

AUCKLAND CITY STREETScape STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 542-546 Sandringham Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD Pickering Building	LEGAL DESCRIPTION	
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 The building at the corner of Calgary Street was built in two stages. The left hand part was designed for Fishmonger H G Pickering c.1941. ¹ Designs for a fish cleaning room at the rear of the shop in were prepared in 1943. ² At this time the site on the corner was vacant. Drawings for an addition are not dated but thought to be around the mid-late 1950s. Street directories show that the building contained a fish shop from the 1940s until the 1970s. Robsons Home Appliances were a long term tenant here from c 1966 until 1980. Subdivision of large allotments for residential development in the area of the Sandringham shopping centre commenced around 1908-1909. The site that this building is on was part of the subdivision of Kenilworth Estate in 1908. 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, ³ 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 Copy of original permit drawing, on microfilm at Auckland City records. SO 75 LINZ Street directories	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Not shown on original drawings	

¹ ACE site file, Wises NZPO Directories

² ACE Site file drawings showing alterations

³ Scott, p. 69



Pickering Building visible at right side of Mayfair cinema. Auckland Institute and Museum Library Neg. M102 (a,b,c).

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. Built c 1941 this building is similar in scale, and materials. 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.
The building defines the corner of Calgary Street and is consistent with the building on the opposite corner in terms of form, scale materials and approximate period of development.

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.

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 |

PERIOD / DATE OF CONSTRUCTION
c. 1941

MATERIALS
Plastered brick

INTEGRITY/ SIGNIFICANT ELEMENTS
The building exterior appears to be reasonably intact. Some modification has occurred to the right hand upper level window. Shop fronts originally featured recessed entrances, which have been modified at some stage.

STREETScape VALUE
The building forms part of a group of predominantly two storeyed retail shops on the east side of Sandringham Road, largely built during the 1920s in the Sandringham shopping centre. This building was designed and built in the early 1940s in a Moderne style. The façade is defined through a restrained use of negative detail, and a chamfered parapet capping. Decorative elements such as cornices and pilasters have been omitted. 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.
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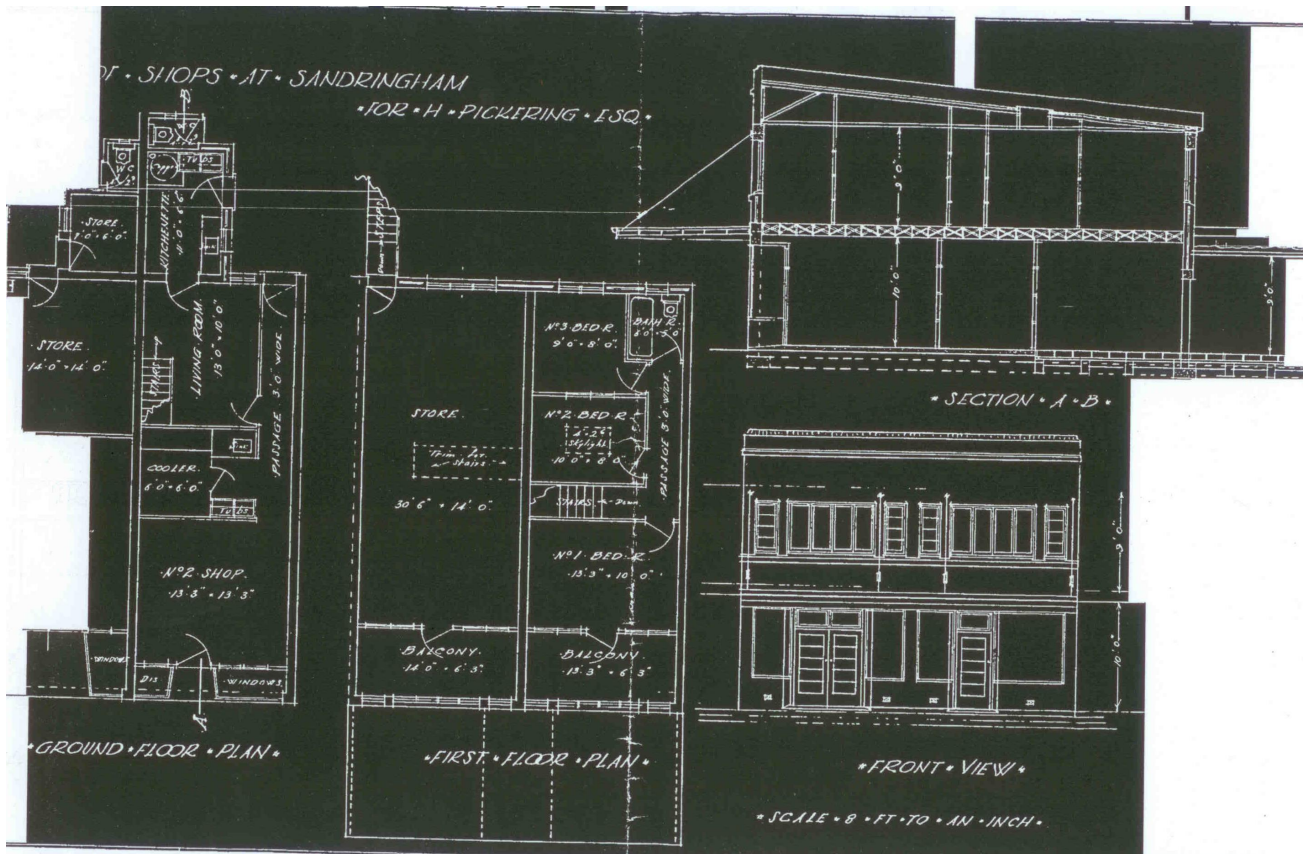
CONTRIBUTION TO COLLECTIVE CHARACTER
HERITAGE VALUE
Medium-/ high

DATE OF SURVEY

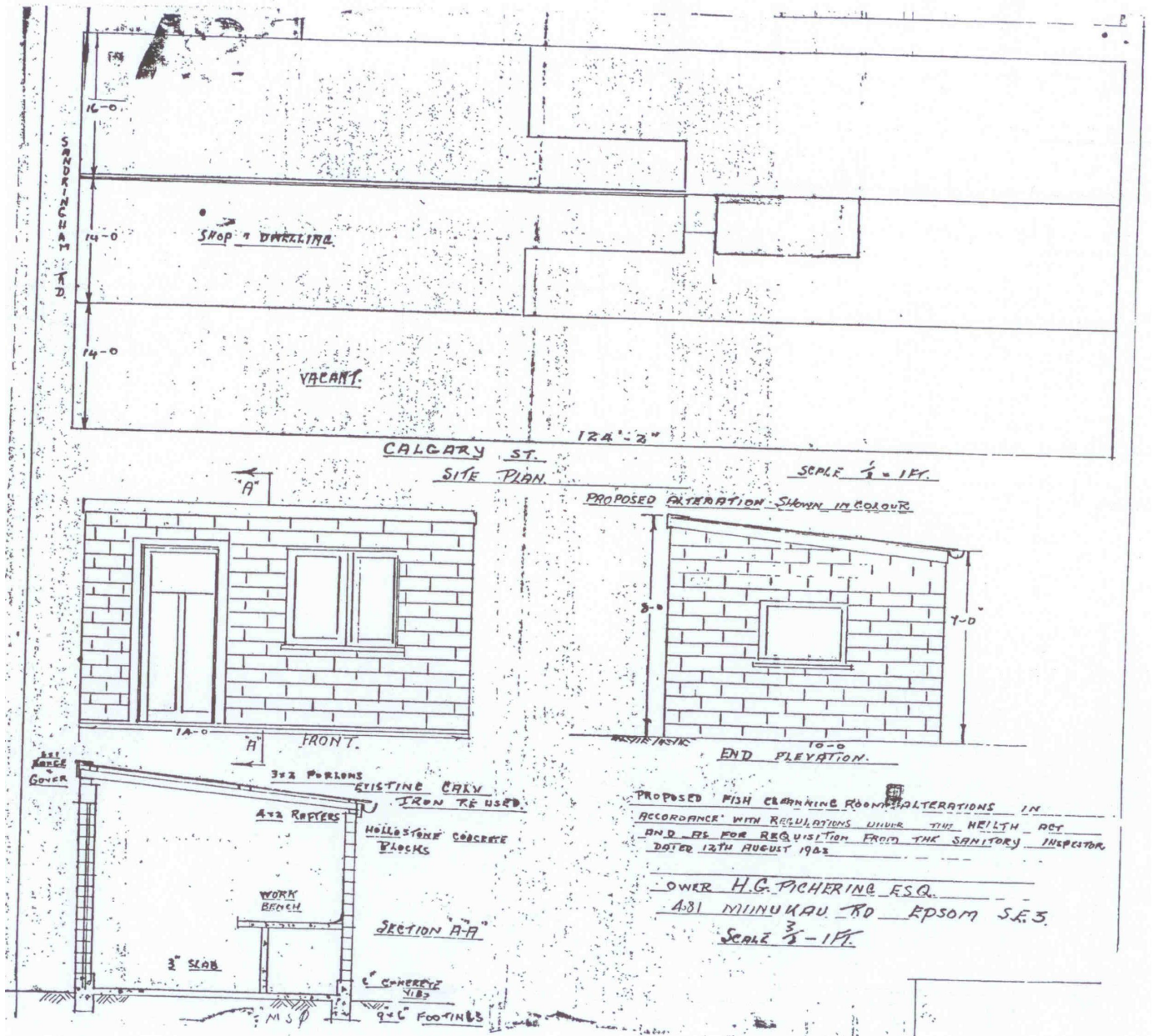
EXTERIOR:
Nov 07, May 08
INTERIOR:

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: Nov 07



Original drawings for H Pickering for block of two shops and dwellings at 542-544 Sandringham Road. ACE Site file Auckland City Records.



Proposed Fish Cleaning Room at rear of Pickerings Building designed in 1943.