

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: FORMER TEMPERANCE HALL



Mark Mawdsley 2023

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No.	BX086
Address	2 Haig Street, Mornington
Other Building Names	Napier and Sons Boot Factory (1898-1904); Lodge Morning Star (1914-post 1983)
Located within a Heritage Precinct	N/A
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Residential
Condition of Property:	Not known to be at risk because of condition

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria

RECOMMENDATION:

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	Entire external building envelope
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
	Excluded elements	

STATEMENT OF SIGNIFICANCE

The former Temperance Hall, erected in 1882 by contractors Cornelius Johns and Joseph Evans as a community hall, has social and historical significance as a community meeting place. For around 70 years it was the meeting place for the Lodge Morning Star No. 192. The hall has aesthetic significance for its unusual shape and its prominence as a landmark Victorian period building.

The former Temperance Hall is comparable to scheduled heritage buildings within Dunedin of a similar type and history. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	N/A
Era/Date of Construction	1882
Architect/Designer/Builder	Cornelius Johns and Joseph Evans
Historic Use & Cultural Associations	Temperance Hall, Lodge building, community hall
Primary Construction Materials	Masonry, corrugated roofing, timber
Notable Architectural Characteristics	Distinctive wedge shape

Previous site development

This section was previously owned by William Larnach and Richard Donaldson who owned a large block of land in Mornington. Larnach and Donaldson sold the subject section to Cornelius Johns and Joseph Evans in 1882.¹

Design and construction

Geographer Ray Hargreaves writes in his history of Mornington that builders Cornelius Johns and Joseph Evans erected this hall in 1882.²

¹ OT33/176.

² *Evening Star* 3 February 1882 Page 4

Cornelius Johns and Joseph Evans

Johns and Evans were Dunedin contractors working in the 1880s.³ They won the contract for the Moray Place synagogue to a design by Louis Boldini in 1880, and for the Newmarket Hotel at Manor Place, also with Boldini.⁴ They won the contracts for additions to the Mosgiel Woollen Factory in 1881, to a design by architect H F Hardy.⁵ They were the contractors for the Mornington Tramway building.⁶ Residential work included the Presbyterian manse at Waikouaiti in 1882.⁷ By 1883, the partnership was in financial difficulty and was dissolved. Cornelius Johns went through bankruptcy proceedings.⁸ Johns later carried on business as an auctioneer.

Known as the Temperance Hall, it was built of brick on a bluestone foundation. A 1959 plan shows an entrance hall and cloak area with the temple (or hall area in the wider section of the building. No plans exist of the original layout. An entrance and two double hung sash windows were on the James Place (now Haig Street) elevation.

The hall was opened on 25 April 1882 by MHR for Roslyn and local resident, John Bathgate. The *Evening Star* reported the opening of the Mornington Temperance Hall. John Bathgate addressed the gathering noting that 'halls like the present one served to nourish the district, and were engines of social progress and refinement to the inhabitants, helpful in the instruction and recreation of the people. Such institutions benefited the population, and were the land-marks of social improvement.'⁹



The hall soon after it was built (Hocken Collections 1882 P-A123_4-014)

Later history and development

³ *Otago Daily Times* 11 May 1883 Page 2

⁴ *Otago Daily Times* 21 July 1880 Page 2; *Otago Daily Times* 29 November 1881 Page 4

⁵ *Otago Daily Times* 19 December 1881 Page 2

⁶ *Otago Daily Times* 19 October 1883 Page 2

⁷ *Otago Witness* 29 July 1882 Page 23

⁸ *Evening Star* 3 April 1883 Page 3; *Otago Daily Times* 9 June 1885 Page 4

⁹ *Evening Star* 26 April 1882 Page 2

The land was transferred to the mortgage holders in 1883, after Johns and Evans got into financial difficulties.¹⁰

Various groups met in the hall, including churches and lodge groups, while political meetings and entertainment also occurred there. In 1888, after the floor was strengthened and the stage removed, the hall was used as a roller-skating rink.

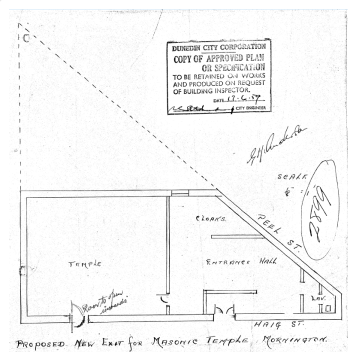
For a brief period around the turn of the century the hall houses Napier and Sons boot factory. Lodges continued to meet in the hall – the Pride of Mornington Lodge met there in the early 1900s. Allotment 47 was offered for sale under the power of sale in mortgage in 1912. The property included a 5 roomed wooden dwelling as well as a 'large brick building' at 4 James Place – suitable for a hall or factory.¹¹

In 1914, the Lodge Morning Star bought the building.¹² Mornington's Lodge Morning Star was constituted in 1913.¹³ The Lodge owned the hall until 1984. For ten years the hall was owned by the Dunedin Repertory Theatre. It has had several owners since 1994.



Featured in Ray Hargreaves, p. 33.

Photographs show that the hall was originally unrendered brick. The exterior has been rendered. A new exit door was added to the temple in 1959. The wedge-shaped portion of the building has been converted to a residence while largely maintaining the exterior appearance.



¹⁰ OT60/146.

¹¹ *Evening Star* 14 November 1912 Page 5; *Otago Daily Times* 31 August 1912 Page 16.

¹² Ray Hargreaves, *The Top of the Hill: The Story of Mornington as seen through its streets and buildings*, Otago Regional Committee New Zealand Historic Places Trust, Dunedin, 1983, p.33.; OT173/104.

¹³ *Otago Daily Times* 14 May 1913 Page 2

Due to its wedge-shaped corner site the former Temperance Hall is a landmark building in Mornington. It features in Ray Hargreaves' history of Mornington.

Notable people/Themes

Temperance Halls

The temperance movement emerged in Britain and the United States of America in the 1820s and 1830s. The movement emerged in New Zealand in the 1880s. Social reformers saw alcohol as the society's problems, such as poverty, ill health, neglect of women and children, and immorality. Temperance societies were mainly started by church groups. They required members to sign a pledge abstaining from alcohol. By the twentieth century temperance campaigners were a major force in many western Protestant countries.¹⁴

In Dunedin, Temperance halls and hotels developed to provide facilities without alcohol, for example the Temperance Hall on Moray Place (1874).¹⁵

Masonic Lodges

Heritage New Zealand's list entry for the Lodge St George in Lawrence provides a summary of the role and significance of freemasonry in Otago. The text is reproduced below.

Freemasonry is a ritual based, male only benevolent institution, which promotes ethical conduct and mutual support for its members. It was first practised in New Zealand in 1842. The movement grew out of trade and guild organisations in England in eighteenth century and provided mutual social support for members. The Lodge was the basic unit of organisation, with each Lodge managing its own affairs. Each Lodge followed the same ceremonies, procedures, and rituals, and aimed at providing charity for members and others. Visits to other Lodges were an important part of membership, promoting business contacts, community participation and friendships. Lodges were prominent parts of the social landscape in goldfields Otago, with their activities noted in newspapers, and a Lodge being present in many of the small towns. There has been little analysis on their role or contributions to the community.¹⁶

The Lodge Morning Star was of the Ancient, Free and Accepted Masons (the Morning Star is a reference to Venus rising as a symbol of the enlightenment). The first Masonic lodge in Otago was The Lodge of Otago, No. 844, constituted in August 1860.¹⁷

¹⁴ 'Beginnings', URL: <https://nzhistory.govt.nz/politics/temperance-movement/beginnings> , (Ministry for Culture and Heritage), updated 13-Mar-2018

¹⁵ <https://www.odt.co.nz/lifestyle/magazine/playing-host-history> accessed 24 January 2024.

¹⁶ [https://www.heritage.org.nz/list-details/2249/Lodge%20St%20George%20\(Former\)](https://www.heritage.org.nz/list-details/2249/Lodge%20St%20George%20(Former)) accessed 24 January 2024.

¹⁷ Friends of the Hocken Collections, Bulletin Number 43: November 2002, *Lodges of Southern New Zealand*. Hocken Collections holds the archives of the Lodge Morning Star No. 192.; https://issuu.com/apmgraphics/docs/ugl_freemason_mar22_issu/s/14799047

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Temperance Hall has historic and social significance as a community meeting place for close to a century. The hall also had a 70-year association with the Lodge Morning Star Masonic Lodge.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion. The building was constructed as a hall and the exterior does not reflect Masonic design principles or motifs.

DESIGN

The building demonstrates heritage values within this criterion. The former Temperance Hall has aesthetic significance as an unusual and landmark Victorian era building in Mornington's historic streetscape.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Friends of the Hocken Collections, Bulletin Number 43: November 2002, *Lodges of Southern New Zealand*. Hocken Collections holds the archives of the Lodge Morning Star No. 192.

See footnotes and appended references

Date Assessment Completed	24 January 2024	Author	HB
Date Peer Reviewed	12 July 2024	Reviewer	MM
Date Confirmed Complete	19 July 2024		

APPENDIX



Laurence Aberhardt's photograph of Lodge Morning Star #129, Mornington, Dunedin, May 1979. [silver gelatin, gold & selenium toned 1979] [https://brettmcdowellgallery.com/laurence-aberhart-dunedin-](https://brettmcdowellgallery.com/laurence-aberhart-dunedin-25th-august-21st-september-2017/l-morningstar-79/)

[25th-august-21st-september-2017/l-morningstar-79/](https://brettmcdowellgallery.com/laurence-aberhart-dunedin-25th-august-21st-september-2017/l-morningstar-79/)

ONCE FOR 1870.

The Mornington Temperance Hall was formally opened on Tuesday evening. It is a spacious building with gallery, being well adapted for meetings and entertainments. Cr Stansfield was chairman; and Mr John Bathgate gave a suitable address, in which he referred to the advancement the township of Mornington had made within the last sixteen years. Halls like the present one served to nourish the district, and were engines of social progress and refinement to the inhabitants, helpful in the instruction and recreation of the people. Such institutions benefited the population, and were the land-marks of social improvement. The Hall was then declared open under the name of "The Temperance Hall"; the National Anthem was sung, and three cheers given for the success of the enterprise. A concert and dance followed, and a most enjoyable evening was spent, Miss and Master Smith supplying the instrumental music. Mr Russell was M.C., and Mr Waters catered.

Evening Star 26 April 1882 Page 2

Page 3 Advertisements Column 1

Evening Star

25 April 1882

DRUIDS' CONCERT AND BALL, Mornington (New Temperance Hall), Thurs-

IN BANKRUPTCY.

No. 138.

THIS IS TO NOTIFY that a Deed of Arrangement made between **CORNELIUS JOHNS** and **JOSEPH EVANS**, both of Dunedin, Contractors, trading under the style or firm of Johns and Evans, of the first part; **GEORGE ROY** and **ABRAHAM JOHN STARKE GIBBS**, both of Dunedin aforesaid, Clerk and Timber Merchant respectively, of the second part; and all and singular the CREDITORS of the said firm of Johns and Evans of the third part—has this day filed in the Supreme Court of New Zealand, at Dunedin, under the provisions of "The Debtors and Creditors Act, 1876," and the Acts amending the same. A Meeting of the Creditors of the said firm of Johns and Evans will be held in the Supreme Court-house, Dunedin, on Thursday, the 19th day of April, 1883, at 10 o'clock in the forenoon, for the purpose of assenting to the said Deed.

Dated at Dunedin this 3rd day of April, 1883.

ARTHUR D. HARVEY,

Deputy-Registrar.

J. B. CALLAN,
Solicitor, Dunedin.

Evening Star 3 April 1883 Page 3

ADVERTISEMENT.

A special general meeting of members of the Dunedin Hebrew Congregation was held last evening to consider the plans and specifications for the new synagogue, furnished by Mr Boldini and Mr Cameron. Mr. G. Jacobs, president of the congregation, occupied the chair, and there were about 40 gentlemen present. A resolution that Mr Boldini's plans should be accepted, and that he should be appointed architect, was carried. The tender of Messrs **Johns and Evans**, for £3325, for the erection of the building was accepted, and a building committee was appointed, consisting of Messrs G. Jacobs, M. Joel, J. F. Anderson, Mark Cohen, M. Moss, De Beer, and B. Isaac. A vote of thanks to the chairman brought the meeting to a close.

Otago Daily Times 21 July 1880 Page 2

THE MOSGIEL WOOLLEN FACTORY.

Evening Star

22 November 1881

way for the extension of the existing factory new building. Mr H. F. Hardy is the architect, and Messrs **Johns and Evans** the contractors. Amongst the new machinery to be added to the factory plant, may be mentioned a pair of self-acting mules, one

MORNINGTON.—At this Borough Council's meeting last night the Works Committee recommended, in reference to the letter of Messrs Howorth and Hodgkins, that no new streets should be made less than 66ft wide; that St. Anne's road should not be repaired until the fences encroaching upon it were removed; that necessary work in Argyle street should be proceeded with; and that a culvert should be constructed in Lancefield street.—The Finance Committee reported that there was a debit balance at the bank of £524 16s 9d.—Messrs **Johns and Evans** wrote asking that a street line at West Dunedin, on which they intended erecting a hall, should be constructed to its full width. Referred to the Works Committee.—Mr J. Thomas drew attention to

Evening Star 3 February 1882 Page 4

mittee.

Messrs **Johns and Evans** wrote asking if there was a bye-law relating to the playing of music in private halls within the borough.—It was decided to recommend Messrs **Johns and Evans** to apply for a license for their hall in terms of the Act.

Otago Daily Times 4 August 1882 Page 3

MORNINGTON **NEW HALL.**
DIVINE SERVICE
Will be held
TO-MORROW (SUNDAY AFTERNOON),
At 3 o'clock, by the
REV. C. J. BYNG.
Baptisms after service.

Evening Star 8 July 1882 Page 3

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Research info [i](#)

MUNICIPAL ELECTIONS

MORNINGTON

MR J. WREN.

Mr J. Wren, a candidate for the office of councillor for Second Ward, **Mornington**, last evening addressed a meeting of ratepayers in the **new hall**. Mr J. Thomas occupied the chair.



MUNICIPAL
OTAGO DAILY
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