

# AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

## Preliminary Information



LOCATION / ADDRESS: 528-530 Sandringham Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD Baillie Buildings	LEGAL DESCRIPTION Lot 2 DP 22932	
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 526-530 Sandringham Road was built in 1929 as a block of three shops for Allan Baillie Ltd, who also built the building at 570-576 Sandringham Road, on the southern corner of Calgary Street for a Mr Petteerick in 1929.  Street directories show the building has housed a range of tenancies including butchers, milliners, drapers and bakers and pastry cooks. The building has continually housed a butchers shop since the 1930s. There was a milliners shop here from c 1946 until 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, <sup>1</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.	ZONING Business 2	
REFERENCE SOURCES <i>NZ Building Record</i> , 24 August 1929, p. 18 Wises Street Directories	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Not known	
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.  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 20 <sup>th</sup> 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.  The building is designed in a stripped classical style. It is divided into three bays with pilasters below a simple cornice. A shall triangular pediment features two shields and a central recessed panel. It has a suspended verandah. Shop front detail has been modified along with upper level windows.	PERIOD / DATE OF CONSTRUCTION 1929	
	MATERIALS Plastered brick	
	INTEGRITY/ SIGNIFICANT ELEMENTS  The building exterior appears to be well maintained and largely intact. Shop front detail has been modified and upper level windows replaced with aluminum joinery.	

<sup>1</sup> Scott, p. 69

<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</p> <p>The building forms part of a group of single and two level shops built in the 1920s which established the Sandringham Shopping centre. The buildings are all 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 Sandringham Road.</p>
	<p>CONTRIBUTION TO COLLECTIVE CHARACTER HERITAGE VALUE High</p>
	<p>DATE OF SURVEY</p> <p>EXTERIOR: Nov 07, May 08 INTERIOR:</p>
<p>PREPARED BY: <b>Lisa Truttman and Matthews &amp; Matthews Architects Ltd</b> FOR: <b>AUCKLAND CITY COUNCIL</b> <i>Note: Street numbers derived from Council GIS system.</i></p>	<p>BY: <b>Matthews &amp; Matthews Architects Ltd</b> CHECKED: PHOTOGRAPHED: <b>May 08</b></p>