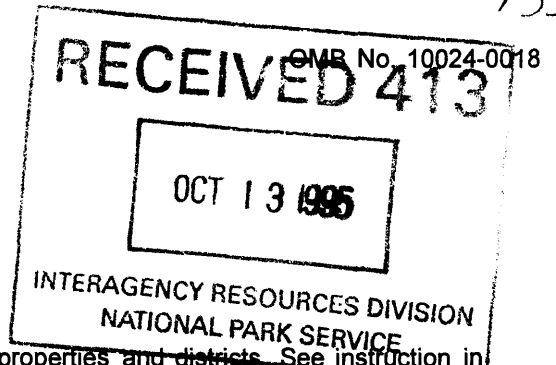


1337



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 determination for individual properties and districts. See instruction 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 Highlands Masonic Lodge

other names/site number Highlands Lodge No. 86; Pythian Building; Knights of Pythias Hall; 5DV303

2. Location

street & number 3220 Federal Boulevard [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80211

3. State/Federal Agency Certification

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

[Signature] State Historic Preservation Officer October 12, 1995
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
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
See continuation sheet [].

[Signature] Signature of the Keeper Date
Edson H. Beall 11/22/95
National Register

Highlands Masonic Lodge
Name of Property

Denver County, CO
County/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 count previously listed resources.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	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.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

SOCIAL: meeting hall

Current Functions

(Enter categories from instructions)

RECREATION AND CULTURE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS:
Classical Revival

Materials

(Enter categories from instructions)

foundation STONE: sandstone
walls BRICK

roof ASPHALT
other

Narrative Description

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

Highlands Masonic Lodge
Name of Property

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographic 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 Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Periods of Significance

1905

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Highlands Masonic Lodge
Name of Property

Denver County, CO
County/State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13	497920	44011910	3.			
Zone	Easting	Northing	Zone	Easting	Northing	
2.			4.			
Zone	Easting	Northing	Zone	Easting	Northing	

See continuation sheet

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 Michael Delmonico
organization _____ date August 8, 1994
street & number 3220 Federal Boulevard telephone 303-433-1886
city or town Denver state Colorado zip code 80211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional Items

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

Property Owner

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

name Michael Delmonico
street & number 3220 Federal Boulevard telephone 303-433-1886
city or town Denver state Colorado zip code 80211

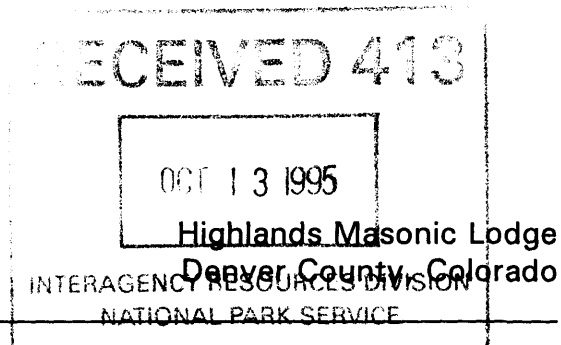
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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DESCRIPTION

The 1905 Highlands Masonic Lodge is a two-story, red brick, rectangular plan, front gable-roofed building located on the east side of Federal Boulevard, northwest of downtown Denver. The Neo-Classical Revival style lodge is notable for its symmetrical facade with its four gray brick pilasters, each topped by a composite capital and a pair of decorated brackets supporting the cornice and the large gable pediment. The remaining elevations are plain brick with full length belt courses at the sill level punctuated with evenly spaced one-over-one sash windows. The interior retains its original configuration and detailing, including: stairs and balustrade; wainscoting and floor molding; chair and picture rails; doors and door surrounds; and window frames. The building is in good condition and has had little alteration since its construction.

The Highlands Lodge is a rectangular plan building approximately 36' x 75'. It has a full basement with a finished concrete floor and a foundation of ashlar coursed sandstone which extends two to four feet above grade. The basement is illuminated by hopper windows, four each on the north and south elevations. Two boarded over sash windows pierce the rear (east elevation). The facade (west elevation) foundation is composed of rock faced grey sandstone. Four evenly spaced gray brick pilasters rise from the facade foundation. Brick corbeling at approximately three feet above grade supports a secondary pilaster base of smooth grey sandstone which becomes part of a belt course that forms the first-story window sills on the facade. Each pilaster is topped by a composite capital which supports a secondary cornice of gray brick corbeling which runs the full length of the facade at the top of the second-story windows. The secondary cornice wraps around the facade corners. A pair of brackets decorated with acanthus leaves springs from the secondary cornice above each pilaster and supports the main cornice with dentils at the bottom of the gable end. The brick gable end is corbeled along the raking cornice and contains a central rectangular ornament flanked by a pair of roundels.

The symmetrical facade fenestration is divided into three bays by the pilasters. A central double door with transom is reached by four stone steps. The doorway is topped by a five course gray brick lintel which is itself topped by a course of gray molding in an egg and dart pattern. The same pattern is repeated in the border of the brick spandrels between the first and second-story windows. The second-story of the middle bay contains a narrow cut stone sill and a single one-over-one sash window with transom. Four courses of corbeled gray brick form the lintel which also becomes the secondary cornice. The two side bays are identical, each containing double one-over-one sash window with cut stone sills above brick corbeling, a five course brick lintel, spandrel, and another double one-over-one sash window with transom. All the materials on the facade appear to be original with the exception of the modern aluminum entry doors, the decorative metal screen doors, and the canvas awning.

The south elevation consists of a sandstone foundation and red brick walls in running bond punctured by five evenly spaced windows on both the first and second story. The stone sills are tied together

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**National Register of Historic Places
Continuation Sheet**

Highlands Masonic Lodge
Denver County, Colorado

Section number 7 Page 2

visually by a brick belt course. The first-story windows are one-over-one and the second-story windows are one-over-one with transoms. The western most first story window is omitted in favor of a metal door with a sandstone doorstone.

The north elevation is nearly identical to the south except that the western most windows are placed closer to the next bay of windows and the first-story window is smaller in size. A gray brick chimney rises the full length of the wall near its center point. A second square red brick chimney pierces the roof at the eastern end of the gable.

The rear elevation is of common brick laid in common bond. The two first and second-story window surrounds are segmental arches with stone sills. The first-story windows are one-over-one and the second-story are one-over-ones with transoms. A metal door and transom with a metal screen door are accessed from a seven step wood porch. A metal fire escape platform and stairs provides egress from the southern most second-story window. The gable end is shingled and contains two louvered attic vents. The gable roof is covered with asphalt shingles.

The main entry doors of the Lodge open into the grand foyer which has a spruce hardwood floor and tongue and groove mahogany wainscoting with an ornate carved mahogany chair rail. The walls above are lath and plaster. All base and door trim is fir and all doors are six panel wood. A women's powder room, men's restroom and an office flank the foyer. Wood double doors open into the main hall. The original spruce floors are covered by tongue and groove oak which was added at an undetermined time. The walls and ceiling are lath and plaster. The ceiling lights are of modern design. A kitchen runs the full length of the east end.

The stairway to the second-story rises to the south of the main hall entry. The stair balustrade is original and terminates with a newel post carved with the Masonic emblem. The second-floor contains a parlor, office, restroom, several storage rooms, a film projection room, and a large ceremonial/ball room. The original hardwood floor is covered by carpet and tile. The coved ceiling rises to a height of eighteen feet.

The basement is roughly finished and used mainly for storage. The sandstone walls are plastered. The boiler which supplies steam heat to the building is housed in the basement.

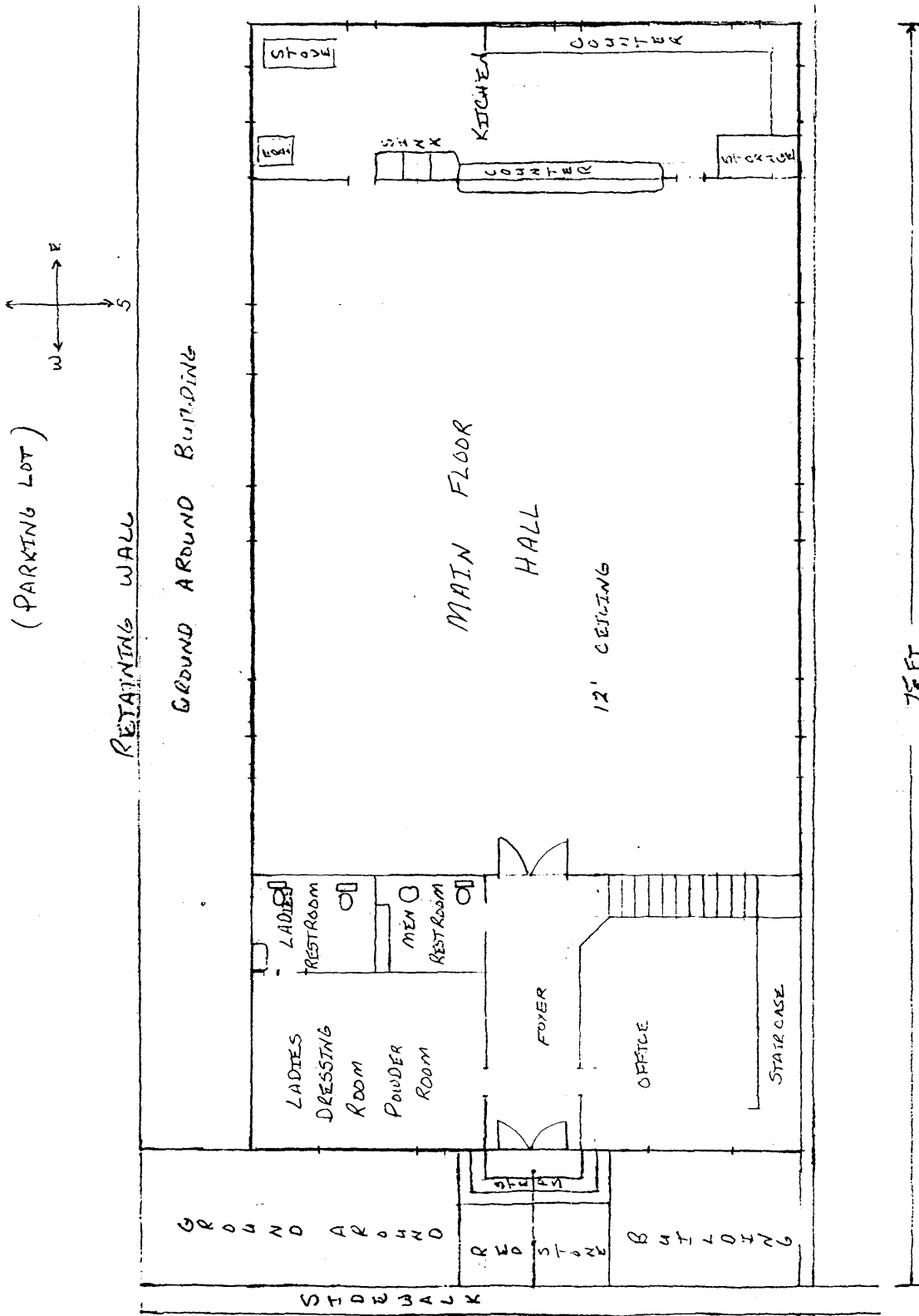
Lack of maintenance resulted in some deterioration of the interior of the Masonic Lodge, particularly in the basement. However, the interior retains most of its character defining features. The exterior has sustained little in the way of alterations, being restricted to the replacement of the main entry doors and the installation of the canvas awning. The building remains fully capable of conveying its architectural significance.

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Highlands Masonic Lodge
Denver County, Colorado

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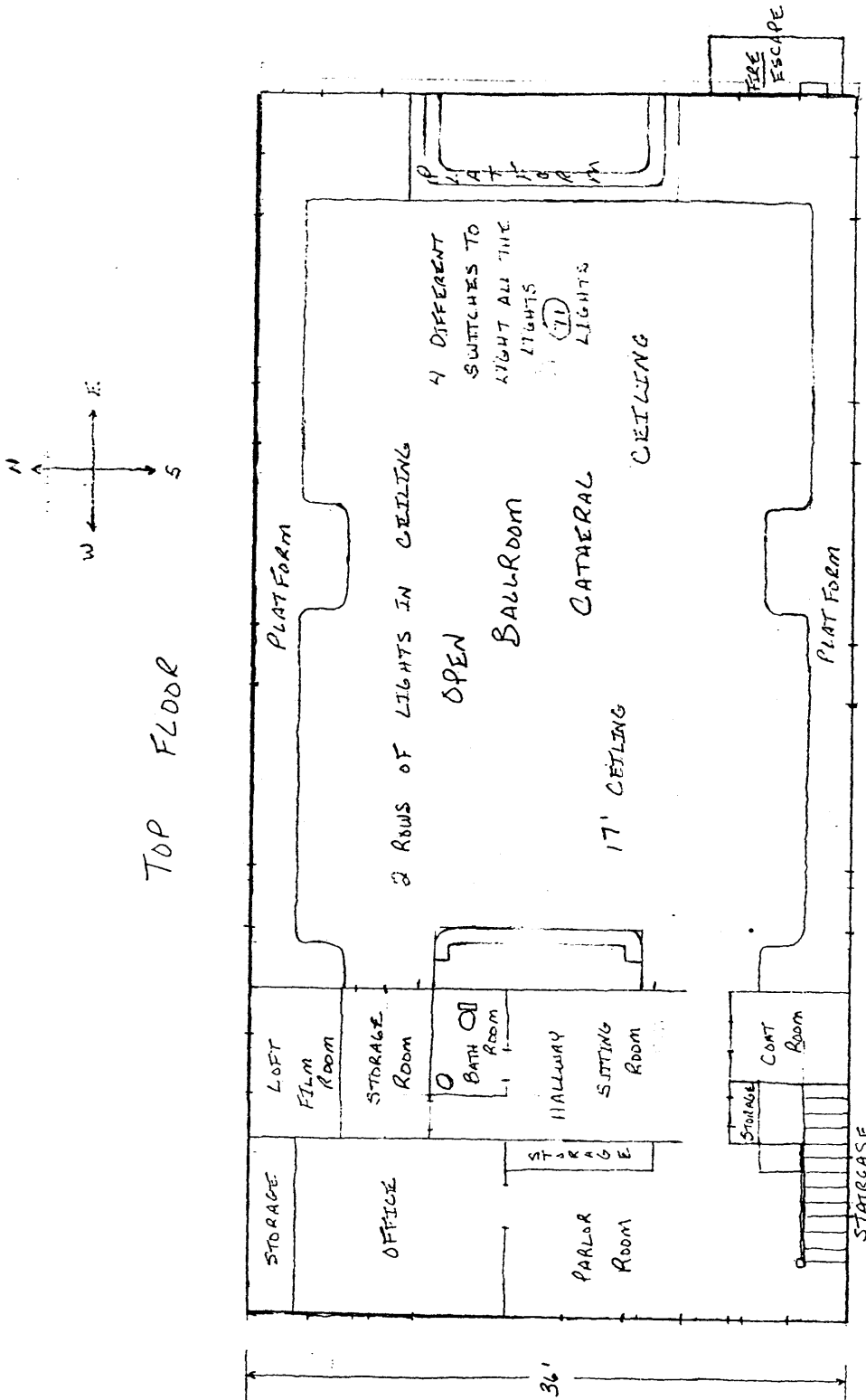


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Highlands Masonic Lodge
Denver County, Colorado

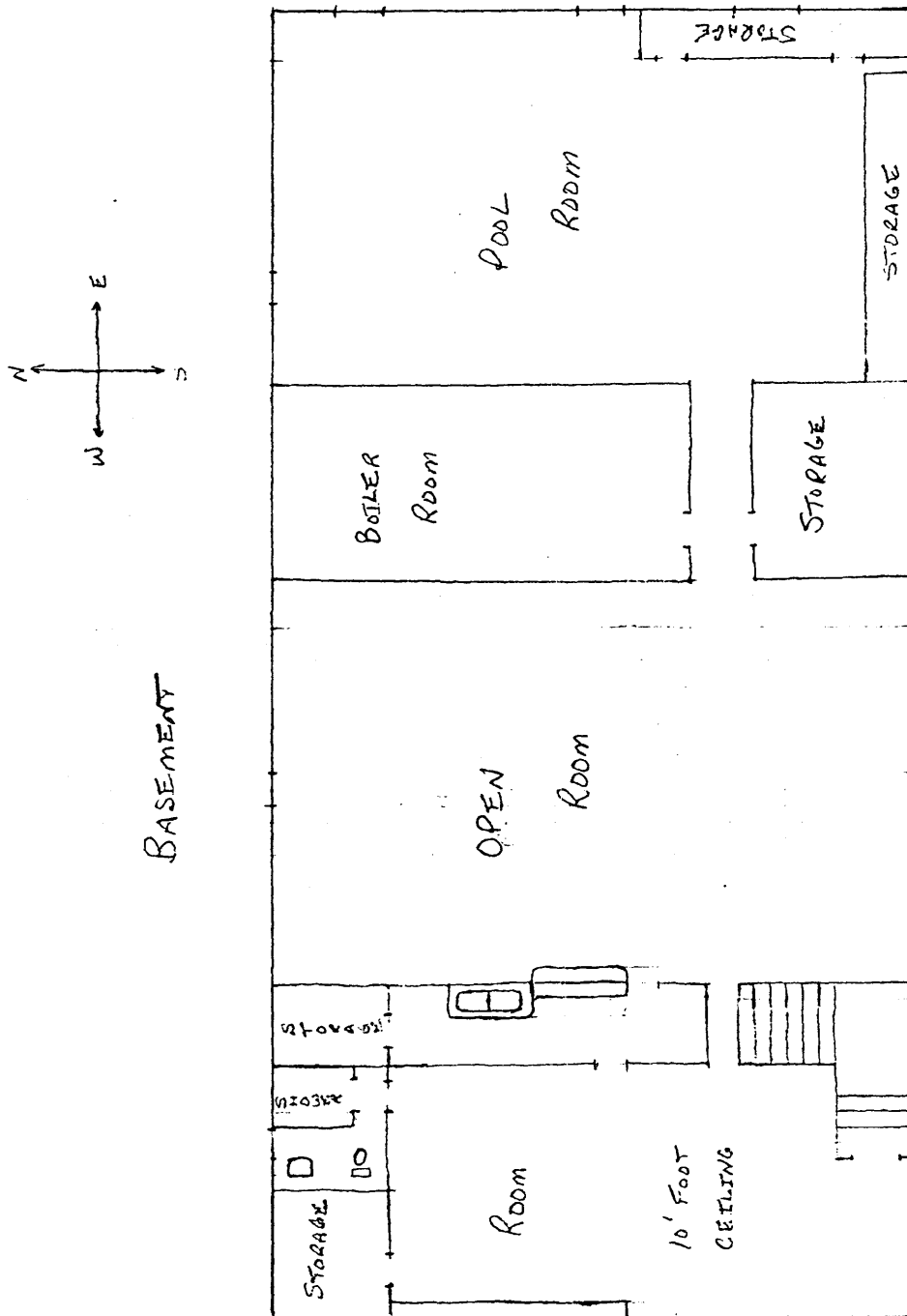


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Highlands Masonic Lodge
Denver County, Colorado



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Highlands Masonic Lodge
Denver County, Colorado

SIGNIFICANCE

The Highlands Masonic Lodge No.86 is being nominated as an intact example of the Neo-Classical Revival architectural style of the early twentieth century by an unknown architect. Defining features of the Neo-Classical Revival style include:

- ▶ Classical columns, typically with Ionic or Corinthian capitals;
- ▶ Facade with symmetrically balanced windows and center door;
- ▶ Unenriched entablature;
- ▶ Large single-light sash;
- ▶ Pilasters; and
- ▶ Unadorned roof lines.

The 1905 Lodge building exhibits many of the defining architectural features distinctive of its time and style. In particular, the four gray brick pilasters with their elaborate composite capitals evenly spaced across the front of the building define its style. They support a boxed eave with an elaborate cornice of dentils. The apparently original double-hung windows on the front facade are also typical of the style, being simple, rectangular one-over-one, with the second story windows having transoms. In addition, there are two string courses, one located across the top of the first story windows and one across the bottom of the second story windows.

The front-gabled roof version of Neo-Classical Revival style is uncommon. However, on narrow urban lots the version makes maximum use of the land while presenting a dignified face to the street. Such is the case with the Highlands Masonic Lodge building.

The Classical and Neoclassical Revival styles in Denver were popular circa 1893 to 1920. Although the characteristics were similar to and often mixed with Colonial Revival in the design of residences, the use of these style characteristics for institutional buildings is always considered Classical or Neo-Classical Revival. A number of Denver's large public buildings of the period employ the Classical Revival style, including: the U.S. Post Office and Federal Building (1916); Evans School (1904); Cole Junior High School (1925); and the Smedley (1902) and Teller (1920) Elementary Schools. These buildings are all much larger than the Masonic Lodge and, particularly in the case of the Post Office, tend more toward Classical Revival than Neo-Classicism.

Three other Denver buildings closer in scale to the Highlands Masonic Lodge are the 1906 Moffat Railroad Depot; the Union Pacific Building (ca. 1920); and the 1927 Masonic Lodge replacement, the Highlands Masonic Temple. While each of these buildings shares the Lodge's rectangular plan with the short side fronting the street, each also employs a flat roof with parapet wall as opposed to the front gable end displayed by the Lodge building. No other public building in Denver appears to so effectively utilize the front-gabled version of the Neo-Classical style. Although on a more modest scale than some of the large governmental buildings constructed in the style, the Highlands Lodge is an intact example of the Neo-Classical Revival style as interpreted in Denver.

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Highlands Masonic Lodge
Denver County, Colorado

BIBLIOGRAPHY

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McAlester. Virginia and Lee, *A Field Guide to American Houses*, (New York: Alfred Knopf, 1990).

Poppeliers, John C., S. Allen Chambers, Jr., and Nancy B. Schwartz, *What Style is It?*, (Washington, DC: Preservation Press, 1983).

Whiffen, Marcus, *American Architecture Since 1780*, (Cambridge, Mass.: M.I.T. Press, 1976).

Youngman, Joseph C., "1891-1991 A Centennial Celebration of Highlands Lodge No. 86," 1991.

VERBAL BOUNDARY DESCRIPTION

That part of Lot 3,Block 31, Potter Highlands, described as commencing at a point 137 feet north of the Southwest corner of said lot 3,Block 31, thence North on property line 50 feet, thence East 125 feet to a 20 foot alley, thence South along West line of said 20 foot alley for a distance of 50 feet, thence West along North line of 12 foot alley 125 feet to place of Beginning, City and County of Denver, State of Colorado.

BOUNDARY JUSTIFICATION

The nomination boundary includes all the land historically associated with the Highlands Masonic Lodge.

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Highlands Masonic Lodge
Denver County, Colorado

PHOTOGRAPH LOG

The following information pertains to photographs numbers :

Name of Property: Highlands Masonic Lodge
Location: Denver, Denver County, Colo.
Photographer: Mike Delmonico
Date of Photographs: 9/17/1994
Negatives: Highlands Lodge, 3220 Federal Blvd., Denver, CO., 80211

<u>Photo No.</u>	<u>Information</u>
1	Facade (west elevation), view to the east.
2	North elevation, view to the south.
3	Rear (east elevation), view to the west.
4	East and south elevations, view to the northwest.
5	Interior, second floor, newel post detail.
6	Interior, second floor reception hall.
7	Interior, second floor ceremonial/ball room.
8	Interior, second floor ceremonial/ball room.
9	Facade (west elevation) detail.
10	Facade (west elevation), pilaster detail.

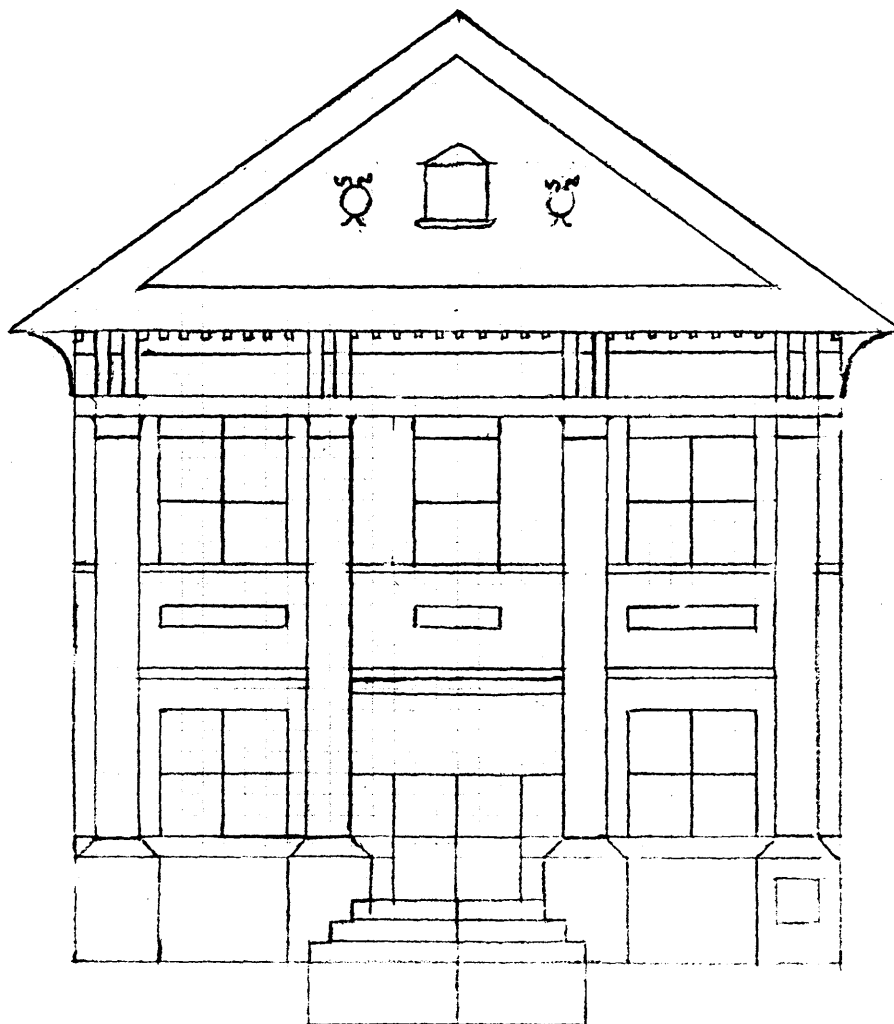
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Highlands Masonic Lodge
Denver County, Colorado

ARCHITECTURAL SKETCHES



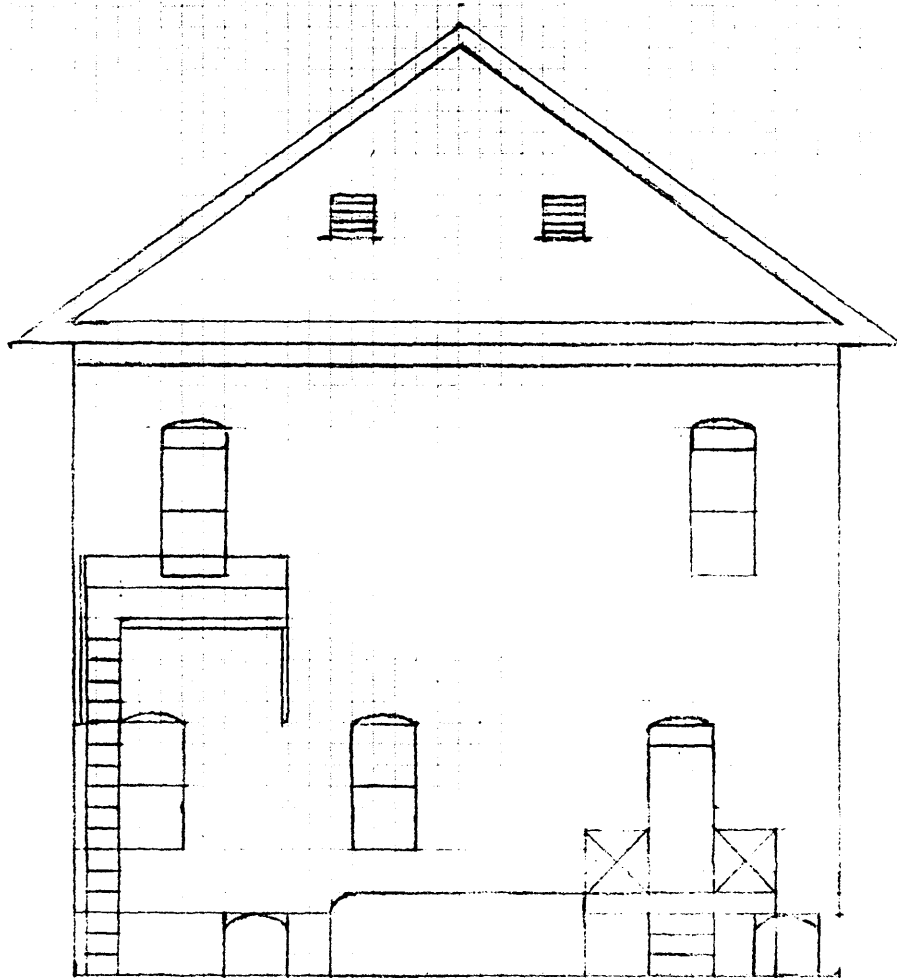
FACADE (WEST) ELEVATION

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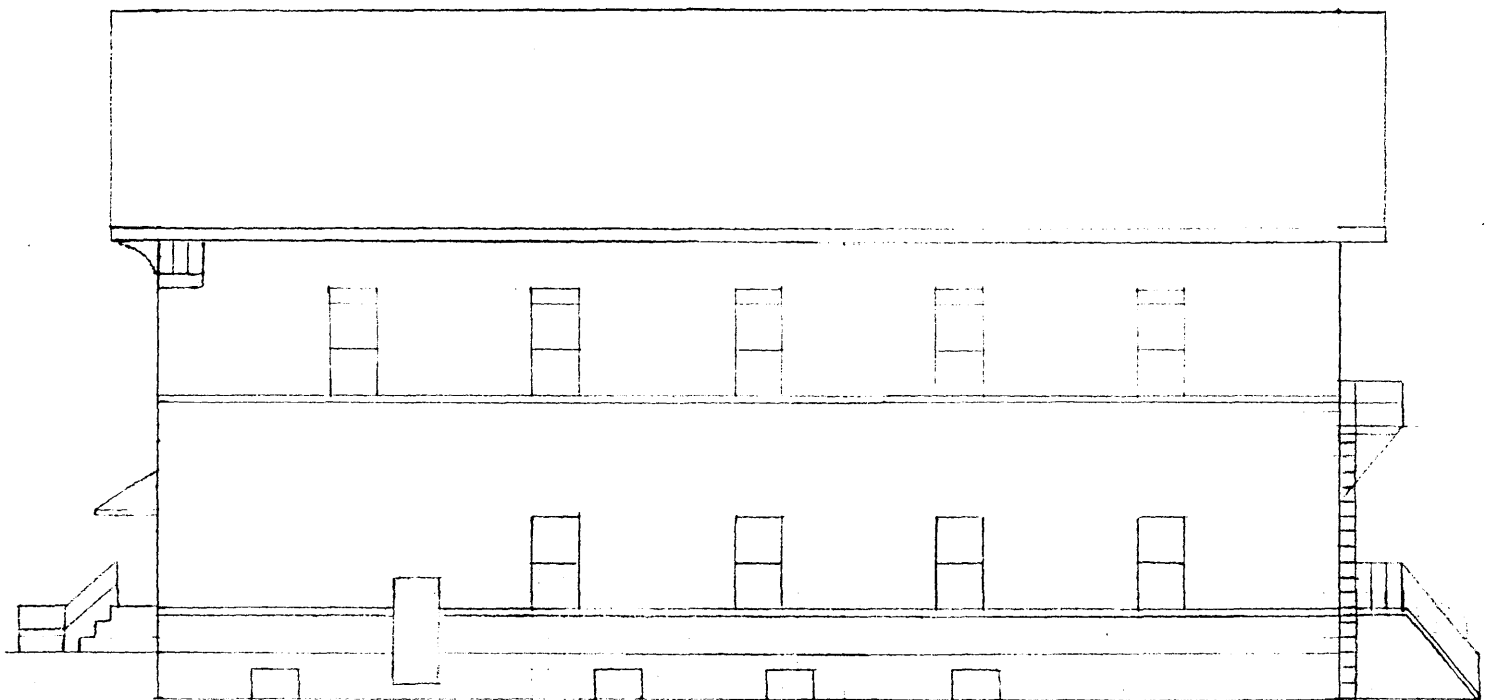
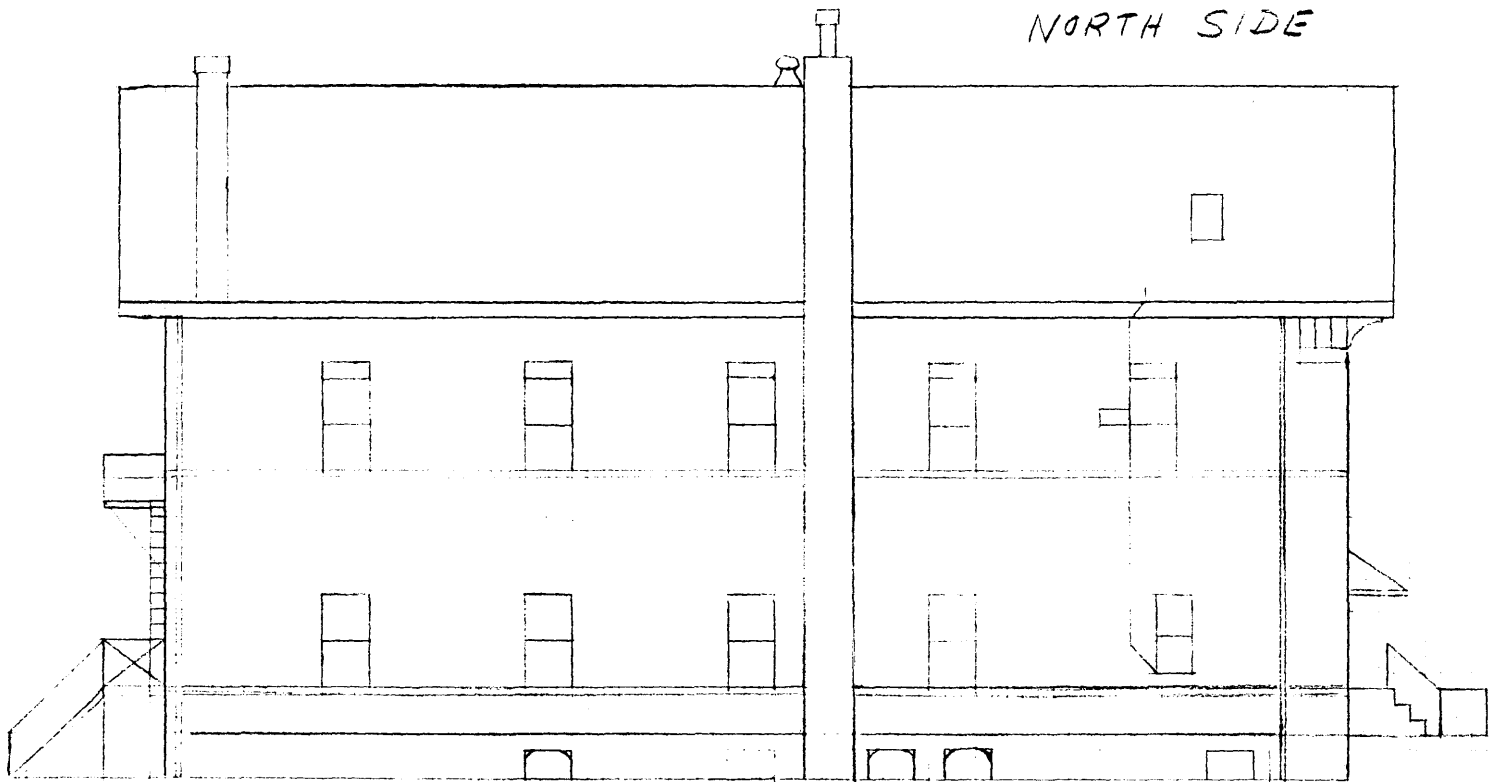
EAST SIDE

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Highlands Masonic Lodge
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SOUTH SIDE

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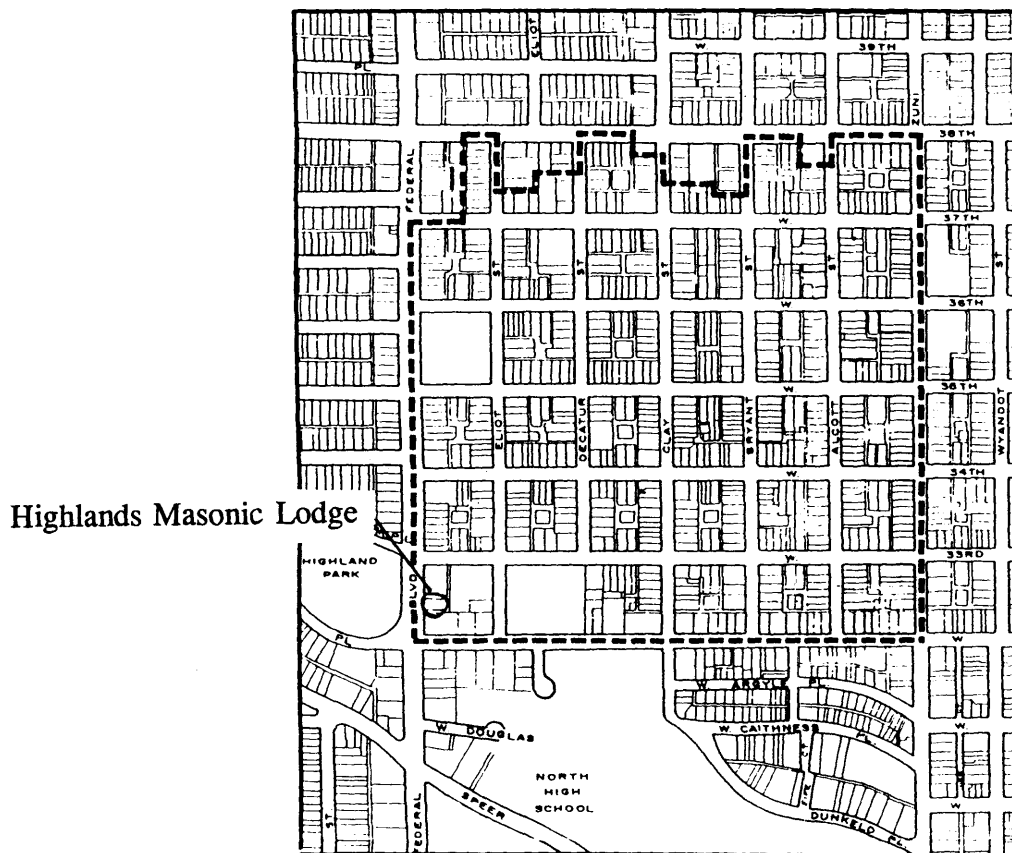
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Highlands Masonic Lodge
Denver County, Colorado

Potter-Highlands Denver Landmark District

POTTER-HIGHLANDS



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National Park Service

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Continuation Sheet

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Highlands Masonic Lodge
Denver County, Colorado

USGS MAP
Arvada, Colo. Quad

