

MACKENZIE'S BUILDINGS

114-118 Main Highway, Ellerslie, Auckland 1051



Figure 1: Mackenzie's Buildings. Google Maps, February 2021.

INTRODUCTION

Purpose

This evaluation assesses the historic heritage values of the Mackenzie's Buildings (the Buildings). The purpose of this document is to evaluate the place against the Auckland Unitary Plan (Operative in Part) (the AUP) and recommend, based on its known heritage values, whether the place meets the thresholds for inclusion in Schedule 14.1 Schedule of Historic Heritage of the AUP.

The Regional Policy Statement section of the AUP identifies the criteria and thresholds for historic heritage places and areas. The evaluation criteria are historical, social, Mana Whenua, knowledge, technology, physical attributes, aesthetic, and context.¹ The thresholds are included in Policy B5.2.2(3), which states that places or areas may be included in the schedule if:

- (a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2(1); and*
- (b) the place has considerable or outstanding overall significance to the locality or greater geographic area.*

Background & Constraints

Information on the history of the place and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

This evaluation does not include an assessment of any archaeological values of the place and nor does it include an evaluation of the importance of the place to mana whenua.

This evaluation does not include a structural assessment or a condition report of the Buildings; and any comments on the structural integrity or the condition of the Buildings are based on the visual inspection only.

This evaluation does not include an assessment of the commercial building to the rear of the site, known as 181 Ladies Mile, that is part of the legal title to the property. This neighbouring building was built in 1972 and is not thought to have a direct relationship with the Mackenzie's Buildings.

This evaluation does not include an assessment of the interior of the Buildings.

Site visits were conducted on 5 March and 5 May 2022 to review the values of the place from the public realm.

IDENTIFICATION

Site address(es) and/or location	114-118 Main Highway, Ellerslie, Auckland 1051
Legal description(s)	PT DP 19037
AUP zone	Business – Town Centre Zone

¹ Unitary Plan B5.2.2(1).

AUP overlays	Special Character Areas Overlay Residential and Business – Business Ellerslie; Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay [rcp/dp] – W26, Mount Wellington; Quality-Sensitive Aquifer Management Areas Overlay [rp] – Onehunga Volcanic Aquifer; High-Use Aquifer Management Areas Overlay [rp] – Onehunga Volcanic Aquifer
New Zealand Heritage List / Rārangi Kōrero details	NA
Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)	NA
Cultural Heritage Inventory (CHI) reference(s)	NA
New Zealand Archaeological Association (NZAA) site record number(s)	NA

Location



Figure 2: Location map for 114-118 Main Highway, Ellerslie 1051. The site is shown outlined in blue. Auckland Council GeoMaps, March 2022.

HISTORICAL SUMMARY

The Area

The Mackenzie's Buildings are located on Main Highway, Ellerslie, approximately 10km south-east of Auckland's Central Business District.²

Ellerslie, like many of the suburban areas within the Auckland isthmus, was settled in the 1870s as rural allotments for settler farmers. Development of the area was further encouraged with the completion of a railway line in 1873,³ linking the port at Onehunga to Auckland. Early commercial development, concentrated at the intersection of the old Ellerslie-Panmure Highway and the railway line, included the Ellerslie Hotel and equine related businesses due to the close proximity of the Ellerslie racecourse.

A second phase of development came in the 1920s and 30s, when horse-and-cart deliveries of milk, bread, fish and groceries gave way to new retail outlets encouraged by the extension of tram lines from Auckland City, and the growing popularity and affordability of the motor-car. The Victorian architecture in the area gave way to a variety of styles, exhibited today in the few remaining buildings from that period. Dating to 1925, the Mackenzie's Buildings form part of this small grouping. Located very centrally within the historic business centre of Ellerslie (being the portion of Main Highway, generally between Robert Street to the west, and Ramsgate Street to the east), they evidence this progressive commercial growth during this important period of Ellerslie's development.

The third phase in the development of Ellerslie's commercial centre came with the construction of the Southern motorway in the 1950s. Following this, the area west of the motorway became Penrose, and the area east became what is now known as the commercial and residential centre of Ellerslie. This third phase involved considerable physical change, and the majority of the buildings within the centre now date from the 1960s and onwards.

Land History

The land on which the Mackenzie's Buildings were built was originally part of the 585-acre estate of early notable Ellerslie resident Robert Graham.⁴ Graham had this estate subdivided and sold throughout the 1870s and 1880s, establishing small sites along Panmure Road, which would become Ellerslie's main street, known as Main Highway. The Mackenzie's Buildings site was sold in 1883 to a Mr Hunt. It was then sold to a Mr Bartlett, potentially grocer Walter Bartlett,⁵ who on-sold the site to Allan Mackenzie in 1924.

² Distance determined via Google Maps, accessed March 2022. <https://www.google.com/maps>

³ Character & Heritage Study, Ellerslie, April 2004, Boffa Miskell, Matthews and Matthews Architects, R. A. Skidmore Urban Design Ltd, and Salmond Reed Architects. Auckland Council Files.

⁴ Deeds Index County of Eden 16a/638.

⁵ Ibid., and *Sun (Auckland)*, 3 April 1929, p. 11. <https://paperspast.natlib.govt.nz/newspapers/SUNAK19290403.2.130>

The Mackenzies

The Mackenzie's Buildings were built for Ellerslie baker Allan Mackenzie in the latter half of 1925. Mackenzie was born in Scotland around 1882.⁶ He married Isabella Macarthur in 1906,⁷ and the couple had the eldest of their two children, Christina, around 1908.⁸ The family emigrated to New Zealand in 1910, departing from Liverpool on 25 July on *The Cornwall* and arriving in Auckland on 27 September of the same year.⁹ The Mackenzies then sailed on to Ōamaru.¹⁰ The couple's second child, son Roderick, was born in New Zealand in 1912.¹¹

The family moved to Auckland. Mackenzie took over an Ellerslie bakery business on Main Highway¹² (its exact location unknown) from a previous owner and he was working there from 1923 at the latest.¹³

Mackenzie purchased the aforementioned block of land (on which he would build the Mackenzie's Buildings) from Bartlett in December 1924.¹⁴ Architects Holman and Moses had prepared designs for the shops and flats by June 1925, when they called for tenders for a set of 'brick residential shops at Ellerslie.'¹⁵ The building was finished by late 1925, when Mackenzie let out two of the stores and their adjoining flats.¹⁶ The Mackenzie family themselves may have lived in the largest of the three flats, which has a separate entrance onto Ladies Mile and three bedrooms.¹⁷

The Mackenzies were highly involved in the Auckland Gaelic Society, serving on its committee and attending many events.¹⁸

Upon Allan Mackenzie's death in 1961 the property was transferred to his two children, Roderick and Christina. Roderick was by then working as a hotelier in Rotorua with his wife Runa (nee Frith),¹⁹ and Christina had married Southland cricketer Frank Goodsir, who was also active in the Gaelic Society.²⁰

⁶ Archives New Zealand, 'Passenger Lists, 1839–1973: Christina Mackenzie, 27 Sep 1910' database with images, *FamilySearch*, <https://familysearch.org/ark:/61903/1:1:QJDF-5V2H>

⁷ 'England and Wales Marriage Registration Index, 1837-2005, Allan Mackenzie, 1906' database, *FamilySearch* <https://familysearch.org/ark:/61903/1:1:2D88-7VN>

⁸ New Zealand Passenger Lists, 1839-1973: Christina Mackenzie

⁹ 'United Kingdom, Outgoing Passenger Lists, 1890-1960; Allan Mackenzie, 1910' database, *FamilySearch* <https://www.familysearch.org/ark:/61903/1:1:68GV-P1VM>, also 'United Kingdom, Outgoing Passenger Lists, 1890-1960; Mrs J Mackenzie, 1910', database *FamilySearch*, <https://www.familysearch.org/ark:/61903/1:1:68GV-P1K8> accessed 22/3/2022; and 'United Kingdom, Outgoing Passenger Lists, 1890-1960; Christina Mackenzie, 1910', database, *FamilySearch* <https://www.familysearch.org/ark:/61903/1:1:68GV-P12N> accessed 22/3/2022.

¹⁰ Archives New Zealand, Passenger Lists, 1839-1973: Christina Mackenzie, 27 Sep 1910" database with images, *FamilySearch*, <https://familysearch.org/ark:/61903/1:1:QJDF-5V2H>, accessed 22/3/2022.

¹¹ *New Zealand Herald*, 18 March 1939, p. 4. <https://paperspast.natlib.govt.nz/newspapers/NZH19390318.2.228.3>; and Roderick Donald Mackenzie, New Zealand Birth Registration no. 1912/23850.

¹² *New Zealand Herald*, 12 February 1938, p. 12. <https://paperspast.natlib.govt.nz/newspapers/NZH19380212.2.48>

¹³ *New Zealand Herald*, 2 August 1923, p. 1. <https://paperspast.natlib.govt.nz/newspapers/NZH19230802.2.3.7>

¹⁴ Deeds Index County of Eden 16a/638.

¹⁵ *Auckland Star*, 1 June 1925, p.3. <https://paperspast.natlib.govt.nz/newspapers/AS19250601.2.10.7>

¹⁶ Certificate of Title 502/236.

¹⁷ *New Zealand Herald*, 21 March 1930, p. 19. <https://paperspast.natlib.govt.nz/newspapers/NZH19300321.2.195.6>

¹⁸ *Auckland Star*, 29 September 1933, p. 9. <https://paperspast.natlib.govt.nz/newspapers/AS19330929.2.115.2>

¹⁹ Certificate of Title 931/88, *New Zealand Herald*, 18 March 1939, p. 4.

<https://paperspast.natlib.govt.nz/newspapers/NZH19390318.2.228.3>

²⁰ Certificate of Title 931/88, *New Zealand Herald*, 18 December 1936, p. 3.

<https://paperspast.natlib.govt.nz/newspapers/NZH19361218.2.5.4>

Property Ownership

Ownership of the property was transferred variously through the 1970s until it was purchased by Ivan and Senka Marsic in September 1980.²¹ Marsic Properties Limited has, since 2006,²² been registered as the current owner.

Born and raised in Croatia, brothers Ivan and Wally Marsic established the well-known Glen Innes fish and chip shop Marsic Bros in 1967. Still in operation today, the long history of the business was celebrated in a recent article in *The Spinoff*, in which the brothers were described as ‘Fish and Chip Legends’.²³

The Buildings

The Buildings were completed in late 1925. They combine three retail units; two of which front Main Highway, the third (the corner unit) fronts both Main Highway and Ladies Mile. The Buildings also include three side-by-side residential flats, directly above the retail units, that also each extend within the single-storey component of the building to the rear or north of the property. Although not included in the original plans, two sheds or storage facilities, likely associated with the two eastern-most residential tenancies, were built towards the rear boundary sometime soon after when the main buildings were completed (see fig. 12 below). A larger accessory building, perhaps a garage, was built sometime prior to 1957, filling the remaining northern portion of the property (see figs. 14 and 15 below). The sheds and garage were demolished after May 1972 to make way for a new commercial building built sometime prior to December of that same year.²⁴ The commercial building remains in existence today and forms part of the legal title to the property. It is not subject to this evaluation.

Taken from Holman and Moses’ plans (seen in figs. 4–11 below), the Mackenzie’s Buildings measure approximately 63 feet (19m) ‘deep’, south to north, by 50 feet (15m) ‘wide’, across the front or street-facing elevation, and approximately 43 feet (13m) ‘wide’ across the rear or north elevation. The Buildings cover approximately 2,840 square feet (264m²).

The Buildings are an example of the Georgian arts and crafts style, retaining today much of their original form and detail, including the period shopfronts and tiling, timber window and door joinery, the five original chimneys, the decorative plaster-work, and the parapeted gables to the upper storeys of the street-facing facades. As considered in more detail below, the original timber and steel verandah, including the steel rods and fixings, was removed in 2022. The replacement structure (viewed on 5 May and seen in fig. 29 below) was almost finished at the time of completing this evaluation.

The Buildings are constructed of reinforced concrete with infill brick wall-panelling. The southern section of the Buildings (being the two-storey component) is clad at the ground floor with a combination of exposed and unfinished red brick (mainly on Ladies Mile) and timber-framed shopfront glazing and glazed tiles (on Main Highway). The entrance recesses along both facades include generally original timber battened ceiling soffits. Above (on the two street-facing elevations), the building is finished in a roughcast render. Elsewhere the painted render is finished smooth. The parapeted gable on the Main Highway elevation (the main elevation) is highly decorated with a balustraded faux balcony about its centre, with a painted brick surround to a central window bay, proud of the rest of the elevation. The eaves across this elevation include exposed flat battens which are a good match visually to the more classical dentils employed in the cornice above the

²¹ Record of Title, NA931/88, LINZ.

²² Ibid.

²³ *The Spinoff*, 11 February 2022. <https://thespinoff.co.nz/food/11-02-2022/fish-and-chip-legends-on-the-art-of-deep-frying>

²⁴ Retrolens. Dates noted via a comparison between two historic aerial photographs, May and December 1972.

https://files.interpret.co.nz/Retrolens/Imagery/SN2524/Crown_2524_C_3/High.jpg, and

https://files.interpret.co.nz/Retrolens/Imagery/SN2565/Crown_2565_P_2/High.jpg

aforementioned bay. The windows across the main elevation are double-hung as are the majority of windows within the buildings. Three 'landscape' oriented windows, with outward opening awning sashes adorn the Ladies Mile Elevation.

The relatively high boundary fence immediately adjacent to the northern section of the Buildings (being the single-storey residential component on Ladies Mile) obscures the lower parts of the east and the north elevations of the eastern-most residential tenancy from the streetscape perspective. The bulk of this section of the Buildings, however, is still largely visible from Ladies Mile and it appears, save for the change to the roofing (noted below), to be generally intact – or 'as-built'. The exterior walls are smooth rendered with a paint finish. The dividing parapet walls are fully intact, including their sculptured inverted stepped detailing just below the eaves to the roof. The three original chimneys are complete, and the rear facade of the two visible tenancies seen from Ladies Mile – being the two western-most tenancies – appear to include the original low openings to their respective coal stores.

Modifications to the Buildings

With the exception of the two main modifications to the Buildings – being the replacement verandah (nearly finished) and the replacement roof cladding – the Buildings are generally intact, presenting to both Main Highway and Ladies Mile directly, and to the broader Ellerslie area more contextually, just as they did when they were completed in 1925.

Modification details:

- The three doors to the retail units are timber framed with a single glazed panel. They do not match the doors shown on the original plans and have likely been replacements (as a set).
- The roofs are now clad in a scalloped pressed metal 'decramastic' type tile, dating to relatively recent times. The original plans specified an iron roof. Historic photos, including figs. 14 and 15, would support this. From 1974 a red roof is shown, see fig. 16 – likely corrugated iron.
- The original verandah (fairly clearly seen in fig. 17 below) has been removed. The new verandah (approved under BCO10329198²⁵) is less deep (front-to-back) than the original and includes a larger fascia (at a depth of 600mm). Replacement rods appear to have been chemset fixed 'through' the face of the building. Damage caused in removing the rod-fixings in particular, appear to have been made-good. At the time of writing, the nearly completed form is considered to be a good representation of the original structure.
- Both the street-facing elevations include, at a pedestrian-level, face-fixed electrical and other modern infrastructural junction boxes.
- The upper three windows on the Ladies Mile elevation include privacy-type glass within the lower moving sash. This may not be original.
- The original ventilating skylights and manholes located within the roof plane of the two-storey component of the buildings appear to have been removed (likely in conjunction with the re-roofing) and replaced with a skylight in each of the upper levels of the two western-most residential tenancies.
- The plans show a tall clay pot to each of the upper-level chimneys. Neither stack includes one. Two of the lower-level chimneys include half round clay hoods. The middle chimney does not.
- The eastern-most residential tenancy (on Ladies Mile) includes a relatively recent small clear corrugate-roofed extension to its rear, joining the aforementioned return of the street boundary fence.

²⁵ Auckland Council Property File.

The Architect

The Mackenzie's Buildings were designed by the architect Lancelot (Lance) Vivian Moses, a partner in the well-known Auckland-based architectural firm of Holman and Moses. The practice was responsible for a considerable number of architectural commissions, which involved the design of a variety of building types over a span of four decades.²⁶

William Alfred Holman was born in Whangārei in 1864. He was the son of early New Zealand architect H. C. Holman, who was appointed Colonial Architect and Superintendent of Public Works in 1840 by Governor William Hobson, and Elizabeth Morris, the niece of arts and crafts pioneer, William Morris.²⁷ After training under his father, William Holman worked for some time in Melbourne before returning to New Zealand to practise on his father's death in 1893.

Lance Moses was born in the Waikato in 1885²⁸ to Australian parents Morris Moses, a draper of Jewish descent,²⁹ and Emily Sophia Alice Taylor.³⁰ He joined Holman's architectural firm around 1901, presumably after graduation. Holman retired from practising due to ill health in 1914.³¹ In April 1915 Holman formally took Moses, who had risen to the position of chief assistant, into partnership, naming the firm Holman and Moses.³² While Holman retained a keen interest in architecture, buildings attributed to the firm Holman and Moses were all designed by Lance Moses.

Moses designed a number of high-profile commercial buildings in Auckland during the 1920s. These include three prominent Queen Street buildings: the Auckland Sunday School Union building (1924-1925), the No Deposit Piano Company building (1924), and W. A. Thompson and Company building (1924-1925).³³ These buildings are all identified as significant historic heritage places in the AUP. Moses also designed the Auckland Commercial Traveller's Association Club on High Street (since demolished), and the Vulcan Building on Queen Street (1928).³⁴ The firm also designed a number of residences in Auckland's fashionable and wealthier suburbs.³⁵

Moses designed a handful of smaller shops outside of central Auckland, including some which, like the Mackenzie's Buildings, also included flats. Surviving examples include the Wells Building (late 1920s, 201-203 Broadway, Newmarket) and a set of shops on the corner of Buckley and Mount Albert Roads (late 1920s, 602 Mount Albert Road).³⁶

Moses was an avid traveller with an interest in overseas architectural developments, touring the United States, Britain, Australia, and continental Europe several times. He married Gladys Ethna Sloman in 1919, and the couple had three children.³⁷ Moses' work in Auckland ceased after a move to Wellington to take a position as director of Messrs J. R. Mackenzie Ltd in 1936.³⁸ Moses had his name legally changed to his mother's

²⁶ Heritage Assessment, St Cuthbert's College Complex, p. 15. The Heritage Studio, February 2017.

²⁷ The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w.

²⁸ Lancelot Vivian Moses, New Zealand Birth Registration no.1885/10273.

²⁹ *Waikato Times*, 23 February 1884, p. 4. <https://paperspast.natlib.govt.nz/newspapers/WT18840223.2.32.4>; Morris Moses' siblings and members of his extended family were Jewish; note the funeral instructions and leaving of books in Hebrew in his brother Abraham's will; Probate: Abraham Mosely – Auckland – Money Lender, archives New Zealand, 2351/1896, retrieved from <https://collections.archives.govt.nz/web/arena/search#/item/aims-archive/R21451701/mosely-abraham---auckland---money-lender>

³⁰ Moses, Morris, and Taylor, Emily S. A., New South Wales Marriage Registration no. 3352/1876.

³¹ The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w.

³² *Auckland Star*, 9 April 1915, p. 6. <https://paperspast.natlib.govt.nz/newspapers/AS19150409.2.76.1>

³³ AUP Schedule 14.1, IDs 02045, 02728 and 02729.

³⁴ AUP Schedule 14.1 ID 02030.

³⁵ The University of Auckland Library, Architecture Archive, Sheppard Collection, M911.

³⁶ *Ibid.*

³⁷ Gladys Ethna Sloman and Lance Vivian Moses, New Zealand Marriage Registration no.1919/7554

³⁸ *Auckland Star*, 1 April 1936, p. 5, <https://paperspast.natlib.govt.nz/newspapers/AS19360401.2.24>

maiden name Taylor in 1938 for unknown reasons.³⁹ His wife and three children also changed their names.⁴⁰ The change immediately preceded a 13-month trip to England and continental Europe.⁴¹ He passed away in 1961.⁴²

Building Tenants

The Buildings' first two tenants were James Taylor and Fergus Osborne, who each rented a store and flat for a lease of ten years in 1925.⁴³ It is not clear what trades Taylor and Osborne performed.

Taylor transferred his lease to chemist Humphrey Parry Williams in 1928. Articles from the 1930s list Williams as the only practising chemist in Ellerslie at the time, and he may have been the first chemist in the then-expanding district, offering a crucial service for local residents.⁴⁴

The Buildings were purchased in 1971 by the Roy Butterworth Trust, passing out of the hands of the Mackenzie family.⁴⁵ Plans from this year show that the three shops were occupied by, from west to east, a dairy, a motor mower shop, and a chemist.⁴⁶ The trust had grand plans for the building, explaining that they hoped to: *'upgrade the premises and make them a credit to the borough. We plan to steam clean the building and repaint to bring back the original beauty to the architecture of the old building...'*^{47, 48}

The retail units are currently tenanted to, from west to east, Loobie & Friends, One Stop Property Shop, and Mike Pero Real Estate – Ellerslie, at 114, 116 and 118 Main Highway respectively. The flats are assumed to be tenanted, but it is unknown to whom.

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

The Mackenzie's Buildings have considerable historical value because of their association with the commercial and residential expansion in suburban Auckland following the end of World War 1. Ellerslie was established in the 1870s. Through the Victorian period its commercial centre prospered around the Harp of Erin Hotel, the local railway junction and the equine industries associated with the racecourse nearby. It was in the 1920s, however, as the region's population grew, and with the arrival of the electric tramway and the developing transport system, that suburban areas like Ellerslie, and its associated town centre became fully

³⁹ Deed Poll changing surname. Lancelot Vivian Taylor (Moses), Archives New Zealand, M331/1938. Retrieved from [https://collections.archives.govt.nz/web/arena/search#/item/aims-archive/R25750609/deed-poll-changing-surname.-lancelot-vivian-taylor-\(moses\)](https://collections.archives.govt.nz/web/arena/search#/item/aims-archive/R25750609/deed-poll-changing-surname.-lancelot-vivian-taylor-(moses))

⁴⁰ Probate: Lancelot Vivian Taylor – Auckland – Retired Architect, Archives New Zealand, p1953/1961. Retrieved from <https://collections.archives.govt.nz/web/arena/search#/item/aims-archive/R14782107/taylor-lancelot-vivian---auckland---retired-architect>

⁴¹ *Auckland Star*, 12 February 1940, p. 6. <https://paperspast.natlib.govt.nz/newspapers/AS19400212.2.47>

⁴² Probate: Lancelot Vivian Taylor, Archives New Zealand.

⁴³ Certificate of Title 502/236.

⁴⁴ For instance; *Sun (Auckland)*, 22 February 1930, p. 23.

<https://paperspast.natlib.govt.nz/newspapers/SUNAK19300222.2.191.2>

⁴⁵ Certificate of Title 931/88.

⁴⁶ Auckland Council Property File 114-118 Main Highway.

⁴⁷ *Ibid.*

⁴⁸ It is unknown what works, if any, resulted from these statements.

established. Well positioned on the main trunk route running south from Auckland, Ellerslie flourished. Victorian architecture gave way to new architectural typologies and new building uses. The Mackenzie's Buildings are a lasting example of this important period of interwar expansion.

The Buildings also have historical value as they evidence the growing demand for residential accommodation located directly along the expanding transport routes in and around Auckland. These mixed-use buildings accommodating both residential and retail tenancies proliferated in similar town centres across New Zealand during this period. Evidencing the significance of this 'idea' or of this development movement is the fact that the Buildings' initial use remains unchanged today, as Auckland continues to promote new mixed-use developments in similarly well-connected locations.

The Mackenzie's Buildings have **considerable local historical** value.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

It is possible that both past and present retail tenants have had some association with business organisations locally and perhaps even regionally. These associations, although of undoubted importance to individual proprietors and to the broader business community, are considered to be relatively common and are likely to have no particular importance from a spiritual, commemorative, traditional or other cultural perspective. The local community, also, would likely have a history in associating with any of the many retailers to have occupied any of the three tenancy spaces. This association has its strength in the connection between the community and the respective retail offering, and not the buildings per se. There is no known social value that can be attributed to the residential component of the buildings.

The Mackenzie's Buildings have **little social** value.

Mana Whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

The buildings are not identified in the AUP Schedule 12 Sites or Places of Significance to Mana Whenua (**Schedule 12**). This place has been evaluated primarily for its built heritage values.

Council has a process for assessing sites and places of significance to Mana Whenua. The first step in this process is for iwi to nominate sites. If a site or place is evaluated as significant to Mana Whenua against the factors set in the AUP, it will be considered for inclusion in Schedule 12 and/or, if it has additional values, Schedule 14. No nomination has been received by iwi for this place for its inclusion in Schedule 12.

From what we currently understand about this place, it is located within the extent of a large cultural landscape of value to Mana Whenua, although a formal nomination for this landscape has not been received at this time. The Mackenzie's Buildings specifically are unlikely to have value to Mana Whenua in accordance with the factors or criteria set out in the AUP. However, this is not to say that the place does not have value to Mana Whenua or that the site or landscape may not be nominated by iwi at a future time.

Mana Whenua are required to be consulted during the preparation of any future plan change to consider the addition of this place to the AUP. If / when Mana Whenua values are identified this evaluation will be amended.

The Mackenzie's Buildings have **no known Mana Whenua** value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

Further study or research undertaken in relation to the Buildings is considered unlikely to provide knowledge that may enhance the public understanding or appreciation of the history, ways of life, cultures or natural history of the nation, region or locality. The Buildings have little potential to be used to educate the public in this regard, through any form of on or off-site interpretation.

The Mackenzie's Buildings have **little knowledge** value.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

Both the structural and decorative materials used, and the construction methods employed in building the Mackenzie's Buildings, are typical of commercial fabric and construction in the mid-1920s and are unlikely to reveal any technical innovation.

The Mackenzie's Buildings have **little technology** value.

Physical Attributes

The place is a notable or representative example of:

(i) a type, design or style;

(ii) a method of construction, craftsmanship or use of materials; or

(iii) the work of a notable architect, designer, engineer or builder.

The Mackenzie's Buildings have considerable physical attributes value as a particularly noteworthy example of the mixed use residential and retail typology. While highly readable as representative of their type they are quite different to their mixed-use contemporaries, in being far more celebratory of the second-storey residential component. Designed in a Georgian arts and crafts style, the highly visible corner building looks, when viewed from a distance, like a large and well-established family home. The five original chimneys, the steeply pitched main roof, and the exposed eaves detailing, are all domestic design traits, noticeably juxtaposed against the commercial backdrop on Main Highway. The single-level extension of the flats to the rear of the property clearly articulate residential form, and the finely-crafted recessed brick entrance-way on Ladies Mile delineates between that form and the shopfronts and their separate commercial use adjacent.

When viewed as a pedestrian, however, it is the shopfronts that stand out, having maintained their original timber-framing, clear and frosted glass and tiled cladding, ventilation grilles and decorative battened entrance soffits. Only the three entrance doors, suitably replaced to match their surrounds, alter the original composition. That so little has changed demonstrates, at least in part, how successful the original design was, and continues to be, for a multitude of retail uses. These shopfronts have considerable physical attributes value for both being intact examples of their type, and now, almost 100 years since they were constructed, their scarcity.

The Mackenzie's Buildings also have considerable physical attributes value being designed by architect Lancelot Vivian Moses, a partner in the well-known Auckland-based architectural firm of Holman and Moses. Lance Moses' portfolio includes three prominent Queen Street buildings; the Auckland Sunday School Union building (1924-1925), the No Deposit Piano Company building (1924), and the W. A. Thompson and Company building (1924-1925), all scheduled in the AUP, as IDs 02045, 02728 and 02729 respectively. Collectively, the practice was responsible for a considerable number of architectural commissions, which involved the design of a variety of building types over a span of four decades.

The Mackenzie's Buildings have **considerable local** and **regional** physical attributes value.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The Mackenzie's Buildings have considerable aesthetic value as a distinctive landmark structure located on a very prominent and highly trafficked corner site in Ellerslie. Despite the considerable development within the area since the construction of the Buildings, they have maintained a relatively unobstructed perspective when viewed from within the broader local landscape. Together the former Southern Cross Building across the road at 87 Main Highway, the original Post Office at 124 Main Highway and the shops and flats at 111 Main Highway, anchor the historic west-east boundaries of the town centre respectively. The Mackenzie's Buildings have a similar landmark importance, forming a gateway of sorts to the north as the town centre gives way to the residential properties on Ladies Mile.

The Mackenzie's Buildings also have aesthetic value as the highly-crafted residential facades have a visual appeal that celebrates a relatively new, more intensified way-of-living along a main arterial transport route. Their residential facades, in combination with the retail shopfronts, are an early model of a well-scaled, well-articulated and complementary mixed-use development, in demand and currently promoted by councils and the government, across Auckland and New Zealand.

The Mackenzie's Buildings have **considerable local** aesthetic value.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The Mackenzie's Buildings have context value as an example of an inter-war 'shops and flats', or mixed-use development typology in existence within some of Auckland's older suburban town centres. It is highly readable as a retail and residential offering, and in this respect the Buildings provide a valuable contextual insight into the historical pattern of commercial development in Auckland, and indeed across New Zealand, around the time of its construction.

So much of the original built-landscape around the Mackenzie's Buildings has now changed, especially in the last period of expansion centred around the development of the southern motorway in the late 1950s, that its value within the context of the town centre has lost some of its importance. Although still a very good indicator for developments of its type and age, its place in the historical story of the development of Ellerslie town centre is now harder to read.

The Mackenzie's Buildings have **moderate local** context value.

STATEMENT OF SIGNIFICANCE

The Mackenzie's Buildings, located at 114-118 Main Highway, Ellerslie were completed in late 1925. They combine three single-level retail units and three two-storey residential flats. The Buildings were designed in the Georgian arts and crafts architectural style by architect Lancelot Vivian Moses, a partner in the well-known Auckland-based architectural firm of Holman and Moses. They retain much of their original form, fabric and detail. The generally intact shopfronts, in particular, are scarce.

Following the end of World War 1 there was a growing demand for residential accommodation located directly along the expanding transport routes in and around suburban Auckland. The Mackenzie's Buildings provide a significant contextual insight into this relatively new development pattern of accommodating both residential and commercial uses within a single architectural typology. The Buildings are a lasting, and

architecturally notable example of this enduring mixed-use typology, still in demand and promoted by councils and the government across New Zealand today.

The Buildings are a distinctive and highly visible local landmark located on a prominent and highly trafficked corner site. They demarcate a geographical edge of the historic town centre, where the commercial buildings along Main Highway gave way to suburban residential Ellerslie to the north.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Geographic Context
A- Historical	Considerable	Local
B- Social	Little	NA
C- Mana Whenua	No known	NA
D- Knowledge	Little	NA
E- Technology	Little	NA
F- Physical Attributes	Considerable	Local, Regional
G- Aesthetic	Considerable	Local
H- Context	Moderate	Local

CATEGORY RECOMMENDATION

The Mackenzie's Buildings meet the thresholds in the AUP for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Māori interest or significance
XXXX	Mackenzie's Buildings	114-118 Main Highway, Ellerslie, Auckland 1051	PT DP 19037	B	Buildings	A, F, G	Refer to planning maps	⁴⁹		

Planning Maps

Referring to fig. 3 below:

- The proposed Extent of Place covers that part of the legal site being the original footprint of the Buildings, and the accessway area immediately to the rear or north of them, as well as the adjacent footpath on both Main Highway and Ladies Mile.
- This area is considered to contain the historic heritage values that contribute to the function, meaning and significance of the place.

⁴⁹ No recommendation has been made in relation to the interior of the Buildings as an assessment of it has not formed part of this evaluation.

- The proposed Extent of Place does not cover that part of the legal site being the building at the site know as 181 Ladies Mile, as this was built in the 1970s and is not considered to be part of this place.

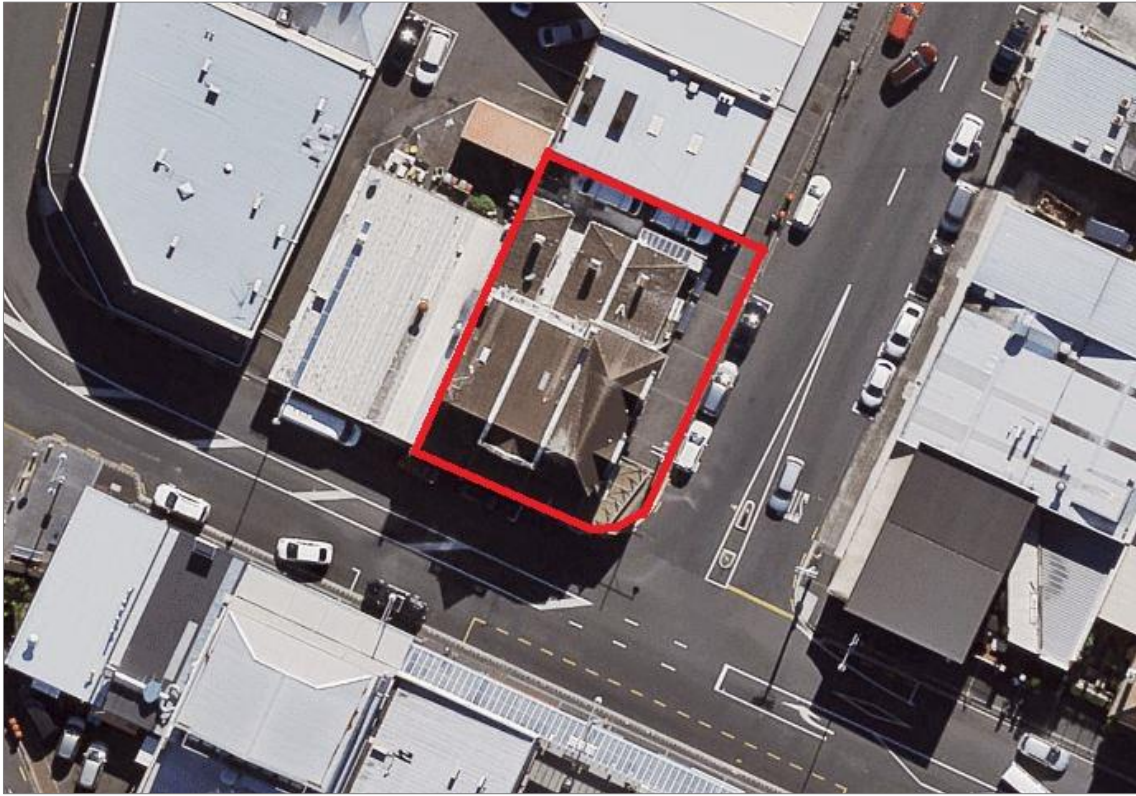


Figure 3: The proposed Extent of the Place shown outlined in red.

Evaluator

Blair Hastings
Heritage Consultant
May 2022

Peer Reviewer

Carolyn O'Neil
Heritage Consultant
April 2022

Managerial Sign-Off

Megan Patrick
Team Leader Heritage Policy
10 May 2022

Appendix 1: Drawings

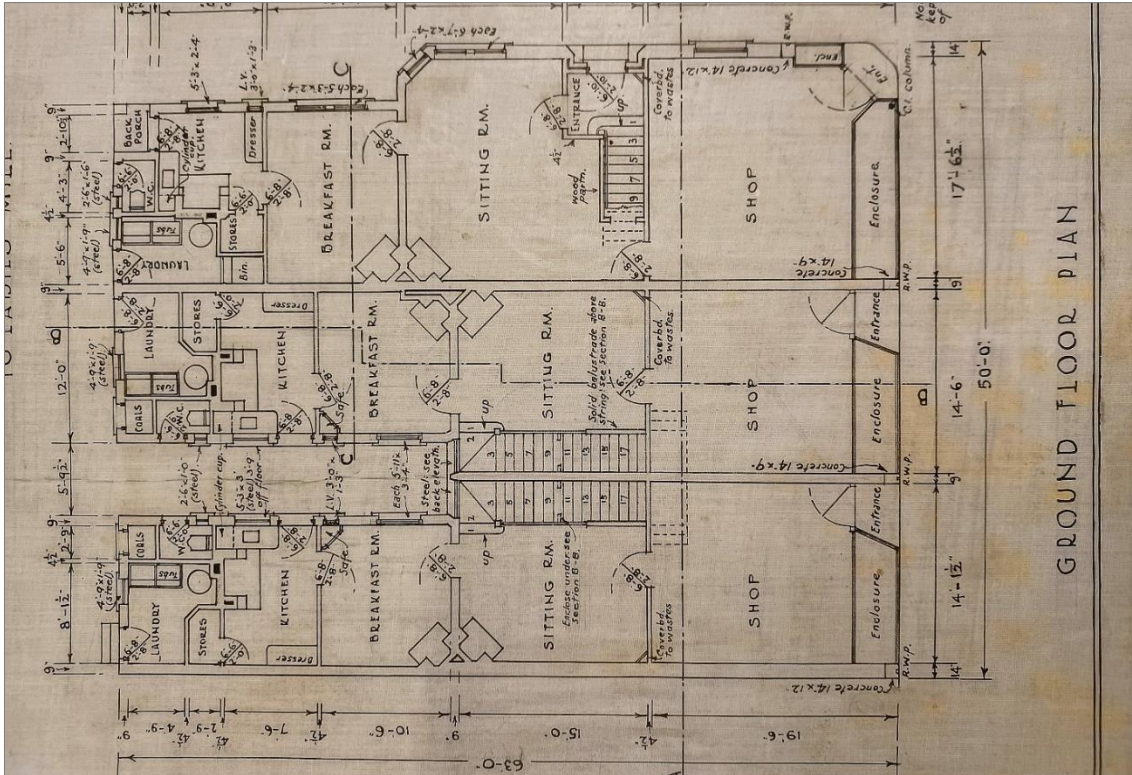


Figure 4: Extract from Sheet 1 of the 1925 drawings for 'BRICK SHOPS AT CORNER OF PANMURE RD. AND LADIES MILE, ELLERSLIE, FOR A. MACKENZIE ESQ.' - by L. V. Moses, of Holman and Moses, Architects: Ground Floor Plan. The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w. Accessed March 2022

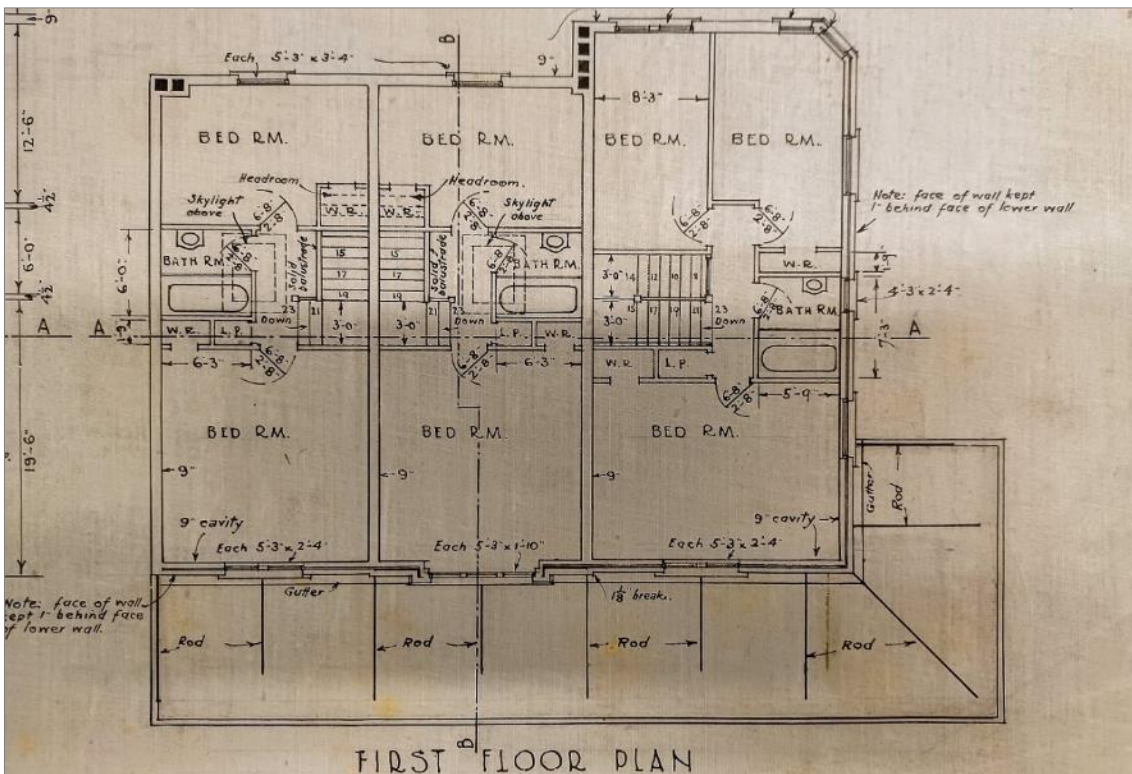


Figure 5: Extract from Sheet 1 of the 1925 drawings for 'BRICK SHOPS AT CORNER OF PANMURE RD. AND LADIES MILE, ELLERSLIE, FOR A. MACKENZIE ESQ.' - by L. V. Moses, of Holman and Moses, Architects: First Floor Plan. The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w. Accessed March 2022

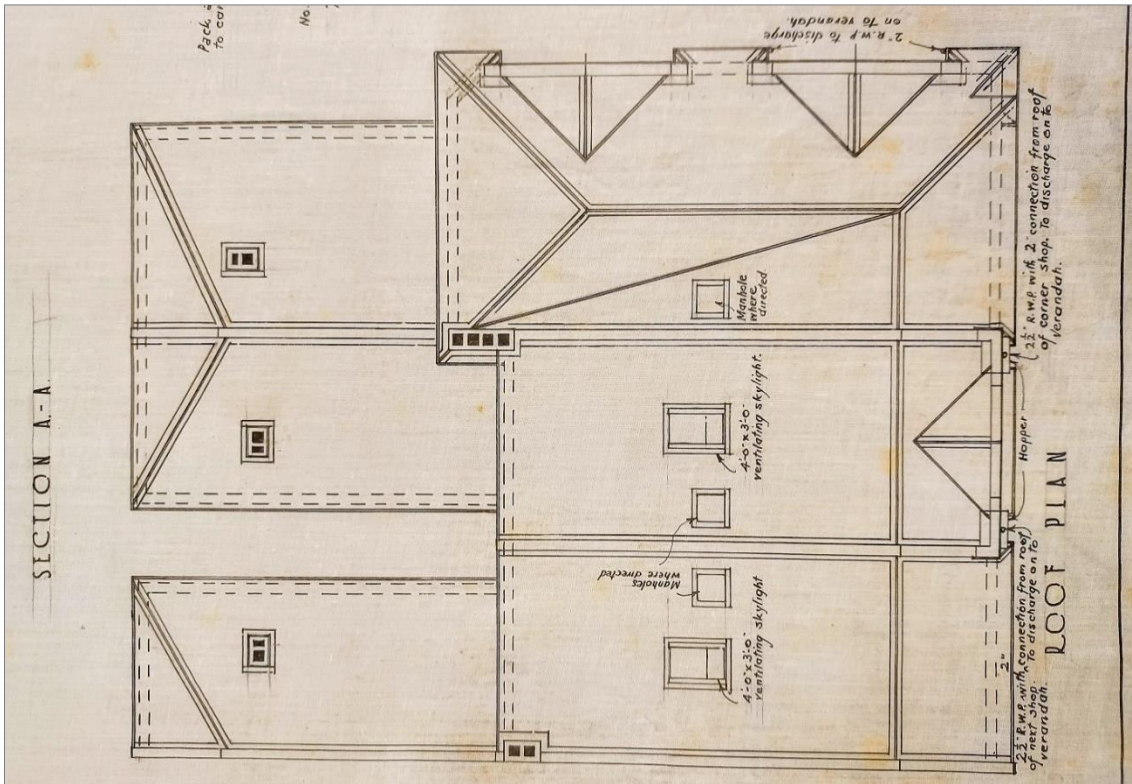


Figure 6: Extract from Sheet 1 of the 1925 drawings for 'BRICK SHOPS AT CORNER OF PANMURE RD. AND LADIES MILE, ELLERSLIE, FOR A. MACKENZIE ESQ.' - by L. V. Moses, of Holman and Moses, Architects: Roof Plan.
 The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w. Accessed March 2022

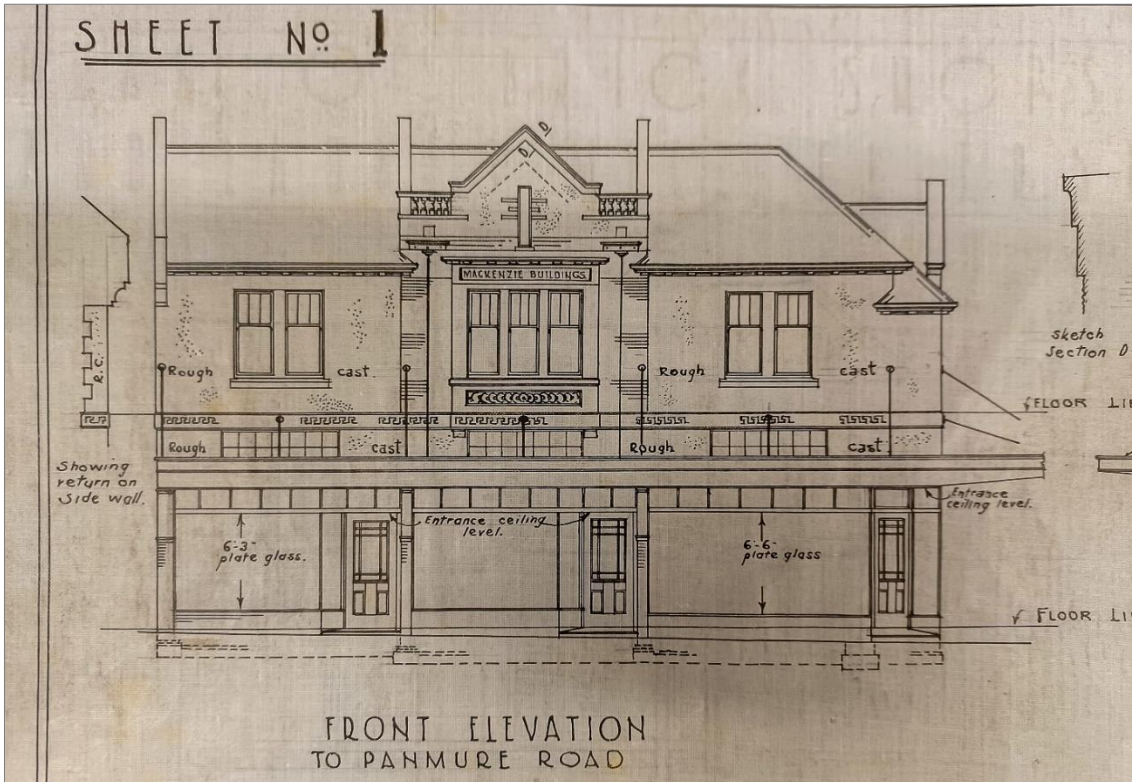


Figure 7: Extract from Sheet 1 of the 1925 drawings for 'BRICK SHOPS AT CORNER OF PANMURE RD. AND LADIES MILE, ELLERSLIE, FOR A. MACKENZIE ESQ.' - by L. V. Moses, of Holman and Moses, Architects: Front Elevation to Panmure Road.
 The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w. Accessed March 2022



Figure 8: Extract from Sheet 1 of the 1925 drawings for 'BRICK SHOPS AT CORNER OF PANMURE RD. AND LADIES MILE, ELLERSLIE, FOR A. MACKENZIE ESQ.' - by L. V. Moses, of Holman and Moses, Architects: Side Elevation to Ladies Mile. The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w. Accessed March 2022

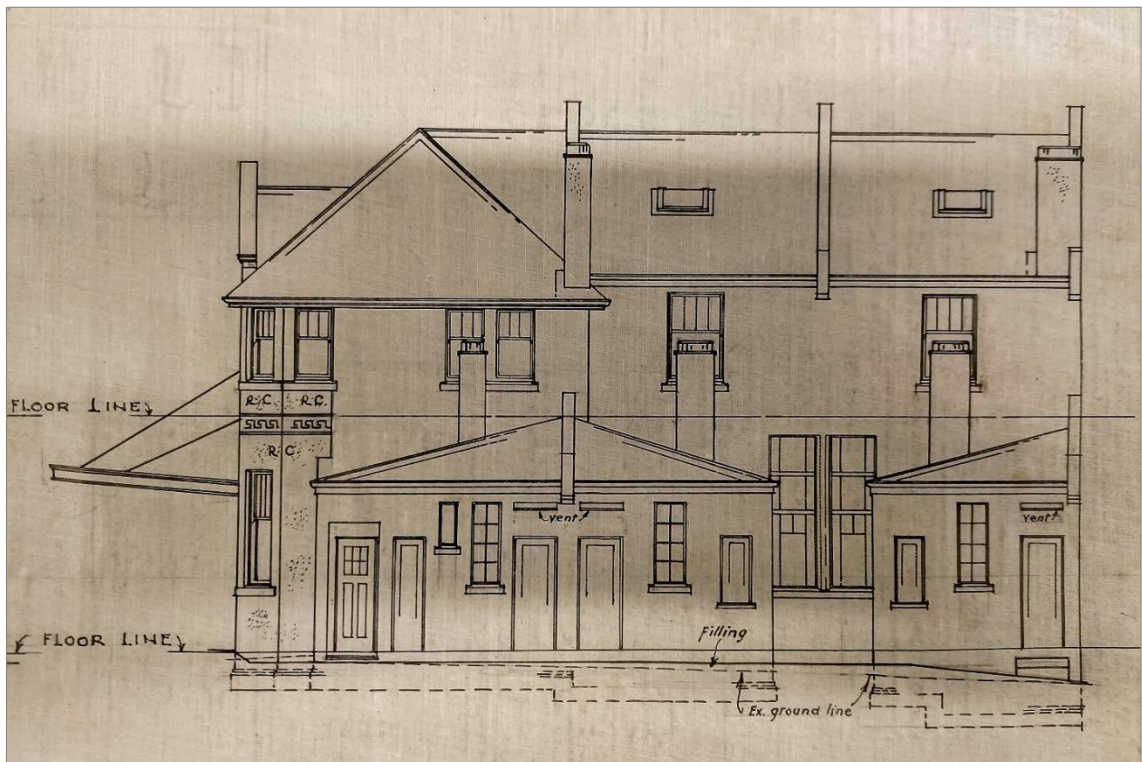


Figure 9: Extract from Sheet 1 of the 1925 drawings for 'BRICK SHOPS AT CORNER OF PANMURE RD. AND LADIES MILE, ELLERSLIE, FOR A. MACKENZIE ESQ.' - by L. V. Moses, of Holman and Moses, Architects: Rear Elevation. The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w. Accessed March 2022

Appendix 2: Historic photographs



Figure 12 (top): Extract of aerial photograph – looking east. Date unknown but thought (by the author) to be from late 1920s. - taken from north-east of the site. Green lines show extent of business / commercial centre. Subject site circled in red. Whites Aviation Ltd Photographs. Ref: WA-05353-G. Alexander Turnbull Library, Wellington, New Zealand. <https://tiaki.natlib.govt.nz/#details=ecatalogue.718823>. Figure 13 (bottom): Extract from Google Maps 3D – accessed March 2022. Shows the general extent of change since the overlay's period of significance – being the 1920s and 1930s – with partially and generally intact buildings labelled with purple and blues dots respectively.

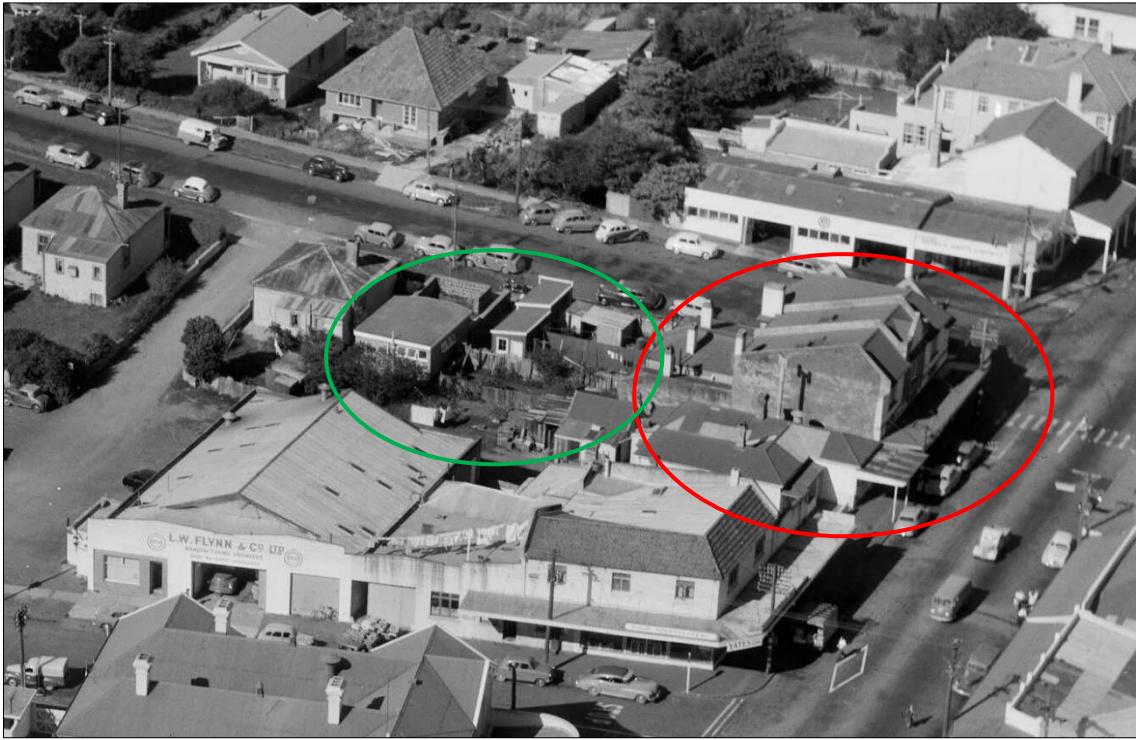


Figure 14 (top): Aerial photograph from 1957 looking east. Shows the Mackenzie's Buildings circled in red and associated ancillary buildings (demolished sometime prior to 1972) circled in green. Whites Aviation Ltd Photographs. Ref: WA-43847. Alexander Turnbull Library, Wellington, New Zealand. <https://tiaki.natlib.govt.nz/#details=ecatalogue.754378>. Figure 15 (bottom): Aerial photograph from 1957 looking south-east. Whites Aviation Ltd Photographs. Ref: WA-43842. Alexander Turnbull Library, Wellington, New Zealand. <https://tiaki.natlib.govt.nz/#details=ecatalogue.754373>



Figure 16: Mackenzie's Buildings in 1974. Shows what was likely the original corrugated iron roof. Auckland Council Libraries. Southern Motorway at Ellerslie, 1974. <https://kura.aucklandlibraries.govt.nz/digital/collection/photos/id/89093>



Figure 17: The buildings in May 2012. Included as it shows a better view of the ground floor elevations than can currently be seen due to the current construction works. Google Maps' Street View timeline feature. <https://www.google.co.nz/maps>

Appendix 3: Site photographs

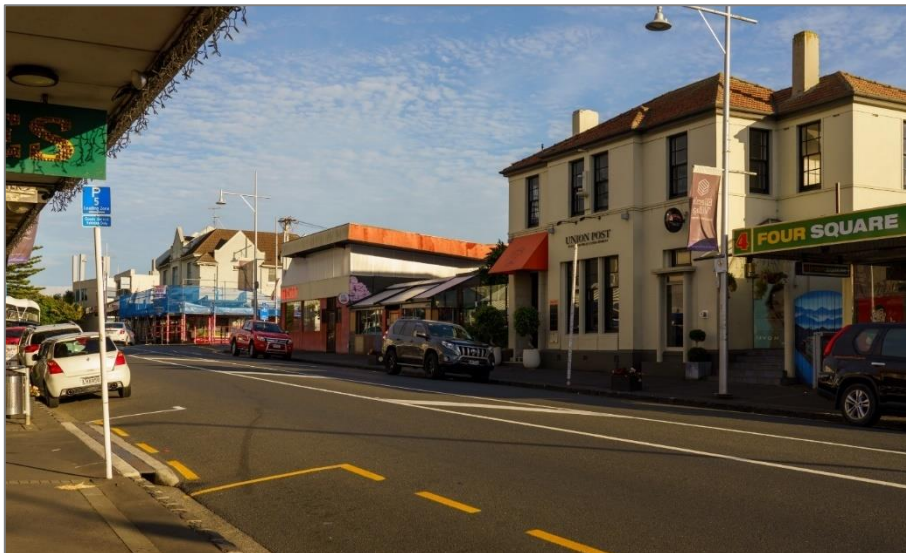


Figure 18 (top): The building seen from the corner of Main Highway and Robert Street, north-west of the site.
Figure 19 (middle): The building seen from the southern footpath on Main Highway, south-east of the site.
Figure 20 (bottom): The building seen from Ladies Mile, north-east of the site. Blair Hastings, March 2022.



Figure 21 (top): The rear elevation of the building. Figure 22 (middle): East elevation of the building. Figure 23 (bottom): The corner elevation - the south and east elevations of the building. Blair Hastings, March 2022.



Figure 24 (top): The main elevation – the south elevation of the building. Figure 25 (middle): The west and south elevations of the building. Figure 26 (bottom): The shopfronts on Main Highway – looking south-east. Blair Hastings, March 2022.



Figure 27 (top): The shopfronts on the corner of Main Highway and Ladies Mile. Figure 28 (middle): The corner shopfront and the entrance door to the three-bedroom flat on Ladies Mile. Figure 29 (bottom): The corner elevation of the building taken in May 2022, showing the nearly finished new/replacement verandah.