retail building is thought to have been built around 1921 next door to the first shop built c 1915, and contributes to the authentic predominantly 1920s character of the Sandringham shopping centre. It is associated with Mr Horace Markwick who served as a Mt Albert Borough Councilor and built the block.  Located at the bend in Sandringham Road this building together with Warings Building adjacent to the left, have been local landmarks on this corner for over 80 years, visible as one approaches the centre from the north.</p>	<p>PERIOD / DATE OF CONSTRUCTION  C1921</p> <p>MATERIALS  Timber, brick lean-to at rear</p> <p>INTEGRITY/ SIGNIFICANT ELEMENTS  The building retains its simple timber parapet. Shop fronts have been modified periodically.</p>
<p>AREAS OF SIGNIFICANCE</p> <p> <input checked="" type="checkbox"/> HISTORICAL                      <input type="checkbox"/> ARCHITECTURAL                      <input type="checkbox"/> TECHNOLOGICAL  <input type="checkbox"/> AESTHETIC                              <input type="checkbox"/> SCIENTIFIC                              <input type="checkbox"/> SPIRITUAL  <input checked="" type="checkbox"/> SOCIAL                                      <input type="checkbox"/> TRADITIONAL                              <input type="checkbox"/> SPECIAL  <input type="checkbox"/> RARITY VALUE                              <input checked="" type="checkbox"/> GROUP VALUE                              <input type="checkbox"/> OTHER </p>	<p>STREETScape VALUE  Although a very modest building, it forms part of an intact group of one and two storied c 1920s retail shops on the west side of Sandringham Road, at the intersection with Kitchener Road., Located at the bend in Sandringham Road, this building together with Warings Building adjacent to the left, have been local landmarks on this corner for over 80 years, visible as one approaches the centre from the north.</p>
<p>INSERT PHOTOGRAPH HERE</p>	<p>CONTRIBUTION TO COLLECTICE CHARACTER AND HERITAGE VALUE  Medium</p> <p>DATE OF SURVEY</p> <p>EXTERIOR:  Nov 07, May 08</p>



INTERIOR:



Side /rear view

PREPARED BY: Lisa Truttman and Matthews & Matthews Architects Ltd  
FOR: AUCKLAND CITY COUNCIL

Note: Street numbers derived from Council GIS system, street maps and site survey. They require verification.

BY: Matthews & Matthews Architects Ltd

CHECKED:

PHOTOGRAPHED: May 08