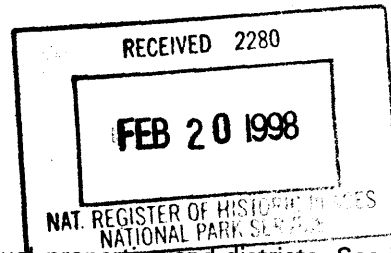


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



247

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 American Federation of Human Rights Headquarters

other names/site number 5DA1097

2. Location

street & number 9070 South Douglas Boulevard [N/A] not for publication

city or town Larkspur [N/A] vicinity

state Colorado code CO county Douglas code 035 zip code 80118

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 [].)

James Duane Hartman State Historic Preservation Officer February 23, 1998
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 [].

for
Signature of the Keeper Date
Edson K Beall 3.19.98

5. Classification

Ownership of Property

(Check as many boxes as apply)

- [X] private
[] public-local
[] public-State
[] public-Federal

Category of Property

(Check only one box)

- [] building(s)
[X] district
[] site
[] structure
[] object

Number of Resources within Property

(Do not count previously listed resources.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and 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 Function

(Enter categories from instructions)

Social/meeting hall
Domestic/single dwelling

Current Functions

(Enter categories from instructions)

Social/meeting hall
Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements
Other: Foursquare
Other: Classic Cottage

Materials

(Enter categories from instructions)

foundation Concrete
walls Concrete; Brick; Wood
roof Ceramic Tile; Asphalt
other

Narrative Description

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

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)

Social History

Periods of Significance

1916-1946

Significant Dates

1924

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Knapp, Horace Greeley

Primary location of additional data:

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

Name of repository:

American Federation of Human Rights,
Larkspur

American Federation of Human Rights

Douglas County, CO

Name of Property

County/State

10. Geographical Data

Acreage of Property approximately 13.7 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 509530 4342150
Zone Easting Northing

3. 13 509810 4341840
Zone Easting Northing

2. 13 509860 4342120
Zone Easting Northing

4. 13 509730 4341840
Zone Easting Northing

[X] 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 Maximo Cumsille, Director
organization American Federation of Human Rights, Inc. date 8/12/97
street & number 9070 South Douglas Boulevard / P.O. Box 70 telephone 303-681-2028
city or town Larkspur state Colorado zip code 80118

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 American Federation of Human Rights, Inc.
street & number 9070 South Douglas Boulevard / P.O. Box 70 telephone 303-681-2028
city or town Larkspur state Colorado zip code 80118

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.

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National Park Service

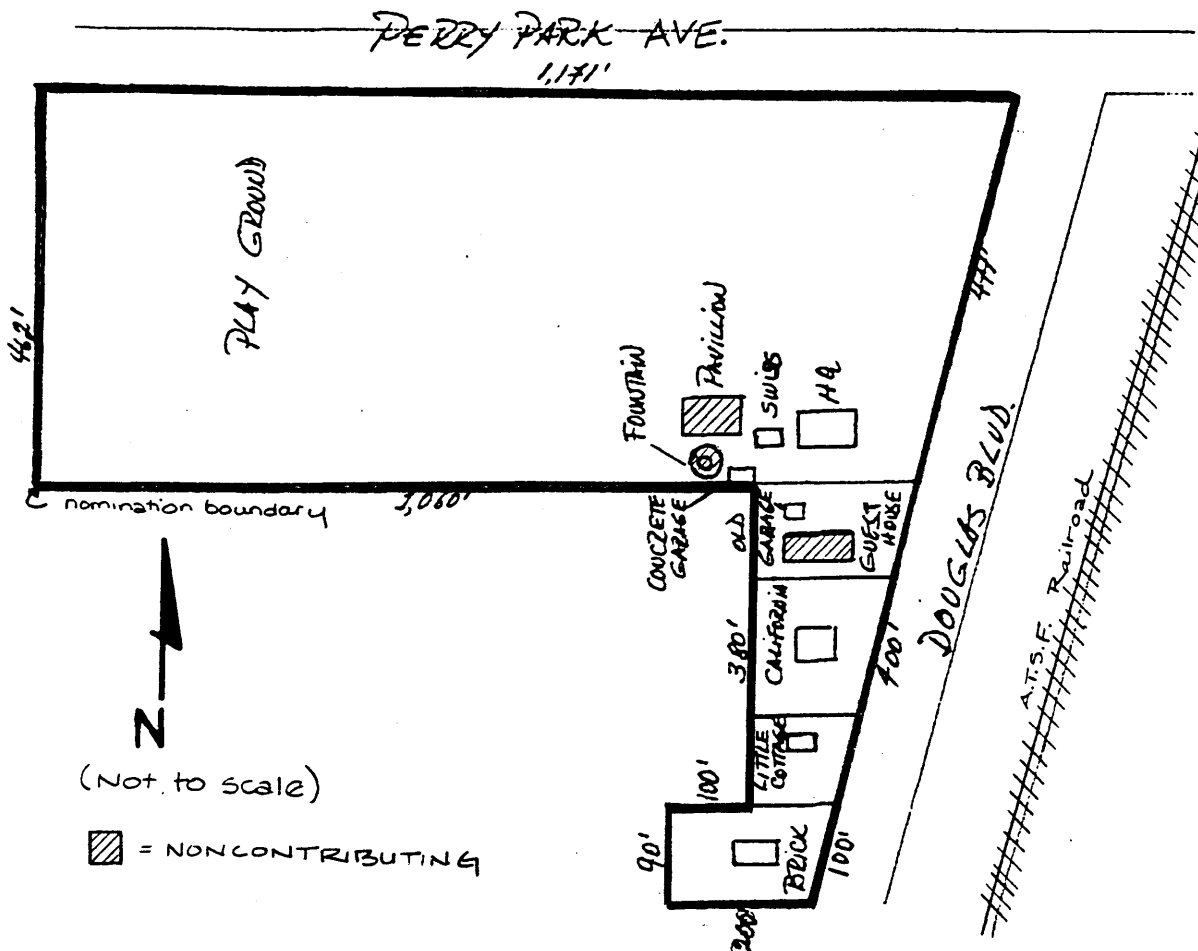
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Continuation Sheet

American Federation of Human Rights Headquarters
Douglas County, Colorado

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DESCRIPTION

The headquarters for the American Federation of Human Rights is located within the Larkspur Heights Subdivision on the west side of the railroad tracks that run through the small rural community of Larkspur. The cluster of buildings are scattered along a dirt road, Douglas Boulevard, that parallels the tracks. Although historic plat maps indicate two roads, The Runway and Maraposa Lane, transverse the property, they do not in actuality exist and the Federation acquired quiet title to the land. The buildings are nestled within large, mature evergreen trees and, with the exception of the Main Building's manicured lawn and plantings, the landscaping is confined to small patches of grass intermittently sprinkled with wild flowers. The focal point of the complex is the Main/Administration Building, a large, Foursquare-inspired building with white stuccoed walls, deep blue trim, and a red tile roof. The other building of interest is the Brick House, a Classic Cottage with segmentally arched openings, false roof beams, and a full facade porch supported by classic columns. The remainder of the historic buildings are small, simple, wood frame constructions that are architecturally undistinguished, but still help to convey the early development and use of the property. More recent constructions include one house, a pavilion, and a fountain--all of which are considered noncontributing. Despite some alterations to the buildings, they are fully capable of conveying the property's historical significance.



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American Federation of Human Rights Headquarters
Douglas County, Colorado

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Playground

Although identified as a "playground" on the plat map, this large open field north of the buildings and adjacent to Perry Park Avenue was actually used for agricultural purposes. Having been disked and planted, the area yielded crops of oats, potatoes, and corn. The sales of these crops provided income for the maintenance of the buildings. Although still an open field, the perimeter is now planted with small trees.

Main/Administration Building

The largest of the buildings on the Federation property, this building serves as the headquarters office and also contains a temple and a library. Construction began in 1919 and Horace Greeley Knapp of New York City, New York prepared the original drawings. The rectangular plan (35 by 58 feet) building was constructed of large concrete blocks on a precise east-west axis. It is two stories--a portion of the first floor is below grade--with a large attic. The low pitched, hipped roof with overhanging boxed eaves is covered with red tile. The north, south, and east slopes have a centrally positioned hipped roof dormer with a small ribbon window of multi-lights. The west slope is pierced by a chimney that is stuccoed and capped with a stove pipe. The rough-textured, stuccoed walls are painted white with a deep blue trim. A stringcourse, the window labels and lug sills break up the wall surface despite the thick coat of stucco (applied in 1927, a few years after its 1924 completion). The windows are double hung sash wood frame; most are 6/1 with a few 8/1.

The front of the building faces east where a central portico comprised of semi-circular arches with keystones (still visible through the stucco) marks the main entrance. To the right of the arched entry is the masonic symbol and above it are the words "American Co-Masonry" [originally it read "International Co-Masonry"]. The letters "A.F.H.R." are cast into the parapet wall above the dentilled cornice of the portico. Above the portico are two oval windows; their broad surrounds highlighted with four keystones.

The north side contains three large windows on the first floor with their sills almost at grade. A series of stairs with a solid railing at the west end lead to a door to the second level. There are two large and two small windows on this upper level.

The south side has two sets of stairs with solid, curved railings providing access to the upper level. Each upper level door is flanked by windows. The lower level windows, like those on the north wall, are barely above grade.

The west side contains a below grade service entrance sheltered by a shed roof porch that is covered with red tile. Beside the covered entrance are three windows; the smallest of which is covered. On the upper level, there are four windows of various sizes.

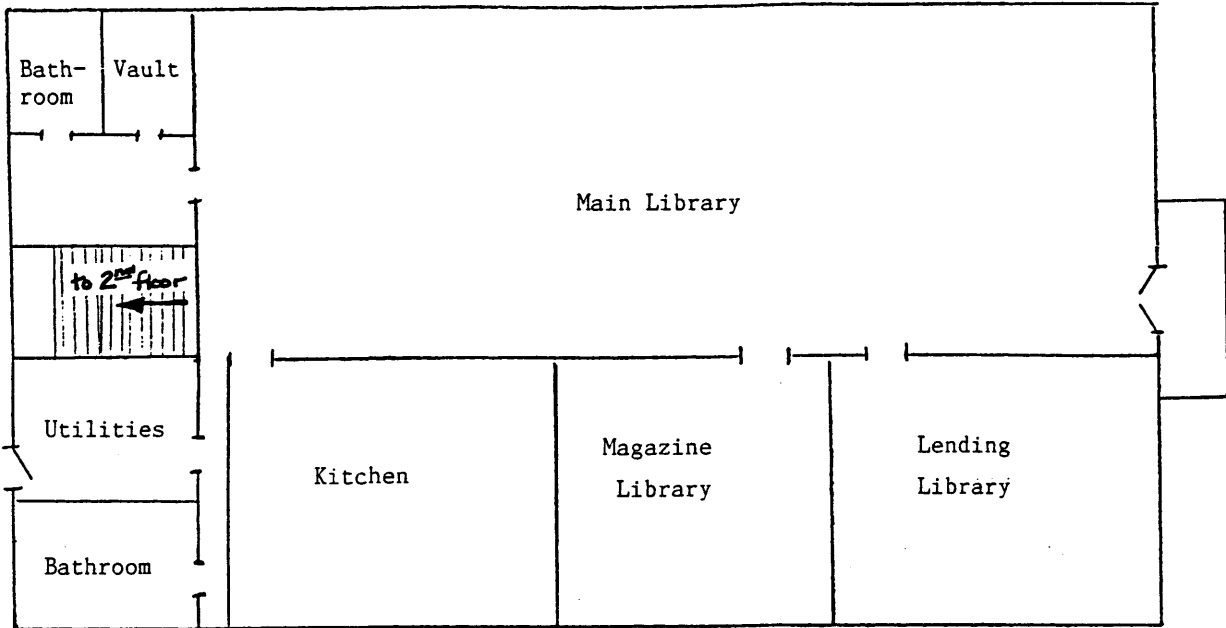
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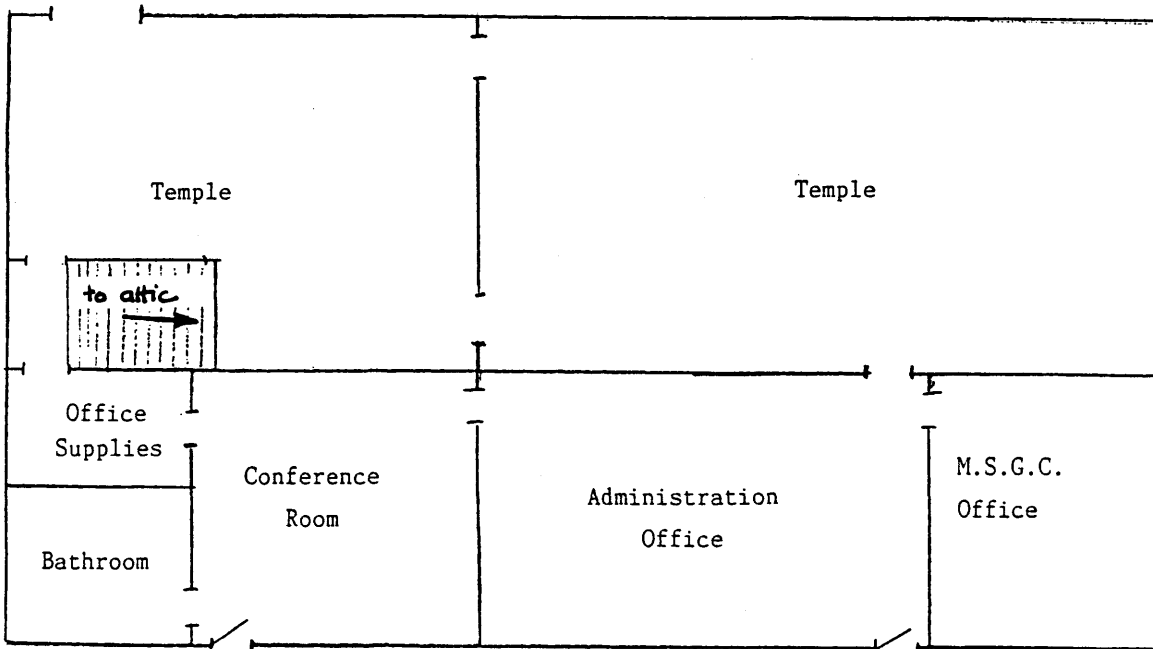
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Administration Building - floor plans



1ST FLOOR



2ND FLOOR

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Douglas County, Colorado

The interior has been preserved in its original condition. Original interior features include ten foot high ceilings, solid oak floors, oak trimmed windows with original hardware, and solid brass light fixtures. The front entrance on the south side leads into the library with bookcases lining the walls and ample seating and tables. Adjacent to this space are smaller rooms for auxiliary library function. The upper floor contains offices and the ceremonial rooms (temple).

The building has undergone few alterations since its construction. In 1991, the floor of the porticoed entrance was tiled. Storm windows have been installed. The addition of the red tile roof and re-painting the walls white in 1997 created a Mediterranean look. Despite this change to its appearance, the Administration Building maintains its original plan, roof shape, wall materials, and openings. This building retains the physical integrity to convey its history and its significance.

Tool Shed/Swiss Chalet

Constructed in 1921, this one-story building has a rectangular plan, front gable roof, wood frame construction, a raised concrete foundation, and a tile roof. The building was originally used for cutting wood for the heating of the main building. When the heating of the main building changed to coal, this building was used as tool shed. It is now a guest house. The interior features plaster walls and ceilings with pine plank flooring. In 1985, a tile floor was installed; new sliding windows and a heating system were added in 1991. In 1997, the roof was covered with red tile (replacing the asphalt shingles) and the walls were painted white to match the nearby Administration building.

Coal Storage/Garage

The small, rectangular plan, one-story building was constructed in 1930. The walls and barrel roof are poured concrete that is painted white. Two roof chutes, through which the coal was discharged, penetrate the roof. In 1995, skylights were installed in the chutes. At the same time, the two original wooden accordion doors on the north side were replaced with metal overhead doors.

Pavilion

Measuring 30-by-60 feet, this structure is a wood frame scissor-truss hipped roof covered with asphalt shingles. Supported by square wooden piers, the roof sits on a concrete pad. It is often enclosed with canvas sheeting. Constructed in 1995, it is noncontributing.

Fountain

The water fountain is 15 feet in diameter and nine feet high. It consists of four concrete round bowls, staked one above the other with a brass eagle at its apex. Around the fountain's perimeter is a circular brick patio adorned with integrated flower beads. Constructed in 1997, it is a noncontributing object.

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Guest House

This 4500 square foot modular house has a rectangular plan, a low-pitched cross gable roof covered with asphalt shingles, and exterior walls of wood composition panels that look like vertical board siding. The one story building has a raised basement and a large wooden deck. It was built to provide accommodations for members of the organization during national conventions. The building's first floor and full basement provide a total of ten bedrooms and six bathrooms, allowing for up to 50 people. There is also a kitchen and dining area. The President's Cottage was demolished in 1995 so that the Guest House could be erected on this site. Constructed in 1995, it is noncontributing.

Garage with outhouse

Originally associated with the President's Cottage (since demolished), this small building was constructed prior to the 1916 acquisition of property by the Federation. The building was the garage for the house that Louis Goaziou occupied. The wood frame construction has a rectangular plan, a concrete foundation, and walls of drop siding. The front gabled roof is covered with asphalt shingles. On the east side two large, double doors of vertical board provide access to the building now used as a reading room and literature sales shop. Attached to the south side of the garage is a small, square plan, one-seater outhouse with vertical board siding and a shed roof covered with asphalt shingles.

California House

Purchased in 1919 for \$550, this one-story building with a raised basement was constructed prior to the 1916 Federation purchase of the property. The wood frame construction has a rectangular plan, a rock-faced ornamental concrete block foundation, and fiberboard paneled walls that simulate vertical board siding. The hipped roof with shed roof extensions on all three sides is covered with asphalt shingles. A small gabled roof supported by square wooden posts covers an entry to the raised basement. The interior features plaster walls and ceilings with pine plank flooring. It is used as a rental property.

Little Cottage

Also built prior to the 1916 acquisition by the Federation, this small, rectangular plan building consists of two different constructions. The main section has an asphalt-covered gabled roof, a rock-faced ornamental concrete block foundation, and walls of drop siding. The asphalt-covered shed roof addition has a foundation of concrete block (concrete masonry units or CMUs) with board and batten siding. The shed roof extends to form a full-width porch and there is a smaller shed roof porch on the opposite side of the building. Once serving as the Federation library and a temporary office, it is now a rental unit.

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Continuation Sheet**

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American Federation of Human Rights Headquarters
Douglas County, Colorado

Brick House

Constructed in 1918, this rectangular plan building is one-story with a full basement. Covered with asphalt shingles, the roof is gabled in front and terminates in a hipped roof at the back. There is also a small, shed roof, rear addition (which appears to be historic). Two brick chimneys pierce the south slope. The foundation is concrete and the brick walls contain segmentally arched window and door openings. Windows are predominately double hung sash with one-over-one lights. A series of concrete steps lead to a full-width, hipped-roof, porch supported by Tuscan columns that are connected by a simple balustrade. Above the porch roof, the gabled end is faced with small boards laid in a herringbone pattern and pierced with three false roof beams. The interior features plaster walls and ceilings with pine plank flooring.

Most of the buildings have undergone a few alterations over the years, such as windows changes and the installation of new roofing material. Despite these alterations, the simple vernacular wood frame buildings retain their plans, roof shapes, and much historic materials. Some changes, such as the rear addition of the Brick House, appear to be historic. The ability of these buildings to convey their significance and time period has not been lost. Integrity of location, setting, feeling and association are retained.

List of Resources

7 contributing buildings

- Main/Administration
- Toolshed/Swiss Chalet
- Coal storage/garage
- Garage with outhouse
- California House
- Little Cottage
- Brick House

1 noncontributing building

- Guest House

1 noncontributing structure

- pavilion

1 noncontributing object

- fountain

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American Federation of Human Rights Headquarters
Douglas County, Colorado

SIGNIFICANCE

This cluster of buildings serving as the headquarters of the American Federation of Human Rights, which was the corporate arm of the Co-Masonry fraternal order, has historical significance. The property meets criterion A in the area of social history for its association with the social reform movements and progressivism that were popular in the early decades of this century. The American Federation of Human Rights was part of the effort to establish national organizations through which workers could bargain more effectively for better working conditions. In addition, Co-Masonry represented the trend toward the further emancipation of women. Co-masonry recognized "that efforts by one sex alone are inadequate for the solution of economic, social and ethical problems." The first lodge chartered by the Co-Masonry in the United States was formed in 1903 and by 1912, there were lodges in most states. In 1916, the organization purchased acreage in Larkspur to serve as federation headquarters, a retirement home for coal miners affected with lung disease, and a home for widows and orphans. The following year, the headquarters officially moved from Charleroi, Pennsylvania to Larkspur, Colorado. Located between Denver and Colorado Springs along two railroad lines at an altitude of 6,000 feet, the property provided easy access for its members, who came from all over the country. The focal point of the complex, the Administration Building, was completed in 1924. Due to the Nazi occupation of Paris during World War II, this property served as the international headquarters of the International Co-Masonry until 1946.

THE ORIGINS OF AMERICAN CO-MASONRY

In 1882 Marie Desraimes, a well known activist, newspaper columnist, defender of equality, and fighter for women's rights, was initiated into the Masonic Lodge of Le Libre Penseur in Le Pecq, France. This Lodge belonged to the Grand Lodge Symbolic de France, an exclusively male Masonic obedience. The initiation of Marie Desraimes into this all male domain elicited widespread protest within the Grand Lodge Symbolic, dividing the membership into two camps--those strongly opposed to the initiation of women and those sympathetic to the feminist appeal for equal rights for women. The goal of this latter group was to "...recognize women as individuals with every right to develop character and to take part in all things necessary for the evolution of humanity".

This ideological division among the membership resulted in a split within the organization, leading those in favor of admitting women to form a new mixed Masonic Obedience which they called International Co-Freemasonry, Le Droit Humain (Human Rights). The organization adopted the thirty degrees of the Ancient and Accepted Scottish Rite. The new Masonic Order had its headquarters in Paris, France. The first Lodge chartered by International Co-Masonry, Le Droit Humain in the United States was Alpha Lodge #301. It was formed on October 25, 1903 in Charleroi, Pennsylvania. Its membership consisted of 15 men and two women. By 1912 there were Co-Masonic Lodges operating in most states.

The first Co-Masonic lodge in Colorado was founded Trinidad on May 30th, 1908. This lodge had forty-four members by 1910. There were eight lodges in Colorado by December 1918. In addition to

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several lodges in Denver, other locations which had Co-Masonic lodges included Russell Gulch, Aguilar, Leadville, and Salida.

In 1910 the general membership amounted to 993 of which 116 were members of lodges situated in Colorado. By 1925 the membership grew to 2,014 with a membership in Colorado of 245. Hard economic times started to be felt in the early twenties and this reflected itself in a decline of membership, in 1929 the rolls were 1824 members with Colorado contributing 190. According to 1945 records, the general membership had dropped to 649 of which 125 were members of the Colorado lodges.

In 1994 the American section of International Co-Masonry, Le Droit Humain, broke its ties to the Paris based order and formed American Co-Masonry. The headquarters of American Co-Masonry, The American Federation of Human Rights, is located at 9070 South Douglas Boulevard, Larkspur, Colorado.

As of 1997 the general membership of American Co-Masonry is over 300 and of these, 75 belong to the Larkspur Lodge in Colorado. All eight Colorado lodges eventually consolidated into one lodge, Larkspur Lodge #1, operating out of the American Federation of Human Rights headquarters. The present membership is very international and has members in Europe, South America and Canada.

THE ORIGINS OF THE AMERICAN FEDERATION OF HUMAN RIGHTS

One of the charter members of Alpha Lodge #301, and its first leader, was Francois Louis Goaziou, a Frenchman and naturalized American citizen. Louis was destined to become the driving force behind the expansion of International Co-Masonry in the United States, and the founder of the American Federation of Human Rights (A.F.H.R.). A native of Serignac, France, born March 22, 1864, Louis came to the United States at the age of 16 in search of a better life. He arrived at the port of Philadelphia and after an arduous journey on foot, he finally reached his destination, the coal mines of western Pennsylvania.

Louis labored in the coal mines for three years and his work there made him conscious of the harsh, dangerous, and unfair conditions that the miners were forced to endure. Wages were a dollar a day. Louis' desire to improve conditions for the miners, his love of writing, and his need to earn additional income led him to start a small French language newspaper called L'Union des Travailleurs (The Worker's Union). As editor, the newspaper served to express his concern for the conditions under which the miners labored. Young Louis became a socialist and ardent union organizer. His articles in French reached the large immigrant population that worked the coal mines, and he became instrumental in organizing the United States Miners Association as well as two French Mutual Benefit Associations.

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The circulation of L'Union des Travailleurs began to extend outside of the mining communities of Pennsylvania, even reaching the shelves of the libraries of renowned universities. In 1902 the newspaper came to the attention of Antoine Muzarelli, a professor of French, who encountered it while visiting the library of Columbia University. Muzarelli was impressed with the idealism expressed in the newspaper, and soon began corresponding with Louis Goaziou. Mr. Muzarelli was a United States Representative for the Grand Orient of France, an exclusively male Masonic Obedience. Finding Louis to be a man possessing ideals congenial to Freemasonry, Muzarelli offered him the opportunity of forming a Lodge in Pennsylvania if applicants with the right qualifications could be found. Meanwhile, Mr. Muzarelli learned of the newly formed mixed Masonic obedience in France, International Co-Masonry, Le Droit Humain. He offered to be their representative in the United States, and soon became the Grand Commander of Le Droit Humain in this country, with the power to charter Lodges. Soon thereafter Alpha Lodge #301 was opened in Charleroi, Pennsylvania.

By August 20, 1904 six additional Lodges had been opened--three French-speaking Lodges, one Slavic-speaking Lodge, and one English-speaking Lodge. Although in poor health, Louis enthusiastically dedicated his time and efforts to promoting Co-Masonry in the United States, and to organizing new Lodges. By 1906 the membership, primarily composed of French and Italian miners led by Louis Goaziou, were anxious to have a legal identity in the United States for the purpose of managing their own financial affairs. They applied for incorporation and on August 7, 1907 at 10:53 a.m. a National Charter or Certificate of Incorporation was granted under Federal Law in Washington, D.C. The corporate name for the newly formed federation of Lodges was to be known as The American Federation of Human Rights, Inc.

On November 6, 1908 the first assembly of members of The American Federation of Human Rights, Inc. was held in St. Louis, Missouri. English, French and Italian were all spoken at the meetings, and all transactions were translated for the membership. Louis Goaziou was elected President of The American Federation of Human Rights, Inc. A Board of Directors was also elected for the corporation during those meetings. Upon the death of Muzarelli, the Supreme Council of International Co-Masonry, Le Droit Humain in Paris appointed Louis Goaziou to succeed him as Grand Commander of the order in the United States. Louis then took on the dual role of President of the Corporation and head of the Co-Masonic order in the U.S. His dedication doubled and his time was consumed by the drive to expand the organization. Upon taking on this enormous responsibility, Louis gave up his Socialist political activities in order to remain unbiased and unhampered. He did not, however, confine himself to the activities of Co-Masonry alone. He became a member of the Grand Lodge of France, Lodge L'Atlantide; a member of the Masonic Research Society of St. Louis, Missouri; and a member of the Grand Lodge of Iowa. He also served as President of the Lions Club of Douglas County, Colorado, and was a frequent speaker for civic, educational, and fraternal groups.

By 1912 plans for a permanent administrative home for the Federation were being formulated. A tax was levied on the members for the implementation of a "Home Project". The President, Louis Goaziou, and the Grand Council of Administration devised financial rules to create a sinking fund called

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the Home Fund. The Home Fund described four distinct steps to be carried out over a period of several years. They were:

1. The acquisition of land and its development and improvement.
2. The building of an administrative home for the Federation.
3. Opening a home for orphans.
4. Opening a home for widows, the aged, and the sick.

Great enthusiasm had developed among the membership for this project and all of the Lodges around the country began fund raising drives. Members were eager and generous with their donations. A committee was formed to investigate sites and recommend possible locations for the Home Project.

At the 1912 Assembly the Committee recommended a property in Colorado Springs, Colorado, as well as sites in Florida, Kentucky, and Michigan. A final decision regarding the location of the Home Project was reached, and on August 16, 1916 the American Federation of Human Rights, Inc. purchased approximately 500 acres of land in Larkspur, Colorado, situated halfway between Denver and Colorado Springs. Larkspur was on the main lines of the Santa Fe and Rio Grande railroad and had two depots, three stores, a hotel, a garage, and a creamery.

The 500 acres consisted of two parcels of land: Larkspur Heights and land west of Spruce Mountain Road. The land in Larkspur Heights was purchased from a Mr. J. A. Simonson for \$10,000. It consisted of a strip of land 2,222 feet along the Santa Fe railroad and 1,171 feet along the county [Perry Park] road. It was divided into lots and called "Larkspur Heights" by the previous owner, who had visions of making the place a summer resort. Several lots had already been sold to people who constructed houses on them. The other parcel of land that extended west and south of Larkspur Heights was purchased from a Mr. W. D. Phifer for \$11,000. The Federation paid \$7,000 cash and agreed to pay the balance in three years. The Federation now owned a continuous stretch of land about a mile and a half along Perry Park Road going west, and to a distance of about one mile along the railroad going south. Their property line ran close to the top of Monkey Face Mountain and East Plum Creek ran for about a mile through the property. Of this accomplishment, the following was written: "We can feel proud of the fact that our small organization has been able to purchase, on the main highway, half way between the two most important cities of Colorado, about 500 acres of land that can be made one of the finest health resorts in the country."

When the Federation purchased the remainder of the Larkspur Heights parcel in 1916, there were already several buildings on the property, including two cottages, which came to be known as the Little Cottage and the President's Cottage. The Little Cottage became the Federation Library and at one point was used as a temporary office. It is now a rental unit. The President's Cottage was named after Louis Goaziou, who occupied it after repairs were completed. Although this building was demolished to erect the Guest House, its garage and outhouse remain standing.

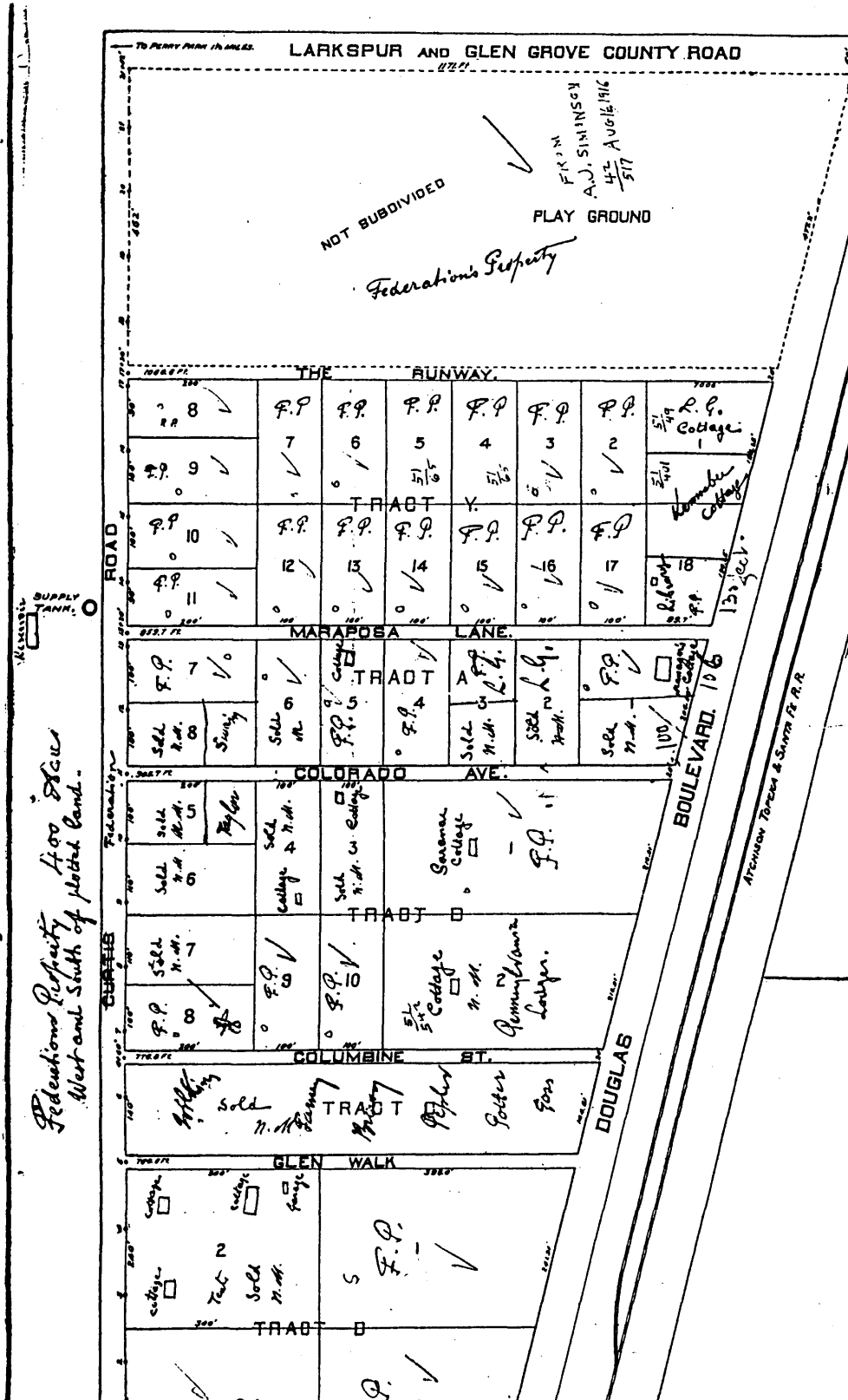
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historic plat map with the handwriting of Louis Goaziou



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In order to raise money to pay off the remaining balance owed on the property, some of the Larkspur Heights land was divided up into 15 to 20 lots and offered for sale to members and Lodges. Meanwhile, Louis Goaziou and some other members of the Federation purchased contiguous pieces of land which they donated to A.F.H.R. with the hope of creating a Masonic community. In 1918, the California Lodges purchased a house from a Mr. Farnsworth at 9104 Douglas Boulevard, which came to be known as the California House (and is still in use as a rental unit). In time members of the organization bought other existing cottages in Larkspur Heights.

The first property manager Sisto Cervi, a Federation member, and his assistant Rocco Rullo arrived in Larkspur on November 1, 1916. The records of their first months in the area tell of the attempts to refit the summer cottages for winter use, of the work of clearing the land, and of the digging of wells and ditches to carry water to Larkspur Heights. At this time there was no running water or electricity in the area. The first financial report issued by Cervi showed that he had a monthly salary of \$60 and that the first official Federation purchases were a horse, wagon, and harness for \$85, hay for \$2.89, and oats for \$.49. By 1918 Cervi and Rullo had completed a new reservoir and water system (not within the nomination boundaries) which was carrying water throughout Larkspur Heights.

During those early years at Larkspur, the Federation began to experiment with small scale farming and the rearing of livestock in the hope that the Federation property could become self sustaining. In 1918, the profit from crops totaled \$71.95 with \$5.95 from potatoes and \$66 from corn. The Federation purchased a cow and began supplying fresh milk to all members on the Heights. It was soon discovered that raising cattle was more trouble than profit. The fences were not strong enough to contain cattle, and money could not be spared for the construction of strong permanent fences. The Federation also experimented with raising chickens, purchasing 700 of them to start. In spite of being given good care, 200 of them died shortly thereafter of unknown causes. This venture eventually became fairly profitable and was expanded to mailing eggs to customers (mainly members) living in Denver. The Federation came to own a small herd of goats, which were used to control the scrub oak. The goats proved easier to care for than the cattle. They also eventually owned five working horses and four saddle horses which they rented out during the summer months to cover the cost of feed. Even with this additional revenue, it was difficult to meet expenses and Louis continually had to dip into his own pockets to cover costs.

Visitors to the Larkspur Home could take the Rio Grande or the Santa Fe railroads from Denver for \$2.10 round trip. After a two hour train ride, they found themselves at the Larkspur Station. An early piece of correspondence states "There are only 80 people in Larkspur. The Station is a small affair, a combination of waiting room, freight office, telegraph station, general post office, and village rendezvous". Accommodations in the town were scarce. The Larkspur Hotel across the street from the Schoolhouse in downtown Larkspur (both structures are still standing but substantially altered) provided visitors with a room for \$1.00 a day. By 1922, this hotel had been purchased by a Mr. and Mrs. Van Leeuwen, Federation members who renamed it the Hotel Holland in honor of their native land.

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In 1917 the Headquarters of The American Federation of Human Rights was moved from Charleroi, Pennsylvania to Larkspur, Colorado. The following year, construction began on the Brick House. The cost of construction was to be \$4,000. It was planned that this house would serve as an orphanage. The partially completed Brick House was used as a Masonic Temple for the workings of the General Assembly of 1918. After this assembly, the house became the home of Sisto Cervi and his family, who lived there until 1920. The Brick House was finally completed in 1923, and was used as an orphanage until 1927. (It is used as a rental unit today.)

Louis Goaziou moved to Colorado in 1917, after the death of his wife. He lived in what came to be known as the President's cottage (demolished in 1995 with only the garage and attached outhouse remaining). Louis was a very dynamic and out going individual, eager to establish friendly ties between all men, thus he traveled extensively through out Colorado and the United States, making frequent trips to France. As mentioned earlier, he served as President of the Lions Club of Douglas County. He also established a cultural center in Larkspur, Colorado for the purpose of establishing friendly and educational ties with community.

With the Headquarters of The American Federation of Human Rights now permanently located in Larkspur, a fund raising drive was started in order to finance the construction of an Administration Building that could house a meeting room for the General Assembly, printing facilities for the Co-Mason magazine, and office space. A Special Building Fund was set up to finance the structure. The goal of the fund was to raise \$20,000 by July 1922. The plans and specifications for the Administration Building were commissioned to Horace Greeley Knapp, an architect who had his offices at 335 Broadway in New York City. He designed a Classically-inspired, two story building with a full basement, that was mostly above ground. The first floor was to hold the offices, the second floor the temple and ceremonial rooms, and the basement was to be used for the printing facilities.

Work on the Administration Building began in 1919. In September, Cervi began digging to make ready for the concrete foundation. According to the records, a second team of horses was purchased to work at the foundation of the new building. "The purchasing of a car load of cement and the necessary machinery was recommended as we have one of the finest deposits of the best quality of sand and gravel." The first bricks were made on January 20, 1920 and resulted in the following report about the process:

The first batch of "mud" made 10 nice blocks. We mixed one sack of cement and five sacks of sand fresh from the creek bottom. The second batch was twice as large. We learned many points about the machine that made the work easier as we proceeded. I think the best results would be obtained by three men, one to do the mixing, and the other two to attend to the bricks....The machine is in the basement of the brick house and the 74 cement bricks made are spread out one deep on the floor....Under a test time of one batch of two sacks of cement we made twenty blocks in one hour, including mixing and everything. Therefore cost equals 2 sacks of cement \$1.35, labor \$1.00.

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Sand and water nothing. Practically 12 cents each. This cost can be reduced after the entered apprentices have become more expert craftsmen.

By May 1921, there were 1,000 large cement blocks with summer plans to make several times as many. However, it soon became apparent that the Building Fund held insufficient money to complete construction of the Headquarters building as planned. These were difficult times. Economic conditions were poor. The membership consisted mainly of miners, and the mines began to close down. Unemployment was rampant and many members were forced to move from the mining towns, resulting in the closure of many Federation Lodges. Interest in the building declined, and the financial support coming from the wealthier members dwindled. Having a building under construction was a financial drain on the organization. It was finally decided to alter the original design of the Headquarters Building. The plans were scaled back considerably, including the number of stories, in order to allow for its completion by 1924. "We plan to build within our means, so the size of the building, its finish, and furnishings will depend on the amount of money our Lodges and individual members will contribute for that purpose between now and the Spring of 1922." The building lost its third level and elaborate classical detailing. (It was hoped that at some later date, that uppermost story would be added.)

By October of 1923 the walls of the building were completed and the boiler and electrical system were in place. However, due to heavy snow, the construction of the roof was delayed. By January 1924 the building was mostly completed and a fire was started in the new boiler. On the third of August 1924, the new Temple of the Administration Building was dedicated and three orphans (Mary, Aldo, and Umberto "Bert" Esposito, who had come to live at the Larkspur Home in 1921) were officially adopted by the Lodge. On August 18th, the General Assembly of The American Federation of Human Rights was called to order in the lower hall of the new building. There were 81 delegates present, representing every state in the Union. The final cost of the building was \$20,000, of which \$13,000 had been paid for through the special building fund. The remaining \$7,000 was financed through loans.

By 1924, the water system built by Federation members was supplying water to 21 cottages, of which half of them used water year around. A service charge of \$3 a month was required of those cottages having indoor bathroom facilities, and a fee of \$2 a month required of all other cottages. In 1927, the walls of the Headquarters building received a coat of stucco. The contracted price for this work was \$600, which had been donated by members who had formed the Larkspur Improvement Company.

Due to failing health, Louis Goaziou resigned as President of the Corporation in 1936. Edith Armour was elected to take his place. Louis then went East to consult with his physician in Charleroi, Pennsylvania. He died there on March 31, 1937.

In 1940, during the German occupation of Paris, the Nazis took over the Headquarters building of International Co-Masonry, Le Droit Humain, causing much disarray within the Fraternal Order. Edith Armour, then Head of the American section and President of the American Federation of Human Rights, assumed the responsibility for International Co-Masonry throughout the Western Hemisphere.

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The Larkspur Headquarters became the central authority. Those duties were returned to the re-organized Supreme Council of International Co-Masonry in Paris in 1946.

In 1975 the American Federation of Human Rights, Inc. withdrew as a District of Columbia corporation and incorporated in the State of Colorado. At that time, through a referendum vote of the membership, the corporation became a completely separate entity from International Co-Masonry. The Federation continued to sponsor the activities of International Co-Masonry, and International Co-Masonry continued to work out of the Headquarters of The American Federation of Human Rights, Inc. Sale of the land and relocation of the Headquarters has been seriously considered at various times through the years, but the membership has always been reluctant to give up its home in Larkspur, even during the periods when the Officers were not able to live in Larkspur all year long. In 1975, approximately half the acreage was finally sold, to the Renaissance Festival, due to economic hardship.

In 1994, a disagreement arose over demands by the Paris-based organization which conflicted with Colorado corporate law. On April 11, 1994, members of the American Federation of Human Rights, Inc., following Masonic Jurisprudence, formed American Co-Masonry, having its Headquarters in the building known as the Federation Headquarters in Larkspur, Colorado. Under the new administration, the refurbishing of the Headquarters building was undertaken.

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* Most of the documents listed in the bibliography are part of the A.F.H.R. archive collection, which is located in Larkspur.

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UTM REFERENCES (continued)

- 5. 13 509760 4342020
- 6. 13 509540 4342020

VERBAL BOUNDARY DESCRIPTION

The following parcels of land located within the Larkspur Heights Subdivision: the north 1/2 of Lot 1 Tract A; Lots 1 and 18 Tract Y; and that part of Larkspur Heights platted as "The Playground." The nomination boundary is shown as the crosshatched area on the accompanying plat map. (Note: Although the plat map indicates two roads, The Runway and Maraposa Lane, transverse the property, they do not in actuality exist and the Federation acquired quiet title to the land.)

BOUNDARY JUSTIFICATION

The boundary encompasses a cohesive cluster of buildings that were part of the organization's early development of the site, and the adjacent field that was cultivated and served as an income source to maintain the buildings. The boundary excludes peripheral areas that no longer retain integrity and large tracts of undeveloped acreage not directly contributing to the significance of the property. Also excluded are more recent Federation constructions and lots subsequently sold off and developed by others.

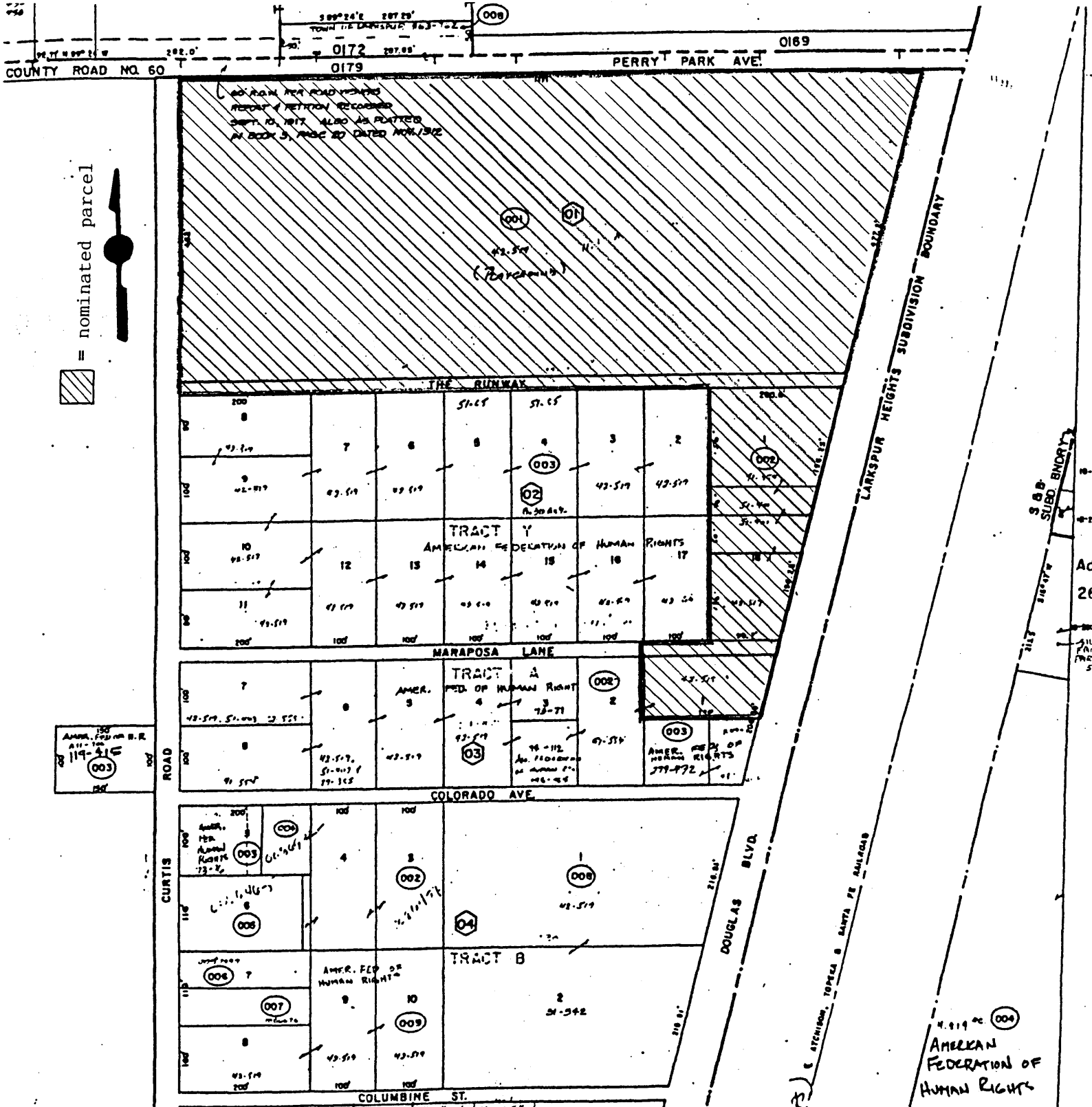
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plat map



= nominated parcel

AMER. FED. OF H.R.
411-100
119-516
003

4-219-00
004
AMERICAN
FEDERATION OF
HUMAN RIGHTS

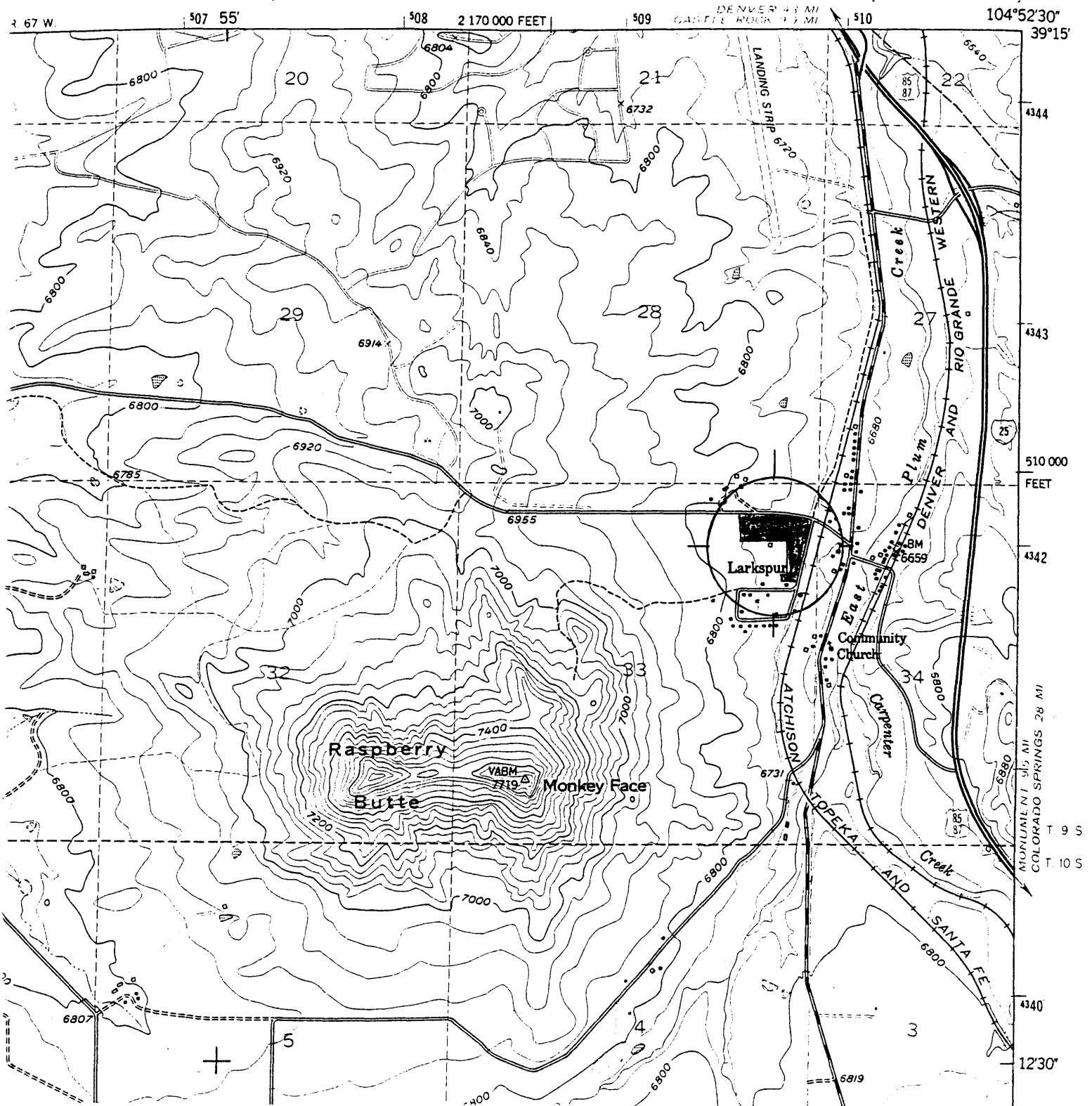
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U.S.G.S. map - Larkspur Quad (7.5' series)



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PHOTOGRAPH LOG

The following information is the same for all photographs.

name of property: American Federation of Human Rights Headquarters
city, county, state: Larkspur, Douglas County, Colorado
photographer: Ann Hermosa
date of photograph: September 1997
location of original negative: State Historic Preservation Office

<u>photo</u>	<u>description</u>
#1	Main/Administration Building, east side; camera facing west
#2	Main/Administration Building, east side; camera facing west
#3	Main/Administration Building, north side; camera facing southwest
#4	Main/Administration Building, west side; camera facing east
#5	Main/Administration Building, south side; camera facing northeast
#6	Main/Administration Building, south side; camera facing northwest
#7	Tool Shed/Swiss Chalet, northwest corner; camera facing southeast
#8	Coal Storage/Garage, north side; camera facing south
#9	Pavilion, south side; camera facing northeast
#10	Fountain; camera facing southeast
#11	Garage, east and north sides; camera facing southwest
#12	Guest House, north side; camera facing south
#13	Guest House & Garage; camera facing southwest
#14	California House, east and north sides; camera facing southwest

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<u>photo</u>	<u>description</u>
#15	Little Cottage, east side; camera facing west
#16	Brick House, east side; camera facing west
#17	Brick House, south and east sides; camera facing northwest
#18	Playground/Agricultural Field; camera facing south
#19	Playground/Agricultural Field with Pavilion; camera facing southeast

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