

AN

ADDRESS

DELIVERED BEFORE THE

Grand Lodge of Masons in Massachusetts,

ON THE OCCASION OF THE

DEDICATION OF FREEMASONS' HALL,

IN BOSTON, DEC. 27, 1859,

WITH

AN APPENDIX.

By JOHN T. HEARD, GRAND MASTER.

BOSTON:

WRIGHT & POTTER, PRINTERS, 4 SPRING LANE.

1860.

~~Soc 7341.17~~

Soc 7118.60.5

1860, July 13.

Pickman Bequest.

A D D R E S S .

Brethren of the Grand Lodge :

It will be expected that I should say something descriptive of the apartments we have now dedicated according to our usages ; something of this property, now become so interesting to the fraternity of Massachusetts as that in which the funds of the Grand Lodge are invested. But the occasion naturally suggests more than this ; it carries the thoughts back to scenes of the past, and prompts the inquiry “ where did the Grand Lodge meet in the earlier days of its existence ? ”

I purpose, therefore, to divide my remarks under the following heads :—

I. The places where, since 1733, Grand Lodge communications have been held.

II. The efforts, successful and otherwise, which have been made from time to time to provide permanent accommodations for masonic purposes by the purchase of real estate.

III. An account of the purchase and alterations of this estate, and statement of the advantages it promises to afford.

Incidentally, I shall present a few facts of interest referred to in the records or suggested by them.

In prosecuting the inquiry relative to the places of meetings, it will be convenient to refer, *first*, to those of "The Saint John's Grand Lodge;" *second*, to those of "The Massachusetts Grand Lodge;" and *third*, to those of the Grand Lodge after the Union.

THE SAINT JOHN'S GRAND LODGE,

During its existence, held about one hundred and eighty-eight sessions. Our first Grand Master, Henry Price, and the brethren whom he called around him to assist in the formation of a Grand Lodge under the authority vested in him by Lord Montacute, the Grand Master of England, "met at the House of Edward Lutwych, at ye Sign of the Bunch of Grapes in King's Street, [now State Street,] Boston, New England, on Monday, July 30th, Anno Domini 1733, Anno Masonry, 5733."

From this time to April 30th, 1750, the records do not afford the means of determining with accuracy the number of communications held by this Grand Lodge. Quarterly, or other stated meetings, do not appear to have taken place. Except for the observance of the Feasts, which was quite regular, it was rare that the Grand Lodge assembled; and indeed the affairs of the Jurisdiction were not so extended as to require more of its labors than could readily be performed on those occasions. On festival days it was usual for it, at this period and long afterwards, to transact business; so that labor and refreshment alternated, the latter giving place to the former whenever the welfare and government of the Craft required consideration.

The Lodges embraced in the Jurisdiction in April, 1750, were only twelve in number, namely,—

Saint John's Boston, Massachusetts,	July 30, 1733
First Lodge in Pennsylvania, Philadelphia, Pennsylvania,	June 24, 1734
The Holy Lodge of St. John, Portsmouth, New Hampshire,	June 24, 1734
First Lodge in South Carolina, Charleston, South Carolina,	Dec. 27, 1735
First Lodge in the West Indies, Antigua, West Indies,	1738
Lodge of Masters, Boston, Massachusetts,	Jan. 2, 1740
Halifax Lodge, Halifax, Nova Scotia,	1740
——— Lodge St. John's, Newfoundland,	Dec. 24, 1746
Saint John's, Newport, Rhode Island,	Dec. 27, 1749
Royal Lodge, Annapolis, Nova Scotia,	1750
The Second Lodge in Boston, Boston, Massachusetts,	Feb. 15, 1750
The Third Lodge in Boston, Boston, Massachusetts,	March 7, 1750

It is obvious that so moderate a number of subordinates would need but little legislation; and for that reason, probably, the stated communications, which afterwards were established, were previously deemed unnecessary.

During the period anterior to 1750, it is probable that the Grand Lodge met about thirty times, sometimes at the Bunch of Grapes Tavern, and sometimes at the Royal Exchange Tavern. In 1735, "The First Lodge" (the present Saint John's) was removed to the Royal Exchange by leave of the Grand Master; and on the 15th February, 1750, a "second Lodge" was constituted, to be held at the same place. On the 7th of March following, the "third Lodge" was formed, its meetings to be holden at the White Horse Tavern; but afterwards, during that year, it was removed to the Bunch of Grapes.

The Bunch of Grapes Tavern was "in King Street, just below the Town House, 1724." Its site was that now occupied by the New England Bank, on the corner of State and Kilby Streets. It was kept by William Coffin in 1731, and by Col. Joseph Ingersoll in 1764-9. King Street became known as State Street in 1784.

The Royal Exchange Tavern stood on the late site of the Columbian Bank, on the corner of State and Exchange

Streets—now occupied by the Merchants' Bank building. The quarrel between Benjamin Woodbridge and Henry Phillips, 1727, resulting in a duel and the death of the former, occurred here. The event caused a good deal of excitement at the time. The tavern was then kept by Luke Vardy.

The White Horse Tavern, "at the South End, 1724," was where Hayward Place now is. Its landlord in 1760—4 was Joseph Morton.

On "Fryday, April ye 13th, 1750," a quarterly communication of the Grand Lodge was held at the Royal Exchange Tavern, R. W. Thomas Oxnard, presiding. From this date to that of January 27, 1775, inclusively, one hundred and fifty-one meetings—regular, special and festive—took place. The records designate the places where eighty-five of them were held. Until the summer of 1767, the quarterly and other business sessions were generally held at the Royal Exchange; and afterwards, until the breaking out of the revolutionary war, at the Bunch of Grapes.

In 1751, on the 12th of April, "it was Voted, That the next St. John's Day should be celebrated out of Town; upon which our Rt. Wors. Bro. Price made an offer of the use of his House at Manotomy, [now West Cambridge,] which was accepted." The record states further that "Monday, June ye 24th, 1751, the Brethren went in the morning in Regular Procession to the House of Mr. Richardson in Cambridge, 'Bro. Price's House at Manotomy being Incumber'd by sickness,' where a Grand Lodge was held for celebrating the day."

Within the period now under notice, embracing twenty-four years, the festival of Saint John the Baptist was celebrated at the Grey Hound Tavern in Roxbury, in

1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1761, 1764, 1767, 1768 and 1770; at the British Coffee House in King Street in 1762; at "The George Tavern on Boston Neck," afterwards called "The King's Arms Tavern," in 1763, 1769, 1771, 1772 and 1773; and "at the house of Bro. Gardner at Roxbury," in 1765.

The feast of Saint John the Evangelist, during the twenty-four years, was observed at the Royal Exchange Tavern in 1751, 1758 and 1759; at the Bunch of Grapes Tavern in 1752, 1753, 1762, 1764, 1765, 1767, 1768, 1769, 1770, 1771, 1772 and 1773; at Concert Hall in 1756, and at the British Coffee House in 1760 and 1761.

These festivals might have been celebrated, also, in the years here omitted; but if so, the fact is not recorded.

Under the date of April 10, 1752, in the records of the Grand Lodge, it is written: "The Masters' Lodge removed to the Bunch of Grapes Tavern; the Second Lodge removed to the Bunch of Grapes Tavern, March 20, 1752."

At Concert Hall were held the quarterly communication of October 11, 1754; the meeting for the installation of Hon. Jeremy Gridley as Grand Master, October 1, 1755; that of October 28, 1763, to consider an offer to sell Concert Hall to the Grand Lodge; and that of November 23, 1768, at which the installation of John Rowe, Esq., as Grand Master, took place.

At the British Coffee House were holden the quarterly communications of October 26, 1764, and January 27, 1769; and that of September 11, 1767, to make arrangements for the funeral of the Grand Master, Hon. Jeremy Gridley.

The Grey Hound Tavern, in Roxbury, stood where now stands the heater-formed building on the corner of Wash-

ington and Warren Streets. It was pulled down by a mob about the time of the Revolution, and had in it forty fire places. Mr. Greighton, who kept this house, was the grandfather of Miss Greighton, now living at Jamaica Plain. None of the old people in Roxbury remember to have seen the tavern.

For the information relative to this house I am indebted to the kindness of W. Bro. Charles F. Sleeper, Past Master of Washington Lodge, in Roxbury. Our records refer to the place as "Graton's." It was probably the "Portet's Hotel," of its day.

The British Coffee House was in King Street. Drake says it was "kept by a Mr. Ballard in 1762." In 1761, the Grand Lodge met "at Bro. Ballard's, at the British Coffee House," so say its records. The repeal of the Stamp Act was celebrated March 18, 1767, "by a large company, who met at the British Coffee House, and Col. Ingersoll's (Bunch of Grapes) in King Street." The precise spot on which this tavern stood has not been ascertained, though our R. G. Secretary—excellent authority in such a matter—thinks it was where the Union Bank now is.

The George Tavern, afterwards known as the King's Arms Tavern, was on Boston Neck, near to Roxbury. The brethren regarded it as being "out of town," and therefore celebrated, occasionally, the summer festival there. According to Drake, "the General Court sat there in 1721. Simon Rogers kept it from 1730 to 1734. In 1769, it was taken by Edwd. Bardin, from New York, and called the King's Arms. One Gideon Gardner preceded him." By our records we learn that Edward Bardin kept it in 1769, and Thomas Brackett in 1771.

Concert Hall was built previous to 1754, though it might not have been known by that name. Court Street, on which

it fronts, was then called Queen Street. Not long after its erection it was enlarged and improved, and became one of the most noted halls in the town. As will be mentioned hereafter, the Grand Lodge contemplated purchasing it in 1763, and again in 1767. "A large commodious room" *in this building* was offered on rent "to the several Lodges for their accommodation," on the 27th October, ¹⁷⁶⁹ by Bro. Levi Jennings. The offer was declined on the ground that the "rooms would not suit the circumstances of the Lodges."

On the 26th June, 1754, at 11 o'clock, A. M., Grand Master Thomas Oxnard, Esq., died. He was a merchant and highly respected. His successor was Hon. Jeremy Gridley.

James Otis, of revolutionary renown, the distinguished lawyer and orator, was a frequent visitor to the Grand Lodge. At the quarterly communication of October 12th, 1753, he appeared as the Senior Warden of the "second Lodge." Afterwards, his name is enrolled among those of visitors, in 1753, 1754, 1757, 1758, 1759, 1760, 1761, 1765, 1767, 1768, 1769, 1773 and 1774. He was a pall-bearer at the funeral of Grand Master Gridley, and served on a committee of the Grand Lodge on that occasion. He entered upon the study of the law, in 1745, in the office of Mr. Gridley. He was killed by a stroke of lightning, in the sixtieth year of his age, May 23d, 1783.

Jeremy Gridley was Grand Master from 1755 to the time of his death, September 10, 1767. Col. Richard Gridley—who was a most active Mason, and for a long time Deputy Grand Master; and, also, the "veteran engineer," as Irving styles him, who planned the fortifications on Bunker Hill, Dorchester Heights and in Cambridge—was his brother. Jeremy was born about the year 1705, and received his

degree at Harvard College in 1725. His first occupation, in Boston, was that of an assistant in the public grammar schools, in which capacity he continued for several years, during which he studied theology, and occasionally preached. Subsequently he devoted himself to the law, in which profession he became eminent. He instituted "The Weekly Rehearsal," the first number of which was published September 29, 1731, of which, in 1733, Thomas Fleet became the proprietor. His professional business obliged him to relinquish his employment as an editor. "Having been elected a member from Brookline of the general court of the province, he became a decided opponent of the ministry, and manifested a warm attachment to liberal principles. He was, nevertheless, appointed attorney-general of the province of Massachusetts Bay, and, in that capacity, was obliged to perform the unpleasant work of defending the obnoxious *writs of assistance*." James Otis was his opponent in the cause. "Mr. Gridley was a man of a high, elevated and ardent spirit, always more anxious for fame than for wealth."

At the quarterly communication of October 11, 1754, at Concert Hall, Benjamin Franklin was present, and his name is recorded, in full, at the head of the list of visitors on that occasion. On reference to his Autobiography, it there appears that he was in Boston at that time. It will be remembered that through him, in 1734, Masonry was organized in Pennsylvania by authority which he received from Henry Price. The original letter, written by him to that Grand Master, on the subject of Masonry in that province, is in our archives. It is addressed, on the outside, to "Mr. Henry Price, at the Brazen Head, Boston."

We learn from Drake that the "Brazen Head" was "very nearly opposite Williams' Court, answering to 96 Washing-

ton Street." The great fire of March 20th, 1760, "began," says Drake, "in the dwelling-house of Mrs. Mary Jackson and Son, at the sign of the Brazen Head in Cornhill."

During the war, and after its close for several years, this Grand Lodge held no communications. Before its union with Massachusetts Grand Lodge, of which I have yet to speak, it had the following meetings:—

1787. February 17th, At Brother Samuel Dunn's.
August 4th, At Bunch of Grapes Tavern.
1790. July 29th, At Concert Hall.
1791. November 25th, At Bunch of Grapes Tavern.
1792. January 18th, Special Grand Lodge at Brother Colman's.
March 2d, at Bunch of Grapes Tavern.
" 5th, For consummation of the "Union."

THE MASSACHUSETTS GRAND LODGE.

The first communication of this body was held December 27th, 1769, probably at the Green Dragon Tavern, and the last, March 5th, 1792, when it became united with the Saint John's Grand Lodge. It held one hundred and fifty-three sessions—regular, special and festive—at places designated by the records, as follows, namely:—

Masons' Hall, thirty-six meetings,	36
Freemasons' Hall, thirteen meetings,	13
Masons' Arms, sixteen meetings,	16
Freemasons' Arms, twenty-two meetings,	22
Concert Hall, fifteen meetings,	15
Faneuil Hall, one meeting,	1
Charlestown, three meetings,	3
Green Dragon, one meeting,	1
Bunch of Grapes, twenty-nine meetings,	29
Royal Exchange, one meeting,	1
Places not given in records, sixteen meetings,	16
Whole number of meetings,	153

There can be no doubt that "Masons' Hall," "Masons' Arms," "Freemasons' Hall" and "Freemasons' Arms," refer to one and the same place, and that that place was in the Green Dragon Tavern, which stood next to the north-west corner of Hanover and Union Streets in Boston. That estate was bought by Saint Andrew's Lodge in 1764, and a portion of it was appropriated to masonic purposes. The records of the Lodge mention that its meeting of April 13, 1764, was "at Brother Millikin's, Green Dragon Tavern," and it was the first held at this place. In June following, the Secretary designated it as "Freemasons' Hall;" in July, and afterwards until 1778, as "Masons' Hall." The intimate relations existing between this Grand Lodge and Saint Andrew's Lodge, consequent on a common origin, renders it highly probable that they should have met in the same apartments. Drake informs us that "Freemasons' Arms" was the "name given to the Green Dragon Tavern in 1764," which, he says, "it did not long obtain." According to the records of the Grand Lodge, it was so called as late as 1784.

At Concert Hall, the Grand Lodge met August 10, 1770; June 24, 1783; and from March 4, 1790, until the "Union," in 1792.

The feast of Saint John, June 24, 1782, was celebrated at Faneuil Hall.

The three communications at Charlestown, were for the installation of grand officers. They occurred June 24, 1786, June 24, 1787, and July 24, 1788.

The twenty-nine meetings at the Bunch of Grapes Tavern, took place between June, 1784, and September, 1789. Col. John Marston kept this tavern during a portion of this period, at least.

After the proceedings of March 3, 1775, as recorded, the following memorandum is entered; apparently penned soon after the events mentioned in it had occurred:—

“Mem^o. 19th April, 1775. Hostilities commenced between the Troops of G. Britain and America, in Lexington Battle. ‘In consequence of which the Town was Blockaded, and no Lodge held until Dec., 1776.”

The meeting, the proceedings of which are recorded next after this memorandum, was that of December 27th, 1776, and was for the observance of St. John’s day. It was held at “Free Masons’ Hall;” and the banquet was “a very genteel entertainment.” ~~Among those present was the patriot, Jesse Putnam.~~

“Hon^{ble} General Gates” was waited upon and invited to the feast of December 28th, 1778. At the banquet of December 27th, 1780, “His Excellency Honourable Governor Hancock” and General Lincoln, were guests. On the 2d of March, 1781, “Bro. Col. John Brooks laid before the Grand Lodge a list of the Officers and Members of Washington Lodge for this year.” This was a distinguished military lodge. Col. Brooks succeeded Gov. Strong, in 1816, as Governor of Massachusetts.

Col. Joseph Webb, who was elected Grand Master, March 8, 1777, to succeed Warren, was colonel of the sixth regiment of the Massachusetts Militia stationed at West Point during the war.

At the communication of September 1st, 1780, a letter, dated August 19, 1780, from William Smith, Grand Secretary of Pennsylvania, was received, stating that the Grand Lodge of that State had “thought it expedient to make choice of a Grand Master General for the thirteen United American States; that they had nominated His

Excellency General George Washington," &c., and "requesting the opinion and approbation of this G. Lodge thereon." A committee of five were appointed, September 22d, to write an Address on the subject "to all Masons in the thirteen United States." This committee was "dissolved" December 1, 1780, and the Grand Lodge formed itself into "a committee to act upon said business," and it was voted "that the W. G. Master be president of the same." On the 12th of January, 1781, it was "voted that any determination upon the subject cannot, with the propriety and justice due to the Craft at large, be made by this Grand Lodge, until a General Peace take place through the Continent."

Besides the communications enumerated, others were held for the following purposes, namely,—at Charlestown, January 8, 1783, to constitute King Solomon's Lodge; and for visiting Massachusetts Lodge, March 9, King Solomon's Lodge, March 10, and Rising States' Lodge, March 30, in the year 1789.

As the eye glances from page to page of the record-books of these Grand Lodges, it is often arrested by the name of some one known to fame. Enrolled thereon are the progenitors of many of the families which have so largely contributed to the material prosperity of this city and Commonwealth, and to their educational, moral and religious institutions. There, too, are the names of men rendered illustrious on the battle field and in the council, whose lives illuminate the brightest pages of our national history.

THE GRAND LODGE AFTER THE UNION.

The Saint John's Grand Lodge, and the Massachusetts Grand Lodge were, on the 5th of March, 1792, united under the title of "The Grand Lodge of the most Ancient and

Honorable Society of Free and Accepted Masons for the Commonwealth of Massachusetts." The officers, who were then elected, were installed on the 19th of that month. From the 19th of March, 1792, to the 14th of December, 1859, including these dates, this Grand Lodge has had three hundred and eighty-six meetings, all of which, with few exceptions, have been strictly of a business character. The places where they have been held are as follows, namely:—

Concert Hall, seventy-three meetings,	73
"Brother D. Colman's" one meeting,	1
"James Vila's Hotel, 17 Court Street," thirteen meetings,	13
Market Square, fifty-four meetings,	54
Exchange Coffee House, seven meetings,	7
Masons' Hall, Ann Street, seven meetings,	7
Old State House, forty-nine meetings,	49
Washington Hall, seven meetings,	7
Masonic Temple, one hundred and sixty-eight meetings,	168
Melodeon, one meeting,	1
Nassau Hall, six meetings,	6
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Whole number of meetings,	386

Nearly all the meetings held at Concert Hall occurred before the year 1805. Two were held there in 1805, one in 1815, and two in 1818. That of the 9th of December, 1805, is recorded as having been "at Tilley Whitcomb's, Concert Hall."

The communication of June 1, 1792, was at "Brother D. Colman's." In the Boston Directory of 1789, this name stands thus: "Coleman Dudley, American Coffee-house, State Street." According to Drake, this house was "where the Massachusetts Bank now is."

Communications were held "at James Vila's, 17 Court Street," from September 10, 1804, to September 14, 1807, inclusively. The recollection of an old citizen of this city

is, that "17 Court Street," or the place answering to that number, was between Concert Hall and Brattle Street. The Directory of 1789 mentions Vila, as "Vila James, bunch of grapes tavern, State Street." In the directories for the years 1796 and 1803, he is entered as the keeper of Concert Hall; and in those of later years against his name is "17 Court Street." In our records of 1807 he was styled "Brother James Vila."

"Mason's Hall, Market Square," was opposite the north side of Faneuil Hall, and was probably the same hall which was occupied by Columbian Lodge from May 5, 1796, to June 23, 1800. In the latter year, that Lodge hired apartments in the rear of those it had until then rented. The building in which they were, still stands, and fronts on North Street, a few doors from Union Street. It is not easy to determine whether all of the fifty-four meetings above named were held in Market Square or not. The records afford no evidence on this point that I have discovered; they simply mention "Masons' Hall" as the place of meeting—a name quite generally given to Masonic apartments.

Early in 1817 accommodations for all the masonic societies were provided in the original Exchange Coffee House, which stood where was the late hotel of the same name, and where the "City Exchange" now is—on Devonshire Street. It was destroyed by fire on the night of November 3, 1818. The Lodge-room in this edifice was dedicated on the 22d of July, 1817. From that time until the present day, with the exception of a short period succeeding the destruction of the Exchange, all of our institutions in Boston have met at the same place. The fitting up of the masonic apartments in the Exchange cost the eleven bodies occupying them the

sum of \$5,000, of which \$800 were paid by the Grand Lodge. The rent per annum was \$600, of which \$100 were apportioned to that body.

After the loss of these apartments, the Grand Lodge first met at Concert Hall, and then at Masons' Hall, Ann Street, where it continued to meet until 1821.

The hall and ante-rooms in the Old State House were hired of the *town* of Boston, on a lease, for ten years from January 1, 1821, at a rent of \$600 per annum, apportioned as was that of the apartments in the Exchange. The repairs and alterations made to adapt the rooms to masonic purposes cost the sum of \$800, which was divided between the several occupants. The last communication of the Grand Lodge held here was that of June 9, 1830, at about which time the lease was cancelled. The Grand Treasurer's account book shows that \$300 were paid for rent, April 1, 1830.

Washington Hall, on Washington Street, opposite the head of Franklin Street, was demolished, the past summer, to make way for the elegant stores which now cover the site of the building of which it made the upper part. The masonic accommodations here were paid for by the quarter, at a rent of \$500 per annum. The first quarter commenced July 1, 1830; the last ended with the close of the year 1831.

The first communication of the Grand Lodge held in the Masonic Temple, was that of December 27, 1831, for the installation of its officers. The masonic apartments in this edifice were, during about fifteen years, in the attic only, and were dedicated May 30, 1832. In 1846, the story next below the attic was appropriated, also, to the uses of our institution, and embraced a commodious Lodge-room and convenient ante-rooms, which were dedicated on the 11th of

November, 1846. The last communication of the Grand Lodge held in this place was that of September 8, 1858.

On the 10th of March, 1845, the Grand Lodge and subordinate Lodges of Boston met at the Melodeon to hear the eulogy pronounced by Hon. Brother Francis Baylies, in honor of the memory of Hon. Benjamin Russell, P. G. M. The Melodeon of that day was taken down a few months since to make way for the beautiful and substantial structure now occupying its site, and which retains the old name.

Nassau Hall, on the corner of Washington and Common Streets, became the home of the societies which met in the Masonic Temple, in November, 1858. A portion of this day's labor has been performed within its cheerful walls, and we leave it with regrets which could not be effaced by accommodations less commodious and less elegant than those in which we are now assembled.

Besides the meetings above noticed, the Grand Lodge convened early after the Union, for the purpose of visiting the Lodges in Boston. Such meetings were no doubt composed chiefly of its officers, for it is not reasonable to suppose that members residing in distant towns would be summoned on occasions of this character. Neither does the enumeration of meetings include those called for the purpose of constituting Lodges, the proceedings of which, in earlier times, are fully entered on the records.

The quarterly communication for September, 1792, was postponed "on account of the smallpox prevailing in Boston at that time."

On the 4th of July, 1795, the corner-stone of the New State House was laid by Paul Revere, Grand Master, with great display. Samuel Adams was Governor of the State.

A special meeting was held at Concert Hall on the 8th of January, 1800, to make arrangements for the funeral ceremonies in memory of Washington. They took place in February following.

Our investigation has brought to notice seven hundred and twenty-seven Grand Lodge communications, covering a period of more than one hundred and twenty-six years. If the first seventeen years be excepted, it may be said that the proceedings of every session of the Grand Lodge are, apparently, fully recorded; and the continuity from meeting to meeting is unbroken down to the present day. It is indeed surprising to find the records so nearly perfect; not only in view of the length of time over which they extend, but in consideration of their great liability to injury and destruction during the disorders of the revolutionary war, and by fire and other casualties.

II. *The efforts, successful and otherwise, which have been made from time to time to provide permanent accommodations for masonic purposes by the purchase of real estate.*

At a very early day, the Saint John's Grand Lodge had in view the obtaining of real-estate, by purchase, for masonic uses. At a special meeting held October 28th, 1763, the previously contemplated purchase of Concert Hall, was disposed of according to the record of that date, as follows:

“It was voted unanimously, that Concert Hall, in which the Brethren are now assembled, be purchased for the Honour, Benefit and Convenience of Free Masons at the Rate of Twelve hundred Pounds Sterling, and that a Subscription be immediately put about, to raise the said sum, towards Purchasing, Furnishing, and otherwise accommodating the Fraternity for the Future. But Mr. Stephen Deblois, notwithstanding the foregoing vote and a conse-

quent agreement with him, sold the House to Mr. Nathl. Wheelwright the next Day, whereby the Subscriptions and other Provisions made for the Purchase aforesaid became abortive, to the great disappointment as well as charge of the Brethren in their meetings about it."

In 1767, the subject of the purchase of Concert Hall was again before this Grand Lodge. A letter from Mr. Gilbert Deblois to "Right Worshipful Jeremy Gridley, Esq., Grand Master," dated August 18th in that year, was presented to a meeting of the grand officers and Masters of Lodges, called for the purpose by order of the Grand Master, in which Mr. Deblois offered to sell that estate for the sum of one thousand pounds sterling; and it stated that "the House is entirely cleaned, and is now kept locked up to wait for the consideration and determination of the Society of Free Masons;" also, that "some persons stood ready to hire the Hall to the amount of £40 sterling, and another wants the small tenement at £5 more."

A Grand Lodge was held on Friday evening, September 4th, when the offer of Mr. Deblois was considered, and suggestions made for providing means for the purchase. On account of the death of the Grand Master, which occurred on the 10th of September, the Lodge did not again convene for business until the 2d of October, when it was decided "that the circumstances of Masonry at present will not admit of their purchasing said Hall."

The above mentioned are the only recorded attempts of the Saint John's Grand Lodge to buy real estate. The Massachusetts Grand Lodge appears never to have entertained the subject.

I shall now pursue my inquiries from the time of the Union in 1792 to the present time.

At the quarterly communication of December 10th, 1798, a project for erecting a building for public uses, was presented, in which the Grand Lodge designed to take two shares ; but the work was not commenced.

In 1801, according to the records of Columbian Lodge, the building of a hall was then under the consideration of the Grand Lodge.

On the 12th of December, 1803, the Grand Lodge appointed a committee, consisting of Isaiah Thomas, Samuel Elliot, Samuel Dunn, Timothy Bigelow and John Soley, "to devise ways and means to erect a hall for the use of the Grand Lodge," who reported a year afterwards ; when another committee was chosen "to make application to the Legislature for an Act to incorporate the officers of the Grand Lodge and their successors so far as to enable them to hold real estate sufficient whereon to build a hall." This committee were Hon. Jonathan Maynard, Hon. Woodbury Storer, Hon. Timothy Bigelow, Hon. Perez Morton, and Hon. John Locke. It was voted "that further proceedings on the important subject of a hall, be postponed to the next quarterly communication." The committee did not report at that meeting, nor was the matter referred to them brought before it ; and indeed no further reference is contained in the records, either to them or to the subject committed to them during the period of five years following their appointment. On the 12th of December, 1809, the Grand Master, Isaiah Thomas, "directed the Grand Secretary to call immediately on the committee who were appointed in the year 1804, to petition the Honorable Legislature of the State for the privilege of purchasing land on which to erect a Temple, &c., and request their attention to that much desired object, and to report at the next

quarterly communication of the Grand Lodge." This earnest request did not hasten the action of the committee, for it was not until the communication of the 10th of December, 1810, that they reported. The chairman, who was present, was called upon for a report, when he stated "that the subject had been duly attended to, but without the desired effect." The Lodge at once voted "that the committee be discharged from any further duty on that subject."

An Act of incorporation was approved June 16th, 1817, by which "the Master, Wardens and Members of the Grand Lodge of Massachusetts" were authorized to hold "real estate not exceeding the value of twenty thousand dollars, and personal estate not exceeding the value of sixty thousand dollars, for charitable uses." The Lodge organized under this Act on the 8th of September, 1817.

On the 28th of December, 1818, R. W. Bros. Elijah Morse, Joseph Jenkins and Samuel Thaxter were appointed "to procure a place for the meeting of the Grand Lodge, and to consider the expediency of uniting with other Lodges in building a hall." Their appointment occurred in the month following that in which the Exchange Coffee House was destroyed, and when of course the Lodge had the subject of new apartments under consideration.

A year later, December 8, 1819, Elijah Morse, Joseph T. Buckingham, Z. G. Whitman, Charles Wells and Henry Fowle were authorized "to procure a place of meeting for the Grand Lodge." They reported on the 27th of that month. By the report it appears that Merchants' Hall, then on the corner of Congress and Water Streets, was for sale for the sum of twenty-five thousand dollars; and that to put the building in complete repair, would have cost thirteen

thousand eight hundred and forty-four dollars. It belonged to Thomas K. Jones, William Dehon and Thomas Brown, who held it "in the name of the Proprietors of Merchants' Hall;" and the committee thought it expedient to purchase it, and hold it under the Act of incorporation by which it was then held. They recommended that a subscription should be opened for taking up the shares mentioned in the Act; that they should be sold at eighty dollars each; and "that a committee be appointed to present such subscription paper to the several Masonic institutions in town, and such others in the country as they may see fit; then to the Brethren of this Institution; and not to allow any person to subscribe for shares not a Brother, unless it be absolutely necessary in order to dispose of the shares." They also recommended a subscription in the name of the Grand Lodge, and the appointment of a committee to obtain subscriptions. The Lodge authorized their Treasurer to subscribe for twenty shares; and Bros. Buckingham, Power and Morse composed the committee. Their report was made March 8, 1820, and as it afforded no encouragement that the means for purchasing the estate could be raised, they were discharged.

MASONIC TEMPLE.

The movement which resulted in the erection of this edifice, began December 27, 1825, when the Grand Lodge passed this Order, namely:—

• "Ordered, That R. W. Francis J. Oliver, Elijah Morse, Ferdinand E. White, Abraham A. Dame and John J. Loring be a committee to inquire into the expediency and practicability of procuring a permanent place for the meetings of the Grand Lodge; that said committee be instructed to confer with such subordinate Lodges on this subject as they may think expedient; and to make a report of their doings as soon as practicable."

At the meeting of the Lodge of the 13th of December, 1826, a vote was passed requesting "the several masonic societies usually holding their meetings in the city of Boston to appoint a committee of three from their respective bodies with authority to act with the committee of the Grand Lodge appointed for the purpose of procuring a permanent place of meeting." This action of the Grand Lodge shows that at the outset of the enterprise for the construction of a Temple, that body relied upon the coöperation of the masonic societies of Boston as necessary to its success—a reliance that was not misplaced, as the sequel shows.

The Grand Treasurer, R. W. Elijah Morse, in his annual report presented to the Lodge, December 27, 1826, refers to the desire that had long existed among many of the brethren for the erection of a Masonic Temple; and he states that "a want of funds" had been a great embarrassment to the enterprise. He felt confident, however, that the desire would be soon realized.

The committee reported to the Grand Lodge, on the 14th March, 1827, and stated that the committees from the several masonic societies in Boston had met in general committee and unanimously voted that it was expedient to procure a permanent place of meeting; and that a sub-committee had been appointed to ascertain if funds necessary could be procured "for the erection of a Temple which shall be an honor to the Craft and an ornament to the City." They also proposed the following votes, which were adopted:—

1st. "Voted, That whenever arrangements satisfactory to this Grand Lodge, shall be made for the erection of a Masonic Temple, an amount not less than ten thousand dollars shall, if practicable, be invested therein from the funds of the Grand Lodge."

2d. "Voted, That the Grand Lodge does not contemplate or wish for a controlling power in the direction of the measures necessary to insure the erection of a Masonic building, nor in the care thereof, but merely such an influence as they shall be equitably entitled to from the amount appropriated by the Grand Lodge for this desirable object."

The same committee reported progress from time to time until March 10, 1830, when they were discharged, and another chosen to obtain a renewal of the lease of the apartments in the Old State House, at that time occupied by the Grand Lodge and Boston societies, or to provide some other convenient hall or place for the use of the Grand Lodge. The lease was not renewed, nor was the design to build a Temple abandoned, even under the depressing influences of political anti-masonry which then prevailed. The committee on the renewal of the lease were Bros. Joseph Jenkins, Elijah Morse, Asa Eaton, Charles Wells and John J. Loring.

On the 11th of May, 1830, the "Trustees of the Charity Fund of the Grand Lodge of Massachusetts" passed this vote:—"Voted, That it is expedient and proper to invest the Charity Fund of the Grand Lodge in a building to be erected by the Grand Lodge, for masonic and other purposes."

The quarterly communication of June 9, 1830, was signalized for the adoption of energetic measures for the construction of a masonic edifice. The committee appointed at the previous meeting were directed to procure a piece of real estate, in Boston, and "construct thereon a building for the accommodation of the Grand Lodge and other masonic bodies in Boston." They were authorized "to receive moneys of masonic bodies and other brethren," for

the purpose, "upon such terms and conditions as they might believe to be for the interest of the Grand Lodge," not exceeding fifteen thousand dollars; and, also, to draw on the Treasurer for any unappropriated moneys in his hands. The Treasurer was empowered to sell the stocks and any other property of the Grand Lodge, the same to be invested as the Trustees of the Charity Fund might direct.

The Grand Lodge, September 8, 1830, authorized the Building Committee to borrow from any person or persons the fifteen thousand dollars named in the vote passed June 9, 1830. Bro. Loring, at his request, was discharged from the committee, and Bro. Benjamin Smith was appointed to supply the vacancy.

After examining many lots of land, the committee selected a site from a portion of the estate then known as the Washington Gardens. It contained a little over 5,000 square feet, and cost \$13,393.50.

The corner-stone of the Masonic Temple was laid in the forenoon of the 14th of October, 1830. The brethren assembled at Faneuil Hall at 9 o'clock, A. M., and at 10½ o'clock formed a procession and marched "through Merchants' Row, State Street, Court Street, Tremont Street, to the site of the Temple next south of Saint Paul's church." After the ceremonies, "the procession was again formed and returned through Tremont Street and Cornhill [now Market Street] to Faneuil Hall;" from whence about four hundred brethren marched to Quincy Hall, where they were served with a dinner.

Such was the excited state of the public feeling at this time against Freemasonry, that it was no holiday affair to take part in public masonic services; it required no small degree of "backbone" to stand up under the insults and

jeers with which Masons were then assailed in public and private.

The Act of incorporation of the Grand Lodge, before referred to, not enabling it to hold real estate to the value of the Temple, it became necessary that the Act should be changed to meet this contingency. Therefore, on the 27th December, 1830, at the meeting of the Grand Lodge, a committee were appointed to apply to the Legislature for the alteration. At this communication Bros. Morse and Eaton declined serving on the Building Committee, and Bros. Amos Binney and David Moody were appointed to fill their places.

The modification of the Act of incorporation desired, was petitioned for in 1831; but the Legislature refused the prayer of the petitioners. It will be remembered that the Act empowered the Lodge to hold \$20,000 of real and \$60,000 of personal estate; the petitioners asked that the corporation might hold \$60,000 of real and \$20,000 of personal estate. The refusal of the Legislature to grant so reasonable a request, affords striking evidence of the severity with which the persecution of Masons was prosecuted.

The Lodge, March 9, 1831, authorized the Building Committee to borrow the further sum of \$5,000, which, with the sum of \$15,000 before mentioned, made the whole amount to be borrowed, \$20,000. This sum, together with the appropriation made by the Trustees of the Charity Fund (\$20,000,) made the sum of \$40,000, which, as was then estimated, would be the cost of the Temple. The sum of \$15,000 was obtained from Harvard College Corporation, October 1, 1831, and that of \$5,000, also from that institution, April 16, 1832—the former at five per cent. interest,

the latter at six per cent. ; and the payment of both was secured by mortgage on the Temple.

At the quarterly meeting in June, 1831, a report of a committee was presented in which they stated "that they find on examination of the Will of our late brother Thomas, [Isaiah Thomas, P. G. M.,] a bequest of five hundred dollars to the Grand Lodge of Massachusetts, 'to be applied towards the erection of a commodious Hall in Boston, for their use and accommodation, to be made of permanent materials and respectable in its appearance.' "

On the 14th of September, 1831, Bros. Ferdinand E. White, Abel P. Baker, Martin Wilder, Joshua B. Flint, Thomas Waterman, Robert Keith, Gilbert Nourse, Edward A. Raymond and John R. Bradford were appointed a committee to make arrangements for the dedication of the Temple, and instructed to report at the next meeting of the Lodge whether the ceremonies should be public or private.

They reported on the 14th of December following, that an address by a distinguished Brother would make part of the services of the day of dedication, and be delivered in Saint Paul's church. They recommended that after the ceremonies had been performed in the Temple in presence of the brethren assembled there, the Grand Lodge and other masonic bodies should proceed to the church in ample form "by a short or more circuitous route," as the circumstances at the time might render expedient; and also that "our fellow-citizens" should be invited to join in the exercises at the church. The report was accepted by the Lodge; and the committee were instructed to procure Park Street meeting-house for the occasion, or any other convenient place, as circumstances might dictate. At this meeting, the new structure was named, by vote, "Masonic

Temple." A vote was also passed that it was inexpedient that the name of "Temple Place" should be cut on the stone-work of the Temple; and the Building Committee were directed "to cause the usual masonic emblems to be placed on the Masonic Temple."

The first meeting of the Grand Lodge held in the Masonic Temple was that of the 27th of December, 1831, when the grand officers elect were installed.

The Lodge, January 25th, 1832, authorized the "Trustees of the real and personal estate" to borrow a sum not exceeding seven thousand dollars; and the Treasurer to sign any note or notes "for any moneys borrowed by vote of the Grand Lodge."

At the quarterly communication of March 14, 1832, the "committee on dedication" were empowered to fix the day of dedication, "not exceeding the last of June."

The Building Committee reported on the 30th of April, 1832. By their report it appears they had obtained the following "permanent loans:"—

From the Trustees of the Charity Fund, . . .	\$20,000 00
Harvard College,	20,000 00
six Masonic Societies in Boston,	4,800 00

Making together a permanent loan of \$44,800 00

They had expended for land, building, and contingent expenses, \$41,717 47

The report of the "Trustees of the real and personal estate," shows that they had expended for finishing the Attic Hall, for gas fixtures, making sidewalk, &c., &c., 3,160 07

Making, as the said Trustees state, "the whole cost of the building, thus far," \$44,877 54

The Grand Lodge subsequently authorized the payment of one thousand dollars to the chairman of the Building Committee, which being added to the above figures, would make the cost \$45,877.54.

Five months' occupancy of the Temple by the Grand Lodge elapsed before it was dedicated. At a special session of that body held May 30, 1832, at 10 o'clock, A. M., for the purpose of dedicating the new masonic apartments, a procession was formed and proceeded to the Lecture Room, where an address was delivered by Rev. Bro. Bernard Whitman. Other exercises suitable to the occasion also took place. The procession then returned to "Masonic Hall."

The committee of arrangements submitted a report to the Grand Lodge, June 13, 1832, explanatory of the changes that had been made in the arrangements for dedication as originally contemplated. At this meeting measures were adopted for presenting to the Building Committee some "suitable testimonial" for their services.

At a special meeting of the Lodge held December 27, 1833, the committee previously appointed for the purpose, reported that they had effected a sale of the Temple to Robert G. Shaw, Esq., for thirty-five thousand dollars. This step became necessary because, as has already been stated, the Act of incorporation of the Grand Lodge did not authorize that body to hold real estate to a greater amount than twenty thousand dollars, and it had invested twice that sum in the Temple. Failing in obtaining a modification of their charter, and fearing the forfeiture of it, the corporators' only alternative of safety for their property was a sale of it fully and unconditionally. At this meeting was adopted the famous "Memorial," in which the Grand Lodge declared

its reasons for the surrender of its charter to the Commonwealth. It, also, at this session, took the requisite action to effect its surrender.

On the 25th of September, 1834, a committee were chosen to confer with the Trustees of the Charity Fund and the Trustees of the real and personal estate, to ascertain the amount, nature and condition of the property held by them, and to determine what measures, if any, were necessary for its better security. This committee, together with the Trustees of the Charity Fund, were authorized and requested to negotiate for the repurchase of the Masonic Temple, if they should deem it expedient, and to consider in what manner, when repurchased, it could be held for the benefit of the Grand Lodge as a voluntary association. On the 7th of April, 1835, they were authorized "to complete the business intrusted to them" at the time of their appointment.

R.
R. W. Brother G. Shaw having sold the Temple to R. W. John Abbot, the latter conveyed it, November 5, 1835, to Benjamin B. Appleton, John J. Loring, Daniel L. Gibbens, Jacob Ameer, Simon W. Robinson, Edward A. Raymond, John Hews, Winslow Lewis, Jr., and Joshua B. Flint, in trust, for the use and benefit of the Grand Lodge; by whom and their successors it was thus held until it was sold to the United States in 1858.

A committee, consisting of Winslow Lewis, Jr., John B. Hammatt and H. H. Barton, made a report to the Lodge, June 13, 1837, from which it appears that they had made extensive "renovations" in the masonic apartments of the Temple, at the joint expense of the "Trustees of the Temple," and the institutions occupying them.

At the quarterly communication of March 10, 1841, on a proposition presented to the Lodge, by the Trustees, for a sale of the Temple, the said Trustees and the Trustees of the Charity Fund were authorized to effect it on such terms as they should deem expedient, provided two-thirds of each Board of Trustees should, after careful deliberation in their respective bodies, agree and vote that the interests of the Grand Lodge and the welfare of the Masonic Fraternity in the Commonwealth would, in their opinions, be advanced by such disposition of the property. Both boards, excepting one negative in that of Trustees of the Charity Fund, recommended the sale; but it was not effected. The price asked for the estate was its cost.

In 1843, the Trustees of the Temple expended \$233.43 for paving with wooden blocks in front of the Temple, and \$713.47 for alterations and improvements in the Lecture-room. In their report for the following year, they refer to the Tremont Temple as having diminished the income of the "Temple proper."

In 1846, the Trustees notified "the Grand Lodge of their intention to make some alterations in the rooms originally designed for masonic purposes," and the subject was referred to a committee "to coöperate with committees from other masonic bodies in the city; as should be deemed expedient." The alterations consisted in converting the story next below the attic—the third story—into a lodge-room and ante-rooms. The lodge-room, or main hall, was 55 feet long by 38 feet wide, and about 16 feet high; and one of the ante-rooms was 30 feet square. The attic, which till then contained the only masonic apartments in the building, comprised "Masons' Hall, 46 by 26 feet, and 12 feet high, well lighted by six windows in the roof, capable of seating 200 persons."

Attached to it were thirteen lobbies for the accommodation of the Lodges. The new apartments were, therefore, a great addition to the convenience of that portion of the Temple devoted to masonic uses. They were dedicated November 11, 1846. An address adapted to the occasion was delivered by Rev. Brother Albert Case.

A favorable arrangement was entered into in 1853, between the Trustees and our late esteemed Brother Jonas Chicker- ing, Esq., by which the latter became the lessee of the first and second floors and cellar of the Temple. The lease was on a term of five years, and had therefore nearly terminated when the late sale of that building was first proposed.

The proceedings connected with the sale of the Temple to the United States are too fresh in your recollection to need any reference to them at this time; more especially as in my last annual address a pretty full statement of the trans- action was given, and the reasons which led to it set forth at some length. It will suffice therefore to say that the Temple became the property of the United States at the close of 1858, on the payment, by the government to the Trustees, of the sum of one hundred and five thousand dollars, affording about \$21 for each square foot of land occu- pied by the building.

III. Account of the purchase and alterations of this estate, and statement of the advantages it promises to afford.

As early as the summer of 1858, the subject of the pur- chase of the Winthrop House was brought to the considera- tion of the committee of the Grand Lodge, charged with the duty of reporting sites for a new Temple. They examined it repeatedly and thoroughly, and were favorably impressed as to the advantages it possessed as a site for that purpose.

The price at which it was valued by its owners—about \$140,000—being regarded by the committee as too high, they gave up the expectation of being able to purchase it. When, however, the property was advertised to be sold by auction, in February, 1859, the committee, acting in concert with the Trustees of the Temple, decided to bid for it within certain limits agreed upon. The result of the sale was its purchase for the Grand Lodge for the sum of \$106,500, or a trifle more than \$10 per square foot for the land, including the structure upon it.

Soon after the purchase, the Board of Directors, established by the Grand Lodge on the 9th of March, when that body accepted the Act of incorporation which was approved March 1, 1859, proceeded without delay to determine in what manner to manage it so as best to promote the interests of the purchasers. Three propositions were presented for their consideration, namely:—1. To demolish the Winthrop House, and erect in its place an elegant, substantial Masonic Temple; 2. To continue to use it exclusively for hotel purposes; and 3. To adapt it to both hotel and masonic purposes.

To the first proposition there were grave objections. The erection of a Temple, suited to the locality and creditable to the craft, would involve an expenditure, including the first cost and loss of interest while building, of nearly a quarter of a million of dollars, without the possibility of realizing an income adequate to so large an investment. Besides, the means of the Grand Lodge were vastly disproportioned to an enterprise of so great magnitude.

The second proposition met with favor from the Directors, and measures were taken to obtain a responsible tenant. Advertisements, designed to meet the eye of hotel-keepers,

were put into the newspapers without eliciting a favorable offer. The landlord who had conducted the establishment for several years, positively declined to hire it, except at a rent entirely inadequate to its cost, and the project was abandoned.

The only alternative remaining was that of adapting the building both to hotel and masonic purposes, and the Directors at once took measures for obtaining plans and proposals for the work.

This is not the time or place to go more into the details of these proceedings. Suffice it to say, that the plans adopted, after the most careful consideration, prefigured, almost exactly, the apartments which you now see.

The Grand Master and R. G. Secretary having been appointed a Building Committee, they employed Brother Albert H. Kelsey to superintend the work, to whose assiduity, skill and experience, they feel they are largely indebted for its successful accomplishment. He was not only the builder, but, in important respects, the architect also, as essential modifications of the original plans were occasioned by his suggestions.

The house, as a hotel, was closed on the first day of May, and the workmen commenced the alterations on the first day of June; and though their labors were retarded by the wet weather which prevailed during a large portion of that month, they were prosecuted with such vigor that the work was finished within the time contemplated.

The hotel part of the structure has undergone great changes and improvements—far greater than was at first designed. It is now in complete repair throughout, and in every respect fitted for a first class public house.

The masonic apartments occupy a flooring equal to 20,676 superficial square feet, namely :—

Four working halls,	6,184 feet.
Banquet hall,	2,516 "
Corridors and water-closets,	2,642 "
Armories,	2,610 "
Ante-rooms and offices,	6,724 "
	<hr/>
Total,	20,676 feet.

There are three stories, or floors, each containing apartments as follows, namely :—

First Floor—Corinthian Hall, Ionic Hall, ten offices and ante-rooms, water-closets, &c.

Second Floor—Doric Hall, Grand Master's office, Recording G. Secretary's office, another large office and three ante-rooms.

Third Floor—Banquet Hall, Attic Hall, three large Armories for Encampments, and one small room.

CORINTHIAN HALL, or Grand Lodge room, is finished in the style of architecture its name denotes. It is 68 feet long, 37 feet 2 inches wide, and $21\frac{1}{2}$ feet high, and has been decorated and furnished at the expense of the Grand Lodge.

The fresco-painting in this hall reflects great credit on the eminent artist, Brother William Schutz, who executed it. It was designed by our R. G. Secretary, R. W. Charles W. Moore, and presents us with statues of Faith, Hope and Charity, and with the elegant picture of the Genius of Masonry, which adorns the centre of the ceiling; it places before us our emblems, arranged with taste and significance, and the several coats of arms, which we value so much for their historical associations.

The Throne, the joint production of the superintendent and fresco artist, is unique, appropriate and elegant.

The three tables, representing three orders of architecture, and placed in the East, West and South, were also designed by our R. G. Secretary. The abaci are made from a pear tree, transplanted a century ago, from West Cambridge to Townsend, by our first Grand Master, Henry Price, when he removed his residence from the former to the latter town.

IONIC HALL is $41\frac{1}{2}$ feet long, 32 feet wide and $21\frac{1}{2}$ feet high. The fresco work in this hall was done by the artist already mentioned.

DORIC HALL is 45 feet long, $25\frac{1}{2}$ feet wide and 11 feet 10 inches high. It affords accommodations quite equal to those provided in the original apartments of the Temple, which the institutions in Boston occupied for many years.

ATTIC HALL is 45 feet long, 24 feet wide. The ceiling takes the form of the roof. This hall will be found serviceable on many occasions.

The BANQUET HALL is 67 feet long and 36 feet wide. The ceiling of this hall has the form given to it by the roof, yet it is susceptible of being rendered a highly ornamental apartment.

The cost of this entire edifice is about \$138,000, namely:—

Original cost,	\$106,500 00
Repairs and alterations on hotel,	5,482 00
Constructing Masonic apartments,	26,018 00
	<hr/>
	\$138,000 00

But since the expense of furnishing the large hall has been incurred by the owners of the estate, it may be proper to place the entire cost at \$140,000, and on these figures I will estimate the income.

Six per cent. interest on \$140,000,	\$8,400 00
Taxes,	1,100 00
Insurance on \$50,000,	500 00
	<hr/>
	\$10,000 00
Rent of hotel per annum for ten years,	\$6,175 00
Rent of Masonic apartments to societies of Boston, excluding G. L.,	3,000 00
Rent of G. Lodge for deficiency, that body reserving two offices and use of apart- ments for its meetings,	825 00
	<hr/>
	\$10,000 00

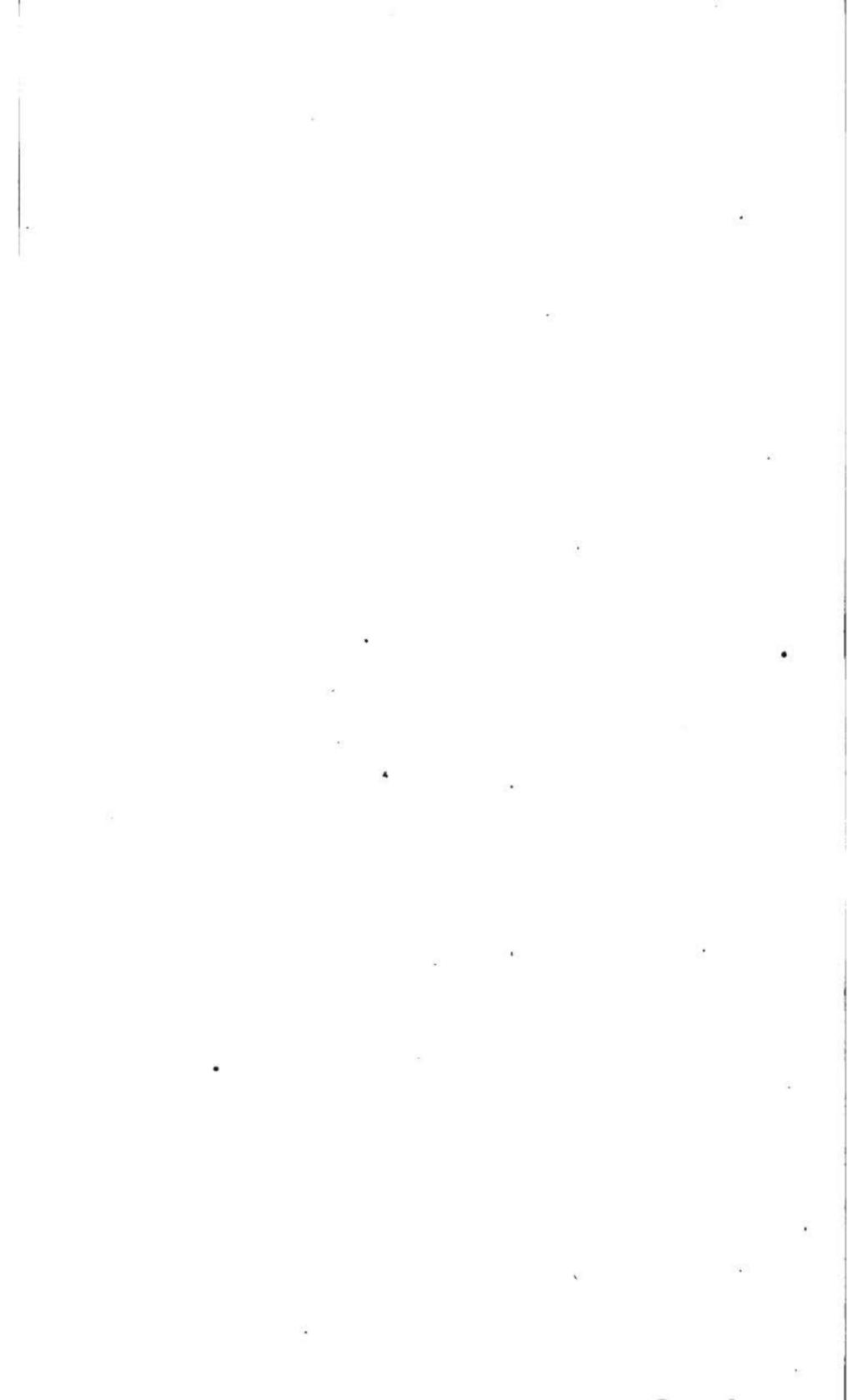
The net revenue, according to the above figures, will be as follows, namely:—

Rent of hotel per annum,	\$6,175 00
Rent of masonic apartments rented to Boston societies,	3,000 00
	<hr/>
	\$9,175 00
Interest to be paid on mortgage of \$45,000 due October 14, 1861,	\$2,700 00
Taxes,	1,100 00
Insurance on \$50,000,	500 00
	<hr/>
	4,300 00
Net revenue,	\$4,875 00

The sum of \$4,875 will be our net annual revenue from this estate; and will of itself be sufficient to liquidate the mortgage upon it in less than ten years, when the property will be free and unincumbered. The ordinary receipts from fees, even under the late reduction, would be ample for all charitable purposes. But should the Grand Lodge perform the wise act, as I should regard it, of restoring the fees to where they have been, a sum could be annually set aside, which, at the expiration of ten years, would create a fund of such magnitude as would warrant the erection of a

Temple on this spot, which would be "an honor to the Craft and an ornament to the City."

I have now performed my task—with what success, you are the judges. I have designated the apartments which the Grand Lodge of Massachusetts, and, to some extent, also, the masonic societies in Boston, have from time to time occupied; and may safely say that at no former period have they been comparable, either in extent, convenience or elegance, to those which have now been dedicated. And while we have this occasion for rejoicing in our material prosperity, let us not forget that far greater and more exalted success is to be gained by maintaining a united and harmonious brotherhood. Let us when associated together in these pleasant places, resolve to adhere firmly to our landmarks—to our principles; and raise higher and higher the social and moral character of our Order.



APPENDIX.

[I.]

ORDER OF EXERCISES

AT THE

DEDICATION OF FREEMASONS' HALL IN BOSTON,

BY THE

GRAND LODGE OF MASSACHUSETTS,

ON THE 27TH OF DECEMBER, 1859.

I.—ENTRANCE OF THE GRAND LODGE.

II.—VOLUNTARY ON THE ORGAN AND CHANT.

III.—PRAYER BY THE REV. CHAPLAIN OF THE GRAND LODGE.

IV.—ORIGINAL ODE: TO THE GENIUS OF MASONRY.

[Written for the occasion by Brother WILLIAM W. WHELDON.]

I.

Hail! Genius of our mystic art,
Bright being of the mind;
We hail thee with a tearless joy,
In Truth and Love combined.
Thy presence ever welcome here,
Our hearts to warm and hopes to cheer.

II.

Inspir'd by thee let FAITH be born,
In Mason's heart enshrined;
Bright genius of a higher lodge,
Embracing all mankind.
Thy presence shall thy welcome prove
And consecrate a Brother's love.

III.

Let HOPE supreme thy voice obey,
 And spread abroad her light,
 While faith renews thy holy flame
 And guides our hearts aright.
 Thy presence ever welcome here,
 Our hearts and hopes and faith to cheer.

IV.

And CHARITY, the meek-eyed maid,
 Still greatest of thy host;
 Her deeds shall fill the trump of fame
 And bless the giver most.
 Thy presence shall thy welcome 'be
 In this NEW HOME prepared for thee.

V.—CEREMONIES OF DEDICATION, with the following ORIGINAL ODE.

DEDICATION TO FREEMASONRY.

To MASONRY sublime,
 Pervading ev'ry clime,
 We dedicate this hall:
 In Friendship here we meet,
 Let Brother Brother greet,
 And Love shall govern all.

DEDICATION TO VIRTUE.

To VIRTUE chaste and pure,
 By Wisdom made secure,
 We dedicate this hall:
 In Faith and Hope we meet,
 Let Brother Brother greet,
 And Love shall govern all.

DEDICATION TO BENEVOLENCE.

To BENEVOLENCE bright,
 Universal as light,
 We dedicate this hall.
 And here whene'er we meet,
 Let Brother Brother greet,
 And Love shall govern all.

[The corn used on this occasion was from the parcel which supplied what was poured on the corner stone of the Bunker Hill Monument, the foundation stone of the statue of Warren, the corner stone of Minot's Ledge Light-house, and the corner stones of the two monuments now building at Plymouth in honor of the Pilgrim Fathers.

The Square, Level and Plumb were made from the pear tree referred to in the Grand Master's Address.]

VI.—ADDRESS BY THE GRAND MASTER.

VII.—MUSIC.

VIII.—ODE.

[Written by Brother JOHN K. HALL, and read by Brother WYZEMAN MARSHALL.]

We here gather to-night in this dear spot of home,
 To mingle our hearts in thanksgiving and praise;
 To consecrate *this* to His name we have come,
 Who commanded our brethren *that* Temple to raise.

And as we thus all in this service unite,
 Let our thoughts be found worthy the place and of Him
 Who shed round their altar that heavenly light,
 Which His presence proclaim'd 'twixt the two cherubim.

Though our Temple be wanting in gems and in gold,
 Which adorn'd that where Israel enraptured did gaze,
 Yet we on our altar a gem may behold,
 Ever lighting our path with the purest of rays.

And long may this place with God's presence be filled;
 And with hearts ever grateful may we here unite;
 May the spirit of discord forever be still'd,
 While our guide is His Word, which from darkness brings light.

Let our *East* with the brightness of true wisdom glow,
 And the *West* in its strength that pure brightness reflect;
 Our *South* the full beauty of noonday bestow,
 And true friendship and love all the brethren connect.

And in this asylum may we ever find
 That union which binds us together as one;
 No *North* and no *South*, but embracing mankind,
 From realms of the poles to a tropical sun.

Let all weary pilgrims, from whatever clime,
 A brother's warm welcome at our altar meet;
 And may this our Temple, in all coming time,
 Prove to the lone wand'rer a happy retreat.

Thus united together by these sacréd ties,
 Forgiving as freely as we 'd be forgiven,
 A light from God's throne shall then gladden our eyes,
 And this beautiful spot seem the gateway of Heaven.

The Installation of the Officers, elect and appointed, of the Grand Lodge, immediately followed the services of Dedication.

[II.]

CONCERT HALL.

EXTRACTS FROM THE RECORDS OF ST. JOHN'S GRAND LODGE RELATIVE TO THE PROPOSED PURCHASE OF CONCERT HALL IN 1767.

"Boston, August 18th, 5767. Mr. Gilbert Deblois sent the following Letter to the Right Worshipful Jeremy Gridley, Esq., Grand Master, viz. :—

"Sir,—Since I had the pleasure of waiting on you and Mr. Rowe respecting the Sale of Concert Hall, the House is Entirely cleaned and is now kept Lock'd up to wait for the Consideration and Determination of the Society of Free Masons, of which you are the Head; Therefore I now take the Liberty to give you the Lowest Terms that said Building can be Sold on, which you'l find on Foot hereof; The greatest improvement is made from September to June, and I would only Mention that some Persons stand ready to hire the Hall to the Amount of £40 Sterling, and another wants the Small Tenement which would let at £5 more, therefore you'l be kind enough to cause this Affair to be determined as soon as possible, which will much Oblige them, and Sir,

Your most humble servant,

GILBERT DEBLOIS.

"Terms of Sale of Concert Hall, Vizt :

"There shall be a good Deed of Sale given for the House to the satisfaction of your Society, otherwise its no Sale.

"The lowest Price is One Thousand Pounds Sterling, to be paid as shall be most agreeable to the Society, either in three, four or Five years, with lawful Interest paid Annually thereon (for my father's support) and good Security to be given for the Purchase in such way and manner as may best suit the Society.

GILBERT DEBLOIS.

"P. S. If it should not be agreeable to the Society to purchase this Building, I take this Opportunity to ask the favour that they would improve it in future, and every thing shall be done to make it give full satisfaction, and in this case I should be glad they would Recommend some proper Person to keep said House, that would be likely to give General Satisfaction.

BOSTON, August 18th, 1767.

To Jere. Gridley, Esqr.

"Whereupon the Rt. Worshipful Grand Master put the above Letter into the Hands of the Grand Secretary (Bro. Savage) and desired him to Convene the Grand Officers and Masters of Lodges at the Bunch of Grapes Tavern in Boston in Order to Advise what was best to be done in the Premises.

"Tuesday, September 1, 1767. The following Rt. Worshipful Brethren accordingly Met at the place aforesaid, Viz. :

Rt. Worshipful John Rowe, Esq ^r .,	Dep. Gr. Mas ^r . and Gr. Treasurer ;
Archibald McNeill,	Sen. Gr. Warden ;
John Cutler,	Jun. Gr. Warden and Mas ^r . of the Masters' Lodge ;
Abraham Savage,	Gr. Sec'y and Mas. of the first Lodge ;
Samuel Fitch,	Master of the second Lodge.

"After reading the above Letter and duly deliberating thereon, it was agreed to be most advisable that a Grand Lodge should be forthwith call'd, in order to lay the affair before them, and to Act what further should be thought necessary, and to Report this Resolution to the Grand Master.

"The Grand Master approving the Steps that had been taken, Ordered a Grand Lodge to be summoned, to meet at the Place aforesaid, on Friday Evening following, who being duly Warned, Met at the Time and Place and Proceeded as follows."

The record of the proceedings of the Grand Lodge then follows. There were present at the meeting fifteen officers and brethren. The letter of Mr. Deblois was laid before them, and their transactions are thus recorded :—

"It was recommended and approved by this Grand Lodge, that the Proposal be referr'd to each of the Lodges separately, and if they incline to Purchase, to call a general Lodge of all the Masons, in order to begin a Subscription."

"It was proposed that if the several Lodges would give in their respective Stocks of Cash, and the Fraternity would by Subscription, make up the sum of Six hundred Pounds Sterling, including the aforesaid Stocks ; and the present Proprietor of Concert Hall, will take a Mortgage on said House for his Security for the Remainder, without any other ; that the Masons would Treat with him upon the Purchase of it."

"Which proposal being put to Vote, was agreed to unanimously."

The foregoing record is separated by a mark or line below which the following proceedings are written :—

" At the first Lodge of Free and Accepted Masons held at the Royal Exchange Tavern in Boston on the second Wednesday of September, being the 9th day, 1767,—

" The Question was put, whether this Lodge think it best to purchase Concert Hall, Provided, the sum of £600 Sterling can be raised ?

Pass'd in the Affirmative.

" Question, Whether this Lodge would include their Stock in the above sum of £600 Ster'g for said Purchase ? Pass'd in the Negative.

" Voted, That it is Expedient to call a General Lodge, in order to see what Subscriptions can be obtain'd for the Purchase of said Hall."

" At the second Lodge of Free and Accepted Masons, held at the British Coffee House in Boston on Wednesday the 16th day of September, 1767,—

" A Letter from Mr. Gilbert Deblois to the late Right Worshipful Grand Master, respecting the Sale of Concert Hall, being Read, It was unanimously determined to proceed upon the Subject Matter of said Letter.

" The Question being put, Whether it be the Mind of this Lodge to Purchase Concert Hall, provided Six hundred Pounds Sterling can be raised ? It pass'd in the Affirmative.

" The next Question put, was, Whether this Lodge would give their Stock towards the above Purchase ? It pass'd in the Negative.

" The last Question put, was, Whether it be recommended to the Grand Lodge, to call a General Lodge of Masons, to see what Subscriptions can be obtain'd towards the Purchase of Concert Hall ? It pass'd in the Affirmative."

The further consideration of the offer of Mr. Deblois occurred on the 2d of October, 1767, at a special communication held at Bunch of Grapes Tavern, as follows, according to the record :—

" The Affair of Concert Hall being Resumed, after a Debate thereon, it was Moved and Seconded, That a Committee be raised, to wait on Mr. Gilbert Deblois, to inform him from this Grand Lodge, that the Circumstances of Masonry at Present, will not admit of their Purchasing said Hall.

" Which Motion being put to Vote, it pass'd in the Affirmative.

" Voted that said Committee consist of Three, who being severally Nominated, the following Brethren were unanimously chosen, Viz. Bro. Archibald McNeill, S. G. W. Bro. John Cutler, J. G. W. and Bro. John Joy."

[III.]

MASONIC TEMPLE.

EXTRACTS AND DOCUMENTS CHIEFLY FROM THE RECORDS OF THE GRAND LODGE, RELATING TO THAT EDIFICE.

The action of the Grand Lodge which eventuated in the erection of this edifice, dates back to December 27, 1825, when the Grand Lodge

“Ordered, that R. W. Francis J. Oliver, Elijah Morse, Ferdinand E. White, Abraham A. Dame and John J. Loring, be a Committee to inquire into the expediency and practicability of procuring a permanent place for the Meetings of this Grand Lodge: That said Committee be instructed to confer with such subordinate Lodges on this subject as they may think expedient, and to make report of their doings as soon as practicable.”

It is recorded that this Committee “reported progress and had further time” at the several communications of the Grand Lodge which occurred from the date of their appointment until December 13, 1826, when that body

“Voted, That the Grand Secretary be directed to request the several masonic societies usually holding their meetings in the City of Boston, to appoint a Committee of three from their respective bodies with authority to act with the Committee of the Grand Lodge appointed for the purpose of procuring a permanent place of meeting, and that a return of the names of said Committees be forthwith made to the Chairman of the Grand Lodge Committee.”

December 27, 1826. The Grand Treasurer, R. W. Elijah Morse, in his annual report on the state of the Lodges in the Commonwealth, makes the following remarks relative to the erection of a Masonic Temple:—

“A great desire among many of the Brethren has existed for a long time that a Masonic Temple should be erected under the Jurisdiction. A want of funds has been a great embarrassment to the enterprise. The G. Treasurer thought it an object to ascertain what funds were possessed by the Lodges, in order that the Grand Lodge might judge of the propriety of requesting them to cooperate in erecting an edifice. The Grand Treasurer flatters himself the above will be a sufficient explanation of his motives in making the recommendation he did. From the progress already made, he feels confident a Masonic Temple will soon be erected by this Grand Lodge; and he is equally confident that the Subordinate.

Lodges would be pleased to invest a portion of their funds in the undertaking, on being satisfied that the investment would be secure and give a good income."

The Committee reported at the meeting of March 14, 1827, as follows:—

"The Committee appointed to inquire into the expediency and practicability of procuring a permanent place of meeting for the Grand Lodge, beg leave to report in part—That agreeably to the vote of the Grand Lodge, passed at the last quarterly communication, requesting the several Masonic Societies in Boston to appoint committees on their part to meet with your committee, delegates from these bodies were chosen, and at a meeting in general committee it was unanimously voted, that it is expedient to procure a permanent place of meeting; and a sub-committee was appointed to devise measures to ascertain the practicability of procuring the funds necessary for the erection of a Temple which shall be an honor to the Craft and an ornament to the city. The labors of the committee, it is believed, will be much facilitated if the Grand Lodge will deem it expedient to declare what may be expected from them in aid of the undertaking; and to bring the subject fairly before them, your committee recommend the adoption of the first vote following. And in order to remove certain jealousies which your committee are given to understand exist in relation to the views of the Grand Lodge, it is recommended that the second vote hereto annexed be also adopted.

Respectfully submitted, by order of the Committee,

FRANCIS J. OLIVER, *Chairman.*

"1st. *Voted*, That whenever arrangements satisfactory to this Grand Lodge shall be made for the erection of a Masonic Temple, an amount not less than ten thousand dollars shall, if practicable, be invested therein from the funds of the Grand Lodge.

"2d. *Voted*, That the Grand Lodge does not contemplate or wish for a controlling power in the direction of the measures necessary to insure the erection of a Masonic building, nor in the care thereof, but merely such an influence as they shall be equitably entitled to from the amount appropriated by the Grand Lodge for this desirable object.

"Read and accepted, and further time granted."

At every quarterly and annual meeting of the Grand Lodge from December 13, 1826, to June 10, 1829, "the committee on procuring a permanent place of meeting, reported progress and had further time." At the meeting of the latter date, they were "requested to report at the next communication." They continued to "report progress" until March 10, 1830, when they were "discharged" and the following resolutions adopted:—

"Resolved, That a committee of five be appointed on the part of this Grand Lodge with authority, in conjunction with the respective Committees heretofore appointed or which may hereafter be appointed by the several Masonic Bodies in the City of Boston, for the purpose of procuring a place for the Meetings of this Grand Lodge, and of the other Masonic Bodies in this City, forthwith to procure a renewal of the Lease of the Hall now in occupation of said Grand Lodge, if it be possible, on such terms as they may think expedient, or to procure some other convenient Hall or place for the use of this Grand Lodge and the other Masonic Bodies in Boston, for such time and on such conditions as they shall think proper, and to take such other measures in relation to the subject matter of this resolution as they shall deem expedient.

"Committed to M. W. Joseph Jenkins, R. W. Elijah Morse, Asa Eaton, Charles Wells, John J. Loring."

"Resolved, That the Grand Secretary be directed to inform the Masonic Bodies in this City, that a Committee has been appointed by this Grand Lodge to procure a place of meeting and that they are requested by this Grand Lodge to coöperate with them by a Committee or otherwise, in procuring a place of meeting for the accommodation of this and other Masonic Bodies."

The "Trustees of the Charity Fund of the Grand Lodge of Massachusetts" passed the following vote at their meeting held on the 11th May, 1830 :—

"Voted, That it is deemed expedient and proper to invest the Charity Fund of the Grand Lodge in a building to be erected by the Grand Lodge, for Masonic and other purposes."

The quarterly communication of the Grand Lodge held on the 9th of June, 1830, was signalized by energetic action in reference to the erection of a temple, as will be seen by the votes then passed. They are as follows :—

"Voted, That the Grand Master by and with the advice of the Committee on the subject of procuring a place of meeting, be authorized to cancel the Lease now in force between this Grand Lodge and the City of Boston, before the period at which it will, by its terms, expire, if requested to do so by the authorities of the City."

"Voted, That the committee of this Grand Lodge, appointed at the last communication, be authorized and directed to procure a piece of real estate in the city of Boston, in the corporate name of this Grand Lodge, and proceed to construct thereon a building for the accommodation of this Grand Lodge and other Masonic bodies in Boston."

"Voted, That the Grand Treasurer be and he is hereby authorized and empowered to sell, assign and transfer to any person or persons the whole or any part of the Stocks of the Incorporated Banks in this City and any other property belonging to and standing in the name of the Master, Wardens and Members of the Grand Lodge of Massachusetts and to invest the same as may be directed by the Trustees of the Charity Fund of this Grand Lodge."

"Voted, That the committee of this Grand Lodge appointed to purchase land and construct a building thereon, be and they hereby are authorized, in the name and behalf of this Grand Lodge, to receive moneys of Masonic bodies and other Brethren, for the purpose aforesaid, upon such terms and conditions as they shall believe most for the interest of this Grand Lodge in the aforesaid enterprise, but not exceeding fifteen thousand dollars. And they are hereby authorized to draw on the Treasurer for any unappropriated moneys in his hands for the purposes aforesaid, and their receipts shall be his vouchers."

The Grand Lodge on the 8th of September, 1830, "Voted, That the Building Committee be authorized to borrow from any person or persons and at such rate of interest as they shall consider fair and proper, the sum of fifteen thousand dollars named in the vote passed June 9, 1830, and for the purposes therein named."

At the same meeting "R. W. John J. Loring was at his request discharged from serving on the Building Committee. R. W. Benjamin Smith was added to said Committee."

The following account of the laying of the Corner-stone of the Temple is taken from the Masonic Mirror of October 23, 1830, edited by Bro. Charles W. Moore :—

THE PROCESSION.

Agreeably to previous arrangements, and according to ancient usages, the Grand Lodge of this Commonwealth, representatives from several of its subordinate Lodges, and invited guests, together with the Grand Chapter of Massachusetts, the Grand Encampment of Massachusetts and Rhode Island, and their subordinate Chapters and Encampments, assembled at Faneuil Hall, on Thursday, the 14th instant, for the purpose of laying, in ample form, the Corner Stone of the Masonic Temple to be erected in this city. At about half-past 10 o'clock A. M., the brethren were formed into procession in the following

ORDER.

TWO GRAND PURSIVANTS.

ENTERED APPRENTICES.

BANNER.

FELLOW CRAFTS.

BANNER.

MASTER MASONS.

MASTER MASONS' BANNERS.
 (Borne by delegates of Lodges.)
TYLERS OF LODGES.
STEWARDS.
JUNIOR DEACONS.
SENIOR DEACONS.
MARSHALS OF LODGES.
SECRETARIES.
TREASURERS.
SENIOR AND JUNIOR WARDENS.
WARDENS' BANNER.
PAST MASTERS.
PAST MASTERS' BANNER.
SUBORDINATE CHAPTERS,
WITH THEIR BANNERS,
GRAND ROYAL ARCH CHAPTER OF MASSACHUSETTS,
WITH ITS BANNER.
GRAND ENCAMPMENT OF MASSACHUSETTS AND RHODE ISLAND,
WITH ITS BANNER.
PRESIDING MASTERS OF LODGES.
PRESIDING MASTERS' BANNER.
REVEREND CLERGY OF THE FRATERNITY.

MUSIC.

GRAND TYLER.

TWO GRAND STEWARDS.

GUESTS INVITED BY THE GRAND LODGE.

Banner with orders of Architecture. Silver Vessel, with wine. Globe.	} BANNER OF THE GRAND LODGE. GOLD VESSEL, With Corn. PRINCIPAL ARCHITECT, With Square, Level and Plumb.	{ Banner with imple- ments of the Craft. Silver Vessel, with oil. Globe.
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DISTRICT DEPUTY GRAND MASTERS.

Grand Rec. Sec'yary.	} GRAND TREASURER.	{ Grand Cor. Sec'ry.
Grand Chaplain.	} BIBLE, SQUARE AND COM- PASSES.	{ Grand Chaplain.
	<i>PAST GRAND WARDENS.</i>	
	<i>PAST GRAND MASTERS.</i>	
<i>Grand Marshal</i> Sen. Gr. Warden.	} DEPUTY GRAND MASTER.	{ Jun. Gr. Warden.
	<i>BOOK OF CONSTITUTIONS.</i>	
<i>Grand Marshal</i> Sen. Grand Deacon.	} GRAND MASTER.	{ Jun. Grand Deacon.
	<i>GRAND SWORD BEARER.</i>	
	<i>TWO GRAND STEWARDS.</i>	

The procession moved a few minutes after 11 o'clock, under the direction of John P. Bigelow, Grand Marshal, assisted by George G. Smith and Lynde M. Walter as Aids, and Messrs. Harrison Gray, William Hilliard, Francis C. Whiston, Enoch Hobart, John Bernard, Frederic Le Cain, Wyatt Richards, Edwin Sevey, David Kimball, Francis R. Bigelow, Simon W. Robinson, Daniel Baxter, Jr., Sumner Crosby, Samuel Eveleth, Joshua B. Flint, Peter Dunbar, and J. P. Robinson, Assistant

Marshals. The procession passed from Faneull Hall, through Merchants' Row, up State and Court Streets, to the site of the Temple, next south of St. Paul's Church in Tremont Street.

The Bible, square and compasses were borne upon a cushion by the Rev. Dr. Harris, of Dorchester; the Book of Constitutions by William Hilliard, Esq., of Cambridge; the square, level and plumb by Mr. Rogers, the Architect; the Banners of the Grand Lodge by Samuel F. Coolidge, Thomas B. Wales and Francis Welch, Esquires; the Banner of Charity by A. H. Ward, Esq.; the Banners of the Grand Chapter by Abiel Buttrick, John M'Kim and Wm. Eaton; the Banner of St. Paul's Chapter by Capt. Alexander Parris; and that of St. Andrew's Chapter by R. Baker; the golden vessels with wine and oil by B. B. Appleton, Benjamin Stevens and Charles Henshaw, Esquires. The globes were also borne in the procession. The Banners of the Grand Encampment, Grand Chapter, and of some of the subordinate Lodges, were also borne by the appropriate officers. The Master Masons were divided into sections, and the Banners of the following Lodges, viz.: St. John's, St. Andrew's, Massachusetts, Columbian, Mount Lebanon, St. Matthew's, Plymouth, Mount Carmel, Essex, King Solomon and Old Colony, were placed in the intervals.

After the Fraternity had assembled upon the platform covering the area of the building, and the Grand Marshal had proclaimed silence, an introductory prayer was offered by the Rev. Mr. Barrett, of this city, one of the Grand Chaplains. The Inscriptions on the plate were then read by John J. Loring, Esq., Grand Treasurer. A box, containing the following articles, was then deposited in a cavity formed in the Stone, viz.:-

PLATE,

With the following Inscriptions.

ANNO LUCIS, 5830. On the 14th day of October, this Corner Stone of the Masonic Temple in Boston, was laid by the Most Worshipful JOSEPH JENKINS, Grand Master of Free Masons in the Commonwealth of Massachusetts, assisted by the Past Grand Masters, and the Officers and Members of the Grand Lodge, and in presence of the Executive Officers of the State and City; in the ninety-seventh year of the establishment of Free Masonry in this State; in the fifty-fifth year of the Independence of the United States, and in the year of our Lord and Saviour, One Thousand Eight Hundred and Thirty. Andrew Jackson, President of the United States; Levi Lincoln, Governor of Massachusetts; Harrison Gray Otis, Mayor of Boston.

ORGANIZATION OF FREE MASONRY IN AMERICA.

Massachusetts

GRAND LODGE.

5769. Joseph Warren, of Boston, appointed Provincial Grand Master by George, Earl of Dalhousie, for Boston, New-England, and one hundred miles of the same.
5772. Joseph Warren, appointed Provincial Grand Master for the Continent of America, by Patrick, Earl of Dumfries, Grand Master of Scotland.
5777. An Independent Grand Lodge was established March 8th; Joseph Webb, Grand Master.
5782. John Warren, Grand Master.
5784. Joseph Webb, Grand Master.
5787. John Warren, Grand Master.
5788. Moses M. Hayes, Grand Master, until the union of the Grand Lodges, March 5, 5792.

St. John's

GRAND LODGE.

5733. Henry Price, of Boston, appointed Provincial Grand Master for all North America, by the Right Honorable Anthony Lord Viscount Montague, Grand Master of Masons in England.
5736. Robert Tomlinson succeeded.
5744. Thomas Oxnard succeeded.
5754. Jeremy Gridley succeeded.
5767. Henry Price succeeded.
5768. John Rowe succeeded.
5775. Hostilities commenced between Great Britain and America, April 19, and suspended the operations of this Grand Lodge.
5790. John Cutler chosen Senior Grand Warden, July 29, and exercised the authority of the chair until the Union of the two Grand Lodges, March 3, 5792.

CONSTITUTING THE GRAND LODGE OF MASSACHUSETTS.

GRAND MASTERS AFTER THE UNION.

5810 Timothy Bigelow.	5792 John Cutler.
5813 Benjamin Russell.	5794 Paul Revere.
5816 Francis J. Oliver.	5797 Josiah Bartlett.
5819 Samuel P. P. Fay.	5799 Samuel Dunn.
5820 John Dixwell.	5802 Isaiah Thomas.
5823 John Abbot.	5805 Timothy Bigelow.
5826 John Soley.	5808 Isaiah Thomas.
5829 Joseph Jenkins.	5809 Josiah Bartlett.

OFFICERS OF THE GRAND LODGE.

Elijah Morse, D. G. M.	John J. Loring, G. T.
Abraham A. Dame, S. G. W.	Rev. Asa Eaton, D. D. C. G. S.
William J. Whipple, J. G. W.	Thomas Power, R. G. S.
	John P. Bigelow, G. M'l.

GRAND CHAPLAINS.

Rev. James Sabine,	Rev. Benjamin C. Cutler,
“ Samuel Barrett,	“ Charles Train,
“ Samuel Osgood, D. D.,	“ James Morse, D. D.,
“ Benjamin Willard,	“ Benjamin Putnam,
“ Titus Strong,	“ J. W. Eastman.
E. Haskell, S. G. D.	D. Parker, J. G. D.
Geo. G. Smith, G. S.	Elijah W. Metcalf, G. S.
Thomas W. Phillips, G. S.	H. M. Willis, G. S.
	Thomas J. Goodwin, G. S. B.
H. H. Barton, G. P.	Isaac Livermore, G. P.

DEPUTY GRAND MASTERS.

Joseph Eveleth,	A. Huntington,
Jacob H. Loud,	Thomas S. Mann,
Lemuel Shattuck,	Linus Child,
Ansel Phelps,	Wm. Hilliard,
S. Baker,	Rev. Wm. Morse,
	Luther Hamilton.

COMMITTEE ON CHARITY.

Benjamin B. Appleton,	Elias Haskell,
David Parker,	William Knapp,
	Charles Williams.

Sundry Coins of the U. S.

Newspapers of the day.

Newspapers containing an account of the French Revolution.

Book of Constitutions of Freemasonry.

By-laws of the Grand Lodge of Massachusetts, and Charter of Incorporation.

Annual communication of the Grand Lodge of Massachusetts, for 5829.

Old Continental Bills, of various denominations.

Constitution of the G. G. R. A. Chapter of the United States.

- Constitution of the G. R. A. Chapter of Massachusetts.
 Constitution of the G. G. Encampment of Knights Templars of the U. States.
 Grand Master Jenkins' Address before the Grand Lodge of Massachusetts, Dec. 5829.
 Addresses of Messrs. Clarke, Dean, Livingston and Poinsett.
 Colton's Address, contained in three numbers of the Masonic Mirror.
 Otis' Address to the City Council, Sept. 17, 1830.
 Quincy's Centennial Address.
 Sprague's Centennial Ode.
 Judge Story's Centennial Discourse at Salem.
 Impress of the Seal of the Grand Lodge of Massachusetts.
 Number of the "Amaranth or Masonic Garland," containing a copy of the Charter of Incorporation, granted by his Majesty George III. to the Grand Lodge of England; a Chronological Table of notable events, connected with Masonic History, &c.

The cavity was then hermetically sealed, and the stone was raised and placed on its bed, to the strains of solemn music. The working tools were then presented to the Grand Master, who applied the square, and plumb, and level to the stone, and pronounced it to be

"WELL FORMED, TRUE AND TRUSTY."

The vases with corn, wine, and oil were presented to the Grand Master, who poured their contents upon the stone, saying, according to ancient usage:—

"May the all bounteous Author of Nature bless the inhabitants of this place with all the necessaries, conveniences and comforts of life; assist in the erection and completion of this building; protect the workmen against accident, and long preserve this structure from decay. And grant to us all, in needed supply, the CORN of nourishment, the WINE of refreshment, and the OIL of joy!

AMEN!—SO MOTE IT BE—AMEN!"

The Grand Master then delivered to the Master Workman the various implements of architecture, intrusting him with the superintendence of the work. The Rev. Mr. Sabine, one of the Grand Chaplains, then approached the stone and offered up the following prayer:—

"May the Grand Architect of the Universe grant a blessing on this foundation stone which we have now laid; and by his Providence enable us to finish this and all our works with skill and success."

Glory be to God in the highest!

(Response by the Brethren.)

As it was in the beginning, is now, and ever shall be!

AMEN!—SO MOTE IT BE—AMEN!

JOSEPH JENKINS, Esq., Grand Master, then delivered an able and interesting ADDRESS, which was listened to with profound silence and attention.

* * * * *

After the Address the following was sung in ancient style by the assembled brethren, to the tune of "Old Hundred:"—

Be thou, O God, exalted high,
 And as thy glory fills the sky,
 So let it be on earth display'd
 Till thou art here as there obey'd.

Prayer Book Version.

The Benediction was then pronounced by the venerable and Rev. Dr. Ripley, of Concord, Mass. The procession was again formed, and returned through Tremont Street and Cornhill, to the Hall, where the brethren separated.

The *Building Committee* consists of the following gentlemen, viz.: Jos. Jenkins, Esq.; Elijah Morse, Esq.; Hon. Charles Wells; Rev. Dr. Asa Eaton, and Capt. Benjamin Smith.

It is estimated that there were from two thousand to twenty-five hundred brethren present. Some gentlemen who took especial pains to count them, state the number at 2,267. In the language of a contemporary, "there were a great variety of banners and other emblems of Masonry, and the individuals composing the assembly were constituted of our most active, industrious, and respectable citizens both of this and from neighboring towns. On no occasion have we seen a procession uniting a larger portion of citizens distinguished for probity and civic worth." There were gentlemen of all ages and all professions. There were twenty-two clergymen, some of whom were upwards of *eighty* years of age. *Seven officers* of the Revolution honored the occasion by their presence, besides many civil and naval officers, who are now in active service. Among the most elderly gentlemen, we were pleased to see the Rev. Dr. Ripley, of Concord; Rev. Dr. Harris, of Dorchester; Maj. Melville, and T. K. Jones, Esq., of this city.

At a meeting of the Trustees of the Charity Fund held December 8, 1830, Messrs. Jenkins and Power having been appointed to examine the Treasurer's accounts, "reported that they had attended to the duty assigned them, and found that the Treasurer had received, the past year, by the sale of stock and from other sources, \$28,150.86; that he had paid towards the Masonic Temple, by a vote of the Trustees, passed May 11, 1830, \$20,000, and for other purposes, \$7,740.17, leaving a balance in his hands of \$410.69."

The act of the Legislature by which the Grand Lodge possessed corporate powers enabled that body to hold real estate not exceeding in value twenty thousand dollars, and personal property not exceeding sixty thousand dollars. The investment in the Masonic Temple exceeding the sum of twenty thousand dollars, it became necessary to apply to the Legislature for a change as set forth in the vote passed in Grand Lodge December 27, 1830, namely, "Voted, That the M. W. Master and the R. W. Wardens be a Committee to take into consideration the propriety of applying to the Legislature of this Commonwealth for an alteration of the Charter of this Grand Lodge, so far as to enable the Grand Lodge to hold a less amount of personal property and an equal amount of Real Estate more than they are now authorized to hold—by the amount the Personal shall be diminished—and upon the said Committee believing it expedient, to apply to the Legislature for such alteration, they are hereby authorized in the name of the Grand Lodge to make such application."

At this communication "Brothers Morse and Eaton having declined serving on Building Committee, R. W. Amos Binney and David Moody were added."

The Grand Lodge, March 9, 1831, "Voted, That the Building Com-

mittee be authorized to borrow, on the terms and conditions mentioned in former vote, the further sum of Five thousand dollars, making, in all, the sum of Twenty thousand dollars to be borrowed, which last sum added to Twenty thousand dollars appropriated by the Trustees of the Grand Charity Fund, makes the sum of Forty thousand dollars appropriated by this Grand Lodge to be the whole cost of the Building."

At the meeting of June 8, 1831, the Grand Lodge passed this preamble and vote:—

"Whereas, A majority of the Board of Trustees named in chapter first, section second, of the printed By-Laws, Rules and Regulations, have agreed with the President and Fellows of Harvard College for a loan of \$15,000, payable in five years from July 1, 1831, with interest, at the rate of five per cent. per annum, semi-annually, and have executed a certain deed of mortgage of the estate in Tremont Street, belonging to this corporation, formerly part of the Washington Gardens; and also a certain promissory note for said sum and interest, which deed and note bear date May 25, now last past, deed recorded with Suffolk records in Lib. —, Fol. —.

"Voted, That the said proceedings are hereby fully ratified and confirmed, and the said deed and note are hereby declared to be in all respects binding and obligatory upon this corporation, as made and executed by their'duly authorized agents."

Also at the June communication, a report of a committee was presented in which they state "that they find from an examination of the Will of our late brother Thomas [Isaiah Thomas] a bequest of five hundred dollars to the Grand Lodge of Massachusetts 'to be applied towards the erection of a commodious Hall in Boston for their use and accommodation, to be made of permanent materials and respectable in its appearance.'"

September 14, 1831, it was "Voted, That a committee of nine be appointed to make arrangements for dedicating the Temple."

"The following brethren were appointed, viz.: R. W. Ferdinand E. White, Abel P. Baker, Martin Wilder, Joshua B. Flint, Thomas Waterman, Robert Keith, Gilbert Nurse, Ed. A. Raymond, John R. Bradford."

"Voted, That the Committee be instructed to report at next meeting whether the ceremonies shall be public or private."

On the 14th December, 1831, at the quarterly communication, the committee on the dedication of the Temple reported:—

"The Committee which was appointed at the last Quarterly communication of the Grand Lodge, 'to make arrangements for the Consecration of the new Masonic Hall,' and also to consider and report at the present

time 'whether it is expedient for the fraternity to appear publicly in procession on that occasion,' have instructed me to report in part,—That an address will make part of the services of the day, and that it is to be delivered by a distinguished Brother in another part of the State at St. Paul's Church. And the Committee recommend, that after the consecrating ceremonies shall have been performed at the Temple in presence of the Brethren who may be assembled, the Grand Lodge and other masonic bodies shall proceed to the Church in ample form, by a short or more circuitous route as the circumstances at the time may render expedient; and also that our fellow-citizens be invited to join us there, and participate in the exercises to be performed in the Church.

Per order,

JOSHUA B. FLINT, *Chairman.*"

"Read and accepted."

The votes below were passed by Grand Lodge subsequently to the acceptance of the report:—

"Voted, That the Committee on the subject of making arrangements for the dedication of the Masonic Hall, be instructed to procure the use of Park Street meeting-house for that occasion, or any other convenient place as circumstances may dictate."

"Resolved, That the name and style of the Building lately erected in the City of Boston by the Grand Lodge, be Masonic Temple."

"Voted, That it is inexpedient that the name of Temple Place be cut on the stone work of the Masonic Temple."

"Voted, That the Building Committee cause the usual masonic emblems to be placed on the Masonic Temple."

The first meeting of the Grand Lodge at the Masonic Temple was that of the 27th of December, 1831, for the installation of officers.

At a meeting of the Trustees of the Charity Fund held December 30, 1831, it was

"Voted, That the Grand Lodge be requested to furnish the Trustees of the Charity Fund with a certificate of the following import, as security for the money vested in the Masonic Temple:—

"We, the Master, Wardens and Members of the Grand Lodge, acknowledge that the Trustees of the Charity Fund of the Grand Lodge of Massachusetts, have invested twenty thousand dollars in the Masonic Temple; for which we promise to pay said Trustees an annual interest of five per cent., in lieu of their proportion of the income from said building, —interest to commence from the 25th October, 1830, when said money was advanced."

The following votes were passed at a special communication of the Grand Lodge, January 25, 1832 :—

“ *Voted*, That the Trustees of the real and personal estate of the Grand Lodge of Massachusetts be authorized to borrow a sum not exceeding seven thousand dollars, in addition to the sums heretofore authorized.”

“ *Voted*, That the Treasurer of the Grand Lodge be authorized to sign any note or notes in behalf of the Grand Lodge, for any moneys borrowed by vote of the Grand Lodge.”

At the quarterly communication of the 14th of March, 1832, it was “ *Voted*, That the Committee on Dedication of the Temple, have the power to fix the day, not exceeding the last of June.”

The cost and description of the Masonic Temple are so fully given in the report of the building committee made to the Grand Lodge, April 30, 1832, that it is presented entire, for the information of those brethren who have not convenient access to the records.

“ The Committee appointed for the purpose of purchasing a suitable lot of land, and erecting thereon a building for the accommodation of the Grand Lodge, and other Masonic bodies in Boston, respectfully Report,

“ That in compliance with the sundry votes and resolutions of the Grand Lodge, authorizing sundry loans on account and for the use of said Grand Lodge, on interest, to the amount of forty thousand dollars, as will appear by the certificate of the Grand Secretary, which is hereto annexed, and makes a part of this Report, they have obtained the following sums at the rate of interest as stated, to wit :—

“ *First*. From the Trustees of the Charity Fund of the Grand Lodge, a permanent loan on interest, at the rate of five per cent. per annum, from October 25, 1830, . . . \$20,000 00

“ *Second*. From Harvard College Corporation, a loan secured by mortgage for the term of five years from October 1, 1831, on interest, at the rate of five per cent. per annum, 15,000 00

“ *Third*. From Harvard College, a further loan on mortgage, for five years from April 16, 1832, on interest, at the rate of six per cent. per annum, 5,000 00

“ *Fourth*. From sundry Masonic bodies, which are considered permanent loans, on interest at the rate of five per cent. per annum, viz. :—

St. Andrew's Royal Arch Chapter, \$300 Sept. 20,	
1831, and \$300 Feb. 28, 1832,	\$600 00
Amicable Lodge, Sept. 20, 1831,	500 00
Mt. Lebanon Lodge, Nov. 2, 1831,	500 00

Columbian Lodge, Nov. 21, 1831,	\$2,000 00
Rural Lodge, Dec. 20, 1831,	200 00
St. Paul's R. A. Chapter, Feb. 6, 1832,	1,000 00
	\$1,800 00
Making together a permanent loan of	\$44,800 00

"Several other sums have been borrowed and received by the Committee, to be subsequently stated in this Report.

"They further report, that having taken the necessary preliminary steps, by making extensive inquiries, and examining many lots of land, they succeeded in the purchase of a most eligible site for a Masonic Temple on Tremont Street, fronting upon the public grounds and promenade—the Boston Common. They then employed architects to draw plans of the proposed Temple, and procured several models, from which they selected and adopted that according to which the Temple has been built.

"They next advertised for proposals to erect the building according to the plan and model which had been adopted. There were many competitors for the contracts, and, after due inquiries, many laborious and tedious estimates and great deliberation, they accepted the propositions of Messrs. Gardner Greenleaf, Levi Cook, and Caleb Metcalf, for all the materials and workmanship of the mason's department, and the propositions of Messrs. Jeremiah, Theodore and William Washburn, for the materials and workmanship of the carpenter's department, including iron, hardware, glass and painting, and contracts were accordingly made.

"The Masonic Temple is now finished, and the following is a statement of its cost:—

1st. Paid for a lot of land of William Sullivan, Esq.,	\$13,000 00
For an additional lot for accommodation of back light, a passage, and for privies,	893 50
	\$13,893 50
2d. Paid Gardner Greenleaf & Co., for materials and labor under their contract,	17,283 14
3d. Paid Jeremiah Washburn and Brothers, for materials and labor under their contract,	9,250 00
	\$30,926 64

"Being within the sum of \$40,000, which the Committee, as such, were authorized to borrow, by the sum of \$73.36.

“But there have occurred sundry expenses of a contingent nature, which were not included in the original estimates, and which are as follows, to wit:—

For examination of title to the land, and making and recording deeds,	\$53 00
State Prison bill for extra stone work,	289 84
Boston Soap Stone Company's bill for funnel stones in partitions, coping, &c.,	58 62
Z. Sampson, for extra work on basement story, &c.,	137 00
For pumps and pumping water from cellar,	27 65
John Hammond, for work on spherical floor,	115 00
Refreshment to workmen raising the roof,	29 07
Architects for plans, drawings and model,	191 19
Expenses of ceremonies at the laying of the corner stone, and of deposits under the same,	217 58
Interest on sundry loans,	507 83
Insurance of buildings for policy,	112 50
Taxes to city of Boston for 1831,	51 55
	<hr/>
	\$1,790 83
The contingent expenses, as above, added to the cost of land and building, as before stated,	39,926 64
	<hr/>
Makes the amount expended by the Committee,	\$1,717 47

“And it is believed that every proper claim against the Building Committee has been liquidated and paid, except one which a majority of the Committee have thought proper to make the subject of a separate report.

“The Committee would further report, that in addition to the sum of \$44,800, as above stated to have been borrowed on permanent loans, they have been under the necessity of borrowing other sums from time to time, to enable them to fulfil their engagements to their several contracts, at periods when money could not be taken upon permanent loan, and the following constitute those items, viz. :—

Jan. 16, 1832. Borrowed on Treasurer's note, indorsed by the Chairman, at Merchants' Bank, 90 days,	\$3,000 00
April 16, 1832. Borrowed on Treasurer's note, indorsed by the Chairman of Committee, at same bank, 90 days,	1,000 00
Feb. 16, 1832. Borrowed from Robert G. Shaw, Esq., by Treasurer's note, on demand,	1,000 00
Feb. 29, 1832. Borrowed of H. Purkitt, Esq., on Treasurer's note, on demand,	500 00
	<hr/>
	\$5,500 00

There has also come under the control of the Committee, the following sums received for rents, viz. :—

From the Trustees of the Franklin lectures, . . .	\$135 00	
From the Trustees of Apprentices Library, . . .	9 00	
	<u> </u>	\$144 00
Making		\$5,644 00
Of which amount they have repaid to the Merchants' Bank the loan of January 16, 1832,		<u>3,000 00</u>
Leaving due on temporary loans the sum of		\$2,644 00

“ But it appears, from an examination of the Treasurer's accounts and vouchers, that up to this date there has been paid out of the funds provided by the Committee for the building of the Temple, sundry bills for fitting the Lodge-rooms, and for furniture for the same, for fuel for the Lecture-rooms, for gas-light fixtures, and for lighting the rooms with gas, &c, for building a vault, and sundry other objects not appropriate to the cost of building the Temple, which bills were authorized by the Trustees, and have been approved by them. These items which are not properly chargeable to the building as under the direction of the Building Committee, it will be seen amount to the sum of \$2,796 02
Being more than the amount of the temporary loans, 152 02

Therefore it follows, that as the Committee have borrowed, on permanent loans, the sum of \$44,800 00
And expended on the building only the sum of 39,926 64
There should remain in the hands of the Treasurer \$4,873 36
From which deduct contingent expenses before stated 1,790 83
 Would leave in the Treasury the sum of \$3,082 53

“ But the account of receipts and expenditures being blended, it will appear that the Committee have received—

From permanent loans,	\$44,800 00	
From temporary loans, &c.,	5,644 00	
	<u> </u>	\$50,444 00
And that they have paid—		
For the building proper,	\$39,926 64	
For contingent expenses,	1,790 83	
Refunded on account of temporary loan,	3,000 00	
For fitting rooms under the direction of Trustees,	2,796 02	
	<u> </u>	47,513 49
Leaving in the Treasury an actual balance of		\$2,930 51

"The Committee feel it their duty to say that Messrs. Greenleaf, Cook and Metcalf deserve great credit for the style and faithful manner in which they have executed their contract; they have spared neither pains nor expense throughout the whole progress of their work to erect a Masonic Temple in every way equal or better than the contract and model called for, and which should be worthy of the approbation of the Masonic Fraternity generally, and especially of the Grand Lodge. The Committee have expressed their entire satisfaction with the execution of the contract, and respectfully recommend a still stronger expression of the Grand Lodge in their behalf.

"It may not be deemed within the scope of the duties assigned the Committee to furnish a detailed description of the Masonic Temple as now completed, but they have thought it not improper to state for the information of the Grand Lodge, the dimensions of the building, the division of the several stories, and how they are appropriated for useful purposes, with the probable amount that may be annually realized from rents.

"We regard the location of the Temple as the most proper that could be selected for the purpose for which it is intended. It is 60 feet wide and 80½ feet long. It fronts westwardly on Tremont Street, opposite the Mall. Its south boundry is Temple Place, an avenue 40 feet wide, recently built up with handsome mansion houses. On the north, at 10 feet distance, is the elegant edifice, St. Paul's Church, and on the east, in the rear, is six feet passage way for the accommodation of the tenants. The walls are of 52 feet high of stone, covered with a slated roof 24 feet high, containing 16 windows to light the attic story. The gutters are of cast iron, and the water trunks of copper. The basement is of fine hammered granite, 12 feet high, with a belt of the same, and towers at the corners next Tremont Street 16 feet square, surmounted with granite battlements and pinnacles, rising 95 feet from the ground. The door and window frames are of fine hammered granite, and the main walls, from the basement to the roof, are of rubble granite, disposed in courses in such manner as to present a finished appearance to the eye.

"The cellar, 55 by 75 feet in the clear, and eight feet deep, is in a gravel bottom perfectly dry, with sufficient light on two sides to render it an excellent place for many kinds of business; it is now unoccupied, but is supposed to be capacious enough to command a rent of \$300 per annum.

"The basement story is divided as follows, viz. :—

"First a Chapel, 55 by 40 feet, and about 15 feet high, with a gallery on the long side—the whole hall capable of seating 600 persons. It is yet unoccupied, but it is expected it will be worth a rent of \$400 per annum. Two School-rooms in the rear of the Chapel—one 16 by 14

feet, and rented for \$150; the other 24 by 40 feet, and 10 feet high, yet unoccupied, but which, it is supposed, will command \$200 per annum.

“ In the third story are—

“ 1st. A spacious hall, 55 by 39 feet and 16 feet high, well lighted, capable of seating \$400 persons. It is now rented to Mr. Abbott for \$700 per annum.

“ 2d. A front hall, 30 by 32 feet and 16 feet high, well lighted, capable of seating 200 persons, and rented to Miss Frost for \$400 per annum.

“ 3d. Three lobbies attached to the halls of this floor for the accommodation of the tenants.

“ In the attic story are—

“ 1st. Masons' Hall, 46 by 26 feet and 12 feet high, well lighted by 6 windows in the roof, capable of seating 200 persons; attached to which are 13 lobbies for the accommodation of the respective Lodges.

2d. A drawing-room, 24 by 15 feet and 8 feet high, sufficiently commodious to accommodate all the visitors of the Lodges during their sessions, and over this last is a room for the purpose of storing their furniture, &c.

“ Masons' Hall, with the other accommodations in this story, are rented for \$350 per annum.

“ From the street to all the stories are two flights of stairs in the towers, sufficiently spacious to admit a free entrance and departure of all persons from the different rooms.

“ Detached from the main building are capacious vaults—privies for the convenience of all the apartments. Gas lights, fixtures and apparatus are prepared for lighting the whole with gas, and all the halls and rooms are provided with stove apparatus for warming them in the winter season.

“ The rents from apartments already occupied are as follows :—

<i>Basement</i> —	One small room,	\$150 00
<i>Second Story</i> —	Two small rooms over vestibule,	250 00
	Lecture-room—say	950 00
<i>Third Story</i> —	School-room to Abbott,	700 00
	School-room to Miss Frost,	400 00
<i>Attic Story</i> —	The whole,	350 00
		\$2,800 00

“ The unoccupied apartments are as follows, and are estimated to produce the following rents, viz. :—

The Cellar,	\$250 00	
Chapel, in the basement story,	450 00	
School-room, in basement story,	200 00	
		<hr/>
		\$900 00
Making together a supposed annual rent,	\$3,700 00	
" Being equal to the annual interest at the rate of five per cent. per annum on seventy-four thousand dollars.		
"All which is respectfully submitted."		

JOSEPH JENKINS.
 CHARLES WELLS.
 B. SMITH.
 D. MOODY.
 A. BINNEY."

"Read and accepted."

With the exception of the chairman, the same committee made a further report, as follows:—

"The Building Committee of the Grand Lodge ask leave to make a further and special report:—

"The Building Committee, in their general report, have stated that every known and valid claim for the erection of the Masonic Temple has been discharged, except one which is made by the Chairman of our Committee,—The subscribers being all the Committee but the claimant, would respectfully remind the G. Lodge that the Chairman of the Building Committee has from necessity devoted much of his time to the accomplishment of the object for a great part of at least two years. On him has devolved much of the labor of selecting and purchasing a suitable lot of ground on which to erect the Temple, superintending the examination of titles, the drawing and recording all deeds, and the necessary papers connected with the several loans and the contracts for the same, procuring plans and models of the Temple, the drawing of contracts and specifications for the work to be done. In addition to this he has had, under a special vote of the Committee, a general superintendence of the work and workmen since the commencement of the work the last season. It is understood by the Committee that his time from the first has been devoted to this work with the expectation of payment for his services.

"The Committee have no hesitation in saying that he is entitled to pay for superintending the work under their vote, and that he has performed much more than could reasonably be expected from one of a Committee who served gratuitously since the first commencement of the enterprise to the final completion of the building.

"The Committee recommend the claim of their chairman to the favorable consideration of the G. Lodge with the hope that the Lodge will vote

a reasonable sum to Joseph Jenkins, Esquire, for his services from the first to the last of the work.

"All which they respectfully report.

CHARLES WELLS.
B. SMITH.
D. MOODY.
A. BINNEY."

"Read and accepted."

The following paper was then submitted to the Grand Lodge :—

"The Trustees of the Real and Personal Estate of the Grand Lodge take leave to make the following statement of their doings relative to the Masonic Temple, viz. :—

"When the Temple had been nearly completed according to the original design under the control of the Building Committee, and several apartments having been rented by the Trustees, sundry other things seemed necessary to be done for the accommodation of the tenants and for the greater income of the building, and the Trustees proceeded in their execution, and have paid the following sums for their accomplishment, viz. :—

To John Hammond, for finishing Attic Hall, and making gallery in Basement,	\$691 75
William Eaton, for piazza, doors, privy, &c.,	280 00
David Tilson, for slating,	28 53
Jeremiah Flagg, for stove, &c.,	35 00
P. Dunbar, for coal,	33 50
Jno. B. Hammatt, upholstery,	16 85
Lewis Jones, for stoves, &c.,	25 21
H. H. & H. F. Stimpson,	100 58
E. P. Holden, for settees,	100 00
Gas Light Co.,	404 12
William C. Martin, 3 Bills,	51 87
William C. Martin, on account,	50 00
A. G. Smith, coal,	18 00
Benjamin Loring,	3 00
G. Greenleaf, side-walk, &c.,	922 61
M. Francis,	3 50
Saml. Kettelle,	15 00
J. Jenkins,	15 19

\$2,794 71

"The foregoing items are included in a reference of the Building Committee in their report; the following have since been paid, viz. :—

R. Baker, for tin labels on doors, &c.,	\$4 25
Messrs. Phillips & Baker, for painting Attic Story, &c.,	83 73
A. Stevens, for stoves, &c.,	26 19
William Taylor, for stove,	50 00
B. B. Appleton, for nails,	2 31
Marsh, Capen & Lyon, for paper,	6 11
John B. Hammatt, for upholstery,	8 20
William Eaton,	54 57
Laban S. Beecher, for carving, &c.,	5 00
Ballard & Prince, moreen,	90 00
Saml. Kettelle, for coloring,	35 00
	<hr/>
	\$365 36
To which add	2,794 71
	<hr/>
Making,	\$3,160 07
Which sum added to the amount paid by the Building Committee,	41,717 47
	<hr/>
Makes the whole Cost of the Building thus far,	\$44,877 54

"Respectfully submitted,

JOSEPH JENKINS,	} Trustees.
A. A. DAME,	
THOMAS POWER,	

"The Special Report of the Building Committee was referred to the Building Committee and Trustees of the Real and Personal estate of the G. Lodge with full power to allow Mr. Jenkins what sum they think proper."

"Bro. White declined acting on Committee of arrangements. Bro. Saml. Eveleth was added to same Committee."

"Voted, That the G. Treasurer be authorized to borrow in the name of the G. Lodge, a sum not exceeding the sum to be agreed upon by the Building Committee and Trustees to be paid to Mr. Jenkins."

"A Special Communication of the Grand Lodge of Massachusetts was held, at the Masonic Temple, for the purpose of dedicating the same, May 30, A. L. 5832, 10, A. M." After the dedication, a procession was formed and "proceeded to the Lecture Room where the following Exercises were had, viz. :—

I.

MOTETTO.

Music by Br. Zeuner.

II.

PRAYER.

By Br. Dean.

III.

ANTHEM.

Composed for the occasion—Music by Br. Zeuner.

IV.

DEDICATION PRAYER.

By Br. E. M. P. Wells.

V.

ADDRESS.

By Rev. Bernard Whitman.

VI.

HYMN.

VII.

BENEDICTION.

Rev. Br. Eaton.

“The Grand Lodge then proceeded to the Masonic Hall.

“Voted, That R. W. Bns. Oliver, Dixwell, Soley, Baker and Eaton, be a Committee to present Bro. Whitman the thanks of the Grand Lodge for his very able Address, and request a copy for the press.

“Voted, That the thanks of the G. Lodge be presented to the Building Committee for the very faithful and satisfactory manner in which they have discharged the duties of their appointment.

“Voted, That the thanks of the G. Lodge be presented to the Committee of arrangements.

“Voted, That the thanks of the G. Lodge be presented to the Music.”

The committee of arrangements for the dedication made a report to the Grand Lodge at the next quarterly communication held June 13, 1832, namely :—

“The undersigned, a Committee appointed by this Grand Lodge for the purpose of making the necessary arrangements for the Dedication of the Masonic Temple, ask leave respectfully to report :—

“That your Committee, in pursuance of the duty assigned them, and in accordance with what they believe to be the wishes of the body whence their authority emanated, as inferred from a vote of this Grand Lodge at the Quarterly Communication in December last, instructing them to procure a larger House for the delivery of the Address than the one then contemplated, (St. Paul's Church,) did apply for and obtain permission to use the Church in Chauncy Place. Your Committee at a meeting on

the 14th inst. did accordingly come to the conclusion that after the ceremonies of the Dedication should be completed, a Procession of the Brethren should be formed, in Masonic order, as at the laying of the Corner-stone of the Temple, and proceed to the Chauncy Place Church for the purpose of hearing the Address, which, by their invitation, the Rev. Bro. Whitman had consented to deliver.

"These arrangements were forthwith communicated to the Grand Master, together with the fact that the Committee had procured an ode to be composed and set to music, and likewise the necessary aid from the musical profession to insure its due performance. After a lapse of a week or more, the Committee were given to understand that a *superior* power had determined that all the performances in relation to the Dedication would be confined to the Building to be dedicated. They therefore deemed it unnecessary to proceed further in fulfillment of the trust reposed in them, and ceased to act in their official capacity.

"All which is respectfully submitted.

JOSHUA B. FLINT.
 JOHN R. BRADFORD.
 THOMAS WATERMAN.
 ROBERT KEITH.
 A. P. BAKER.
 MARTIN WILDER.
 S. EVELETH."

"Read and accepted."

The following report was also made at this meeting of the Grand Lodge:—

"The Committee to whom was referred a communication of the Building Committee of the Masonic Temple relative to the compensation to be given to the Chairman of that Committee for services by him rendered in superintending the erection of said Temple with full power to adjust and settle the same, respectfully report:

"That after examination of the subject matter submitted to them, they agreed, in behalf of the Grand Lodge, to pay the Chairman of the Building Committee of the Masonic Temple, the sum of One thousand dollars, as a full compensation for the whole of his services rendered in superintending the erection of said Building from the commencement of the undertaking until the final completion of the same. And that in pursuance of the order of the Committee, the Grand Treasurer has made payment thereof.

"For the Committee,

A. A. DAME."

"Read and accepted."

“ On motion of Bro. Dame, Voted, That a Committee be appointed to procure and present in the name and on behalf of this Grand Lodge, to those Members of the Building Committee of the Masonic Temple who rendered their services gratuitously, and to the Treasurer of the Grand Lodge, some suitable testimonial, expressive of approbation of the manner in which their duties have been discharged, and of the thanks of this Grand Lodge for their gratuitous performance.

“ Committed to R. W. Francis J. Oliver, Abraham A. Dame, Abel Phelps, Sam^l. Eveleth, Joshua B. Flint.”

“ On motion of Bro. Raymond, Voted, That the same Committee procure some suitable token of approbation to be presented to R. W. Gardner Greenleaf, for the faithful performance of his duties as Master Builder of the Masonic Temple.”

“ Voted, That the Trustees be authorized to procure the emblems which were to be procured by the Building Committee to be placed on the Temple.”

At the quarterly communication held on the 12th of September, the following report was “ read and accepted :”—

“ The committee undersigned, who were appointed to procure and present to Brothers Charles Wells, Amos Binney, Benjamin Smith, David Moody and John J. Loring, Esquires, some *suitable testimonial* for their valuable services *gratuitously rendered*, in the erection of the Masonic Temple, and also to Bro. Gardner Greenleaf the like testimonial for his very faithful and devoted services performed on the building of said Temple, have attended to the duty assigned them, and respectfully report :

“ That they have procured *pieces of plate*, and presented the same to the aforesaid Brethren, in the name and behalf of this Grand Lodge.

“ Which is respectfully submitted.

A. A. DAME,	}	Committee.”
ABEL PHELPS,		
JOSHUA B. FLINT,		

The following Resolution was passed at the communication of December 27, 1832, when Joseph Jenkins, Esq., was succeeded in the office of Grand Master by General Elijah Crane :—

“ Resolved, That in the commencement and completion of the spacious Masonic Edifice in which we now are for the first time assembled for the Annual Organization of the Grand Lodge and which is an object for Masonic pride and delight, we recognize the enterprise, devotion and perseverance of Past Master Jenkins, and heartily acknowledge his faithful application of peculiar personal qualifications for conducting this

arduous undertaking, under circumstances peculiarly discouraging to Masonic enterprise."

In Grand Lodge, March 13, 1833, it was

"Voted, That the Trustees of the Real and Personal Estate, or a majority of them, be authorized to employ counsel to appear in behalf of the Grand Lodge whenever in their judgment the interests of the Corporation may require it."

On the 11th September, 1833, the following vote was passed:—

"Voted, That Abraham A. Dame, Benj. B. Appleton, Joshua B. Flint, Augustus Peabody, Edward A. Raymond be a Committee to consider the condition of the corporate property of the Grand Lodge, and report at the next meeting."

The committee above mentioned reported verbally on the 9th of October at a special communication, and the report was then considered. It was farther considered at special meetings held October 23 and 26, and November 13. Neither the report nor the discussion thereon, is given in the records. The subsequent action of the Grand Lodge authorizing a sale of the Temple, warrants the inference that that was the subject which engaged the attention of that body during so many meetings, the other proceedings of which being of little importance.

The report here presented was "read and accepted" December 12, 1833:—

"The Trustees of the Real and Personal Estate of the Grand Lodge of Massachusetts, ask leave to submit their annual Report:

"The Treasurer had in his hands, on settlement of last account, the sum of one hundred eighty-seven dollars $\frac{7}{100}$, and has received, during the past year, including a loan of eight hundred dollars from the Trustees of the Charity Fund, the sum of Four thousand four hundred and eighty-nine dollars $\frac{4}{100}$; And has paid the sum of Four thousand three hundred and eighty dollars $\frac{2}{100}$, for which payment he exhibited the proper vouchers, leaving a balance in his hands, carried to new account, of Two hundred ninety-six dollars $\frac{4}{100}$. The duties of the Treasurer, in superintending the leasing of the apartments of the Masonic Temple and the financial concerns thereof, are laborious, and have been performed with great fidelity and ability, and richly merit the thanks of the Grand Lodge. The account of the Treasurer is herewith exhibited.

ABRAHAM A. DAME,	} Trustees of the Real and Personal Estate of the G. Lodge of Mass.
JAMES A. DICKSON,	
THOMAS POWER.	

"BOSTON, Dec. 11, 1833."

At the December communication, also, the following important proceedings transpired :—

“ *Voted*, That a Committee be raised, with power to contract for the sale of the real estate of the Grand Lodge, called the Masonic Temple, for a sum not less than forty thousand dollars; committed to R. W. Francis J. Oliver, R. W. Benjamin Russell, R. W. Augustus Peabody, R. W. Joseph Baker, R. W. Abraham A. Dame.

“ *Voted*, That when the above Committee shall have agreed with a purchaser, that then Elijah Crane, A. A. Dame, Wm. J. Whipple, James A. Dickson, and Thomas Power, who are the Trustees of the real and personal estate of the Grand Lodge, or a majority of them, in the name and for the behoof of the Master, Wardens and members of the Grand Lodge of Massachusetts, are hereby authorized and directed to convey the said real estate of the Grand Lodge, known by the name of the Masonic Temple, to the purchaser, by a good and sufficient deed, and to affix the seal of the Grand Lodge to the same, in the name and behalf of the corporation.”

At a special meeting held December 20, 1833, farther proceedings were had relative to the sale of the Temple :—

“The Committee appointed to make sale of the real estate of the Grand Lodge, reported, that they were not able to get a purchaser at forty thousand dollars; Wherefore, it was

“ *Voted*, That the minimum price be changed to thirty-five thousand dollars, and that when the Committee have completed the bargain, the Trustees be authorized to convey the same, as by former vote.

“ *Voted*, That R. W. Francis J. Oliver, R. W. Augustus Peabody, R. W. Joseph Baker, R. W. John Soley, and R. W. Charles W. Moore, be a Committee to consider the expediency of surrendering the Act of incorporation of the Grand Lodge, and report at the next meeting.

“ *Voted*, That the notes taken on sale of the Masonic Temple, be made payable to the Treasurer of the Grand Lodge, and be by him assigned to the Trustees of the Grand Charity Fund.”

After the installation of officers on the evening of December 27, 1833, measures were adopted for the surrender of the Act of incorporation. The following Memorial is copied entire into the records :—

“The Committee appointed with full powers to make a sale of the Temple, reported that they had effected a sale to Robert G. Shaw, Esq., for \$35,000.

“ On motion, *Voted*, That R. W. Br. Francis J. Oliver be authorized to transact any other business which may be found necessary to the

completion of the contract relative to the sale of the Temple to Robert G. Shaw, Esq."

The Committee on preparing a Memorial to accompany the surrender of the Act of incorporation of this Grand Lodge, reported the following, which, after discussion, was unanimously adopted:—

“MEMORIAL.

“*To the Honorable Senate and*

House of Representatives, in General Court assembled:

“The Memorial of the undersigned, the Master and Wardens of the Grand Lodge of Freemasons, within the Commonwealth of Massachusetts, respectfully represents—

“That the said Grand Lodge was established and organized in the then town of Boston, in said Commonwealth, as a voluntary association, on the 30th of July, A. D. 1733—assuming and exercising all the powers, rights and privileges which, by the ancient laws and usages recognized by the Fraternity of Freemasons, in their consociated capacity, it was empowered so to assume and exercise: That, in the legitimate exercise of those powers and privileges, and in its official capacity, as the head of a prosperous and growing BENEVOLENT ASSOCIATION; by the liberal donations of individual Freemasons, and by the usual contributions of the subordinate Lodges, it was, in time, enabled to create and establish the Fund known as the ‘CHARITY FUND OF THE GRAND LODGE OF MASSACHUSETTS;’ subject to the provision that the income thereof should be held in sacred trust for, and faithfully applied to, charitable purposes—to the relief of the distressed and suffering. And your memorialists have the gratification to believe that the letter and spirit of this provision have ever been, and they trust will long continue to be, scrupulously observed and performed.

“Your memorialists further represent: That from the period of its establishment until the year 1817, this Fund was held by, and under the control and direction of the said Grand Lodge, acting as a voluntary association. This tenure was not only thought to be insecure, but the management of the Fund was found to be attended with the various and unavoidable difficulties which are always incident to the conduct of property thus situated. Under these circumstances, and in the belief that an Act of incorporation would increase the security of the Fund, and facilitate the distribution of its charities, FRANCIS J. OLIVER, Esq., and others, members of the said Grand Lodge, petitioned and obtained of the Hon. Legislature, on the 16th of June, 1817, an Act, by which the Master, Wardens and Members of the Grand Lodge were incorporated and made a body politic, authorized and empowered to take by purchase, gift, grant,

or otherwise, and hold real estate, not exceeding the value of twenty thousand dollars, and personal estate, not exceeding the value of sixty thousand dollars; and to have and exercise all the privileges usually given by Acts of incorporation to charitable societies. And so far as the knowledge of your memorialists extends, or their experience enables them to judge, they most confidently believe and affirm: That all the transactions of the said Grand Lodge (with the single exception hereafter noted,) have been conducted with a scrupulous regard to the original purposes of its institution, and with an honorable endeavor to preserve the inviolability of the corporate powers with which it was invested by the Hon. Legislature of the Commonwealth: That, in the performance of the interesting duties pertaining to this connexion, its members have conducted as honest and peaceable citizens, recognizing in the following 'Ancient Charges' of their Order unexceptionable rules of duty in all their social and political relations: that they have 'agreed to be good men and true, and strictly to obey the moral law; to be peaceable subjects, and cheerfully to conform to the laws of the country in which they reside; not to be concerned in plots or conspiracies against government, but patiently to submit to the decisions of the supreme legislature; to pay a proper respect to the civil magistrate, to work diligently, live creditably, and act honorably with all men.* And that, confidently relying on the protection guaranteed alike to all classes of citizens, by their written constitutions, they have rested quietly under their own vine and fig-tree, giving just cause of offence to none, and willing to believe they have none to molest or make them afraid.

"Such was the condition of the affairs of the said Grand Lodge, prior to the summer of the year 1830, when, having previously been under the necessity of vacating the commodious apartments which it had for a long term of years occupied in one of the public buildings of the city, and experiencing much inconvenience from the want of suitable permanent accommodations for the transaction of Masonic business, it was proposed and determined, by an unanimous vote of its members, to erect an edifice, which, while it afforded ample accommodations for the fraternity, should also be an ornament to the city and a public convenience. Your memorialists would not disguise the fact, that considerations of revenue contributed to produce this determination on the part of the Grand Lodge. As the depository and guardian of a Charitable Fund, the Grand Lodge held itself morally responsible to the indigent recipients of the charities accruing from it, and felt bound to see that it was rendered as productive as a proper regard to its security would allow.

"Under these circumstances, and not entertaining a suspicion that the Hon. Legislature would refuse, or that the most unyielding among the

* Book of 'Masonic Constitutions.'

opponents of Freemasonry, could object to such a modification of its Act of incorporation, as would enable it to hold a greater amount of real estate, and proportionally less of personal estate, than it was then empowered to do, the said Grand Lodge, in the autumn of 1830, laid the corner-stone of the building known as the 'MASONIC TEMPLE,' in the city of Boston.

"The original purchase of this estate was far within the amount which the Act of incorporation authorized the Grand Lodge to hold; but foreseeing that the augmenting value of the rising structure would exceed this amount, a petition was presented to the Hon. Legislature, at the winter session of 1831, praying for such a modification of its corporate powers as would enable it to hold real estate, not exceeding the value of sixty thousand dollars, and personal estate, not exceeding the value of twenty thousand dollars. The petitioners did not ask for an extension of their corporate powers, nor to be invested with any additional ones; but simply for such a modification of the rights and powers which they already enjoyed as the Hon. Legislature has always shown itself willing to make for the accommodation of other corporate associations; a modification which, your memorialists humbly conceive, was calculated to lessen, rather than to increase the power of the corporation, and by which no principle of law or policy was to be surrendered or prejudicially affected. For reasons which impartial history will doubtless exhibit, but the pertinence of which the wisdom of the historian may not easily recognize, the prayer of these petitioners was not granted.

"The embarrassment in which this unexpected result involved the corporation will readily occur to your Hon. body. The land on which the contemplated building was to be erected had been purchased, the foundation laid, and the contracts made for its erection. Your memorialists respectfully submit that there can be no difference of opinion among the ingenuous and unprejudiced portion of your Honorable body in respect to the course it was proper, under these circumstances, for the Grand Lodge to pursue. It determined to go on with the erection of the building it had commenced, and either to trust to the magnanimity and justice of a future Legislature, for the necessary modification of its Act of incorporation, or to dispose of the property, as circumstances might dictate, when it should become salable. For reasons, with which it is unnecessary to trouble the Legislature, the Grand Lodge have adopted the latter alternative.

"Although your memorialists had observed in the proceedings of a former Legislature that certain citizens, professing to be jealous of the powers conferred by our Act of incorporation, or of the manner in which they were exercised, had applied for a repeal of it, we had received no formal notice of any measure for that purpose until a few days ago, when

a Circular, purporting to be a copy of a Memorial to your Hon. Body, was addressed and handed to all the principal officers of the said Grand Lodge, by a sheriff. The ultimate object of this petition seems to be a revocation of the Act of incorporation of the Grand Lodge. On the face of it, however, is spread out a series of direct charges and scandalous insinuations against the principles and practices of that corporation. But, as they are true or supposable, only as a faithful representation of the spirit and proceedings of those who originated them, a due regard to the blamelessness and respectability of the said Grand Lodge, as well as a personal sense of self-respect, alike admonish your memorialists to refrain from any more particular notice of them. The Grand Lodge can enter into no discussion of the principles of Freemasonry with prejudiced and abusive partisans; but especially would it avoid the indecorum of obtruding such a controversy into the presence of the Legislature of the Commonwealth. All controversy which may be honorably avoided is inconsistent with the conciliatory precepts and beneficent designs of our association. We are required rather to suffer undeserved persecution and injury, than unnecessarily to maintain strife and bitterness. And although as citizens of a government of laws we can submit to nothing that is clearly wrong, as the friends of peace and order we can persist in nothing that is not clearly right. Actuated by these sentiments, and by a sincere desire to spare the Legislature the annoyance and unprofitable consumption of time, which the political party interested in the petition may otherwise occasion, the Grand Lodge has determined to make a voluntary surrender of its civil charter; and the undersigned, the present memorialists, have been duly appointed to inform the Honorable Legislature that by a vote, passed at a regular meeting of that Corporation, on the evening of December 27th, 1833, (a copy of which is hereunto annexed,) its corporate powers were relinquished, its Act of incorporation vacated, and your memorialists instructed to return it to the Honorable Legislature, from whom it was derived.

"Finally, that there may be no misunderstanding in this matter, either in the Legislature or among our fellow-citizens, we beg leave to represent precisely the nature and extent of the surrender contained in this Memorial. By divesting itself of its corporate powers, the Grand Lodge has relinquished none of its Masonic attributes or prerogatives. These it claims to hold and exercise independently alike of popular will and legal enactment—not of toleration, but of right. Its members are intelligent freemen, and although willing to restore any gift or advantage derived from the government, whenever it becomes an object of jealousy, however unfounded, nothing is further from their intentions, or from their convictions of duty, than to sacrifice a private institution for social and benevolent purposes—the interests of which have been intrusted to them—in

order to appease a popular excitement, of which that institution may have been the innocent occasion.

JOHN ABBOT, *Master.*
 ELIAS HASKELL,
 BENJ. B. APPLETON, } *Wardens*
of the Grand Lodge of Massachusetts.

“ On motion, it was then *Voted*, That the Master and Wardens of this Grand Lodge be authorized and directed to surrender to the Legislature the Act of incorporation granted to the Master, Wardens and Members of the Grand Lodge of Massachusetts, June 16, 1817, and to present therewith the foregoing Memorial, signed by them.’

“ The following vote was then offered and adopted :— ‘ *Whereas*, At the present communication of the Grand Lodge it has been voted to surrender to the Legislature the Act of incorporation granted to the said Grand Lodge in 1817, and a Memorial has also by vote been adopted, to be presented to said Legislature, notifying them of the fact of said surrender: therefore, *Voted*, That the Grand Lodge of Massachusetts exists only as a voluntary association, having and possessing all and the same rights, powers, privileges and immunities, under its ancient charter, in relation to Freemasonry, which said Grand Lodge had and possessed before the aforesaid Act of incorporation was granted; and that the officers last elected have and retain their respective offices until the next annual communication of said Grand Lodge.’ ”

At the adjourned communication held September 25, 1834, the annexed votes were passed. The committee consisted of R. W. Joshua B. Flint, E. A. Raymond, John Hews, Samuel Eveleth and S. W. Robinson :—

“ *Voted*, That a Committee of five be chosen by ballot to confer with the Trustees of the Grand Charity Fund, and with the Trustees of the real and personal estate of this Grand Lodge, to ascertain the amount, nature and condition of the property held by them, and to determine what, if any measures, are necessary for its better security.

“ *Voted*, That the same Committee, with the Trustees of the Charity Fund, be authorized and requested to negotiate for the re-purchase of the Masonic Temple, if they shall deem it expedient, and to consider in what manner said property, when re-purchased, can best be securely and permanently held, for the benefit of this Grand Lodge, as a voluntary association.”

November 25, 1834, the following is recorded on the records of the Trustees of Charity Fund :—

"This meeting was called to take into consideration a communication from the Grand Lodge, presented by their Committee, with a view of ascertaining the amount and condition of the Charity Fund. The communication was read, and there [not being a sufficient number of the Board present, the consideration thereof was postponed to an adjournment of this meeting."

"An adjourned meeting of the Board of Trustees of the Grand Charity Fund was held at the Masonic Temple, December 3, 1834:—

"Present—R. W. Francis J. Oliver, Robert G. Shaw, Benjamin Russell, A. A. Dame, Elias Haskell, and C. W. Moore; Bro. C. W. Moore was chosen Secretary *pro tem*.

"The communication from the Grand Lodge, presented at the last meeting of the Board, was taken up, read and discussed; it was then unanimously

"Voted, That it is expedient to re-purchase the Masonic Temple, and to place it in the hands of Trustees for the benefit of the Grand Lodge of Massachusetts, making the Massachusetts General Hospital Corporation the residuary legatee, (if a legatee should be found necessary to its security,) for specific purposes to be set forth in the Deed of Trust.

"Voted, That Bros. Peabody, Dame, and J. B. Flint be a Committee to propose the papers necessary to carry the above vote into effect."

On the 7th of April, 1835, at the third adjournment of the quarterly communication of the Grand Lodge of March, the following vote was passed. The adjourned meetings were for the revision of the By-Laws of the Grand Lodge.

"Voted, That the Committee appointed by vote on the 25th Sept. last in relation to the property of this Grand Lodge, together with R. W. Brs. Peabody and Dame, be authorized to complete the business contemplated by said vote."

Robert G. Shaw, Esq., having sold the Temple to John Abbot, Esq., the latter conveyed it, November 5, 1835, to nine brethren, in trust. The deed of conveyance was as follows, viz. :—

"INDENTURE of two parts made and concluded this fifth day of November, in the year of our Lord one thousand eight hundred and thirty-five, by and between JOHN ABBOT, of Boston, in the County of Suffolk, and Commonwealth of Massachusetts, Esq., of the first part, and Benjamin B. Appleton, merchant, John J. Loring, Esq., Daniel L. Gibbins, merchant, Jacob Ameer, gentleman, Simon W. Robinson, Edward A. Raymond, and John Hews, merchants, and Winslow Lewis, Jr., and Joshua B. Flint, physicians, and all of said Boston, of the second part.

“Whereas, the said John Abbot is seized in fee simple of certain real estate situate in said Boston, and hereinafter described, and is desirous of conveying the same to said parties of the second part, to be by them held upon certain trusts :

“*Now this Indenture witnesseth*, That the said John Abbot, in consideration of the premises and of one dollar to him paid by the said parties of the second part, the receipt whereof is hereby acknowledged, and of the covenants on the part of the said parties of the second part to be kept and performed, and also for other good and valuable considerations him hereunto moving, doth hereby give, grant, bargain, sell, and convey to them the said parties of the second part and their heirs and assigns forever, as joint tenants however, and not as tenants in common, all that certain lot of land, with the buildings thereon standing, commonly called the Masonic Temple, situate in said Boston, bounded and described as follows, to wit : bounded north-westerly on Tremont Street sixty feet and half an inch ; south-westerly on Temple Place ninety-four feet six inches ; south-easterly on land now or late of Thomas Lee, sixty-five feet eight inches ; and north-easterly on land belonging to the proprietors of St. Paul's Church ninety-one feet six inches—or however otherwise bounded or described—meaning to include all the land conveyed to Robert G. Shaw, by deed of the Master and Wardens and Members of the Grand Lodge of Massachusetts, a corporation duly established by authority of said Commonwealth of Massachusetts, dated December 26th, A. D. 1833, and recorded with Suffolk Deeds in lib. 375, fol. 62, and by said Robert G. Shaw conveyed to the said John Abbot by deed dated October 14th, A. D. 1835—together with all the rights, easements, privileges, and appurtenances to the premises belonging, and subject to the provisions, restrictions, and limitations, under which the said John Abbot now holds the same. And subject also to two certain Deeds of Mortgage made by said corporation to the President and Fellows of Harvard College—one to secure the payment of fifteen thousand dollars with interest, the other to secure the payment of five thousand dollars with interest—which Deeds of Mortgage bear date respectively May 23, 1831, and April 16, 1832, and are recorded with Suffolk Deeds in lib. 352, fol. 280, and in lib. 358, fol. 226.

“*To have and to hold* the same to them, the said parties of the second part, their heirs and assigns, to their own use and behoof forever, as joint tenants however, and not as tenants in common—and upon the trusts and to the intents and purposes and subject to the several provisions, limitations, powers and agreements following, to wit :

“*First*.—The said parties of the second part shall from time to time lease and demise the said real estate to the most advantage as a whole, or in part and in such manner and on such terms as they or a majority of them shall deem expedient, and from the rents, profits, and income

thereof shall be held to pay all charges and assessments for which said estate shall become liable—to cause the buildings standing on said land to be insured against loss by fire in such sum of money as may be considered reasonable—to keep said premises in good repair—altering or re-building the same in whole or in part, as may from time to time become necessary and proper. The amount which may at any time happen to be received by reason of any such policy of insurance, to be applied to repairing or re-building as aforesaid, and after first paying and discharging all premiums of insurance and all other costs, charges, and expenses whatever, which may arise in the execution of said trusts, shall, during each and every year of the continuance of said trust, pay the interest which may become due on any principal sum or sums of money which shall be charged upon said estate by any Deed or Deeds of Mortgage, and also the interest which may accrue upon the other sums of money now due and owing from the Master, Wardens and Members of the Grand Lodge of Massachusetts, as a voluntary association, to divers persons, amounting in all to the sum of forty-seven thousand six hundred dollars principal, and the particulars of which are herewith furnished to said parties of the second part.

“And after payment of the interest accrued upon said several principal sums of money, the said parties of the second part may, whenever it shall become necessary so to do, apply the net balance of the rents, income and profits of said real estate or any part thereof, toward the payment and satisfaction of said principal sums of money or any of them—and otherwise they shall pay the same to the person who during each and every year shall be the Treasurer of the Grand Lodge of Massachusetts, elected and appointed in conformity to ancient Masonic usage, by the voluntary association, which association at the present time is composed of JOSHUA B. FLINT, Grand Master; Rev. PAUL DEAN, Deputy Grand Master; ELIAS HASKELL, Grand Senior Warden; BENJAMIN B. APPLETON, Grand Junior Warden; JOHN J. LORING, Grand Treasurer, all of said Boston, and CHARLES W. MOORE, Grand Secretary, of Charlestown, in the County of Middlesex, together with sundry other persons, now associated and known as the Master, Wardens and Members of the Grand Lodge of Massachusetts, whether said association shall continue to be, as now, a voluntary association of individuals or otherwise. And shall from time to time keep a true and accurate record of all their acts and doings of and concerning the premises, and once in each year present to said voluntary association an account in writing shewing their receipts, expenditures and acts in the said premises.

“*Secondly.*—Whenever in the opinion of said parties of the second part or of the majority of them, it shall become necessary or proper to pay off the whole or any part of the principal sum or sums of money which may be charged upon said real estate by any existing Deed or Deeds of Mortgage, the said parties of the second part or the majority of them are hereby

fully authorized and empowered so to do, and to convey the said real estate in fee simple discharged of all trusts, by any new Deed or Deeds of Mortgage, conditioned for the payment of any sum or sums of money not exceeding in all the sum so paid off, upon such terms as to time of payment and rate of interest as may be agreed upon, and so from time to time whenever and as often as the like cases shall happen.

Thirdly.—If the aforesaid voluntary Masonic association now known as the Master, Wardens and Members of the Grand Lodge of Massachusetts, shall at any time hereafter by the said name or any other become legally capable of taking and holding said real estate in fee simple, and said corporation shall at any meeting thereof legally holden elect so to do, then and in that case, the said real estate, subject to the mortgages and liens if any shall then exist thereon, shall be conveyed to said corporation, by a good and sufficient deed, to hold to said corporation, their successors and assigns to their own use forever in fee simple.

Fourthly.—If at any time the Master, Wardens and Members of the Grand Lodge aforesaid shall at a regular quarterly meeting require it, a proposition for that purpose having been made at a previous regular quarterly meeting and notice being given in the usual manner of such proposition, the said parties of the second part shall convey the premises aforesaid subject to the debts aforesaid to any person or persons and on such terms and conditions and for such uses as said Master, Wardens and Members shall appoint.

Fifthly.—If at any time the Master, Wardens and Members of the Grand Lodge aforesaid shall cease to exist, both as a voluntary association and a corporation, and no transfer of the said real estate shall have been made, as is herein before provided, then and in that case, and for the period of five years thereafter the said parties of the second part shall hold said premises and faithfully apply the net annual income of the same to the extinguishment of any debt and incumbrances which may then exist thereon, and if during said period of five years a new Grand Lodge shall be formed, according to ancient Masonic usage, then and in that case, the said new Grand Lodge shall succeed to all rights, interests, privileges and incomes secured to the present Grand Lodge and the Treasurer of the said Grand Lodge for the use thereof by these presents.

Sixthly.—If during said period of five years no such new Grand Lodge shall be formed, then and in that case, the said real estate subject to the said debts and mortgages, if any, which shall then be charged thereon, shall be conveyed and transferred by good and sufficient instruments for that purpose to the Grand Lodge of the State of South Carolina, a corporation heretofore duly established by the said State of South Carolina, to be by said Grand Lodge of South Carolina used, improved, conveyed or disposed of, for such uses and purposes as shall be consistent with the principles of Freemasonry, and for no other uses and purposes whatever.

" *Seventhly*.—And it is hereby agreed by and between the said parties of the first part and of the second part, that the parties of the second part, who are hereby constituted Trustees for the purposes aforesaid, and any future Trustee or Trustees who shall be associated with them, and the survivors and survivor of them shall have a reasonable compensation for their services that they may at all times reimburse themselves out of said rents, profits and income for all expenses and charges which they, or either of them may have incurred on account of said premises and the execution of said trusts or any of them—that neither of said Trustees shall be accountable for the acts, omissions or receipts of any one of the others, or liable to make good any more sum or sums of money than shall actually have come into his own hands nor be answerable for any other matter or thing whatsoever which may arise in the execution of said trusts unless it shall happen by or through his own neglect or wilful default.

" And inasmuch as it may happen from time to time that one or more of said Trustees appointed by these presents shall become unable to execute said trusts or shall die before all of them are executed or shall desire to relinquish the same, then and in every such case it shall and may be lawful and a duty to and for the said continuing and surviving Trustees, or a major part of them, to nominate to the said Masonic association now known as the Master, Wardens and Members of the Grand Lodge of Massachusetts, whether existing as a corporation recognized by law or as a voluntary association of individuals, a suitable person to be a new Trustee in the place and stead of each Trustee so dying or relinquishing or unable to discharge said trusts, and so from time to time, when and so often as during said trusts, or any of them, the like cases, or any of them shall happen; and if the said person so nominated shall be approved by the said Grand Lodge of Massachusetts, whether it be a voluntary association of individuals, or a corporation established by law, and the person so approved shall accept of said trusts, then and in every such case the said real estate shall be conveyed so and in such manner as that the same, subject to any mortgage or mortgages or liens, which may then lawfully exist thereon, shall be fully and legally vested in such continuing and surviving Trustees, and in the new Trustee so nominated and approved as aforesaid, to hold upon the trusts herein before mentioned, or such of them as shall then exist or be capable of taking effect. And furthermore, in case the said Grand Lodge of Massachusetts shall cease to exist for the said term of five years, or for any less number of years, and during such term, while there shall be no Grand Lodge of Massachusetts, if the office of any one of the said Trustees shall become vacant by reason of or from any one of the causes aforesaid, then and in every such case it shall be the duty of, and incumbent upon the continuing, or surviving Trustees, as soon as may be, to appoint some suitable person to be a Trustee in the place and stead of the Trustee who may have died,

resigned, or become unable to discharge said trusts as aforesaid; and upon the said person, so appointed as aforesaid, signifying to the said continuing or surviving Trustees, his acceptance of said trusts, the said real estate shall be conveyed as above is provided in such manner, as that the same, subject to any mortgage, mortgages or liens thereon, shall be fully and legally vested in such continuing and surviving Trustees and in the Trustee so appointed as aforesaid, to hold upon the trusts, or such of them as may then exist, or be capable of taking effect as aforesaid.

“And each person who shall from time to time be nominated by said continuing or surviving Trustees and approved by the said Grand Lodge, or who shall be appointed by said continuing or surviving Trustees, when there may be no Grand Lodge, and who shall accept said trusts, shall and may thenceforth have all the rights and powers and be subject and liable to perform all the duties enjoined and required by these presents of the Trustees herein before named and appointed. And the said parties of the second part, each for himself severally, and his heirs, executors and administrators, and not jointly or one for the others of them, do covenant, promise, and agree to and with the said John Abbot, his heirs, executors, administrators, and assigns, that each of them the said parties of the second part will severally faithfully perform and fulfil from time to time and at all times all and singular the said trusts according to the true intent and meaning of these presents, and will make, execute, acknowledge, and deliver good and sufficient conveyances by way of mortgage or otherwise, and generally will do and perform any and all other acts and things that may be necessary or proper to the full and faithful execution of each and every the trusts aforesaid.

“*In witness whereof*, the said parties have hereto interchangeably set their hands and seals the year and day first above written.

(Signed)

JOHN ABBOT.
 BENJAMIN B. APPLETON.
 JOHN J. LORING.
 DANIEL L. GIBBENS.
 JACOB AMEE.
 SIMON W. ROBINSON.
 EDWARD A. RAYMOND.
 JOHN HEWS.
 WINSLOW LEWIS, JR.
 JOSHUA B. FLINT.

Signed, sealed and delivered }
 in presence of }

"*Suffolk, ss.* Nov. 5, A. D. 1835. Then personally appeared the above named John Abbot and acknowledged the foregoing instrument to be his free act and deed."

"Before me, THOMAS W. PHILLIPS, *Justice of the Peace.*"

December 7, 1835 :—

"*Whereas*, The Treasurer of this Board, in compliance with the wishes of a majority of its members acting in their individual capacity, has surrendered certain notes held by him against Robert G. Shaw, Esq., amounting to fifteen thousand dollars; therefore,

"*Voted*, That the doings of the Treasurer therein be confirmed by this Board." * * *

* * * "The R. W. Bro. Abbot presented his part of the indenture, by which the Masonic Temple is held in trust for the Grand Lodge, and proposed to deposit it with the Treasurer of this Board. The Board instructed the Treasurer to take and preserve the same accordingly."

At the quarterly communication of December 9, 1835, the following report was presented :—

"The committee appointed on the property of the Grand Lodge generally, and with a special reference to the re-purchase of the Masonic Temple, presented the following

" R E P O R T .

"That soon after their appointment they commenced negotiations, which have lately terminated in the transfer of the Masonic Temple, and the whole estate of which it is a part, from the gentleman to whom it was sold by the Grand Lodge previous to the surrender of their Act of incorporation, to a Board of Trustees, who hold and improve it for the benefit of the Grand Lodge, so long as it shall exist either as a voluntary association or an incorporated body, and, in the event of its final dissolution, are required to transfer the estate to the Grand Lodge of South Carolina, to be by them held for Masonic purposes, forever. The particular terms, conditions and limitations of this trust are explicitly set forth in the indenture by which it is instituted, and which is duly recorded in the Suffolk office. As the Grand Lodge is made in some respects a party to the execution of that instrument, the committee recommend that a fair and authentic copy of it be made in our Records or in some other book which will always be at hand at our communications.

"The Board of Trustees, consisting of nine brethren—faithful, intelligent and zealous in their Masonic relations—has been organized for the

present by the appointment of Bros. E. A. Raymond, B. B. Appleton and Winslow Lewis, Jr., respectively, to the offices of Chairman, Treasurer and Secretary; and has adopted a code of by-laws, a copy of which will forthwith be placed in the hands of the Grand Secretary.

“In effecting the re-purchase of the Temple, an object so desirable and important to the Grand Lodge, your committee were obliged again to resort to the treasury of the Grand Charity Fund, and, of course, have incurred a debt there for which the Grand Lodge should immediately provide a suitable acknowledgment. And, as it appears that the debts of the Grand Lodge to that institution are at present represented in several notes of different dates and amounts, but all at the same rate of interest, it is recommended, as a measure of convenience, that the Grand Treasurer be authorized and instructed to execute a single note to the Trustees of the Grand Charity Fund, to the amount of all their actual dues from the Grand Lodge at the time of making it, and providing the same rate of interest as is now paid, and then to exchange the note thus made for the several notes against the Grand Lodge, now held by the Treasurer of the Grand Charity Fund.

“The Committee cannot refrain from congratulating their brethren upon the favorable termination of a negotiation which has restored this valuable estate to its original owners, and placed the financial concerns of the Grand Lodge in an unembarrassed and most promising condition.

“A nation is deemed eminently fortunate to come out of a contest either of aggression or defence, without an impoverished treasury. At the end of a controversy, as we believe, in which we have been engaged for several years past—a controversy which was stimulated in no inconsiderable degree by the expectation of booty—it is certainly a fair subject of self-satisfaction to find our treasury solvent and accumulating, and our resources adequate to the immediate and prospective wants of the Institution—and not only so, but what is still more tributary to our self-respect, a more precious treasure than this has been preserved. May we not be permitted to boast that we have come out of the struggle with honor untarnished, and the good faith of our Masonic engagements inviolate?

“This Grand Lodge has neither made nor meditated any of those unworthy concessions which have compelled us to blush for our brethren in some other places. Regardless alike of the assaults of declared enemies, and the insidious suggestions of timid or time-serving friends, she has held on the even tenor of her way, amid opposition and contumely—her members determined to hold and exercise the unalienable right of association, and confident that their fellow-citizens would ultimately sustain them in this manly and worthy determination.

“Nor have our fidelity and perseverance failed of an abundant reward in the auspicious circumstances to which this report particularly relates. Freemasonry has recovered her home—the Grand Lodge is no longer a

tenant—this beautiful edifice, the object of our common interest and pride, is again our own, and we may well nigh realize the consciousness of the independence and security of those who sit under their own vine and fig tree, having none to molest or make them afraid.

“The Committee cannot conclude their report in a more appropriate manner than by presenting to the grateful consideration of their brethren the name and services of a benefactor, without whose timely and disinterested aid it is very doubtful whether the present auspicious condition of our property could have been realized. When by the surrender of its Act of incorporation, the Grand Lodge had become incapable of holding its estate, a worthy brother of adequate fortune, and corresponding generosity, readily became its purchaser and spared us the pain and mortification of alienating it from the Masonic family. With equal readiness, when suitable arrangements had been made for its safe-keeping, he met the proposal and terms of the Grand Lodge for its repurchase, and has restored it to our hands, not only unembarrassed with any charges for the care and trouble incurred in the premises, but of his mere gratuity actually some thousand or two dollars better to us than when it was sold.

“To our Brother Shaw we are greatly indebted in this matter, and the committee cannot doubt that the Grand Lodge will adopt some suitable and worthy measure expressive of the thanks and gratitude which are his due.

“All which is respectfully submitted for the Committee,

J. B. FLINT, *Chairman.*”

“Which report was unanimously accepted; when, on motion, that part of it which has special reference to the R. W. Br. Shaw, was referred to the M. W. Grand Master and R. W. Brs. Oliver, Loring, Parker and Haskell, with authority to act as in their wisdom they may think proper.”

At the annual meeting of Dec. 14, 1835, a report of the Trustees of the Masonic Temple was presented and placed on file. The following correspondence is recorded under this date:—

“The Committee to whom was referred so much of the report ‘on the real and personal estate of the Grand Lodge’ as relates to Br. Shaw’s agency in the matter referred to therein, reported that they had attended to the duty of their appointment; Whereupon, it was *Voted*, That the correspondence had between the committee and Br. Shaw, be entered upon the records:—

COMMITTEE'S LETTER.

"Dear Sir,—At a late communication of the Grand Lodge, a report was made on the condition of the funds and estate of the institution from which we quote the following extract in explanation of the present message:—

[As the report entire is given above, this extract is omitted here.]

"The undersigned composing this Committee, in performance of the agreeable duty assigned them, have only to refer to the 'extract from the report' and consequent proceedings of the Grand Lodge, for the sentiments which they are instructed to communicate, assuring you that those sentiments are entertained by all their brethren, with the utmost warmth and sincerity.

"In selecting some visible token and permanent memorial of their grateful acknowledgments, the Committee—forbidden alike by the limited income of the Grand Lodge and by your own presumed wishes in such a case, to think of presenting any thing costly or rich in a pecuniary view—have been fortunate as they think in procuring the accompanying little apparatus for your writing table. The wooden portion of the fabric is carved out of a single block, which was a part of the original timber of our favorite ship, *Constitution*, by a young native artist, who, in this as in some other productions lately given to the public, certainly promises to reach a degree of excellence in his art which will reflect not a little interest on his earlier performances. The whole thing is undoubtedly *unique* in its kind, and whatever may be its merit, is one of the few things which can never suffer by comparison.

"These facts of the manufacture and material of our little gift, with the associations which some of them suggest to a mind of taste and reflection, are thought to confer on it an extrinsic interest and value, which will justify its present destination.

"In behalf of the Grand Lodge, we therefore respectfully ask you to accept it in token of our sincere regard for you as a friend and brother.

"With assurances of our individual respect and esteem, we subscribe ourselves faithfully yours,

JOSHUA B. FLINT,	} Committee."
FRANCIS J. OLIVER,	
ELIAS HASKELL,	
JOHN J. LORING,	
DAVID PARKER.	

ANSWER.

"Gentlemen,—I have received your much esteemed letter of September last, accompanying a vote of the Grand Lodge, wherein our Brethren are pleased to express in the kindest manner their approbation of my services in relation to the purchase and re-sale of the Temple. I assure you, my Dear Sirs, that I derived great pleasure at the time from the consideration that it was in my power to lend my feeble aid in performing a duty inculcated by our sacred and benevolent Institution; and I beg of you to return to the Brethren of the Grand Lodge, my warmest thanks for their kind expressions towards me, as well as for the 'visible Token,' as you are pleased to term it, in the form of an elegant Inkstand with its apparatus complete.

"You were right, Gentlemen, in supposing that I should value this beautiful ornament, it being composed of part of the original timber of our favorite ship, Constitution, the whole, including the appendages, being of American manufacture by native artists. It is indeed, Gentlemen, as you say, 'unique in its kind' and can never suffer by comparison. It will ever remain as an ornament on my table, and as a memento of the kindness and generosity of my Brethren of the Grand Lodge of Massachusetts.

"Allow me now, Gentlemen, to thank you individually for your expressions of friendship and affection, and be assured that I reciprocate with you in fullest manner.

"I remain, Gentlemen, very respectfully,
your Friend and Brother,

R. G. SHAW."

"BOSTON, 17th Oct., 1836."

At the quarterly meeting of March 8, 1837, "The R. W. Bro. Lewis, Hammatt and Barton, were appointed a committee to confer with the Board of Directors on the subject of alterations and repairs in the Masonic apartments of the Temple."

The above Committee reported to the Grand Lodge on the 13th June, 1837, as follows:—

"The Committee chosen to confer with the Board of Directors on the subject of alterations and repairs in the Masonic Apartments of the Temple, submitted the following Report:—

“That as soon as the various Masonic bodies had adjourned for the Summer months, the Board of Directors of the Masonic Hall was called together, and after a representation was made by your committee, that Board authorized them to confer with the Board of Trustees of the Temple to ascertain what portion of the repairs would be assumed by that Board, who agreed to pay for the painting, coloring and repairing of the apartments, and a committee consisting of your chairman and Benjamin B. Appleton, Esq., was appointed to carry their vote into effect. The Directors, after selecting Dr. John Flint to act with your committee, unanimously agreed to the alterations and expenditures which have now been completed to the satisfaction of that Board, and it is hoped, to that of all concerned. The committee have exercised all due economy consistent with the requisite renovations. These changes may not meet the views of all, for in matters of mere taste and fancy, there must be a great diversity of judgments. If there are failures in these particulars, the imputation and responsibility must rest on a very limited number of the committee. The expenses are to be assessed on the various institutions, as has been heretofore done, according to a schedule of apportionment prepared by the representatives of these bodies. The repairing of the paintings is to be paid for by their respective owners.

“If it might not be considered as too obtrusive on the part of the committee, they would respectfully propose for the consideration of the Grand Master, who is *ex-officio* Chairman of the Board of Directors, whether it would not be advisable for that Board to elect annually a Supervisor of the Masonic Hall and apartments, to have the same control over these as a similar officer from the Trustees exercises over the whole building. This seems to be necessary to insure a state of regularity and neatness throughout, which the committee are compelled to state has not been the condition hitherto.

“Which is respectfully submitted by

WINSLOW LEWIS, Jr.
JNO. B. HAMMATT.
H. H. BARTON.”

“This report was unanimously accepted; whereupon it was *Voted*, That the thanks of the Grand Lodge be presented to the Committee on repairs, for the very acceptable manner in which they have discharged the duties committed to their trust.”

At the annual communication of December 13, 1837, the Trustees of the Temple made the following report:—

“The Trustees of the Masonic Temple, through their Treasurer, presented the following statement:—

"The Treasurer to the Trustees of the Masonic Temple respectfully asks leave to present for the information of the Grand Lodge, the amount of the receipts and expenditures of the past year, viz. :—That he has received for rents, &c., the sum of \$3,750.65, and has paid for interest and other expenditures the sum of \$3,494.49, leaving a balance in his hands of \$256.16. A more particular account is required to be made to the Trustees at their annual meeting in January.

BENJ. B. APPLETON, *Treasurer.*"

"BOSTON, December 13, 1837."

On the 27th December, 1838, "the Treasurer of the Trustees of the Masonic Temple submitted a detailed report of the receipts and expenditures of the Trustees for the past year, which was accepted and placed on file." It was not recorded in the Grand Lodge records.

March 13, 1839. "Agreeably to vote of the Grand Lodge, the Secretary of the Trustees of the Temple submitted an abstract of the doings of that body since its organization, which was read and placed on file."

December 27, 1839. "The Trustees of the Temple, through their Secretary, submitted a statement of their doings, including their receipts and expenditures for the past year, which was read, and the further consideration thereof referred to the next communication."

March 11, 1840. "The annual report of the Trustees of the Temple, was taken from the table, read and ordered to be placed on file."

December 9, 1840. "The 'Trustees of the Masonic Temple,' through their Secretary, submitted a statement of their doings for the past year, which was read, approved, and ordered to be placed on file."

At the quarterly communication of the Grand Lodge, held March 10, 1841, its action in reference to a sale of the Temple is thus recorded :—

"On a representation of the Trustees of the Temple, and in answer to the inquiry proposed by them, whether the Grand Lodge would dispose of the Temple if an advantageous offer should be made for it, the R. G. Secretary offered the following vote, which, after full and free discussion, was adopted :—

"Voted, That the Trustees be, and they hereby are authorized and empowered to sell and convey the Masonic Temple for such sum, and on

such terms as they shall deem expedient, provided two-thirds of the Trustees of the Grand Charity Fund, and two-thirds of the said Trustees of the Temple, after careful deliberation, shall, in their respective bodies, agree and vote that the interests of this Grand Lodge, and the welfare of the Masonic Fraternity in this Commonwealth are, in their opinions, to be advanced by such disposition of their property."

The transactions of the Trustees of the Charity Fund on this subject, on the 5th April, 1841, are recorded as follows :—

"The Secretary laid before the Board the following vote, passed by the Grand Lodge at its regular communication in March last :—

"*Voted*, That the Trustees of the Temple be, and they hereby are authorized and empowered to sell and convey the Masonic Temple for such sum, and on such terms as they shall deem expedient: *provided*, that two-thirds of the Trustees of the Grand Charity Fund, and two-thirds of the said Trustees of the Temple, after careful deliberation, shall, in their respective bodies, agree and vote, that the interests of this Grand Lodge, and the welfare of the Masonic Fraternity in this Commonwealth, are, in their opinion, to be advanced by such disposition of the property.'

"The following letter from the Trustees of the Temple was received and read, viz. :—

"April 1, 1841.

"At a meeting of the Board of Trustees of the Masonic Temple, held March 29, it was unanimously

"*Voted*, That the interests committed to their charge, as well as the welfare of the Masonic Fraternity are, in the opinion of the Board of Trustees, to be advanced by the sale of the Temple: *provided* this can be effected on terms satisfactory to all concerned. From the Records. Attest,

WINSLOW LEWIS, Jr., *Secretary*.

"The Trustees of the Temple, through the Chairman of their Committee, submitted a verbal statement of their receipts and expenditures since 1836."

Farther action of the Trustees of the Charity Fund occurred on the 18th of May, 1841, namely :—

"An adjourned meeting of the Trustees of the Grand Charity Fund was held at the Masonic Temple, Boston, on Tuesday, May 18, 1841. Present—

R. W. Benj. Russell, *President, pro tem.*,
 R. W. John Abbot,
 R. W. John Soley,
 R. W. Augustus Peabody,
 R. W. Robert G. Shaw,
 R. W. Rev. T. M. Harris,
 R. W. Thomas Tolman,
 R. W. Winslow Lewis,
 R. W. Chas. W. Mooré, *Secretary.*

“The Record of the last meeting was read.

“The subject of the sale of the Temple was then taken up and carefully discussed. After which, the following vote, offered by R. W. Br. Augustus Peabody, was adopted, the question being taken by Yeas and Nays, and the brethren voting as recorded, viz. :—

“*Voted*, That it is expedient to sell the Masonic Temple, provided it shall not be sold for less than its original cost.

“The following brethren voted in the affirmative, viz. :—

R. W. Benj. Russell,
 R. W. John Abbot,
 R. W. Augustus Peabody,
 R. W. Rev. T. M. Harris,
 R. W. R. G. Shaw,
 R. W. Thos. Tolman,
 R. W. Winslow Lewis, Sr.,
 R. W. Chas. W. Moore.

“In the negative :—

R. W. John Soley.

“It was then, on motion, *Voted*, That the Secretary communicate a copy of the above vote to the Trustees of the Temple and to the Grand Lodge.

“The Board was then adjourned without date. Attest,

CHAS. W. MOORE, *Secretary.*”

At the annual communication of the Grand Lodge held December 8, 1841, “The Trustees of the Temple submitted the following statement of their doings for the past year, which was read and approved :”—

“In pursuance of the duty enjoined on the Trustees of the Masonic Temple, they offer their annual report on the condition of the property confided to their trust, premising that the following statement includes the receipts and expenditures of eleven months only; and in order to make up a full annual account in future, they have changed the period of their annual meeting from January 1 to December 1.

<i>Income from the Rooms :</i>	
No. 1,	\$143 75
2,	150 00
3,	86 67
4,	123 83
5,	1,564 60
6,	60 00
7,	187 50
8,	375 00
9,	550 33
Trustees' room,	5 00

Room No. 7 and the cellar are not let.

Total amount derived from the rent of the Temple,	\$3,241 68
Balance on last account,	440 53
<hr/>	
Making a total of,	\$3,697 21

<i>Expenditures :</i>	
Interest,	\$1,935 00
Insurance,	78 00
Gas,	275 00
Salary Superintendent,	320 83
Tax,	204 00
Repairs and sundries,	128 19
<hr/>	
	\$2,941 02

Leaving in the Treasury a balance of \$756 19

“The Trustees are happy that they can present so favorable a state of the revenue of the Temple. They have been enabled to pay \$500 towards the interest due to that fund which Masonry consecrates to Charity, and in reference to this, as well as to their important trust, economy has been rigidly exercised, and no exertions spared to render the property productive.

“All of which is respectfully submitted in behalf of the Trustees.

WINSLOW LEWIS, Jr., *Secretary.*”

The report of the Trustees for 1842, was presented to the Grand Lodge December 14, 1842, and approved by that body. It is recorded as follows :—

“The Trustees of the Masonic Temple in rendering their annual statement of the income derived from the property committed to their charge, have the satisfaction of stating to the Grand Lodge, that the

amount received the past year is equal to that of any former annual period, and that prospectively they can justly reckon to receive a similar income. They have expended a very considerable sum in the fitting up of the lecture room, which has already secured to them tenants for the Sabbaths, who pay \$600 per annum and extra for the occupation on the evenings of those days.

The Trustees have received the past year,	\$3,473 65
Balance on hand last year,	756 19
	<hr/>
	\$4,229 84
Paid for repairs,	\$713 47
Paving,	233 43
Sundry bills,	98 92
Taxes,	193 80
Insurance,	63 92
Gas light,	341 28
Salary for Superintendent,	350 00
Trustees of Charity Fund of Grand Lodge,	500 00
Harvard College,	1,200 00
Masonic Institutions,	235 00
Balance on hand,	300 02
	<hr/>
	\$4,229 84

"It will be perceived that there have been expenditures during the last year, which will not for some years, at least, occur, viz.: \$233.43 for paving with wooden blocks in front of the edifice, and \$713.47 for alterations and additions in the lecture room—amounting to nearly \$1,000 for extraordinary outlays.

"All which is respectfully submitted by the Trustees.

WINSLOW LEWIS, Jr., *Secretary.*"

The report for 1843, was submitted to the Grand Lodge on the 13th of December in that year, and reads, according to the records, thus:—

"BOSTON, Dec. 13th, 1843.

"The Board of the Trustees of the Masonic Temple, in pursuance of the duty enjoined upon them, offer the following report on the condition of the property and funds intrusted to their supervision:—

Including the balance of \$300.02 from the last year, they have received,	\$4,296 33
And there has been paid during the year,	3,821 54
	<hr/>
Leaving in the hands of the Trustees,	\$474 79

"This is the largest annual product received from the rents of the Temple; and of this sum, \$2,221.58 was derived from the lecture room.

Of the amount paid out by the Trustees, the sum of \$1,200 was for interest to Harvard College, and \$1,360 to Masonic Institutions, including \$1,200 to the Grand Charity Fund,	\$2,560 00
Gas lights,	\$335 50
City taxes,	210 80
Superintendent's Salary,	350 00
Insurance,	63 00
Fuel,	27 50
Repairs, &c.,	274 74
	\$1,261 54
Expenditures,	\$3,821 54

"The Trustees, without meaning to compliment themselves, would express their satisfaction in being able to give so good an account of their stewardship. In all their transactions, the strictest economy has ever been exercised, and from the period of their first organization to the present time, not a farthing has been expended by the Board for any purposes, but those necessarily accruing in the discharge of their trust.

"Respectfully submitted by the Trustees of the Masonic Temple,

WINSLOW LEWIS, Jr., *Secretary.*"

The report for the year 1844 stands in the words following, and was presented to the Grand Lodge Dec. 11, 1844 :—

"The Trustees of the Masonic Temple present their annual report :—

That they have received during the year, the sum of	\$3,129 55
And have paid out,	1,679 17
	\$1,450 38
And have a balance on hand of	\$1,450 38

"The building which has been erected in the same street, and having very nearly the same name as our own, to the mutual inconvenience of both, has diminished the income of the Temple proper, to some extent.

"The Trustees have lost during the past year, two of their members by death. They have been associated since the first organization of the body, and having fulfilled their duties here, have gone to render their final account above.

Respectfully submitted,

WINSLOW LEWIS, Jr., *Secretary.*

"P. S. Simon W. Robinson, Esq., was elected Treasurer, in place of B. B. Appleton, Esq., deceased."

The report of the Trustees for 1845, was as follows :—

"The Trustees of the Masonic Temple present the following Report :—

"That during the year the Board has lost a valued member by the decease of the late lamented Br. Jacob Ameer, which vacancy has been filled by the election of our highly esteemed brother Wm. Eaton.

"The lecture room has been entirely renovated at a very considerable expense, and is now the most elegant public room in the city, both as regards its architectural beauty and convenient arrangement. This change was done by the unanimous vote of the Board and no doubt is entertained that an increased income will more than compensate for the outlay.

Revenue of the Temple inclusive of the balance of last year,	\$4,108 89
Now due for repairs, about	\$808 00
" " Harvard College,	600 00
	<hr/>
	\$1,408 00
From which deduct balance on hand,	568 85
	<hr/>
Leaving a balance against the Trustees, of	\$839 15

Respectfully submitted,

WINSLOW LEWIS, Jr.,

Secretary of the Board."

At the quarterly communication of the Grand Lodge, March 11, 1846, "A communication was received from the Trustees of the Temple, notifying the Grand Lodge of their intention to make some alterations in the rooms originally designed for Masonic purposes, and inquiring of the Grand Lodge, whether they would probably be soon required for the use of the Fraternity."

"On motion of W. Br. Tuttle, the subject was referred to Brs. Smith, Loring and Lewis, Sen., to cooperate with committees from the other Masonic bodies in the city, as should be deemed expedient."

On Wednesday, November 11, 1846, the new hall was dedicated according to Masonic usage, and an address appropriate to the occasion was delivered by W. Bro. Albert Case. After the conclusion of these services, the following votes were passed :—

"Voted, That the thanks of the Grand Lodge be presented to the W. and Rev. Br. Albert Case, for the very able, eloquent and interesting address delivered by him this evening, and that a copy be requested for the use of the Grand Lodge."

"R. W. Brs. Dame, Lewis, Sen., and Pickman, were appointed a committee to carry the above vote into effect."

"Voted, That the thanks of the Grand Lodge be presented to the Committee who had had in charge the fitting up of the new apartments, for the very tasteful and acceptable manner in which they had discharged their arduous and responsible duties."

The following extracts are from the "Freemasons' Magazine" for December, 1846:—

"He [the orator] also referred to the generous donations of a beautiful chandelier, by the Grand Encampment of Massachusetts and Rhode Island—of three richly carved and costly chairs, for the East, by Bro. Jonas Chickering—and of a beautiful and valuable clock, by R. W. Bro. C. Gayton Pickman," &c.

"The Masonic Fraternity in the city have heretofore occupied the upper apartments in the Temple; but, though of more than the ordinary capacity of Masonic Halls, and possessing many desirable conveniences, they were found, the last season, not to be sufficiently capacious to meet the increasing wants of the Lodges and other bodies which occupied them. It was, therefore, determined to fit up the apartments in the story next below, for Masonic purposes, for which they were originally designed. These consist of the main hall, 55 by 38 feet, a withdrawing room, 30 feet square, and several ante-rooms. This duty was committed to the superintendence of R. W. Bros. GEO. G. SMITH, EDWARD A. RAYMOND, and AMMI B. YOUNG. They have been fitted up, as nearly as could conveniently be done, with a Gothic finish. The ceiling and walls are richly frescoed, and embellished with appropriate emblems. This part of the work was executed by Bro. T. C. SAVORY, and is highly creditable to him as an artist. The canopy in the East, the drapery in other parts of the hall, and the permanent fixtures, are not less evincive of good taste in the committee, under whose direction the whole was designed, than of skill in the artist, Bro. EDWARD HENNESSEY. Indeed, all engaged in the undertaking have acquitted themselves in a highly acceptable manner, and our sincere prayer is, that they may long continue to enjoy the beautiful work of their own creation.

"Besides the above apartments, the Fraternity will continue to improve, as heretofore, the rooms in the upper story of the building. These have been entirely renovated, and though much inferior to the new apartments,

are, probably, in appearance and convenience, surpassed by few, if any, Masonic rooms in this country.

"The amount expended will not, we understand, vary far from three thousand dollars. The whole of the apartments are lighted with gas, and in the evening present a brilliant appearance. The Brethren in Boston may be justly proud of their Masonic Temple."

At the annual meeting, December 9, 1846, the transactions relating to this subject are recorded as subjoined :—

"BOSTON, Dec. 9, 1846.

"The Trustees of the Masonic Temple, in pursuance of an annual duty, present the following statement of the income and expenditure confided to their care :—

"They would premise that in consequence of the extensive repairs and alterations in some of the apartments of the building, the drafts upon the Treasury have been unusually large. But every portion is now in perfect order. The lecture room in point of convenience and elegance is not surpassed by any other in the City, and the magnificent Hall and connected apartments bear witness to what none will deny, the generosity and taste of the several masonic institutions, combined with the judicious appropriation from the Board of Trustees, making thus, 'The Mason's Home,' second to none on this continent.

"Including the balance of last year of \$568.85, and a loan of \$700, and the sum of \$2,688.97, the Trustees have received \$3,957.82; and disbursed \$3,873.31, leaving a balance of \$81.54 on hand.

"There is now due by the Trustees the sum of \$1,677; and there is \$883.33 to be received for rents, &c.,—leaving a balance to be provided for of \$793.67. Which is respectfully submitted in behalf of the Trustees.

WINSLOW LEWIS, Jr., *Secretary.*"

"The Committee appointed to request a copy of the address delivered before the Grand Lodge, by Rev. Br. Case, reported as follows :—

IN GRAND LODGE OF MASS.

December 9, 1846.

"The Committee appointed to request of W. and Rev. Br. Albert Case, a copy of the address delivered by him at the dedication of the Hall in the Masonic Temple, for the use of the Grand Lodge, have performed that service, and report, that Br. Case submits the manuscript of his said address to the disposal of the Grand Lodge, in accordance with their request.

Submitted by

A. A. DAME, per order.

"Whereupon, on motion of R. W. Br. Lewis, it was *Voted*, That the Committee cause the address to be printed for the use of the Grand Lodge."

At the meeting of the Grand Lodge held Dec. 28, 1846, "A communication was received from the Chairman of the general committee on fitting up the New Hall. Read and ordered on file."

At the same meeting "R. W. Br. Lewis, Sen., reported that the Committee on the subject, had caused 250 copies of Br. Case's address to be printed for the use of the Grand Lodge. Whereupon, on motion, it was
"Voted, That a copy be given to each officer and permanent member of the Grand Lodge, and one copy to each Lodge under the jurisdiction; and that the balance be put on sale, after presenting the author with the usual number of copies."

The report of the Trustees for 1847 is in these terms:—

"BOSTON, Dec. 8, 1847.

"The Trustees of the Masonic Temple have much gratification in being able to present so propitious a statement of the revenue of the property confided to their supervision and management.

"There was in the treasury, at the commencement of the financial year, \$84.51, since which time there has been received \$3,680.79; and there has been disbursed in the mean time \$3,500.20, leaving a balance to the credit of the Trustees of \$265.10. There is now due the Board about \$2,000, which will enable them to pay \$1,000 to the Grand Charity Fund.

"The Trustees have contributed very liberally to the fitting up of these splendid Halls, and the whole building is now in excellent order and but a few repairs are anticipated for the ensuing year.

"Although a large sum has accrued from what may be deemed a fortuitous income, still the Board cannot but present the existing and prospective finances as being highly propitious.

Respectfully submitted,

WINSLOW LEWIS, Jr., *Secretary.*"

December 13, 1848. "The Trustees of the Temple presented their annual statement as follows, which was adopted:—

The Trustees of the Masonic Temple respectfully report to		
the Grand Lodge of Massachusetts, that at their annual		
meeting last year their Treasurer had on hand, . . .		\$265 10
And there has been received since,		4,548 19
		<hr/>
Making,		\$4,813 29

The Treasurer has paid sundry bills, Superintendent's salary, &c.,	\$4,446 88	
Leaving cash on hand,	366 41	
		<u>\$4,813 29</u>

"In the above is included the sum of \$1,283.67, paid to the Treasurer of the Grand Charity Fund.

Attest,

WINSLOW LEWIS, Jr.,
Secretary of the Board of Trustees."

December 27, 1849. "The Trustees of the Temple presented the following report of their doings for the past year, which was accepted and ordered to be recorded:—

"The Secretary of the Board of Trustees of the Masonic Temple, presents his annual report of receipts and expenditures for the past year, viz.:—

The balance in the hands of the Treasurer of the Board at the last settlement, was	\$366 41
There has been received by him,	3,945 80
	<u> </u>
Total,	\$4,312 21

The same officer has disbursed the past year,	\$2,928 68
He has invested in City Scrip, payable in 3 years,	1,000 00
And has a balance on hand to new account,	383 58
	<u> </u>
	\$4,312 26

There is now due to the Masonic Temple from various sources, \$1,112.50
"Which is respectfully submitted to the Grand Lodge by

JOHN HEWS,
Secretary of the Board of Trustees.

"MASONIC TEMPLE, December 4, 1849."

"Financial report of the Trustees of the Masonic Temple, ending Nov. 30, 1850.

"Annual report of the Treasurer of the Board of Trustees of Masonic Temple.

There was in the hands of the Treasurer at the commencement of the year, the sum of	\$383 58
Received for rent of Masonic apartments,	1,000 00
For gas consumed in same,	170 80

Of Massachusetts Medical Society for room No. 1, . . .	\$150 00
“ Miss E. B. Tilden, “ “ “ 2, . . .	195 00
“ Miss C. B. Lombard, “ “ “ 3, . . .	100 00
For rent of lecture hall, “ 5, . . .	1,417 83
“ “ “ Rev. Mr. Robbins' Society, “ 5, . . .	575 00
“ “ “ Mr. Murdock, old account of 1845, . . .	15 00
	<hr/>
	\$4,007 21

“ And there has been paid the following sums:—

To S. A. Elliot, Treasurer of Harvard College, . . .	\$1,200 00
To several Masonic Institutions, for interest, . . .	230 00
City of Boston, for taxes of 1850, . . .	231 40
Boston Gas Light Company, for gas, . . .	331 45
For repairs and sundry small bills, . . .	437 24
Invested in City Scrip, . . .	1,000 00
For coal, . . .	28 00
Insurance, . . .	33 00
William C. Martin's Salary, . . .	400 00
	<hr/>
	\$3,891 09
Balance in Treasury, . . .	116 12
	<hr/>
	\$4,007 21

“ All of which is respectfully submitted by

JOHN HEWS,
Secretary of Board of Trustees.”

“ The Trustees of the Masonic Temple respectfully submit the following report of their doings for the year ending Nov. 30, 1851:—

There was in the Treasury at the close of the last financial year, a cash balance of . . .	\$116 12
And City Scrip to the amount of . . .	2,000 00
For rent of Masonic apartments, . . .	1,000 00
“ gas consumed in do., . . .	212 42
“ interest on City Scrip, . . .	189 83
From Church of the Disciples, . . .	204 57
“ Hutchins' Panorama, . . .	37 50
“ Rev. Mr. Robbins' Society, for use of hall, . . .	50 00
“ Equitable Insurance Company scrip and dividend, . . .	8 60
“ Mass. Medical Society, rent of room No. 1, . . .	100 00
“ Miss E. B. Tilden, “ “ “ No. 2, . . .	190 00
“ C. B. Lombard, “ “ “ No. 3, . . .	100 00
“ Lecture room, . . .	1,522 75
	<hr/>
	\$5,731 29

"The disbursements during the year have been as follows, viz:—

To S. A. Elliot, for interest on notes due Harvard College,	\$1,200 00
" Masonic Institutions, for interest,	290 00
" Manufacturers' Insurance Office,	33 00
" Gas Company,	368 10
" Prescott & Chapin, for fuel,	77 00
Repairs,	544 85
Sundry small bills,	41 05
Water rent,	5 00
Wm. C. Martin's salary,	400 00
City taxes,	238 20
	<hr/>
	\$3,197 20
City Scrip,	\$2,189 33
Cash in North Bank,	329 21
In hands of Treasurer,	15 55
	<hr/>
	\$5,731 29

Attest,

CHAS. W. MOORE, *Sec'y Board Trustees.*"

December 8, 1852. "The Rec. Gr. Sec'y presented the following account of the receipts and expenditures of the Trustees of the Masonic Temple for the past year:—

"The Treasurer of the Trustees of the Masonic Temple had in his hands on last settlement, viz:—

City Scrip,	\$2,189 33
Deposited in N. Bank, \$329.21; Cash, \$15.55,	344 76
	<hr/>
	\$2,534 09

And he has since received—

Of the County of Suffolk,	\$16 00
" Masonic Institutions, for rent,	1,000 00
" " " " " gas,	169 50
For rent of hall No. 1,	50 00
" " " " " 2,	312 50
" " " " " 3,	50 00
" " " " " 5,	994 25
	<hr/>
	\$2,592 25
	<hr/>
	\$5,126 34

"And there has been paid by the Treasurer in the mean time, as follows, viz. :—

To Harvard College, interest on notes,	\$1,200 00
" Masonic Institutions, interest,	290 00
" Gas Light Company, for gas,	228 00
City taxes,	217 60
Mutual Insurance Company,	83 00
Sundry small bills,	188 18
William C. Martin's salary,	400 00
City Scrip,	2,198 33
Cash on hand,	430 23
	<hr/>
	\$5,126 34

SIMON W. ROBINSON, *Treasurer.*"

December 14, 1853. "The Recording Grand Secretary presented the following account current of the receipts and disbursements of the Trustees of the Masonic Temple for the past year :—

"The Treasurer of the Trustees of the Masonic Temple, in compliance with the By-Laws of the Board, presents his annual account of receipts and disbursements for the year ending Nov. 30, 1853 :—

There was in the Treasury on last annual settlement, viz. :

City Scrip, \$2,189.33, and a cash balance of \$430.23,	\$2,619 56
And the Treasurer has since received of the city, for interest on Scrip,	119 48
For rent of Masonic apartments, \$1,000; gas light, \$153.75,	1,153 75
Of College of Pharmacy, rent of room No. 1,	70 83
" Medical Society, " " " " 2,	125 00
" Mrs. Putnam, " " " " 3,	50 00
" " " " 5,	341 00
For black-board, \$12; cushions, \$128.40; settees, \$7.50,	147 90
Donation of Joshua Sears,	25 00
" " Matthias Ellis,	20 00
" " Cyrus Butrick,	5 00
4 dozen stools,	12 00
Jonas Chickering, rent,	916 67
Insurance, \$20; taxes, \$172.26,	192 26
	<hr/>
	\$5,798 43

"And the Treasurer has made the following disbursements, viz. :—

Interest paid S. A. Elliot, Treasurer of Harvard College,	\$1,050 00
" " Masonic Institutions,	230 00
Paid to the Grand Charity Fund,	2,308 79
" Insurance,	53 00
	<hr/>
	\$3,641 79
City of Boston, for taxes,	258 40
Boston Gas Light Company,	110 50
William C. Martin,	300 00
Sundry small bills,	110 32
	<hr/>
	\$4,421 01
And there is a cash balance in North Bank, to the credit of Trustees,	1,377 42
	<hr/>
	\$5,798 43

" All of which is respectfully submitted.

S. W. ROBINSON, *Treasurer.*

"Boston, Dec. 6th, 1853. We have examined the above account of the Treasurer and find it correct.

JOHN J. LORING, } *Committee.*
C. W. MOORE, }

December 13, 1854. "The Trustees of the Masonic Temple submitted the following statement of their receipts and disbursements for the past year, which was accepted :—

Receipts :

Balance in Treasury on last settlement,	\$1,377 42
Received of Luther Hatch, (last dividend,) by E. Hobart,	37 50
" " Estate of Jonas Chickering, for rent,	2,000 00
" " " " " " " taxes,	208 54
" for rent of Masonic apartments,	1,000 00
" " gas light,	85 00
" " settees and music stands,	30 75
" of Grand Lodge of Perfection, for gas to June 1, 1853,	4 00
	<hr/>
	\$4,743 21

Disbursements :

Paid to Grand Charity Fund,	\$800 00	
“ interest to Harvard College,	870 00	
“ “ to Masonic Institutions,	253 00	
“ for insurance,	108 00	
City taxes,	312 80	
Invested in City Scrip,	1,000 00	
Sundry bills,	141 32	
Deposited in North Bank, to credit of Trustees,	1,258 09	
		<u>\$4,743 21</u>

“The Treasurer of the Board of Trustees of the Masonic Temple submits the following account of receipts and disbursements for the year ending Nov. 30th, 1855:—

There was a balance to the credit of the Trustees on last settlement of	\$1,258 09
Since received of E. A. Raymond, for City Scrip, \$1,000; interest on same, \$25,	1,025 00
Since received of Jonas Chickering, for rent,	2,000 00
“ “ “ “ “ taxes,	174 53
Masonic Institutions, for rent of Masonic apartments,	1,000 00
	<u>\$5,457 62</u>

“And there has been paid, as follows, viz. :—

To the Trustees of the Grand Charity Fund,	\$2,000 00
Interest to Harvard College,	765 00
“ “ Masonic Institutions,	276 00
To Henry Purkett's note, two years,	60 00
“ Masonic Board of Directors, as per vote,	150 00
“ Manufacturers' Insurance Company,	33 00
“ Mechanics' Mutual Insurance Company,	62 50
“ City of Boston, taxes of 1855,	261 80
Sundry small bills,	40 00
Interest of Purkett's note in full to Dec. 1, 1855,	30 00
Balance deposited in North Bank to credit of Trustees,	1,779 32
	<u>\$5,457 62</u>

E. E.

S. W. ROBINSON, *Treasurer.*”

December 10, 1856. “The Trustees of the Masonic Temple presented the following statement of their receipts and disbursements for the past year, which was accepted :—

Treasurer's Statement.

"The Trustees of Masonic Temple in account with S. W. Robinson, Dr.

Dec. 27, 1855.	To Grand Charity Fund, as per vote, . . .	\$1,000 00
	" cash paid for H. Purkett's note, as per vote,	500 00
	" interest paid Harvard College, for balance due on Grand Lodge note, . . .	345 00
	" Manufacturers' Company,	33 00
Jan. 24, 1856.	Paid John Edwards' bill, repairs,	43 85
	" Luther Slade, " "	16 75
	" interest to several Masonic Institu- tions, on \$4,600,	276 00
	" William C. Martin, 2 bills,	36 00
June 26,	Paid Grand Charity Fund, indorsed on note,	1,000 00
	Paid interest to Harvard College,	300 00
Oct. 23,	" City taxes,	272 00
Nov. 22,	" Slade, Luther, bill of repairs,	92 85
	" travelling expenses,	4 35
		<hr/>
		\$3,919 80
	And there was in Treasury on last settlement a balance of	1,779 32
	Cash of J. Chickering & Co., \$2,000 rent; taxes, \$181.34, . . .	2,181 34
	For rent of Masonic apartments,	1,000 00
		<hr/>
		\$4,960 66
	Balance in treasury,	1,040 86

E. E.
December, 1856."

S. W. ROBINSON, *Treasurer.*

At the quarterly meeting of the Grand Lodge of March 11, 1857, the following vote was passed and committee appointed:—

"Voted, That a committee of five be appointed to consider and report at the next quarterly communication of the Grand Lodge in what manner, in their judgment, better accommodations can be secured for the use of the Fraternity than those they now have in this Temple."

"The Grand Master appointed as this committee R. W. Brothers Wells, Wales, Train, Lewis and Dame."

At the meeting on the 10th of June following, the above committee reported, and the motion given below was offered:—

“MASONIC TEMPLE, June 10th, 1857.

“The committee appointed by this Grand Body at their last quarterly communication, to inquire whether any, and if any, what measures can be adopted for the better accommodation of the Masonic Fraternity in this city, respectfully

R E P O R T :

“That from a careful examination of this building, they find that it is not capable of being so altered as to furnish the requisite accommodation. They also find that the present value of this property is such, that even if accommodation could be furnished here, it would be at an annual rent of from \$8,000 to \$10,000, besides taxes, insurance and repairs, excepting only the rent of the Chickering rooms. Under these circumstances your committee are happy to be able to report further, that having had a meeting in connection with the Trustees of the Masonic Temple, they are informed by them that they have a prospect of disposing of this building very advantageously to the Grand Lodge. Your committee do therefore simply recommend leaving the matter with the Trustees.

“All which is respectfully submitted.

E. M. P. WELLS, *Chairman.*”

“The R. W. Brother Raymond offered the following vote, which was received and laid on the table:—

“*Voted*, That the Trustees be, and they are hereby authorized to sell the Masonic Temple, on such terms as they shall deem to be for the interest of the Grand Lodge, and they are also hereby empowered, if they shall so dispose of the Temple, to secure by purchase or otherwise, a suitable lot of land for the erection of another building adapted to the present necessities of the Grand Lodge and Fraternity.”

The following proceedings occurred at the meeting of Sept 9, 1857:—

“The vote offered at the last quarterly communication of the Grand Lodge, authorizing the Trustees to make a sale of the Temple if they should see fit, was then taken up and debated to some length, when on motion of R. W. Brother Lewis, it was

“*Voted*, That the further consideration of the subject be postponed to Wednesday, the 23d instant, and that the Secretary notify the Lodges that the matter will then come up for final action.”

At the adjourned communication held September 23, 1857, further proceedings connected with the sale of the Temple were had, as follows:—

“The vote offered by R. W. Brother Raymond, at the communication of the Grand Lodge in June, authorizing the Trustees to sell the Temple,

and which was under consideration at the adjournment of the Grand Lodge on the 9th instant, was then taken up and amended so as to read as follows :—

“ Voted, That the Trustees be, and they are hereby instructed and required to sell the Masonic Temple, to the United States of America, upon the terms and conditions proposed by the Secretary of the Interior in his communication to the President of the Board of Trustees of said Masonic Temple, dated Sept. 3d, 1857, and hold the proceeds upon the same trusts and for the same uses as they now hold the Masonic Temple.

“ The vote in the above form having been fully and ably discussed, was adopted as follows :—

	Yeas.	Nays.
Grand Officers,	16	2
Permanent Members,	6	5
Masters of Lodges,	14	13
Senior Wardens of Lodges,	12	9
Junior Wardens of Lodges,	5	4
Proxies,		2
	—	—
	53	35

Extract from the records of the Trustees of the Charity Fund under the date of December 7, 1857 :—

“ M. W. Bro. Heard, from the committee to confer with the Trustees of the Temple, reported orally that they had recommended to said Trustees to make sale of the Temple on the terms offered.”

December 9, 1857. “ Treasurer of the Trustees of the Masonic Temple reports :—

That there was a balance in Treasury on last settlement of	\$1,040 86
And he has received the last year, ending Dec. 1, 1857, .	2,519 00
	<hr/>
Making an aggregate of	\$3,559 86
And he has disbursed as per account current hereunto annexed,	3,112 61
	<hr/>
Leaving a balance in Treasury of	\$447 25
There is now due the Trustees of Masonic apartments, .	\$1,375 00
From Chickering, for rent,	500 00
Taxes, \$316.20. Two-thirds is	210 80

E. E.

S. W. ROBINSON, *Treasurer.*”

“ December, 1857.”

At the quarterly communication held September 8, 1858, the transactions were as follows :—

“ The M. W. G. Master called for a report from the Trustees of the Temple, relative to the sale of the same—

“ Whereupon, the R. W. Bro. Paige, in the absence of the President of the Board of Trustees, laid before the Grand Lodge a clear and precise verbal narrative of the negotiations had with the government of the United States relative to the sale and transfer of the property, and of the causes which had occasioned delay in the execution of the necessary papers. At the conclusion of which, the R. W. Bro. Lewis offered the following vote, which was fully discussed and adopted :—

“ *Voted*, That the Trustees of the Masonic Temple be, and they are hereby instructed to furnish the evidence of title, as required by the government of the United States, and to cause a quit-claim deed of the premises to be prepared in the usual form, and submitted for the approval of the Secretary of the Interior—and when approved by him, to execute the same on the conditions already agreed for between them and the government, and in accordance with the usual mode of settlement between the government and individuals in the purchase of property.

“ The following resolution, offered by the R. W. Bro. W. H. L. Smith was then adopted :—

“ *Resolved*, That the Trustees of the Charity Fund of the Grand Lodge of Massachusetts be, and hereby are, requested and empowered to concur in the sale of the Masonic Temple to the United States Government, and to release to the Trustees of the Masonic Temple any and all interest that the first named Trustees have in said estate, and to do any other act, or execute any papers that may be necessary on their part to be done or executed, to enable the Trustees of the Masonic Temple to give a good title to the United States of the estate aforesaid.”

A meeting of the Trustees of the Charity Fund was held on the 14th of September, 1858, to act upon the resolution passed by the Grand Lodge on the 8th of that month. They adopted the following resolution :—

“ *Resolved*, That this Board approve and concur in the sale of the Masonic Temple to the United States Government, and in compliance with the request and by virtue of the power and authority to us given in and by the resolution aforesaid, we hereby jointly and severally release, remise, and quit-claim unto the Trustees of the Masonic Temple, all our rights, title and interest, in and to the Masonic Temple, and the land thereto belonging under and about the same, and we hereby discharge the said real estate of and from all claims, liens, and obligations which by the deed of trust or otherwise this Board may have and hold against the estate

aforesaid ; and in order to carry into effect the wishes of the Grand Lodge we will without delay execute in the usual form of law any quit-claim deed or other release, if deemed necessary, whenever required in writing so to do either by the Trustees of the Temple or the Government of the United States."

The following resolutions were passed at the meeting of the Grand Lodge held December 27, 1858 :—

" 1. *Resolved*, That the Grand Treasurer be authorized to receive the sum of sixteen hundred and forty dollars and sixty-seven cents, from the Board of Directors of Masonic apartments, for rent due upon those apartments, and to give a receipt in full for all demands upon them for rent.

" 2. *Resolved*, That the Board of Trustees of the Masonic Temple be directed to pay over to the Grand Treasurer of the Grand Lodge, the balance of money arising from the sale of the Temple, and all other funds in their hands ; the same to be securely invested in approved stocks by the Finance Committee, under the direction of the Grand Master."

Extract from the annual address of the Grand Master, delivered before the Grand Lodge on the evening of December 27, 1858 :—

"The sale of the Masonic Temple has been consummated, by the Trustees having received the sum which the United States Government agreed to pay for it.

"A brief account of the causes which led to this transaction will not be without interest to some of the Brethren here present.

"For several years the Masonic apartments in the Temple were inconvenient, and too limited to afford accommodations to the large number of institutions which held their meetings in them. To obtain them for special meetings was attended with difficulties sometimes almost insuperable. In view of these facts, my predecessor, on leaving the office of Grand Master, in December, 1856, addressed the Grand Lodge in these terms :—'It has become evident to you all, that this building is quite too limited for the increase of our numbers, that this our largest room is often filled to repletion, that the smaller apartments are not adapted to the purposes for which they are necessarily used, and that at no distant day our Fraternity will require a more spacious Temple than this.' Concurring in these views, I brought the subject to your attention at the quarterly communication in March, 1857, and a committee of five were appointed 'to consider and report at the next quarterly communication of the Grand Lodge in what manner, in their judgment, better accommoda-

tions can be secured for the use of the Fraternity than those they now have in this Temple.'

"Much solicitude was manifested by the Brethren who take the deepest interest in the well-being of our institution, to provide the needed accommodations in the Temple, and thus avoid, if possible, a change of locality. To that end their counsels were directed, and many plans were suggested by which to attain the object. Its exclusive use by Masonic tenants being regarded as out of the question, in consequence of the magnitude of the rents they would incur, architects and others skilled in the art of building were consulted as to the practicability of remodelling it so as to adapt it to Masonic and business purposes. After full examination of the subject, it was decided that the objects desired might be obtained in one of two ways, namely, 1, by adding another story, and 2, by the purchase and addition of the adjoining estate on the east. To the first suggestion it was objected that it would destroy the proportions of the structure, and cause a large outlay to effect it; and to the latter was opposed the difficulty of obtaining the estate except at an exorbitant price. And, finally, it was the judgment of one of the most experienced architects consulted, that in no other way could suitable rooms be procured upon the site of the Temple, more economically than by removing the old building and erecting another in its place. This recommendation found no supporters, as it was obvious that it would be more advantageous to sell the property at the price at which it was generally valued, and procure another estate, the adaptation of which to our purposes could be effected at an expenditure which would not far exceed the amount of the proceeds of such sale.

"Early in May, 1857, it was suggested that as the United States government had it in contemplation to procure an estate for the permanent accommodation of the United States Courts, the Temple might answer for the purpose; and soon afterward, a correspondence occurred between an officer of one of the courts and myself in relation to the sale of the Temple to the United States. The subject was entertained by the Trustees of the Temple, and measures were taken by them to accomplish the object.

"At the quarterly communication of the Grand Lodge, held in June, 1857, the committee previously appointed and before mentioned, reported, 'That from a careful examination of this building, [the Temple,] they find that it is not capable of being so altered as to furnish the requisite accommodation. They also find that the present value of this property is such, that even if accommodation could be furnished here, it would be at an annual rent of from \$8,000 to \$10,000, besides taxes, insurance and repairs, excepting only the rent of the Chickering rooms. Under these circumstances, your committee are happy to be able to report further that having had a meeting with the Trustees of the Masonic Temple, they

are informed by them that they have a prospect of disposing of the building very advantageously to the Grand Lodge.'

"At the same June communication, R. W. Edward A. Raymond offered the following vote, which was laid on the table :—

"*Voted*, That the Trustees be, and they are hereby authorized to sell the Masonic Temple, on such terms as they shall deem to be for the interest of the Grand Lodge, and they are also hereby empowered, if they shall so dispose of the Temple, to secure by purchase or otherwise, a suitable lot of land for the erection of another building adapted to the present necessities of the Grand Lodge and Fraternity.'

"At the quarterly communication in September, the proposition of Bro. Raymond was taken up and debated at some length. Its further consideration was postponed to the 23d of September, at a special communication to be called for the purpose.

"At the special communication the motion of Bro. Raymond was amended as follows, namely :—

"*Voted*, That the Trustees be, and they are hereby instructed and required to sell the Masonic Temple to the United States of America, upon the terms and conditions proposed by the Secretary of the Interior in his communication to the President of the Board of Trustees of said Masonic Temple, dated September 3d, 1857, and hold the proceeds upon the same trusts and for the same uses as they now hold the Masonic Temple,' and the vote on its adoption stood 53 yeas to 35 nays.

"I believe that I speak the general sentiment of the Brethren of this jurisdiction in saying that another Temple, adequate for our wants through generations to come, should be provided at no distant day. There is no necessity for immediate and hasty action, for spacious apartments here in Nassau Hall, will serve us until an acceptable site can be selected and an edifice erected thereon, which shall serve the double purpose of a safe and lucrative investment of our funds, and be creditable to us as an architectural ornament to the metropolis. The structure might be on a scale to afford the means of profitable investment not only for the funds of the Grand Lodge, but also for those of the subordinate Lodges. The united Masonic funds in Massachusetts, if so applied, might be managed through the instrumentality of corporate powers, in the direction of which each contributing party could participate."

Copy of Conveyance of Masonic Temple, "Raymond, &c., Trustees, to United States of America :"—

"To all persons to whom these presents shall come, We, Edward A. Raymond, John Hews, Simon W. Robinson, Winslow Lewis, Enoch Hobart, Gardner Greenleaf, William Eaton, Charles W. Moore and

Lucius R. Paige, send greeting; whereas by an Indenture of two parts made the fifth day of November, in the year of our Lord eighteen hundred thirty-five, by and between John Abbot of the first part and Benjamin B. Appleton, John J. Loring, Daniel L. Gibbens, Jacob Amee, Simon W. Robinson, Edward A. Raymond, John Hews, Winslow Lewis, Junior, and Joshua B. Flint, of the second part, duly recorded in Suffolk Registry of Deeds, lib. 398, fol. 161, the said John Abbot conveyed unto the said parties of the second part, as joint tenants, all that parcel of land in the city of Boston, with the building thereon known as the Masonic Temple, hereinafter more particularly described, the same being then subject to certain debts therein mentioned or referred to, to hold upon certain trusts in the said Indenture set forth and declared, And whereas in and by the said Indenture it was among other things provided, and one of the said trusts therein set forth and declared is that 'If any time the Master, Wardens and Members of the Grand Lodge of Massachusetts shall at a regular quarterly meeting require it, a proposition for that purpose having been made at a previous regular quarterly meeting and notice being given in the usual manner of such proposition, the said parties of the second part shall convey the premises aforesaid subject to the debts aforesaid to any person or persons and on such terms and conditions and for such uses as said Master, Wardens and Members shall appoint,' And whereas at a regular quarterly meeting of the said Master, Wardens and Members of the said Grand Lodge of Massachusetts, duly notified and held on the tenth day of June, A. D. eighteen hundred and fifty-seven, a proposition was submitted 'that the Trustees be, and they are hereby authorized to sell the Masonic Temple on such terms as they shall deem to be for the interest of the Grand Lodge,' And whereas at the next regular quarterly meeting of the said Master, Wardens and Members of the said Grand Lodge, duly held on the ninth day of September, A. D. eighteen hundred and fifty-seven, the consideration of the said proposition was postponed to Wednesday, the twenty-third day of the said September, and the Secretary was directed to notify the Lodges that the matter would then come up for final action; and whereas at the adjournment of the said quarterly meeting on the said twenty-third day of September, it was voted 'that the Trustees be, and they are hereby instructed and required to sell the Masonic Temple to the United States of America upon the terms and conditions proposed by the Secretary of the Interior in his communication to the President of the Board of Trustees of said Masonic Temple, dated September 3, 1857,' And whereas with the consent and by the concurrence of the said Master, Wardens and Members of the said Grand Lodge all the debts in the said Indenture mentioned or referred to, and all liens on the said estate have been paid and removed, Now therefore, know ye that we the said Edward A. Raymond, Simon W. Robinson, John Hews and Winslow Lewis, (formerly called Winslow

Lewis, Junior.) the surviving Trustees named in the Indenture aforesaid, and we, Enoch Hobart, Gardner Greenleaf, William Eaton, Charles W. Moore and Lucius R. Paige, who have been duly elected Trustees under the said Indenture conformably to the provisions thereof to fill the vacancies caused by the resignation of the said Joshua B. Flint, and the decease of the said Benjamin B. Appleton, John J. Loring, Daniel L. Gibbens and Jacob Ameer, (the said Winslow Lewis who had formerly relinquished the said trust being also now a Trustee by election,) in pursuance of the power and authority to us given in and by the said Indenture and by the vote of the said Master, Wardens and Members of the said Grand Lodge afore recited, and of every other power us thereto enabling and in execution of the trust in us reposed, as also in consideration of the sum of one hundred and five thousand dollars to us paid by the United States of America, the receipt of which is hereby acknowledged, do hereby grant, convey, remise, release and forever quit-claim unto the said United States of America all that parcel of land and real estate situated in Boston, in the County of Suffolk and State of Massachusetts, with the building thereon, known as the Masonic Temple, the same being composed of two adjoining parcels of land bounded and described as follows, namely:—The first parcel beginning at a point on Tremont Street, where the land of the Proprietors of St. Paul's Church and the land hereby intended to be conveyed adjoin, and which point is one foot seven inches north-westerly of a stone post standing in the ground of the said Proprietors, the south-westerly side of the said post being on the division line between the land of the said Proprietors and the land hereby conveyed, and from the said point running south-easterly on the said division line, eighty-eight feet six inches to the parcel of land hereinafter described, then turning and running south-westerly on the parcel of land hereinafter described by a line which is at right angles with the north-easterly line of the Court called Temple Place sixty-three feet six inches to the said Court or Temple Place, then turning and running north-westerly by the said line of the said Court or Place ninety-one feet six inches to Tremont Street, then turning and running north-easterly on Tremont Street sixty feet and half an inch to the place of beginning; but the said parcel of land is subject to the restriction that no building shall be erected thereon within five feet of said Tremont Street. The second of the said parcels is bounded as follows:—Beginning at a point on said Temple Place where the said parcel adjoins land now or formerly of Thomas Lee, thence running north-easterly by land of the said Lee sixty-five feet eight inches to land of the Proprietors of St. Paul's Church, thence north-westerly by the land of the said Proprietors three feet, then turning and running south-westerly by the parcel of land first described sixty-five feet eight inches to the said Court or Temple Place, then south-easterly three feet by the said Place to the point of beginning; but the

said parcel of land is subject to the express limitation and condition that no building shall ever be erected on the said parcel of land within seven feet north-easterly from the point herein begun at, nor further forward south-westerly than the line of the building erected by said Lee, Provided: that the grantees may erect any necessary and proper fence on said seven feet, not exceeding seven feet in height, and erect any suitable gateway not exceeding eight feet in height from the level of the ground of said Court, and may plant any shrubbery for ornament in said seven feet if they see fit. Also all our right, title and interest in and to the said parcels of land however otherwise the same may be bounded or described, and be the said measurements or any of them more or less, with all rights of way, drainage and other easements, privileges and appurtenances to the said granted premises or parcels of land belonging, reference in regard thereto being especially had to the deeds of Harrison Gray Otis and others, to the Master, Wardens and Members of the Grand Lodge of Massachusetts, recorded in Suffolk Registry of Deeds, lib. 349, fol. 69, and lib. 354, fol. 33.

"To have and to hold the said granted premises to the said United States of America, their successors and assigns to their own use forever. But it is expressly understood and declared that this conveyance is made without any warranty express or implied by the said Trustees or either of them, and without recourse to them or either of them in any event whatever.

"In witness whereof, we, the said Edward A. Raymond, Simon W. Robinson, John Hews, Winslow Lewis, Enoch Hobart, Gardner Greenleaf, William Eaton, Charles W. Moore and Lucius R. Paige, have hereto set our hands and seals this first day of October, in the year of our Lord eighteen hundred fifty eight.

"Edward A. Raymond, Simon W. Robinson, John Hews, Winslow Lewis, Enoch Hobart, Gardner Greenleaf, William Eaton, Charles W. Moore, Lucius R. Paige—and each a seal.

"Signed, sealed and delivered in presence of Charles B. Collar, for William Eaton; J. B. Nones, John H. Sheppard, to signing of Winslow Lewis and Charles W. Moore; of Gardner Greenleaf, John Hews and Lucius R. Paige, Edward S. Rand; to E. Hobart, E. A. Raymond and S. W. Robinson.

"Commonwealth of Massachusetts. Suffolk, ss. Boston, October 9th, A. D. 1858. Personally appeared the above named John Hews, Winslow Lewis, Enoch Hobart, Gardner Greenleaf, Charles W. Moore and Lucius R. Paige, and acknowledged the foregoing Instrument to be their free act and deed as Trustees as aforesaid.

Before me, EDWARD S. RAND, *Justice of the Peace.*

"Commonwealth of Massachusetts. Suffolk, ss. Boston, October 12th A. D. 1858. The within named Edward A. Raymond acknowledged the within Instrument to be his free act and deed as Trustee.

Before me, EDWARD S. RAND, *Justice of the Peace.*

" *Commonwealth of Massachusetts. Suffolk, ss.* Boston, October 14th, A. D. 1858. The within named Simon W. Robinson acknowledged the within Instrument to be his free act and deed as Trustee, as within written.

Before me, EDWARD S. RAND, *Justice of the Peace.*

" *United States of America, State of New York, City and County of New York, ss.* By this public Instrument be it remembered that on this fourth day of October, A. D. one thousand eight hundred and fifty-eight, before me the subscriber, Joseph B. Nones, a Commissioner in and for the State of New York, appointed by the Governor of the State of Massachusetts to take proof and acknowledgment of deeds, mortgages, letters of attorney, or any other instrument to be used or recorded in the said State of Massachusetts, and to administer oaths and affirmations, take depositions, &c., &c., appeared William Eaton, the person described in and who executed the annexed instrument (between him as one of the parties thereto and the United States of America, the other party thereto) and acknowledged to me that he executed the said Instrument voluntarily and freely for the uses and purposes therein stated. And I further certify that I know the person who made the said acknowledgment to be the identical person described in and who executed the said annexed Instrument. In testimony whereof, I have hereunto subscribed my name and affixed my official seal the year, month and day first before written.

J. B. NONES, *Commissioner*
of the State of Massachusetts for the State of New York, as aforesaid, and
a seal, October 14, 1858, at one o'clock and fifty-five minutes, P. M.

" Received, entered and examined.

Per,

HENRY ALLINE, *Reg.*

" A true copy from the Records of Deeds for the County of Suffolk, lib. 744, fol. 295."

[IV.]

FINANCIAL STATEMENTS.

TABLE SHOWING THE INCOME FROM THE MASONIC TEMPLE FOR TWENTY-ONE YEARS, TERMINATING WITH THE YEAR 1856. IT IS COMPILED FROM THE TREASURER'S ACCOUNTS.

YEAR.	Income.	Expenditures.	Net Income.
1836,	\$3,903 35	\$991 66	\$2,611 69
1837,	3,517 46	1,842 99	1,674 47
1838,	2,672 34	1,149 46	1,522 88
1839,	3,025 88	1,528 84	1,496 99
1840,	3,398 21	1,188 46	2,209 75
1841,	3,256 68	1,006 02	2,250 66
1842,	3,473 65	1,994 82	1,478 83
1843,	3,996 31	1,261 54	2,734 77
1844,	3,478 48	1,217 89	2,260 59
1845,	3,658 51	2,390 04	1,268 47
1846,	2,688 97	2,438 31	250 66
1847,	3,680 79	1,365 20	2,315 59
1848,	4,548 19	1,728 21	2,819 98
1849,	3,945 80	1,420 51	2,525 29
1850,	3,623 63	1,461 09	2,162 54
1851,	3,731 29	1,707 20	2,024 09
1852,	2,592 15	1,016 78	1,575 37
1853,	3,178 87	832 22	2,346 65
1854,	3,365 79	562 12	2,803 67
1855,	3,169 53	547 80	2,622 23
1856,	3,181 34	498 80	2,682 54
	\$71,787 17	\$28,149 46	\$43,637 71

The average annual net income was \$2,077.99, or equal to 4 53-100ths per cent. on \$45,877.54—the cost of the Temple. The Grand Lodge paid rent to the Trustees, and also contributed its share of other expenses incurred by the Board of Directors of Masonic Apartments. In consequence of the rents for 1857 not having been paid in full during that year, its income and that of 1858 are omitted in the above table. The following transcripts from the Treasurer's books will supply the deficiency.

Dr.

TRUSTEES OF MASONIC TEMPLE in account with S. W. ROBINSON, Treasurer.

Cr.

1856.				1856.			
Dec. 30,	Paid Charity Fund, to be indorsed on note against Grand Lodge, as per vote of Trustees,	\$1,000 00		Dec'mb'r,	By balance from old account,		\$1,040 86
	Paid interest to Harvard College, same indorsed on Grand Lodge note,	270 00			Cash for old music-stools,	\$6 00	
	Paid Manufacturers' Insurance Company,	33 00		May 12,	Cash for old sky-lights,	13 00	
	Interest to Columbian Lodge,	120 00		Aug. 25,	Rent of Masonic apartments,	1,000 00	
	Interest to Amicable Lodge,	30 00			Cash of Chickering,	1,000 00	
	Interest to St. Andrew's Chapter,	36 00			Cash of Chickering,	500 00	2,519 00
	Interest to St. Paul's Chapter,	60 00					
	Interest to Mount Lebanon Lodge,	30 00					
	Repairing water pipes,	4 08					
	Wm. C. Martin's bill,	20 00					
			\$1,603 08				
	Water rates,	\$6 00					
1857.							
June 29,	Interest to Harvard College to July 1, 1857,	154 33					
Sept. 9,	Grand Charity Fund, as per vote of Trustees,	1,000 00					
" 9,	J. F. Edwards for plans of Temple,	30 00					
Oct. 14,	City taxes,	318 20					
Dec. 1,	Travelling expenses,	3 00					
	Balance carried to new account,	447 25					
			1,956 78				
			\$3,559 86				\$3,559 86

Examined, compared with vouchers, and found correct.

BOSTON, December 1st, 1857.

ENOCH HOBART, Auditor.

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Dr.

TRUSTEES OF MASONIC TEMPLE *in account with* S. W. ROBINSON, *Treasurer.*

Cr.

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APPENDIX.

1857.				1857.		
Dec. 21,	Paid interest on note to Harvard College to January 1, 1858,	\$150 00		Dec. 1,	By balance from old account, . . .	\$447 25
" 28,	Paid insurance,	23 00		1858.		
1858.				June 9,	cash of W. C. Martin for 1857, in part,	276 00
March 18,	David Tilson's bill,	9 02		Nov. 11,	Mechanics' Mutual Company, return premium,	39 68
June 9,	Interest on note to Harvard College to July 1, 1858,	107 75		" 30,	Union Mutual Company, return premium,	27 37
	Interest to Mount Lebanon Lodge to December 1, 1857,	30 00				
	Interest to St. Paul's Chapter to December 1, 1857,	60 00				
	Interest to Amicable Lodge to December 1, 1857,	30 00				
	Interest to St. Andrew's Chapter to December 1, 1857,	36 00				
	Interest to Columbian Lodge to December 1, 1857,	120 00				
			\$565 77			
" 22,	Insurance to December 24,	\$23 00				
Dec. 1,	Travelling expenses,	3 10				
	Balance to new account,		26 10			
			198 43			
			\$790 30			\$790 30

Examined the Treasurer's account, and, comparing it with the vouchers, find it correct.
 Boston, December 1st, 1858.

ENOCH HOBART, *Auditor.*
 LUCIUS R. PAIGE, *of Committee of Finance.*

Dr.

TRUSTEES OF MASONIC TEMPLE *in account with* S. W. ROBINSON, *Treasurer.*

Cr.

1858.								
Dec. 8,	Paid Thomas J. Herring's bill,	\$16 72		1858.	Dec. 1,	By balance from old account,		\$198 43
" 27,	Paid for carriage to convey specie from Custom-House,	1 00		" 27,	1859.	cash for sale of Temple,		105,000 00
" 27,	Paid borrowed money, to discharge mort- gage,	3,603 94		Feb. 2,	Rec'd interest on note to J. Sears for \$8,000 of the City of Boston,			200 00
" 27,	Paid A. W. Benton, bill,	14 15		Mar. 28,	By rent of Chickering & Sons,	\$3,737 37		
" 29,	H. D. Parker & Co.,	3 00			By bonds & notes sold G. Lodge, \$87,916 23 By bill of rent rs. Lodges,			
1859.								
Jan. 1,	City taxes,	292 60						
" 1,	E. S. Rand, Esq.,	700 00	\$4,631 41					
" 3,	Columbian Lodge note,	\$2,000 00				90,438 96		
" 3,	Interest to date,	130 67						94,176 33
" 3,	St. Andrew's Chapter,	600 00						
" 3,	Interest to date,	39 00						
" 3,	Amicable Lodge,	500 00						
" 3,	Interest to date,	32 50						
" 3,	St. Paul's Chapter,	1,000 00						
" 3,	Interest to date,	65 00						
" 3,	Mt. Lebanon Lodge,	500 00						
" 3,	Interest to date,	32 50						
" 4,	Bought of J. L. Henshaw, \$8,000 City of Boston note, payable to J. Sears, due 1862, premium $\frac{1}{4}$ per cent.,	\$8,000 00	4,899 67					
	5 mos. 3 days' interest, at 5 per cent.,	100 00						
		170 00	8,270 00					
	Bought \$10,000 City of Boston, due 1863, at 101,	\$10,100 00						
	3 days' interest, at 5 per cent.,	4 16	10,104 16					
	<i>Amount carried forward,</i>		\$27,905 24					\$199,574 76

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Dr.

TRUSTEES OF MASONIC TEMPLE *in account with* S. W. ROBINSON, *Treasurer.*

Cr.

	<i>Amount brought forward,</i>		\$27,905 24		<i>Amount brought forward,</i>		\$199,574 76
1859.							
Jan. 4,	Bought \$1,000 City of Boston 5's, at 101½, 3 days' interest,	\$1,015 00 41		1,015 41			
" 4,	Bought of S. Brown & Sons, \$20,000 City of Boston, due 1878, at 101½ 3 months 3 days' interest,	\$20,325 00 258 33		20,583 33			
" 10,	Loaned City of Cambridge, at 5 per cent., for 10 months, \$15,000 City of Boston, 101½, of S. Brown, Interest 3 months 11 days,	\$8,000 00 15,243 75 210 42					
" 21,	S. Brown, \$5,000 City of Boston 5's, 1863, 100½, 3 months 20 days' interest, \$2,000 City of Boston, 5's, 1868, at 101½, 20 days' interest, (\$7,135.70,)	5,031 25 \$76 39 2,022 50 5 56		28,485 42			
				2,104 45			
" 26,	Of Stephen Brown & Sons, \$6,000 Boston City 5's, 1878, at 101 8-16, Interest 3 months 25 days, Of Nath'l Tracy, \$5,000 City of Boston 5's, due 1866, at 101½, Interest 28 days, \$5,000 City of Boston 5's, due 1866, at 101, Interest 28 days, Of S. Brown & Sons, \$1,000 City of Boston 5's, due 1860, at 100½, Interest 3 months 27 days,	\$6,093 75 95 83 \$5,056 25 19 44 5,050 00 19 44 \$1,002 50 16 25		6,189 58 10,145 13			
				1,018 75			

Mar. 28,	Paid recording deed and mortgage, . . .	\$4 00			
" 28,	E. S. Rand, Esq.,	300 00			
" 28,	Chickering & Son, \$5,000, int., \$40, . . .	5,040 00			
" 28,	Grand Lodge, as per receipt,	93,383 36	\$98,727 36		
July 7,	\$2,000 City of Boston 5's, 1869,	\$2,000 00			
	½ per cent. premium,	10 00			
	Interest,	1 66	2,011 66		
Sept. 9,	Of S. Brown & Sons,				
19	\$1,000 City of Boston 5's, due 1878, at 101½, . . .	\$1,005 00			
	Interest 5 months, 8 days,	21 94			
" 9,	Paid travelling expenses,	1,026 94		
Dec. 6,	Balance to new account,	15 64		
			345 85		
			\$199,574 76		\$199,574 76

Inventory of property in hands of Trustees, viz. :—City Bonds, \$3,038 60
 Cash to balance, 345 85
 \$3,384 45

Examined, compared with vouchers, and approved.

ENOCH HOBART, }
 LUCIUS R. PAIGE, } *Committee on Finance.*

Dr.

JONAS CHICKERING *in account with the* TRUSTEES OF THE MASONIC TEMPLE.

Cr.

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1857.				1859.		
Nov. 1,	To one-quarter's rent, as per lease,	\$500 00		March 28,	By agreement, the Chickering's	
	City taxes for 1857, \$316.20—two-thirds is . . .	210 80			were to receive, to vacate and	
	Interest to December 1, 1858, one year, one month,	46 20			surrender their lease for ten	\$5,000 00
			\$757 00		years,	
1858.					Interest on same, one month,	40 00
Feb. 1,	One-quarter's rent, as per lease,	\$500 00			seventeen days,	
	Interest to December 1, 1858, ten months, . . .	25 00				
			525 00			
May 1,	One-quarter's rent, as per lease,	\$500 00				
	Interest to December 1, 1858, seven months, . .	17 50				
			517 50			
August 1,	One-quarter's rent, as per agreement,	\$1,000 00				
	Interest to December 1, 1858, four months, . . .	20 00				
			1,020 00			
Oct. 14,	Rent two months, fourteen days, at \$4,000, . . .	\$822 23				
	Interest to Dec. 1, 1858, one month, sixteen days,	6 30				
	Taxes for 1858, \$292.40—five and one-half twelfths					
	of two-thirds is	89 35				
			917 87			
March 28,	Cash,		1,802 63			
			\$5,040 00			\$5,040 00

APPENDIX.

[V.]

WINTHROP HOUSE ESTATE.

At the communication of the Grand Lodge held December 9, 1857, the following vote was passed:—

“ Voted, That a committee of nine be appointed, of which the Grand Master shall be Chairman, to select, and if they deem expedient, to secure by bond, one or more lots of land in some central location, suitable for the erection of a new Masonic Temple, and to procure the necessary plans, estimates, &c., for the building, and to report to this Grand Lodge on the second Wednesday in March next, or sooner, if in their judgment necessary.

“ The M. W. Grand Master appointed the following Brethren to compose the above committee, viz.:—R. W. Bradford L. Wales, Winslow Lewis, Charles W. Moore, E. A. Raymond, W. H. L. Smith, Daniel Harwood, Wm. Parkman and J. R. Bradford.”

The above named committee reported to the Grand Lodge December 8, 1858, viz.:—

“ The M. W. G. Master offered the following report in behalf of the committee on procuring a site for a new Temple, which was adopted, and further time granted to the committee to complete their labors:—

“ The committee appointed at the last annual communication of the Grand Lodge to select, and if they deem it expedient, to secure by bond, one or more lots of land in some central location suitable for the erection of a new Masonic Temple, &c., beg leave respectfully to

REPORT:

“ That they have examined a large number of estates, several of which are admirably adapted for the erection thereon of a Masonic Temple; but they have been unable to secure either of them by bond. The brief time that has elapsed since it became certain that the sale of the old Temple would be consummated, has not afforded to your committee sufficient opportunity to bring their negotiations to that point which it is desirable to attain before presenting them to the Grand Lodge. The commodious temporary Masonic apartments in Nassau Hall render it unnecessary to

precipitate the enterprise of erecting a new Temple, and therefore the fullest time may be taken that shall be requisite to obtain a desirable location, and erect thereon an appropriate structure.

"All of which is respectfully submitted.

For the committee,

JOHN T. HEARD.

"BOSTON, Dec. 7, 1858."

The following resolution was adopted by the Grand Lodge December 27, 1858:—

"*Resolved*, That the committee appointed at the communication in December, 1857, in addition to the powers already conferred on them, have full power to purchase a site for a new Masonic Temple, if they deem it for the interest of this Grand Lodge so to do."

R. W. Br. Isaac H. Wright and W. Br. William Read were added to the committee.

The Act of incorporation was accepted by the Grand Lodge at the quarterly communication of March 9, 1859, at which the following, preamble and vote were offered by Bro. W. H. L. Smith:—

"Whereas in the Deed of Trust dated November 5th, 1835, made by John Abbot to Simon W. Robinson and others of the estate called the Masonic Temple, it was provided substantially, that if this Grand Lodge should at any time become legally capable of taking and holding said estate in fee simple, and should at any meeting thereof legally holden elect so to do, then and in that case said estate should be conveyed to said Corporation, their successors and assigns, to their own use forever in fee simple; and whereas pursuant to another provision of said deed of trust, said estate has been sold and conveyed by said Trustees under and in pursuance of a vote of this Grand Lodge, then a voluntary association, directing the Trustees of said estate to sell the same and hold the proceeds for the same Trusts and for the same uses as they held the said Masonic Temple.

"And whereas said Trustees have received and invested or retained such proceeds, now therefore—

"*Voted*, That this Grand Lodge, now being incorporated, hereby elects to take and hold in its own name, the proceeds of said estate and all other property of said Grand Lodge, however invested and by whomsoever now held, and the Board of Directors of this Corporation are hereby authorized and instructed to procure the necessary conveyances and transfers of such property to this Grand Lodge and to give suitable receipts, discharges and indemnities therefor."

"The foregoing were amended on motion of Bro. W. W. Wheildon, by adding the following vote, namely:—

"*Voted*, That the Directors be further authorized to receive by Deed of conveyance the estate known as the Winthrop House estate in Boston, lately purchased and standing in the name of R. W. Edward A. Raymond, and now offered in pursuance of the objects for which the same was purchased by him, to this corporation, and to make and perform all agreements in reference to the full conveyance of said property with the Trustees of the Masonic Temple as to them shall appear just and expedient and in full compliance with the terms of the Deed of Trust aforesaid; and with full power in all these premises to act for this corporation."

"The preamble and votes were then unanimously adopted as a whole."

Deed of Bro. Raymond to Grand Lodge:—

"Know all men by these Presents, that I, Edward A. Raymond, of Boston, in the County of Suffolk and State of Massachusetts, in consideration of one hundred and six thousand five hundred dollars, to me paid by the Master, Wardens and Members of the Grand Lodge of Masons in Massachusetts, a Corporation established by law, the receipt of which is hereby acknowledged, do hereby grant, remise, release, and forever quitclaim unto the said Corporation its successors and assigns, all that parcel of land in said Boston with the buildings thereon, known as the Winthrop House, bounded westerly on Tremont Street ninety feet seven inches, northerly on land and house of George E. Head, (being lot numbered Two on the plan hereinafter mentioned,) one hundred fifteen feet six inches, easterly on Head Place (so called) eighty-three feet five inches, and southerly on Boylston Street one hundred twenty-six feet; the said parcel of land comprising lots numbered Three, Four and Five on a plan of the Head Estate recorded in Suffolk Registry of Deeds, lib. 475, fol. 203, with all rights, privileges and appurtenances to the same belonging. Also the right and privilege to pass and repass in, through and over, and to construct, maintain and use drains in said Head Place, in common with the several owners of all the lots shown and numbered on the said plan (except lots numbered Eight and Nine) their respective heirs and assigns, the said corporation and those claiming under it, paying its and their just proportion of the expense of paving and re-paving said Head Place, and of repairing the drains laid therein. And this conveyance is made with the following restrictions, namely:—That no building shall be erected on the land hereby conveyed, westerly of a line (shown on the said plan) the southerly end of which line is twenty-two feet from Tremont Street, and the northerly end of which line is ten feet from the said street, (as shown on the said plan) unless with the unanimous consent in writing (to be

recorded as aforesaid) of all the owners of lots numbered One to Five inclusive on the said plan, their respective heirs and assigns, and excepting that any buildings that may be erected on any or either of said last mentioned five lots may have swelled fronts, the circular or swelled parts of which may project not more than three feet westerly of said line, and excepting also, that a fence may be erected and maintained on the westerly line of the land hereby conveyed, and this grant is made with the further restriction that no stable shall ever be erected or put on the above granted land or any part thereof. But the breach of these restrictions, any or either of them, shall not work or cause any forfeiture of the above granted premises or of any part thereof, but shall only give a right of action for damages to any party injured thereby. A part of the said premises is subject to a mortgage made by John Wright to the Provident Institution for Savings in the Town of Boston, (lib. 568, fol. 174) for fifty thousand dollars, on which is said to be now due the sum of forty-five thousand dollars, and the remainder of the said estate is subject to two mortgages, one made by Samuel S. Perkins to Abel G. Peck, (lib. 613, fol. 238) for twenty thousand dollars, the other made by the said Perkins to Ammi C. Lombard and another, Executors, (lib. 613, fol. 239) for twelve thousand dollars, on which the sum of six thousand dollars is said to be due, the aggregate of which mortgages (being seventy-one thousand dollars) with the interest now due thereon, is to be paid by the said corporation, the same having been deducted from the aforementioned consideration and retained for that purpose; and by the acceptance of this conveyance the said Corporation assumes the payment thereof. The said premises were conveyed to me by the Winthrop House Company by deed dated March 1st, 1859, recorded in Suffolk Registry of Deeds, lib. 752, fol. 9.

"*To have and to hold* the said granted premises to the said Master, Wardens and Members of the Grand Lodge of Massachusetts, their successors and assigns to their own use forever. And I do hereby, for myself, my heirs, executors and administrators, covenant with the said Corporation, its successors and assigns, that I will, and my heirs, executors and administrators shall, WARRANT and DEFEND the same premises to the said Corporation, its successors and assigns forever, against the lawful claims and demands of all persons claiming from, by or under me or them, but against none other.

"*In witness whereof*, I, the said Edward A. Raymond, with Eliza T. my wife, who joins in this conveyance to release all homestead rights and in token of her release of all rights of dower in the said granted premises, have hereto set our hands and seals this twenty-fourth day of March, in the year of our Lord eighteen hundred fifty-nine.

"Edward A. Raymond, Eliza T. Raymond—and each a seal.

"Signed, sealed and delivered in presence of Edward S. Rand, to E. A. Raymond; Abby G. Bennett.

" *Commonwealth of Massachusetts. Suffolk, ss.* Boston, March 24th, A. D. 1859. The within named Edward A. Raymond acknowledged the within Instrument to be his free act and deed.

Before me, EDWARD S. RAND, *Justice of the Peace.*

" March 25, 1859, at 15 minutes past 12 o'clock, P. M., received, entered and examined.

Per HENRY ALLINE, *Reg.*

" A true copy from the Records of Deeds for the County of Suffolk, lib. 753, fol. 236."

