

938

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name Benevolent and Protective Order of Elks, Lodge Number 878

other names/site number N/A

2. Location

street & number 82-10/82-20 Queens Boulevard [] not for publication

city or town _____ [] vicinity

state New York code NY county Queens code 081 zip code 11373

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] see continuation sheet for additional comments.)

Rudolph A. Purpant DSHPO
Signature of certifying official/Title

9/23/14
Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] see continuation sheet
- determined eligible for the National Register
[] see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____

Signature of the Keeper

date of action

Edson H. Beall 11-19-14

Benevolent and Protective Order of Elks, Lodge Number 878 Queens, New York

Name of Property

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
_____	_____	buildings
1	1	sites
_____	_____	structures
_____	_____	objects
1	1	TOTAL

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(enter categories from instructions)

SOCIAL: meeting hall

DOMESTIC: hotel

Current Functions

(Enter categories from instructions)

RELIGIOUS: religious facility; DOMESTIC:

institutional housing; HEALTH CARE: clinic

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS/

Italian Renaissance

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK, STONE: Granite, Limestone

TERRA COTTA, STUCCO

roof ASPHALT

other WOOD, METAL: Aluminum & Steel

Narrative Description

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

Benevolent and Protective Order of Elks, Lodge Number 878 Queens, New York

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

Areas of Significance:

(Enter categories from instructions)

ARCHITECTURE

Period of Significance:

1923-1930

Significant Dates:

1923, 1924, 1930

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

The Ballinger Company

Sidney L. Strauss

Name of Property

County and State

10. Geographical Data

Acreege of Property .69 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 594468 4510151
Zone Easting Northing

3 18
Zone Easting Northing

2 18

4 18

Verbal Boundary Description

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

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Gregory Dietrich, Principal

organization Gregory Dietrich Preservation Consulting date 8/11/14

street & number 615 West 113th Street, #3 telephone 917-828-7926

city or town New York state NY zip code 10025

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

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

name New Life Fellowship Church/Benevolent & Protective Order of Elks Brooklyn Queensborough, NY No. 878

street & number 82-10/82-20 Queens Blvd telephone

city or town Elmhurst state NY zip code 11373

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

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 7 Page 1

Name of Property

Queens, New York

County and State

Narrative Description of Property

Overview

The main building and annex of the Benevolent and Protective Order of Elks, Lodge No. 878 occupy roughly half of their tax lots, while parking lots occupy the remainder of the lots (Figure 1; Photograph 1). The lodge's primary facade faces Queens Boulevard and its secondary elevations face Simonson Street to the west, while its annex faces Goldsmith Street to the east. A modern standalone electronic sign for the main building's owner, New Life Fellowship Church, is located at the northwest corner of the parking lot. The main building is surrounded by mid-late-20th-century taxpayers and six- and seven-story multi-family dwellings to the north; an early-mid-twentieth-century, one-story annex to the east; two- and four-story, mid-20th-century multi-family dwellings to the south; and a row of early-mid-20th-century, two-story single-family dwellings and an early 21st-century, seven-story multi-family dwelling to the west (Photographs 2-5).¹ Both the lodge and its annex were designed and built contemporaneously between 1923 and 1924. The main building of the Benevolent and Protective Order of Elks, Lodge No. 878 is a purpose-built, five-bay, three-and-a-half-story clubhouse over a raised basement with a rectangular plan that is distinguished by a U configuration. It is designed in the Italian Renaissance Revival style (Photograph 6). A three-story rear addition, constructed in 1930, features an irregular plan that projects from the center of this main section (Photographs 7-8). The main section features a granite bullnose water table and granite-block terrace and granite balustrade, a rusticated limestone base, walls clad in variegated buff and gray brick laid in Flemish bond, and an elaborate terra cotta cornice embellished with modillions, egg-and-dart molding, and dentils. The foundation is a combination of concrete in the main section and brick in the rear addition. Elevator bulkheads are located on the main section and rear addition, and the roof is enclosed by a brick parapet and covered in rolled asphalt. A flagpole is located in the northern portion of the main section. The annex is also designed in the Italian Renaissance Revival style. It is a one-story recreational building containing a mezzanine with a small one-story appendage attached to its west elevation.

Exterior

The main building's facade connects to a large granite staircase with low granite cheekwalls that is bisected by a large bronze elk statue on a granite-block pedestal; a classically inspired balustrade encloses the terrace at the entry level (Photograph 9). The entry consists of an imposing rusticated and radiating limestone arched entrance surround flanked by fluted-and-banded engaged columns fronting fluted-and-banded pilasters; the arch features a large scroll with fish-scale detail bracketed by foliate detail with oak leaves (Photograph 10). The entrance surround is crowned by an imposing entablature bearing the inscription "Queensborough Lodge, B.P.O.E. No. 878" in its frieze. A classically inspired balustrade with brackets, metopes, and guttae crowns the entablature. A pair of heavy wood-and-glass doors accentuated with metal rosettes under an arched transom bearing the building's current name, "New Life Fellowship Church," are set within the entrance surround.

¹ The name 'taxpayers' originated during the early 20th c. as a real estate term for underdeveloped buildings that were considered placeholders for as-of-right developments. They were serviceable as a means of generating enough revenue to pay the property taxes. The term nowadays refers to any one-story commercial building regardless of economic intent.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 7 Page 2

Name of Property

Queens, New York

County and State

Flanking the entry are rusticated limestone walls containing French doors under two-light transoms with segmental-arched openings with a series of lionshead keystones. A cast-stone cornice, accentuated with alternating rosettes and lanyards, is located between the first and second floors. The upper floors are clad in variegated gray and buff brick laid in Flemish bond. The second floor features elongated segmental-arched window openings with cast-stone sills and entablatures fronted by classically-inspired cast-stone faux balconies. Second-floor windows consist of a combination of paired 1/1 aluminum- and wood-sash units under two-light wood-sash transoms. There are third-floor window cast-stone spandrels that connect to the second-floor window entablatures, while the windows themselves on this floor are rectangular in configuration and smaller than their second-floor counterparts, consisting of 1/1 aluminum-sash units. Third-floor window openings consist of molded cast-stone surrounds featuring bracketed sills and eared architraves containing scrolled keystones. A series of rectangular decorative cast-stone panels with rosettes and swag-and-festoon motifs are located above the windows; the center panel contains a circular bronze clock with Roman numerals. A molded cast-stone cornice visually demarcates the third floor from the attic story which contains another series of rectangular cast-stone panels containing foliate motifs bracketing crossing shields that alternate with 1/1 aluminum-sash windows. Attic-story window openings are bordered by brick header surrounds.

The secondary facades of the main section contain identical cladding, trim, and ornamentation as the primary façade, albeit with a series of paired and tripartite aluminum-sash windows under blind transoms in the window openings. Basement windows containing historic metal grillwork are located along the western and eastern elevations of the main section. The second-floor windows on these elevations consist of a combination of paired 1/1 aluminum- and wood-sash units under two-light wood-sash transoms, while the third-floor windows consists of wood-sash, single-light casements and paired 1/1 aluminum-sash units, and the fourth-floor windows consist of 1/1 aluminum-sash units. A metal fire escape is located to the rear of the east elevation. The 1930, rear three-story addition has a first floor that is similar in cladding, trim, and detailing to the main section. However, the upper floors feature unadorned brick walls clad in buff brick laid in Flemish bond. Windows throughout on the addition consist of 1/1 aluminum-sash units. A bulkhead with a metal louver projects from the southwest corner of this addition, while a brick chimney stack projects from its southeast corner. A modern aluminum-and-glass entrance is located in the southeast portion of the addition which connects to a handicap-accessible lift.

The annex is characterized by a series of double-height, recessed and arched panels containing small window openings with concrete block unit infill and 1/1 replacement units along its north, east, and south elevations; the under-sills of the windows contain single rows of denticulated brick. The walls are covered in stucco and a metal modillioned cornice lines the entire building. The main entrance is located along the east elevation and features three pairs of metal doors set within the arched panels flanked by single panels containing concrete block unit infill and 1/1 replacement units. The center entrance is surmounted by a glass-block transom, while the two entrances flanking it are surmounted by flat and pedimented canopies under concrete block unit infill. A secondary entrance is located in the one-story extension along the building's north elevation and consists of an aluminum-and-glass door under a pedimented portico supported by concrete block unit piers. A standalone wooden sign and deciduous trees front the building's north elevation and a parking lot occupies the southern portion of the property to the rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 7 Page 3

Name of Property

Queens, New York

County and State

Interior

The main entrance contains a vestibule with limestone walls, wood trim, and a circular brass hanging light fixture; a large decorated bronze plaque naming the original Building Committee of the lodge is located on the right wall of the vestibule. A large arched portal with a pair of replacement metal doors under a wood-sash fanlight forms the secondary entrance to the lobby (Photograph 11). Flanking the vestibule are two rooms formerly housing the men's and women's lounges, with decorative molded window and door surrounds with medallions located in the transoms over former doorways, neoclassical style mantels and over-mantels, and bronze Gilded-Age-style electric lighting fixtures (Photographs 12-14). In addition, both rooms feature parquet wood floors in a herringbone pattern. Lobby floors are covered in terrazzo accentuated with diamond patterns set within a series of rectangular borders, while lobby ceilings feature large metal hanging-light fixtures. The lobby walls contain decorative wood trim, while the ceilings are of plaster and feature rectangular soffits interspersed with elongated hexagonal soffits (Photographs 15-16). Some of these soffits contain neoclassical style ceiling panels with a variety of motifs such as putti, foliate, rosette, and stalk designs; original bronze lighting fixtures form the centerpiece of some of these ceiling panels as well (Photograph 17). There are wood-paneled reception desks located to the left of the vestibule entrance and directly opposite to the south, along with a former coat check desk contained within a wood-paneled surround further south.

The lobby connects to ancillary rooms to the east, a large dining hall to the south, and restrooms, an ascending and descending stairway, and an elevator bank to the east. The dining hall features black-and-white checkerboard terrazzo floors and Adamesque detailing along its walls, consisting of raised molding and griffins and foliate designs in bas-relief in its frieze and decorative grillwork (Photograph 18). There are also square piers located throughout the room that feature raised molding and Ionic capitals with urns bracketed by olive leaves in bas-relief. A small stage contained within an oversized seashell forms the focal point in the room's center (Photograph 19). A modern health center is located beyond the dining room to the south along the western portion, while an industrial-sized kitchen is located beyond it to the south along the eastern portion (Photograph 20). The descending stairway, which features wood-paneled wainscoting and brass railings leads to the basement, which contains a former grill room. The basement lobby features wood-paneled wainscoting and wooden ceiling beams, while the former grill room features a 60-foot long wooden bar, wood-paneled walls and ceiling rafters bracketed by a series of grotesques (Photographs 21-22). Similar to the lobby, the former grill room features a terrazzo floor accentuated with diamond patterns set within a series of rectangular borders. Some of the basement windows in this and in the former six-lane bowling alley to the east (now multi-purpose room) consist of leaded wood sash multi-light casement units with center panes containing stained-glass red rose motifs (Photograph 23). Elsewhere in the basement are a renovated multi-purpose room and renovated classroom facilities.

The ascending stairway in the main section of the building is more modest than its descending counterpart, consisting of a slatted-metal railing and posts and pink marble granite treads and risers; the elevator cab is a replacement unit. The second floor features a common area with plaster walls and wooden trim and exposed wooden ceiling beams, along with parquet wooden floors in a herringbone pattern. The second floor also houses offices in the northern portion of the main section and the former lodge room (now church and assembly hall) in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 7 Page 4

Name of Property

Queens, New York

County and State

the southern portion. Some of the offices feature wood-paneled walls with exposed wooden ceiling beams and others have been renovated with gypsum. The former lodge room's walls and balcony walls feature Mayan-inspired plasterwork and railings, which are also referenced in the proscenium arch with a large clock in its center (Photographs 24-28). The proscenium arch and each of the three balcony walls contain a stained-glass panel bearing the words, "Fidelity," "Justice," "Charity," and "Brotherly Love" in their center. The floors are covered in terrazzo with diamond patterns and the ceiling features a grid containing stained-glass ceiling panels with geometrically configured motifs and a circular stained-glass panel in its center containing a stained-glass star motif. Original wood-framed seats are located within the balconies, as are original brass sconces located along the former lodge room's walls and hanging light fixtures from its ceiling. Similar to the second floor, the third floor (aka mezzanine) also features a common area with plaster walls and wooden trim and exposed wooden ceiling beams, along with parquet wooden floors laid in a herringbone pattern. Additional offices are located in the northern portion of the third floor which also features balcony entrances into the former lodge room; one office features wood-paneled walls, a barrel-vaulted ceiling, and a plaster medallion in its gable end, while another is more modest in scale with rich wood paneling (Photographs 29-30). Both the second and third floors contain a combination of original wooden doors and metal replacement doors. To the south of the former lodge room are a series of irregularly configured rooms emblematic of the irregularly configured rear addition, which contains renovated classrooms, meeting spaces, and bathrooms with original tilework and fixtures (Photograph 31).

The attic story contains a series of original guest rooms along the eastern and western halves of the main section's U plan. These units are accessed by a wide corridor that connects to a narrow corridor; guest units flank both sides of the corridors. Together these corridors form a T configuration (Photographs 32-33). Both the corridors and units are modest in scale and design.

The annex, formerly housing the lodge's pool and gym, is primarily made up of sheetrock partition walls and wood flooring. The first floor houses a meeting and event space that doubles as a handball court, along with a dining area and a bar. The mezzanine, which only occupies part of the building, contains an office and a conference room.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 1

Name of Property

Queens, New York

County and State

Statement of Significance:

The Benevolent and Protective Order of Elks, Lodge Number 878 is significant under Criterion C in the area of Architecture as a distinct representative of an early-mid-20th-century fraternal organization building designed in the Italian Renaissance Revival style. Designed by the Ballinger Company, the building possesses all of the hallmarks of the second iteration of this revival style as it was popularized in the United States starting in the 1880s. As manifested in the B.P.O.E. Lodge No. 878, this includes balance, proportion, order, symmetry, and a judicious use of High Renaissance elements that include an elevated and rusticated stone base, a classically inspired door surround and balustrades, segmental- and flat-arched entablatures, and ornamentation that includes decorative plaques, brackets, guttae, metopes, and a series of cornices incorporating rosettes, egg-and-dart molding, dentils, and modillions. Also significant, the building possesses high artistic values in the execution of its Neoclassical-, Adamesque-, Tudor Revival-, and Mayan-inspired interiors. These interiors received critical praise in *The Architectural Forum* as part of a national survey of fraternal order buildings for their innovative and unusual application in 1926.

Narrative Statement of Significance²

Evolution of the Elmhurst Neighborhood

Prior to the development of Elmhurst, the area containing the subject property was historically part of Newtown Township, which together with Jamaica and Flushing, became part of greater New York City in 1898. Newtown had originally been settled by the Dutch in 1640 and incorporated in 1652. By 1790, its population numbered approximately 2,000, and the area was largely agrarian in character, producing fruits and vegetables for markets in Manhattan, Brooklyn, and Long Island.³ Sixty years later Newtown's population had grown to 7,000.⁴ As additional modes of transportation were introduced into the area during the late nineteenth century, Newtown became attractive to speculative real estate developers who were intent on buying farmland located along its perimeters for large-scale housing construction. In 1896, the Cord Meyer Development Company, a leading homebuilder in Queens, began substantial development in the area. Inspired by the preponderance of elm trees and determined to disassociate his development from the industrialized Newtown Creek area, the company convinced the post office to create a separate town called Elmhurst. By 1910, the company had built thousands of homes in Elmhurst, while additional residential and commercial development was spurred by the introduction of more transportation enhancements during the 1910s and 20s. These improvements included an additional station serving the Long Island Railroad, expansion of trolley serviced, an elevated train running along Roosevelt Avenue, and the opening of Queens Boulevard.

² Unless otherwise noted, information for this section was obtained from: Donald G. Presa, "Benevolent and Protective Order of Elks, Lodge Number 878 Designation Report" (New York: New York City Landmarks Preservation Commission, 2001), 2-5. The sources referenced in the NYC-LPC designation report are listed in Section 9: Bibliography.

³ Ibid., 2.

⁴ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 2

Name of Property

Queens, New York

County and State

As Queens underwent rapid expansion during the early twentieth century, the completion of the Queensborough Bridge in 1909 precipitated the need for transportation infrastructure that could accommodate the increasing volume of traffic heading to and from the bridge. Among the proposals was the introduction of Queens Boulevard, which was to be an eight-mile-long, two-hundred-foot-wide arterial highway connecting the bridge to the central part of the borough. As a result, the city initiated construction of the boulevard in 1910 and it was mostly completed by 1924.⁵ The new alignment resulted in the relocation and demolition of many buildings, while also creating new building lots for development. In 1923, the segment of Queens Boulevard running through Elmhurst was completed. Additional development in the community was precipitated during the 1930s with the introduction of the Independent Subway (IND) running along Queens Boulevard with a station stop in Elmhurst. The subway resulted in the widespread construction of rowhouses, semi-attached houses, and multi-family dwellings, along with commercial and industrial buildings. In 1973, Queens' first enclosed shopping mall opened. Following World War II, the neighborhood's demographics began to shift from a historically Jewish and Italian middle-class suburb to a multi-ethnic, working- and middle-class one. By the 1980s, Elmhurst's population numbered immigrants from 112 countries that included China, Colombia, Korea, India, the Philippines, the Dominican Republic, Ecuador, Pakistan, Peru, and Guyana, among others, and by 1990, 80 percent of Elmhurst's population was composed of immigrants and their children, primarily from Asia and Latin America.⁶

Fraternal Orders

Fraternal orders in the United States became increasingly popular between the mid-late nineteenth and early twentieth centuries, resulting in a large number of new chapters and members. One of the key factors informing their popularity was end of the Civil War, when returning soldiers and other male members of society sought opportunities for "military bonding, hierarchy, and ceremony...in a peacetime setting."⁷ Before the war there were only a select number of fraternal organizations, such as the Masons and Oddfellows, but by 1907, there were over three hundred of them, with membership restricted to American Caucasian males.⁸ In particular, the years 1864-1884 signaled an unprecedented expansion in the number of new orders in the United States. In addition to the Elks, which were established in 1868, there were the Knights of Pythias (1864), the Ancient Order of United Workmen (1868), the Ancient Arabic Order of Nobles of the Mystic Shrine (aka Shriners, 1871), the Knights of Honor (1873), the Knights of Maccabees (1878), and the Modern Woodmen of America (1883).⁹

Thirteen thousand new members were added in between 1923 and 1924, and, by 1930, there were 1,421 fraternal lodges located throughout the country.¹⁰ Yet, for every lodge that opened during this latter period, there

⁵ As recounted by Donald Pesa, Queens Boulevard followed the alignment of Thomson Avenue, which connected the Queensborough Bridge in Long Island City to Broadway in Elmhurst, and Hoffman Boulevard, which connected Broadway to Hillside Avenue in Jamaica. The boulevard was not completed until 1931 due to obstacles in obtaining property to facilitate the right-of-way. Ibid.

⁶ Ibid.

⁷ Ibid., 3.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 3

Name of Property

Queens, New York

County and State

were numerous others that closed. In fact, the Great Depression resulted in the closing of many lodges as members were no longer able to pay their dues and their clubhouses went into foreclosure. Both the Improved Order of Red Men and the Knights of Pythias ceased operations during this time, while the Order of Elks lost thousands of its members. Compounding this phenomenon was the fact that young men were being drawn to other forms of leisure activities and entertainment. In response, many orders sponsored a whole new set of activities that included dinner dances, club nights with billiards, card games, movies, baseball teams, bowling leagues, and recreational outings, while also continuing to perform charitable work that was consistent with their mission. In the aftermath of World War II, there was a popular revival of interest in fraternal organizations that was undoubtedly fueled by the same motives that had led to their establishment. However, instead of catering primarily to a male-only membership, many organizations also began to include ladies' auxiliaries and youth programs as a means of attracting and retaining a wider audience. Yet in spite of these more inclusive initiatives, interest in fraternal organizations waned considerably after the Vietnam War due to societal attitudes that challenged traditional norms and an aging membership. Since 1980, Shriners' membership has declined by half, while the Knights of Columbus, Moose, and Masons have suffered similar declines.

The Jolly Corks / Benevolent and Protective Order of Elks and Queensborough Lodge Number 878

The Benevolent and Protective Order of Elks was founded in 1867 as the Jolly Corks. Based in New York City, the group consisted of a variety of entertainers and actors who mostly hailed from England and who met regularly to "drink, sing, dine, and cavort at the Star Hotel on Elm Street [now Lafayette Street]."¹¹ The group got its name from a drinking game that its members played involving corks in which the losing player had to buy the next round. Calling themselves the "Jolly Corks," English comic singer and recent transplant, Charles A. Vivian, became their leader (aka "The Imperial Cork"). Following the death of one of their members, the remaining members decided to form a fraternal order under a new name that would be informed by a benevolent mission with rules and regulations. In February 1868, the Jolly Corks officially became known as the Benevolent and Protective Order of Elks.¹² Although the group had considered calling themselves the Royal Antediluvian Order of Buffalos, they allegedly decided on the Elks based on a museum description at P.T. Barnum's that described the animal as "'fleet of foot, timorous of wrong, but ever ready to combat in defense of self or the female of the species."¹³ At their first meeting, they established a ritual, by-laws, and a mission to "inculcate the principles of charity, justice, brotherly love, and fidelity and to quicken the spirit of American patriotism," while also electing Vivian as their leader (aka "The Right Honorable Primo").¹⁴ In addition, initiates to the Elks had to be male, Caucasian, American citizens, over 21 years of age, have the endorsement of three members, and believe in God. Following its establishment in New York City, the Elks opened another lodge in Philadelphia in 1868, while the New York City headquarters located at 193 Bowery became known as the Grand Lodge. Lodge 878 was founded in 1903 and prior to having its own building, held its meetings at Lodge 828 in Long Island City, Queens.

¹¹ Ibid., 2

¹² Nicholson et al., 14.

¹³ As quoted in Ibid., 2-3.

¹⁴ As quoted in Ibid., 3. Presa noted that the free-spirited Vivian was eventually relieved of his leadership by the members and resigned from the lodge over a disagreement concerning the organization's mission. He died of pneumonia in 1880 in Leadville, Colorado, where he was performing as a strolling player before finding himself stranded there. Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 4

Name of Property

Queens, New York

County and State

In 1921, the Benevolent and Protective Order of Elks (B.P.O.E.) purchased the lot at Queens Boulevard, between Goldsmith and Simonson Streets, which had been part of a larger estate, for the construction of its new lodge. Prior to its development by the B.P.O.E., the property remained unimproved, located between an expanse of land known as Smith's Meadow to the west, and privately owned property to the east fronting Broadway during the nineteenth century.¹⁵ In addition, a tributary running east-west, known as Horse Brook, traversed the area just to the south of the property.¹⁶ By 1902, Horse Brook had become a ditch and the property included an abandoned railroad that ran through the property's northwestern edge.¹⁷ By 1905 hundreds of lots to the west of the property had been platted and sold for a new residential neighborhood called "Elmhurst Square," which was followed by the planned expansion of Thomson Boulevard into modern-day Queens Boulevard in 1910.¹⁸ During this period the lot was reduced in size in order to accommodate the alignment of the new boulevard.¹⁹ For their new clubhouse, the Elks hired the Ballinger Company, a Philadelphia-based architecture firm with a New York City office.

The Ballinger Company

The Ballinger Company was established in 1920 by architect Walter Francis Ballinger (1867-1924), who was born in Venango County, Pennsylvania. Following his father's death in 1869, his mother moved the family to Woodstown, New Jersey, where Ballinger worked on a farm and in local factories. It was during this time that he also began taking evening classes in business, engineering, and architecture at the YMCA and the Drexel Institute. In 1889, Ballinger worked at the architectural and engineering firm of Geissinger & Hales, where he assumed duties that included clerk, bookkeeper, and stenographer. In 1895, he established a partnership with another member of the firm named William B. Brinkworth but then ended up replacing Principal Walter H. Geissinger at Geissinger & Hales. The successor firm, known as Hales & Ballinger, lasted until Edward M. Hales retired in 1901. The following year, Geissinger & Hales's chief draftsman, Emile G. Perrot, became a partner with Ballinger and the firm became known as Ballinger & Perrot. In 1909 Perrot and Ballinger co-authored a book on the use of reinforced concrete for commercial and industrial building design. In addition, Ballinger was a co-inventor of the "super-span sawtooth" type of roof construction, which he patented and became widely used in the construction of factory buildings. Four years later the firm opened its New York City office, with his son, Robert Irving Ballinger (1882-1974), a graduate of Pratt Institute, joining his father's firm in 1916. In 1920, Ballinger bought out Perrot's interest in the enterprise and established the Ballinger Company.

Building on the specialty that it had cultivated with Emil Perrot, the Ballinger Company was notable for its architecture and engineering expertise in steel-reinforced concrete design. Although the firm was primarily known for its industrial and commercial buildings, it also produced designs for residential, institutional, and religious buildings. Following the death of William Francis in 1924, his son, Robert Irving, and then his

¹⁵ A map from 1852 a property owner whose name is illegible, though it bears noting that the adjacent property to the north along Broadway was the site of the New Town Hall. J. Riker, Jr., "Map of New Town, Long Island," (1852).

¹⁶ Ibid.

¹⁷ Sanborn Map Company, "Queens," v. 3, Sheets 77 and 144 (New York: Sanborn Map Company, 1902).

¹⁸ Ronald C.L. Smith, "Map of Elmhurst Square Situated in Elmhurst," (Long Island City, New York: New York City, 1905).

¹⁹ Sanborn Map Company, "Queens," v. 9, Sheet 24 (New York: Sanborn Map Company, 1914).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 5

Name of Property

Queens, New York

County and State

grandson, Robert Irving, Jr., a graduate of Cornell's architecture school in 1941, directed the firm. The company closed its New York City office in 1936 and its Philadelphia office in 1969.

In Philadelphia, the Ballinger Company's most notable works include the Atwater Kent Manufacturing Company Plant (1923), the Budd Company Red Lion Plant (1942), and the TWA Maintenance Hangar (1954) at Philadelphia Airport, while its significant New York commissions include the American Chickie Co. factory (1919-20, Ballinger & Perrot) and the Motor Starter Co. factory (1918, Ballinger & Perrot), both in Long Island City, and the Benevolent and Protective Order of Elks, Queensborough Lodge 878 (1923-24) in Elmhurst.

Italian Renaissance Revival Style

For their design of the B.P.O.E., Lodge No. 878, the Ballinger Company created a freestanding Italian Renaissance palazzo-style lodge with a one-story annex for a pool and gymnasium. The Italian Renaissance style appeared in two iterations during the mid-late nineteenth century: first, as the Italianate style, and later, as the Italian Renaissance style. The Italianate style, which was a freer application of the architecture of the Italian Renaissance, flourished in the United States between 1850 and 1865 and was coined by American architect Minard Lafever (1798-1854), who used the term in *The Architectural Instructor* (1856) to describe his design for the Brooklyn Savings Bank and its adjacent rowhouses (1845-1847, Fulton and Concord Streets, Brooklyn).²⁰ In addition, the popularity of the style in the U.S. was also informed by English precedent, primarily through the works of English architect Charles Barry's Traveler's Club (1829-1831) and Reform Club (1838-1840), which served as the inspiration for store-and-loft, palazzo-style commercial buildings both in England and in the United States.²¹ In New York City, Joseph Trench & Co.'s A.T. Stewart Department Store (1845-1846; 280 Broadway, Manhattan) was perhaps the most notable building to popularize the palazzo style for countless stone—and later cast iron—store-and-loft buildings in the city's dry goods districts located to the north and to the south of Canal Street during the mid- and mid-late nineteenth century.²²

Regarding the second iteration of the style, its popularity can be attributed to architect Joseph M. Wells (1853-90), who was a junior member of the architectural firm of McKim, Mead and White when he designed the Villard Houses (1882-1885; 455 Madison Avenue, Manhattan). This complex of houses, modeled on the Cancelleria Palace in Rome, represented a stylistic departure from the freer Italianate style through a more formal adherence to the design principles espoused by Italian Renaissance architects. In his essay entitled "Italian Renaissance Revival Architecture in America: The Villard Houses, 1882-85," architectural historian, Peter C. Neger asserted:

American architecture in the early part of the century adhered consciously to classical design theories...Through the middle of the century, however, America's architecture suffered from confusion. The changing styles of Europe were translated, after an appropriate lag time, into the changing styles of America. A return to academic design

²⁰ Charles Lockwood, *Bricks and Brownstone: The New York Rowhouse 1783-1929* (New York: Rizzoli, 2003), 130-131.

²¹ *Ibid.*, 130.

²² James Dillon, "Sun Building Designation Report," ed. Marjorie Pearson (New York: New York City Landmarks Preservation Commission, 1986), 4-5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 6

Name of Property

Queens, New York

County and State

theories, an almost archaeological adherence to the architectural forms of the High Renaissance period, was instigated largely by a reaction against the transience of the European Neo-Picturesque styles.²³

Neger also noted that one of the most notable firms leading this reaction was McKim, Mead and White, which, by the 1880s, had begun to explore "A new set of design theories, calling upon both the creativity of the firm's spatial progressiveness and a reverence for academic regularity and discipline" through the forms of the High Renaissance.²⁴ As manifested in Wells's seminal American design for the Villard Houses, this can be seen in its attention to balance, proportion, as well as its "perfect line, reverently pondered moldings and ornamentation sparingly applied."²⁵ Shortly thereafter, other designers at McKim, Mead and White began designing a range of buildings in the Italian Renaissance Revival style that included the American Safe Deposit Company and Columbia Bank Building (1882), the Robert Garrett House in Maryland (1883), and the Boston Public Library (1887-1892), and in doing so, popularized the style for commercial, residential, and institutional buildings between the late nineteenth and early-mid twentieth century.

Fraternal Order Buildings

Although each fraternal order was guided by a particular set of rules, codes, and rituals, the design of their member orders' individual lodges was a product of their architect's imaginations. Unlike religious buildings, whose designs were heavily influenced by Gothic forms evoking aspirations of spiritual enlightenment and perfection, fraternal buildings adhered to no single stylistic vocabulary, instead relying on the imaginations of their individual designers to accommodate a diversity of programs. As Robert A.M. Stern observed in *New York 1930: Architecture and Urbanism Between Two World Wars*, "Masonic temples, with their secretive lodge rooms and no bedroom facilities, constituted a genre of their own."²⁶ In 1926, *The Architectural Forum* devoted three separate articles in its September issue to the architecture, planning, and interiors of fraternal buildings, offering a survey and critique of existing lodges, along with recommendations for future designs.²⁷ In his assessment of genre, architect Harvey Wiley Corbett, suggested that fraternal buildings might be called the "'architecture of escape,' in that they offer a certain refuge from business cares, from family ties worn a bit thin from constant use; in short, from every kind of responsibility."²⁸ Corbett also noted that the sheer multitude of programming required for lodges was "generally large enough and massive enough in actual size to be a landmark in a community," while also noting that these buildings were typically situated on prominent sites in

²³ Peter C. Neger, "Italian Renaissance Revival Architecture in America: The Villard Houses, 1882-85," *American Art Review* 3:5 (Sept/Oct. 1976):120.

²⁴ Ibid.122.

²⁵ Ibid.125.

²⁶ Robert A.M. Stern, Gregory Gilmartin, and Thomas Mellins, *New York 1930: Architecture and Urbanism Between Two World Wars* (New York: Rizzoli, 1987), 197.

²⁷ These articles included: Harvey Wiley Corbett, "The Architecture of Fraternal Buildings," *The Architectural Forum* XLV:3 (September 1926): 129-134; R.R. Houston, "The Interior Architecture of Fraternal Buildings," *The Architectural Forum* XLV:3 (September 1926): 137-140; and Herbert M. Greene, "The Planning of Fraternal Buildings," *The Architectural Forum* XLV:3 (September 1926): 141-144.

²⁸ Corbett, 129.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation She

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 7

Name of Property

Queens, New York

County and State

their suburban settings, enabling them to be appreciated as "freestanding, monumental structures..."²⁹ Corbett concluded by stating that "To be successful architecturally, a building must have proportion, and it is here that the fraternal building offers great opportunities, for the reason that it is not just a large collection of similar cells like an office building, or a small, rambling, variegated structure like a country house; it is generally large enough and massive enough in actual size to be a landmark in a community."³⁰

Architectural escapism was not only preferable for members of a fraternal club who sought a retreat from their daily routines and familial relations, but also for a member organization built on secrecy and ritualism. Emblematic of these objectives, the survey of lodges contained in the three *Forum* articles offered a wide range of period revival styles, including Greek, Colonial, Classical, Gothic, Italian Renaissance, and Moorish, while also highlighting the fact that the styles of the interiors of these buildings often differed from their exterior styles—if not from room to room. Architect Herbert M. Greene noted that fraternal buildings "occupy a peculiar place among the public and semi-public structures of a town or city," highlighting the fact that, "Within their walls are inculcated, by symbol or drama, lessons of patriotism, philosophy and religion, the Fatherhood of God and the Brotherhood of Man."³¹ Acknowledging the social role inherent in these buildings, Greene also allowed that modern fraternal buildings usually contain billiard rooms, smoking and card rooms, libraries, women's parlors, and recreational facilities. Similarly, architect, R.R. Houston noted that the Elks in particular had more architectural latitude than their Mason counterparts due to the fact that the former order was less ritualistically based than the latter. He concluded that programmatic requirements for fraternal buildings for the Elks and other orders like them was "more that of a purely social club."³²

The Oueensborough Lodge Number 878

Construction on the B.P.O.E. Lodge Number 878 and its one-story annex was initiated in October 1923 by the McIntee Construction Co. of Manhattan in accordance with a design by the Ballinger Company at a cost of \$750,000.³³ It opened one year later on October 26, 1924, and featured a monumental Italian Renaissance Revival design that was further enhanced by its prominent location along the recently completed Queens Boulevard. As manifested in the B.P.O.E. Lodge No. 878, Renaissance attributes included balance, proportion, order, symmetry, and a judicious use of formal elements that included an elevated and rusticated stone base, a classically inspired door surround and balustrades, segmental- and flat-arched entablatures, and ornamentation that includes decorative plaques, brackets, guttae, metopes, and a series of cornices incorporating rosettes, egg-and-dart molding, dentils, and modillions. The main building measured 75' x 116' with a one-story kitchen wing that measured 21'8" x 60'. Fronting the building was a large bronze elk statue whose prototype had been created by sculptor Eli Harvey who had been commissioned by the Elk's to create its national mascot.³⁴ The first floor

²⁹ Ibid. 132.

³⁰ Ibid., 134.

³¹ Greene, 141.

³² Ibid., 139.

³³ Presa, 4.

³⁴ Eli Harvey (1860-1957) was born in Ohio and studied at the Cincinnati Art Academy. He exhibited both painting and animal sculpture at the annual salons in Paris from 1894 to 1901 and at the Paris Centennial Exposition of 1900. He also created the sculpture for the Lion House at the New York Zoological Park (Bronx Zoo). Eli's other works are

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 8

Name of Property

Queens, New York

County and State

featured a lobby, measuring 22'x47' and twin lounges with classically inspired proportions and plaster and wood detailing, as well as a ticket office, coat room, restrooms, dining room measuring 24'x72', and industrial-sized kitchen. The second and third (mezzanine) floors featured Tudor style offices and game rooms for drinking, card-playing, and billiards, along with a Mayan-inspired lodge hall measuring 57'x72', with a seating capacity of 700 and an Opus 940 (1924) Wurlitzer Organ.³⁵ The attic story featured 22 single and 6 double bedrooms with connecting bathrooms for guests, while the basement featured a Tudor style grill room boasting a sixty-foot-long bar, barbershop, lockers, restrooms, and a six-lane bowling alley with automatic pin setters. The basement also contained a door at the northeast corner of the building that connected to the annex which housed the lodge's swimming pool in its first floor and a gymnasium in its mezzanine.

Critical Acknowledgment

In *The Architectural Forum's* September 1926 issue on fraternal buildings, the B.P.O.E. Lodge Number 878 was featured prominently in two of its three articles. In Harvey Wiley Corbett's "The Architecture of Fraternal Buildings," the first page of the three articles featured a photograph of Lodge 878's elk statue in front of the building's entrance, while R.R. Houston's "The Interior Architecture of Fraternal Buildings" concluded the last of the three-article series with praise for the building's interiors, writing:

Certainly the most unusual architectural style chosen for any of the interiors illustrated here, is that seen in the Elks' Club at Elmhurst, N.Y., where the architects, The Ballinger Co., have carried out, brilliantly and effectively, an adaptation of the highly decorative style of the ancient Maya builders of Central America. I do not know if the original architectural alliance of Masonry with the art of building corresponds with the art of building as practiced by the ancient architects of the southern half of our continent, but there is an architectural style native to our own hemisphere, and peculiarly suited, in mass for exteriors and in detail for mystery and symbolism, to the design of the mason temple today. It might well be more extensively used.³⁶

The B.P.O.E. Lodge Number 878 not only succeeded in offering the architecture of escapism in its exotically designed lodge room, but also in its other rooms as well. Given the fact that the first-floor lobbies, lounges, and dining room were open to both members and non-members alike, it is understandable that the Ballinger Company would choose a more conservative style such as neoclassical for these spaces, enabling them to convey ideals of permanence, stability, and order. Conversely, the Tudor Revival schemes found in the various club rooms located on the second floor and mezzanine level would have been ideally suited for the members' leisure pursuits, conveying masculinity and secrecy with their dark wood paneling. Finally, individual elements such as the grotesques accentuating the rafter brackets and the stained-glass rose motifs in the windows in the basement's Grill Room, would have been emblematic of the Elks' historical association with its English theatrical forebears, the Jolly Corks.

exhibited at the American Numismatics Society, the Metropolitan Museum of Art, and the National Collection of Fine Arts. Ibid.

³⁵ "Elks Lodge No. 878," New York City American Guild of Organists website: www.nycago.org.

³⁶ Houston, 139-140.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation She

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 9

Name of Property

Queens, New York

County and State

Although the Elks had originally intended to replace the one-story annex with a four-story building at a later point in time, the plan was never carried out and instead, the main building was extended with a three-story rear addition that replaced the one-story kitchen. Designed by Sidney L. Strauss (1900-1947) and constructed by Babor-Comeau & Co., Inc., this addition was completed in 1930 and provided a series of irregularly configured ancillary rooms to supplement the lodge's existing space.³⁷ Strauss, who belonged to the lodge, was a New York City architect who specialized in the design of industrial and commercial buildings and also served as the president of the New York Society of Architects.³⁸

Recent History

During the early twentieth century, the national presence of the Benevolent and Protective Order of Elks grew exponentially, with 20 new lodges opened between 1923 and 1924 (including Lodge 878) and 761,461 members by 1930.³⁹ Known for its devotion to charity and to community service, membership at the Queensborough lodge peaked during the 1960s with 6,600 members, which included businessmen, professionals, and politicians, among others, along with a staff of twenty-six; nationally, membership during this period grew to 1.5 million members.⁴⁰ According to Central Queens Historical Society member Jeff Gottlieb, the lodge also served as the center of political life in Queens between the 1920s and 1940s. Remarking on its other role in Queen's social history, Gottlieb said, "Anyone who was anything in Queens political life, whether an alderman or county leader, state legislator or congressman, had to belong to the Elks Lodge."⁴¹ Former Councilman John D. Sabini concurred, stating, "It really was the center of power for the borough for three or four decades."⁴² Among its programs and events, the annual six-day Elks Bazaar was considered the social event of the year in the greater Queens area and included a raffle of two dozen Cadillacs. In addition, the lodge also raised funds for various charities and held funerals for deceased members. In 1973, it opened up its membership to other races and ethnicities.

Between 1975 and 2001, national membership in the Elks decreased by percent, while local membership at Lodge 878 experienced a catastrophic decline of 90 percent.⁴³ By 2000, its roster counted less than 600 members.⁴⁴ In order to offset costs incurred by taxes and maintenance, the Elks began to rent out the dining hall for special events, such as Chinese weddings, Colombian quinceañeras parties, and media productions, while leasing out individual rooms for regular use by social and religious groups. For several decades the lodge room was rented out to Extreme Championship Wrestling for its events. In 2001, the Elks sold its main building to New Life Fellowship Church, while retaining its annex for its continued use (now known as Brooklyn Queens Borough Elks Lodge); recent renovations to the annex include the de-commissioning of its pool and the

³⁷ "Alterations and Additions to Queensborough Lodge, B.P.O.E." advertisement, *The Daily Star, Long Island City, Queens Borough*, November 28, 1930.

³⁸ "Sidney L. Strauss," *The New York Times*, October 25, 1947.

³⁹ *Ibid.*, 3.

⁴⁰ *Ibid.*

⁴¹ Jim O'Grady, "Neighborhood Report: Elmhurst; Paying Homage to a Symbol of a Bare-Knuckles Era," *The New York Times*, January 6, 2002.

⁴² *Ibid.*

⁴³ *Ibid.*

⁴⁴ *Ibid.*

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

**National Register of Historic Places
Continuation Sheet**

Benevolent and Protective Order of Elks, Lodge Number 878

Section 8 Page 10

Name of Property

Queens, New York

County and State

introduction of partitions for meeting space and bathrooms. In addition, following the sale of the main building to New Life Fellowship Church, both the main building and annex acquired their own independent tax lots. Improvements made since NLFC's acquisition include the renovation of rear building into a health center (2009), the renovation of the first-floor women's restroom and the introduction of a first-floor handicap-accessible restroom (2010), the introduction of a handicap lift in the southeast corner of the rear addition (2011), renovation of the basement main hall (2013), and replacement of the elevator cab and mechanics (2014). In addition, the rehabilitation of the roof has been ongoing. Today, New Life Fellowship Church uses the building for religious services and events, charitable, social, and educational programs and outreach, and low- and no-cost non-profit and small business rentals.

Conclusion

Ninety years after its opening, the Benevolent and Protective Order of Elks, Lodge Number 878 still embodies all of the hallmarks of the Italian Renaissance revival style as it was popularized in the United States starting in the 1880s. Further, its interiors with their range of period revival and exotic styles represent an innovative design solution to the "architecture of escapism" as it was manifested in fraternal order buildings during the early-mid twentieth century

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge No. 878

Name of Property

Queens, County, New York

County and State

Section 9 Page 1

Bibliography

Books and Reports

American Institute of Architects. *American Architects Directory*, edited by George S. Koyl. New York: RR Bowker Co., 1962.

Carnes, Mark C. *Secret Ritual and Manhood in Victorian America*. New Haven: Yale University Press, 1989.

Clawson, Maryann. *Constructing Brotherhood: Class, Gender, and Fraternalism*. Princeton, New Jersey: Princeton University Press, 1989.

Columbia University. *Avery Index to Architectural Periodicals*, V. I. Boston: G.K. Hall & Co., 1963.

Dillon, James. "Sun Building Designation Report," edited by Marjorie Pearson. New York: New York City Landmarks Preservation Commission, 1986.

Landmarks Preservation Commission. "102-4547 Avenue House Designation Report." New York: New York City Landmarks Preservation Commission, 1987.

Lockwood, Charles. *Bricks and Brownstone: The New York Rowhouse 1783-1929*. New York: Rizzoli, 2003.

Nicholson, James R., Lee A. Donaldson, Raymond C. Dobson, and George B. Klein. *History of the Order of Elks, 1868-1988*. Chicago: Benevolent and Protective Order of Elks, 1992.

Pidgeon, Dennis, and Kate Frankel. "Survey Report: Long Island City, Queens." New York: New York City Landmarks Preservation Commission, June 1991.

Postal, Matthew A., and Joseph C. Brooks. "Baird (now Astor) Court, New York Zoological Park (Bronx Zoo) Designation Report." New York: New York City Landmarks Preservation Commission, 2000.

Presca, Donald G. "Benevolent and Protective Order of Elks, Lodge Number 878 Designation Report." New York: New York City Landmarks Preservation Commission, 2001.

Riker, James, Jr. *The Annals of Newtown in Queens County*. New York. New York: D. Fanshaw, 1852.

Savage, Charles C. "City Center 55" Street Theater/Formerly Mecca Temple Designation Report." New York: New York City Landmarks Preservation Commission, 1983.

Seyfried, Vincent. "Elmhurst." In *Encyclopedia of New York City*, edited by Kenneth W. Jackson, 373. New Haven: Yale University Press, 1995.

Seyfried, Vincent A. *Elmhurst: From Town Seat to Mega Suburb*. New York: Vincent A. Seyfried, 1995.

Stern, Robert A.M., and Gregory Gilmartin and Thomas Mellins. *New York 1930: Architecture and Urbanism Between Two World Wars*. New York: Rizzoli, 1987.

Talman, Sandra L., and Roger W. Moss. *Biographical Dictionary of Philadelphia Architects 1700-1930*. Boston: G.K. Hall & Co., 1985.

Teitelman, Edward, and Richard Longstreth. *Architecture in Philadelphia: A Guide*. Boston: The MIT Press, 1974.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge No. 878
Name of Property
Queens, County, New York
County and State

Section 9 Page 2

Ward, James. *Architects in Practice in New York City /900-/940*. New York: Committee for the Preservation of Architectural Records, 1989.

Who's Who in America. Chicago: Marquis Who's Who, 1972.

Articles and Newspapers

"Alterations and Additions to Queensborough Lodge, B.P.O.E." advertisement. *The Daily Star, Long Island City, Queens Borough*. November 28, 1930.

Baum, Dwight James. "The Social or Athletic Club; Its Exterior Design." *The Architectural Forum* XLV:3 (September 1926): 145.

Bunch, William. "The Moose, Elk and Mason May Not Be Long For This World." *Newsday*. August 17, 1985.

Corbett, Harvey Wiley. "The Architecture of Fraternal Buildings." *The Architectural Forum* XLV:3 (September 1926): 129-134.

"Elks Lodge No. 878." New York City Chapter of American Guild of Organists website: www.nycago.org. Accessed 6/20/14.

Greene, Herbert M. "The Planning of Fraternal Buildings." *The Architectural Forum* XLV:3 (September 1926): 141-144.

Houston, R.R. "The Interior Architecture of Fraternal Buildings." *The Architectural Forum* XLV:3 (September 1926): 137-140

"How Elmhurst Got Its Name Told by Frederick Reiner." *The Queens Ledger*, March 27, 1942.

LeDuff, Charlie. "Elks (the Clubs) Becoming Extinct." *New York Times*, August 13, 2000.

Lippincott, E.E. "Benevolent, Protective, Sold: An Era Ends on the Boulevard." *New York Times*. July 1, 2001.

Neger, Peter C. "Italian Renaissance Revival Architecture in America: The Villard Houses, 1882-85." *American Art Review* 3:5 (Sept/Oct. 1976):118-124.

The Newtown Register, July 21, 1923.

O'Grady, Jim. "Neighborhood Report: Elmhurst; Paying Homage to a Symbol of a Bare-Knuckles Era." *The New York Times*. January 6, 2002.

"Sidney L. Strauss." *The New York Times*. October 25, 1947.

Maps

Hyde, E. Belcher. *Atlas of the Borough of Queens of the City of New York*. Brooklyn: E. Belcher Hyde, 1915-20.

Hyde, E. Belcher. *Atlas of the Borough of Queens, City of New York*. New York: E. Belcher Hyde, 1929.

Riker, J., Jr. "Map of New Town, Long Island" in *The Annals of Newtown in Queens County*. New York: D. Fanshaw, 1852.

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

**National Register of Historic Places
Continuation Sheet**

Benevolent and Protective Order of Elks, Lodge No. 878

Name of Property

Queens, County, New York

County and State

Section 9 Page 3

Sanborn Map Company. "Queens." New York: Sanborn Map Company, 1902.

Sanborn Map Company. "Queens." New York: Sanborn Map Company, 1914.

Smith, Ronald C.L. "Map of Elmhurst Square Situated in Elmhurst." Long Island City, New York: New York City, 1905.

Other

New York City Department of Buildings, Borough of Queens, New Buildings and Alterations Docket Book

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Name of Property

Queens County, New York

County and State

Section 10 Page 1

Verbal Boundary Description

All of the property contained in Block 2475, Lots 12 and 40 of the Borough of Queens, New York City, Queens County, New York.

Boundary Justification

The boundaries for the property encompasses Block 2475, Lots 12 and 40, containing the 1923-1924 main building, the 1930 rear addition, and 1923-1924 annex of the Benevolent and Protective Order of Elks, Lodge Number 878, that were historically used for its administration, meetings, programs, events, and recreational activities until the order sold the property and relocated exclusively to the annex in 2001.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Name of Property

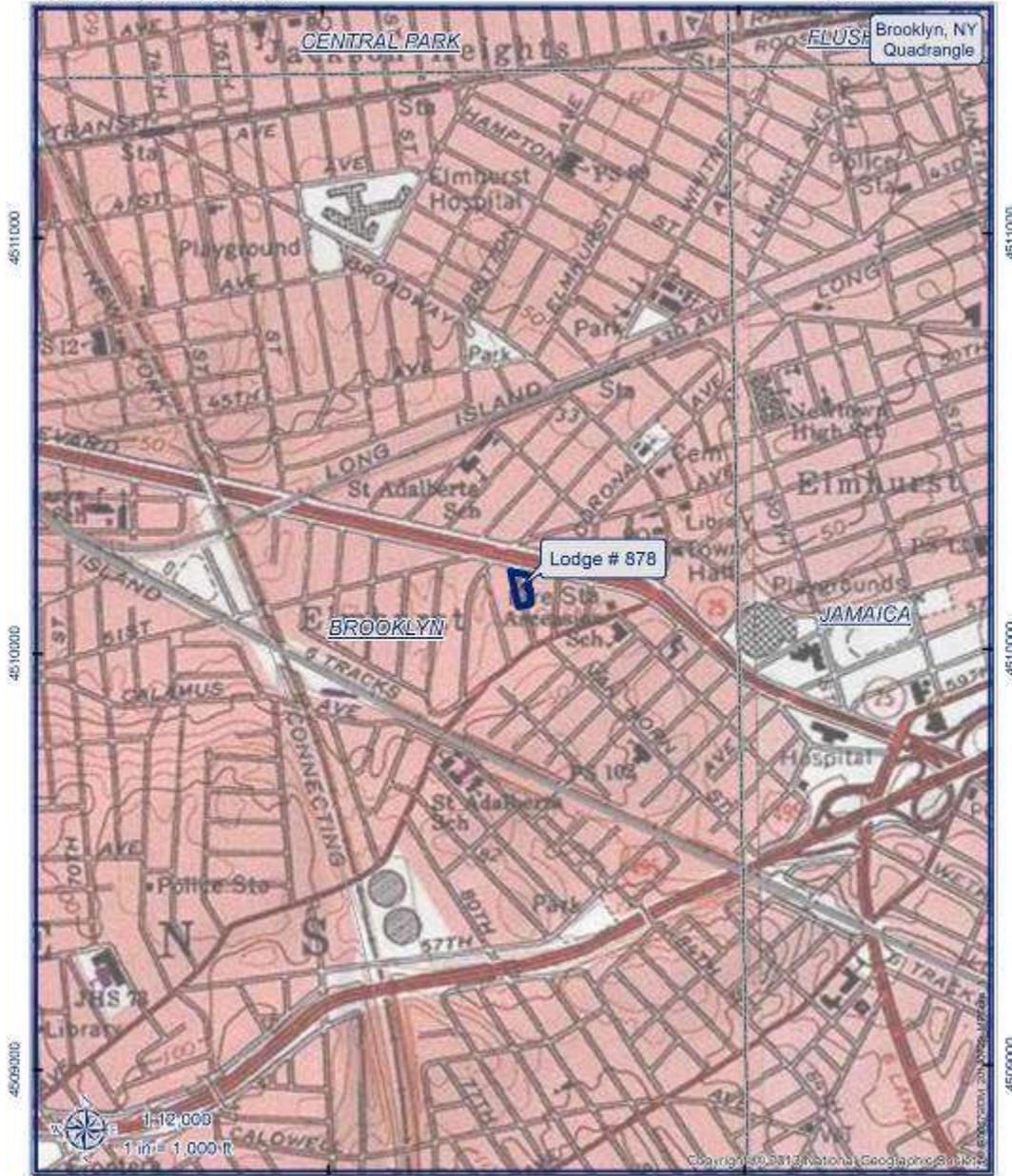
Queens County, New York

County and State

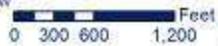
Section 10 Page 2

Benevolent & Protective Order of Elks, Lodge # 878
Queens, Queens Co., NY

82-10 Queens Blvd.
Queens, NY 11373



Coordinate System: NAD 1983 UTM Zone 18W
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Lodge # 878
 USGS Quad Index

RR Line

Tax Parcel Data
Queens Co. RPS
gis.nyc.gov/tdf/dm



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Name of Property

Queens County, New York

County and State

Section 10 Page 3

Benevolent & Protective Order of Elks, Lodge # 878
Queens, Queens Co., NY

82-10 Queens Blvd.
Queens, NY 11373



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Lodge # 878

Tax Parcel Data:
Queens Co. RPS
gis.nyc.gov/otofdm



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Section 11 Page 1

Name of Property

Queens County, New York

County and State

Additional Information

Photographer: Gregory Dietrich

Dates Photographed: 5/9/2014

Description of Photograph(s) and number:

1. Benevolent and Protective Order of Elks, Lodge No. 878, now New Life Fellowship Church.
2. Taxpayers and multi-family dwellings.
3. B.P.O.E. Lodge No. 878 Annex.
4. Multi-family dwellings.
5. Single- and multi-family dwellings.
6. Facade and west elevations.
7. Southwest and south elevations, rear addition.
8. East elevation.
9. Facade.
10. Elk statue fronting main entrance.
11. Vestibule entrance, lobby.
12. Former ladies' lounge.
13. Fireplace detail, former mens' lounge.
14. Lighting fixture detail, former mens' lounge.
15. Lobby.
16. Lobby.
17. Lighting fixture detail, lobby.
18. Dining room.
19. Stage detail, dining room.
20. Health center.
21. Basement lobby
22. Former grill room with grotesques above.
23. Basement window detail.
24. Former lodge room.
25. Former lodge room.
26. Former lodge room.
27. Lighting fixture detail, former lodge room.
28. Proscenium arch and ceiling detail, former lodge room.
29. Barrel-vaulted room.
30. Wood-paneled room.
31. Ancillary space, rear addition.
32. Attic-story hallway connecting to single-room occupancy units.
33. Attic-story hallway connecting to single-room occupancy units.

Additional Documentation

Figure 1. Project Locator and photo angle map.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Name of Property

Queens County, New York

County and State

Section 11 Page 2

Figures 2-7. Photo angle maps.

Additional Historic Photographs:

1. Elk statue and entrance, 1926.
2. Benevolent and Protective Order of Elks, Lodge 878, 1928.
3. Lodge room, 1926.
4. Proscenium arch detail, lodge room, 1926.
5. Pilaster, door/transom, and proscenium arch detail, lodge room, 1926.

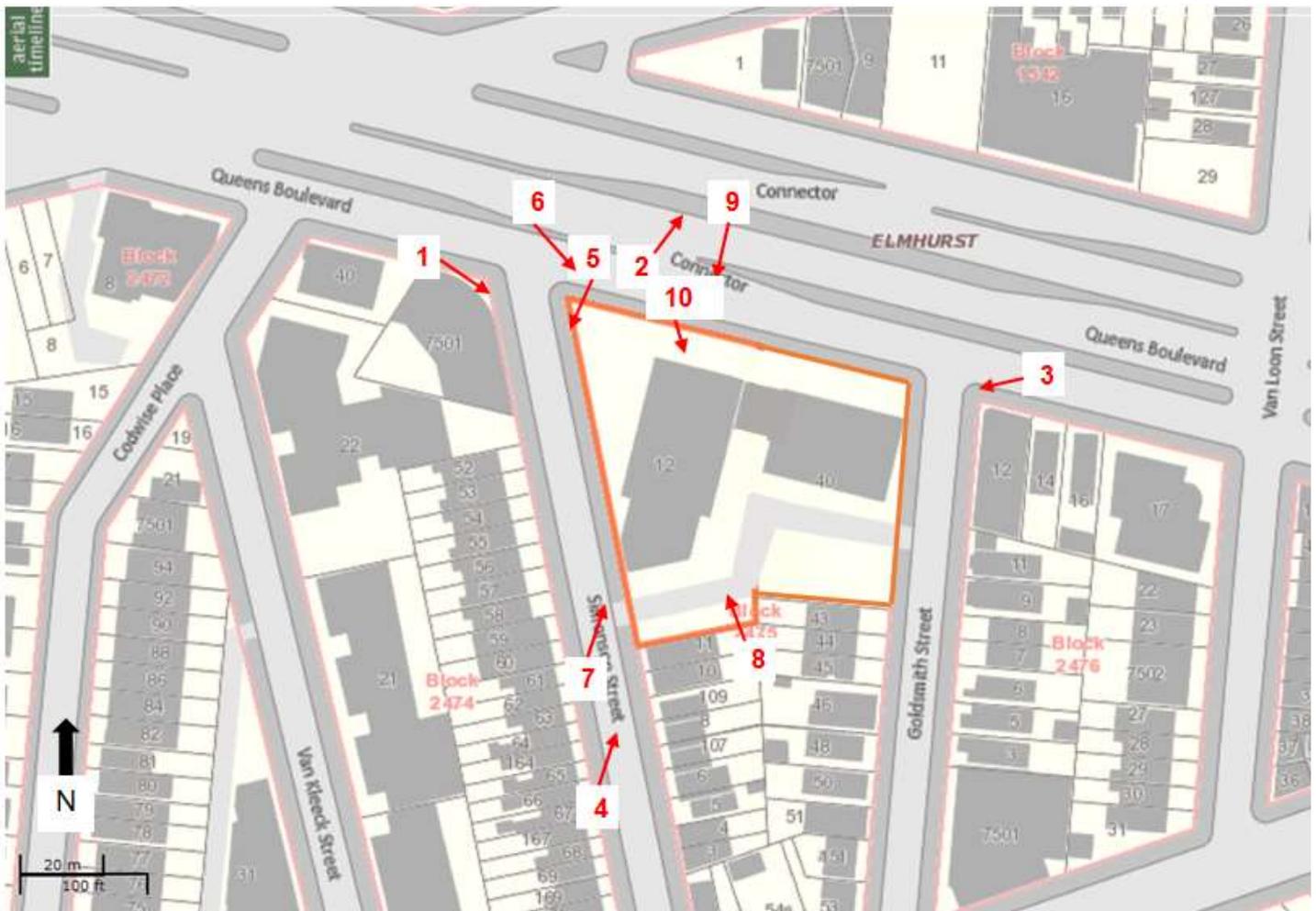


Figure 1. Project Locator and Photo Angle Map.
Base Map: NYC Oasis: www.oasisnyc.net/map

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Name of Property

Queens County, New York

County and State

Section Historic Views Page 1



Elk statue and entrance, 1926. Note original door and transom treatment.
Source: The Architectural Forum, September 1926



Photograph 2. Benevolent and Protective Order of Elks Lodge 878, 1928.
Source: New York City Chapter of the American Guild of Organists: www.nycago.org

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Benevolent and Protective Order of Elks, Lodge Number 878

Name of Property

Queens County, New York

Section Historic Views Page 2

County and State



Lodge Room: Proscenium arch detail, Pilaster and door/transom.
Source: The Architectural Forum, September 1926



NEW LIFE
FELLOWSHIP CHURCH

Open
Tues, 6P-8P
Sat, 10a-noon

P

P



Elks Lodge #1111
ELKS

HALL FOR RENT
212-478-4000 Email: b.yoon@elks.org



ENGINEERING DESIGN CONSULTANTS

STRUCTURAL, MECHANICAL, PLUMBING, PIPING SPECIALTIES
FIRE ALARMS, FIRE SAFETY, SPECIAL ELECTRICAL, COMMUNICATIONS
1000 WASHINGTON ST., BROOKLYN, NY 11238
info@edcgroup.com
www.edcgroup.com

ENGINEERING
DESIGN
CONSULTANTS



For Sale





NO PARKING
ANYTIME
FIRE DEPARTMENT
VIOLATION
FINE \$100





QUEENSBOROUGH LODGE
NO 878 • B. P. O. ELKS

82-10

New Life Fellowship Church



EXIT







CHARITY THE GREATEST OF ALL VIRTUES



EXIT

 welcome
information
registration resources





new life
FELLOWSHIP

leading people to a deep, personal relationship with Jesus



➤ MAIN OFFICES
➤ MAIN AUDITORIUM
(SANCTUARY)

MEN





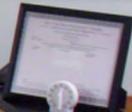
welcome to new life
STAIRS TO.







EXIT







EXIT





Emotionally
Healthy
Leadership
Conference



Emotionally
Healthy
Leadership
Conference



EXIT

Pou
B









FIDELITY

Emotionally
Healthy
Leadership
Conference

Emotionally
Healthy
Leadership









