



## HEIGHTS MASONIC TEMPLE BUILDING

TEMPORARY OFFICES  
804 MARSHALL BUILDING, CLEVELAND, OHIO  
*Central 8124-W*  
*Main 2226*

## FOREWORD

FOR several years the Masons on the Heights have been looking forward to the time when they might have a Blue Lodge, Chapter and Temple of their own. This worthy ambition is not due to local pride alone, but to a desire on the part of the older residents to bring into closer fellowship those members of the Fraternity who have come here in recent years and are not affiliated with any of the lodges in this jurisdiction. There are many men of this class and their number is constantly and rapidly increasing. Then, too, many of the young men are withholding their applications from other lodges, because of a desire to unite with a new lodge composed largely of intimate friends and acquaintances. It must be apparent to all who are familiar with the conditions, that a new lodge in this community is a real necessity — not only for the convenience and benefit of the men who are already Masons but for those desiring to become such.

Believing the time at hand for taking definite action upon this important matter, a number of Heights Masons attended a meeting held sometime ago in Woodward Temple to give it consideration. The project was so well received by all present that it was decided to call a general meeting and ask all Masons living on the Heights to attend. Committees on Invitation and on Location and Building were appointed to arrange for the next meeting, with instructions to the latter to present something definite in the way of plans and costs, in order to ascertain if the scheme were feasible.

This meeting was held in the Banquet Hall of the Heights Methodist Church and was very well attended. Brother C. A. Tilden presided and explained briefly the purpose of the meeting after which the report of the Committee on Building and Location was read. Dr. W. M. Bogue acted as Secretary. Briefly stated, the report recommended the following:

### LOCATION

That, the site to acquire is the southeast corner of Mayfield and Lee Roads. This land has a frontage of 135 feet on Mayfield Road and 196 feet on Lee Road; it is 154 feet deep along the southerly line and 195 feet along the easterly line and contains approximately 28,500 square feet. Being at the junction of the Inter-urban and City car lines it is now served by street cars from all points in the Village for a single fare; it is also located approximately at the geographical center of the Village. Because of its location in the heart of the coming business section of the Heights, it possesses a value for investment not found in any other site available at this time.

The property adjoining on Lee Road could be improved, as shown in the Perspective, in a manner to conform with the Commercial Building on Mayfield Road.

### BUILDINGS

As it is not practical, at present, to finance a building devoted exclusively to Masonic purposes, it was decided to combine a Temple with a Commercial Building that will produce enough revenue to finance the entire project as a purely real estate investment. This object can be accomplished with the type of buildings shown in the plans submitted. In the Commercial Building the ground floor is devoted entirely to stores and the upper stories, for the time being, to living apartments, so designed that as the demand arises for offices, the change can be gradually made and at minimum expense. This will insure the maximum revenue at all times.

The Temple proper fronts on Lee Road and in its main features and size is similar to Woodward Temple, with some innovations to bring it strictly up to date.

## ORGANIZATION

Following the reading of the Report the questions involved were freely discussed. A motion to accept and approve the recommendations of the Committee was unanimously carried.

At this time, cards were distributed to give those present an opportunity to indicate thereon their intentions relative to affiliating with the new lodge; also, to ascertain to what extent they were willing to give the building project their financial support. This met with very satisfactory response, and, on motion, duly seconded and unanimously carried, the Chairman appointed a Fraternal, a Building and a Financial Committee, with instructions to carry out the project as approved and adopted at this meeting.

These Committees are as follows:

### FRATERNAL

DR. W. M. BOGUE, 3012 Lincoln Boulevard, *Chairman*

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| E. W. DAVIS, Lee Road, Shaker Heights  | R. G. MARTYN, 2219 Grandview Avenue        |
| C. M. FINROCK, 2985 Corydon Road       | S. H. NEEDS, 3269 Euclid Heights Boulevard |
| G. E. HARTSHORN, 1773 Middlehurst Road | F. W. STRIEBINGER, 1778 Radnor Road        |

### BUILDING

F. A. PEASE, 2907 Hampshire Road, *Chairman*

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| I. C. FARLEY, Lee Road, Shaker Heights | J. KENDRICK, 2446 Kenilworth Road |
| E. A. FEAZEL, 2914 Hampshire Road      | S. H. MANSFIELD, 3171 Oak Road    |
| W. H. HYDE, 1816 Cadwell Avenue        | J. M. SPENCE, 2892 Mayfield Road  |

### FINANCE

C. L. MURFEY, Bluestone Road, *Chairman*

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|---|---------------------------------------|
| F. C. BECKER, Stop 5A Mayfield Road         | E. M. FRANCE, 1801 Cadwell Avenue     |
| F. M. CASTO, 2813 Edgehill Road             | H. A. TREMAINE, Fairmount Boulevard   |
| A. W. ELLENBERGER, Euclid Heights Boulevard | F. D. WILLIAMS, 2234 Bellfield Avenue |

### SECRETARY OF COMMITTEES

A. B. BREITWEG, 3255 Hyde Park, Cleveland Heights

## *FRATERNAL*

The Committee on Organization is proceeding systematically and is gratified at the interest shown, not only by the Masons living on the Heights, but, by Masons generally. There is already a large list of names of men who desire to become Charter Members.

It will greatly facilitate the work of this committee, if members of the Fraternity will send the names and addresses of Masons residing on the Heights who are not listed on the enclosed roll, to the Secretary, A. B. Breitweg, 3255 Hyde Park Avenue.

## *BUILDINGS*

From estimates submitted by several reliable contractors, it is certain that the cost of the buildings and land can be kept within one hundred thousand dollars. As soon as the financing of the project has been completed and a Company is organized to transact business, contracts will be let and active work on the improvements started.

## *FINANCIAL*

The Architect and Building Committee estimate that it will require One Hundred Thousand Dollars to carry out the plans as approved. Before any contracts are let or other obligations are assumed, it will be necessary to secure pledges for a considerable portion of this amount.

A careful estimate of the probable earnings and expenses has been made, extending over a period of fifteen years. After making a liberal allowance for unforeseen contingencies, the result is very promising. Lack of space does not permit of going into further details here, but, the earnings as computed show that, at least, six per cent. net on the amount invested will be earned the first year after the buildings are completed, which will be gradually increased thereafter. In determining the amount of his subscription, the prospective purchaser of stock should bear in mind this fact, and, also realize that he is acquiring an interest in a valuable piece of land, improved with a high-class business block and a Masonic Temple, to the success of which several hundred representative men on the Heights are committed.

As soon as subscriptions have been made for a sufficient amount of stock, a Company, to be known as The Heights Masonic Temple Company, will be incorporated under the laws of Ohio, with an authorized capital stock of Seventy-five Thousand Dollars, divided into Fifteen Hundred shares of the par value of Fifty Dollars each. This Company will take title to the property and proceed with the improvements. After the requisite amount of stock has been sold, the balance will be obtained from the sale of bonds to be issued and secured by mortgage on the property.

These bonds will bear interest at the rate of six per cent. per annum, payable semi-annually, at the office of the Trust Company, which will act as Trustee under the mortgage. Provision will be made to retire a stated amount of bonds annually through a Sinking Fund, which will be created for that purpose, derived partly from earnings and partly from the sale of Treasury stock. When the bonds have been retired and all other obligations canceled, the increased earnings will warrant paying larger dividends to the stockholders.