

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

historic name Englewood I.O.O.F. Lodge No. 138 Building
other names/site number Englewood I.O.O.F. Lodge No. 57 Building / Site No. 5AH.3565

2. Location

street & number 3421, 3425 and 3427 South Broadway

n/a
n/a

 not for publication
city or town Englewood vicinity
state Colorado county Arapahoe zip code 80113-2528

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local


Signature of certifying official/Title _____ Deputy State Historic Preservation Officer _____ Date _____
State or Federal agency/bureau or Tribal Government _____ 5/27/21

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____
Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

SOCIAL/Meeting Hall

COMMERCE/TRADE/professional/specialty store

COMMERCE/TRADE/specialty store

EDUCATION/School

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS

foundation: Concrete

walls: Brick

roof: Membrane

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The 1928 Englewood Lodge No. 138 is a two-story brick masonry building with a full basement. It has a rectangular footprint measuring 50' x 120'. There is a flat roof with an arched wood and metal bow truss above an attic that diminishes in height over the meeting hall to the west. The building is located in the commercial district known as Downtown Englewood, which includes the 3300 and 3500 blocks of South Broadway. These two blocks were the historic commercial center of Englewood since the initial development of South Broadway in the 1860s. Building construction increased after the completion of the South Broadway electric rail line in 1889 and peaked through 1920 through 1950. The area is composed of one- and two-story masonry commercial buildings, largely constructed in the first half of the twentieth century. Englewood Lodge No. 138 is located on the west side of the 3400 block of South Broadway, immediately adjacent to a public sidewalk to the east. To the north, at 3401 S. Broadway, is the newly constructed two and five-story Broadway Lofts building with commercial storefronts at street level and residential housing above. To the south, the building is immediately adjacent to the Colorado State Register listed one-story 1924 Dransfeldt building at 3431-3435 South Broadway (5AH.3564). To the west, the building borders a former public alley, vacated by the city in the 1960s to serve as part of an adjacent surface parking lot.

Narrative Description

Exterior

The facade is constructed of running bond yellow tapestry brick with red tapestry brick details. Four yellow brick columns, their bases and capitals defined by simple raised bands of running and end bond red brick, carry a simple intermediate cornice formed by four courses of running, soldier and end bond courses of yellow and red brick above a central entrance flanked by two commercial storefronts.

The central entrance leads to a stair hall providing access to the basement and second floor levels. Above the door is a fixed translucent-glass transom panel with an older, though not original, shadowed gold-lettered sign reading "THE ODD FELLOWS BLDG AND INVESTMENT CO." and the street number "3425." Below, a later glass- and metal-frame entrance dating to the 1950s-70s includes a single pedestrian door, two sidelights, and a secondary transom. Signage on the glass of the entry door identifies the current tenants, the "Actors Academy" and the "Rocky Mountain Theatre for Kids."

The north storefront was partially altered by the addition of a glass and metal-frame storefront system in the 1950s-70s; the south storefront had more minor modifications. Both have inset entrances with a wood panel wall at left. To the rear are later panel and glass entry doors with transoms, the north entry door with a single sidelight. Five courses of stack bond masonry appear beneath the main storefront windows, a glazed white brick below the south storefront, with a central recessed ventilation panel, and dark red glazed brick below the north. Original transom panels with translucent glass appear above both the north and south storefront windows.

At the second story level, two pairs of double-hung one-over-one windows appear over each storefront. The original window frames were refurbished and fitted with replacement sash inserts as part of the recent NPS-approved Federal Tax Credit Rehabilitation project undertaken by the current owners.

Beneath the windows, vertical red brick header courses extend from the intermediate cornice to the windowsills above, defining a central rectangular spandrel panel flanked by two smaller square panels. Each window pair has red brick rowlock sills and a framed header course above. Staggered courses of red brick quoins flank the window pairs and wrap both corners of the building's second floor. Above the corner quoins, a second intermediate cornice combining running, soldier and end bond courses of red and yellow brick runs horizontally and then angles up to form a faux low-pitch gable centered above the building's sign panel and entrance. Above the two outer window pairs are raised red brick frames with herringbone brick infill.

A stucco sign panel is set in a decorative raised red brick frame with arched head. Within the sign panel, painted sheet metal forms an inset frame, the letters "IOOF," three chain links symbolizing friendship, love and truth and the date "1928."

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Above, at the top edge of the parapet wall, two courses of red brick define a staggered horizontal and partially inset roofline with a faux, low pitch gable centered over the building entrance.

A large, two-sided sheet-metal sign hangs perpendicular to the facade over the building entrance. City building permits indicate that the sign structure was installed in the 1950s. It consists of upper and lower horizontal panels attached to the masonry wall with metal brackets and guy-wires. Between them is a vertical neon sign reading "IOOF." The top panel displays "Englewood" in painted script, three gold chain links symbolizing friendship, love and truth outlined in neon, and the number "138." The bottom panel frames a white backlit plastic sign panel that is currently blank.

The west (originally alley) side displays red brick masonry, now painted red. It incorporates rear service entrances to both storefronts above a cast concrete landing. Both entrances have seven fixed vertical light transoms and recessed glass and metal frame entry doors. A new metal railing appears at the both sides of the stair and the edge of the landing, extending north to form a fire escape that rises a half-story to a steel fire exit door with the painted address "3425." This door provides access to an interior exit stair from the rear of the main second floor meeting hall. Above, a former meeting hall exit door has been infilled with a blind panel. Five former windows on the first floor have also been infilled with blind panels. At the second floor level, there are four double-hung one-over-one wood windows, two on either side of the interior dais on the west wall of the IOOF meeting hall. The original window frames were refurbished and fitted with replacement sash inserts as part of the recent NPS-approved Federal Tax Credit Rehabilitation project undertaken by the current owners. The former alley side also displays a metal-screened ventilation panel, two brick chimneys, surface-mounted utility panels and lines and a number of security light fixtures. Concrete paving appears across the width of the building.

Both the north and south sides of the building are party walls of plain red brick masonry, visible above the one-story Dransfeldt building to the south and behind a new two-story section of the building to the north, above an adjacent gated service yard. On both sides, four double-hung one-over-one windows light the second-floor meeting hall. On the south wall, five windows also light south-facing second-floor offices and service rooms and two light the attic space. North-facing windows that originally lit the front offices, meeting hall anterooms and attic are now encapsulated behind the new adjacent building. On the interior, all of the original window frames and sash were retained, with the transparent glass replaced by opaque glass. Also to the north, two former first floor windows near the rear of the building were infilled with blind panels. All windows not encapsulated by the new building to the north were refurbished and fitted with replacement sash inserts as part of the recent NPS-approved Federal Tax Credit Rehabilitation project undertaken by the current owners.

Interior

The building largely retains its original floor plan. The two retail tenant spaces occupy the length of the building from the street to alley, each with a straight stair run to the basement. Both are single large rooms with some later partition walls and retail fixtures. Original plaster walls and ceilings are the only original interior features that survive within the two street level commercial spaces. In the south retail unit, a new partition wall was added running east to west, to provide access to a new elevator lobby behind the historic central staircase, where a new elevator provides access to the basement and to the second floor hallway.

Immediately inside the central entry door is a stair hall landing flanked by large historic framed blackboards. A new door opening, set within the historic south frame and blackboard, leads to the new south elevator corridor discussed above. The large open staircase rises to an intermediate landing and then turns northward to a large second floor entry hall above. All the staircase details remain intact, including simple newel posts, balusters and banisters.

On the second floor, a hallway wraps around three sides of the top of the staircase. To the south and east, doorways with provide access to and connect the interiors of the five offices; fixed single pane windows transmit light from the offices to the hallway. The new elevator entry appears unobtrusively in a hallway location formerly occupied by a service doorway. To the west is a small cloakroom. North and west of the hallway is the formal anteroom to the main meeting hall; to the south are restrooms, other small service rooms and stairways that provide access to the attic and the meeting room stage. The offices, lodge anterooms and meeting hall include original oak and maple wood floors, baseboards, doors, door and window frames. At the west end of the second floor is a large, clear span meeting hall with a small raised stage. Two types of original pendant light fixtures survive in the lodge hall and anteroom. There are no features of note in the unfinished attic, which served as a storage area.

Inside the central front entrance, to the right of the formal staircase, a straight-run stair leads down to the basement. Two small sitting rooms flank the basement hallway, one for the Odd Fellows and one for the Rebekahs, the women's auxiliary

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of the organization. Each has an original brick fireplace with decorative mantel. The north Odd Fellows' fireplace features stucco with exposed red brick details surrounding the buildout, frame, and a central panel. The central panel is painted with the legend "F L T," the three chain links symbolizing friendship, love and truth and the date "AD 1928." The Rebekahs' fireplace, now painted white, has simple geometric details that relate to the facade. The front and rear of the basement includes functional utility and storage rooms, an informal dining hall and kitchen with no features of note.

Alterations

The following alterations were made to the building as part of the recent NPS-approved Federal Tax Credit Rehabilitation project undertaken by the current owners. On the exterior, some previous storefront changes were altered or replaced with new materials more compatible with the original details and the windows replaced in-kind. On the interior, in order to add an elevator for disabled access to the basement and second floor, a new door opening was created within the south blackboard at the foot of the entry stair hall. Behind, a hallway created by a new partition wall running east to west in the south commercial unit leads to a small elevator lobby behind the historic central staircase. Service rooms at the center of the second floor were altered to accommodate the new elevator. Two second-floor restrooms were relocated and designed to new standards of use with all new materials and fixtures. All other surviving original details were retained as part of the recent NPS-approved Federal Tax Credit Rehabilitation project undertaken by the current owners.

Integrity

The Englewood IOOF Lodge No. 138 retains a high level of integrity. The building is in its original *location*. The building retains its historic design on both the exterior and within the key interior spaces.

The building largely retains its historic *setting* on the core commercial block of 3400 South Broadway, which, across the street and to the south, entirely retains its essential scale and form. The only major change in its larger setting is the new building to the north, built on a lot that has been empty since the 1980s. This new building was designed to respect the historic building. The South Broadway wing of the new building is the same height as the historic Englewood Lodge building and, where the buildings adjoin, the new building is set back slightly behind the historic IOOF building. The five-story portion of the new building is set back from South Broadway, behind the rear elevation of the Englewood IOOF Lodge building, and faces north on Englewood Parkway. The new building includes a gated utility yard along the north side of the Englewood IOOF lodge, thus retaining the historic window openings within the main second floor meeting hall above.

Few aspects of the *design* were altered with exception of the storefronts, to which relatively minor partial modifications were made between the 1950s-70s. Recent tax credit work restored the recessed entrance of the north storefront, giving the façade a more appropriate appearance. Also as part of the recent tax credit work, an elevator was thoughtfully installed behind the stairs. A small hallway to access the elevator was created but encroaching on a small portion of the south commercial space. However, this does not impact the visual effect of the foyer or commercial space. Installation of this did remove some historic material, but only in secondary spaces. Windows were also replaced but with in-kind materials. Outside of this the property maintains a large degree of its *material* integrity with brick wall cladding, wood floors, wood door and window fixtures and other materials. *Workmanship* is clearly evident in the brick detailing of the façade, the handsome fireplace in basement room, and many other features such as the art-deco style lighting fixtures in the ballroom. Although there are new uses in the upstairs area the building continues to be a mixed-used commercial building with street-level business in open commercial spaces. Although the upstairs no longer serves as fraternal meeting space, the second story has not been altered for new uses. The upstairs continues to have its historic arrangement of spaces and details like stage and ballroom. Therefore, the property has strong integrity of *feeling* and *association*.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

COMMERCE

Period of Significance

1928-1971

Significant Dates

1928

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Independent Order of Odd Fellows

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

Fraternal organizations played a significant role in the lives of members across the United States in the late nineteenth and early twentieth century. During the westward expansion in Colorado, they offered companionship and the security of medical, burial and survivors' benefits in often-hazardous working conditions. The Independent Order of Odd Fellows (IOOF) Englewood Lodge No. 138 united prominent Englewood businessmen, professionals, merchants and city officials with local workingmen employed in a wide variety of trades. The Englewood Lodge No. 138 building offered members a congenial setting for lodge meetings, dances, parties and meals and served as a venue for similar community events.

Criterion A: Social History

The Englewood IOOF Lodge No. 138 is locally significant under Criterion A for Social History as a result of its long association with the IOOF and the larger Englewood community. The period of significance dates from the building's construction in 1928 to 1971, in keeping with National Register guidelines. In 1995, the Englewood IOOF Lodge No. 138 was renamed High Plains Lodge No. 57 and relocated to Aurora.

Criterion A: Commerce

The Englewood IOOF Lodge No. 138 is also locally significant under Criterion A for Commerce, for its use as a commercial building on Englewood's main business street, with important long-term local tenants such as Englewood Hardware and the Buy-4-Less Drug Store.

The National Park Service made a determination of eligibility for National Register Listing of the Englewood IOOF Lodge No. 138 building on June 28, 2016 (Federal Historic Preservation Tax Credit Project #34,355).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Social history

The Colorado Independent Order of Odd Fellows (IOOF)

After the discovery of gold in 1858 at the confluence of the South Platte River and Little Dry Creek, fortune seekers flooded into what is now Colorado. Far from the safety of home, many found support in fraternal organizations. Those from existing lodges in the east founded new lodges upon their arrival and introduced others to membership. The lodges provided social activities, fellowship and friendship along with practical benefits -- information about job opportunities, disability payments, death benefits and support for widows, orphans, the aged and destitute. The rapid growth of groups like the Independent Order of Odd Fellows (IOOF) in the Kansas and then Colorado Territory brought some sense of security amidst the perils, hardships and uncertainty of frontier life.

According to the website of the Manchester Unity of Oddfellows, the Odd Fellows originally appeared in England, reportedly in 1066. The organization is said to be a remnant of the medieval trade guilds. In 1810, the English government officially recognized the Manchester Unity of Oddfellows. The Odd Fellows name itself is attributed to various sources related to the guilds or fellowship.

In 1819, London-born Thomas Wildey and four members of Manchester Unity established the first North American IOOF lodge in Baltimore, Maryland -- Washington Lodge No. 1. A yellow fever epidemic and mass unemployment prompted the groups' dedication to "Visit the sick, relieve the distress, bury the dead and educate the orphans." The IOOF is sometimes referred to as the "Three Link Fraternity" as the group's motto is "Friendship, Love and Truth," symbolized by three links of a golden chain. They are dedicated to "Striving to make the world a better place in which to live," and their objective "To Improve and Elevate the Character of Mankind." The IOOF draws many of its teachings from the Bible, but is non-denominational. Members were asked only to confirm that they believe in a "Supreme Intelligent Being, the Creator and Preserver of the Universe." Like other fraternal organizations, the IOOF is comprised of multiple orders or degrees, lodge sub-groups to which members are successively elected. Each order or degree reflects a more specific organizational goal related to education, public service, philanthropy and recreation. In 1851, with the inception of the Rebekah Degrees, the IOOF became the first national fraternity to include both men and women members.

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Shortly after the beginning of the Colorado gold rush, four card-carrying IOOF members gathered and requested initiation for a new lodge from the nearest established Grand Lodge in Kansas Territory. On September 19, 1860, the Grand Lodge of Kansas instituted Peak Lodge No. 12 in Denver City, Kansas Territory. Following the 1861 establishment of the separate Colorado Territory, the Kansas Grand Lodge granted the Peak Lodge's request to change its name to Colorado Lodge No. 1.

Following the establishment of the Colorado (later Union) Lodge No. 1, the Rocky Mountain Lodge No. 2 was formed in Central City, the Colorado Lodge No. 3 in Black Hawk and the United Lodge No. 4 in Denver. With the formation of these four individual lodges within the Colorado Territory, the North American Sovereign Grand Lodge in Baltimore, Maryland, authorized the formation of The Grand Lodge of Colorado on October 30, 1867, nine years before statehood was granted on August 1, 1876.

Colorado IOOF lodges were originally numbered in the order in which they were instituted, but since lodges consolidated in later years, these numbers are no longer a reliable indicator of the sequence of their establishment. Many lodge names corresponded with the towns in which the majority of their members lived, or where their meetings were conducted. In other cases, perhaps where members were drawn from multiple towns ("Centennial Lodge," for example, was located in Moffat according to IOOF records but met in Saguache) or simply out of preference, lodges took on other inspirational names like "Excelsior" (No. 121, Eaton), "Samaritan" (No. 133, Sugar City) or "Friendship" (No. 134, Alamosa).

As the Colorado mining industry began to diminish in the early 20th century, IOOF lodges located in mountain mining communities began to close or consolidate. Blackhawk Lodge No. 5 became the first IOOF lodge to close its doors in 1913. Grand Master Norman stated, under "Surrender of Charter" in the 1913 *IOOF Journal of Proceedings of the Grand Lodge of Colorado*:

Colorado Lodge No. 3, situated at Black Hawk and instituted nearly a half-century ago amid the stirring days of the infancy of that once wonderful mining camp, and which earned for itself an enviable reputation for relieving the distressed, visiting the sick, burying the dead and assisting the widow and helpless orphan, after a hard struggle was forced to surrender its charter by reason of the closing of the mines and the removal of its membership to other mining districts. No. 3 had an eventful career. It gave to this Grand Lodge some of its brightest minds... Colorado No. 3 owns a splendid brick business block situated in the center of town, with two lodge halls above... I appointed Wm. Mitchell, Past Grand, as agent of the property, with directions to rent the same and to forward whatever money he received to me... The deeds to the property are in my hands, and the charter, books and other effects are in the Grand Secretary's hands.

Each annual journal of the meetings of the Grand Lodge proceedings faithfully recorded the surrender of charters and the consolidation of lodges with waning membership rolls. Depending on the nature of an IOOF building's financing and ownership, some lodge buildings reverted to the Grand Lodge or were sold to private owners. The Grand Lodge made every effort to acquire IOOF-specific regalia, furnishings, and records, either to donate to other lodges for use or to certify their destruction.

In the post-World War II years, membership attrition was speeded by the advent of television and the assumption of many IOOF organizational benefits by the federal and state government, private insurance companies, labor and trade unions and other public and private homes for those in need of care.

The IOOF still remains active in Colorado. In Cañon City and Loveland, the Grand Lodge of Colorado operates eight varied facilities to meet the needs of elderly and disabled residents. A portion of the Cañon City property was also donated for the construction and operation of an independent hospital. These facilities are a continuation of the work of the Grand Lodge "Home," established in Cañon City in 1912, the same year as the original founding of Englewood Lodge No. 138. At that time, land was acquired for a home serving the destitute, elderly and orphaned children of the organization. It included a farm that produced agricultural crops for its own consumption and sale. IOOF members throughout the state assisted with contributions of cash, labor and supplies. This original "Home" is still occupied, surrounded by an original park, well designed and maintained buildings, and even farmland -- all still operated for the benefit of those in need. Today's IOOF remains international in scope, with around 5,000 lodges in approximately 26 countries.

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Seven buildings built by or used as Colorado IOOF lodge meetings are listed in either the National Register of Historic Places or the Colorado State Register of Historic Properties. These include, in chronological order, Centennial Lodge No. 23 of Moffat, which met in the Dunn Block Building Saguache (1874)(State Register 5SH.1901); the Aspen Armory Hall / Fraternal Hall, home of the Aspen IOOF Lodge No. 59 (1892)(National Register 5PT.36); the Russell Gulch Lodge No. 41 in (1895)(National Register 5GL.125); Valentine Lodge No. 47 in Meeker (1897)(National Register 5RB.2245); Elders Lodge No. 11 in Las Animas (1899)(State Register 5BN.466); Roan Creek Lodge No. 125 in De Beque (1900)(National Register 5ME.6937); Coal Creek Lodge No 32 (1908)(State Register 5FN.1769); and, Loveland IOOF Hall National Register listed as contributing building to the Downtown Loveland Historic District (5LR.5091).

In addition to their legacy of lodge buildings throughout the state, since a primary mission of the group was to "bury the dead," the IOOF also established a number of historic cemeteries including Central City (5GL.7.522) and Russell Gulch (5GL.113).

Englewood IOOF Lodge No. 138

Despite the closure of a number of Colorado IOOF lodges in the mountains due to a decline in mining, the organization continued to grow in economically prosperous locations. On December 13, 1912, Englewood was established as the 138th IOOF lodge established in the state of Colorado. Its charter was formally granted on October 29, 1913, at the forty-sixth annual meeting of the Grand Lodge held in Grand Junction. Lodge No. 138 was founded and originally conducted meetings at Biven's Hall, a popular social and entertainment venue located on the second floor of 2999 South Broadway at the southwest corner of South Broadway and West Cornell Avenue in Englewood (demolished, date unknown). In a section titled "Early Service Clubs" in *A History of Englewood, Colorado*, the six charter members of the lodge were hall owner A. Bivens, William P. Williams, P.G., H.E. Monk, James E. Cullison, Uriah H. Swisher and Martin Goodwin. State Grand Master J.M. Norman formally instituted the new lodge, stating, "The lodge is composed of the very best men in the city of Englewood and we predict for it a splendid career."

"What is your occupation?" was one of seven qualifying questions for membership, providing an interesting glimpse of Englewood residents. Lodge No. 138 members from 1912 to 1939 included prominent Englewood businessmen, merchants and city officials. The majority, however, were working men: clerks and bookkeepers; grocers, butchers and other shopkeepers; ice and coal distributors; truck drivers; farmers; a broad group of construction workers such as cabinet makers, carpenters, brick masons, plasterers, painters, paper hangers, sheet metal and cement workers, plumbers, electricians, shinglers, steam fitters and laborers; printers; tanners, machinists and tool-makers; tramway and railroad workers; auto mechanics and service station operators; and a handful of morticians, physicians and surgeons.

In November of 1921, the Englewood Lodge purchased land for the construction of its own lodge building. The site chosen was four blocks south of its original Biven's Hall location on the west side of the 3400 block of South Broadway in downtown Englewood. The two lots were purchased from E.J. Johnson, who had bought the land from Jacob C. Jones.

In the early 1880s, Jones purchased a portion of the original Thomas Skerritt homestead located north of Hampden Avenue and west of Broadway. He lived on and farmed the land, became active in local politics and was elected the first mayor of Englewood in 1903 on a prohibition ticket. Through the 1920s, Jones also leased portions of the property to the Tuileries Amusement Park, the National Film Company and the Alexander Film and Aircraft Manufacturing Company, among others.

The creation of downtown Englewood was driven by the development of the South Broadway roadway between Cherry Creek to the north and Hampden to the south. The work was authorized by Arapahoe County after Thomas Skerritt and twenty-two other farmers along the South Platte petitioned for a new roadway to speed delivery of their produce to market in Denver. Though the street facilitated an early connection with the city to the north by horse, carriage and wagon, horse-drawn and cable trolleys never extended farther south than Alameda Avenue, over four miles to the north. It wasn't until December 25, 1889, that the Denver area's first electric trolley reached what is now Englewood. A photograph of that date shows two isolated buildings north of what is now Hampden Avenue. The rest of the scene is fenced open land with scattered trees and a placid, but unpredictable, Little Dry Creek. Frequent flooding of Little Dry Creek to the south and the undivided 45-acre site controlled by Jones to the north hampered downtown growth. It wasn't until the 1920s that the entire downtown area was under active development. The Sanborn Fire Insurance map of 1933 is the first to show both sides of the 3400 block of South Broadway largely filled by commercial buildings bordering a public sidewalk.

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In 1928, Englewood Lodge No. 138 completed the construction of its new lodge building at 3425 South Broadway. Since research copies of the *Englewood Herald* begin with the issue announcing the grand opening of the lodge, it was not possible to establish the reasons for the seven-year delay since the purchase of the land, but it can probably be attributed to delays in fundraising.

On the front page of the 14 June 1928 issue of the "Colorado in Paragraphs," a digest of short articles syndicated in newspapers throughout the state, noted "Englewood Odd Fellows formally opened their new \$45,000 temple with a banquet and dance recently. The new building was built and financed entirely by the local lodge." The 1928 *Grand Lodge of Colorado Journal of Proceedings of the Sixty-First Annual Session* stated, "Opening of their new home participated in by the community at large as well as the membership of the Order. A splendid program and a fine banquet greatly enjoyed and appreciated by a fine crowd."

The 14 June 1928 issue of the *Englewood Herald* described the events in an article entitled "New Odd Fellows Building Here Formally Opened with Banquet, Addresses and Entertainment; Attorney General and Grand Master of Lodge in State are Among Speakers:"

Some 300 Englewood people attended the banquet in the banquet room of the new Odd Fellows building. Following the banquet, which was served by members of Pearl Rebekah Lodge No. 68, an entertainment was given in the hall upstairs and the remainder of the evening was spent in dancing.

With the opening of the building Englewood acquired one of the finest lodge structures in the state. The building comprises two stories and a basement and will be used by many local lodges and organizations in addition to the Odd Fellows. The basement has been equipped as a banquet hall while the first floor has been divided into two store rooms and the upstairs is devoted to the hall...

Among the speakers were Mayor J.E. Abbott; A.E. Ferguson; Miss Lillie Lamont, grand secretary of the Order of the Rebekahs; Roy D. Shattuck, Grand Master of the Odd Fellows of Colorado and W.L. Boatright, attorney general...

Declaring that the new building is a credit to Englewood Mayor Abbott offered congratulations to the Odd Fellows for their efforts in making the structure possible. He told of the many obstacles the lodge had had to overcome before making a start on the building and predicted that the Englewood organization would soon be recognized among the strongest in the state.

"One of the best evidences of what fraternalism means to Englewood is before you in this splendid building," Mr. Ferguson asserted in a brief talk on "What Fraternalism means to Englewood." "By no other means but fraternalism could so fine a building have been created for this purpose," he declared. "It has been said that the work of the world has been done by groups and certainly there has been no greater work than that done by fraternal groups."

Miss Lamont offered her best wishes for the future growth of the local lodge and explained the relationship between the Odd Fellows and the Rebekahs.

Sketching the development of the Odd Fellows from the time of its foundation in Baltimore 109 years ago, Grand Master Shattuck pointed out the immense growth the organization has made and the power for good it has become. The Odd Fellows have always kept pace with the development of the United States, he declared, asserting that such undertakings as that of the Englewood lodge best exemplified the spirit of progress of the order.

The speaker stated that he had recently visited many lodges of the state and found none with a home superior to that constructed by the Englewood lodge.

"There is nothing more conducive to the development of community spirit than fraternalism," Attorney General Boatright declared in the concluding address of the evening in which he congratulated Englewood on having a progressive and far seeing lodge of Odd Fellows.

Every forward step of civilization has come as the result of the association of people among themselves and their desire to exchange ideas, Mr. Boatright stated in showing how important a place fraternal organizations have had in the history of the world. He attributed the development of the United States from lowly beginnings to its present leading position, with superior conditions, better schools and improved transportation facilities to the fraternal spirit found among its people.

In 1913, the first full year of lodge operations, there were 35 contributing members in Englewood and 14,375 in the IOOF statewide. By 1928, the year that the Englewood Lodge building was completed, Englewood membership was 159 and statewide membership rose to 15,637. On November 5, 1949, twenty-six women associated with the Englewood IOOF

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lodge formed Englewood Rebekahs Lodge No. 19, a women's auxiliary organization. The lodge number was adopted from Fidelity Lodge No. 19, a then-defunct early Rebekahs Lodge in Central City.

However, beginning in the late 1940s, membership in the Colorado IOOF began to decline. In 1948, statewide membership dropped to 12,394. On July 28 of that year, Grand Master Charles Nehring consolidated the thirty-member Littleton Lodge No. 90 (1890) with Englewood Lodge No. 138, then with 188 members. By 1976, Englewood had only 48 members and statewide membership had dropped to 4,385. In 1978, another consolidation took place. On March 15, 1978, Grand Master Daniel V. Morse of the Grand Lodge of the Independent Order of Odd Fellows of Colorado consolidated Capital [formerly Burnham] Lodge No. 57 (location unknown) and Englewood Lodge No. 138, and instituted them into a new lodge to be known as Englewood Lodge No. 57. It was announced that the new lodge would meet each Wednesday evening in the Odd Fellows Hall in Englewood and they would retain the present officers of the former Englewood Lodge No. 138 as their new officers for the present term. On May 19, 1982, Tri-County Lodge No. 33, itself the product of previous consolidations, was consolidated into Englewood Lodge No. 57. On October 9, 1995, the name of Englewood Lodge No. 57 was changed to High Plains Lodge No. 57 and lodge meetings relocated to Aurora, where it survives to the present day.

Commercial Tenants, Englewood IOOF Lodge Hall No. 138

Like many fraternal orders, the Englewood Lodge welcomed other fraternal and social organizations to conduct their own meetings in the IOOF second floor meeting hall and basement dining hall. But unlike other orders, IOOF Lodges usually incorporated offices and retail spaces into their lodge halls to provide income for the organization. The Englewood IOOF Lodge occupied a prominent office and retail location in the core downtown block of 3400 South Broadway.

In 1928, the initial ground floor retail tenant at the north storefront (3421 street number) was the Snodgrass grocery, the sixty-sixth Colorado store of the Snodgrass Food Company chain. Graham Furniture, which subsequently constructed its own building just north of the IOOF in the 1930s, was located in the south storefront at 3427 South Broadway.

In May of 1932, Englewood Hardware moved into the south storefront (3427 street number). Previously located at 3464 South Broadway, the store moved northward after suffering major losses from two major Little Dry Creek floods. Englewood Hardware had deep roots in the community, its origins in a 1910 tin shop opened by Henry Monk. Monk fabricated pails, tubs and pots and stocked other items to supply the farming community including horseshoes, small implements and tools. After passing through the hands of several owners, Englewood Hardware was purchased in 1924 by L. Norval Pearce.

In 1930, Mrs. Maud Coffey acquired a partial interest in Englewood Hardware and, in 1942, bought out Pearce's interest to become sole owner. She ran the store as a family operation with her sister. The store and family were active members of the larger community. Two of the most memorable historic photographs of the IOOF building depict the building hung with patriotic bunting for a community celebration, one including Englewood Hardware's parade float in the foreground.

During World War II, a freestanding annex was built at 3427 Acoma, directly behind (west of) the IOOF. In 1953, the Annex was expanded and became the primary hardware store while the IOOF location was dedicated to housewares and gifts. According to life-long Englewood resident Beverly Simon, who wrote a brief history of the store, "The firm had the reputation of one of the finest and unique operations in the west." Simon also relates:

Maud Coffey was a most active business woman and a contributing member of the community. She served as president of Business and Professional Women [a local Englewood women's group] and was most successful in promoting Englewood as "The Carnation City" through the Chamber of Commerce.

With Coffey's retirement, her nephew John Pearce operated the two stores until the 1980s, when the Englewood Urban Renewal Authority demolished the 3300-3400 blocks of Acoma, including what was then the main Englewood Hardware building, as part of a larger downtown redevelopment project. At that time, the store then left the IOOF location, moved to West Hampden Avenue and continued to operate there until supplanted by national hardware chain stores.

Buy-4-Less Drugs, located in the 3421 storefront, was also a long-time tenant. The drugstore, part of the Buy-4-Less Drug System, Inc. chain, began operations in the IOOF building in December 1935. The store benefited the Englewood Herald, next door to the south, which ran its regular full-page sales advertisements. It advertised "We Bring Downtown Prices to You," inferring that the best store prices, normally available only in higher volume downtown Denver stores,

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would now be available in Englewood. In addition to its pharmacy, Buy-4-Less sold toys, candy, cigarettes, cigars, toilet articles, electrical good and wine and liquor. It was remembered fondly by Englewood residents for its premier soda fountain, whose prominent signboard appears in a historic 1930s photograph of the IOOF building. Buy-4-Less remained at the IOOF location at least until 1962, when it still appears in city directories.

In addition to the IOOF storefronts, the second floor offices also had notable occupants.

Attorney C.C. Conant occupied an upstairs office from its opening until the late 1960s. A descendent of Roger Conant, founder of Salem and the first governor of the Massachusetts Bay Colony, he was a prominent local attorney closely associated with the city of Englewood and the Englewood Chamber of Commerce. He and two associates won a memorable legal battle in which Englewood fought off annexation by Denver in 1926 and traveled to Washington, DC in April of 1936 to secure the post office building for the city. Conant became a member of the IOOF on June 15, 1921.

Founded in 1921, the Chamber of Commerce, moved into the IOOF building upon its completion, perhaps because of the C.C. Conant legal offices. In 1930, the Chamber moved into offices at City Hall, at that time located in the former Alexander Film building at 3385 S. Broadway, one block north of the IOOF. The Chamber played an important role in Englewood development in cooperation with the city and other civic groups. The group attracted the General Iron Works to the city (a major employer in the City until the 1980s), formed a committee to open a local bank, helped win federal funds that employed 185 men on street work and Little Dry Creek flood control, helped secure the new post office building and a CCC camp on Cherry Creek and aided in starting the Federal Housing program in Englewood, among other projects. In the 1950s, the Chamber was actively involved in establishing secure and senior water rights for Englewood.

A lack of reference materials makes it difficult to provide a complete record of building tenants. Addresses were not shown in state business directories until 1935 and later records are incomplete. However, by the early 1970s, the development of Cinderella City just west of Downtown Englewood, initially the largest shopping mall in Colorado, had drained the 3300-3500 blocks of commercial vitality. When the current owners purchased the building in 2014, the IOOF storefronts were occupied by a small independent hobby shop and used furniture store. The south storefront is currently occupied by a hair salon; the north storefront is currently available for lease; and, the basement and second floor are currently occupied by the "Actors Academy" and the "Rocky Mountain Theatre for Kids."

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Developmental history/additional historic context information (if appropriate)

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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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government

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designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): Site #5AH.3565

10. Geographical Data

Acreage of Property .1430 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude
Datum if other than WGS84: _____
(Insert additional points as needed.)

1 3
Latitude Longitude Latitude Longitude
2 4
Latitude Longitude Latitude Longitude

or

UTM References
Datum:
NAD 1927 _____ or **NAD 1983**
(Insert additional UTM references as needed.)

1 13S 501032 4389408 3
Zone Easting Northing Zone Easting Northing
2 4
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)
The Englewood IOOF Lodge No. 138 Building is located at 3421, 3425 and 3427 South Broadway in Englewood, Colorado, on Lots 42 and 43 of Block 1 (one) of the Enwood Addition, City of Englewood.

Boundary Justification (Explain why the boundaries were selected.)
The nominated area includes the parcel of land historically associated with the Englewood IOOF Lodge No. 138 Building.

11. Form Prepared By

name/title Diane Wray Tomasso, Consultant

organization _____ date April 6, 2021

street & number 3058 S Cornell Circle telephone 303-552-8254

city or town Englewood state CO zip code 80113

e-mail dwtomasso@gmail.com

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

HISTORIC PHOTOGRAPHS

Photo No. Photographic Information

HP1	A c1936 South Broadway street scene with the Englewood IOOF Lodge No. 138 Building pictured at far left. The three buildings to the right have since been demolished. The land immediately adjacent to the Englewood IOOF Lodge is now occupied by the new five-story Broadway Lofts building. The remaining land to the north forms part of the current Englewood Parkway, created by widening Girard Street during a 1980s urban renewal project. Source: Englewood Public Library Collection Photo EPL0001853-01.
HP2	A c1935 photo of the Englewood IOOF Lodge No. 138 Building with an Englewood Hardware float for the Englewood Days Parade in the foreground. Source: Englewood Public Library Collection Photo EPL0001669-01.
HP3	A photo of the Englewood IOOF Lodge No. 138 Building dating to the late 1930s. Englewood Hardware appears in the south storefront at left; Buy-4-Less Drugs appears in the north storefront at right. Source, George Perrin; Englewood Public Library Collection Photo EPL0001858-01.
HP4	A 1960 photo of the elected Officers of the Englewood IOOF Lodge. Source: Englewood Herald; Englewood Public Library Collection Photo EPL0001681-01.
HP5	A 1960 photo of the elected Officers for the Englewood IOOF Rebekahs, the women's auxiliary. Source: Englewood Herald; Englewood Public Library Collection Photo EPL0001682-01.
HP6	A c1950 photo of Pat Patterson and his Wranglers on the second floor stage for a regular Saturday night performance in the Englewood IOOF Lodge No. 138 meeting hall. Source: Irene Turner; Englewood Public Library Collection Photo EPL0001942-01.

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1.



Historic Photo No. HP1

A c1936 South Broadway street scene with the Englewood IOOF Lodge No. 138 Building pictured at far left. The three buildings to the right have since been demolished. The land immediately adjacent to the Englewood IOOF Lodge is now occupied by the new two and five-story Broadway Lofts building. The remaining land to the north forms part of the current Englewood Parkway, created by widening Girard Street during a 1980s urban renewal project.

Englewood Public Library Collection Photo EPL0001853-01.

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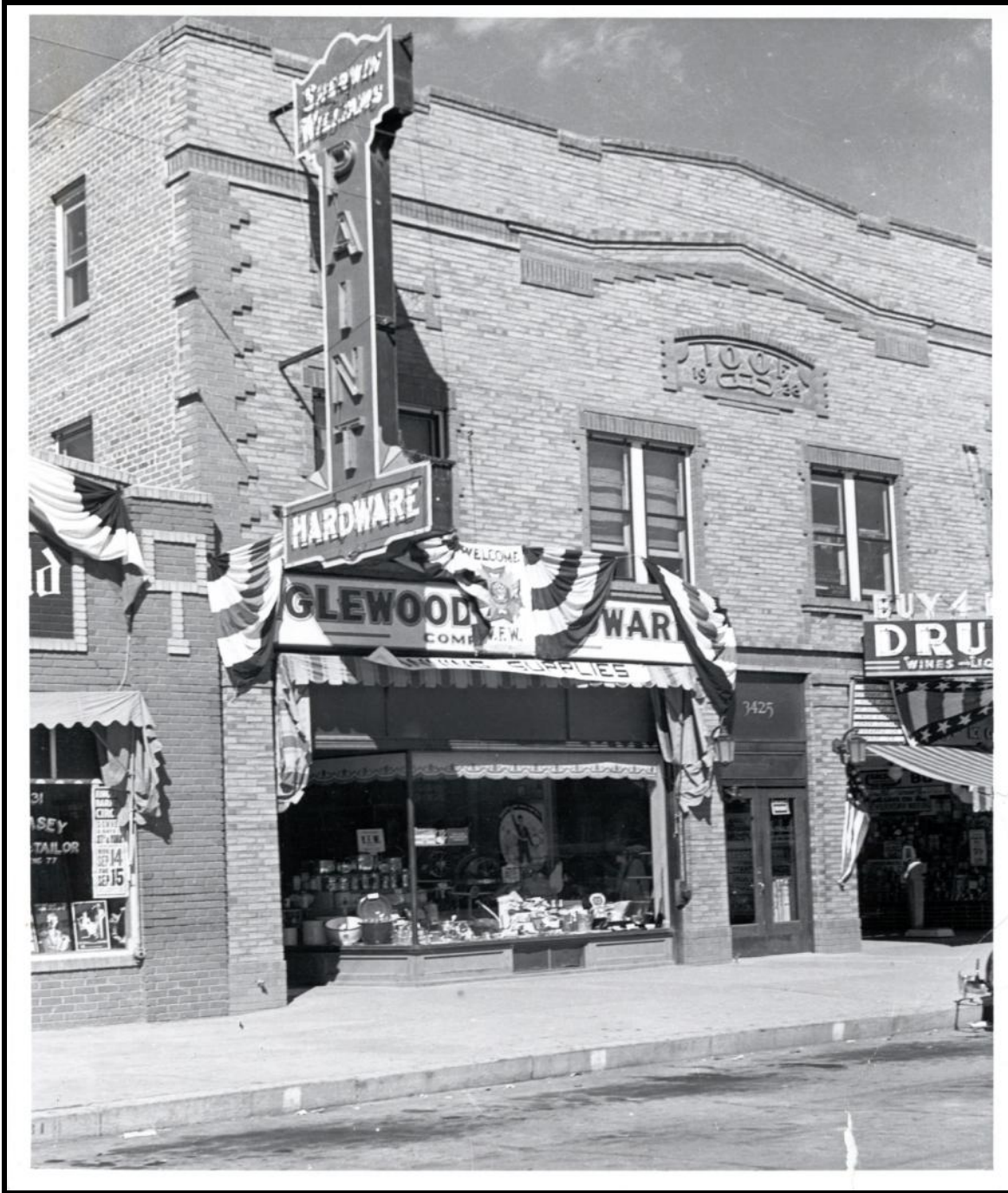
Historic Photo No. HP2

A c1935 photo of the Englewood IOOF Lodge No. 138 Building with an Englewood Hardware float for the Englewood Days Parade in the foreground.

Englewood Public Library Collection Photo EPL0001669-01.

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Historic Photo No. HP3

A photo of the Englewood IOOF Lodge No. 138 Building dating to the late 1930s. Englewood Hardware appears in the south storefront at left; Buy-4-Less Drugs appears in the north storefront at right.

Source, George Perrin; Englewood Public Library Collection Photo EPL0001858-01.

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Historic Photo No. HP4

A 1960 photo of the elected Officers of the Englewood IOOF Lodge.

Source: Englewood Herald; Englewood Public Library Collection Photo EPL0001681-01.

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Historic Photo No. HP5

A 1960 photo of the elected Officers for the Englewood IOOF Rebekahs, the women's auxiliary.

Source: Englewood Herald; Englewood Public Library Collection Photo EPL0001682-01.

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Historic Photo No. HP6

A c1950 photo of Pat Patterson and his Wranglers on the second floor stage for a regular Saturday night performance in the Englewood IOOF Lodge No. 138 meeting hall.

Source: Irene Turner; Englewood Public Library Collection Photo EPL0001942-01.

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PHOTOGRAPH LOG

The following information pertains to photograph numbers P01 – P11:

Name of Property: Englewood IOOF Lodge No. 138 Building
Location: Englewood, Colorado
Photographer: Diane Wray Tomasso
Date of Photographs: March and April 2021
Negatives: TIFF images on file at the Office of Archaeology and Historic Preservation, Denver, Colorado

<u>Photo No.</u>	<u>Photographic Information</u>
P01	Facade (east), view to west.
P02	Facade (east) and south side, view to northwest.
P03	Facade (east) side, view to south, showing setback of new building to north and restored historic neon sign.
P04	Facade (east) side, view to south, showing restored historic neon sign at night.
P05	Facade (east) side, view to southwest, showing new designed building to the north. The east wing of the new building matches the height of the Lodge; it is set back from the Lodge facade; the five story portion of the structure is sited behind the Lodge building, facing north onto Englewood Parkway.
P06	West (rear) and north side, view to southeast, showing service yard of new building, sited to retain the natural lighting of the second floor meeting hall.
P07	West (rear), view to east.
P08	Interior, main central stairway, view to east, up to second floor.
P09	Interior, main central stairway, view to south, towards first floor landing.
P10	Interior, second floor hallway, view to south. The new elevator door is visible at right.
P11	Interior, main meeting hall, second floor, view to east. The historic light fixtures and stage are visible amid new lighting and furnishings for the building tenants, two performing arts schools.

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USGS TOPOGRAPHIC MAP
Englewood Quadrangle, Colorado
7.5 Minute Series

UTM: Zone

PLSS:

Englewood IOOF Lodge No. 138



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Sketch Map (not to scale)



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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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.