


AUCKLAND CITY STREETScape STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 515-519 Sandringham Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD Gordon Buildings	LEGAL DESCRIPTION	
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 <p>Built in 1925 Gordon Buildings is the second building built on this side of Sandringham Road for John Carrie, both designed by architect A Sinclair O'Connor. According to street directories the building has housed a range of tenants including pastry cooks and boot makers in the 1930s, and the Post Office from c 1940 until 1955. It has also contained premises for State Advances and the BNZ between 1946 and the mid 1970s as well as hair salons and real estate agents. It has contained a home bakery continuously since the 1930s .</p> <p>Carrie (d.1961) owned the block between Kitchener Road and Coyle Street from c.1891, purchased originally from Albert Nightingale who first subdivided the part of Allotment 161 fronting onto Sandringham Road. ¹ Carrie was to register three slightly differing subdivision plan versions for his land from May 1923 to May 1924, ² but eventually organised construction of Carrie's Building at 533-541 Sandringham Road, on the corner of Kitchener Road. The corner building was designed in 1923 by architect A. Sinclair O'Connor, ³ Between his two sites, Carrie sold the remainder of the road frontage to land agent Miles Cassidy in 1924⁴ (who built his block there at 523-531 Sandringham Road in 1924). The rest of the farm was subdivided and sold from 1924. Carrie's second building was erected in 1925 named Gordon Building (as shown on the original elevation) Carrie Street which commemorates John Carrie, was formed as part of a subdivision of 12 residential sites along Carrie Street, Kitchener Road , Sandringham Road and Coyle Street in 1938.⁵</p> <p>Little is known about Carrie, a farmer and contractor. Presumably it was his father, J. R. Carrie, who tried unsuccessfully to tender for maintenance of the then-Kingsland Road to the Mt Albert Road Board in 1877. ⁶ John Carrie himself was said to be a roading contractor in his own right, responsible for the building and construction of many of the roads and bridges in the Mt Albert district before he retired. He was a member of the Edendale Progressive Association at one time, and was chairman of the Edendale School Committee from 1919 to 1932. ⁷</p>	ZONING Business 2	

¹ DP 989, LINZ records
² DPs 6860, 6861 and 17792, LINZ records
³ File No. 1046, ACE site files
⁴ CT 705/259, LINZ records
⁵ DP 38093 LINZ Records
⁶ Minutes, 8 February 1878, MAC 100/2
⁷ Sandringham Star May 1959, and May 1961, p. 1
⁸ Scott, p. 69

<p>Subdivision of large allotments for residential development in the area of the Sandringham shopping centre commenced around 1908/ 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.</p> <p>Motor buses began serving the Sandringham area from c.1914, ⁸ 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> <p>ARCHITECTURAL VALUES Gordon Buildings is designed in a stripped Classical style. The facade is divided into three bays by the pattern of paired windows at the upper level. The facade has a simple parapet with cornice and frieze with diamond motifs. Decorative plaster mouldings to each side of the building name, beneath the frieze, extend down, framing each side of the facade.</p> <p>Arthur Sinclair O'Connor was English born Auckland Architect. He was also the architect of the "Cheapside" buildings further south along Dominion Road. He also designed the Edwardian "Courtville" apartments in the central city (1919), and the Tanfield Potter & Co.</p>	
<p>REFERENCE SOURCES See footnotes Copy of original permit drawing, on microfilm at Auckland City records. Wises Street Directories</p>	REGISTERED OWNER
<p>PHOTOGRAPHS (HISTORICAL)</p>	ARCHITECT / DESIGNER A Sinclair O'Connor
<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 late 1920s.</p> <p>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>It is associated with John Carrie who was a Sandringham land owner, farmer and builder, as well as being a member of the Edendale Progressive Association and chairman of the Edendale School Committee from 1919 to 1932.</p> <p>It is a good example of a commercial building by architect A Sinclair O Connor who also designed another building for Carrie in Sandringham as well as the Cheapside Buildings on Dominion Road and the Courtville Apartments in central Auckland.</p> <p>It is associated with a range of retail tenancies including long term businesses such as pastry cooks and home bakers as well as housing the post office in Sandringham from 1940-55.</p>	<p>PERIOD / DATE OF CONSTRUCTION 1925</p> <p>MATERIALS Plastered brick</p> <p>INTEGRITY/ SIGNIFICANT ELEMENTS The building exterior remains largely intact. The building retains original timber windows joinery and original shop front detail, which include lead light top-lights , tiled shop front surrounds, original doors and recessed entrances. It appears in reasonable condition.</p>
<p>AREAS OF SIGNIFICANCE</p> <p> <input checked="" type="checkbox"/> HISTORICAL <input checked="" type="checkbox"/> ARCHITECTURAL <input type="checkbox"/> TECHNOLOGICAL <input checked="" 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 an intact group of one and two storeyed retail shops on the west side of Sandringham Road, built during the 1920s in the Sandringham shopping centre. The buildings are typically designed in variations of a stripped classical style, and built to the street edge providing a strong sense of containment and continuity to this part of Sandringham Road.</p>
	<p>CONTRIBUTION TO COLLECTIVE CHARACTER HERITAGE VALUE High</p> <p>DATE OF SURVEY</p> <p>EXTERIOR: Nov 07, May 08</p>



Original shop fronts remain intact

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

Note: Street numbers derived from Council GIS system

INTERIOR:

BY: Matthews & Matthews Architects Ltd

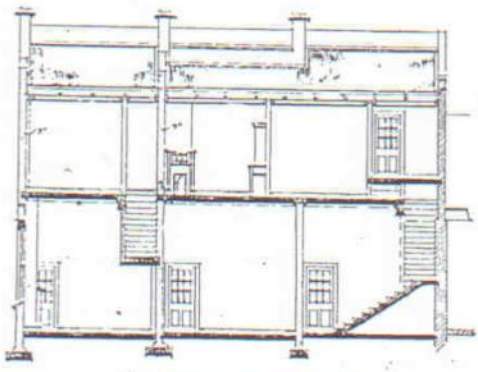
CHECKED:

PHOTOGRAPHED: May 08

1944

A1

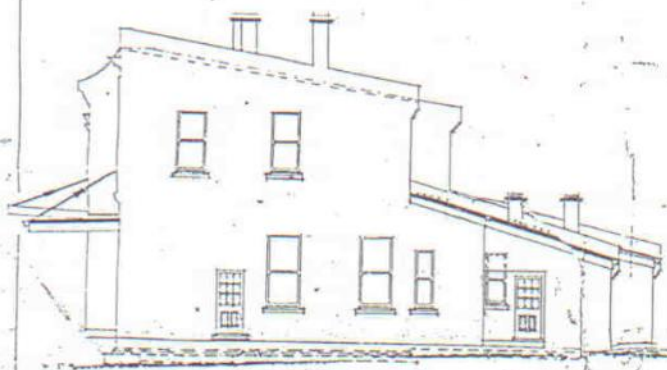
PROPOSED BLOCK OF SHOPS AND DWELLINGS EDENDALE ROAD FOR J. CARRIE ESQ.



SECTION B-B



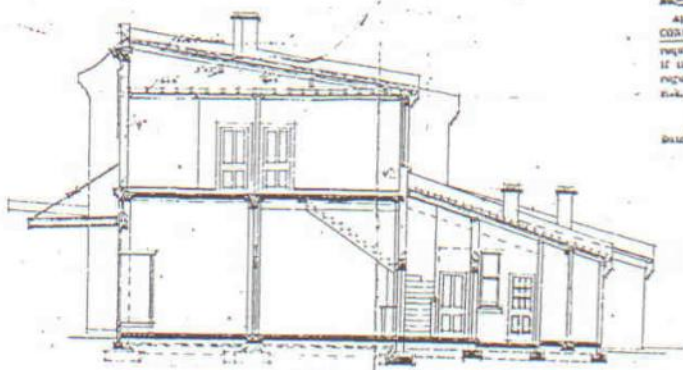
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SECTION A-A

6503
Approved by the Mount Albert Borough Council
CONDITIONALLY on the understanding that all
requirements of the BY-LAWS are complied with.
If the building is not in accordance with the
regulations, Town of Auckland and/or Building
Code.
L. L. ... per S. P. ...
Building Inspector

A. Sinclair O'Connor A.R.S.A.
Architect
Auckland

Building at 519 Sandringham Road designed for J Carrie by architect A Sinclair O'Connor.
ACE Site file Auckland City Council