

Former Masonic Hall
8 Daniell Street



8 Daniell Street (Photo: Charles Collins, 2015)

Summary of heritage significance

- This diminutive timber building at 8 Daniell Street is a good representative example of an early-20th century Masonic Lodge. It is notable for its well-ordered Classical design that features simplified Doric pilasters, a gable roof and pedimented window and door openings.
- The hall has had a varied history. It was once the home of a local Masonic Lodge and later the meeting place of the Orange Lodge, and the building's fortunes mirror the waxing and waning of Freemasonry in New Zealand. More recently the building has served as both a youth centre and a health centre, thus demonstrating its adaptability and usefulness as a community building.
- The building is a minor landmark on Daniell Street for its prominent location at the pavement's edge, and for its formal design. It stands in contrast to its residential neighbours that have few formal pretensions, and which are, generally, set back behind fences, hedges and garages.

District Plan:	Map 6, reference 430
Legal Description:	Pt Lot 8 DP 728
Heritage Area:	No
HPT Listed:	No
Archaeological Site:	Unknown – post 1900 building.
Other Names:	SAI Centre
Key physical dates:	Built 1904
Architect / Builder:	Unknown member of Lodge Hinemoa
Former uses:	Masonic Hall
Current uses:	Community / health – private ownership
Earthquake Prone Status:	Not EQP (SR 206920)

Extent: Cityview GIS 2013



1.0 Outline History¹

1.1 History

This building was constructed in 1904 as a Masonic Hall and was used for that purpose for much of the 20th century. The owners and builders of the hall were the Lodge Hinemoa of Wellington South.²

Eighteen foundations members in Newtown established Lodge Hinemoa in 1901.³ Initially the Lodge used the old schoolroom of St. Thomas' Church for meetings, but by 1904 membership had increased to the extent that new headquarters were required. The Lodge raised funds within the membership by issuing non-interest bearing debentures. Land was purchased in Daniell Street⁴, and a member prepared plans for a new building. The builder was A. Robertston.⁵ The members provided the furniture and fittings themselves. The hall was officially opened in early October 1904.⁶

To reduce the mortgage, the hall was let for weddings and other functions in addition to its primary purpose. The mortgage was paid off by 1919. However, not long after this it became apparent that, once again, the Lodge had outgrown its home and the Hall was sold to 'L.O.L', who had been tenants of the building for some time, in 1922.⁷ The source does not make clear what 'L.O.L' stands for – it is possibly a reference to the Orange Lodge.⁸ Lodge Hinemoa purchased the Primitive Methodist Church in Donald McLean Street in 1922. They remained there until 1979.

The title for the Hall records the sale of the building to a branch of the Orange Lodge in 1950.⁹ This lodge was named after King William of Orange (southern France) and formed in 1795 to support Protestantism in Northern Ireland. The Orange Lodge began in New Zealand in 1840 but the first North Island Grand Lodge was not constituted until 1867. The Grand Lodge of New Zealand was formed in 1908. In the 19th century the Newtown branch of the lodge was listed as using premises in various locations.¹⁰

In 1977 the building was sold by the Lodge to the Wellington Hospital Board¹¹ and used for storage. In 1978 the Newtown Youth Club Committee, formed the previous year, took possession of the building, which had by then become quite run down. The committee converted the building into a youth centre.

¹ This report is an update of the following document and quotes directly from it: Russell Murray. *Masonic Hall/SAI Centre, 8 Daniell Street, vIII*. (Wellington City Council: Unpublished report, prepared for Plan Change 53, 2005).

² Appropriately it later merged with the Tutanakei Chapter No. 92 in 1988. (See Maori myth of Hinemoa and Tutanekai).

³ *Hinemoa Lodge No. 122, 1901-1951. Jubilee Celebration held in the Masonic Temple, Donald McLean Street, Wellington South, on Thursday, 13th December, 1951* (Revell Printing Works, Wellington, 1951), p.10.

⁴ CT WN99/212. The sale was made to three members of the Lodge, and it appears that the land was technically owned by them, rather than the Lodge.

⁵ It has not been possible to determine whether the lodge member & builder were one and the same or not.

⁶ *Evening Post*, Volume LXVIII, Issue 80, 1 October 1904, Page 4

⁷ CT WN133/217. Again, it appears to property was sold to what were lodge members, rather than a lodge itself.

⁸ *Stones and Wises* street directories do not shed light on this.

⁹ CT WN133/217

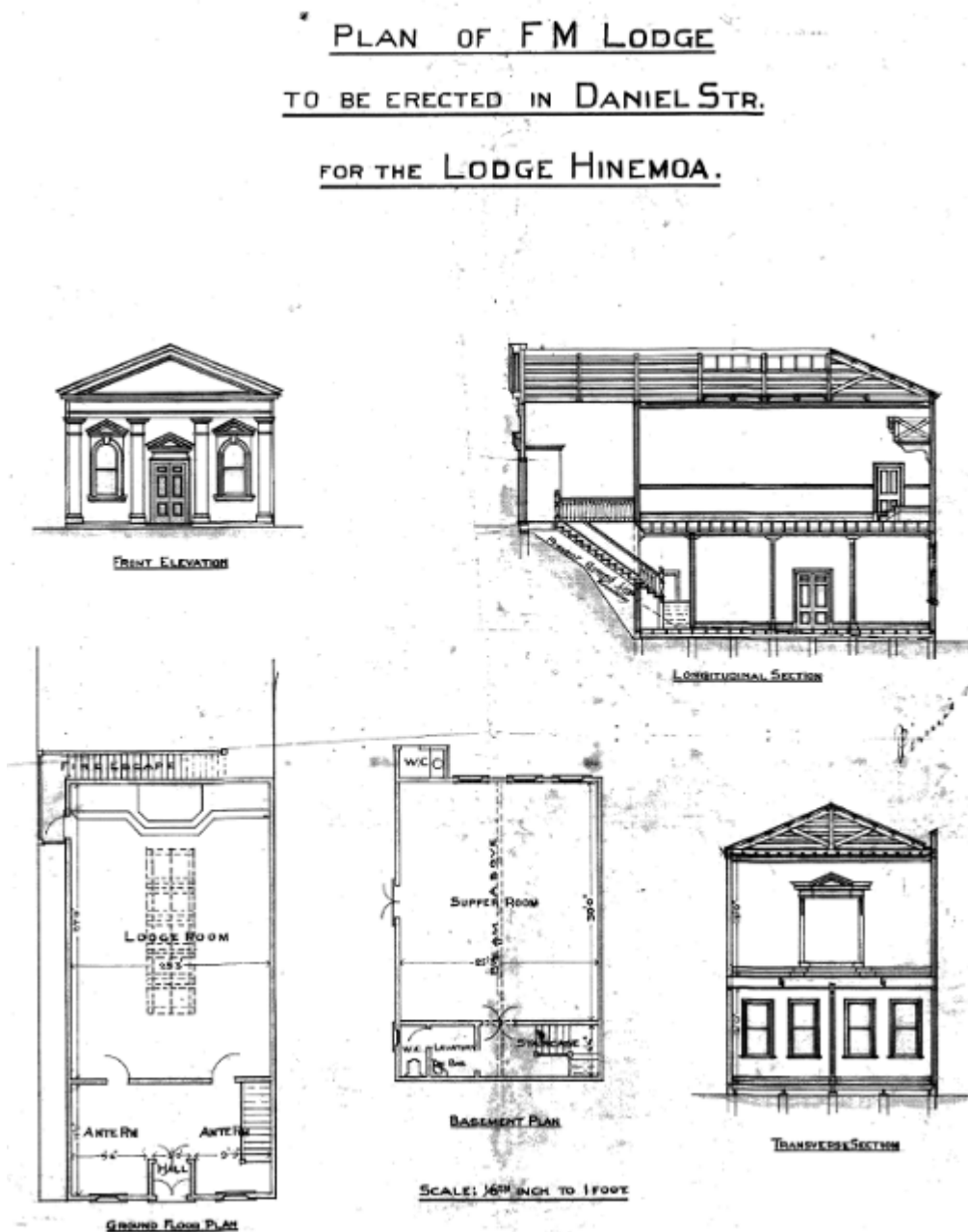
¹⁰ *Cyclopedia of New Zealand: Vol. 1, Wellington Provincial District* (Cyclopedia Co. Ltd., Wellington 1897) p.414.

¹¹ CT WN133/217.

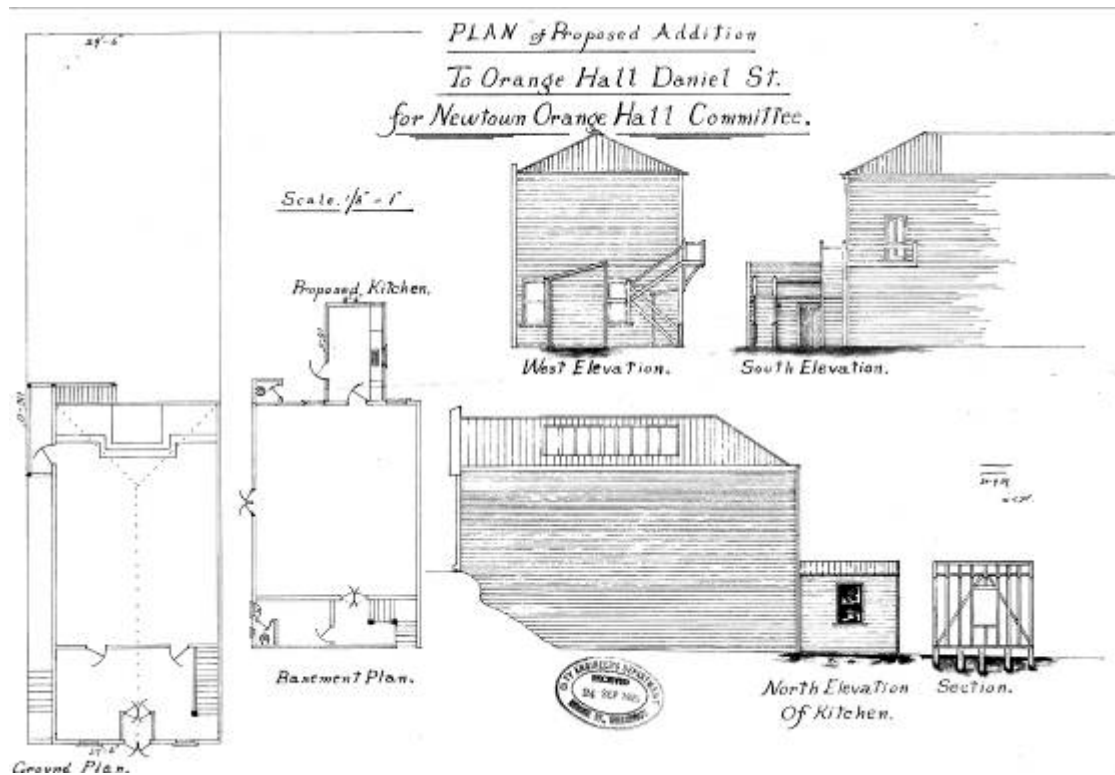
It is not certain how long the centre was in operation but, in 1994, the building was sold to SAI Care, a health group which gives free medical advice to members of the Indian community. They have run an office from the building.

It would appear that few alterations have been made to this building. A kitchen was added in 1929. In 2006 a new mezzanine floor installed (which cuts across the window line), the toilet was upgraded, the basement replaced, and a new shed built. The front façade has lost the freemason symbol and 'Masonic Hall' legend above the pillars on either side of the door.¹²

1.2 Timeline of modifications



¹² These features can be seen in a photograph included in the lodge publication (1951), p.12.



Plans for the 1929 kitchen addition (00056:86:B8152)

- 1904 Building constructed (00053:107:5975)
- 1929 Kitchen addition (00056:86:B8152)
- 2006 Toilet upgrade and replacements; new mezzanine floor; basement replacement; new shed (00078:2958:137881)

1.3 Occupation history

- 1904-1922 Masonic Lodge (Lodge Hinemoa of Wellington South)
- 1922-1950 L.O.L.
- 1950-1977 Orange Lodge
- 1977-1978 Wellington Hospital Board
- 1978-1994 Newtown Youth Club Committee
- 1994-2013 SAI Care

1.4 Architect

Unknown member of Lodge Hinemoa

2.0 Physical description

2.1 Architecture

The former Masonic Hall is a two-storey timber framed building - although from Daniell Street it appears to be only one storey. The ground drops away from the street and a basement occupies about two-thirds of the main floor area. The plan is rectangular, measuring approximately 8 metres wide by 16 metres long.

The front elevation to Daniell Street remains today as it shows on the original architectural drawings, a pure piece of simplified neo-Classical design, and is presented much as the front of a small Doric temple. Four Doric pilasters divide the facade into three bays, the central one with a pair of doors and the outer ones each with a round-headed window. These three openings have triangular pediments above, the form of them reflected in the large pedimented gable of the roof.

The building has a high level of authenticity, with small changes to the front elevation joinery being the only evident exterior alteration.

2.2 Materials

The wall sheathing is rusticated weatherboarding to three sides, covered over with metal sheeting on the north wall, presumably as a fire safety precaution, and the roof sheathing corrugated iron. The structure is conventional timber framing, with the main floor supported on a row of columns and the roof supported on five king-post trusses that span the full width of the building.

2.3 Setting

The former Masonic Hall occupies two-thirds of a large site that slopes sharply down from the street. It is located in Daniell Street - a Newtown suburban streetscape that is made up predominantly of one and two storey villas and cottages that have few formal pretensions. These residential buildings are generally set back from the pavement-edge behind fences, hedges and garages.

The former Masonic Lodge is a minor local landmark. Its façade of the former Masonic Lodge aligns with the pavement edge in a way that emphasises its role as a civic, or quasi-religious, rather than a residential building. Its formal Classical façade is an obvious attempt at grandeur in an otherwise diminutive building. It is a pleasant Edwardian building that makes a positive contribution to its setting and streetscape.

The wider setting is eastern Newtown, a predominantly residential area. The hospital complex is nearby to the north and the commercial centre of Newtown to the west.

3.0 Sources

Russell Murray. *Masonic Hall/SAI Centre, 8 Daniell Street, vIII*. (Wellington City Council: Unpublished report, prepared for Plan Change 53, 2005).

4.0 Criteria for assessing cultural heritage significance

Cultural heritage values

Aesthetic Value:

Architectural: Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

This diminutive timber building at 8 Daniell Street is a good representative example of an early-20th century Masonic Lodge. It is notable for its well-ordered Classical design that features simplified Doric pilasters, a gable roof and pedimented window and door openings.

Townscape: Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The building is a minor landmark on Daniell Street for its prominent location at the pavement's edge, and for its formal design. It stands in contrast to its residential neighbours that have few formal pretensions, and which are, generally, set back behind fences, hedges and garages.

Group: Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

Historic Value:

Association: Is the item associated with an important person, group, or organisation?

Association: Is the item associated with an important historic event, theme, pattern, phase, or activity?

The hall has had a varied history. It was once the home of a local Masonic Lodge and later the meeting place of the Orange Lodge, and the building's fortunes mirror the waxing and waning of Freemasonry in New Zealand. More recently the building has served as both a youth centre and a health centre, thus demonstrating its adaptability and usefulness as a community building.

Scientific Value:

Archaeological: Does the item have archaeological value for its ability to provide scientific information about past human activity?

Central City NZAA R27/270 – note the Ward Map of 1892 does not show a previous building on this site

Educational: Does the item have educational value for what it can demonstrate about aspects of the past?

Technological: Does the item have technological value for its innovative or important construction methods or use of materials?

There is technical value in the timber construction, particularly in the mouldings and the roof trusses.

Social Value:

Public esteem: *Is the item held in high public esteem?*

Symbolic, commemorative, traditional, spiritual: *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

Identity/Sense of place/Continuity:

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The building has had few intrusive modern alterations or additions over the past 110+ years and contributes to the sense of place and continuity of Daniell Street.

Sentiment/Connection: *Is the item a focus of community sentiment and connection?*

Level of cultural heritage significance

Rare: *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

Representative: *Is the item a good example of the class it represents?*

This building is a good representative example of a small Edwardian Masonic Hall.

Authentic: *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The façade of this building remains largely intact with a high level of original building fabric, hence the level of authenticity is high.

Local/Regional/National/International

Is the item important for any of the above characteristics at a local, regional, national, or international level?

This building is of high local significance and remains today in a community use compatible with its original purpose.

5.0Appendix

Research checklist (desktop)

Source	Y/N	Comments
1995 Heritage Inventory	N	
2001 Non-Residential heritage Inventory	N	
WCC Records – building file	N	
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory	N	
Plan change?	Y	PC53 report
Heritage Area Report	N	
Heritage Area Spreadsheet	N	
Heritage items folder (electronic)	Y	
HPT website	N	
HPT files	N	
Conservation Plan	N	
Searched Heritage Library (CAB 2)	Y	

Background research

Insert any relevant background information into this section. This may include:

- *Additional plans, such as those for alterations*
- *Chunks of text from other sources such as Cyclopedia of NZ, Papers Past*
- *Additional images*