

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89002268

Date Listed: 1/18/90

Highland Park Masonic Temple
Property Name

Los Angeles
County

CA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

1/19/90
Date of Action

=====
Amended Items in Nomination:

The nomination form omitted a figure for acreage. Marilyn Lortie of the California SHPO confirmed that the property is less than one acre. The nomination is officially amended to include this information.

Verified by telephone 1/19/90

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

DEC 4 1989

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Highland Park Masonic Temple
other names/site number _____

2. Location

street & number 104 North Avenue 56 N/A not for publication
city, town Los Angeles N/A vicinity
state California code CA county Los Angeles code 037 zip code 90042

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Stade N. Cray 11/20/89
Signature of certifying official Date
California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Patrick Andrews 1/18/90
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: Specialty Stores

Commerce/Trade: Restaurant

Social: Meeting Hall

Current Functions (enter categories from instructions)

Commerce/Trade: Specialty Stores

Commerce/Trade: Professional

Recreation and Culture: Hall

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and early 20th century

Revivals: Spanish Revival,

Mediterranean Revival

Materials (enter categories from instructions)

foundation Concrete

walls Brick

Terra Cotta

roof

other

Describe present and historic physical appearance.

The Highland Park Masonic Temple is a two-story masonry structure, constructed with a rectangular building plan and designed in a Mediterranean/Spanish Revival style. Among its prominent architectural features are the applied Mediterranean and Classical ornament associated with the style, a second story arched balcony/colonnade; decorative cornice; and detailed entrance surround with pediment. The building was rehabilitated in 1988 as a certified rehabilitation in conformance with Interior's guidelines.

The structure is located on the southwest corner of Figueroa and Avenue 56. Its contemporary appearance is not substantially different from its historical appearance. The Figueroa Street facade (southeast elevation) functions as the main commercial frontage of the building. Two storefronts are located in the ground level of the building, each composed of a slightly offset entrance flanked by single-pane glass showcase windows resting on low tiled walls. Broad awnings shade the storefronts. The primary visual feature of the second story is an elaborate colonnade, consisting of five arches separated by twisted columns, which form a balcony or galleria, and is bordered by wrought iron. Recessed behind the arches are a series of French doors which lead to the dining room. Two flat-headed windows flank the colonnade with shields. The roof is flat, but a prominent tile overhang caps the central portion of the south elevation. It is supported by corbels. Beneath the parapet is an ornamental frieze decorated with Masonic symbols.

The Avenue 56 elevation displays many of the same design features, including the narrow flat-headed windows surrounded by classic ornament. Other upper story windows are unadorned sash, symmetrically spaced along the entire elevation. The ground floor entrance to the lodge hall is capped with an ornate pediment and cast stone surround. A partial overhang also appears at the parapet, with the same decorative motifs as those on Figueroa underneath. There are two small storefronts at the northeast corner of the building. Other elevations are unadorned red brick with few openings.

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The interior of the second story, which contains the lodge room and dining hall, retains many of the original features. The lodge room, panelled in oak with wallcovering insets, is a dramatic space, whose motifs reflect the purposes and symbols of the order. Punctuating each wall is a dais capped with a wooden arch or lintel. Masonic motifs are incised in the auditorium-style seats which line the walls, and in the moldings between ceiling and walls. The dining area is spacious, with French doors which overlook Figueroa. A small balcony, now closed off to comply with fire codes, punctuates the north wall. The third floor, originally given over to small club rooms and offices, is now used as office space, but retains its original configuration and appearance.

The ground-floor storefront was altered in 1935 and 1955. Originally open to the street, the storefronts were enclosed for security purposes in 1935. In 1955, the recessed storefronts were replaced by storefronts that were flush to the street, with large plate-glass windows. The original transoms were covered during this alteration, and then uncovered during the 1986 certified rehabilitation. The partitions of the ground-floor retail space have fluctuated over the years, with the corner storefront continually retaining the largest retail space. The public meeting rooms on the second and third floors are intact.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Social History

Period of Significance

1922-1939

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Jeffrey, Elmore Robinson

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Highland Park Masonic Temple is significant in the area of social history under Criterion A as the first permanent home of one of the area's influential civic organizations. The building is also significant in the architectural development of the area under Criterion C as a very good example of a mixed-use commercial building executed in a Mediterranean/Spanish Revival style.

Highland Park, originally known, with the communities of Garvanza, San Rafael Heights, Hermon, and York Valley, as the "Five Friendly Valleys", was created in the 1880s out of a small portion of the Verdugo family's Rancho San Rafael. This rancho, granted on October 20, 1784 by Governor Pedro Fages to Jose Manuel Verdugo, included all of the territory between the Arroyo Seco, the Los Angeles River, and the foothills separating the present-day communities of Glendale and La Canada-Flintridge. The eastern portion of the rancho was sold to Andrew Glassell and A. C. Chapman in 1870, at the rate of \$1 per acre. The land was used for the grazing of sheep until, in 1885, the Los Angeles and San Gabriel Valley Railroad was constructed through the Arroyo Seco to Pasadena. In 1886, the Garvanza Land Company was formed by Ralph and Edward Rogers, James Booth, and W. F. McClure for the purpose of purchasing large tracts of land in the Arroyo for subdivision. On November 15, 1886, a new hotel, christened the "Garvanza Villa", opened, and lots were put on the market. The new subdivisions sold extremely well, with lots along Pasadena Avenue (now Figueroa) commanding as much as \$1,500. The community suffered, as did the rest of Los Angeles, during the depression of the 1890s, as land values plummeted. Optimistic entrepreneurs continued to relocate to Highland Park, however, as J. P. Stocksdales opened the first store in 1891, and a new post office was constructed in 1892, officially splitting Highland Park from Garvanza. Highland Park was further tied to Los Angeles by the Union Pacific Railroad in 1890, and by the construction of a Pacific Electric line in 1893.

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Figueroa continued to serve as a main commercial street throughout this development period. Highland Park and Garvanza were both finally annexed onto the City of Los Angeles in 1898.

In the early 20th century, Highland Park was well known for its educational and civic institutions. Both Occidental College and the College of Fine Arts of the University of Southern California had campuses in the community, and many writers, artists, and intellectuals -- including writer/activist Charles F. Lummis, historians J. F. Gunn and Dr. Robert G. Cleland, musician Walter Fisher Skeelee of the U.S.C. College of Music, and artist W. I. Judson of the U.S.C. College of Fine Arts -- were drawn to the area. These luminaries founded a number of civic organizations, including the Highland Park Ebell Club (which spearheaded the drive to preserve the Arroyo Seco) and Masonic Lodge #382.

In August 1906, thirteen Master Masons formed Lodge #382. The lodge met in several different locations during the next 13 years, but as membership kept growing it became apparent that constructing a Masonic Temple would be prudent.

In 1919, the Highland Park Masonic Association purchased the southwest corner of Avenue 56 and Figueroa Street. Architect Elmore R. Jeffrey, a Lodge member, drew up the plans for the two-story Temple. Born in Wisconsin, Jeffrey came to California as a child. He began his architecture career as a western representative of the Boston firm of Maginnis & Walsh. In 1908, he formed a partnership with Paul Van Trees of Los Angeles. The partnership designed a Catholic Church in San Bernardino and various residences around the state. Jeffrey's most important works were executed after 1915, when he joined Frank R. Schaeffer to form Jeffrey & Schaeffer. The firm designed many schools, including Anaheim High School (Anaheim, 1920), Franklin High School (Highland Park, 1915), Montebello High School (Montebello, 1921), and Banning High School (Wilmington, 1928). In addition to the Highland Park Masonic Temple, Jeffrey also designed the Knights of Pythias Hall in Anaheim. The cornerstone of the Highland Park Masonic Temple was laid on December 16, 1922, and on July 23, 1923 the 600 members held their first meeting in the new building.

Once established in their new Temple, the Highland Park Masons became very active in the community. Lodge members were always among the most involved citizens of the community, both personally and professionally. Led by influential members of the Highland Park and Los Angeles business communities (members of the Lodge included judges, attorneys, bankers, several Los Angeles County Assessors, teachers, and real estate brokers), the Lodge supported Masonic Children's Homes and other local charity endeavors.

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In addition to Lodge #382, the Highland Park Masonic Temple has served over the years as the meeting place for other fraternal organizations, including the Garvanza Lodge #492, an Eastern Star chapter, and the youth organizations Demolay, Job's Daughters, and the Rainbow Assembly.

Other civic and fraternal organizations active throughout Highland Park's history include the Oddfellows, the Knights of Columbus, the Knights of Pythias, the Native Sons of the Golden West, and the American Legion. Many of these used buildings designed specifically to serve as lodge halls or clubhouses, but today there are only two -- in addition to the Masonic Temple -- still standing. These are the Ebell Club (built in 1912 by Sumner Hunt and Silas Burns) and the American Legion Hall (built in the mid-1970s). Still extant, and remaining largely intact from its prime period of significance, the Masonic Temple commemorates the important role the Masons -- and fraternal and civic organizations in general -- have played in Highland Park since its dedication. Such institutional structures, along with religious structures, created the "public persona" of the Highland Park community. The Masonic Lodge's adoption of one of the most popular architectural styles of the era and the quality of the rendition of this style for the community gives today's public an idea of the type of neighborhood Highland Park boosters were trying to create. Although the building was sold by the Masons in 1982, it is still used for social gatherings and community meetings. The Highland Park Lodge is still active; after the merger with the Garvanza Lodge, the Highland Park Lodge became Highland Park Fellowship #290.

Although the Lodge and its membership continued to occupy the building until 1982, the period of significance for this application has been limited to the years preceding 1939. Prior to 1939, as stated above, the Lodge was formed, built this building as their first permanent Lodge, established an institutional and architectural presence on Figueroa Street and, continued its philanthropic work in Highland Park.

Architectural significance: The Masonic Temple is one of eight to ten extant brick-faced commercial or institutional structures in the business district of Highland Park. Although now a part of the greater Los Angeles area, Highland Park began as a distinct community, separate and apart from its metropolitan neighbor to the south. Its "Main Street" is a linear strip which extends along Figueroa Street from Avenue 40 to York Boulevard. This business district is composed mainly of one-story commercial buildings, most of which have been severely altered. The heart of the historic commercial core is between Avenues 56 and 57, where the Masonic Temple, the Security Pacific Bank, and the Highland Theatre are located. The theatre, a two-story Spanish Colonial Revival structure, has been badly altered: the arches have been

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filled in, there is new tile, and the windows have been replaced. The Security Bank, directly across the street from the Temple, is built in the same Mediterranean/Spanish style with brick facing and classical detailing. Its ground floor has been altered to accommodate an automated teller machine; some windows and doors have been replaced. The Temple is one of five brick-faced buildings of its type in the area; the others are the Security Bank, Highland Savings (Figueroa Street at York Boulevard), the Northeast Police Station (on York Boulevard near Figueroa), and the gothic Faith United Presbyterian Church (on Figueroa at Avenue 53). There are approximately five more two-story brick commercial structures in the area, all of which are devoid of ornament. The Temple, the Ebell Club (Figueroa at Avenue 57), several churches, and the Sycamore Park/Southwest Museum complex comprises Highland Park's cultural and institutional resources. The architectural features of the Temple, with its classical detailing, brick facing, upper-story colonnade, and Avenue 56 facade, make a strong visual and architectural statement in the Highland Park business district. With the other buildings mentioned above, it is a strong contributor to the historic character of the street.

The style of the classically detailed two-story brick buildings was designed to give the tenant businesses and institutions a visual prominence in the commercial core. Red brick facing with the contrasting classical detailing gave each a sophistication not found in the surrounding low-rise commercial structures. The Highland Park Masonic Temple is a major example of its style and type in the community; the building is visually prominent, finely detailed, and maintains a high level of architectural integrity, both on the exterior and in the interior.

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NAME: Highland Park Masonic Temple

ADDRESS: 104 N. Ave. 56
Los Angeles, CA 90042

PHOTOGRAPHER: Bill Doggett

DATE: May, 1988

LOCATION OF NEGATIVE: Johnson Research Associates, 3103 Lindo St., Los Angeles CA

VIEW: Southeast elevation, view northwest.

DESCRIPTION: Primary facade, after completion of rehabilitation program.
#1 of 21

VIEW: South and portion of east elevation, view southwest.

DESCRIPTION: Intersection of Ave. 56 and Figueroa St. after completion of rehabilitation program.
#2 of 21

VIEW: East elevation, view northwest.

DESCRIPTION: Entrance to second-story offices and Ave. 56 storefront after completion of rehabilitation program.
#3 of 21

VIEW: Northwest elevation, view southwest.

DESCRIPTION: Alley frontage, after completion of seismic strengthening work.
#4 of 21

VIEW: Southwest elevation, view east.

DESCRIPTION: West elevation after completion of seismic strengthening work.
#5 of 21

VIEW: Northeast elevation, view northwest.

DESCRIPTION: Entrance to second-story offices after cleaning.
#6 of 21

VIEW: Northeast elevation, view southwest.

DESCRIPTION: Detail, decorative cornice, after cleaning.
#7 of 21

VIEW: Interior, view northwest.

DESCRIPTION: Second-story foyer and entrance to former lodge room after completion of rehabilitation program.
#8 of 21

VIEW: Interior, view northeast.

DESCRIPTION: Second-story ladies parlor.
#9 of 21

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VIEW: Interior, view southeast.

DESCRIPTION: Lodge room with balcony, after completion of rehabilitation program.
#10 of 21

VIEW: Interior, view north.

DESCRIPTION: Partial interior, former lodge room, after completion of rehabilitation program.
#11 of 21

VIEW: Interior, view northwest.

DESCRIPTION: Northwest wall of former lodge room, after completion of rehabilitation program.
#12 of 21

VIEW: Interior, view northeast.

DESCRIPTION: Lift door of former lodge room, after completion of rehabilitation program.
#13 of 21

VIEW: Interior, view north.

DESCRIPTION: Detail, molding in lodge room, after completion of rehabilitation program.
#14 of 21

VIEW: Interior, view northeast.

DESCRIPTION: Dining room, after completion of rehabilitation program.
#15 of 21

VIEW: Interior, view north.

DESCRIPTION: Balcony overlooking dining area after enclosure.
#16 of 21

VIEW: Interior, view southeast.

DESCRIPTION: Interior side of historic transoms, after completion of seismic strengthening work.
#17 of 21

VIEW: Southwest elevation, view north.

DESCRIPTION: Exterior side of historic transoms, after completion of rehabilitation program.
#18 of 21

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VIEW: Interior, view southeast.
DESCRIPTION: Storefront interior.
#19 of 21

VIEW: Interior, view southeast.
DESCRIPTION: Mezzanine level club room after completion of rehabilitation program.
#20 of 21

VIEW: Interior, view north.
DESCRIPTION: Mezzanine level office after completion of rehabilitation program.
#21 of 21

