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# The Future of Masonic Lodges

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THE FUTURE OF MASONIC LODGES  
IN MASSACHUSETTS

SPRING 1994

Faculty/Staff Supervision:  
Ann Forsyth, Ph.D.  
Kate Griffin, MRP

The Center for Economic Development wishes  
to thank the Research Team

Rana Al-Jammal  
Jeff Hayden  
Jeff Hayes  
Kelvin Rolle  
Michael Wiley

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## 1. Introduction

The purpose of this report is to assess the effects of declining membership on Masonic Buildings throughout the Connecticut River Valley. The Masons are an international philanthropic fraternal organization which has over 31 lodges or groups which meet at 24 sites in our study area. (See Figure 1 and Figure 2) In Massachusetts, Masonic membership has declined almost 30% in the last ten years. (See Figure 4) The study team inventoried the 24 sites and surveyed Masonic members throughout the Connecticut River Valley. The beauty of a large number of these buildings was apparent and added an aesthetic quality to the locations in which they were located. But too often, Masonic Temples with both architectural and historical importance are abandoned or sold with no plans for preservation.

This study analyzes the effects of declining membership on the Mason's buildings in terms of the physical condition and the use of the structures. It shows that as a whole the Masons of Western Massachusetts are adapting to the changing conditions brought on by declining membership quite resourcefully through a variety of consolidation techniques. It is clear however that the consolidation methods used by the Masons are primarily directed at the membership, rather than the actual building. A focus on the buildings will preserve a valuable resource for the Masons but also, and primarily, for the local community. A variety of preservation methods can be used to preserve or revitalize this valuable public or semi-public space.

Section 2 includes a brief history of the Masons, including their philanthropic heritage. A comprehensive discussion and analysis of Masonic buildings in the Connecticut River Valley can be found in Section 3. The Study Team surveyed the Masons, their buildings and their actions taken in regard to these buildings to provide this overview. (Appendices 6.4, 6.5 and 6.6

summarize these findings.) The Team has also provided some general recommendations for all Masonic Lodges which fall into the category of historically and architecturally significant. These future options are discussed in Section 4. A detailed summary of the building inventory and the membership survey for each building can be found in Appendices 6.1 to 6.6, as well as the models used for the inventory and questionnaire.

In the study area, the Masons have come up with a variety of consolidation techniques. Some of these responses can serve as useful models for other Masonic and large property-owning organizations which face similar challenges. However, this fact should not lull local communities or the Masons into complacency. These methods of consolidation are primarily focused on the Masonic organization rather than their buildings.

The first Masonic Lodges were called blue lodges because the members met under the blue sky. In other words, there was no building. A member of the Greenfield Lodge, whose building was recently sold, remarked that it was the meeting of the people which had meaning, not the building itself. In the history of the Hampden Lodge it is routinely noted that the group had moved eight times in 163 years. (Proceedings of the Most Worshipful Grand Lodge, 1992, p. 14 ) However, Masons obviously take pride in their stately buildings which are often found in the central business districts.

The importance of Masonic buildings is not limited to their historic and architectural qualities. Probably, the largest factor contributing to the significance of Masonic buildings as a planning issue is the fact that these buildings are commonly found in the most prominent locations of town, in the central business district where a large part of a community's commercial activity takes place. These buildings have historically been an asset to the downtowns. However, as support for these buildings declines and maintenance is deferred, some of these once glorious buildings have turned into eyesores and fire hazards. Sometimes these conditions occur after the Masons no longer have



a controlling interest in the facility. In this condition, the buildings have a harmful effect on their surroundings, negatively influencing the character and viability of the downtowns in which they are located. Therefore, the community and the Masons, should be equally concerned with providing a better transition for adaptive reuse of these influential buildings.

## **2.1. Historical Background: A Brief History of the Masonic Movement**

The term Freemason appears as early as 1375 AD in the records of the city of London (Demott 1986, 2). The movement was started by the guild of Masons who were responsible for building the cathedrals of Europe. As in other guilds, the Masons were interested in passing on their accumulated knowledge and providing a social security net for their members. However, over the years non tradesmen were allowed to join the union as Masonry broadened its scope. These new members were called accepted Masons versus the operative masons who practiced the trade. The craft and tools of masonry have not been lost from the teachings but have been transformed with symbolic meanings. "Their educational efforts were supported by biblical stories on the building of King Solomon's temple, from which moral lessons were taught for the purposes of demonstrating loyalty, obedience and integrity" (Demott 1986, 2).

Freemasonry has been described as "the interpretation of nature, the purest philosophy, a place of deposit wherein is kept all the great truths of primitive revelations which form the basis of all religions" (Demott 1986, 1). Their acceptance of all religions is illustrated by the fact that Masonic temples are found in Christian and Moslem countries throughout the world with the book of faith of each religion exhibited in full view.

Lodges in American colonies were given warrants to operate by the Grand Lodges of England, Scotland or Ireland. In 1733, the first authorized Masonic lodge was established

at Bunch of Grapes Tavern on King Street in Boston, Massachusetts. It was not long before the two primary sects of the Masons, the Moderns and the Ancients, found themselves on different sides of the American revolutionary movement. The Moderns were loyalists. The Ancients having been founded under the Scottish Grand Lodge were on the side of the American revolutionaries. Not least among them was Benjamin Franklin, who neither a military general or a lawmaker still exerted great influence with his secret society connections. Legend has it that the tribe of "Indians" who dumped tea in the ocean had been coming from the St. Andrews Masonic Lodge at the old Green Tavern in Boston. As we search around the state today we find a preponderance of Ancient lodges still in existence while very few Modern lodges can be found. (Commonly seen are the initials, AF and AM: Ancient Free and Accepted Masons.) Today, in terms of influence, the Massachusetts Grand Lodge is recognized throughout the world as a leader in Freemasonry.

## **2.2. Historical Background: Political Influence and Philanthropy**

Today there are over three million Masons in the United States and over 85,000 in the state of Massachusetts alone. The Masons political influence is even stronger than these numbers might otherwise indicate. Thirty-five percent of the United States Presidents have been Masons through 1990. In addition a large number of federal judges have been Masons. (Demott 1986, 63). The Shriners, a division of the Masons, have built one of the largest health care systems for children in North America

The Masons of North America, in 1984, were responsible for an average of two million dollars per day spent on charity (Demott 1986, 38). From our interviews we learned that some Masons estimate that two and a quarter million dollars per day is currently spent. The well-known Masonic Shriners organization contributes much of this charity toward their

lodges believe that their survival our growth is contingent on their involvement in the community (Interview with Grand Secretary of the Indian Orchard - Shawmont Lodge) They are strongly involved in the D.A.R.E. movement - Drug and Alcohol Rehabilitation Education and they freely donate blood, and their buildings often act as multi-use community and public space. With lagging membership, the probable future of the Masons will be to consolidate their holdings which may leave many Masonic Temples in less popular areas without the needed support to keep them maintained as community historical and architectural assets. In our survey of the lodges we have already found evidence of this in parts of the Connecticut River Valley.

### **3. Masonic Buildings in the Connecticut River Valley**

Masonic buildings are easily spotted throughout the Connecticut River Valley with the majority of them being located in downtown districts. In large and small communities alike, there is a strong Masonic presence. In the Connecticut River Valley, our study area, there are twenty communities currently that have Masonic Halls, over 31 lodges/groups use these facilities and have a recorded membership of over 5,500 Masons (See Figure 1 and Figure 2). In addition there are a number of affiliated men's/women's/ and minority Masonic groups who also use these facilities. The philanthropic activities of the Masons and their affiliated organizations have also added to their presence in the area.



## Masonic Lodges in Massachusetts Study Sites

Name of Lodge	Location
1. Elm-Belcher	Agawam
2. Pacific	Amherst
3. Vernon	Belchertown
4. (No longer a Lodge site)	Chicopee - 1
5. (No longer a Lodge site)	Chicopee - 2
6. Morning Sun	Conway (Disbanded 1993)
7. Ionic	Easthampton
8. Charles C. Spellman	East Longmeadow
9. Samuel D. Sherwood	East Longmeadow (Formerly Springfield)
10. (No longer a lodge site)	Greenfield
11. Hampshire	Haydenville
12. Mount Tom	Holyoke
13. William Whiting	Holyoke
14. Longmeadow	Longmeadow
15. Brigham	Ludlow
16. Bay State	Montague
17. Jerusalem	Northampton
18. Harmony	Northfield
19. Mountain	Shelburne Falls
20. Mount Holyoke	South Hadley Falls
21. Chicopee	Springfield
22. Esoteric	Springfield
23. Hampden	Springfield
24. Indian Orchard- Shawmont	Springfield/Indian Orchard
25. Roswell Lee-Samuel Osgood	Springfield
26. Springfield	Springfield
27. Republican	Turners Falls (formerly Greenfield)
28. Mechanic's	Turners Falls
29. Mount Moriah	Westfield
30. Mount Orthodox	West Springfield
31. Newton	Wilbraham

### 31 Lodges At 24 Sites

**Figure 1**

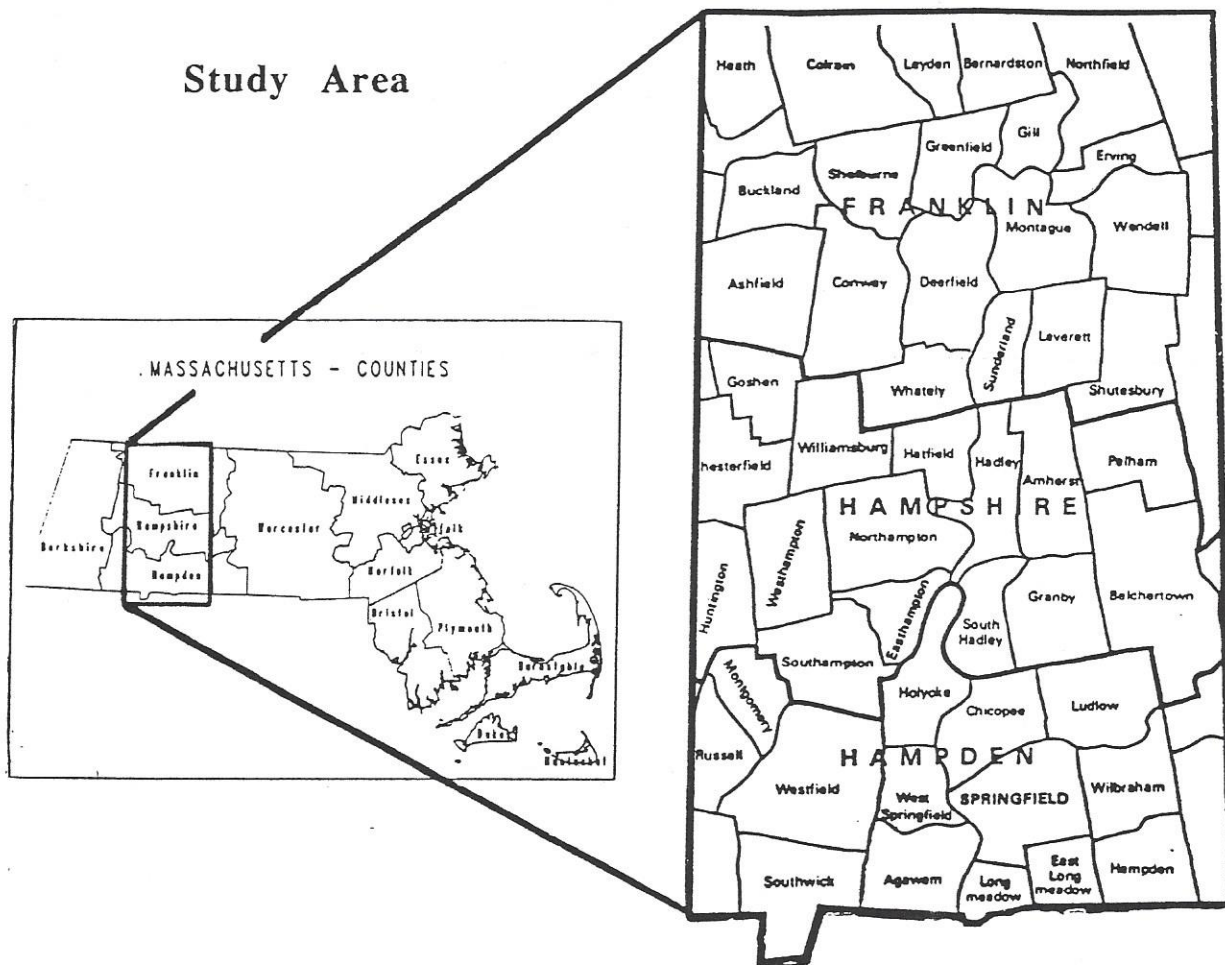


Figure 2



### **3.1 Factors Affecting the Lodges**

A detailed summary of each building site is in Appendix 6.1. Each lodge is briefly described by one or two defining characteristics and its picture. The summary from the building surveys and interviews of lodge members provides a profile for each lodge building. The elements pointed out in these summaries show the extent of how the Masons have adapted to building deterioration and declining membership. Matrices of this interview and building survey information are found in appendices 6.4 and 6.5 respectively. An analysis of the information from this inventory now follows.

The analysis of the condition of an individual lodge building is based on two factors, the physical condition and the use of the building. It is the intent of this study to identify existing physical conditions that might be considered a liability and to show that limited use or an idle building can also have significant consequences for the future of the site.

The first step in this study was to obtain a list of lodges in the study area from the Grand Lodge in Boston. The group visited each site and analyzed the exterior condition of the building in survey form, (See survey model - Appendix 6.2) and took photographs of each facility.

This initial inventory was then supported by data from town/city assessors and planners, specifically assessed value, lot size, and ownership. The next step was to ascertain information on building use from each lodge through a series of personal interviews with lodge members, (See questionnaire model - Appendices 6.3 ). In addition information on Masonic history, historic preservation, and membership was gathered by the group from a variety of primary and secondary sources.

In the process of looking for trends the group found that the size of the community and its classification, (Rural, Suburban, and Urban), revealed a variety of similarities for lodges in those classifications. The size of the building and building material seemed to be connected with the size and location of its host city or town. For instance, wooden Masonic structures were primarily found in rural areas, while the more substantially built buildings were found in urban areas. Suburban lodges were more modern, illustrating that they are a new phenomenon. However, the most influential factor, across the board, is membership decline.

### **3.2 Physical Conditions of Lodge Buildings**

In over 90 percent of the sites visited, the physical condition of the Masonic building was good to excellent. A good to excellent rating was applied if there were no visible signs of damage and that the interview did not reveal any significant structural problems. (See building surveys and interview surveys in Appendix 6.1). It was very clear in this study that the current system used by the individual lodges to maintain the facilities in most cases was adequate. In 65 percent of the interviews interior or exterior renovation was listed as planned or recently completed. Renovation seems to be an on-going process that is readily addressed by each lodge.

In most cases evidence of deteriorating exteriors or severe structural problems was non-existent or very limited. Several lodges have recently completed some exterior work: East Longmeadow had built a new entrance, Indian Orchard had built a new entrance way and installed windows, Ludlow had vinyl sided and installed new windows, Northfield had new windows and exterior painting, Shelburne Falls had new windows and exterior

painting. Chicopee-1 and Montague, on the other hand, were the two sites which require major exterior work.

In rural communities with populations under 12,000 people, the lodge buildings range in size from 15,000 S.F. to 25,000 S.F. These structures are usually located in village centers and made of wood, as is the case in Conway, Haydenville, Montague, Northfield, and Shelburne Falls. The Turners Falls lodge is the one exception; it is a medium sized brick building located in an old mill. Turners Falls' proximity to Greenfield offers the opportunity for an increased membership base which will help to ensure adequate investment in their buildings.

In this category only Montague shows some structural decline that is cause for concern. Montague is a large, old, wooden two-story structure that requires exterior painting, the replacement of some bricks in the foundation, and the renovation of the main entrance steps. During the interview the lodge member noted that the paint job was being planned for and that some exterior modifications had been done in the last ten years. In addition some interior work had also been recently completed. The lodge member noted that no plans for any type of consolidation were being developed however the lodge was aware that declining membership was a threat.

In this group it should also be noted that the lodge at Conway closed due to declining membership. Although the Masons are not involved in finding a new use for the building because it is owned privately, this does present some important issues. How can a building which will fall into disuse be protected? Can some type of early warning system be used to help plan for the buildings future before the Masons actually leave the site?



We have classified communities with populations between 12,000 and 29,000 as suburban in order to aggregate similarities in the lodges. Cities and towns in this category are: Agawam, Amherst, Belchertown, Easthampton, East Longmeadow, Longmeadow, Ludlow, Northampton, South Hadley, Westfield, West Springfield and Wilbraham. The suburban lodge buildings vary in size, building material and type. Many of buildings in this grouping are mid-size brick buildings, including: Amherst, East Longmeadow, Longmeadow, Northampton, South Hadley, Westfield and Wilbraham. There are also a number of lodges which are located in buildings that have been bought and adapted for use by the Masons: Agawam - an old restaurant, Belchertown - a mixed use building, Easthampton - a former office building, and West Springfield - a church. This adaptive reuse is highlighted by the fact that parking comes with these sites.

Eight out of these twelve buildings are located in or near town centers, however the significance of this fact seems to be declining. Whether the building be located in the town center or in a residential neighborhood, parking seems to be an important issue for this group as their membership is more mobile.

In larger communities, where the population exceeds 30,000, the buildings are built on a grand scale. In Springfield the building offers over 33,000 S.F. and is listed on the National Register of Historic Places. The building is currently home to seven different lodges and serves the region in a variety of ways.

The Indian Orchard - Shawmont lodge building, located in the Indian Orchard section of Springfield, a 1930's two-story residential building does not fit into this grouping. The qualities of the building and of Indian Orchard itself fit the attributes described of communities with a population ranging from 12,000 to 29,000.

The building in Holyoke is about 25,000 S.F. and serves two lodges. The neighborhood surrounding this building is in decline and since many of the members live at a distance from the building it has been suggested by some that the lodges find a new site. Greenfield and Chicopee, the two other communities that fall in this category have already begun a process of consolidation that is worth noting.

The Greenfield building, formerly home to the Republican Lodge, is currently owned by a condominium association which houses a variety of professional offices including the local cable access channel and the local newspaper. The building is a magnificent brick and stone 4 story structure located in the heart of downtown Greenfield. The building is on the National Register of Historic Places and the architectural quality and Masonic history of the building have been preserved by the condominium association. The Republican Lodge currently meets in the Turners Falls lodge building.

Chicopee has two former lodge sites that are no longer owned by the Masons. Chicopee - 1 is a medium to large brick building located in downtown Chicopee on Center Street. Masonic symbols are still visible on the building and several stain glass windows are intact. Several windows are broken and boarded up and one window is broken and still exposed. The wooden trim on the windows and doors requires painting. In some spots there are loose bricks. The side walk and landscaped areas require attention. A quick look at the interior reveals the storage of some old motorcycle parts and some signs of weathering.

The restoration or rehabilitation of this building would seem to be in the best interests of Chicopee. The site is in a heavily used business area and is short walk from the Chicopee city hall. In addition, the building seems to have the historic character that would add to the streetscape. The setting for this building is a combination of houses converted to office

use, some small commercial buildings about 20-30 years old, and residences. The building definitely defines its surroundings by its size and style.

Chicopee - 2 is a beautiful Victorian styled structure on East Street that is currently up for sale by its present owners. Near the center of Chicopee Falls this building offers quality office space. (Chicopee - 2 has provided the offices for the Marine Core recruiting department for a number of years.) Preservation of this building for its beauty and use would be beneficial to the local community. Masonic symbols, part of the architectural structure of the building are still visible. One member also noted that some Masons might be interested in trying to return to this site.

In each of the areas, urban, rural, and suburban, the driving factor for any type of consolidation has been declining membership.

### **3.3. Membership Trends**

At one time in the history of the Masons in America, the Masonic brotherhood enjoyed more popularity than it does today. The Masons experienced phenomenal popularity in the early part of the twentieth century. The Masonic temples built during this time are representative of this popularity. For example, the structure on State Street in downtown Springfield is the grandest of all the Masonic buildings in our study area and was constructed in 1925 (see photo on page 69). The relatively low acceptance rate of incoming members at the turn of the century gives testament to the popularity of the Masons in years past. For example, in California during this time period thirty percent of would-be Masons were denied membership (Demott, 29).



among youthful males. Furthermore, with an average age of 68, the masons are an aging organization (Demott 1986, 88). Thus, the disinterest of young males coupled with an aging organization is leading to a decline in overall membership. During the time period from 1970 to 1976, the Masons experienced an average annual decrease in membership of 1.5% nationally (Demott 1986, 132). This figure nearly doubled during the time period from 1988 to 1992 (see Figure 3). Furthermore, Figure 4 reflects that the membership in Massachusetts declined by 30,000 or approximately thirty percent from 1984 to 1992.

It is obvious, from Figure 3, that some lodges are doing better than others. For instance, in growing communities the membership is more constant than declining communities. The near constant membership rate in Belchertown is reflective of the fact that this community is one of the fastest growing communities in Massachusetts. Stable residential communities, such as Longmeadow and Wilbraham, are experiencing a slight growth in their memberships. Furthermore, declining communities like Springfield are experiencing the largest losses in their memberships. Whether or not a community is growing or declining is not the only factor which affects the "success" of the Masons in that particular community. To further understand the Mason's declining membership a demographic study should be conducted. Factors that may be important include: age, profession, and income. An analysis of demographic trends of Western Massachusetts would also be helpful in order to see which regional or local trends might have an impact on Masonic membership and growth.

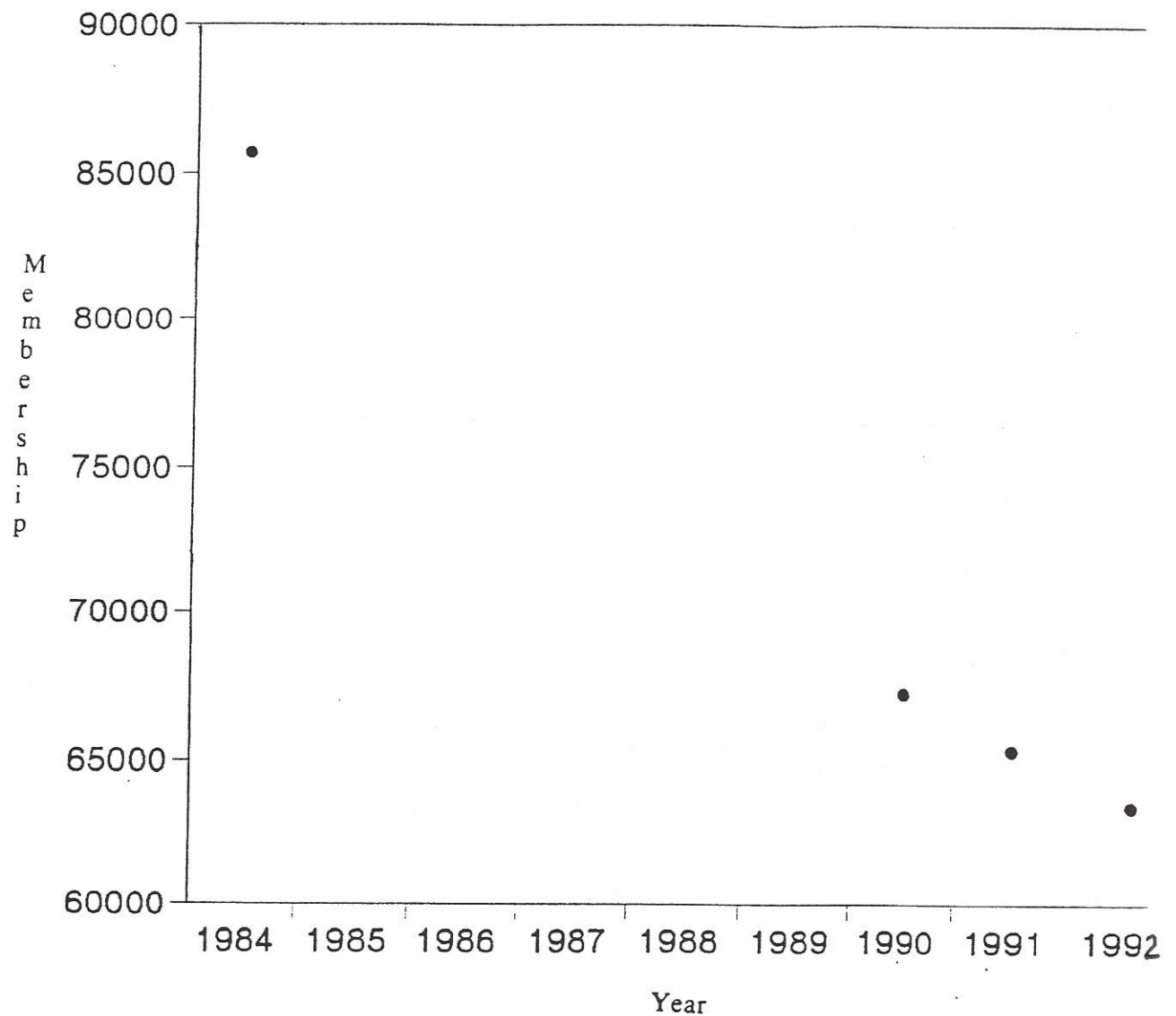
**Massachusetts Masonic Lodge Membership  
1989-1993**

Towns	Lodge Name	Mbrshp 1989	Mbrshp 1990	Mbrshp 1991	Mbrshp 1992	% Change '89 to '92
Agawam	Elm Belcher	442	426	405	395	-10.63
Amherst	Pacific	196	189	182	175	-10.71
Belchertown	Vernon	167	173	173	166	-0.60
Chicopee (Spfld)	Chicopee	187	183	181	180	-3.74
Conway	Morning Sun	69	68	67	64	-7.25
East Longmeadow	Spellman	294	291	287	265	-9.86
Easthampton	Ionic	102	107	105	89	-12.75
Greenfield (T.F.)	Republican	232	225	220	213	-8.19
Haydenville	Hampshire	128	125	124	121	-5.47
Holyoke	Mount Tom	233	229	223	222	-4.72
Holyoke	William Whiting	268	261	249	250	-6.72
Indian Orchard	I.O.-Shawmont	318	308	295	289	-9.12
Longmeadow	Longmeadow	162	165	164	168	3.70
Ludlow	Brigham	272	268	256	250	-8.09
Northampton	Jerusalem	124	122	116	115	-7.26
Northfield	Harmony	58	53	49	49	-15.52
Shelburne Falls	Mountain	123	125	125	116	-5.69
South Hadley Falls	Mount Holyoke	284	282	281	278	-2.11
Springfield	Chicopee	187	183	181	180	-3.74
Springfield	Esoteric	251	244	234	225	-10.36
Springfield	Hampden	283	280	260	248	-12.37
Springfield	Roswell Lee	358	343	315	289	-19.27
Springfield	Samuel	392	366	342	327	-16.58
Springfield	Sherwood					
Springfield	Springfield	227	219	211	199	-12.33
West Springfield	Mt. Orthodox	367	354	343	332	-9.54
Westfield	Mount Moriah	357	350	338	332	-7.00
Wilbraham	Newton	183	182	185	188	2.73
Totals		6264	6121	5911	5725	-8.60
State Wide		69219	67285	65359	63537	-8.21

**Figure 3**



### Masonic Membership Trends in Massachusetts 1984 to 1992



Sources: Proceedings of the Most Worshipful Grand Lodge, 1992 and FreeMasonry in American Culture and Society, 1986.

Figure 4

### 3.4. Consolidation

Recent statistics show that membership has been steady or decreasing in the past three years. We have divided a majority of the Connecticut River Valley Masonic Lodges into three groups according to the type of consolidation activity each lodge has experienced. The first group can be described as Masonic cooperatives because they have worked among themselves to solve their common problem of membership decline leading to building deterioration. Masons spread their increasing burden out by closing some buildings and sharing their remaining buildings with each other. Two or more lodges merge together to form one lodge or several independent lodges simply hold their meetings and other activities in the same building.

An example of this cooperative merging occurred at the Bay State Lodge in Montague when the members of the failed South Deerfield lodge were accepted as full members. These arrangements have benefited both lodges but there are some drawbacks. A disadvantage of this approach is that the Montague lodge loses some autonomy over their building. More importantly, however, is the fact that this method of consolidation is only a short-term solution and does not provide much security for the future of the building because the greatest cause of the deteriorating buildings is declining membership which is circumvented for the time being but in no way is solved by this arrangement.

The second type of Masonic cooperative involves one lodge allowing another independently chartered lodge to use space in their building. We use the example of the Turner's Falls lodge which allows the Greenfield lodge members to use their facilities. Advantages to this approach include the pooling of resources and the more intensive use of valuable downtown commercial space. In addition, the Greenfield lodge which has held onto its charter for over two years is kept intact. The most important disadvantages mirror those discussed above, namely that the host

lodge loses some autonomy of their buildings and that a long-term solution for the building has not been found.

Another group of lodges down-sized. Lodges consolidated by moving out of large, old buildings, in the crowded downtown to smaller buildings outside of the downtown with off-street parking. This occurred when the Easthampton Lodge moved out of its historic location at 75 Main Street in downtown Easthampton to a single story building built around the 1970's about ten minutes out of the center of town. In addition to better parking, a smaller, newer building costs less to maintain and has a lower overheads. The downtown site is opened up to more intensive use and the Masons have a more appropriate sized building for their needs. The downside to this method of consolidation is that a historic and/or architecturally significant building is left to the mercy of current market trends. The building could be converted to office space or apartments depending on market feasibility while non-market criteria may not even be known or considered. A landmark for the community as well as the Masons could be squandered as has occurred even in our small study group suggesting an important opportunity for planning intervention on a larger scale.

The Masons have effectively responded to declining membership by adding different uses to their building spaces. As many of these buildings are located in the downtown areas of these small towns, this has made them central to any form of commercial or community potential. The Masons have taken advantage of this situation and have effectively added mixed use to these buildings. Through the addition of mix use space, this has allowed more intensive use of the downtown space.

One of the uses added to some of these buildings has been civic space. The Masonic lodge in Shelburne has incorporated a senior center and a bakery on the first floor, the second floor is used by the masons for their lodge meetings. The advantage of this situation has



enabled the Masons to broaden their base of support in the community by increasing their interaction with the community. The rent collected has put them in financial shape to maintain their building. The disadvantage to this case is they may lose some autonomy over their buildings.

Many of the Masonic lodges, because of the strategic location of their buildings in the downtown area, have rented out parts of their building for commercial and residential use. The Masonic lodge in Belchertown is located on Main Street in the commercial area of downtown Belchertown. The masons rent out the first floor for commercial use, and half of the second floor for residential use, the other half is used by the Masons for their lodge meetings. This scenario has put the Masons in good financial shape, allowing them to maintain the condition of their building. The disadvantage is that they may lose some control over the building.

The final example are buildings which were sold. The Masonic lodge building in Greenfield was sold to a group of private businesses because of declining membership and consolidation techniques used by the Masons. The Greenfield building which is located in the Historic district, was beautifully restored thereby preserving the building and downtown integrity. The Greenfield example is thought to be an excellent example of a Masonic building sold. In contrast the Masonic lodge in Chicopee which was sold has been used to store motorcycle parts. Presently the condition of the building has deteriorated to some extent and may have some negative influences on the community. Before this situation is reached we have listed some recommendations which may help preserve these structures.

#### 4.1. Additional Options: An Overview

"Time and tide wait for no man. Procrastination is the damnation of society and humankind. As true Masons we can not allow ourselves to fall into this apathetic stage. Planning, executing, reviewing, correcting and re-executing our plans will enable us to forge ahead or at least stay even with the pace of the world around us."

*-M.W. Edgar W. Darling, Grand Master - Grand Lodge of  
Massachusetts, March 11, 1992*

In order to offset the affect of declining membership on building use and maintenance the Masonic Lodges have responded with a variety of options. Some of these options have been employed separately or in conjunction with one or more of the other possibilities.

Figure 5. presents some of the options currently used in Western Massachusetts.

#### **Masonic Alternatives to Declining Membership**

- Allow other Lodges or Affiliated Masonic Groups to Use Hall
- Allow the Local Community to Use the Space
- Rent Space Out for Private Functions, (Members and Non-Members: Weddings Parties etc.)
- Increasing Involvement with the Community and Offering Community Activities (Encourages Membership)
- Rent Out Space: Offices, Other Non-Profits, Apartments (mixed use of individual building)
- Sale of Building and Move to Smaller/Newer/Parking Site
- Membership Emphasis (Masonic Awareness Program -Public Relations)

**Figure 5**

The fact that so many of the different options available to the Masons have been used should provide a unique planning opportunity for those lodges which have not addressed issues of consolidation or who currently don't need to address those issues.

The following options and recommendations are viable to address declining membership as it affects building use.

The application of one or more of these recommendations could prove beneficial for Masonic Lodges just beginning the process of consolidation. In addition other community organizations can find themselves in similar circumstances as the Masons: building rich with declining membership. This process can be applied to other organizations, and the use of the consolidation models might be useful. (Elks, K of C, Roman Catholic Convents and Rectories.)

Rural lodges provide a unique community meeting space in towns that might not have any other such space. This relationship should be studied, and the results would be useful for town and lodge planning. It has also been noted that even in the urban areas this community space could be very valuable, as neighborhood or district space.

#### **4.2 Historic Preservation**

National Historic Preservation is one method which may be used to maintain the quality and character of Masonic buildings. The Masonic lodges have played a significant part in the cultural and political identity of the United States. Their philanthropic activities in local communities have made them an important asset for the society. Many of these Masonic buildings were built in the late nineteenth century and early part of the twentieth century. The styles vary, including: Victorian, Neo-Classical, Colonial, and Egyptian-Classical. These buildings are significant architecturally and/or historically. The Belchertown Masonic lodge has some historical significance as Alexander Graham Bell had his office at one time in that building. Where as the



Masonic hall is Greenfield because of its' style and age is architecturally significant. These buildings, as well as other Masonic Halls have been placed on The National Register of Historic Places.

<b>Masonic Lodges on the National Register</b>		
<i>Location</i>	<i>Date of Building</i>	<i>Criteria for Selection</i>
Amherst	1801	Historic District
Belchertown	1869	Significant Historical Person
Greenfield	1795	Architectural Style
Northampton	1889	Historic District
Springfield	1925	Architectural

**Figure 6**

The National Register of Historic Places is the nation's official list of historic properties. Application to or acceptance on the register awakens a community to the uniqueness of its' own heritage and reinforces the worth of preserving these structures that convey some special character and identity. It constitutes an important component of a larger preservation program operated as a partnership among federal agencies, states, local government, Native American Tribes and Alaskan Natives and private preservation.

State and local laws and programs provide protection and are the most lasting and effective benefit of the National Register listing or eligibility. For any structure to be registered it must be nominated by the state or at the federal level. Even the process of surveying or nominating historic property can help protect them. In addition there needs to be an evaluation of the significance of the buildings. At this point the building is evaluated against the National Register of Historic Places' criteria.

### National Register Criteria for Evaluation

The quality of significance in American History, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

(Source: National Register of Historic Places 1966-1991)

**Figure 7**

Although many of the Masonic Lodges in our study area can fall under the above criteria, in addition these buildings might also fall under the following criteria exception, outlined in the National Register Criteria: "... a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance."

The above criteria and criteria exception would allow the Masonic structures to be evaluated for historic and architectural significance, and if warranted could be registered. Once these buildings are recognized as significant through the National Register listing, their very presence adds to the



community's practical and emotional life. These old buildings can become a source of pride in accomplishment and beauty. This process does not limit the use options for these buildings. In some cases historic buildings serve as cultural centers or housing for the elderly. Through the process of preservation these structures are restored and maintained which can provide jobs and attract tourists. The presence of these buildings offers the public the opportunity to learn about the past and preserve its heritage for future generations to enjoy.

In addition to the five buildings listed above that are already on the National Register or part of historic districts, at least 11 Masonic buildings seems to meet the above criteria.(See Figure 7) It would be beneficial for the individual lodges to see if such a designation would be helpful.

In cases where the Masons no longer own the buildings, such as Conway, Easthampton, Chicopee -1, and Chicopee 2 historic preservation might serve three purposes: 1) Restore and revitalize some beautiful landmarks for the local community, 2) Provide the Masons with an opportunity to showcase the tradition and history of their organization, and 3) Give pride to the Masons and the local community because of the accomplishments and beauty that the building represents.

For facilities currently owned and used by the Masons, historic preservation might honor the history of the fraternity as well as safeguard many buildings which are in the heart of their local communities. In the more rural communities of our study area many of the Masonic halls are beautiful colonial structures. In addition these buildings offer community space in the center of town. In Holyoke the lodge is located in a neighborhood where great disinvestment is taking place. Such a site might be useful in the community's redevelopment plans. Historic preservation would ensure that this asset would be maintained. In two cases the lodges are located in old mills which might also have historical value. In these cases preservation would not be a limitation or

burden placed on the building, rather it would be an opportunity to safeguard some of the communities' assets.

Masonic Lodges with Option for Historic Preservation		
Location	Date of Building	Criteria for Selection
Chicopee-1	1869	Style of building
Chicopee-2		Victorian Style building
Conway		Colonial Style/Age/ Community Space
Haydenville	1871	Old Mill
Holyoke	1920	Architectural Style
Montague	1872	Colonial Style/Community Space
Northfield	1796	Architectural Style/Historical Affiliations
Shelburne Falls	1806	Architectural Style
South Hadley Falls	1869	Architectural Style
Turners Falls	1878	Old Mill Building
West Springfield	1913	Architectural Style

**Figure 8**

### 4.3. Restoration Fund

In addition to steps to register these buildings as historic sites the Masons might also establish a restoration fund which would provide money to current or former Masonic buildings which are in danger of deterioration or threatened by radical change.

The main obstacle to such a fund is that the Masons often do not have an attachment to place. For the organization, the meeting of the members is more important than the actual physical location. (In our interviews and in the Proceedings books emphasis is placed on the meeting rather than the

structure.) Lodges frequently move or relocate. Consolidation has been a response to declining membership but it is also a style that is consistent with the Masonic method of operations. It is common for lodges to have had five or six different meeting places. In addition, many of the buildings were not originally owned or built by the Masons. For example, the building in Northampton is part of a historical district and is clearly significant because of its architectural style and yet it has only been used and affiliated with the Masons for only 30+ years. The two Victorian style homes that the Masons used Chicopee-2 and Indian Orchard were originally residences and eventually donated to the Masons.

Currently the Masons do not have such a fund and even in light of the above obstacle the option does seem viable for the following reasons: 1) The history and tradition of the Masons, even without an attachment to place, has been embedded in the buildings through stained-glass windows, corner-stones, dedication plaques and stones, and other building art. 2) The Masons have been located in these buildings for significant periods of time. 3) The philanthropy and activity of the Masons and its affiliated groups has always centered around community issues, e.g. D.A.R.E., Blood donor and Organ donor programs, the Masonic Home, Children's Hospitals, etc. It would seem that community redevelopment especially in downtown areas would also fall into this category. 4) Tradition plays an important role for this fraternal organization, and the demise or destruction of the physical history of the organization would be a significant loss. Pride of place would offer the Masons the opportunity to present themselves to the sons and grandsons of Masons in places that are filled history, tradition and familial connections. 5) The Masons were originally tradesmen. Many of the symbols found at these buildings are the tools of the architect, builder or mason. A recognition of craft or pride in the building of these structures would seem important. 6) Restoration and proper maintenance of these facilities would be a sign of the vitality and strength of the organization.



In reference to buildings no longer owned or used by the Masons, the process might include recognition of the historical or architectural significance of the building through application to the National Register, the offering of grants for restoration, and a visual or physical representation of the Masonic connection to the building either through symbol or name. The Masons would not be required to buy back the facility, rather their participation would reflect the importance of the history and architectural style of the building as a way of redeveloping vital downtown or village center areas and at the same time allow for the natural evolution of the use of the physical plant.

Currently each lodge has a building fund. It would also seem important to plan for the preservation of sites which might be historic or architecturally significant. A restoration fund should be studied on the local and Grand Lodge level. If consolidation continues, certain structures might no longer be used by the Masons, preservation of the buildings would be an act of stewardship on behalf of the public's best interests. That is to say that significant buildings would be saved and also available for future private and public use.

The educational trusts of the Masons and various endowments of individual lodges would offer a model for the establishment of a restoration fund. Such a fund would also increase awareness of the Masons and Masonic activities in the local community. It would also add to the pride of the local community as well as that of the organization itself.

## **5. Summary**

In Western Massachusetts most Masonic Lodge buildings are significant because they are located in the central business districts, have a particular architectural style, or because of their size. These lodges supply a significant amount of semi-public space that in most cases is well-used. A threat to these buildings would also be a threat to the central business districts in which they are established. The declining membership of the Masons at the

local, state, and national levels seems to indicate that some of these buildings will have to close or be used for another purpose. In Western Massachusetts, our study area, this has proven to be true.

Local cities and towns should be involved in an on-going planning process that will preserve this valuable community space, or revitalize it for alternative uses. The involvement of the Masons in this process will provide a historical and cultural link that is vital for historic preservation to be effective. The preservation of these buildings is not merely for history's sake, but rather these buildings show that there is a qualitative difference between old and new buildings. The retention or revitalization of significant buildings in our central business districts gives us the depth of vision to better understand where we are by knowing where we have been. (Uhlman 1976, 5)

Preservation and consolidation must go hand-in-hand in order to maintain the character of the downtown business districts. This study has many implications for other organizations which maintain a large amount of semi-public space. As these organizations decline in membership, consolidation becomes inevitable. A recognition, by these institutions, that they need to have a plan for preservation as well as consolidation will mean that they take an active role in shaping the development of downtown centers. The buildings house a cultural and historic image that has had a tremendous impact on the growth and vitality of the community. Quality public, or semi-public, space is essential for development. And the retention of this space must be part of a comprehensive plan for each city or town.

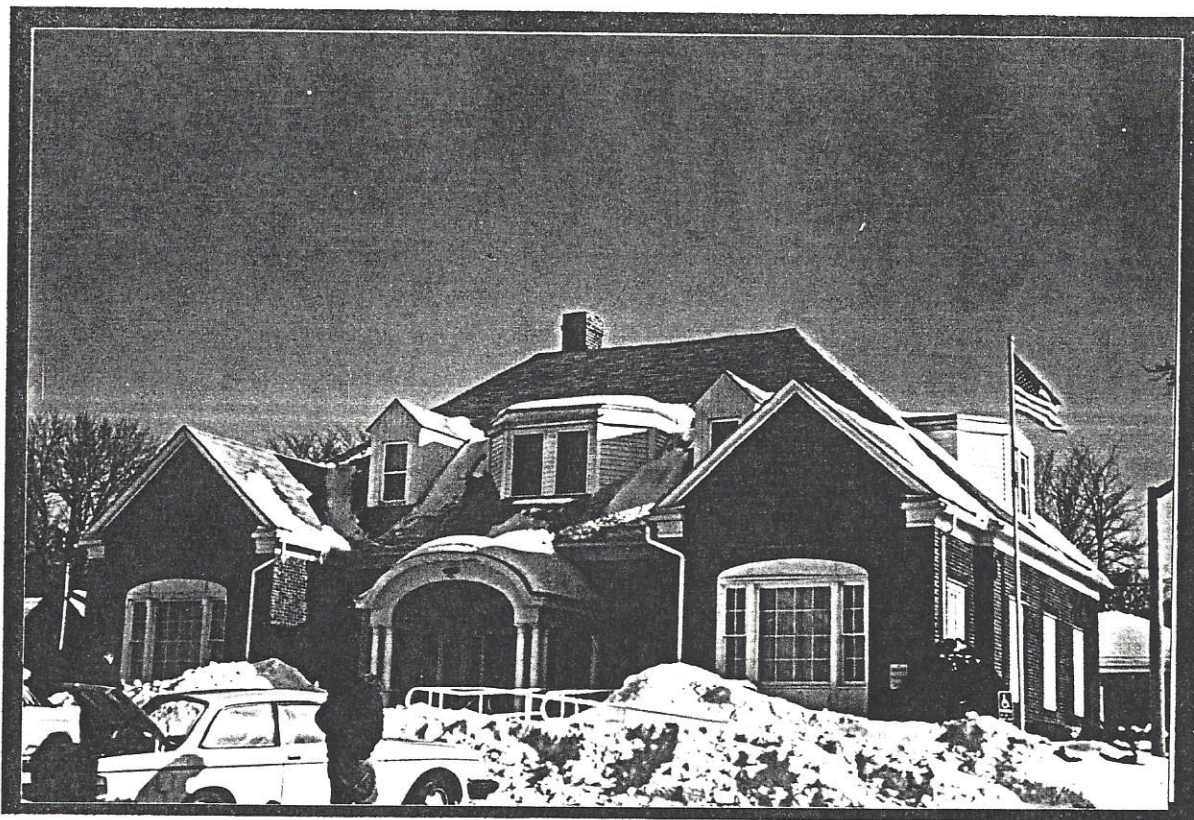
## Appendices

## **Appendix 6.1: Building Inventories and Questionnaire Summaries**



### **Elm Belcher Lodge, Agawam**

This lodge is a renovated restaurant located in a residential area. It is in excellent condition and the members are completely satisfied with its facilities and size. The membership of this lodge is declining at a significantly higher rate than the state average. The members are not concerned with this decline because they are anticipating future increases. The upper floor of this building has two apartments which are currently vacant.





## BUILDING SURVEY

**Town :** Agawam  
**Address :** 53 River St.  
**Lodge Name :** Elm-Belcher  
**Year Built :** (1870)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Fair
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Brick, Wood
13. Number of Stories : 2
14. Parking space availability : Yes
15. Landscape availability : Yes; Lawn, Shrubbery
16. Site Location : Residential Area
17. Surrounding uses : Compatible
18. Over all Rating :
19. Assessed value : \$267,100
20. Square Footage : 20,038 SF
21. Land use Zone : Industrial A
22. Historic Register : No

## MEMBERS INTERVIEW

### Contact:

#### A. Current Use

- **Masons :** Monthly Lodge Meetings, used in summer too
- **Other Associations :** None
- **Civic / Private Functions :** Open to private functions, Two upstairs apartments are rented out
- **Activities :**

#### B. Future Plans

- **Ownership :** Masons
- **Short Term Plans :**
- **New Uses :** None
- **Plan After Ten Years :** Same use as now
- **Membership :** 383, declining membership, average age is 50-55, members think that building is adequate in its size. Group met in West Springfield until the last 5 years. Renovated restaurant is current meeting place.

## Pacific Lodge, Amherst

The Masonic Lodge in Amherst is located on Main Street in the Historic District of Amherst. The building is regularly used by the Masons and their affiliated organizations. The building is regularly maintained and is in good condition. The interior was recently renovated while preserving the intricate woodworking details. The exterior is in need of painting. The only apparent attempt at consolidation is in the fact that the building is used by 5 different Masonic groups.



## BUILDING SURVEY

**Town :** Amherst  
**Address :** 99 Main St.  
**Lodge Name :** Pacific  
**Year Built :** 1801

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Fair
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Brick
13. Number of Stories : 3
14. Parking space availability : Yes
15. Landscape availability : Yes, Lawn
16. Site Location : Downtown, Major Road, Business District
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : Bldg. \$251,100 and Lot \$297,000
20. Square Footage : 0.2583 acres
21. Land use Zone :
22. Historic Register : In the Historic District of Amherst

## MEMBERS INTERVIEW

**Contact:** Albert Edgington

### A. Current Use

- **Masons :** Lodge Meetings, closed in summers, women's club meet two Saturdays
- **Other Associations :** Eastern Star, Art Fellows, Grange, Blue lodge, Royal Chapter
- **Civic / Private Functions :** Private functions are only offered for members
- **Activities :** DARE pancake, support for elementary school in Amherst, funds for scholarships

### B. Future Plans

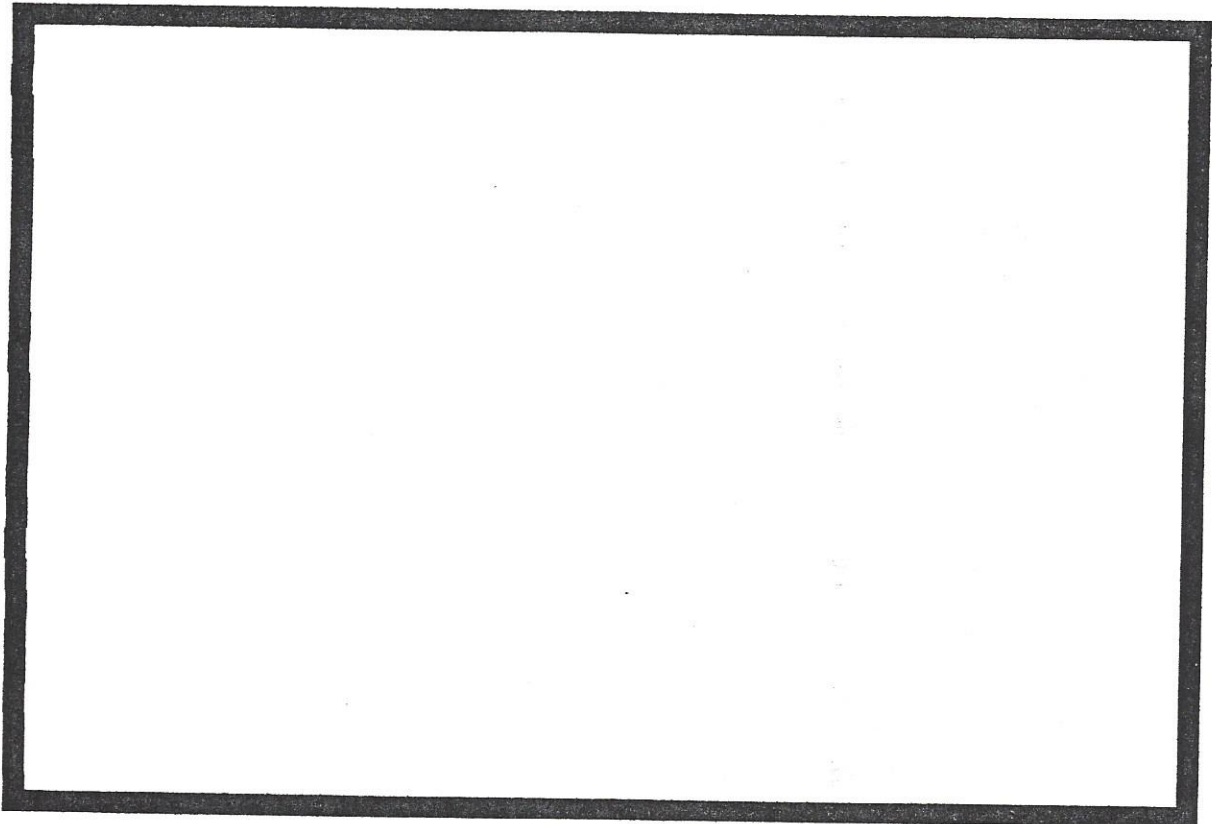
- **Ownership :** Masonic Lodge Building Association
- **Short Term Plans :** Had a rewiring program, continuing upkeep and improvements, with an emphasis on the interior rather than the exterior of the building
- **New Uses :** No
- **Plan After Ten Years :** they plan on making the building a smoke free area, install air conditioning
- **Membership :** Very active, the average age of the members is coming down because young people are joining now it is 40's, they have different ethnicities



## **Vernon Lodge, Belchertown**

The Masonic lodge in Belchertown is in the historic district. (It is believed that Alexander Graham Bell had an office in this building.) This lodge has made maximum use of its space, by encouraging a variety of mixed uses. Currently the building provides residential, commercial, professional office, and Masonic meeting space. This method provides a model which might be advantageous for other Masonic Lodges.

It has been noted that many of the members although still meeting at this location, also participate in activities at the Grand Lodge in Springfield. The membership at this lodge has remained steady. As a whole Belchertown is a growing suburban community.



## BUILDING SURVEY

**Town :** Belchertown  
**Address :** 3 Main St.  
**Lodge Name :** Vernon  
**Year Built :** (1869)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Wood
13. Number of Stories : 2
14. Parking space availability : Yes
15. Landscape availability : No
16. Site Location : Downtown, Major Highway, Commercial
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : \$243,300
20. Square Footage : 9,601 SF
21. Land use Zone : B1, Limited Business
22. Historic Register : Yes, Historic District

## MEMBERS INTERVIEW

**Contact:** Kenneth W. Rhodes

### A. Current Use

- **Masons :** Monthly Meetings
- **Other Associations :** Easter Star
- **Civic / Private Functions :** First floor is rented out for commercial use, part of the second floor for residential use
- **Activities :** Sunday Breakfasts, Giving two dinners to the poor every year

### B. Future Plans

- **Ownership :** Masonic Temple Building Association. Two story wooden building, mixed use. Located downtown. Surrounded by commercial and other institutions (Town Hall).
- **Short Term Plans :** None
- **New Uses :** No
- **Plan After Ten Years :** No, members are very satisfied with the present condition of the building
- **Membership :** Growing membership (Young), Very Active, Average age late 40's- early 50's

## Chicopee - 1 and Chicopee - 2

Chicopee - 1 and Chicopee - 2 are no longer owned by the Masons. These buildings however are significant because of their style and size.

Chicopee - 1 is a mid-size brick building located in the downtown business district. The building has fallen into disrepair. Restoration and preservation of this site would benefit Chicopee, by offering quality space downtown. The building also has some stained glass windows which might be significant to the Masons, and certainly speak of the culture and history which is clearly part of this structure.

Chicopee - 2 is a Victorian style building located just outside the Chicopee Falls business district. This building offers quality office space and is well maintained. Currently the building is for sale. Steps toward historic preservation might safeguard this building from any unforeseen development problems.





## Morning Sun, Conway

The Masonic Lodge in Conway has been returned to its previous owner, and now it is held for sale. This was a result of closing down the lodge because of declining membership.



## BUILDING SURVEY

**Town :** Conway  
**Address :** Main St.  
**Lodge Name :** Morning Sun  
**Year Built :** (1869)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Fair
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Fair
7. Porches and Steps : Fair
8. Foundation : Good
9. Yard and Driveway : No
10. Presence of Debris in Yard : None
11. Recent Repairs: No
12. Type of Structure : Brick, Wood, Brick Foundation
13. Number of Stories : 3 + Attic
14. Parking space availability : No
15. Landscape availability : No
16. Site Location : Downtown, Commercial
17. Surrounding uses : Compatible
18. Over all Rating : Fair
19. Assessed value : Bldg. \$90,000 and Lot \$29,000
20. Square Footage :
21. Land use Zone : Agricultural-Residential
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Paul Chapley

### A. Current Use

Lodge had been closed because not enough members, information following is explaining the previous conditions of the lodge before closure

- **Masons :** Monthly Meetings
- **Other Associations :** None
- **Civic / Private Functions :** None
- **Activities :** None

### B. Future Plans

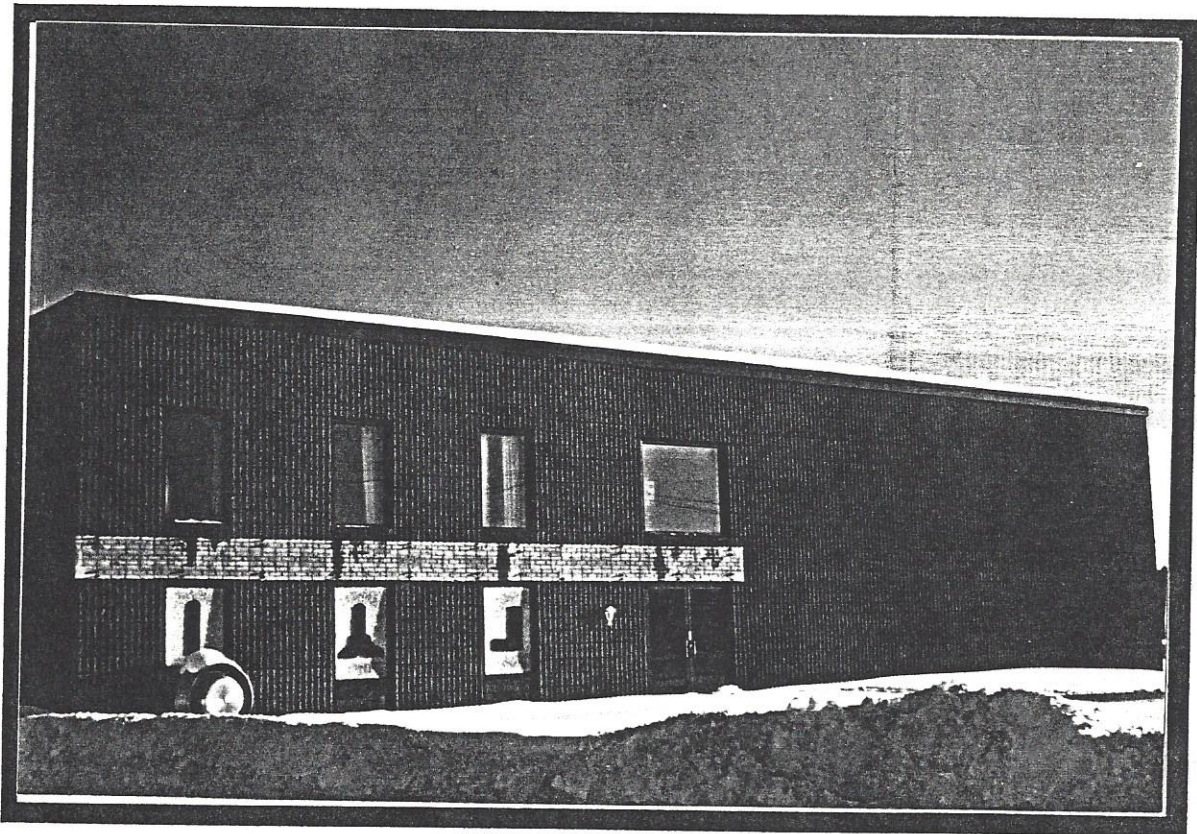
- **Ownership :** Building was owned by a private organization, the Masons only rented the place, and now it is held for sale
- **Short Term Plans :** They installed a new kitchen
- **New Uses :**
- **Plan After Ten Years :**
- **Membership :** Decline in membership lead to closure, the remaining members did not want to meet any more



## Ionic Lodge, Easthampton

The Masonic lodge in Easthampton is located in a suburban setting along Route 10 heading to Southampton. The lodge was built twelve years ago, when the previous building could not accommodate the Masons any longer. The present lodge, a modern facility, is in excellent condition with plenty of parking space. The style of this building and its location on a major route make it ideal for commercial activity.

The membership is quite active and willing to rent out the facility to non-Masonic groups, and regularly has activities to attract community participation.





## BUILDING SURVEY

**Town :** Easthampton  
**Address :** 75 Main St.  
**Lodge Name :** Ionic  
**Year Built :** (1867)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs :
12. Type of Structure : Brick
13. Number of Stories : 2
14. Parking space availability : Yes, 20
15. Landscape availability : Yes; Lawn, Trees
16. Site Location : Major Highways, Residential-Commercial, Great View
17. Surrounding uses :
18. Over all Rating : Good
19. Assessed value :
20. Square Footage :
21. Land use Zone :
22. Historic Register :

## MEMBERS INTERVIEW

**Contact:** Paul D. Gluck

### A. Current Use

- **Masons :** Monthly Lodge Meetings
- **Other Associations :** Eastern Star
- **Civic / Private Functions :** Weddings and Dinners
- **Activities :**

### B. Future Plans

- **Ownership :** Masonic Lodge Building Association
- **Short Term Plans :** They have no plans to sell
- **Other :** Former meeting site in downtown should be studied for historical significance etc.
- **Plan After Ten Years :** The building will be used the same way
- **Membership :** Growing in the last five years with young people. Very active membership. Average age is late 40's.

### **Charles C. Spellman & Sherwood Lodges, East Longmeadow**

The Masonic building in East Longmeadow currently serves two lodges. The two-story brick building built in the 1940s has over 10,000 SF. The building is in good condition. A new rear entrance was recently added and interior renovations are in progress. In addition to the two lodges other affiliated Masonic groups and local civic groups also meet at the Lodge on a regular basis. The building is also rented out for private parties. Located in a residential area, most members feel that the lodge is used to capacity. In addition members feel that the current use of the building will continue for many years. No plans for consolidation are being negotiated.



## BUILDING SURVEY

**Town :** East Longmeadow

**Address :** 43 Chestnut St.

**Lodge Name :** Charles C. Spellman

**Year Built :** (1921)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Brick
13. Number of Stories : 2 + Basement
14. Parking space availability : Yes, Substantial
15. Landscape availability : Yes
16. Site Location : Residential Area
17. Surrounding uses : Not Compatible, But set-back 1/2 mile from village
18. Over all Rating : Good
19. Assessed value : \$275,000.
20. Square Footage : 17,000 S.F.
21. Land use Zone : Residential/Commercial
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** John Parker

### A. Current Use

- **Masons :** Charles C. Spellman - weekly, Sherwood Lodge - weekly
- **Other Associations :** Rainbow Girl - twice monthly, Eastern Star - twice monthly, Grange - twice monthly, Dance Club - once a month
- **Civic / Private Functions :** Building used for weddings and parties
- **Activities :** DARE program and fundraising. Blood drives. Fundraising for Masonic Home

### B. Future Plans

- **Ownership :** Masonic Temple. Building is large, brick, 1940's, two story plus basement, Building is located in a residential neighborhood, one mile from downtown
- **Short Term Plans :** Built a back entrance lobby for their back door. And did small interior changes
- **New Uses :** No plans for other uses or consolidation
- **Plan After Ten Years :** Building being used in similar manner. The lodge seems stable and established
- **Membership :** 380 (80 active), membership had been decreasing but it increased the past year. Age mixed, many are young and several have had their 50th anniversary as members. Members are proud of the lodge and recognize it as one of the largest in the area with the exception of Springfield and Holyoke. Sherwood lodge is also a large and active group



## Republican Lodge, Greenfield

The old Republican Lodge building is located in the downtown of Greenfield next to the court house and across the street from the library and fire department. It is one of the oldest Masonic Lodges in the State. The Republican Lodge was chartered in 1795 but the members sold the building less than five years ago. Today the building houses several professional offices, including the local newspaper, and the Greenfield Cable Television Office. The historic character and architectural beauty of the building have been preserved. This offers an excellent example of adaptive reuse of a Masonic building. The fact that the Greenfield Masons meet in Turners Falls also provides an example of one method of consolidation currently used by the Masons.



## **BUILDING SURVEY**

**Town :** Greenfield

**Address :** 393 Main St.

**Lodge Name :** No longer a meeting site, Republican Lodge has moved to Turners Falls

**Year Built :** (1795)

### **Check List :**

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Brick
13. Number of Stories : 4
14. Parking space availability : Yes, limited
15. Landscape availability : No
16. Site Location : Downtown, Business District
17. Surrounding uses : Compatible
18. Over all Rating : Good, renovated and rehabilitated
19. Assessed value :
20. Square Footage : Estimated Bldg. 21,600 SF
21. Land use Zone :
22. Historic Register :

## **MEMBERS INTERVIEW**

**Contact:** NA

### **A. Current Use**

- **Masons :**

- **Other:** Condo Association: Professional Offices, Greenfield Recorder Newspaper, Cable Access Television

- **Civic / Private Functions :**

- **Activities :**

### **B. Future Plans**

- **Ownership :** Condo Association

- **Short Term Plans :**

- **New Uses :**

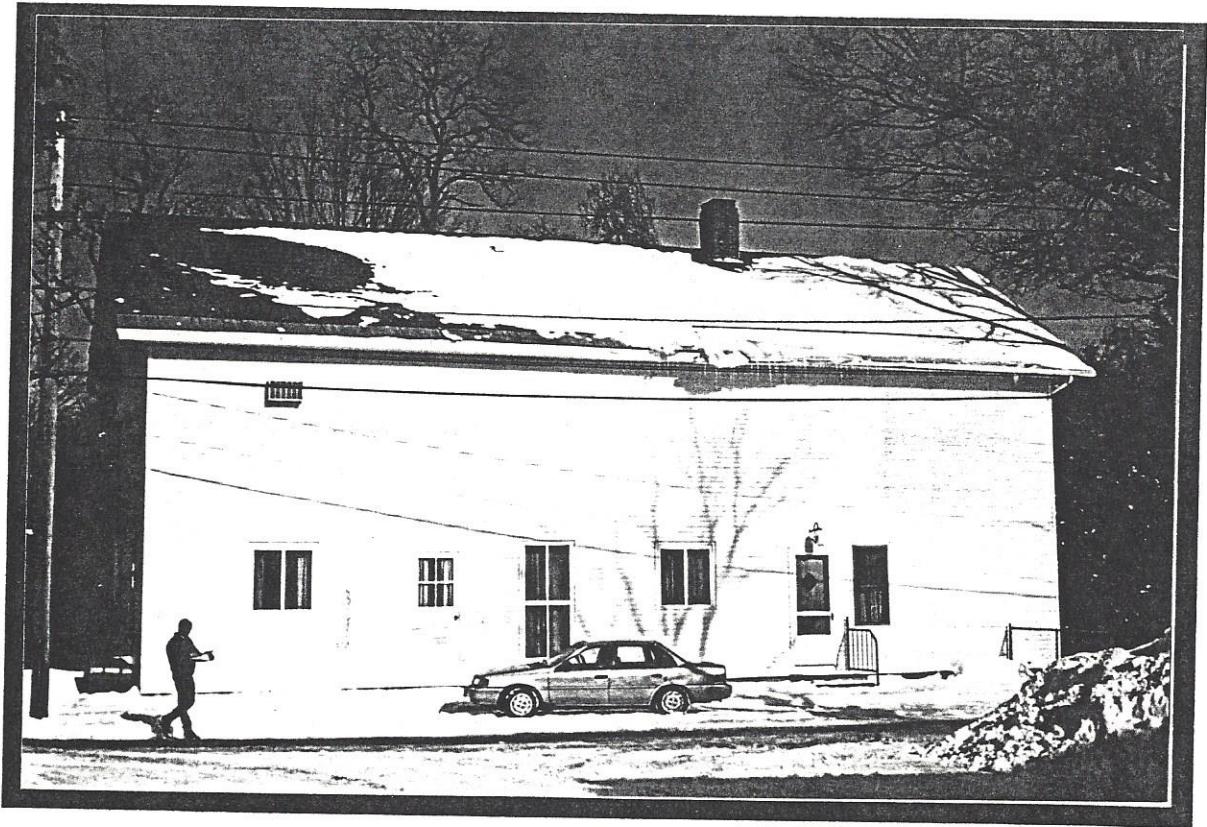
- **Plan After Ten Years :**

- **Membership :**



## Hampshire Lodge, Haydenville Village

The Masonic Lodge in Haydenville is a two story wooden structure located on the Mill River. Recent renovations include the conversion of the basement to a recreation room. Members noted that the lodge is active, and they are looking for new ways to use the building to its capacity.





## **BUILDING SURVEY**

**Town :** Haydenville  
**Address :** South Main St.  
**Lodge Name :** Hampshire  
**Year Built :** (1871)

### **Check List :**

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Wood
13. Number of Stories : 2
14. Parking space availability : No
15. Landscape availability : No
16. Site Location : Downtown, Commercial, Along small stream
17. Surrounding uses :
18. Over all Rating : Good
19. Assessed value : Bldg. \$151,500 and Lot \$15,000
20. Square Footage : 15,086 SF
21. Land use Zone : None
22. Historic Register : No

## **MEMBERS INTERVIEW**

**Contact:** Benjamin Hull

### **A. Current Use**

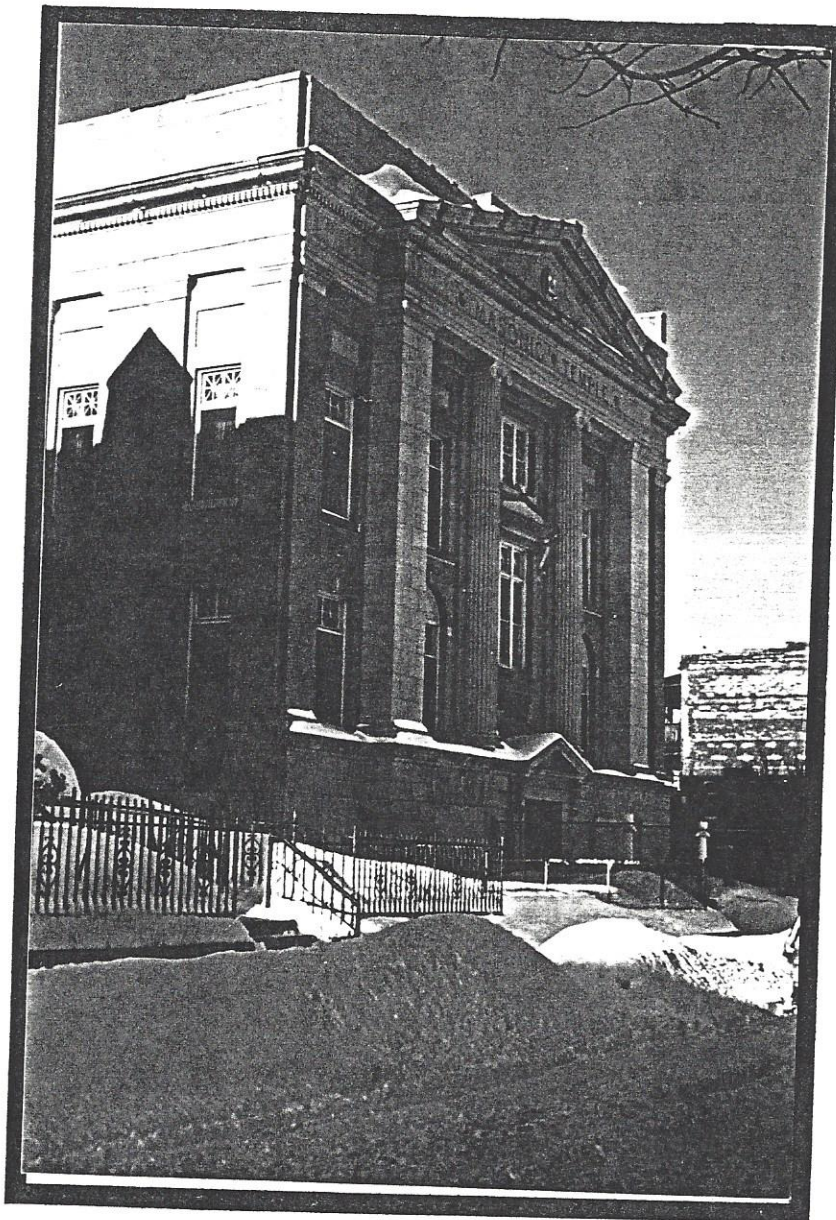
- **Masons :** Monthly Meetings, closed in July and August
- **Other Associations :** None
- **Civic / Private Functions :** Building can only be used for other functions by masons
- **Activities :** Public supper, card parties (open to everybody)

### **B. Future Plans**

- **Ownership :** Masonic Lodge Building Association
- **Short Term Plans :** Continuous improvements to keep up the building. Recently they changed the basement into a recreational room
- **New Uses :** Not considered
- **Plan After Ten Years :** The same use as now
- **Membership :** 125, growing membership, average age for members is 50's, and members like the present building

## William Whiting and Mount Tom Lodges, Holyoke

The Masonic lodge in Holyoke is located in an area of the city which includes a variety of civic buildings and many multi-family apartment blocks. The neighborhood that the lodge lies in is somewhat deteriorated, which is one of the reasons for the declining membership of the lodge. Now the Masons are in the process of moving out to another site. The present building has a spectacular architecture that might be evaluated in order to be registered with the National Register for Historic Places. Redevelopment of this site would be important to the city. A variety of uses could be found for the building. One possibility, would be to create a cultural or youth center at the site, if the Masons decide to sell and move out.





## BUILDING SURVEY

**Town :** Holyoke

**Address :** 235 Chestnut St.

**Lodge Names :** Mount Tom, William Whiting

**Year Built :** 1920

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Brick, Stone
13. Number of Stories : 4
14. Parking space availability : Yes
15. Landscape availability : No
16. Site Location : Downtown, Residential Area
17. Surrounding uses : Somewhat Compatible, deteriorating neighborhood
18. Over all Rating : Good, Needs some interior repair
19. Assessed value : \$69,250 (Old Record)
20. Square Footage : Bldg. 26,250 SF
21. Land Use Zone : Residential and civic
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** John J. Hayes

### A. Current Use

- **Masons :** Monthly Lodge Meetings
- **Other Associations :** Eastern Star, York Rite
- **Civic / Private Functions :** Used for civic and private functions if requested
- **Activities :** None

### B. Future Plans

- **Ownership :** Masonic Lodge Building Association.
- **Short Term Plans :** Members consider selling the building, but they are disagreeing whether they should move out to another location or dissolve the Lodge.
- **New Uses :** Yes, they consider leasing as one of the solutions
- **Plan After Ten Years :** None
- **Membership :** Declining, inactive, and members split over accepting different ethnic groups



## Longmeadow Lodge, Longmeadow

This is a town owned building which is presently being utilized by several civic groups. It is a relatively small structure in very good condition. The Masons share this building with the American Legion and Knights of Columbus. Recently, the Masons painted the building and donated CPR mannequins to the fire department. This is one of only two lodges in our study group which has experienced an overall growth in the time period from 1989 to 1992.



## BUILDING SURVEY

**Town :** Longmeadow  
**Address :** 417 Longmeadow St.  
**Lodge Name :** Longmeadow  
**Year Built :** (1931)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Fair
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : None
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
  
11. Recent Repairs : No
12. Type of Structure : Brick, Wood
13. Number of Stories : 1
14. Parking space availability : No
15. Landscape availability : Yes; Lawn, Shrubbery
16. Site Location : Major Highway, Residential-Commercial
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : Building and lot \$85,300
20. Square Footage : lot size 5,620 SF Bldg. foot print 1,579 SF
21. Land use Zone :
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Francis C. Miller

### A. Current Use

- **Masons :** Monthly meetings, building is closed for summer
- **Other Associations :** American Legion , Lions Club
- **Civic / Private Functions :** None
- **Activities :** Donated CPR mannequins to fire department in exchange for use of the building

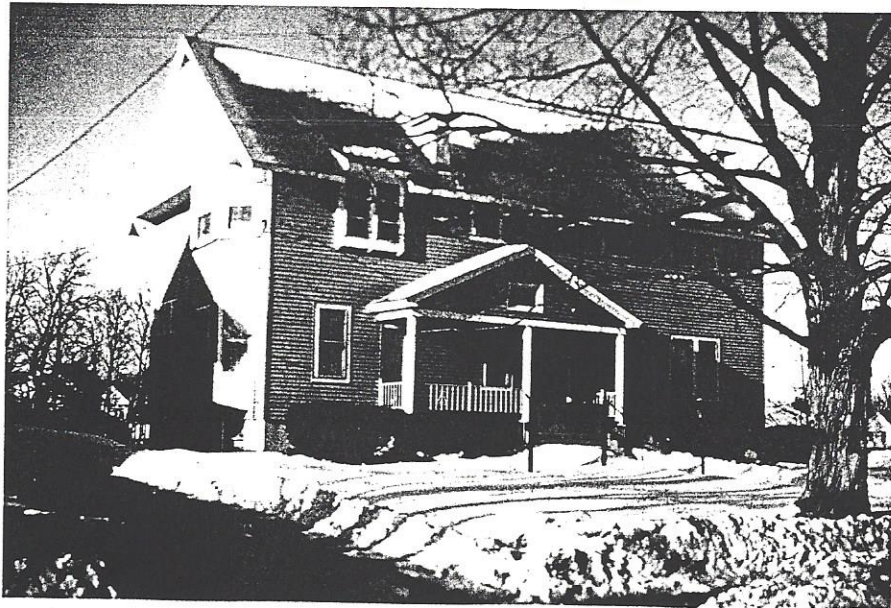
### B. Future Plans

- **Ownership :** Town owns the building
- **Short Term Plans :** Recently painted the building , but they have no other plans as they do not own the building
- **New Uses :** None
- **Plan After Ten Years :** The same use
- **Membership :** The membership is declining ,160 members, White, satisfied with the building



### **Brigham Lodge, Ludlow**

The Brigham Lodge is located in a residential neighborhood only a block from the downtown business district. Other civic institutions are in the area. The building exterior has recently been sided and the yard has been landscaped. The building could serve a variety of uses if the Lodge needed to sell the facility. Its proximity to downtown is advantageous.





## BUILDING SURVEY

**Town :** Ludlow

**Address :** 59 Windsor St., Ludlow, MA

**Lodge Name :** Brigham

**Year Built :** (1891)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good, New Siding
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good, New
7. Porches and Steps : Good, New
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Wood, with Vinyl Siding
13. Number of Stories : 2 + Basement
14. Parking space availability : No, Limited
15. Landscape availability : Yes
16. Site Location : Residential Area, Business District
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : \$150,000.
20. Square Footage : 6,654 S.F.
21. Land use Zone : Residential
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Norman Green

### A. Current Use

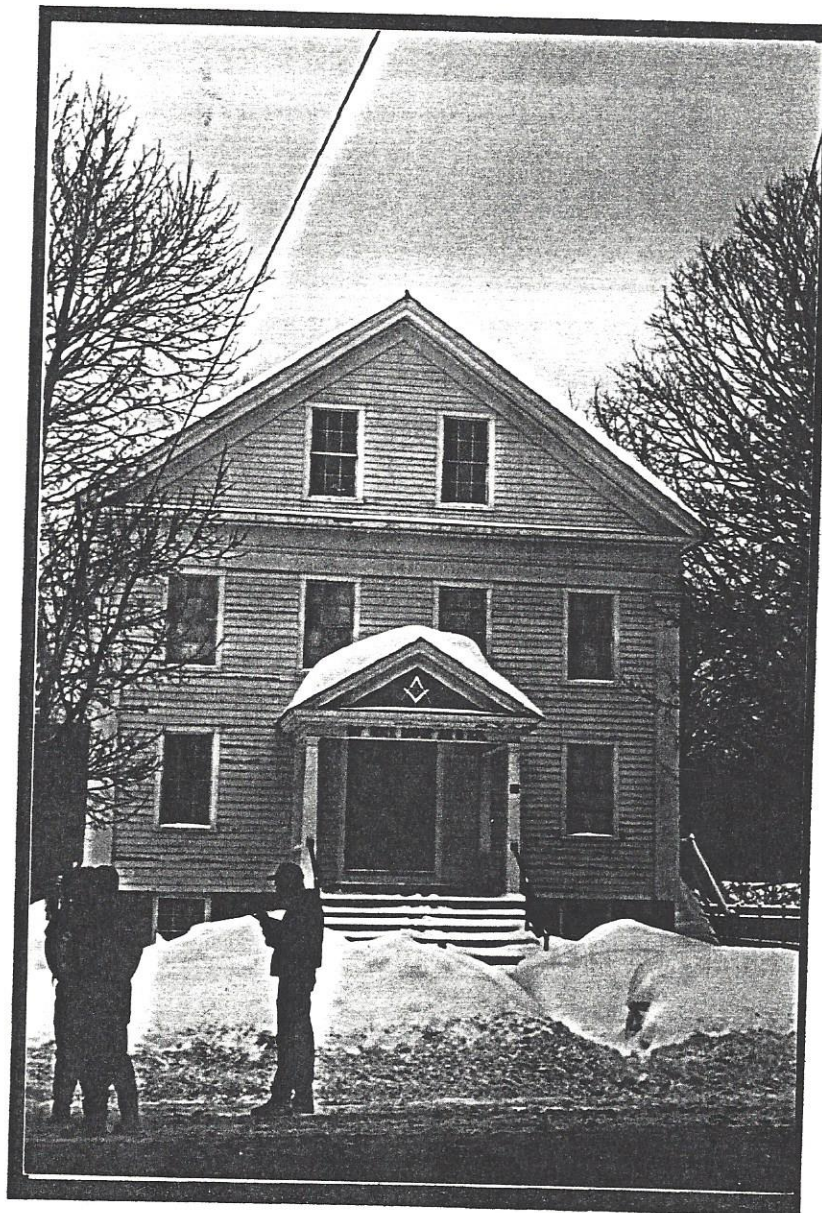
- **Masons :** Brigham Lodge (Monthly Meetings)
- **Other Associations :** Eastern Star
- **Civic / Private Functions :**
- **Activities :** Blood Drives, Dare

### B. Future Plans

- **Ownership :** Masonic Temple Building Association, ( Two story aluminum sided wood building in residential neighborhood, date early 1900s. Two blocks from downtown.)
- **Short Term Plans :** Recently sided exterior, small interior renovations
- **New Uses :** Not willing to discuss any future plans
- **Plan After Ten Years :** Sees building being used for many years
- **Membership :** 250+ members, older membership, active

## Bay State Lodge, Montague Village

The Bay State Lodge is a wooden structure and is located in the center of Montague Village and fits in well with the several other public or institutional buildings. The building appears to need work from the outside. The roof lacks support, bricks in the foundation are loose, and the exterior needs a paint.





## BUILDING SURVEY

**Town :** Montague  
**Address :** Main St.  
**Lodge Name :** Baystate  
**Year Built :** 1872

### Check List :

1. Roof : Good
2. Chimney : Fair, loose brick
3. Exterior Walls and Paint : Poor
4. Exterior Walls and Carpentry : Fair
5. Gutters and Down spouts : Poor
6. Exterior Windows and Doors : Poor
7. Porches and Steps : Fair
8. Foundation : Good
9. Yard and Driveway : Fair
10. Presence of Debris in Yard : Good
11. Recent Repairs: No
12. Type of Structure : Brick, Wood (Lower wall is brick and the foundation is cinder block).
13. Number of Stories : 3
14. Parking space availability : On street parking
15. Landscape availability : Trees, Shrubby, and Lawn
16. Site Location : Downtown, off major highway, residential-commercial
17. Surrounding uses : Compatible
18. Over all Rating : Fair, Two porches and fire escape
19. Assessed value : Lot \$35,300 and Bldg. \$118,700
20. Square Footage : Estimated for bldg. 6,300 SF
21. Land Use Zone : Residential , Commercial
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Roland S. Packard

### A. Current Use

- **Masons :** Monthly lodge meetings, closed January and February to save heat.
- **Other Associations :** Eastern Star, Boy Scouts
- **Civic / Private Functions :** None civic, but some private functions like weddings
- **Activities :**

### B. Future Plans

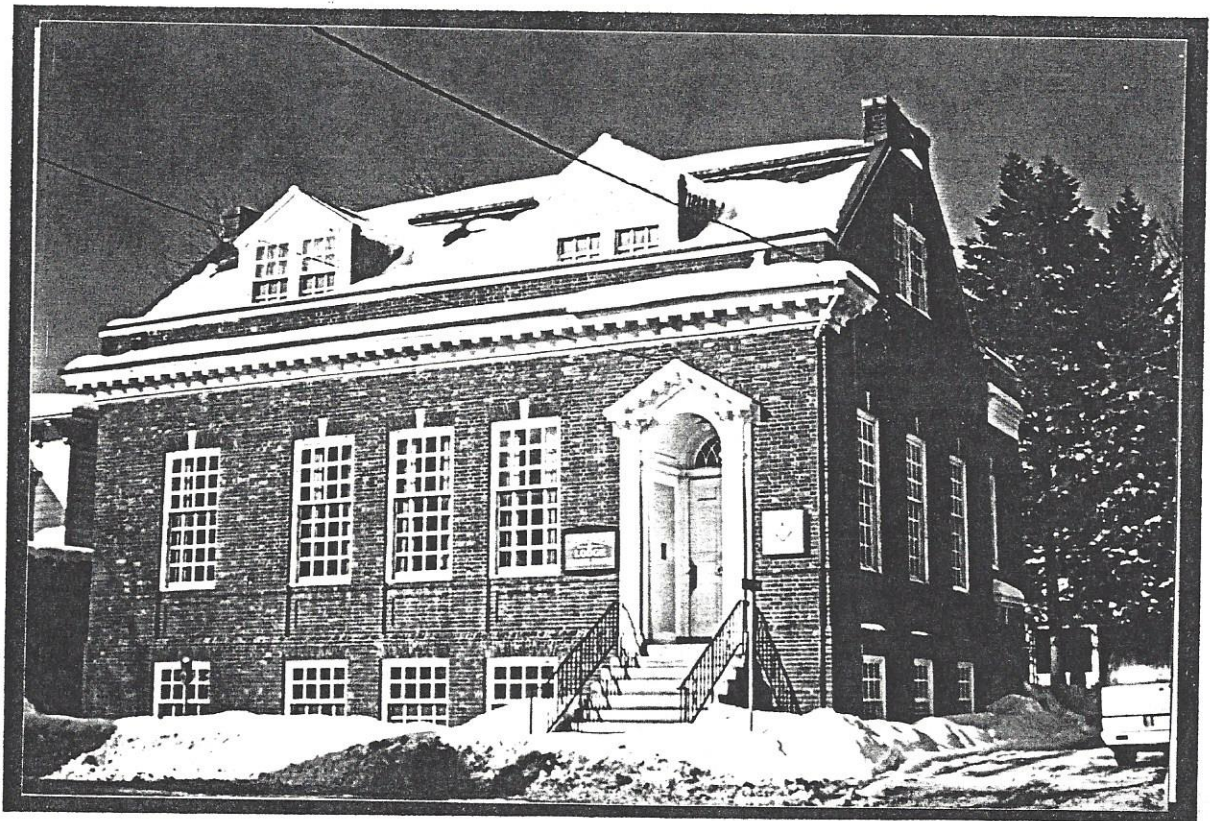
- **Ownership :** Masons
- **Short Term Plans :** Did significant renovation on the inside in 1970 for their 100th Anniversary.
- **New Uses :** None
- **Plan After Ten Years :** No changes in use of building
- **Membership :** 70-75, membership is stable since five years, 10% of members are active, average age late 50's, satisfied with the present condition of the building. Members are of different ethnic groups



## Jerusalem Lodge, Northampton

The Masonic Lodge in Northampton is on the National Register of Historic Places. It would be important for the Lodge to utilize this fact by pursuing preservation and restoration funding. They have already used consolidation techniques to utilize the building more fully, by allowing different groups to meet there.

The outside of the building needs attention.



## BUILDING SURVEY

**Town :** Northampton

**Address :** 47 Center St.

**Lodge Name :** Jerusalem

**Year Built :** Late 1800's-early 1900's

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Fair
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Fair, Need Paint
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs :
12. Type of Structure : Brick
13. Number of Stories : 3
14. Parking space availability : No
15. Landscape availability : No
16. Site Location : Downtown, Major Highways
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : Bldg. \$285,200 and Lot \$74,500
20. Square Footage : 6,600 SF
21. Land use Zone : Central Business
22. Historic Register : Yes

## MEMBERS INTERVIEW

**Contact:** David Hentz

### A. Current Use

- **Masons :** Monthly Meetings for the lodge and other associated groups in addition to special meetings if needed, mainly closed during July and August
- **Other Associations :** The women's organization, York Rite, The White Shrine
- **Civic / Private Functions :** Occasional parties only for members, no weddings
- **Activities :**

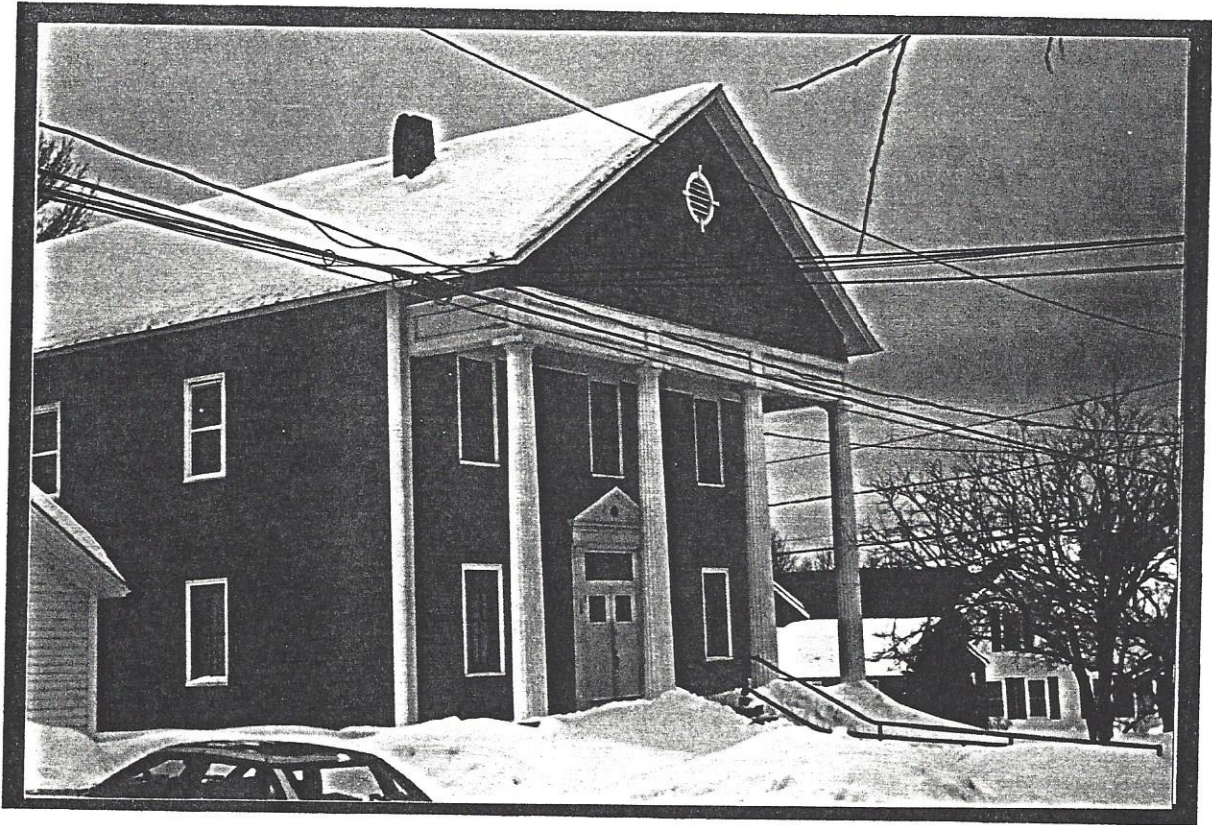
### B. Future Plans

- **Ownership :** Masonic Lodge Building Association, bought the building in 1957 from the Telephone Exchange Company
- **Short Term Plans :** Two years ago they fixed the roof which cost \$30,000, they plan on more improvements when afforded, as a way to keep up the building
- **New Uses :** None, they made an agreement with the Red Cross to use the lodge as a temporary shelter if needed
- **Plan After Ten Years :** No plan of selling
- **Membership :** 106 members, one fourth of the members are active, membership is not growing in the Masonic Lodge, but it is growing within the other affiliated groups, the average age of the members is 65, and members seem to like the building, one third of the members live in other states, they have different ethnic groups.



## Harmony Lodge, Northfield

The Harmony Lodge's charter dates back to 1796 and was signed by Paul Revere. It is a large wooden structure, with Doric columns and shingles. The building is located on Parker Avenue one block from Main street. The structure appears to be in very good shape and we learned from our interviews that the heating system and windows have recently been replaced.





## **BUILDING SURVEY**

**Town :** Northfield  
**Address :** Parker Ave.  
**Lodge Name :** Harmony  
**Year Built :** 1796

### **Check List :**

1. Roof : Good
2. Chimney : Poor
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Fair
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Wood
13. Number of Stories : 2
14. Parking space availability : Yes, 8 spaces
15. Landscape availability : Yes, Lawn, Trees
16. Site Location : Downtown, Residential-commercial
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value :
20. Square Footage : Estimated for bldg. 4,800 SF
21. Land Use Zone :
22. Historic Register : No

## **MEMBERS INTERVIEW**

**Contact:** Oren A. Jones

### **A. Current Use**

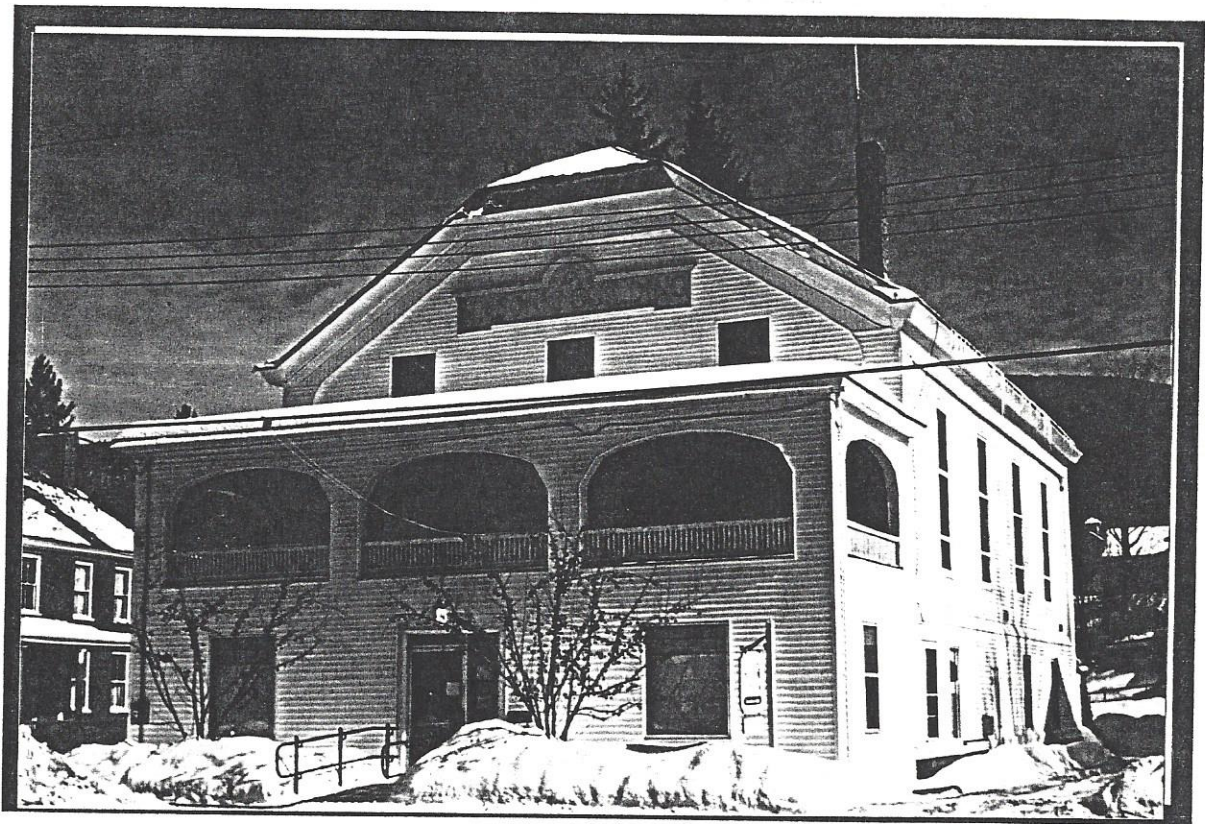
- **Masons :** Monthly Meeting, closed for summer
- **Other Associations :** None
- **Civic / Private Functions :** None
- **Activities :**

### **B. Future Plans**

- **Ownership :** Masons
- **Short Term Plans :** One member recently replaced heating system and windows
- **New Uses :** Idea not accepted by members
- **Plan After Ten Years :** Same use as now
- **Membership :** 46, Declining, most members are old, members like their building

## Mountain Lodge, Shelburne Falls

The Mountain Lodge was chartered in 1796 (signed by Paul Revere) and is located in the center of Shelburne Falls. It is a wooden structure and appears to be in very good shape. There is new vinyl siding and the building has recently been insulated. The foundation is made of granite. The Lodge is currently very well used. On the bottom floor there is a senior center and the seniors operate a bakery. The exterior of the Mountain Lodge adds character to the downtown.



## BUILDING SURVEY

**Town :** Shelburne Falls  
**Address :** Main St.  
**Lodge Name :** Mountain  
**Year Built :** 1806

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Wood
13. Number of Stories : 3
14. Parking space availability : Yes
15. Landscape availability : Yes, Trees and shrubbery
16. Site Location : Downtown, Residential-Commercial
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : Lot \$34,400 and Bldg. \$282,800
20. Square Footage : Bldg. 6,924 SF and 0.16 acres for the Lot
21. Land Use Zone : Commercial
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Arnold J. Labelle, Jr.

### A. Current Use

- **Masons :** Monthly Meetings, none in summer
- **Other Associations :** Senior Center, Bakery
- **Civic / Private Functions :** Some private functions
- **Activities :** Blood Donations

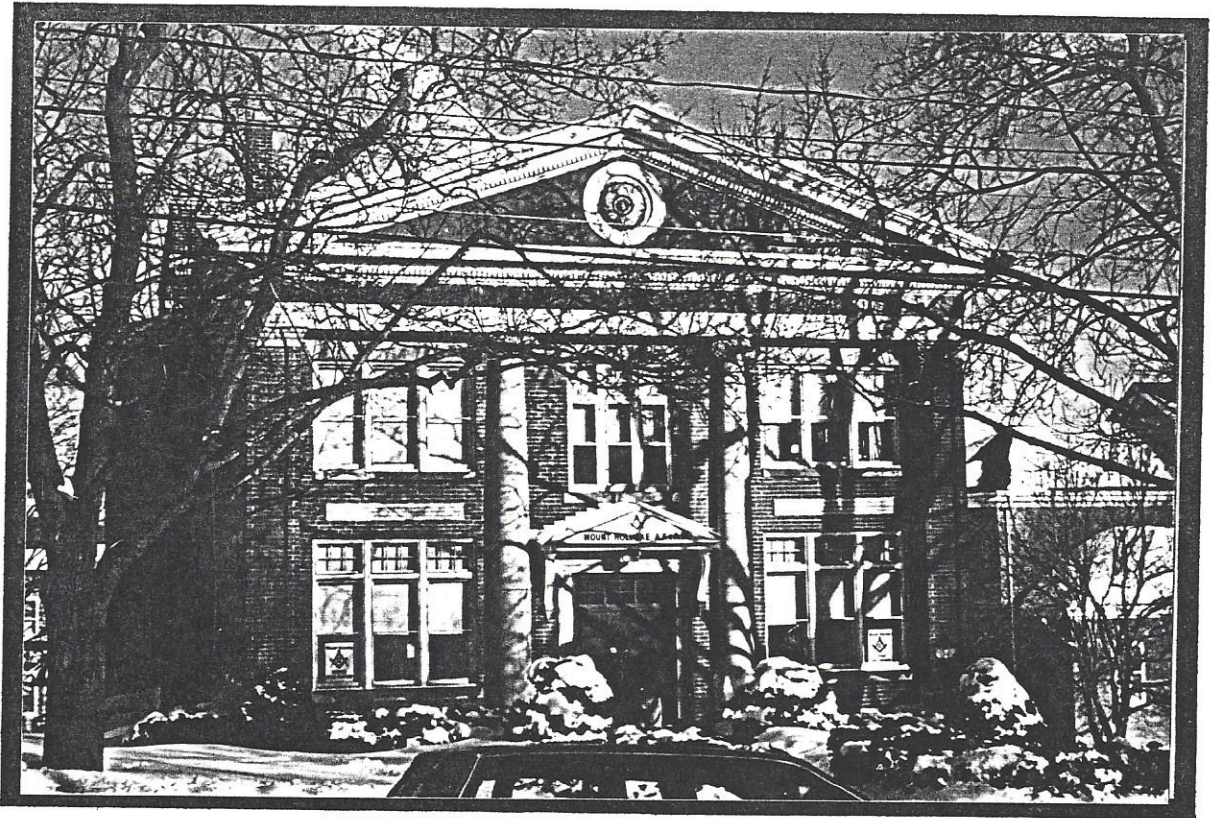
### B. Future Plans

- **Ownership :** Masonic
- **Short Term Plans :** Recently resided and insulated the building
- **New Uses :**
- **Plan After Ten Years :** The same use as present
- **Membership :** 150, growing, average age 50+, They have different ethnic and religious members



## Mount Holyoke, South Hadley

The Masonic lodge in South Hadley is in excellent condition. The building is a large structure, which can accommodate the consolidation of other lodges if needed. The building should be evaluated in regard to the National Register of Historic Places. Although some residences neighbor this facility, the area is primarily commercial and is home to other civic institutions.



## **BUILDING SURVEY**

**Town :** South Hadley Falls

**Address :** North Main St.

**Lodge Name :** Mount Holyoke

**Year Built :** 1869

### **Check List :**

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good, Brick
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Brick
13. Number of Stories : 2
14. Parking space availability : None
15. Landscape availability : Yes; Lawn, Trees, Shrubbery
16. Site Location : Downtown, Major Highways, Residential-Commercial
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : \$369,400
20. Square Footage : Lot 19,080 SF, Bldg. 8,188 SF
21. Land use Zone : Residential B
22. Historic Register : No

## **MEMBERS INTERVIEW**

### **Contact:**

#### **A. Current Use**

- **Masons :** Monthly Meetings
- **Other Associations :** Eastern Star
- **Civic / Private Functions :** No civic functions, but used for private functions (Weddings)
- **Activities :**

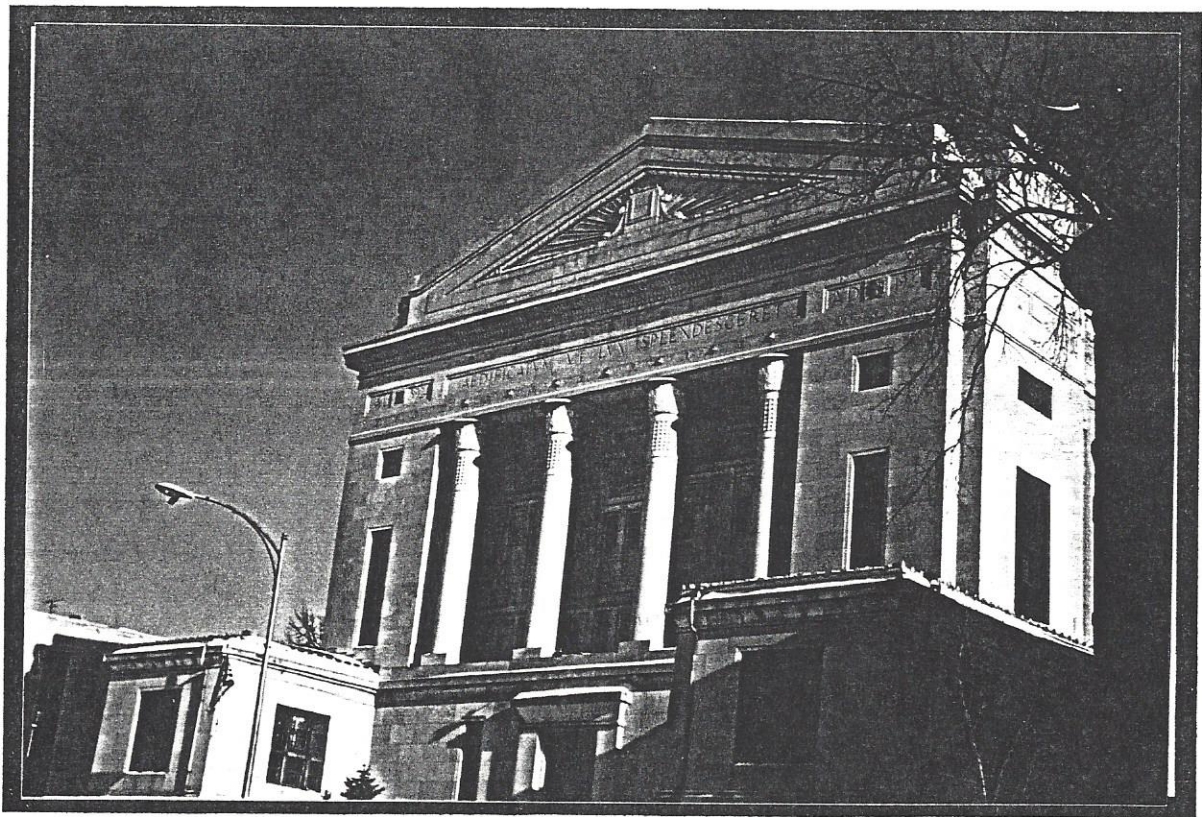
#### **B. Future Plans**

- **Ownership :** Masonic Lodge Building Association
- **Short Term Plans :** None
- **New Uses :** None
- **Plan After Ten Years :** Stay as a Masonic Lodge
- **Membership :**



## **Grand Lodge of Springfield - Springfield**

This structure is located in downtown Springfield at 341 State Street. It is the meeting site for six lodges with a membership of approximately 1300 members. It is a landmark building for the City of Springfield and represents the tremendous popularity the Masons enjoyed in the early part of this century. The structure itself is in superb condition, due to the near constant restoration projects.





## BUILDING SURVEY

**Town :** Springfield

**Address :** 341 State St.

**Lodge Name :** Chicopee, Esoteric, Hampden, Roswell Lee-Samuel Osgood, Samuel D. Sherwood, Springfield

**Year Built :** 1920 ( 25)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Brick, Stone
13. Number of Stories : 8
14. Parking space availability : No
15. Landscape availability : Yes, Shrubbery
16. Site Location : Major Highways, Commercial
17. Surrounding uses : Compatible
18. Over all Rating : Good, Grand Structure
19. Assessed value : \$1,049,060
20. Square Footage : 33,825 SF
21. Land use Zone : Commercial A
22. Historic Register : Yes

## MEMBERS INTERVIEW

**Contact:** Taylor B. Cook

### A. Current Use

- **Masons :** Weekly meetings
- **Other Associations :** Five other lodges meet in that building
- **Civic / Private Functions :** None
- **Activities :**

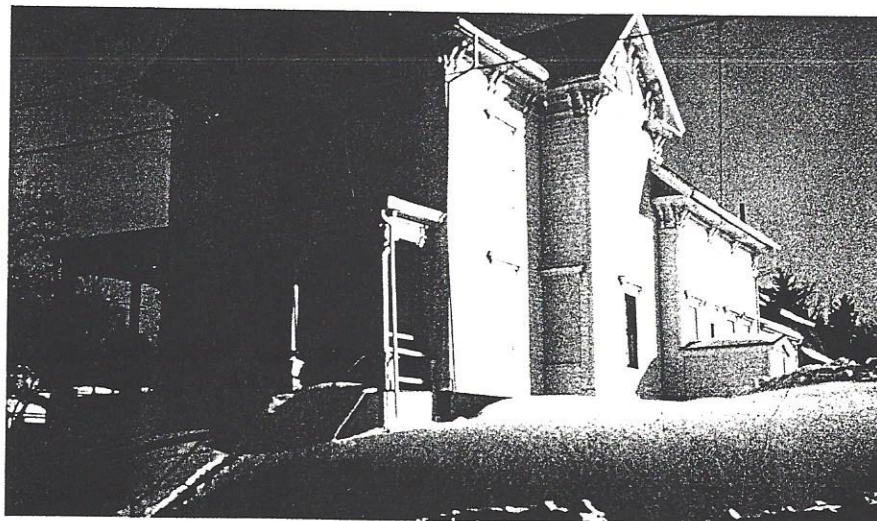
### B. Future Plans

- **Ownership :** Masonic association
- **Short Term Plans :** Constantly renovating the building
- **New Uses :** None
- **Plan After Ten Years :** Same use
- **Membership :** Declining membership, average age in their sixties

### **Indian Orchard - Shawmont Lodge, Indian Orchard/Springfield**

This building was donated in the 1950s by a lodge member and is located in a residential area three blocks from the village center. The two story former residence is in good condition due, in part, to recent interior and exterior renovations. These include the creation of a new rear entrance and the enlargement of the first floor meeting room.

The lodge is working on increasing its membership by encouraging more involvement with the local community.



## BUILDING SURVEY

**Town :** Indian Orchard/Springfield  
**Address :** 149 Berkshire St.  
**Lodge Name :** Indian Orchard-Shawmont  
**Year Built :**

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Fair
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good, some new
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway :
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Wood
13. Number of Stories : 2 + Basement and Attic
14. Parking space availability : Yes, Limited 12 Spaces
15. Landscape availability : Yes
16. Site Location : Residential Area, 3 blocks from village
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : \$187,980.
20. Square Footage : 7230 S.F.
21. Land use Zone :
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** William Davidson

### A. Current Use

- **Masons :** Lodge Meetings (3 to 4 times a month)
- **Other Associations :** Eastern Star
- **Civic / Private Functions :** Sometimes, but not equipped for parties etc.
- **Activities :** DARE programs and fund raising. Community activities; Halloween parade, haunted house, Free community dinners - 4 times a year, invite groups in elderly, disables etc. Dare fish derby, Pancake breakfast weekly - open to public, working with Ludlow Lodge on community project

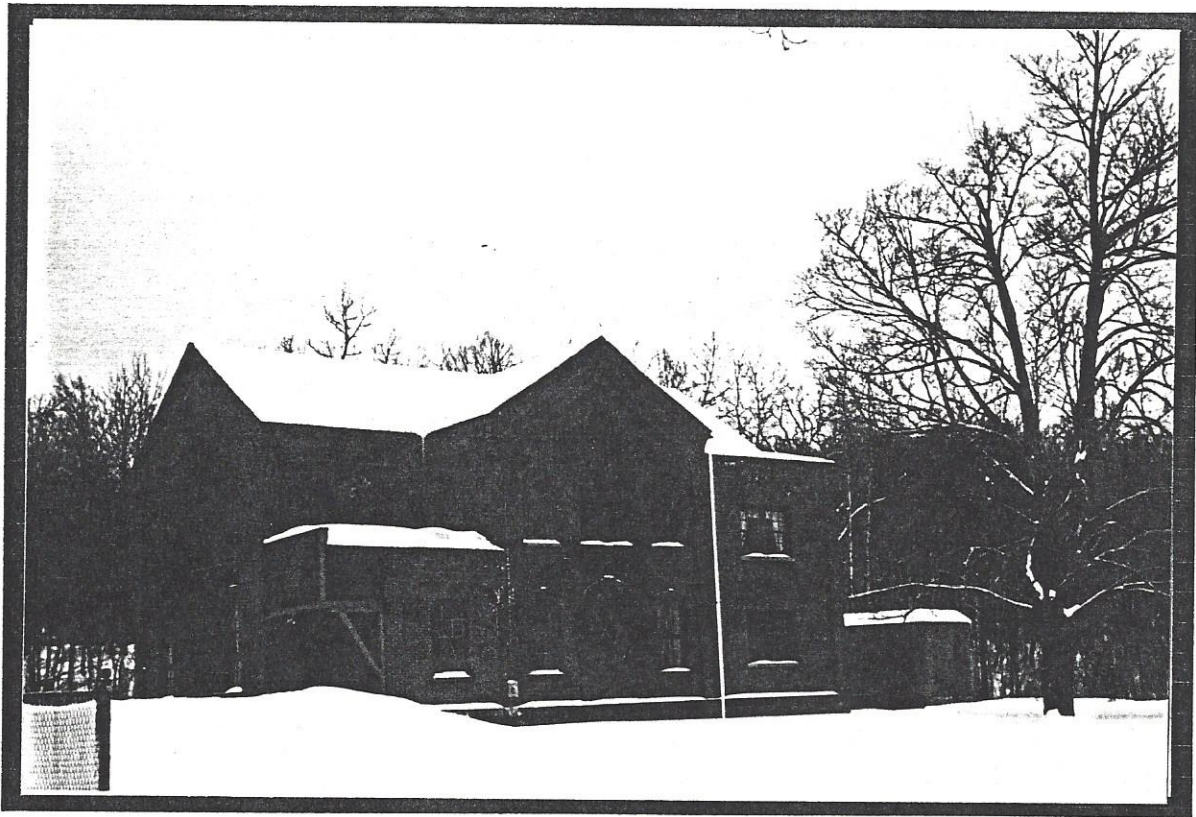
### B. Future Plans

- **Ownership :** Masonic Temple Building Association. (Medium size, 3 story wood house, in a residential neighborhood, donated by a member in the 1950's. Fire station is across the street and it is three blocks from the village center
- **Short Term Plans :** Changed two rooms into one big room. Installed new windows recently. Renovating back entrance
- **New Uses :** No immediate short or long term plans for consolidation
- **Plan After Ten Years :** Members see the building use remain the same
- **Membership :** 300+ mostly old (55+). Membership was declining but efforts in the last few years to increase community activities have brought in younger members (Activity is one way to counteract declining membership). Members have been investing in the lodge and see it meeting the needs for many years.



## Mechanic Lodge, Turners Falls

The Mechanic Lodge is located on Masonic Avenue about half way between Greenfield and the center of Turner's Falls. The building is of brick structure and located next to several abandoned mill buildings. It appears to be in good shape and the roof has recently been repaired. The Republican Lodge, formerly of Greenfield, meets at this facility.



## BUILDING SURVEY

**Town :** Turners Falls

**Address :** 18 Masonic Avenue

**Lodge Names :** Mechanic and Republican (from Greenfield)

**Year Built :** 1878

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : None
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good, with a handicapped ramp
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : No
12. Type of Structure : Brick
13. Number of Stories : 2
14. Parking space availability : Yes
15. Landscape availability : Yes, Lawn, One tree in poor condition
16. Site Location : Residential Area
17. Surrounding uses : Compatible
18. Over all Rating : Fair
19. Assessed value : Bldg. \$109,500 and Lot \$42,700
20. Square Footage :
21. Land use Zone :
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Roland S. Packard

### A. Current Use

- **Masons :** Monthly Meetings for Mechanics and Republicans, closed for July and August
- **Other Associations :** Two Eastern Star (Affiliated women's group), Rainbow (Young women's group), Montague Military Band (Weekly year round)
- **Civic / Private Functions :** Holiday and Christmas party for children, Precinct Voting, Girl scout cookie H.Q. Private functions are available to none members if requested. Several Masonic Funerals
- **Activities :** Potluck Dinner. Public Installations for new Deputy

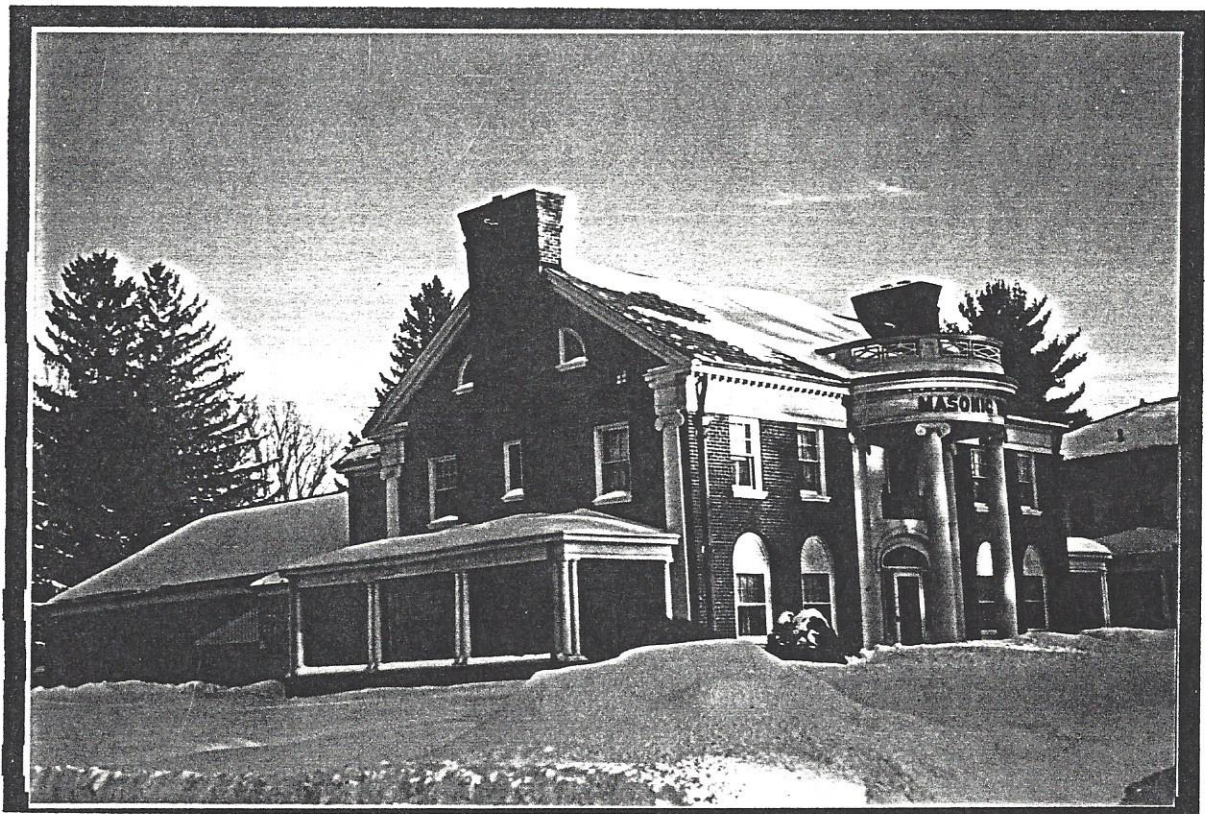
### B. Future Plans

- **Ownership :** Masonic
- **Short Term Plans :** Roof problems were fixed a couple of years ago
- **New Uses :** No plans
- **Plan After Ten Years :** Same use as now
- **Membership :** 140-150 , growing steady, 1989 merge with South Deerfield, 10% of members are active, Average age 50+, members like the building, ethnicity mixed



## MOUNT MORIAH LODGE, WESTFIELD

This is a medium-sized building located in an upscale residential area, in close proximity to the business district. The building is in very good condition and a porch was recently added. From the interviews, we concluded that the masons have a strong attachment to this building. The members are very satisfied with its facilities but find that it is a bit too large for their purposes. At the same time, they expressed a concern about their declining membership and how this could impact them in the future.





## BUILDING SURVEY

**Town :** Westfield  
**Address :** 72 Broad St.  
**Lodge Name :** Mount Moriah  
**Year Built :** (1856)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes
12. Type of Structure : Wood
13. Number of Stories : 2
14. Parking space availability : Yes
15. Landscape availability : Yes; Lawn, Trees, Shrubbery
16. Site Location : Major Highways, Residential Area
17. Surrounding uses :
18. Over all Rating : Good
19. Assessed value : \$394,200
20. Square Footage : Lot 29,185 SF and Bldg. footprint 4,300 SF
21. Land use Zone :
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Richard A. Burt

### A. Current Use

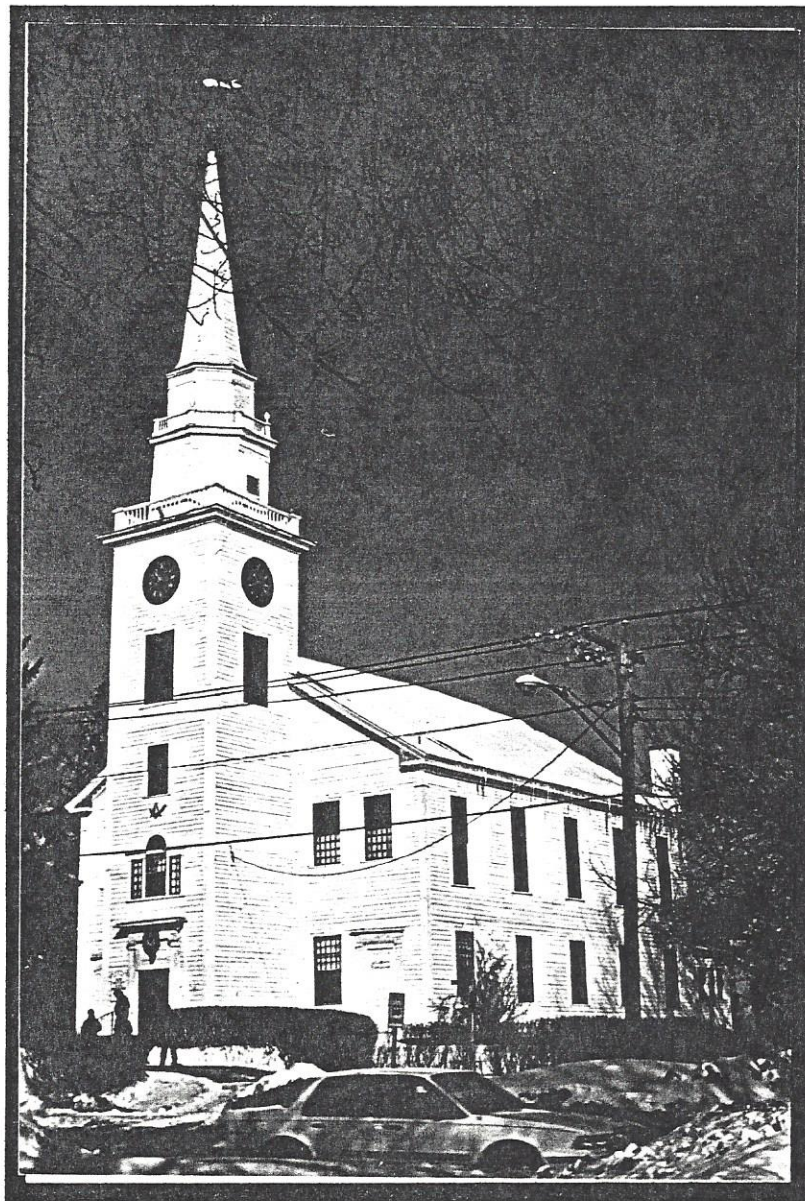
- **Masons :** Monthly Meetings including summers
- **Other Associations :** None
- **Civic / Private Functions :** Open for civic and private functions
- **Activities :**

### B. Future Plans

- **Ownership :** Masons
- **Short Term Plans :** General maintenance
- **New Uses :** None
- **Plan After Ten Years :** Same use as present
- **Membership :** 284, declining membership, White members, members love their building

## Mount Orthodox Lodge, West Springfield

This structure is a church located in a residential area, but within minutes of the heavy commercial area on Route 5 on one side, and downtown West Springfield on the other. It is in fair condition but is in need of painting. We learned from our interviews that the Agawam Lodge shared this building for a few years. At present, this lodge is experiencing a higher than average decline in membership. Some members were dissatisfied with its facilities and nearly all the members did not have an attachment to the building. Given their feelings, it may be difficult to implement alternative solutions.



## BUILDING SURVEY

**Town :** West Springfield

**Address :** 732 Elm St.

**Lodge Name :** Mount Orthodox

**Year Built :** (1913)

### Check List :

1. Roof : Good
2. Chimney : Fair
3. Exterior Walls and Paint : Fair
4. Exterior Walls and Carpentry : Fair
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Fair
7. Porches and Steps : Fair
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : No
12. Type of Structure : Wood, Stone
13. Number of Stories : 2
14. Parking space availability : Yes, very little
15. Landscape availability : Yes; Lawn, Trees, Shrubbery
16. Site Location : Residential Area
17. Surrounding uses :
18. Over all Rating : Fair, Church like, has a steeple tower, close to cemetery
19. Assessed value : \$289,200
20. Square Footage : Lot 14,520 SF
21. Land Use Zone :
22. Historic Register :

## MEMBERS INTERVIEW

### Contact:

#### A. Current Use

- **Masons :** Monthly Meetings including summer
- **Other Associations :** Agawam's Elm Lodge met there in the recent past
- **Civic / Private Functions :** No civic functions, open for private functions
- **Activities :**

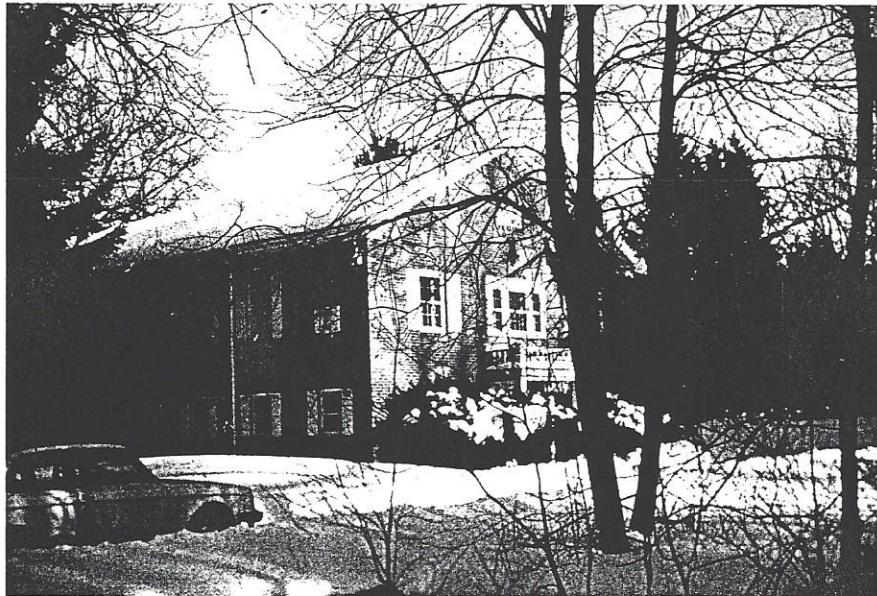
#### B. Future Plans

- **Ownership :** Masons
- **Short Term Plans :** Possible renovations in the future
- **New Uses :** None
- **Plan After Ten Years :** Same use as present
- **Membership :** 290, declining, average age is 60, members think that the building is satisfactory



## Newton Lodge, Wilbraham

The Masonic Lodge in Wilbraham was built in 1960. The two story brick building is located in a woodland setting but is within a quarter mile of the village center. The interior of the building has been renovated in the recent past and members feel that the building is well used. The membership has been steady, and slightly increasing in the past 4 years.



## BUILDING SURVEY

**Town :** Wilbraham

**Address :** Woodland Dell Road, Wilbraham, MA

**Lodge Name :** Newton

**Year Built :** (1870)

### Check List :

1. Roof : Good
2. Chimney : Good
3. Exterior Walls and Paint : Good
4. Exterior Walls and Carpentry : Good
5. Gutters and Down spouts : Good
6. Exterior Windows and Doors : Good
7. Porches and Steps : Good
8. Foundation : Good
9. Yard and Driveway : Good
10. Presence of Debris in Yard : No
11. Recent Repairs : Yes, Interior
12. Type of Structure : Brick
13. Number of Stories : 2 + Basement
14. Parking space availability : Yes, Large Lot
15. Landscape availability : Yes
16. Site Location : Residential Area, Business District, Professional Area
17. Surrounding uses : Compatible
18. Over all Rating : Good
19. Assessed value : \$275,000
20. Square Footage : 11,900 S.F.
21. Land Use Zone : Residential/Civic
22. Historic Register : No

## MEMBERS INTERVIEW

**Contact:** Frank Marshall

### A. Current Use

- **Masons :** Lodge meetings three to four times a month. No meeting in July and August
- **Other Associations :** Eastern Star - Once a month
- **Civic / Private Functions :** Building can be rented by the public (Anniversaries, Weddings, Parties, etc.),  
Building can be rented by Lodge Members.
- **Activities :** Golf Tournament to benefit Dare (Drug and Alcohol Rehabilitation Education), as well as other Dare events. Scholarship Program for Minnechaug High School Students. Blood Program. Fund-raising events for Masonic Home in Charlton, (For elderly and people in need of housing and support)

### B. Future Plans

- Ownership :** Masonic Temple Building Association. Medium sized brick building, 1961, two stories. Near village center are. Surrounded by other institutions, churches, professional offices, etc.)
- **Short Term Plans :** Some small renovations in the main meeting room. No plans for short or long term renovations
  - **New Uses :** Lodge is extremely active and well used, no plans or desire for consolidation.
  - **Plan After Ten Years :** building used the same way as now, Masonic Lodge
  - **Membership :** 200+. Membership was stable the past year "Continue to keep pace with attrition". Membership active as noted by above listed activities. Average age estimated 50+. Membership feels the building is adequate for its needs and of medium size.

Appendix - 6.2 Building Survey Model

MASONIC LODGES SURVEY

LODGE NO. :

TOWN :

CHECK LIST :

1. Roof : ( good, fair, poor )
2. Chimney : ( good, fair, poor )
3. Exterior Walls and Paint : ( good, fair, poor )
4. Exterior Walls and Carpentry : ( good, fair, poor )
5. Gutters and Down spouts : ( good, fair, poor )
6. Exterior Windows and Doors : ( good, fair, poor )
7. Porches and Steps : ( good, fair, poor )
8. Foundation : ( good, fair, poor )
9. Yard and Driveway : ( good, fair, poor )
10. Presence of Debris in Yard : ( good, fair, poor )
11. Recent rehabilitation Investments : ( Yes, No )
12. Type of Structure ( Brick, Wood, Stone )
13. Number of Stories : ( 1, 2, 3, 4 )
14. Owner or Non-owner Occupied ( Based on Master Assessor Record Printout)
15. Parking space availability : ( Yes, No )
16. Landscape availability : ( Yes, No ) : Lawn, Trees, Shrubbery, Creepers
17. Site Location : Downtown, Major Highways, Residential Area,  
Business District, Commercial, Residential-  
Commercial
18. Surrounding uses : ( Compatible, Not Compatible )



- 19. Assessed value :
- 20. Square Footage :
- 21. Land Use Zone :
- 22. Historic List Registered : ( Yes, No )
- 23. Over all Rating : ( good, fair, poor )

## Appendix 6.3. Interview Questionnaire Model

### Masonic Lodges Questionnaire

**Instructions:** Questions should be asked in conversational setting. Interview subject should not be made aware of this question sheet.  
Please go back to this form after the interview to fill in the details of your notes.

#### A. Current Use

1. Could you tell me how the building is used?

Lodge Meetings \_\_\_\_\_ When \_\_\_\_\_  
Time \_\_\_\_\_

Summers? \_\_\_\_\_

Which Lodges? \_\_\_\_\_  
\_\_\_\_\_

Other Associations:

Who: \_\_\_\_\_ When: \_\_\_\_\_

\_\_\_\_\_ When: \_\_\_\_\_

\_\_\_\_\_ When: \_\_\_\_\_

Civic Functions:

Who: \_\_\_\_\_ When: \_\_\_\_\_

\_\_\_\_\_ When: \_\_\_\_\_

\_\_\_\_\_ When: \_\_\_\_\_

Private Functions:

Weddings, Parties, etc. \_\_\_\_\_

#### B. Future Plans

2. Do you own the building?

3. How long have you been at present location?

4 What are your short term plans for the building?

Renovations \_\_\_\_\_

Sale \_\_\_\_\_

Demolition \_\_\_\_\_

Problems: (Roof, parking, location, age of building, space requirements)

5 Are you considering any new uses for the building?

If so what kind? (Collaborative ventures, mixed uses, etc.)

6. How do you envision the building being used in ten years?

7. What's your membership like?

Number:

Growing:

Active or inactive:

Age:

Ethnicity:

How do your members feel about the building you meet in?



## Appendix 6.4 Questionnaire Matrix

Location	Ownership	Lodges Meeting	Associations	Other Functions	Membership	Average Age	Repairs
Agawam	Mason	1	0	Private, Residential	Decline	55	No
Amherst	Mason	1	5	Private for members	Decline	40's	Yes
Belchertown	Mason	1	1	Commercial, residential	Increase	50	No
Chicopee 1	Private	0	NA	NA	NA	NA	NA
Chicopee 2	Private	0	NA	NA	NA	NA	NA
Conway	Private	0	NA	NA	NA	NA	NA
East Longmeadow	Mason	2	4	Public and Private	Increase	50's	Yes
Easthampton	Mason	1	1	Private for members	Increase	40's	No
Greenfield	Private	0	NA	NA	NA	NA	NA
Haydenville	Mason	1	0	Private for members	Increase	50's	Yes
Holyoke	Mason	2	2	Civic and private	Decline		Yes
Indian Orchard	Mason	1	1	Private	Decline	55	Yes
Longmeadow	Town	1	2	None	Decline		Yes
Ludlow	Mason	1	1	None	Decline	55	Yes
Montague	Mason	1	2	Private	Stable	55	Yes
Northampton	Mason	1	3	Private for members	Stable	65	Yes
Northfield	Mason	1	0	None	Decline	65	Yes
Shelburne Falls	Mason	1	1	Private	Increase	50's	Yes
South Hadley	Mason	1	1	Private	Decline		No
Springfield	Mason	5	5	None	Decline	60's	Yes
Turners Falls	Mason	2	3	Private	Increase	50's	Yes
West Springfield	Mason	1	1	Private	Decline	60	Yes
Westfield	Mason	1	0	Civic and private	Decline		Yes
Wilbraham	Mason	1	1	Public and Private	Stable	50's	Yes

**Note:** Information obtained from interviewing Lodge members, March 1994.

## Appendix 6.5 Building Survey Matrix

Town	Historic Register	Landuse Zone	Building SqFt	Assessed Value	Condition	Surroundings	Location	Landscape	Parking	Stories	Material
Agawam	No	Industrial A	20,038	\$267,100	Good	Compatible	Res.	Lawn, shrubs	Yes	2	Brick, wood
Amherst	Historic District	Comm.	11,251	\$548,100	Good	Compatible	CBD	Lawn	Yes	3	Brick
Belchertown	Historic District	B1, limited	9,601	\$243,300	Good	Compatible	Comm.	None	Yes	2	Wood
Chicopee 1											
Chicopee 2											
Conway	No	Agr.-Res.	4,500	\$119,000	Fair	Compatible	Comm.	None	None		Brick, wood
E. Longmeadow	No				Good	Not compatible	Res.	-	Yes	3	Brick
Easthampton					Good		Major highway	Lawn, trees	Yes	2	Brick
Greenfield			21,600		Good	Compatible	CBD	None	Limited	4	Brick
Haydenville	No	None	15,086	\$166,500	Good	Compatible	Downtown	None	None	2	Wood
Holyoke	No	Res., Civic	6,250	\$69,250	Good	Compatible	Res.	None	Yes	4	Brick, stone
Indian Orchard	No				Good	Compatible	Res.	-	Yes	2	Wood
Longmeadow	No		1,579	\$85,300	Good	Compatible	Res.-Comm., highway	Lawn, shrubs	None	1	Brick, wood
Montague	No	Res.-Comm.	6,300	\$15,400	Fair	Compatible	Res.-Comm.	-	Limited	2	Wood, vinyl
Northampton	Yes	CBD	6,600	\$359,700	Good	Compatible	Downtown	None	Limited	3	Brick
Northfield	No		4,800		Good	Compatible	Res.-Comm.	Lawn, trees	Yes	2	Wood
Shelburne Falls	No	Comm.	6,924	\$317,200	Good		Res.-Comm.	Trees, shrubs	Yes	3	Wood
South Hadley	No	Res. B	8,188	\$36,400	Good	Compatible	Res.-Comm.	Lawn, shrubs, trees	2	Brick	
Springfield	Yes	Comm. A	33,825	\$1,049,060	Good	Compatible	Comm., highway	Lawn, shrubs	None	8	Brick, stone
Turners Falls	No			\$152,200	Fair	Compatible	Res.	Lawn, trees	Yes	2	Brick
W. Springfield			14,520	\$289,200	Fair		Res.	Lawn, trees, shrubs	limited	2	Wood, stone
Westfield	No		23,485	\$394,200	Good		Res., highway	Lawn, trees, shrubs	Yes	2	Wood
Wilbraham	No				Good	Compatible	Res.	-	Yes	2	Brick

**Note:** Information obtained by a survey done by the study team

## **Appendix 6.6 Consolidation Summary**

### **GROUP 1: MASONIC COOPERATIVES**

#### **A. Merging Lodges**

**EXAMPLE:** Montague absorbed the members of the failed South Deerfield Lodge.

**Advantages:**

1. Pool resources for building improvements
2. Making better use of available space (more intensive)
3. Masons keep control over their building

**Disadvantages:**

1. Base of community support is not widened, only buying time for older members
2. Montague loses some autonomy

#### **B. Sharing Space**

**EXAMPLE:** Turner's Falls lodge allows Greenfield to use their facilities

**Advantages:**

1. Pool resources
2. Greenfield Lodge, being over two hundred years old, is kept in tact
3. More Intensive use of space

**Disadvantages:**

1. Again, base of support is not widened
2. Turner's loses some autonomy

### **GROUP 2: DOWN SIZING**

**A. Consolidation:** Lodges Move from Larger Buildings to Smaller Buildings Out of Downtowns that have parking

**EXAMPLES:** 1. Agawam (renovated restaurant) 2. Easthampton (renovated engineering building)

**Advantages:**

1. Reduce Overhead
2. More Intensive use of space
3. Former site available for development, (usually in downtown area), in addition opportunity to sell site
4. Usually Parking is available

**Disadvantages:**

1. Base of support is not widened
2. If former site is historically or architecturally significant it might be lost
3. Loss of recognition by community because new site might be more remote



### **GROUP 3: MIXED USES**

#### **A. Civic Uses**

**EXAMPLE:** Shelburne Falls lodge has a senior center and bakery on the bottom floor.

**Advantages:**

1. Pool resources
2. More intensive use of space in downtown
3. Broadened base of support in the community by increased interaction with residents

**Disadvantages:**

1. Lodge loses some autonomy

#### **B. Private Uses**

**EXAMPLE:** Belchertown lodge has a hardware store on the bottom floor.

**Advantages:**

1. Income provided to help maintain the building
2. More intensive use of downtown space

**Disadvantages**

1. Lodge loses some control
2. Renovation could threaten building integrity

### **GROUP 4: SOLD OR ABANDONED**

**POSITIVE EXAMPLE:** Greenfield has been converted to private use while preserving the integrity of the building.

**BAD EXAMPLE:** Chicopee-1 is being used to store motorcycle parts.

## 7. References

- Ancient Free and Accepted Masons of Massachusetts. Proceedings of the Most Worshipful Grand Lodge: (Grand Lodge of Masons in Massachusetts. Boston, MA., 1992.)
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- National Register of Historic Places 1966-1991. (American Association for State and Local History. Nashville, TN., 1991).
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