

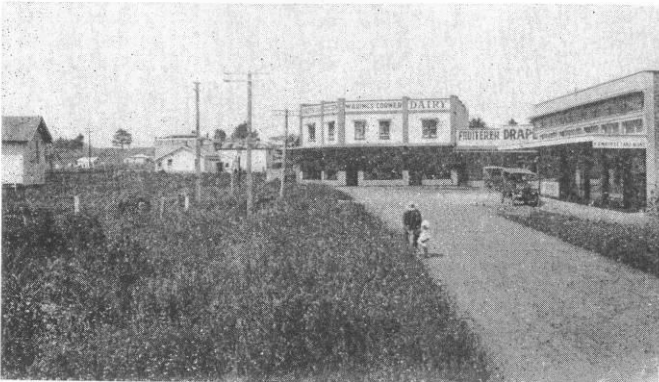
# AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

## Preliminary Information



LOCATION / ADDRESS: 533-541 Sandringham Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD Carrie's Building at 533-541 Sandringham Road, Auckland	LEGAL DESCRIPTION Lot 51 DP 17792	
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 Carries Building was built in 1923, for John Carrie, designed by architect A Sinclair O'Connor. <sup>1</sup> John 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. <sup>2</sup> Carrie was to register three slightly differing subdivision plan versions for his land from May 1923 to May 1924. <sup>3</sup>  After erecting his first block in 1923, followed by another at 517-519 Sandringham Road in 1925 (again designed by A Sinclair O'Connor), <sup>4</sup> he sold the section between the two buildings to Miles J Cassidy (who built his block there at 521-531 Sandringham Road in 1924). The rest of the farm was subdivided and sold from 1924. <sup>5</sup>  The building has particular association with butchers, stationers and pharmacy businesses in Sandringham. Street directories show that Carries Building has housed a butcher's shop continuously from 1920s until the late 1990s including initially Welch's Butchery and then the Auckland Meat Co. from 1930 until 1980. More recent butchery businesses in this building have included Quinns Quality Meats and Khari Halal butchers. There has also been a stationers shop, operated by a range of stationery businesses, continuously since the 1920s until late 1990s. Other long term businesses in this building have included Combes Pharmacy which was here from 1936 until the late 1960s, followed by Everitt's Pharmacy (which was here from 1970-1980). Challenge Fish Mart was here from the mid 1960s until the late 1990s.  Carrie was 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. <sup>6</sup> 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. <sup>7</sup>  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. <sup>8</sup>	ZONING Business 2	

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

<p>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.</p> <p>Motor buses began serving the Sandringham area from c.1914,<sup>9</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> <p><b>ARCHITECTURAL VALUES</b></p> <p>Carries building is a simple but well designed single level retail building in a stripped classical style, typical for buildings of this type and era. It has a simple parapet with plastered moldings and raised plaster lettering with the name "Carries Building" with a central lightning bolt motif. A wide projecting cornice emphasizes the strongly horizontal proportions. The building is divided into five shops, two of which at the right side retail original shopfront detail. A suspended verandah is supported on steel stays attached to the façade at neat plaster moulds.</p> <p><b>ARCHITECT</b></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 &amp; Co. premises (1928) in Queen Street. He designed the Cheapside retail and apartment buildings (1926) on Dominion Road as well a small retail building the Progress Stores (1922) in the Balmoral Shopping centre. He designed two retail buildings in the Sandringham Shopping centre including Carries Building (1925) and the building nearby at 515-519 Sandringham Road (1925) Little is now known about O'Connor's life in New Zealand<sup>10</sup>.</p>	
<p><b>REFERENCE SOURCES</b></p> <p>Copy of original permit drawing, File No. 1046, ACE site files  ACE Site File at Auckland City records.  DP 989, LINZ records  DPs 6860, 6861 and 17792, LINZ records  Minutes, 8 February 1878, MAC 100/2  <i>Sandringham Star</i> May 1959, and May 1961, p. 1  CT 705/259, LINZ records  Wises Street directories</p>	<p>REGISTERED OWNER</p>
<p><b>PHOTOGRAPHS (HISTORICAL)</b></p> <p style="text-align: center;"><b>SANDRINGHAM — 1923</b></p>  <p>The corner of Sandringham and Kitchener Roads as it will be remembered by pupils of some 35 years ago. Mr Carrie (ex-chairman of committee) is in the foreground. St. Chad's Church is on the extreme left.</p> <p>Image of Sandringham in 1923, the year Carries Building was built. Image from Edendale School Golden Jubilee 1909 -1959, page 36.</p>	<p>ARCHITECT / DESIGNER  A Sinclair O'Connor</p>
<p><b>STATEMENT OF SIGNIFICANCE</b></p> <p>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 was one of the first buildings to be erected in the centre, at the intersection of Sandringham Road and Kitchener Road.</p>	<p>PERIOD / DATE OF CONSTRUCTION  1923</p> <p>MATERIALS  Plastered brick</p>

<sup>9</sup> Scott, p. 69

<sup>10</sup> Shaw, Peter. *New Zealand Architecture*. Everbest, 1991, Auckland

It is associated with some of Sandringham's longest serving retail businesses including Auckland Meat Co. Butchers, Combe's pharmacy, Peters Stationery and Library, and Challenge Fish Mart among others.

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.

Although a simple single level building it is well detailed and a good example of a commercial mainstreet 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.

**INTEGRITY/ SIGNIFICANT ELEMENTS**

The building appears to be in reasonable condition. It retains some original shop front detail, including turquoise coloured tiles to shopfront pilasters. Joinery has been changed at some stage. Façade tagged May 08.

- AREAS OF SIGNIFICANCE**
- |  |   |  |
|--|---|--|
| <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         |

**STREETSCAPE VALUE**

The buildings 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 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 of Sandringham Road.



Detail of raised plaster lettering to parapet and arm holding an arrow.



Original tiles to columns between shop remain.

**CONTRIBUTION TO COLLECTIVE CHARACTER**  
**HERITAGE VALUE**  
High / medium

**DATE OF SURVEY**

EXTERIOR:  
Nov 07, May 08

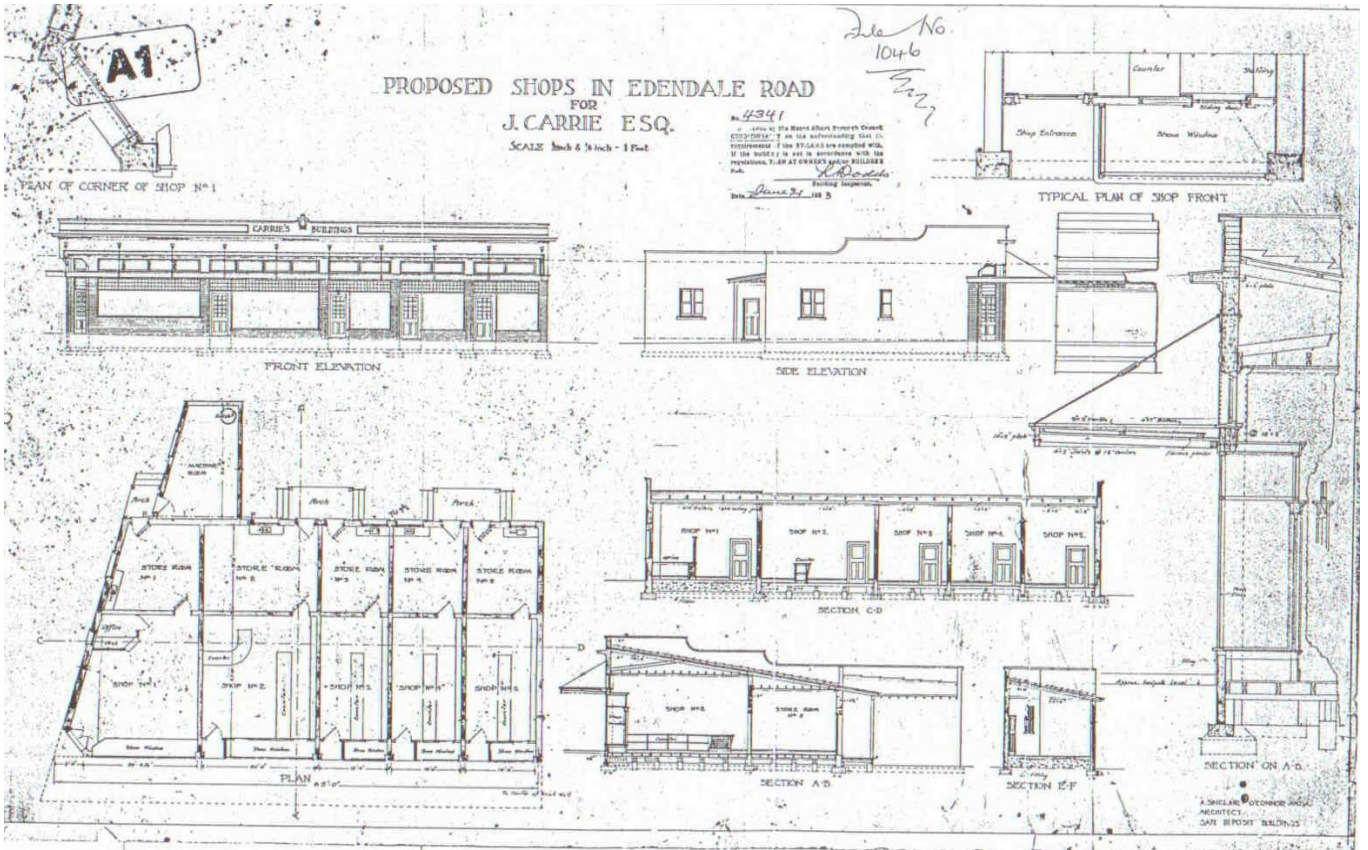
INTERIOR:

PREPARED BY: **Lisa Truttman and Matthews & Matthews Architects Ltd**  
FOR: **AUCKLAND CITY COUNCIL**  
*Note: Street numbers derived from Council GIS system*

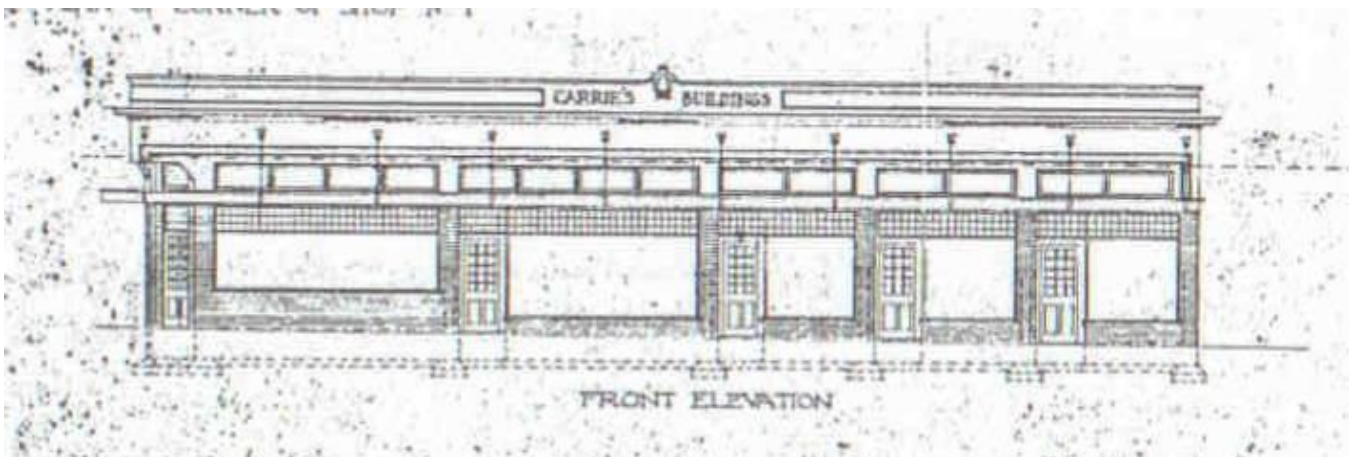
BY: **Matthews & Matthews Architects Ltd**

CHECKED:

PHOTOGRAPHED: **May 08**



Original drawings



Front elevation