

AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 513 Sandringham Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD McEwan's Building	LEGAL DESCRIPTION Lot1 DP 29255	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" 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 The building at 513 Sandringham Road was designed in June 1945 by architect R A Abbott for Mrs A C McEwan. The building provided a shop and small office at ground level as well as a kitchen and living area. Upstairs were three bedrooms and a bathroom. Street directories show the building housed AC McEwan Shoe Dealer during the 1950s and 60s, and Ideal Shoes in the 1970s. Subdivision of large allotments for residential development in the area of the Sandringham shopping centre commenced around 1909. The earliest shops in the area opened around 1911 -1912 on Sandringham Road, approximately opposite Edendale School. 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. Motor buses began serving the Sandringham area from c.1914, ¹ 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. While the core of buildings in the shopping centre were built in the 1920s, this building and Pickering's Building opposite on the corner of Calgary Street were built in the early to mid 1940s. The building to the left was built as a Self-Help Co-op store in the early 1960s. Architect Richard Atkinson Abbott, and the practice Arnold and Abbott are responsible for the design of some of Auckland's most significant buildings including the Chapel and original school buildings at Kings College, and the Spanish Mission buildings at Auckland Boys Grammar school as well as the obelisk on One Tree Hill. R A Abbott was born on the 6th January 1883. He was educated at St. John's College and at King's College in Remuera. After finishing school in 1900 he went to work in the office of Mr. Charles le Neve Arnold. At the age of 23 in April 1906 he left New Zealand for a four year working and educational 'overseas experience.' This tour included study at the Architectural Association in London, working in 1908 at Branham Park on the estate of Lord Bingley as architect in charge of its restoration as well as a year at the Ecole des Beaux Arts in Paris. He left Paris in September 1909 to tour Switzerland, Northern Italy, Wales, Ireland as well as a number of cities in Canada and America. On his arrival back in this country, he rejoined Charles Arnold in partnership and the practice became Arnold and Abbott. In 1913 the partnership won the design competition for the Spanish Mission block at Auckland Boys Grammar School. Abbott was architect for the Cornwall Park Trustees and designed the One Tree Hill Obelisk (1944)	ZONING Residential 6b	

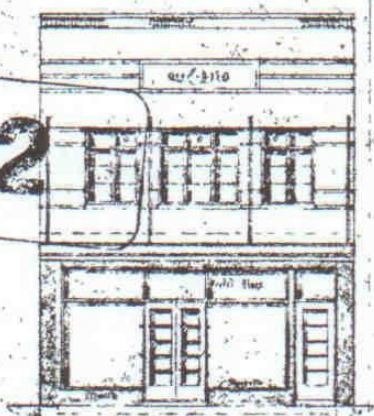
¹ Scott, p. 69

<p>as well as designing many branches of the Bank of New Zealand throughout the Auckland Province. With William Gummer, a long time friend, he designed a large headquarters for the Bank of New Zealand in Queen Street, which was abandoned due to the Second World War.Ī</p> <p>His involvement as the Architect for Kings College on their new site at Otahuhu spanned 37 years, most of his professional career. This started in 1917 when the first scheme for the new College was prepared, until his death in 1954 which saw the Memorial Library block posthumously completed.</p> <p>The practice of Arnold and Abbott also designed .a small commercial building at 588-592 Dominion Road.</p>	
<p>REFERENCE SOURCES Copy of original permit drawing, on microfilm at Auckland City records.</p>	REGISTERED OWNER
<p>PHOTOGRAPHS (HISTORICAL)</p>	ARCHITECT / DESIGNER R A Abbott
<p>STATEMENT OF SIGNIFICANCE This building contributes to the intact character of the Sandringham shopping centre which was established by a succession of buildings constructed during the 1920s. This building, built in the mid 1940s is evidence of further consolidation of the centre. It is important as an example of a small commercial building designed by architect R A Abbott who designed a number of significant buildings in Auckland including the obelisk on One Tree Hill, Kings College Chapel and school buildings and Auckland Boys Grammar School. The building defines the end of the shops on the western side of Sandringham Road, with single level residential buildings adjacent. The building provides evidence of the type of shop/ dwelling buildings which were being built in many commercial centers in Auckland and New Zealand in the early 20th century. By the late 1940s and 50s single level retail shops were more typical, or shops as the ground floor tenancy of larger commercial buildings.</p>	<p>PERIOD / DATE OF CONSTRUCTION C 1945</p> <p>MATERIALS Plastered brick</p> <p>INTEGRITY/ SIGNIFICANT ELEMENTS The building appears to be well maintained and in largely original condition. Original window joinery remains at the upper level. There has been some modification to shop fronts with original doors and shop front joinery replaced at some stage</p>
<p>AREAS OF SIGNIFICANCE</p> <p> <input checked="" type="checkbox"/> HISTORICAL <input checked="" 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 The building forms part of a group of predominantly two storeyed retail shops on the west side of Sandringham Road, largely built during the 1920s in the Sandringham shopping centre. This building was designed and built in the mid 1940s in a Moderne style. The façade is defined through a restrained use of negative detail, and a shallow recessed parapet capping. Decorative elements such as cornices and pilasters have been omitted. Steel window joinery is also finer in profile. Similar to the nearby 1920s buildings it is built to the street edge providing a strong sense of containment and continuity to this part the Road. It defines the end of the block of commercial buildings on the west side of Sandringham Road and was designed with consideration of the view of the side elevations, which are neatly finished with the same plaster wok detail as the front.</p>
	<p>CONTRIBUTION TO COLLECTIVE CHARACTER HERITAGE VALUE High</p> <p>DATE OF SURVEY</p> <p>EXTERIOR: Nov 07, May 08</p> <p>INTERIOR:</p>
<p>PREPARED BY: Lisa Truttman and Matthews & Matthews Architects Ltd FOR: AUCKLAND CITY COUNCIL Note: Street numbers derived from Council GIS system</p>	<p>BY: Matthews & Matthews Architects Ltd</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: Nov 07</p>

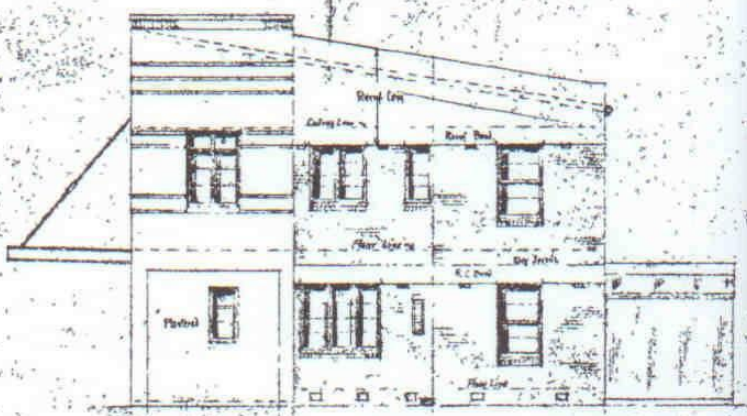
A2

Sheet 1

Right of Way
Back of Section A

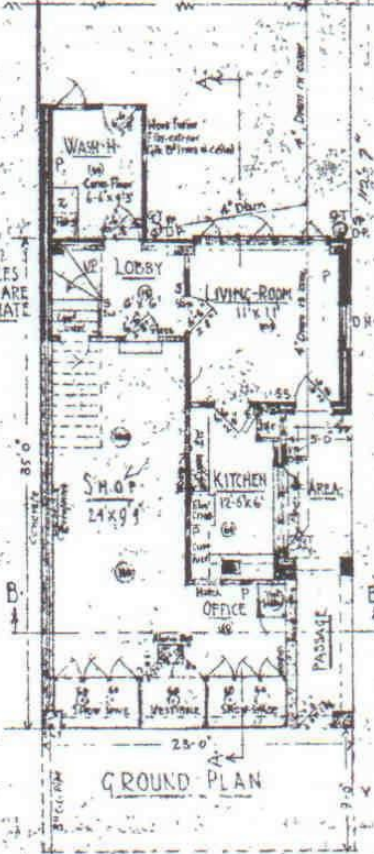


S-E (FRONT) ELEVATION



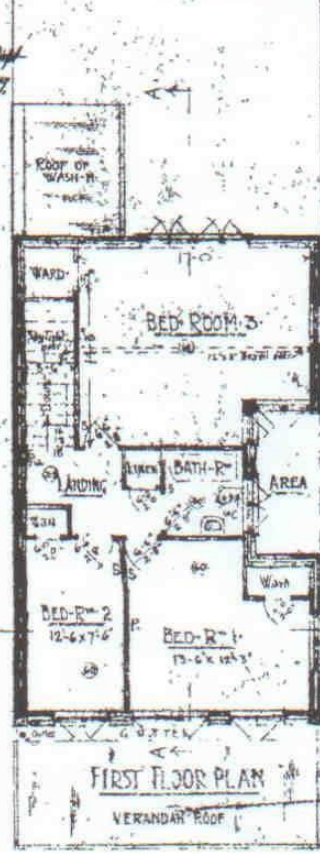
N-E (SIDE) ELEVATION

NOTE: SIZES OF ROOMS ARE APPROXIMATE



GROUND PLAN

36" Advances
Typical - Banister
& Stairs



FIRST FLOOR PLAN

SECTION-AA

SANDRINGHAM ROAD

R.A. Abbott

SCALE 8" = 1"

PROPOSED SHOP AND DWELLING FOR MRS. A. C. McEWEN

Scan of part of original drawings by architect R.A Abbott, ACE Site file Auckland City Council

¹ Sheppard File, Architecture Library, Auckland University