


AUCKLAND CITY STREETScape STUDY RECORD FORM


Preliminary Information



LOCATION / ADDRESS: .588-592: Dominion Road	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD	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 AND KNOWN ASSOCIATIONS The original owner was: J A Adams and the building was designed by architects Arnold and Abbott (architects for Auckland Boys Grammar School and Kings College) in 1924. A B Stoddard operated a fruiterer business here from just before World War I, and was one of the earliest businesses in the area. By 1920, a draper and baker were also located here. From the 1930s until late 1980s a series of butchers ran their businesses from this building, along with milliners and clothing stores. Along with surrounding residential development, the electric tram service was an important catalyst for development in the Balmoral shopping centre in the 1920s .This building is one of a number built around this time to serve the needs of the local community. The tram line had reached as far as Herbert Road just to the north of the intersection by 1908 and commercial development in the Balmoral shopping centre commenced around 1910 when the first shop here opened between Balmoral Road and Rocklands Ave. ¹ Subdivision of the surrounding land for residential development was also occurring in the first two decades of the twentieth century. By 1912, the shopping centre had expanded with a baker, grocer, chemist and drapers. The oldest building remaining from this early period of development dates from 1917. (594-596 Dominion Road) . The electric trams were extended to Halston Road in the Balmoral Shops in 1920, and a significant period of development occurred in Balmoral Shopping Centre at this time. ² Architect Richard Atkinson Abbott, and the practice Arnold and Abbott are responsible for the design of some of Auckland's most significant buildings including the Chapel and original school buildings at Kings College, and the Spanish Mission buildings at Auckland Boys Grammar school as well as the obelisk on One Tree Hill. R A Abbott was born on the 6th January 1883. He was educated at St. John's College and at King's College in Remuera. After finishing school in 1900 he went to work in the office of Mr. Charles le Neve Arnold. At the age of 23 in April 1906 he left New Zealand for a four year working and educational 'overseas experience.' This tour included study at the Architectural Association in London, working in 1908 at Branham Park on the estate of Lord Bingley as architect in charge of its restoration as well as a year at the Ecole des Beaux Arts in Paris. He left Paris in September 1909 to tour Switzerland, Northern Italy, Wales, Ireland as well as a number of cities in Canada and America. On his arrival back in this country, he rejoined Charles Arnold in partnership and the practice became Arnold and Abbott. In 1913 the partnership won the design competition for the Spanish Mission block at Auckland Boys Grammar School.	ZONING Business 2	

¹ DP 4365, LINZ records

² Stewart, p. 200

<p>Abbott was architect for the Cornwall Park Trustees and designed the One Tree Hill Obelisk (1944) as well as designing many branches of the Bank of New Zealand throughout the Auckland Province. With William Gummer, a long time friend, he designed a large headquarters for the Bank of New Zealand in Queen Street, which was abandoned due to the Second World War.</p> <p>His involvement as the Architect for Kings College on their new site at Otahuhu spanned 37 years, most of his professional career. This started in 1917 when the first scheme for the new College was prepared, until his death in 1954 which saw the Memorial Library block posthumously completed. The practice of Arnold and Abbott also designed a small commercial building at 513 Sandringham Road.</p>													
<p>REFERENCE SOURCES Auckland City Property records, original permit drawings Street directories</p>	REGISTERED OWNER												
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Dominion Road looking towards the Balmoral shopping centre in the 1920s. Auckland City Libraries. 10950</p>	ARCHITECT / DESIGNER Arnold and Abbott Architects												
<p>STATEMENT OF SIGNIFICANCE Although a simple single level building, this forms part of an intact group of 1920s buildings on the east side of Dominion Road in the Balmoral shopping centre. This building contributes to the intact character of the Balmoral shopping centre which was established by a succession of buildings constructed during the 1920s. It is an example of the type of commercial work undertaken by of the practice of Arnold and Abbott.</p>	<p>PERIOD / DATE OF CONSTRUCTION 1924</p> <p>MATERIALS Plastered brick</p> <p>INTEGRITY/ SIGNIFICANT ELEMENTS The original façade remains largely intact.</p>												
<p>AREAS OF SIGNIFICANCE</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> HISTORICAL</td> <td><input checked="" type="checkbox"/> ARCHITECTURAL</td> <td><input type="checkbox"/> TECHNOLOGICAL</td> </tr> <tr> <td><input checked="" type="checkbox"/> AESTHETIC</td> <td><input type="checkbox"/> SCIENTIFIC</td> <td><input type="checkbox"/> SPIRITUAL</td> </tr> <tr> <td><input checked="" type="checkbox"/> SOCIAL</td> <td><input type="checkbox"/> TRADITIONAL</td> <td><input type="checkbox"/> SPECIAL</td> </tr> <tr> <td><input type="checkbox"/> RARITY VALUE</td> <td><input checked="" type="checkbox"/> GROUP VALUE</td> <td><input type="checkbox"/> OTHER</td> </tr> </table>	<input checked="" type="checkbox"/> HISTORICAL	<input checked="" type="checkbox"/> ARCHITECTURAL	<input type="checkbox"/> TECHNOLOGICAL	<input checked="" 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	<p>STREETSCAPE VALUE Although a simple single level building, this forms part of an intact group of 1920s buildings on the east side of Dominion Road in the Balmoral 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 Dominion Road. They are relatively narrow in width, and similar in scale, style materials and detail.</p>
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<input type="checkbox"/> RARITY VALUE	<input checked="" type="checkbox"/> GROUP VALUE	<input type="checkbox"/> OTHER											
	<p>CONTRIBUTION TO COLLECTIVE CHARACTER HERITAGE VALUE Medium</p>												
	<p>DATE OF SURVEY September 2006</p> <p>EXTERIOR:</p> <p>INTERIOR:</p> <p>BY:</p>												
<p>PREPARED BY: Matthews & Matthews Architects Ltd FOR: AUCKLAND CITY COUNCIL</p>	<p>CHECKED: Matthews & Matthews Architects Ltd</p> <p>PHOTOGRAPHED:</p>												

