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United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in how to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hilo Masonic Lodge Hall- Bishop Trust Building

other names/site number _____

2. Location

street & number corner of Keawe Street and Waiuanuenue St. not for publication

city or town Hilo vicinity

state Hawaii code HI county Hawaii code 0001 zip code 96820

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Keith W. Alene march 16, 1994
Signature of certifying official/Title Date

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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): _____

for
Signature of the Keeper Edson H. Beall Entered in the National Register 9.21.94
Date of Action

Hilo Masonic Lodge Hall
Name of Property

Hawaii, HI
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>one</u>		buildings
		sites
		structures
		objects
		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed
In the National Register**

6. Function or Use

Historic Functions
(Enter categories from instructions)

1st fl: Commerce/Trade

2nd & 3rd fl: Social Meeting Hall

Current Functions
(Enter categories from instructions)

Commerce/Trade

Vacant/Not in use

7. Description

Architectural Classification
(Enter categories from instructions)

Renaissance Revival

Materials
(Enter categories from instructions)

foundation reinforced concrete

walls reinf. concrete

roof built-up rfrng on steel truss

other secondary roof w/ wood frame
and corrugated metal roofing

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

SEE ATTACHMENT

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

See citations at State Hist. Pres. office

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- 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 # _____

Areas of Significance

(Enter categories from instructions)

- Architecture
- Social History

Period of Significance

1908

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Architects: Henry Starbuck, Wm. McKay, H. V. Patten.

Builder: Fred Harrison

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property ~~less than one acre~~

UTM References International 1909 Spheroid
(Place additional UTM references on a continuation sheet.)

1	05	280731	2182781
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

the property occupies TMK 3-2-3-05:07 owned by Toyama Hawaii Inc, 1993
Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) Building occupies the entire site

11. Form Prepared By

name/title Boone Morrison, AIA, Architect Pres. & Principle

organization Boone Morrison Architects, Inc date 6 April, 1993

street & number P.O. Box 131 telephone (808) 967-7512

city or town Volcano state Hawaii zip code 96785

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Toyama Hawaii Inc. (Jay Johanneson, Hawaii Manager)

street & number 101 Aupuni St, Suite 1001 telephone (808) 935-0925

city or town Hilo state Hawaii zip code 96720

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1General Description:

Constructed between 1908 and 1910 this "fireproof" reinforced concrete structure in the Renaissance Revival style was not only one of Hilo's most substantial commercial structures but boasted the most elaborate Masonic Lodge facilities in the Hawaiian Islands.

The structure, which occupies the entire site, consists of three floors and a full basement. The street-level commercial spaces have a reinforced concrete floor, sidewalk freight elevators into the basement and an ingenious natural ventilation system which carried throughout the building. Though altered in most areas the interiors remaining indicate a high level of decoration, with arched column bays, decorative cast concrete and plaster ceilings and high display windows with operable transoms above.

The two street frontage facades are classical in organization with a regular series of columns separating areas of plate glass store fronts above a bulkhead. In the original configuration this bulkhead was a perforated metal grille providing the inlet area for the natural ventilation system, but in recent time it has been plastered over. At the West end of the Waiānūenue Avenue facade the entry to the stair lobby of the Masonic Temple is set off with a classical pediment supported on exaggerated versions of the typical column.

Photographic evidence indicates the presence of a corner entrance to the retail space cutting across behind the main corner column bearing the inscription "HMHA 1908", but this has been closed off and the bulkhead run square into the column on both sides. New aluminum frame storefront windows have replaced the originals and two new aluminum entry doors have been added to the corner space. The tenant in the North end of the ground floor has altered the facade of their space also, filling in the original window openings but not impacting the basic structural fabric. A sloping, corrugated metal clad canopy or marquee projected on wrought iron brackets from the wall above a regular pattern of transom lites, and extended out to cover the sidewalk. Classical column detailing was originally seen below the canopy, but with the replacement version, a flat panel design, this ornament is barely seen on the wall above. The upper facade is fenestrated with large arched windows in a regular pattern with the columns expressed as pilasters continuing to a dentil molding line below the cornice level, above which a projecting cornice shelters the upper exhaust grilles of the ventilation system. A parapet with modest crown rises above, concealing the roof system behind.

While the ground floor spaces have been considerably altered over time the extensive unbroken tenancy by the Masonic Order (1909-1985) resulted in the second and third floors remaining virtually unchanged, with the single exception of an unfortunate fire stair added in 1986. From the Waiānūenue Avenue level lobby an elaborate granite stair with its ornate grained Oak balustrade ascends to the second floor Foyer, on to the third level offices, and on again to the former Roof Garden, lauded in newspaper accounts for its panoramic view of the City of Hilo.

The second floor, also of reinforced concrete, contains the two large Lodge rooms; the Temple room, (about 35x55 feet) and a similarly sized space noted as the Banquet Hall in contemporary newspaper accounts. Adjacent to the second level Foyer are grouped various anterooms, ancillary spaces and restrooms. The Temple room is a full two stories in height with coved ceiling, wainscote, extensive paneling and moldings surrounding the large arch-topped windows, and an Organ Gallery overlooking the room through arched openings, all of which are in good condition, including the original suspended lighting fixtures with faceted globes encased in cast and formed brass frames.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

The adjacent Banquet Hall, though in less pristine condition, is of the same height and retains its original proscenium stage with an attractive arched opening. The original maple floor is in place, though somewhat damaged. The wainscote has been painted and the windows are not original, though the openings are.

A partial third floor contains several offices, the former Ladies Lounge, the Organ Gallery, restrooms, a central light well, and several storage rooms, including an Armory.

Typical of many Hilo structures of the era this building has had a secondary roof added above the original steel-framed built-up roof. Constructed of light wood framing covered with sheet metal roofing, this assembly simply sits atop the original which is in place, complete with skylight, beneath. The stair-head house has been cut down to accommodate the secondary roof above, though the footprint is visible as is some of the remaining wall framing. There is no obvious evidence of the Roof Garden noted in newspaper accounts.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Statement of Significance:

The Hilo Masonic Temple/Bishop Trust building is among the Hilo's most substantial and best preserved historic structures. Constructed in 1908-10 in the Renaissance Revival style of reinforced concrete and steel, the building was clearly intended to be a lasting monument to the Masonic Order whose dramatic Lodge Hall and Temple facilities were located on the second and third floors. In many ways the Hilo Masonic Temple, said to be more grand and imposing than any in the Territory, was a marker in the elevation of the communities business leaders into secure positions in the commerce of the Hawaiian Islands.

In the larger community the simultaneous event of the completion of the rail link to Honokaa, connecting the sugar plantations, their products, and their large working population to Hilo and its port, and the completion of the new breakwater allowing all-weather use of Hilo harbor, provided an expansive business environment for entrepreneurs in the community and across the Island Territory.

The Masonic Temple project came to completion about the same time as the new Hilo Hotel building was completed, the Hackenfeld building nearing completion and with the Volcano Block and S. Hata buildings in the planning stages. The Hilo Masonic Hall Association (which was the "owner", leasing space to others, including the Masonic Lodge) was formed to carry on the fund raising and design work under the Presidency of John Troope Moir, one of the Island's leading business figures. Membership in the Lodge (Kilauea Lodge #330, F&AM) included some of Hilo's most prominent figures whose names appear involved in nearly all business and commerce of the time. Great pride was taken in the fact that, with initial difficulties related to "outside" builders and workers, the local community ("citizens") under the direction of a Hilo architect and a Hawaii builder, were able to complete such an ambitious project.

According to contemporary newspaper accounts the initial design sketches were prepared by an architect named William McKay, a member of the Hilo Lodge. After some investigation in which it is reported several architects were interviewed a Mr. Henry Starbuck of Oakland, California was selected. Starbuck was a Mason and had been responsible for the design and construction of a number of Temples in California and Nevada. A Mr. Harold Vaughan Patten is noted as "Principle Architect" in one account, though his role is unclear.

Difficulties and unacceptable performance by the imported builders, evidently selected by Starbuck, caused their dismissal (and perhaps his as well), resulting in the retention of one Fred Harrison of Honolulu and Hilo as the new builder who then satisfactorily completed the project under the direction of McKay who is later listed as "Chief Architect" on the occasion of the dedication ceremony. Originally budgeted at \$40,000 (approximately \$1.50 per square foot), the final cost was twice that (\$3.00 per square foot). Harrison was also the builder of the Hackenfeld Building (now Koehnens Department Store) at the same time and was lauded in one account for his "employment exclusively of Citizens of the Territory" in the work.

Though ownership of the building has changed hands several times since its construction, the Masonic Order retained its occupancy of the second and third floor spaces until about 1985 when the issuance of a liquor license to a ground floor tenant forced them to vacate under the rules of the Order which does not allow joint occupancy with liquor establishments. The ground floor has had numerous commercial and retail tenants over time, including the Bishop Bank of Honolulu, the Bishop Trust Co. (hence the common name amongst Hilo residents), The

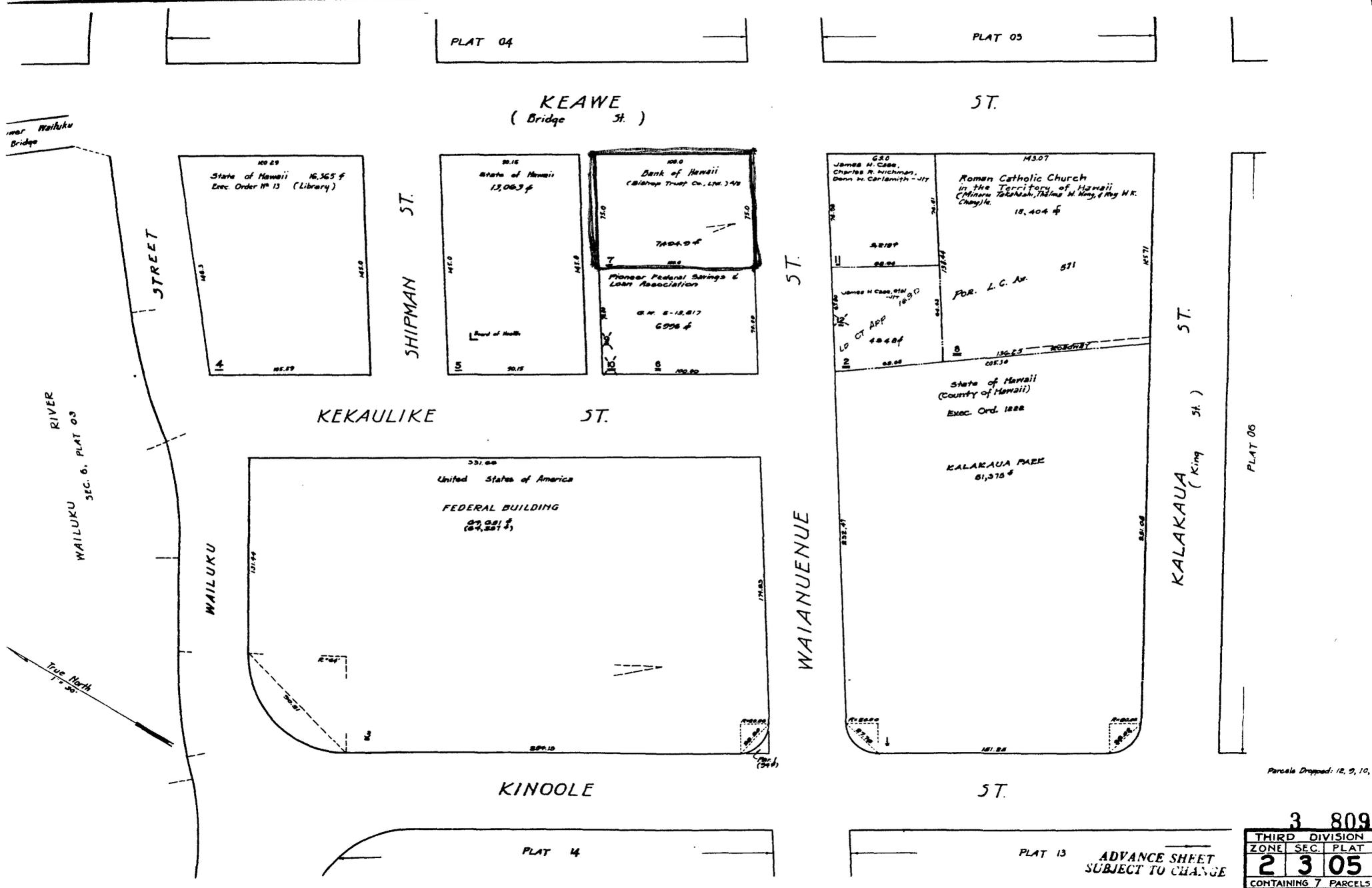
**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

Hilo Emporium, Ltd., the Hawaii National Bank, and currently the State Welfare office, a small retail shop, and a restaurant.

This structure is among a group of "fireproof" commercial buildings built between 1908 and 1915 marking the "graduation" of Hilo into full status as a commercial center in Hawaii and remains as a prominent public landmark physically associated with several others of the era (U.S. Courthouse/Post Office, Hawaiian Telephone Co., Volcano Block, S. Hata Building, Von Hamm Young Building, The Hackmeyer Building and Hilo Police Station). The excellent condition of the structure, the restorability of the facade and ground floor spaces, and the untouched and dramatic historic interiors of the second and third floors make this a prime candidate for State and National registration and complete restoration for many future years of useful service.



Parcels Dropped: 12, 9, 10.

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THIRD DIVISION		
ZONE	SEC.	PLAT
2	3	05
CONTAINING 7 PARCELS		
Scale: 1 in = 30 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE