

United States Department of the Interior  
National Park Service

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REVISED

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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 Woodbridge Masonic Lodge #131

other names/site number

2. Location

street & number 1040 Augusta Street

N/A not for publication

city, town Woodbridge

N/A vicinity

state California code CA

county San Joaquin

code 077

zip code 95258

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
1	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
1	0 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register

N/A

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.

*Kathryn Guattieri*  
Signature of certifying official

3-13-89  
Date

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): \_\_\_\_\_

*Alvares Byers*

4/20/89

*[Signature]*  
Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Social: Meeting Hall

Current Functions (enter categories from instructions)

Social: Meeting Hall

**7. Description**Architectural Classification  
(enter categories from instructions)

Late Gothic Revival

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Iron (columns)

Describe present and historic physical appearance.

The Woodbridge Masonic Hall of 1882 is a unique example of the nineteenth century Gothic Revival style. The brick building's style is expressed in a very controlled and geometric style. Incorporated into the facade ornamentation are symbols pertinent to the building's use; namely, some of the Mason's tools used in the fraternal group's symbolism. Of the few remaining nineteenth century structures in Woodbridge, the Masonic Hall has maintained most of its original architectural elements and has been minimally altered. The building is situated on a side street, about one-half block from the main thoroughfare. This small two to three block area comprises the remains of the Woodbridge Central Business District. The building is clearly visible from the main street and "reads" within the context of the streetscape along with several other masonry structures from this period in the immediate area. The building has been continuously in use and maintained for its original purpose.

This two-story brick structure reflects a very formal, stiff rendition of the Late Gothic Revival style. The steeply-pitched gable roof has a stepped cornice. A trefoil arch at the gable's peak includes a Mason's trowel decoration. Below the gable's peak is a diamond-shaped attic vent with a louvered opening. The cross-shaped niches are symmetrically placed in the facade showing the construction date: 18 in one, 82 in the other.

A large, centrally located circular window has a pentagram-shaped mullion. This opening is flanked by a Gothic window opening on either side, with a Mason's compass and square in each transom. A crisply defined lintel traces these openings. Below the circular window, two pilasters on plinths appear, which are separated by a rectangular raised panel.

Three separate niches, each bisected by an X, run the width of the facade. Quoins extend from the second story to grade level at both corners of the building.

Three fluted cast iron pillars with composite capitals span the first story facade. Originally, these pillars were separated by an entranceway of double doors, flanked by two windows opening onto Augusta Street. These were enclosed in 1967 for security reasons. The original elements still exist under the sheathing.

On the eastern facade, two chimneys extend above the roof line. Six pointed arch Gothic windows with masonry lintels open into the second story. An exterior fire escape, added about 1922, provides exit from a second story window. Three transom windows which have header course brick lintels open into the first floor. A full length window opens into the rear of this story, as does a rounded portal containing a doorway; probably the original access to the second story. A water table extends the length of the building below the second story windows, and again below the transom windows on the first floor.

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Continuation Sheet**Section number 7 Page 2

The western facade matches this elevation; however, only five windows open into the second story. Four transom windows open into the first floor. A doorway at the front of the building has been added, opening into the first floor. At the rear, aluminum siding covers the building.

An exterior stairway was relocated inside to provide access to the second story and extend the interior space on the first floor sometime in the 1920s. The brick work has been painted and new roofing material added. The original doorways into the first floor had been enclosed in 1967. A single-story cinder block structure was built in 1967 at the rear of this lot and the adjoining lot and connects to the southern side of the original building. The new construction is only tied to the old building's south side by a connecting doorway opening. All the new construction maintains its separate integrity, including independent walls which abut the 1882 building, rather than tying into the old construction. All windows have been covered with wooden shutters to deter vandalism. Around 1907, iron reinforcing rods were installed through the width of the building to prevent cracking of the masonry due to high water levels causing the foundation to shift. These brackets are still visible on the exterior of the building on the eastern and western facades. (See Statement of Significance.)

The interior space is comprised of two levels. The first floor level is now a banquet hall and kitchen area, remodeled in 1912. A flight of stairs from this banquet hall lead to the second story meeting hall. The meeting hall room has remained largely unchanged since 1882. The vaulted ceiling has been lowered to reduce the amount of area needing to be heated. All window openings, mouldings, and hardware are original. A small altar used in lodge meetings dates from 1873 for which the lodge retains the invoice from Brown and Beasley, Architects. Adjacent to the hall space is a small cloakroom. (Please compare photos of the historic meeting hall space as it relates to the current appearance of this room.)

**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

1882-1939

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Beasley, Charles

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. The Woodbridge Masonic Hall is significant under National Register Criteria A and C. For more than 100 years, it has housed local Masonic organizations, groups that have been active in promoting the welfare of Woodbridge and surrounding communities. It is also a highly unusual example of nineteenth century Gothic Revival styling. It is unique in Woodbridge and rare in Northern California, as David Gebhard, California architectural historian, has noted. The building is the work of Charles Beasley, a prominent architect of the Stockton area.

The Woodbridge Masonic Hall has housed the membership of Masonic Lodge #131 since 1882 and the Order of Eastern Star since 1892. The members of the Lodge are from diverse backgrounds and reside throughout the northern San Joaquin County area. Many are or have been involved in agriculture; those near Woodbridge and Lodi raise fruit and those in the outlying areas, livestock. Many of the members have also been prominently involved in community affairs. A congressman, state legislators, county officials, and others have been elected from among the membership. The Lodge has also presided over the laying of cornerstones at various public buildings, including the Lodi Union High School West Campus and the Erma B. Reese Elementary School.

The Eastern Star has participated in relief efforts during World Wars I and II. They assisted the Red Cross in providing needed items in 1917-18 and again in 1942-1947. Members staffed ration boards, donated blood, and headed War Bond drives. Wards at the Hamond veteran's hospital near Modesto were provided pajamas, fracture pillows, and ditty bags from the assistance committee.

The Masonic Lodge has lovingly maintained the Woodbridge Cemetery for many years and has presided over the funerals of past members with full Masonic honors.

This building, as an example of architect Charles Beasley's work, has remained in continuous use and ownership by the same group for some 106 years. While some modifications have been made, it has maintained much of its original detail both inside and out and contributes to the shrinking remains of the historic Woodbridge Central Business District.

**9. Major Bibliographical References**

Gebhard, David, et. al., A Guide to Architecture in San Francisco and Northern California, Santa Barbara, Peregrin Smith, Inc., 1976, p. 411.

Lodi Review Budget, 7/26/1895, p. 2. (San Joaquin County Historical Museum)

Lodi Sentinel, 10/21/1882; 11/4/1882; 12/23/1882; 4/21/1883; 5/10/1883; 9/23/02; 9/25/02. (Lodi Public Library)

Placzek, Adolf K., Ed., "Beasley, Charles," Macmillan Encyclopedia of Architects, I, London, The Free Press, p. 159.

San Joaquin County Directory, 1871-72, p. 33. (Stockton Public Library)

Stockton City and County Directory, 1883-84, p. 73. (Stockton Public Library)

See continuation sheet

Previous documentation on file (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

Lodi/Stockton Public Libraries

**10. Geographical Data**

Acreage of property .06 acres

UTM References

A 1, 0 6, 4, 8, 8, 8, 0 4, 2, 2, 4, 0, 4, 0  
Zone Easting Northing

B \_\_\_\_\_  
Zone Easting Northing

C \_\_\_\_\_

D \_\_\_\_\_

See continuation sheet

**Verbal Boundary Description**

The Northern part of Lot 12 in Block 7 of the City of Woodbridge, Parcel #015-140-12. 30' of frontage on Augusta Street from the alleyway bisecting the block; 70' South from the corner of the alleyway and abandoned right of way on Augusta; West 30', then North 70', abutting Lot 11.

See continuation sheet

**Boundary Justification**

This boundary describes the "foot print" of the Masonic Lodge #131 Meeting Hall, 1882. The Lodge owns the lot adjacent to the lot containing the Lodge hall described on this nomination sheet. A new building adjoins the structure, but is not included in this boundary description.

See continuation sheet

**11. Form Prepared By**

name/title Leslie Crow, Consultant

organization \_\_\_\_\_

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city or town Stockton

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## National Register of Historic Places Continuation Sheet

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The Woodbridge Masonic Lodge #131 Meeting Hall was erected in 1882 to replace an earlier, wood frame meeting hall built soon after the Lodge's founding on May 10, 1850. The Lodi Sentinel on October 21, 1882 announced that a site for the new lodge in Woodbridge had been selected on Augusta Street. "Mr. Beasley, an architect, has been in town examining the site and submitting plans for the building."

Charles Beasley (1827-1913) was a prominent Stockton architect with offices at 180 Main Street, over the Wells Fargo Office. Beasley had come to Stockton from his native Missouri in 1860. Soon after, he joined the Morning Star Lodge #68 of the Free and Accepted Masons. Beasley is listed in the San Joaquin County Directory, 1871-72 as the junior partner in the firm of "Brown and Beasley, architects." Beasley apparently had already worked for the Woodbridge Lodge since an original invoice from this firm is in the possession of the Woodbridge Lodge dated April 22, 1873, along with a rendering for a Masonic altar. Beasley was a well-known Stockton architect who took a variety of commissions during this time including the Avon Theater (1882), the California Steam Navigation Co. Warehouse (1887), the Agricultural Association Pavillion (1887), the Sperry Flour Mills office (1890), the Hall of Pioneers (1890), and many others. Beasley later brought his son, William, into the business, and a branch office run by William was established in San Francisco in 1906. Their firm helped restore the city following the great earthquake and fire; primarily working in Chinatown. Charles Beasley is listed in the Macmillan Encyclopedia of Architects, Vol. 1, p. 159.

N. A. Comstock was the contractor who began work on the Masonic Hall on November 4, 1882. Brick work was finished on December 21, 1882 and reported in the Lodi Sentinel. Following the completion of the exterior, the interior was finished and furniture was purchased in March to decorate the hall. On April 21, 1883, the new Masonic Temple was completed and accepted by the trustees. The "Acme Social Club" announced that they had "leased the lower hall of the new Masonic Hall for a long term for club purposes." They proposed to hold a Grand Ball there on May 16, 1883.

The Masons held their first meeting in the new hall on Saturday, May 19, 1883 and celebrated with a "bounteous repast" after the meeting at nearby Plummer's Boarding House.

On June 8, 1883, another ball was held at the new hall to celebrate the first anniversary of the construction of the San Joaquin and Sierra Nevada narrow gauge railroad into Woodbridge.

When the Lodge decided to build a new hall in 1882, they established a Building Committee which was authorized to sell or let the old hall and purchase a site and let a contract to erect a new one. A lot was purchased from Brother J. C. Thompson on Augusta Street for \$200. Building materials were purchased, and a bill from the firm of Thompson and Folger was presented for building materials and labor on the new building in the amount of \$2,403.55. A further committee was appointed to loan the Lodge funds to apply to the indebtedness on the new building. A loan was to be negotiated for the further debts incurred.

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In 1891, just eight years after the completion of the new building, the Lodge was apparently still in debt due to its construction. A barbecue and ball were held on June 24, 1891 in order to pay off the debt which amounted to \$2,400. Tickets were sold for \$1. It is not known how much was raised toward retiring the debt.

The Eastern Star of Woodbridge was founded in 1892, and held their meetings in the Masonic Hall.

The first floor of the hall was used as a granary in 1888. By 1893, A. H. Cowell and partner Henry Thompson occupied the whole lower floor of the Masonic Building. Their grocery business sold provisions, boots, shoes, tinware, hardware, feed, and grain. Cowell died in 1902, and the business was sold to Beckman and Beattie of Lodi for \$525. They intended to continue to operate the business as a branch of their larger store in Lodi in its location in front of the Masonic Building. The interior was repainted and remodeled. Frank Beckman passed away in 1907, and the store may have been closed.

Also in 1907, unusually high water seemed to cause the walls to begin to crack while Lodge was in session one evening. Inspection showed a settling of the foundation. Reinforcements of iron rods running the width of the facade were installed to maintain the building's integrity.

David Gebhard, et. al., states in A Guide to Architecture in San Francisco and Northern California (1976):

Certainly one of the most unusual 19th century buildings still existing in northern California is the narrow, very tall Masonic Hall of 1882. This brick structure employs a hard very stiff rectangular version of the late Gothic Revival style. The windows of its upper floors are capped by crisp gabled pediments, its central gable has a stepped pattern as a cornice, and thin cast iron columns were used in the ground floor store front. (p. 411)

This building, while recognized for its unusual design, has seemingly never been connected with architect Charles Beasley until now. Beasley's work was well known, and he was a busy professional until his death in 1913. Many of his works have not withstood the years, and it is fitting that this building of his design has been cared for by the Masonic Lodge, and has been in continuous use for the purpose for which it was designed originally, for the past 106 years.

The building continues to serve in its historic capacity and is still important to the community as the site of Masonic activity. The period of significance has been ended 50 years ago.

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Stockton Mail, 9/19/13, p. 2; 6/5/06, p. 5. (Stockton Public Library)

Stockton Record, 9/19/13, p. 3. (Stockton Public Library)

Thompson, Thomas Hinckley and Albert Augustus West, History of San Joaquin County. Oakland, 1879, p. 119.

Weitz, Karen, "Charles Beasley, architect 1827-1913," Journal of the Society of Architectural Historians, Vol. 39, 1980, pp. 187-207.

Woodbridge Lodge #131 Official Minutes, 10/21/1882; 12/23/1882; 3/27/1883.  
(Also original documents in the possession of the Lodge: Invoice, Brown and Beasley, dated April 22, 1873; Correspondence and ticket to Masonic Entertainment dated June 24, 1892.)

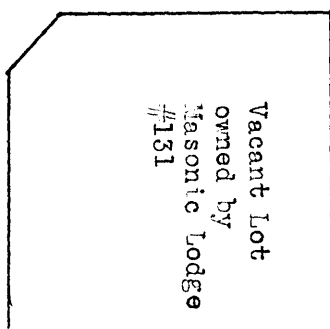
G-6084H



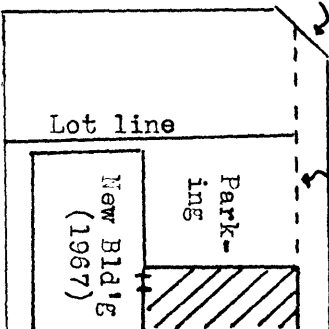
Woodbridge Masonic Lodge  
1040 Augusta Street  
Woodbridge, San Joaquin Co  
California

abandoned  
r-o-  
m

Orange Street



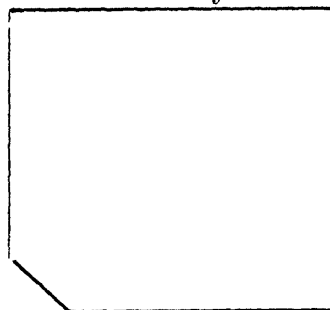
alley



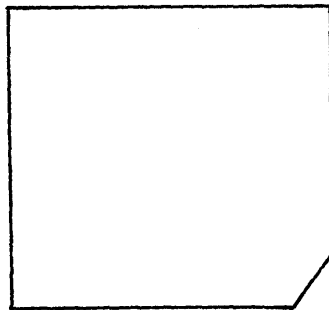
chain link fence

Augusta Street

alley



way



way

Main Street

South Boundary  
of Woodbridge

Scale 1" = 100'



Mokelumne

River