

# AUCKLAND CITY STREETSCAPE STUDY RECORD FORM

## Preliminary Information



|   |   |                         |
|---|---|-------------------------|
| LOCATION / ADDRESS:<br>578- 586 Sandringham Road, Auckland  | ITEM NUMBER   | CATEGORY (IF SCHEDULED) |
|    |   |                         |
| NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD<br>Tollemarke Building Sandringham Road, Auckland  | LEGAL DESCRIPTION<br>Lot 104 DP 4276                            |                         |
| BUILDING / STRUCTURAL / OBJECT / SITE USE:<br><br><input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER<br><input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL<br><input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL   | OTHER LISTINGS  |                         |
| HISTORY & KNOWN ASSOCIATIONS<br><br><p>The building was built in 1928 for T L Tollemarke and built by S L Wallath. It was a substantial two level retail and residential building divided into 5 shops with two-bedroom apartments at the upper level. Street directories show that the building has housed a wide range of retail tenancies since its construction including a dairy, butchers watchmaker, pastry cook, boot maker and dressmaker in the 1930s. One shop was occupied by a nurseryman and seedsman from the 1940s until around 1970.</p> <p>Subdivision of large allotments for residential development in the area of the Sandringham shopping centre commenced around 1908-9. The site that this building is on was part of a large estate called Kenilworth which was subdivided in 1908.</p> <p>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>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.</p> | ZONING<br>Business 2  |                         |
| REFERENCE SOURCES<br>Copy of original permit drawing, on ACE Site file at Auckland City records.<br>Wisers Street directories   | REGISTERED OWNER  |                         |
| PHOTOGRAPHS (HISTORICAL)  | ARCHITECT / DESIGNER<br>Unknown(not shown on original drawings) |                         |

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



Sandringham Shopping Centre with the Tollemarche Building at the right.  
Auckland Institute and Museum Library C 23272

**STATEMENT OF SIGNIFICANCE**

The Tollemarche building forms part of an intact group of two storeyed retail shops on the east side of Sandringham Road, built during the 1920s. This building contributes to the intact character of the Sandringham shopping centre which was established by a succession of buildings constructed during 1920s. Designed in a stripped Classical style the building demonstrates trends in design and architectural approach for this type of building. Built to the street edge it contributes to the sense of containment and continuity to this part of Sandringham Road. The original shop front detail, with lead light top-lights, contributes to the pedestrian environment.

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.

**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 1928

**MATERIALS**  
Plastered brick

**INTEGRITY/ SIGNIFICANT ELEMENTS**

The building exterior appears to be in largely original condition. It retains original shopfront detail, including recessed entries.

**STREETScape VALUE**

The Tollemarche building forms part of an intact group of two storeyed retail shops on the east side of Sandringham Road, built during the 1920s in the Sandringham shopping centre. The buildings are 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 original shop front detail, with lead light top-lights, contributes to the pedestrian environment.

**CONTRIBUTION TO COLLECTIVE CHARACTER**  
**HERITAGE VALUE**

High

**DATE OF SURVEY**

**EXTERIOR:**  
Nov 07, May 08  
**INTERIOR:**

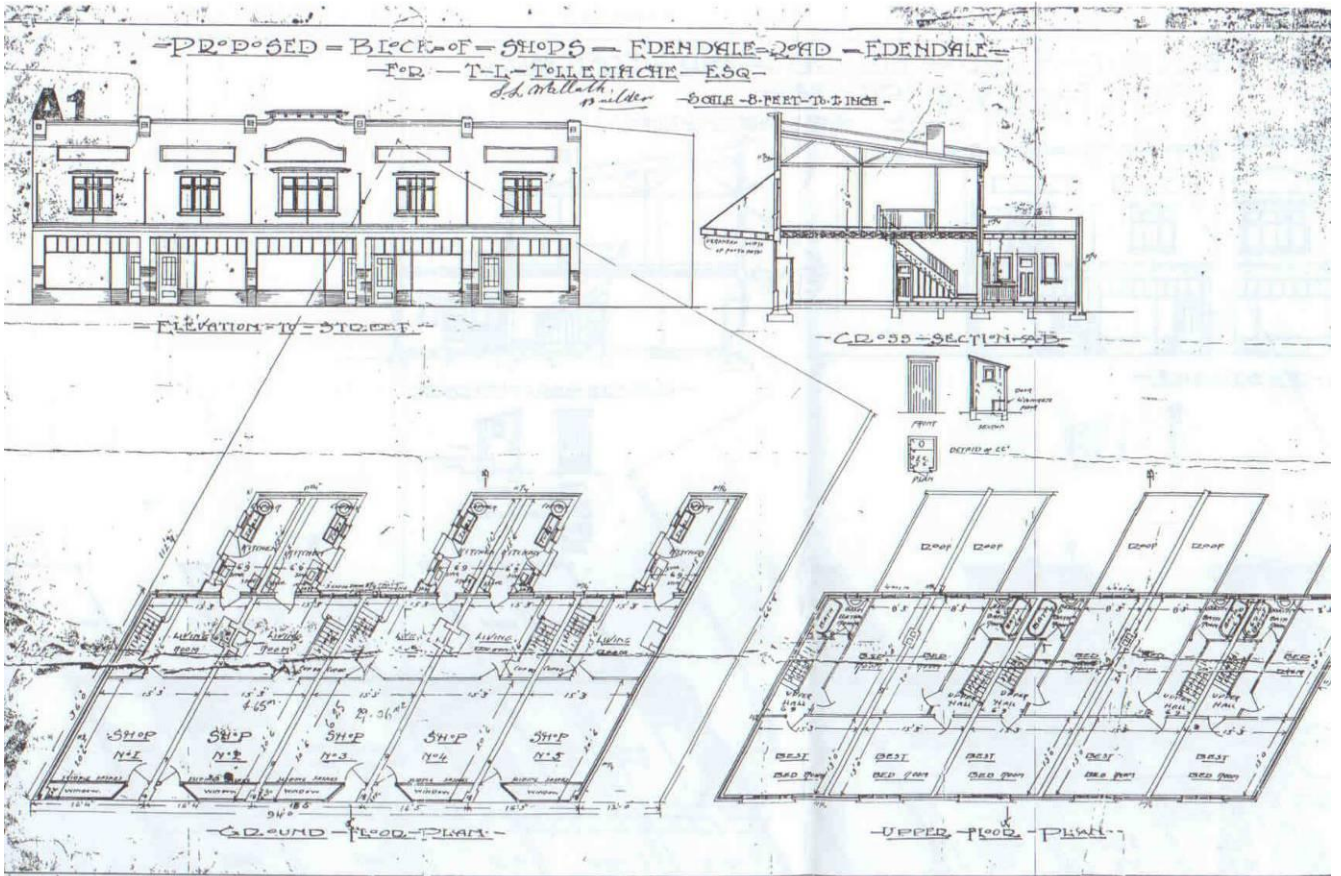


Original shop front detail remains including leadlight top lights, and timber window joinery.

**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 ACE Site File Auckland City Council



The design of the Tollemarche Building is similar to building at 628 Dominion Road which was also built in the 1920s. It may have been designed by the same architect, or reflect contemporary trends in the design of these building types.