

AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 575- 579 Sandringham Road, Auckland	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD	LEGAL DESCRIPTION Lot 2 DP 22151	
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 This building is thought to have been built by S J Waring who also built the buildings at the corner of Kitchener Road. A permit is noted in NZ Building Record, 26 October 1929, p. 17, for a block of two shops and dwelling, brick, owner S J Waring, builder E Stevenson. Sydney James Waring purchased part of the corner site formerly owned by Horace Markwick from Mrs Entrican in early 1921, ¹ but may have operated a grocer's shop from there as early as 1918. ² He purchased the remainder of the site in 1929. ³ But, Waring appears to have started a series of developments on the total site, now including from the Kitchener Road street frontage (2-6 Kitchener Street, and the later, possibly c.1921 wooden block from 8-10 Kitchener Street) around to 571 Sandringham Road, much earlier. Most of "Warings' Corner" was completed in 1923. ⁴ Arthur B Hart, a grocer, operated from what was then No. 2 Kitchener Road from 1923, ⁵ and installed a concrete tank, with hand pump, to store petrol he sold by the four-gallon tin from his store. The tank and pump site is now 573 Sandringham Road, becoming a butcher's shop from c.1932-1959, and then the ASB Bank from 1966. ⁶ Waring may also have built this block at 575-577 Sandringham Road (c.1930), ⁷ and the Sandringham Service Station (c.1929) at 579 Sandringham Road. ⁸ Waring was certainly a partner with Norman Arthur Thayer, the proprietor of the service station, until their partnership dissolved in August 1931. ⁹ Street directories show the building housed a hardware shop from c 1955 until c 1995. 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.	ZONING Business 2	

¹ CT 227/201, LINZ records

² Wises Directories

³ CT 227/201, LINZ records

⁴ Photo from Edendale School Golden Jubilee Booklet, dated 1923, shows Warings Corner, the earlier wooden Markwick block, and Carries' Building.

⁵ Wises Directories

⁶ Sandringham Star, March 1961, July 1966, October 1966

⁷ A permit is noted in NZ Building Record, 26 October 1929, p. 17, for a block of two shops and dwelling, brick, owner S J Waring, builder E Stevenson.

⁸ NZ Building Record, 24 July 1929, p. 18. Addition to garage, both for S J Waring and built by E Stevenson, 24 May 1930, p. 19

⁹ NZ Gazette, 20 August 1931, p. 2343

Motor buses began serving the Sandringham area from c.1914, ¹⁰ 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.	
REFERENCE SOURCES See footnotes	REGISTERED OWNER
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Unknown
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 is designed in a stripped classical style, and built to the street edge providing a strong sense of containment and continuity to this part of Sandringham Road. It has a long association with hardware businesses in Sandringham.	PERIOD / DATE OF CONSTRUCTION C 1930
	MATERIALS Plastered brick
	INTEGRITY/ SIGNIFICANT ELEMENTS The building appears to be largely intact and retains original joinery and shop front detail.
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 building forms part of an intact group of one and two storeyed retail shops on the west side of Sandringham Road, built around 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.
	CONTRIBUTION TO COLLECTIVE CHARACTER HERITAGE VALUE high
PREPARED BY: Lisa Truttman and Matthews & Matthews Architects Ltd FOR: AUCKLAND CITY COUNCIL <i>Note: Street numbers derived from Council GIS system</i>	DATE OF SURVEY EXTERIOR: Nov 07, May 08 INTERIOR:
	BY: Matthews & Matthews Architects Ltd CHECKED: PHOTOGRAPHED: May 08

¹⁰ Scott, p. 69