


AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

Preliminary Information

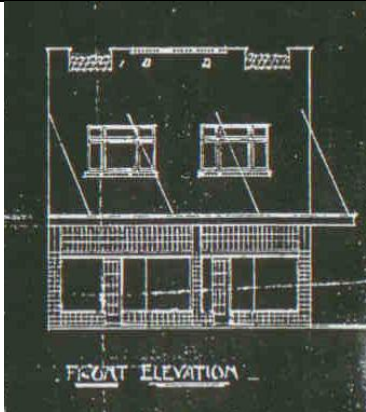


LOCATION / ADDRESS: 570-576 Sandringham Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD Winstone's Building	LEGAL DESCRIPTION Lot 103 DP 4276	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> 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 <p>"Winstone's Buildings" at 570-574 Sandringham Road, was originally built for A L Petterick by Allan Baillie Ltd in 1929 and extended later. ¹ Street directories record a wide range of retail businesses here since its construction, including drapers, fruiterers, a dairy, and a library. The directories show that the building was called Winstones Building from 1936 until c 1971. Some of the longest term businesses were Mrs Skilton Dairy which was here from 1936 until 1970. The building also housed LJ Ayre Library from 1940 until 1950 when the shop became a stationer and then the Sandringham Book Club from 1966 to 1975.</p> <p>Drawings on file at Auckland City Council show an initial proposal in a Spanish Mission derived style with a curved pediment at the corner and small areas of tiled roof along the parapet. It seems that the design was simplified with plain pilasters, string course and parapet capping.</p> <p>This site forms part of the large Kenilworth Estate which was subdivided in 1908. 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 in March 1925.</p>	ZONING Business 2	
REFERENCE SOURCES Copy of original permit drawing, on microfilm at Auckland City records. Street directories	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Unknown(not shown on original drawings)	

¹ NZ Building Record, 24 August 1929, p. 18, 21 July 1928, p. 20



Sandringham Shopping Centre . The building can be seen at right of centre.
Auckland Institute and Museum Library C 23272



Part of an early proposal for the site, in a Spanish Mission derived style.
ACE Site File Auckland City Council.

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 defines the corner of Calgary Street and forms part of an intact group of two storeyed retail shops on the east side of Sandringham Road. Its stripped Classical style is typical of retail buildings of this period and it 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. It is associated with some long standing Sandringham businesses such as Mrs Skilton Dairy, here for approximately 40 years, as well as with the LJ Ayre Library in Sandringham.

PERIOD / DATE OF CONSTRUCTION
1929

MATERIALS
Plastered brick

INTEGRITY/ SIGNIFICANT ELEMENTS
The building exterior remains in largely original condition. Shop fronts have been modified.

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 two storeyed retail shops on the east side of Sandringham Road, built during the 1920s, south of Calgary Street., and part of the broader group of 1920s buildings in the centre, that 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. The building facades are divided into bays which are framed by plain pilasters and a plaster cornice and cap molding. This building defines the corner of Sandringham Road and Calgary St.

CONTRIBUTION TO COLLECTIVE CHARACTER
HERITAGE VALUE
High

DATE OF SURVEY

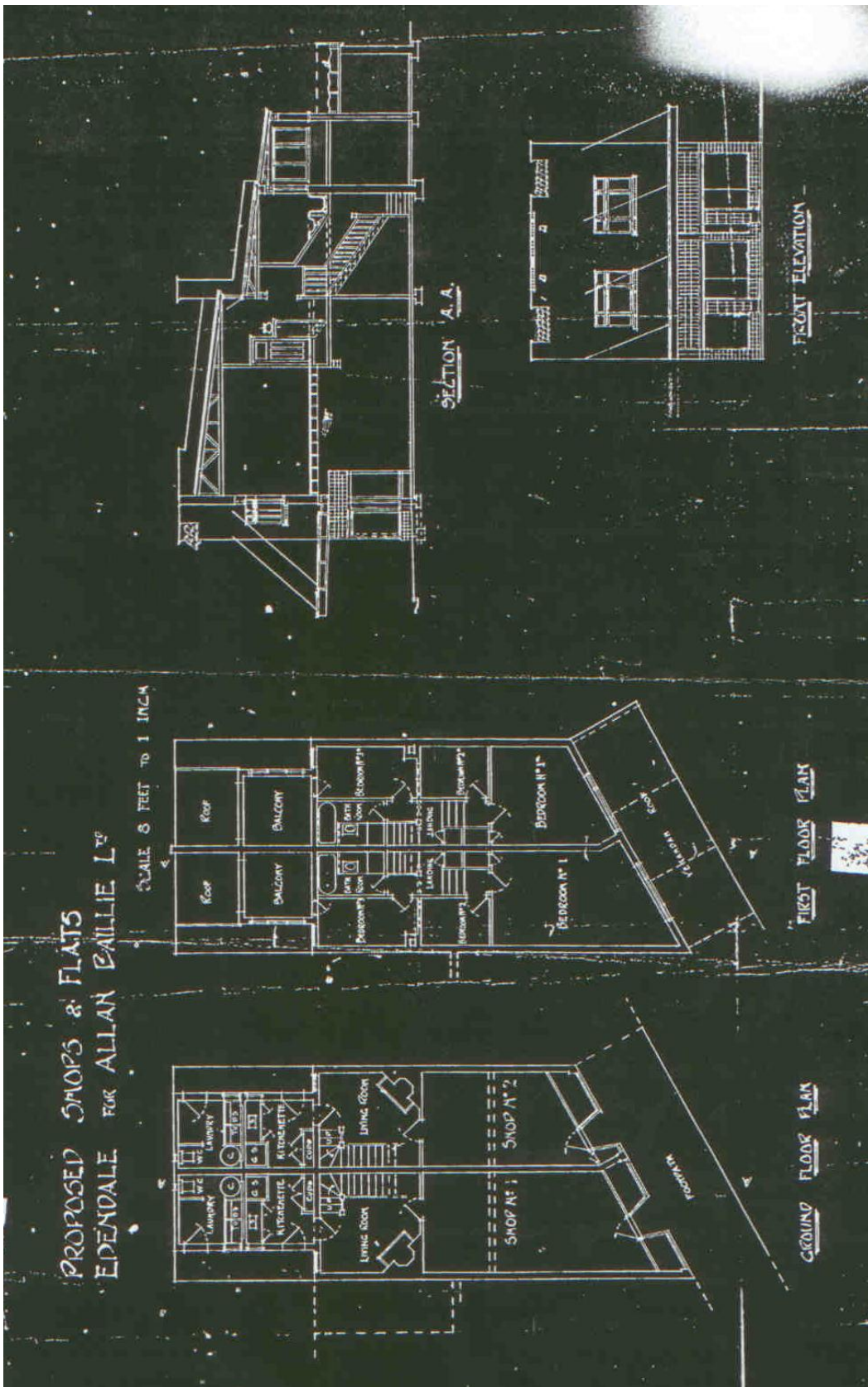
EXTERIOR:
Nov 07, May 08
INTERIOR:

BY: Mathews & Mathews Architects Ltd

CHECKED:

PHOTOGRAPHED: Nov 07

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



Early Drawings for new building at the corner of Calgary Street and Sandringham Road for Allan Baillie Ltd. ACE Site File, Auckland City Council. The facade as built differs. It does not have the small areas of tiled roofs shown here and instead is divided into bays with simple pilasters.