

AUCKLAND CITY STREETScape STUDY RECORD FORM

Preliminary Information



LOCATION / ADDRESS: 630-632 Dominion Road, Balmoral Shopping centre, Auckland.	ITEM NUMBER	CATEGORY (IF SCHEDULED)
		
NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD	LEGAL DESCRIPTION	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" 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 was built in two stages. The original drawings for one half are dated 26 June 1923, and the builder was Adams and Hine who built a number of buildings in the Balmoral shopping centre including those at 698-704 Dominion Road and 714 Dominion Road. It had a shop, living room, kitchen and wash-house at ground level, and three bedrooms and a narrow bathroom at the upper floor. One of the longest lasting businesses here was the Sung Lee laundry, from the 1920s to the early 1950s, replaced by Bilhams of Balmoral, a hardware store located here through to the 1990s. Context: 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. (594-600 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	ZONING Business 2	
REFERENCE SOURCES Original permit drawings on microfilm at Auckland City Council records. Wisers Street Directories	REGISTERED OWNER	
PHOTOGRAPHS (HISTORICAL)	ARCHITECT / DESIGNER Thought to be Adams and Hine	

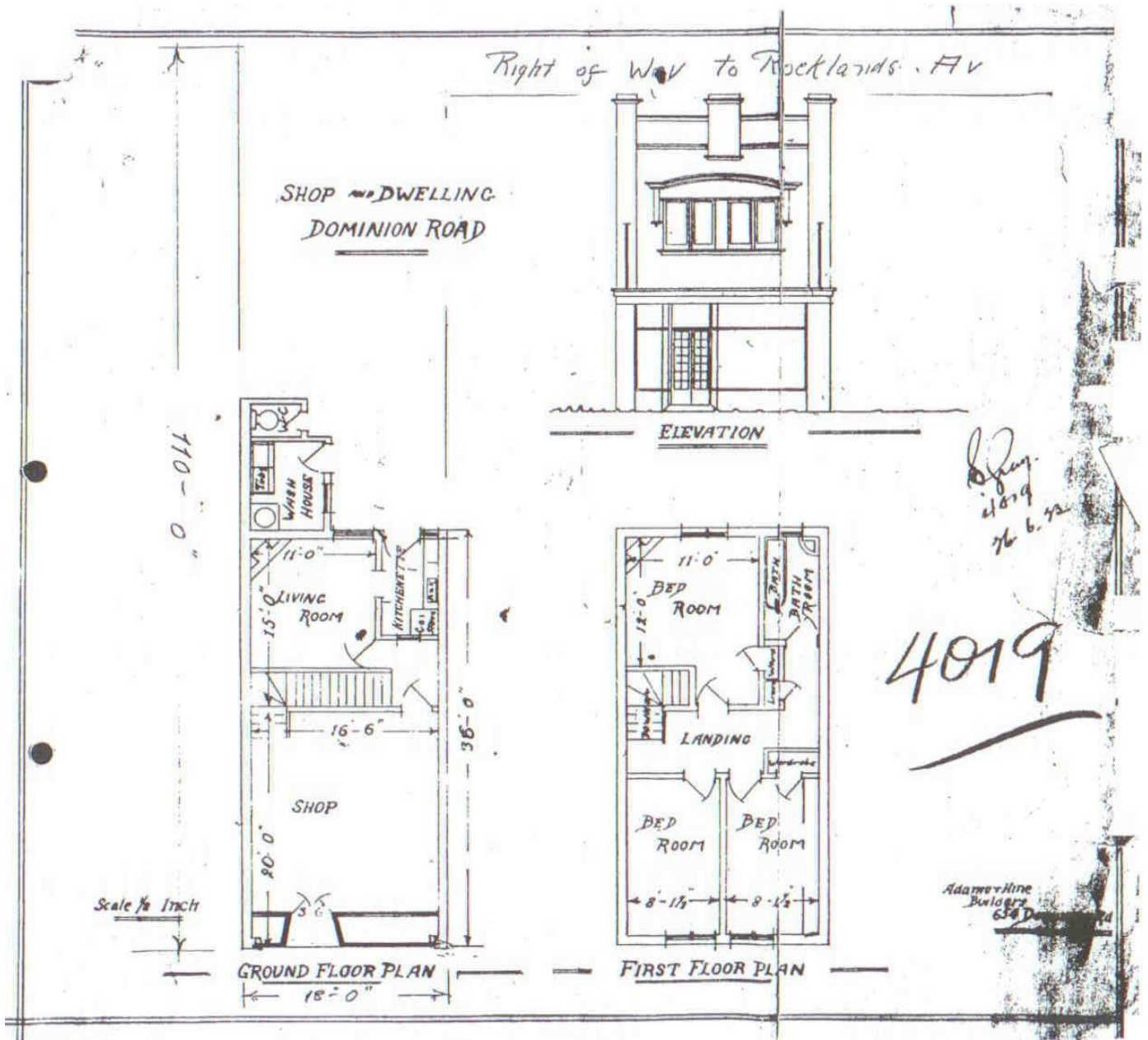
¹ DP 4365, LINZ records

² Stewart, p. 200



Dominion Road looking towards the Balmoral shopping centre in the 1920s. Auckland City Libraries. 10950

<p>STATEMENT OF SIGNIFICANCE This building contributes to the intact character of the Balmoral shopping centre which was established by a succession of buildings constructed around the 1920s. It is consistent in age, style, scale, materials and detail to other buildings in the block and contributes to the collective established character of the centre. It forms part of an intact group of c1920s buildings on the east side of Dominion Road between Balmoral Road and Rocklands Avenue.</p>	<p>PERIOD / DATE OF CONSTRUCTION 1923</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>MATERIALS Plastered brick</p> <p>INTEGRITY/ SIGNIFICANT ELEMENTS The building exterior remains largely intact, divided into two bays with plastered pilasters, and cornice moldings, and curved moldings above the windows. Upper level windows have been replaced with aluminum windows.</p>
<input checked="" type="checkbox"/> HISTORICAL	<input checked="" type="checkbox"/> ARCHITECTURAL	<input type="checkbox"/> TECHNOLOGICAL											
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<input type="checkbox"/> RARITY VALUE	<input checked="" type="checkbox"/> GROUP VALUE	<input type="checkbox"/> OTHER											
	<p>STREETSCAPE VALUE The building forms part of an intact group of two storeyed retail shops on the east side of Dominion Road, built during the 1920s 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 generally consistent in scale, materials, style and detail.</p>												
<p>PREPARED BY: Matthews & Matthews Architects Ltd and L.J.Truttman FOR: AUCKLAND CITY COUNCIL (Read in conjunction with Character Heritage Study)</p>	<p>CONTRIBUTION TO COLLECTIVE CHARACTER HERITAGE VALUE High</p> <p>DATE OF SURVEY September 2006</p> <p>EXTERIOR:</p> <p>INTERIOR:</p> <p>BY: Matthews & Matthews Architects Ltd</p> <p>PHOTOGRAPHED:</p>												



Original drawings noting Adams and Hine Builders, and signed 26 June 1923