

Historic Heritage Evaluation

Gypren Hannah Building (former)

98-102 Albert Street, Auckland Central



Image: The Gypren Hannah building (former), also known as Armishaw's building (15 February 2017, Auckland Council).

Prepared by Auckland Council Heritage Unit
March 2017

1.0 Purpose

The purpose of this document is to consider the place located at 98-102 Albert Street, Auckland Central against the criteria for evaluation of historic heritage in the Auckland Unitary Plan.

The document has been prepared by David Bade – Specialist Built Heritage, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	98-102 Albert Street, Auckland Central, Auckland.
Legal description and Certificate of Title identifier	LOT 1 DP 4267 CT-91D/109
NZTM grid reference	NZTM 1757255, 5920497
Ownership	G M McRae and Cadmont Holdings Limited
Unitary zoning	City Centre
Existing scheduled item(s)	None
Additional controls	Infrastructure: Vehicle Access Restriction – General Overlay City Centre Zone: Special Character Buildings
Heritage New Zealand Pouhere Taonga listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	The place does not predate 1900 and has no identified archaeological values.
CHI reference/s	None
NZAA site record number/s	None

3.0 Constraints

This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site to be evaluated against the criteria, but is not exhaustive and additional research may yield new information.

A site visit was conducted on 15 February 2017 to view the exterior of the building and its context from the public realm.

This evaluation does not include an assessment of the archaeological values or an assessment of the importance of the place to Mana Whenua.

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

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

4.0 Historical summary

Refer to Appendix 1 for the full historical context.

Refer to Appendix 4 for historical photographs.

Gypren Hannah Building

The Gypren Hannah building (former) at 98-102 Albert Street, Auckland Central, was designed by William Henry Glover, a Northcote architect, for Gypren Hannah, a merchant/importer of Middle Eastern food and goods, in 1914, and completed in 1916. Hannah was of Syrian heritage and specialised in olive oil.

In 1914, tenders were issued for the 'three-storey brick structure of attractive appearance'¹. A description of the building was provided in a New Zealand Herald article:

*"The amended plans provide for a three-storey brick structure of attractive appearance [...] On the ground floor there will be three shops of modern design, fronting Victoria Street, and four shops of similar design will front Albert Street. The main entrance will be from the latter street. The three floors of the building, with the exception of the portion devoted to the shops, are to be subdivided to suit tenants for warehouse purposes. The basement portion of the building is to be used as a billiardroom [...] The exterior of the building, which is pleasingly designed, will be plastered, and there will be a suspended verandah to both frontages. The building is to be erected for Mr Gypren Hannah."*²

Construction of the building commenced in November 1914.³ In 1915 Hannah offered to let office and warehouse space in his new building.⁴ By 1916, the building was complete. Various businesses were located in the building, ranging from car dealers and tyre stores to cabinetmakers and dressmakers. Hannah's business appears to have continued to operate from 56 Victoria Street – across the road from his new building (later ads clarify that his shop is not located in his

¹ New Zealand Herald, 10 August 1914 Three-Storey Block Tenders Received, p. 4.

² New Zealand Herald, 10 August 1914 Three-Storey Block Tenders Received, p. 4.

³ New Zealand Herald, 17 November 1914, Other City Structure, p. 9.

⁴ Auckland Star, 16 June 1915, Advertisements, p. 2.

building) until 1923 when Trubuhovich became the sole agent of Gypren Hannah Olive Oil.⁵

The New Zealand Insurance Company purchased the building in December 1954, and sold it to Armishaw Holdings Limited the next year.⁶ From then the building became known as Armishaw's building. The building has undergone a number of internal modifications and some minor external alterations.⁷ Currently, the building houses a variety of businesses on the ground floor and backpackers accommodation on the upper floors.

W. H. Glover, architect

William Henry Glover was a Northcote architect who designed a number of residential, commercial and church buildings in Northcote and Auckland Central in the 1910s and 1920s. He was also a Northcote Council member.⁸

In 1924 he partnered with John Farrell (an architect to the Auckland Education Board) to form J. Farrell, Son & Glover.

Some of the buildings he designed are now scheduled in the Auckland Unitary Plan.

Glover's works which are scheduled:

- Council Chambers (former), 152 Queen Street, Northcote, 1912 (*Scheduled - 01030*). The Former Northcote Borough Chambers and Office.
- St Johns Church, 49 Church Street, Northcote Point, 1913 (*Scheduled - 00910*). Made extensive changes to St Johns Anglican Church in Northcote in 1912.⁹
- All Saints' Church, 181 Hinemoa Street, Birkenhead, 1913 (*Scheduled - 00901*). Re-erected and altered in 1923.

As partner in J. Farrell, Son & Glover (which are scheduled):

- M.H. Walsh Shops & Dwellings (former), 1/43-2/43 Queen Street, Northcote, 1926-7 (*Scheduled - 01008*).

Gypren Hannah, merchant

Gypren Hannah, who commissioned the building, was a merchant/importer of Middle Eastern food and goods from at least 1913. His business specialised in Gypren Hannah Brand Pure Olive Oil, which he extensively advertised as a pure, award-winning (two gold medals at the Auckland exhibition of 1913-14), doctor-recommended, cure-all.¹⁰ His original shop was located at 56 Victoria Street West – opposite the building at 98-102 Albert Street.

⁵ Auckland Star, 9 June 1923, Advertisements, p.2.

⁶ Certificate of Title 150/15.

⁷ Auckland Council property file.

⁸ Auckland Star, 27 April 1915, Northcote, p. 2.

⁹ Auckland Star, 29 November 1912, Table Talk, p. 1.

¹⁰ Auckland Star, 16 December 1921, Nature's Medicines, p. 8.

Hannah was a Syrian immigrant and actively supported his community, including petitioning the prime minister to apologise when he implied in a speech that Syrians were “foreign agitators.”¹¹

Around the time the Gypren Hannah building was completed, Hannah’s oil was rebranded to “G.H. Brand”.¹² However, the business continued to operate out of 56 Victoria Street across the road. In 1916, the shop became Hannah Bros (brother appears to be “Moses”).¹³ In 1921, a company was formed, known as Phoenix Importing Co.¹⁴ From the 1930s the premises were moved to the Gypren Hannah building.¹⁵

5.0 Physical description

Site and context

Refer to Appendix 2 for the Certificate of Title
Refer to Appendix 3 for the Survey Plan

The building occupies a landmark site on the eastern corner of Albert and Victoria Street West in central Auckland within the City Centre Zone in the Unitary Plan (Figure 1). Albert Street runs parallel to Queen Street along one of Auckland’s many ridges. Traditionally Albert Street supported a mix of residential and industrial development related to the port. Today it is a predominantly commercial street, albeit with some residential and other uses, and the location of some of Auckland’s tallest commercial buildings.¹⁶



Figure 1. An aerial photograph showing the Gypren Hannah building, highlighted in yellow, on the corner of Albert Street (bottom to top) and Victoria Street West (left to right).

¹¹ New Zealand Herald, 26 November 1913, The Syrians, p. 9.

¹² New Zealand Herald, 12 January 1916, Advertisements, p. 2.

¹³ New Zealand Herald, 3 April 1916, Advertisement, p. 1.

¹⁴ New Zealand Herald, 9 November 1921, Advertisements, p. 2; New Zealand Herald, 9 June 1923, Advertisements, p.6.

¹⁵ New Zealand Herald, 28 September 1939, Advertisements, p. 2.

¹⁶ Boffa Miskell, Central Area Character Overlay – report, 2010.

The building is part of a group of historic buildings in the area identified as City Centre Character buildings which:

*'either in groups or in isolation on notable sites - make a valuable contribution to the character of the City. This may be by providing a link with the past, by defining the scale of a streetscape or by supporting the heritage values of nearby or adjoining heritage buildings.'*¹⁷

City Centre Character buildings in the vicinity are:

- 27-35 Victoria Street West
- 37-41 Victoria Street West
- 43 Victoria Street West
- 51-63 Victoria Street West
- 66 Victoria Street West
- 67 Victoria Street West
- 68 Victoria Street West
- 4 Kingston Street
- 6-12 Kingston Street
- 85 Albert Street

Two of these character buildings are located close by and complement the Gypren Hannah building with their historical form and scale – the two-storey Martha's Corner shops (51-63 Victoria Street West), built in the 1860s, with inter-war additions to the west (now Mexican café) (Figure 2); and the three-storey former boot shop to the east (43 Victoria Street West), built in the 1890s.

The identified historic character buildings are significant for their physical and visual qualities because they are a non-contiguous group of early commercial buildings in the City Centre that date from the 1900s through to a peak period of development in the 1920s and 1930s. They collectively provide evidence of this historical pattern of commercial development in the City Centre. Although these buildings exhibit different architectural styles, they retain a proportion and subdivision pattern that is relatively uniform. This group of buildings stand out with their scale, massing and character in a part of the city that is dominated with commercial towers.

The building is also close to a number of scheduled historic heritage places (Figure 3). The three closest include two buildings of similar height:

- Walls, gate, fence, lamp and toilets (1906) - Albert Street (Durham Street West intersection), Auckland Central
- Sargood, Son and Ewen Building (facade) (2070) - 19-25 Victoria Street West, Auckland Central (four-storey)
- Waitemata Electric Power Board Building (Former) (2741) – 83 Albert Street, Auckland Central (three-storey)

¹⁷ Section 32 report for PM 8.



Figure 2. The Martha's Corner shops (in yellow – in March the building was being repainted in a grey/green similar to the Gypren Hannah building) on the corner opposite the Gypren Hannah building (16/2/2017, Auckland Council).

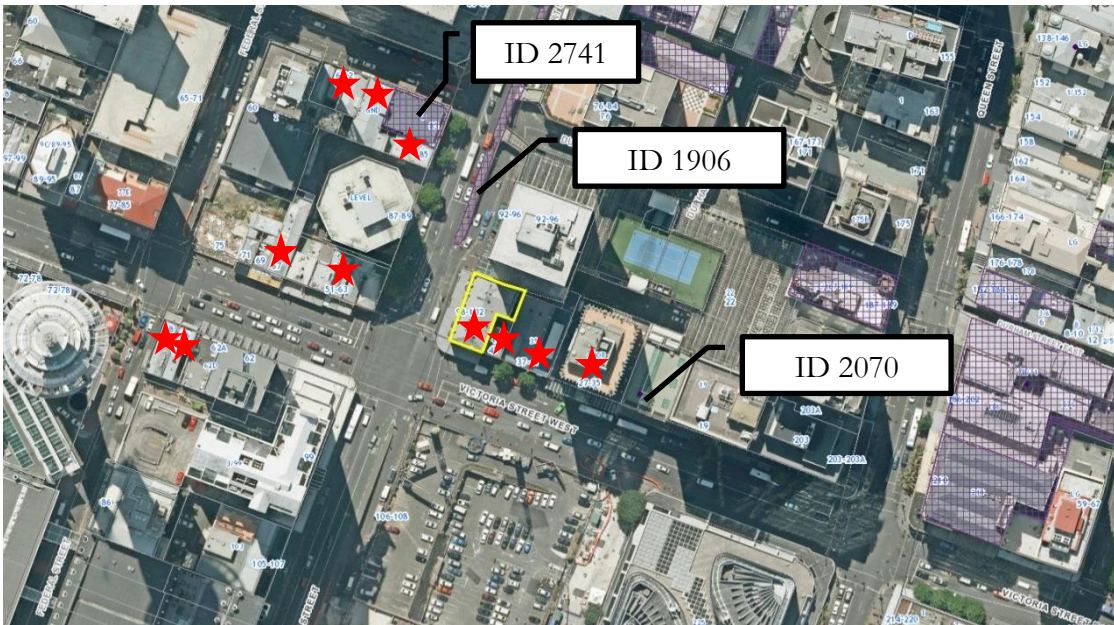


Figure 3. A wider aerial photograph showing scheduled historic heritage places (in purple hashes) and City Centre Character buildings (with red stars) in the vicinity of 98-102 Albert Street. The three closest scheduled places are labelled using their Unitary Plan Schedule identification numbers.

General building architectural description

The Gypren Hannah building is a 1916 four-storey commercial building of Edwardian Free Classical design (Figure 4). The larger north-western elevation to Albert Street consists of seven bays, while the south-western elevation to Victoria Street West consists of three bays.

The Edwardian Free Classical style was common from the turn of the twentieth century through to the beginning of the First World War. A description of the architectural style is below:

“Free Classical buildings generally have a symmetrical facade and entrance, large arched windows and parapets of classical balustrading. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.”¹⁸

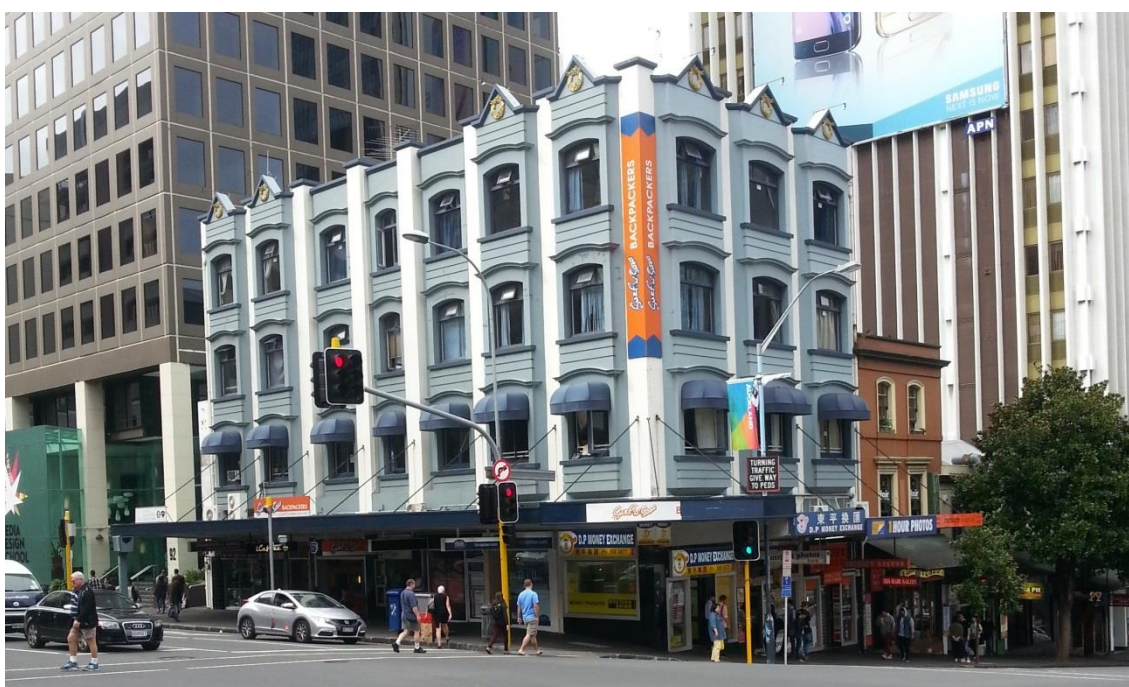


Figure 4. The Gypren Hannah building (24/3/2015, Auckland Council). The Victoria Street West elevation is obstructed in 2017 due to construction of the City Rail Link underground rail, so a 2015 image has been used in this instance.

Each front elevation (Figures 5 and 6) has white giant plain pilasters (typical of Free Classical architecture) – extending from the first floor right to the top of the parapet, terminating with a simple flat capital. Each bay has a large window with a chunky windowsill for each floor. The eyebrow cornices above the windows display a flowing detail which contrasts to the vertical giant pilasters. In each triangular pediment on both elevations is a golden-coloured ornamental wreath.

Like other Edwardian Free Classical buildings, the elevations have a symmetrical design. The Albert Street elevation is divided up into a tripartite partition, flanked by bays with triangular pediments. The Victoria Street West elevation has three bays, all with triangular pediments.

¹⁸ Manawatu District Council (2013), Manawatu District: Heritage Inventory, available at: http://www.mdc.govt.nz/files/3dde06d6-f41f-418a-841e-a72000bed941/Heritage_Inventory_Feilding_Town_Centre_-_Revised_2013.pdf.

The western portion of the rear elevation consists of three bays with giant white pilasters and long narrow windows (Figure 7). The rear elevation which borders on the former boot shop has a plain smooth and windowless elevation.

The repeating rhythms of eyebrow cornices, chunky windowsills with horizontal banding, giant pilasters and triangular pediments catch the eye and make it visually dominant. In particular, the pilasters and triangular pediments draw the eye up, giving a strong sense of verticality and the illusion of extra height.

The suspended veranda (supported by narrow metal ties attached to the pilasters) is original, although advertising has been added to the veranda on the corner and the Victoria Street West side.

The windows have a three-pane fenestration design in the upper third of each window, which matches early photographs of the building (see Appendix 4). The lower two-thirds no longer have three panes as seen in early photographs. Some have a two-pane casement-style window in the lower two-thirds of the window.

Above each window on the first floor is a blue awning covering the top third of each window. The awnings are not original and were not in a 1964 photograph of the building.

The shop fronts on the ground floor have been modernised to suit the variety of businesses.

Images of the elevations are shown below. Further images are contained in Appendix 6.

Elevations

- North-west elevation(Albert Street)



Figure 5. The north-west elevation fronting Albert Street (15/2/2017, Auckland Council).

- South-western elevation (Victoria Street West)



Figure 6. The north-east elevation fronting Victoria Street West (Auckland Council, 24/3/2015)

- Rear elevation



Figure 7. Looking east from Victoria Street West (15/2/2017, Auckland Council).

Interior

The interior has not been inspected. The description of the interior included below is taken from a *New Zealand Herald* article, dated 10 August 1914, which describes the original layout of the building floors:

*“On the ground floor there will be three shops of modern design, fronting Victoria Street, and four shops of similar design will front Albert Street. The main entrance will be from the latter street. The three floors of the building, with the exception of the portion devoted to the shops, are to be subdivided to suit tenants for warehouse purposes. The basement portion of the building is to be used as a billiardroom...”*¹⁹

The interior spaces have been modified. Based on Auckland Council property files, there have been a number of internal alterations and re-fittings for different businesses. However, the extent of changes are unknown.

Refer to Appendix 5 for the original layout plan design.

Summary of modifications

There have been a few minor external modifications to the building which have not substantially affected the original architectural features of the design.

North-western elevation (Albert Street)	South-western elevation (Victoria Street West)
<ul style="list-style-type: none">• External fire stairs (apparent from the late 1920s) have been removed• ‘Gypren Hannah Building’ lettering on the top centre of the elevation is no longer present• External awnings (light material) on the first floor have been added• Original windows have been replaced• Modifications to shop front windows and entrances on the ground floor	<ul style="list-style-type: none">• ‘Gypren Hannah Building’ lettering on the top of the elevation is no longer present• External awnings (light material) on the first floor have been added• Original windows have been replaced• Modifications to shop front windows and entrances on the ground floor• Advertisements on the front of the suspended veranda have been added

Summary of key features

- Giant pilasters
- Eyebrow cornices above the windows
- Ornamental wreaths
- The triangular pediments
- The suspended verandah (with supporting ties)
- The window size on each floor of each bay, and the three-pane window pattern in the upper third of each window in the front elevations
- The thick windowsills and horizontal banding

¹⁹ New Zealand Herald, 10 August 1914 Three-Storey Block Tenders Received, p. 4.

6.0 Comparative analysis


When considering the Gypren Hannah building (former) in relation to other similar or related places within the locality or region, a number of comparisons can be made. The most relevant of these are comparing the place as an intact example of an Edwardian commercial building in the city centre and as a place within W. H. Glover's body of work.



The comparisons made are based on the *known* places within the locality and region, and the level of research permitted within the evaluation timeframe. It is therefore acknowledged that more targeted research leading to a broader comprehensive comparison with other heritage places within a broader geographic area may yield further information.



Commercial Edwardian Free Classical buildings in the city centre

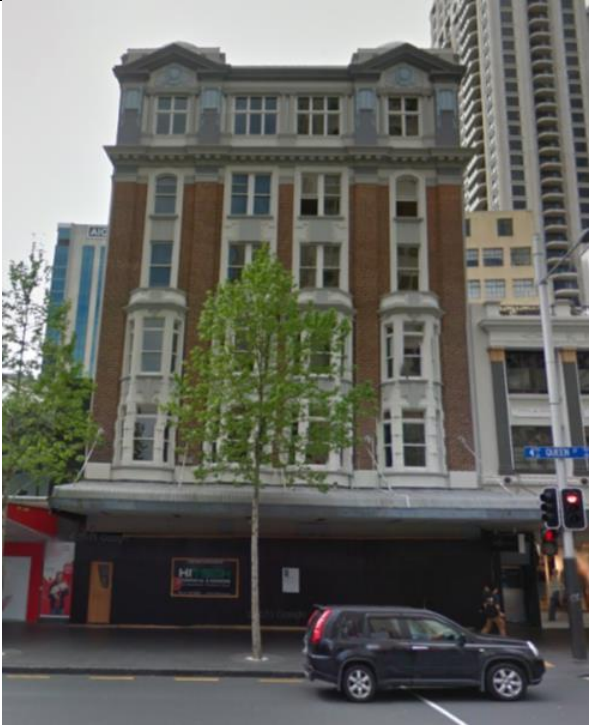
The Edwardian Free Classical architectural style is typically symmetrical, with large curved windows and pilasters. A good selection of commercial buildings in central Auckland which use this, or a similar, style are shown below for comparison with the Gypren Hannah building.

The analysis shows that the Gypren Hannah building is a good representative example of this type of design. The building stands out with its contrasting vertical (straight giant pilasters) and horizontal (arched windows and triangular pediments) design.

Address	Photo & Description	Current Heritage Status
<p>Commercial building, 48-52 Wyndham Street, Auckland Central</p>	 <p>Source: Auckland Council (9/3/2015)</p> <p>Federation Free Classical design. An 8-storey former warehouse and factory, designed by Alexander Wiseman. Built in 1908, corner of Wyndham and Federal Street.</p> <p>Like the Gypren Hannah building, this building is on a corner site, is symmetrical, and has giant pilasters. However, it has a straight horizontal design unlike the flowing design of the Gypren Hannah building.</p>	<p>Scheduled (ID 02489)</p>

<p>Foster & Co. Building 30-36 Fanshawe Street, Auckland Central</p>	 <p>Source: Auckland Council, 27/2/2012.</p> <p>A three-storey corner commercial building of Edwardian Mercantile design, building c. 1908. The architect is not known.</p> <p>Like the Gypren Hannah building, this building has giant pilasters and arched windows on a corner site. Unlike the Gypren Hannah building, this building does not have regular triangular pediments or arched windows on all levels. The window area is also a lot larger.</p>	<p>Scheduled (ID 01954)</p>
<p>Archibald Clark and Sons Warehouse (former), 15-31 Wellesley Street West, Auckland Central</p>	 <p>Source: Auckland Council 27/2/2012.</p> <p>Designed 1910 by Thomas Mahoney as a warehouse in renaissance style.</p> <p>Apart from the tower, this building is similar to the Gypren Hannah building, with giant pilasters, eyebrow cornices on the third floor and a symmetrical appearance on a corner site.</p>	<p>Scheduled (ID 2088)</p>

<p>NZ Loan and Mercantile Wool Store (former), 121-125 The Strand, Parnell</p>	 <p>Source: Auckland Council (24/2/2012)</p> <p>An Edwardian Industrial building, built in 1911 and designed by Thomas Mahoney.</p> <p>This building has multiple bays and eyebrow cornices like the Gyren Hannah building. The fenestration pattern is also similar. The building does not have as much ornamental detail as the Gyren Hannah building.</p>	<p>Scheduled (ID 1889)</p>
<p>Imperial building, 44-48 Queen Street, Auckland Central</p>	 <p>Source: Google Street View, October 2015.</p> <p>Five-storey Edwardian baroque building, built 1911, designed by Edward Mahoney.</p> <p>The verticality due to the pilasters/columns and the veranda (with metal ties) are similar elements to the Gyren Hannah building. It has more traditionally Classical elements than the Free Classical design of the Gyren Hannah building.</p>	<p>Scheduled (ID 2024)</p>

<p>Ellison Chambers building, 138-146 Queen Street, Auckland Central.</p>	 <p>Source: Google Street View, October 2015.</p> <p>An Edwardian Baroque revival style commercial building, built 1913-14 and designed by Daniel B. Patterson.</p> <p>Like the Gypren Hannah building, this building has giant pilasters and a symmetrical appearance. It differs, however, with its a brick façade and squarer fenestration.</p>	<p>Scheduled (UP 2032)</p>
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Surviving works by W. H. Glover



The Gypren Hannah building is an important building in the context of W. H. Glover's work. Glover was a Northcote architect who designed a number of residential, commercial and church buildings in Northcote and Auckland Central in the 1910s and 1920s. He later partnered with John Farrell (an architect to the Auckland Education Board) to form J. Farrell, Son & Glover.

Three of Glover's buildings are scheduled, although none are commercial buildings and none are located in central Auckland. One commercial and residential building, designed by J. Farrell, Son & Glover, is scheduled in Northcote.



The most comparable building is a six-storey commercial building known as Maxwells building or Dunningham House, situated in the central city and identified as a City Centre Character building. As outlined below, although it occupies a similar site and is a commercial building, it does not possess the flowing and detailed features of the Gypren Hannah building.

The Gypren Hannah building stands as one of only two known remaining commercial buildings designed by Glover.

Address	Photo & Description	Current Heritage Status
<p>Council Chambers (former), 152 Queen Street, Northcote</p>	 <p>Source: Auckland Council, 11/4/2013.</p> <p>The Former Northcote Borough Chambers and Office. Built in 1912.</p>	<p>Scheduled (ID 01030)</p>
<p>St Johns Church, 49 Church Street, Northcote Point</p>	 <p>Source: Auckland Council, 22/3/2013.</p> <p>Glover made extensive changes to St Johns Anglican Church in Northcote in 1912.</p>	<p>Scheduled (ID 00910)</p>
<p>All Saints' Church, 181 Hinemoa Street, Birkenhead</p>	 <p>Source: Auckland Council 22/3/2013.</p> <p>Designed in 1913 by Glover but re-erected and altered in 1923.</p>	<p>Scheduled (ID 00901)</p>

<p>Presbyterian Church, 172 Hinemoa Street, Birkenhead</p>	 <p>Source: Auckland Council, 2/3/2010.</p> <p>Built in 1914²⁰ and designed by Glover, but has had later alterations.</p>	<p>Not scheduled</p>
<p>Maxwells building/Dunningham House, 2 Hobson Street, Auckland Central</p>	 <p>Source: Google Street View, October 2015.</p> <p>Edwardian mercantile style six-storey former warehouse building on the corner of Hobson Street and Wolfe Street. Built in 1915 and designed by Glover for a Kauri gum merchant.</p> <p>This is the most similar building to the Gyren Hannah building. It is on a corner site, has tall vertical pilasters, a similar fenestration pattern and thick windowsills. With its straight lines, it does not provide the same flowing detail as the Gyren Hannah building and does not have a suspended veranda.</p>	<p>Not scheduled</p> <p>City Centre Character Building</p>

²⁰ New Zealand Herald, 17 November 1914, Local and General News, p. 6.

As partner in J. Farrell, Son & Glover:		
<p>M.H. Walsh Shops & Dwellings (former), 1/43-2/43 Queen Street, Northcote.</p>	 <p>Source: Auckland Council, 11/4/2013.</p> <p>Originally a grocery and seed shop, built in 1926-7.</p>	<p>Scheduled (ID 01008)</p>
<p>Queen's Head Hotel, 396-404 Queen Street, Auckland Central.</p>	 <p>Source: Google Street View, October 2015.</p> <p>Additions to the hotel in 1929. Only façade remains.</p>	<p>Not scheduled</p>

7.0 Significance criteria

(a) 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 idea or early period of settlement within the nation, region or locality.

The Gypren Hannah building (former) has **considerable** historical significance to the **local** area.

The building is associated with early 20th century commercial development in central Auckland. During the 1910s, numerous three- to five-storey commercial buildings were established in central Auckland as Auckland's port grew in importance. The Gypren Hannah building represents a commercial corner building from this period and retains its use and function as a commercial building with a variety of businesses, which contributes to its historical importance.

The building is associated with Gypren Hannah, an early Syrian merchant in New Zealand, who commissioned the building and whose business later moved into the premises. Hannah was a merchant/importer of Middle Eastern food and goods, specialising in the well-known Gypren Hannah Brand Pure Olive Oil, which won two gold medals at the Auckland exhibition of 1913-14.

(b) 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.

The Gypren Hannah building (former) has **moderate** social significance to the **local** area.

The building has been identified as a City Centre Character Building – originally through Plan Modification 5 and Plan Modification 8 to the Auckland City Council Central Plan and later confirmed in the Auckland Unitary Plan – which makes a valuable contribution to the character of the city by providing a link with the past, defining the scale of a streetscape or supporting the heritage values of nearby or adjoining heritage buildings. Being identified on this list demonstrates some public esteem but no specific community or cultural group has a strong or special association with the building.

There may be some connection with Syrian or Middle Eastern immigrants as Gypren Hannah was an early Syrian merchant in New Zealand. However, there is no evidence to show a strong connection with this cultural group.

(c) 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 Mana Whenua values of the Hannah building (former) have **not been assessed** as part of this evaluation.

(d) Knowledge

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

The Gyren Hannah building (former) has **little** knowledge significance to the **local** area.

The building contributes to knowledge of the historical development of central Auckland, but does not possess any particular potential to yield additional knowledge. The information that can be derived from the place is readily available from documentary sources.

(e) Technological

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

The structure and material of the Gyren Hannah building is unknown. However, the building does not look to be of uncommon structure, construction or technological design. Therefore, there is **little or no** technological significance.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The Gyren Hannah building (former) has **considerable local** value under the physical attributes criterion.

The building, completed in 1916, is a fine example of Edwardian Free Classical design. Architectural features, such as the flowing detail of the eyebrow cornices above the windows, the vertical giant white pilasters, and the golden-coloured ornamental wreath situated on the triangular pediment on both elevations typify the Edwardian Free Classical style.

The building particularly stands out from other Edwardian Free Classical (or similar style) buildings with its contrasting vertical (straight giant pilasters) and horizontal (arched windows and triangular pediments) design.

The Gyren Hannah building was designed in 1914 by W. H. Glover, a Northcote architect who designed a number of residential, commercial and church buildings in Northcote and central Auckland in the 1910s and 1920s. In 1924 he partnered with John Farrell (an architect to the Auckland Education Board) to form J. Farrell, Son & Glover, which became a well-known architectural firm. A number of Glover's buildings are scheduled as historic heritage places. The Gyren Hannah building is one of only two known commercial buildings designed in the city centre by Glover, and the only one that provides flowing and detailed architectural elements.

The Gyren Hannah building is also an indicative and representative example of historic urban structure from the early 20th century, with its building height, massing and scale indicative of the period.

(g) Aesthetic

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

The Gypren Hannah building (former) has **considerable** aesthetic significance to the **local** area.

Its corner site and the repeating rhythms of eyebrow cornices, giant pilasters and triangular pediments draw the eye and make it visually appealing as a historic building. It has been an important marker for the local community on the corner of Albert and Victoria Street West for over a hundred years.

(h) Context

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

The Gypren Hannah building (former) has **considerable** context significance to the **local** area.

The building has collective value with other scheduled and non-scheduled (City Centre Character) historic commercial buildings in central Auckland. Although these buildings exhibit different architectural styles, and span an extended period of time, they retain a proportion and subdivision pattern that is relatively uniform. They form a non-contiguous group of early commercial buildings in the City Centre which stand out for their historical associations, scale, massing and use in a part of the city that is dominated with commercial towers.

8.0 Statement of significance

The Gypren Hannah building (former) has **considerable local** historic heritage significance, particularly for its historical, physical attributes, aesthetic and context values.

The building, designed in 1914 and completed in 1916, is a fine example of Edwardian Free Classical design. Architectural elements, such as the vertical giant white pilasters, the flowing detail of the eyebrow cornices above the windows, and the golden-coloured ornamental wreath situated on the triangular pediment on both elevations typify the Edwardian Free Classical style. It is visually appealing and stands out compared to other buildings of similar style with its contrasting straight vertical (giant pilasters) and flowing horizontal (arched windows and triangular pediments) design.

It was designed by W. H. Glover, a Northcote architect who designed a number of residential, commercial and church buildings in Northcote and central Auckland in the 1910s and 1920s. In 1924 he partnered with John Farrell (an architect to the Auckland Education Board) to form J. Farrell, Son & Glover, which became a well-known architectural firm. The Gypren Hannah building is one of only two known commercial buildings designed in the city centre by Glover, and the only one that provides flowing and detailed architectural elements.

The building was commissioned by Gypren Hannah, an early Syrian merchant in New Zealand who specialising in the well-known Gypren Hannah Brand Pure Olive Oil, which won two gold medals at the Auckland exhibition of 1913-14. Hannah's business was situated across the road on Victoria Street West but later moved into the premises in the 1930s.

The four-storey building has occupied a landmark site on the corner of Albert and Victoria Street West for over a hundred years. It is indicative of the pattern of development in central Auckland that occurred in the first couple of decades of the twentieth century – a time when Auckland’s port grew in importance internationally and many three- to five-storey commercial buildings transformed the appearance of central Auckland. In so doing, it relates to, and supports the heritage values, of other scheduled and non-scheduled (City Centre Character buildings) commercial historic buildings in central Auckland. Thus making a valuable contribution to the historic urban character of the central city, with its building height, massing and scale indicative of the period in an area now dominated by commercial towers.

9.0 Extent of the place for scheduling

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.

The identified extent of place for the Gypren Hannah building (former) is the entire certificate of title area at 98-102 Albert Street) and up to the kerb on the Albert Street and Victoria Street West frontages, as shown in the diagram below.

The extent of place includes the entire certificate of title to include the entire building and includes up to the kerb in order to manage the building’s relationship to the street corner.

The primary feature is the building on the site.

The interior of the building should be excluded.



Extent of place for the Hannah building (former), 98-102 Albert Street, Auckland Central.

10.0 Recommendations

Based on the preceding evaluation, the Gypren Hannah building (former) meets the threshold for scheduled historic heritage place as a Category B Historic Heritage Place.

The place has considerable local significance for its historic, physical attributes, aesthetic and context values. These values are encapsulated in the extent of place outlined in Section 9.

11.0 Table of Historic Heritage Values

Significance (A-H)	Criteria	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, International)
A- Historical		Considerable	Local
B- Social		Moderate	Local
C- Mana Whenua		Not evaluated	N/A
D- Knowledge		Little	Local
E- Technological		Little/None	Local
F- Physical Attributes		Considerable	Local
G- Aesthetic		Considerable	Local
H- Context		Considerable	Local

*Levels of significance or value:

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.


Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Place Name and/or Description	Gypren Hannah Building (former)
Verified Location	98-102 Albert Street, Auckland Central
Verified Legal Description	LOT 1 DP 4267
Category	B
Primary Feature	Commercial building
Known Heritage Values	A, F, G, H
Extent of Place	<p>Encompasses the entire certificate of title, including up to the kerb on Albert Street and Victoria Street West.</p> 
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author: David Bade, Specialist – Built Heritage, Auckland Council

Date: March 2017

Reviewer: Rebecca Freeman – Senior Specialist Historic Heritage, Auckland Council

Date: March 2017

Appendices

Appendix 1 Historic research

(see Appendix 4 for historical photographs)

The Gypren Hannah Building

The Gypren Hannah building at 98-102 Albert Street, Auckland Central, was designed by William Henry Glover, a Northcote architect, for Gypren Hannah, a merchant/importer of Middle Eastern food and goods specialising in olive oil, of Syrian heritage, in 1914, and completed in 1916.

The earliest record of the site in the Certificate Title refers to Arthur Ernest Potts, a merchant, who owned a building at the address in 1908.²¹ The survey plan describes the buildings as 'low brick shops.' A newspaper report from 1914 states that a 'one-storey block of old buildings' was demolished to make way for the Gypren Hannah building.²²

In 1914, tenders were issued for the 'three-storey brick structure of attractive appearance'²³. A description of the building was provided in the article:

*"The amended plans provide for a three-storey brick structure of attractive appearance... On the ground floor there will be three shops of modern design, fronting Victoria Street, and four shops of similar design will front Albert Street. The main entrance will be from the latter street. The three floors of the building, with the exception of the portion devoted to the shops, are to be subdivided to suit tenants for warehouse purposes. The basement portion of the building is to be used as a billiardroom...The exterior of the building, which is pleasingly designed, will be plastered, and there will be a suspended verandah to both frontages. The building is to be erected for Mr Gypren Hannah."*²⁴

Construction of the building commenced in November 1914.²⁵ In 1915 Hannah offered to let office and warehouse space in his new building.²⁶ By 1916, the Gypren Hannah building was complete. The building cost £6000.²⁷ Hannah appears to have continued to operate from 56 Victoria Street – across the road from his new building (later ads clarify that his shop is not located in his building). In 1923, Trubuhovich became the sole agent of Gypren Hannah Olive Oil and worked out of the Gypren Hannah building.²⁸ Trubuhovich had previously sold clothes from the building.²⁹ Advertisements from the 1930s confirm the location of the business at the Gypren Hannah building.³⁰

²¹ Certificate of Title

²² New Zealand Herald, 6 July 1914, Three Storey Block, p. 5.

²³ New Zealand Herald, 10 August 1914 Three-Storey Block Tenders Received, p. 4.

²⁴ New Zealand Herald, 10 August 1914 Three-Storey Block Tenders Received, p. 4.

²⁵ New Zealand Herald, 17 November 1914, Other City Structure, p. 9.

²⁶ Auckland Star, 16 June 1915, Advertisements, p. 2.

²⁷ New Zealand Herald, 17 November 1914, Other City Structure, p. 9.

²⁸ Auckland Star, 9 June 1923, Advertisements, p.2; New Zealand Herald 29 August 1939, Advertisements p. 2; Auckland Star, 6 November 1939, Advertisements, p. 2.

²⁹ Auckland Star, 5 July 1921, Advertisements, p. 12.

³⁰ New Zealand Herald, 28 September 1939, Advertisements, p. 2.

From 1918/1919 there are references to a billiard saloon and brick cellar, with John W. Thompson applying for a licence to run the billiard saloon in 1922.³¹

Various businesses were located in the building. For example, a car dealer, Schofield & Co Ltd, was located at the address in 1928;³² Central Rubber Co was located at the address in 1934;³³ Toomey's Tyre Store was located at the address in 1935;³⁴ Wally Wilson's Tyre Store was located at the address in 1935;³⁵ and H. A. Logan and Son, cabinetmakers were located there in 1936.³⁶

A report on a robbery in April 1939 states that a wholesale manufacturer (selling men's suits), owned by Mr Jack Robinson, was located on the first floor of the building.³⁷ A man likely to be Gypren Hannah's brother, Moses Hannah, lived on the ground floor. Maida Vale Clothing company was located on the second floor in 1939.³⁸ While Bradley and Co, dressmakers, was located on the top floor in 1939.³⁹

The building has undergone a number of internal modifications and some minor external changes:⁴⁰

1950 – repair fire escape and stair enclosures

1956 – Office renovations

1956 – alterations to restaurant

1956 – creating darkrooms on the top floor for Walter J Thompsons Ad'q Studios

1961 – awning added

1963 – internal partitions

1979 – new shop frontage

1980 – new street access to office shops

1980 – new staircase, new street access, licenced restaurant (1st floor), fitting for offices

1980 – remodel of entranceway to restaurant

1981 – internal fitting out

1983 – alteration to restaurant frontage

1983 – internal takeaway bar added to restaurant

2002 – Fit out for Flight Centre

2004 – Surf 'n Snow Backpackers fit out (level 3 and 1, basement)

2012 – Gloria Jeans Coffee fit out

The New Zealand Insurance Company purchased the building in December 1954, and sold it to Armishaw Holdings Limited the next year.⁴¹ From then the building became known as Armishaw's Building. In 1978 the building was sold to John Wigglesworth

³¹ From valuation field sheets, ACC 213-3e. 12 June 1922, Thompson applied for the billiard saloon licence. The Inspector of Police on 24 June recommended that this be granted for a three months period until further report.

³² New Zealand Herald, 5 May 1928, Advertisements, p. 23.

³³ Auckland Star, 15 May 1934, Advertisements p. 16.

³⁴ New Zealand Herald, 17 August 1935, Advertisement, p. 3.

³⁵ New Zealand Herald, 2 March 1935, Advertisements p. 3.

³⁶ Auckland Star, 8 February 1936, Advertisements, p. 1.

³⁷ Auckland Star, 3 April 1939, Two Robberies, p. 10.

³⁸ Auckland Star, 13 September 1939, Advertisements, p. 1.

³⁹ New Zealand Herald, 22 August 1939, Advertisements, p. 1.

⁴⁰ Auckland Council property file.

⁴¹ Certificate of Title 150/15.

(20%), Warwick Brown (30%) and Graham Armishaw (50%).⁴² In 1992 it was sold to Grant McRae, Debra McRae and Christopher Lindsay.

Currently, the building houses a variety of businesses on the ground floor and backpackers accommodation on the upper floors.

Gypren Hannah, merchant

Gypren Hannah was a merchant/importer of Middle Eastern food and goods from at least 1913. His business specialised in Gypren Hannah Brand Pure Olive Oil, which he extensively advertised as a pure, award-winning (two gold medals at the Auckland exhibition of 1913-14), doctor-recommended, cure-all.⁴³ Below is an example of an advertisement:

NO NOSTRUMS! NATURE'S HEALTH. NO QUACKS!
GYPREN HANNAH Brand PURE OLIVE OIL

Each bottle must bear our registered Trade Mark.

If your grocer does not stock it write direct to

Recommended by doctors and specialists.
Gold Medallist Auckland Exhibition.

For over a decade it bears the high reputation of purity all over New Zealand.

THE PHOENIX IMPORTING CO., 56, Victoria Street, Auckland
Send no letters to individuals.

44

His original shop was located at 56 Victoria Street West – opposite the Gypren Hannah building at 98-102 Albert Street. In the 1930s the business was moved to the Gypren Hannah building.⁴⁵

Hannah was a Syrian immigrant and actively supported his community, including petitioning the prime minister to apologise when he implied in a speech that Syrians were “foreign agitators.”⁴⁶

Around the time the Gypren Hannah building was completed, Hannah’s oil was rebranded to “G.H. Brand”.⁴⁷ In 1916, the shop became Hannah Bros (brother appears to be “Moses”).⁴⁸ In 1921, a company was formed, known as Phoenix Importing Co.⁴⁹ The last advertisement for Phoenix GH Brand Olive Oil for sale at 56 Victoria Street was in 1936.⁵⁰

⁴² Certificate of Title

⁴³ Auckland Star, 16 December 1921, Nature’s Medicines, p. 8.

⁴⁴ New Zealand Herald, 23 May 1923, Advertisements, Supplement p. 7.

⁴⁵ New Zealand Herald, 28 September 1939, Advertisements, p. 2.

⁴⁶ New Zealand Herald, 26 November 1913, The Syrians, p. 9.

⁴⁷ New Zealand Herald, 12 January 1916, Advertisements, p. 2.

⁴⁸ New Zealand Herald, 3 April 1916, Advertisement, p. 1.

⁴⁹ New Zealand Herald, 9 November 1921, Advertisements, p. 2.

⁵⁰ New Zealand Herald, 9 June 1923, Advertisements, p.6.

W.H. Glover, architect

William Edward Glover was a Northcote architect who designed a number of residential, commercial and church buildings in Northcote and Auckland Central from the second decade of the 20th century. He was also a member of the Northcote Borough Council.⁵¹

In 1924 he partnered with John Farrell (an architect to the Auckland Education Board) to form J. Farrell, Son & Glover.

Some of the buildings he designed are now scheduled in the Auckland Unitary Plan.⁵²

Known works designed by Glover:

- House, Princes Street, Northcote, 1910.⁵³
- Council Chambers (former), 152 Queen Street, Northcote, 1912. (*Scheduled - 01030*). The Former Northcote Borough Chambers and Office.
- St Johns Church, 49 Church Street, Northcote Point, 1913 (*Scheduled - 00910*). Made extensive changes to St Johns Anglican Church in Northcote in 1912.⁵⁴
- Northcote Point residential house, 1912.⁵⁵
- House, Titirangi, 1912.⁵⁶
- Waitemata Fruitgrowers Co-operative Society building, lower Albert Street, Auckland Central, 1913.
- All Saints' Church, 181 Hinemoa Street, Birkenhead, 1913 (*Scheduled - 00901*). Re-erected and altered in 1923.
- House, Seaview Avenue, Northcote, 1914.⁵⁷
- Gypren Hannah building, 98-102 Albert Street, Auckland Central, 1914.
- Presbyterian Church, 172 Hinemoa Street, Birkenhead, 1914.⁵⁸

⁵¹ Auckland Star, 27 April 1915, Northcote, p. 2.

⁵² Many of the works below were identified in the North Shore City Council Site Pack for St Johns Church, Northcote Point, held on file by Auckland Council.

⁵³ Auckland Star, 15 October 1910, Advertisements, p.6.

⁵⁴ Auckland Star, 29 November 1912, Table Talk, p. 1.

⁵⁵ Anthony Barnes, "Translation in the Transition: Examining Innovations in the Design of Auckland's 'Transitional Houses'," in Proceedings of the Society of Architectural Historians, Australia and New Zealand: 31, Translation, edited by Christoph Schnoor (Auckland, New Zealand: SAHANZ and Unitec ePress; and Gold Coast, Queensland: SAHANZ, 2014), 627–638

⁵⁶ New Zealand Herald, 25 October 1913, Advertisements, p. 14.

⁵⁷ Auckland Star, 24 January 1914, Advertisements, p. 12.

⁵⁸ New Zealand Herald, 17 November 1914, Local and General News, p. 6.

- Maxwells building/Dunningham building, corner Hobson Street and Moore (now Wolfe) Street, 1915.⁵⁹
- Clothing Factory, Dundonald Street, Newton, 1916.⁶⁰
- Northcote Fire Station, 2 Rodney Road, Northcote, 1922 (demolished in 1950s).⁶¹

Known works by Glover as partner in J. Farrell, Son & Glover:

- M.H. Walsh Shops & Dwellings (former), 1/43-2/43 Queen Street, Northcote, 1926-7 (*Scheduled - 01008*).
- Furniture Warehouse, Ponsonby Road, 1926.⁶²
- Brick Shops and Dwellings, Great South Road, 1926.⁶³
- House, Station Road, Otahuhu, 1927.⁶⁴
- Two combined shops and dwellings, Queen Street, Northcote, 1927.⁶⁵
- Additions to the Queen's Head Hotel, Upper Queen Street, 1929. Only façade remains.
- Astor Hotel, corner of Symonds Street & Khyber Pass Road, 1929 (demolished in 1992).
- House, George Street, Massey Park Estate, Mangere, 1929.⁶⁶
- House, Trinity Street, Herne Bay, 1935.⁶⁷

⁵⁹ Auckland Star, 3 December 1915, Six-Storey Warehouse, p. 3.

⁶⁰ Auckland Star, 28 March 1916, Tenders, p. 10.

⁶¹ Auckland Star, 17 June 1922, p. 6; Swanson, B. Northcote Volunteer Fire Brigade: 1908-1969, http://www.ufba.org.nz/brigade_files/1914/The%20Full%20Story%20of%20Northcote%20Fire%20Brigade.pdf

⁶² Auckland Star, 17 July 1926, Advertisements, p.7.

⁶³ Auckland Star, 24 November 1926, Advertisements, p.8.

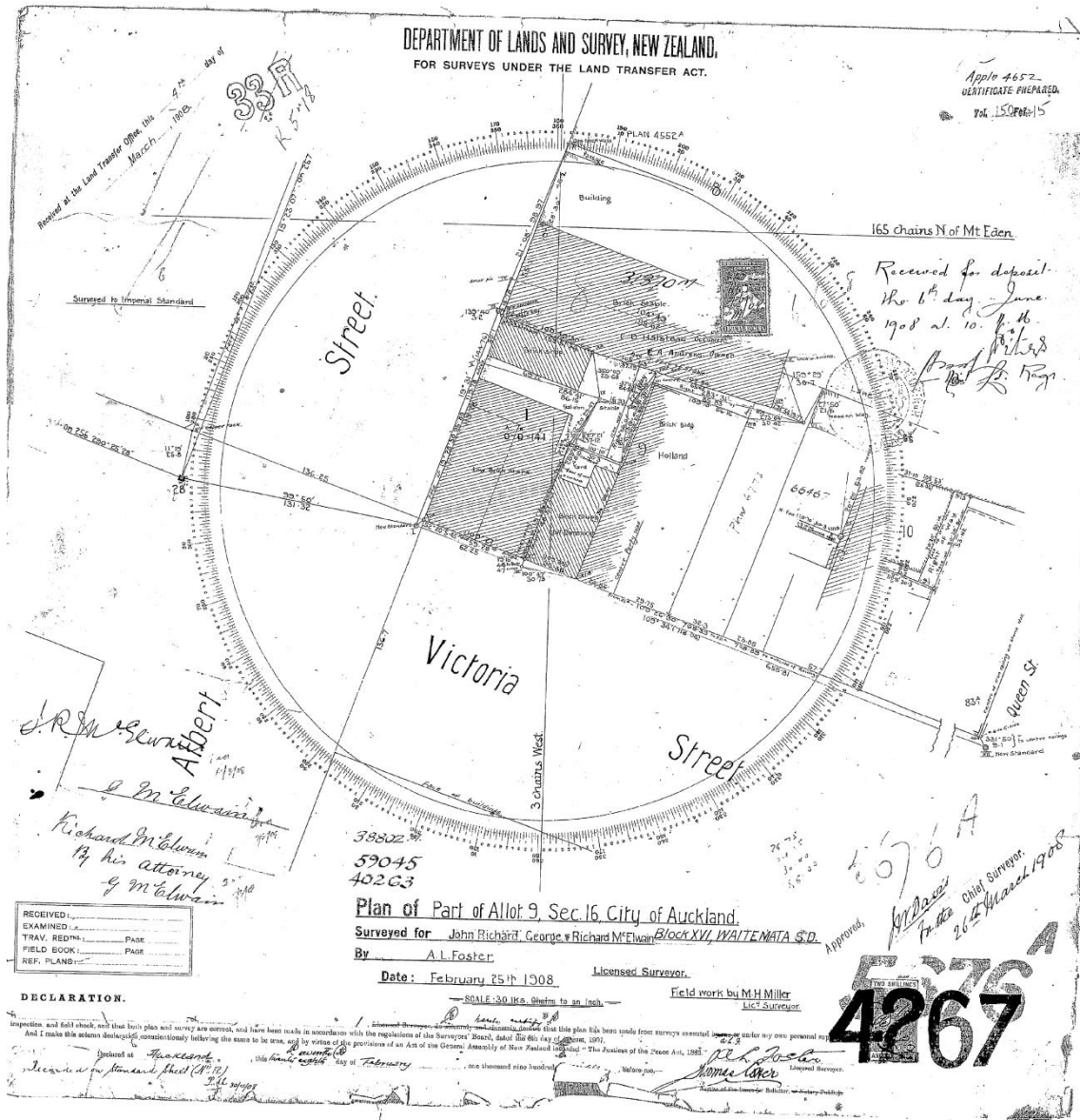
⁶⁴ Auckland Star, 11 November 1927, Advertisements, p.3.

⁶⁵ Auckland Star, 17 January 1927, Advertisements, p. 10.

⁶⁶ New Zealand, 21 March 1929, Advertisements, p. 22.


⁶⁷ Auckland Star, 10 October 1935, Advertisements, p. 9.

Appendix 2 Survey plan



REGISTER

NEW ZEALAND.



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

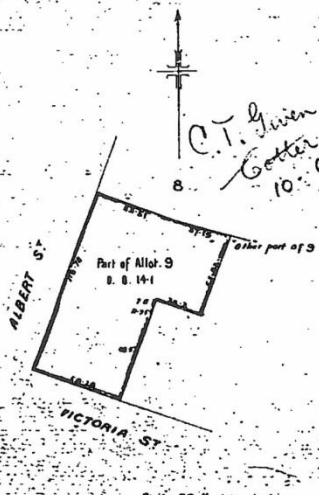
Application No. 4652
 Reference: Vol. 150 folio 15
 Transfer No.

(Form B)
 150/15

This Certificate, dated the ninth day of June, one thousand nine hundred and eight, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that Arthur Ernest Pollock of Auckland New Zealand Merchant

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing fourteen hundred and six thirty (1416) square more or less being part of Allotment 9 (C. 1110) of Section 16 (Town) in the City of Auckland bounded as appears on a plan deposited in the Land Registry Office at Auckland as No. 4267

Image Quality due to Condition of Original




C.T. given to Gutter 10

Scale 50 ft to an inch

METRIC AREA IS 356m²

Over



Edwin Bannister
 District Land Registrar

This Certificate is a duplicate of the original right of which is deposited in the Land Registry Office at Auckland under No. 4267.

Witness my hand and seal this 11th day of June 1908.

Edwin Bannister
 District Land Registrar

Mortgage No. 31293 of the above land Poll F. 11th June 1908. **DISCHARGED** 11th June 1908.

Transfer No. 46331 of Mortgage No. 31293 shown to the Registrar Board Auckland and Commissioner produced the 11th June 1908 at 5:11 pm.

W. Holloway
 Registrar

Mortgage No. 31293 of the above land Poll F. 11th June 1908. **DISCHARGED** 11th June 1908.

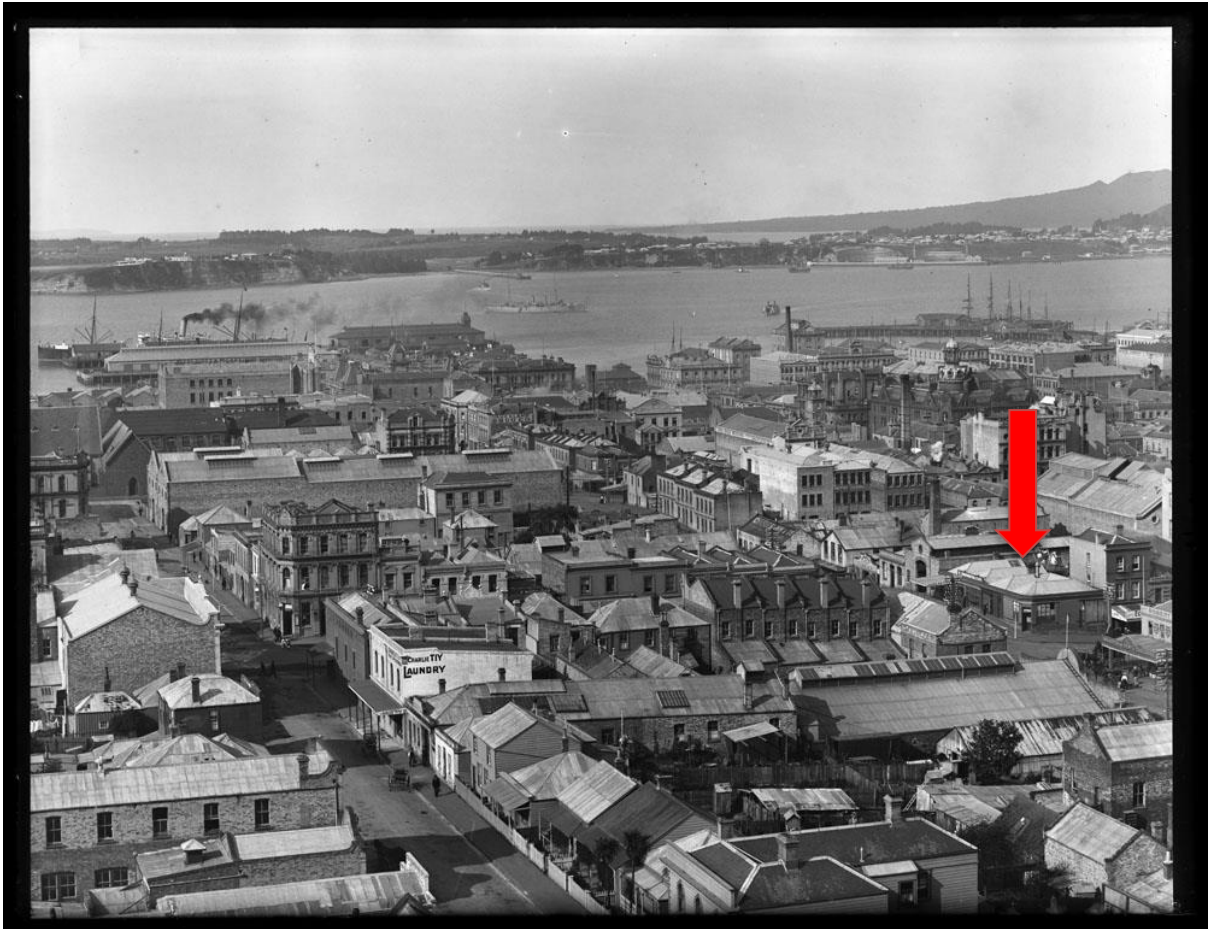
Transfer No. 46331 of Mortgage No. 31293 shown to the Registrar Board Auckland and Commissioner produced the 11th June 1908 at 5:11 pm.

W. Holloway
 Registrar

Over

Appendix 4 Historical photographs

- 1904



Looking north from Saint Matthews Church tower, showing the previous buildings located on the corner of Albert and Victoria Street (red arrow).

- 1925



Looking south from the corner of Durham Street West along Albert Street, Gypren Hannah building at the top of the rise.⁶⁸

⁶⁸ Sir George Grey Special Collections, Auckland Libraries, 4-1831'

- 1927



Looking north east from Saint Matthews Church Tower. The Gyren Hannah building is located bottom left of centre.⁶⁹

⁶⁹ Sir George Grey Special Collections, Auckland Libraries, 1-W747.

- 1929



Looking north from Victoria Street along east side of Albert Street, showing the Gypren Hannah building on the right. (18 April 1929).⁷⁰

⁷⁰ Sir George Grey Special Collections, Auckland Libraries, 4-2144



Looking north along east side of Albert Street, showing the Gypren Hannah building in the centre.⁷¹ (18 April 1929)



Looking south from Wyndham Street along east side of Albert Street, showing the Gypren Hannah building on the right.⁷²

⁷¹ Sir George Grey Special Collections, Auckland Libraries, 4-2145'

- 1964



Looking north along Albert Street showing the intersection with Victoria Street West, with the Gyren Hannah building on the centre right.⁷³ (27 May 1964)

⁷² Sir George Grey Special Collections, Auckland Libraries, 4-2142

⁷³ Sir George Grey Special Collections, Auckland Libraries, 580-10277

Appendix 6. Contemporary images

These photographs are in addition to those in section 5.0. The photographs were taken on 15 February 2017.



Looking northeast from Albert Street.



Looking south from Durham Street West.



The veranda over the footpath on Albert Street.



The main entrance to the building on Albert Street with the sign 'Armishaws Building'.



The Albert Street elevation.



A triangular pediment with a golden-coloured ornamental wreath.



The Gypren Hannah building with surrounding towers.