

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received AUG 19 1983  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Haskell House 5DV1702

and/or common Same

2. Location

street & number 1651 Emerson Street, n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>n/a</u> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>n/a</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Ralph Riggs

street & number 1647 Emerson Street

city, town Denver n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. City & County Building

street & number 1445 Cleveland Place

city, town Denver state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible?  yes  no

date Ongoing  federal  state  county  local

depository for survey records Colorado Historical Society, Preservation Office

city, town Denver state Colorado

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

Constructed in 1892, the Haskell House is a two and one half story red brick townhouse located in an older residential area just north of East Colfax Avenue and east of downtown Denver. The styling is Victorian Eclectic and is distinctive in its roofline, front gable and exterior detailing which exhibit elements of Ruskinian Gothic and Colonial Revival.

The facade is symmetrical and is marked by two round arched bays on the first floor with brick voussoirs distinguished by stone ribbing. The second floor contains a center projecting bay that sits on a stone belt course, supported by two stone consoles underneath. Above the window, at cornice level, is a highly ornamented frieze containing swags, and a band with circular motif above it.

Perhaps the most unusual feature of the townhouse is the roofline--a modified mansard roof. The steeply pitched shingled roof slope is intersected by an oversized shingled gable. Centered in the gable is a window with a shingled hood.

The interior has been modernized, particularly at the third level, but the original floor plan remains on the first and second floor. Much fine Victorian detailing including stained woodwork, chairrail and moulding, bannisters and several fireplaces, have been restored. The original decorative stenciling has also been restored where possible. Stained and leaded glass in the arched windows is also original. The stained glass window at the landing at the staircase is new but designed to compliment the original glass in the upper sash.

The building is somewhat unusual for Denver because of its townhouse format and Colonial Revival detailing. It is in a good state of preservation, with little change to the original exterior or to any of the important interior features.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1892

**Builder/Architect**

Builder: J. S. Flower  
Architect: Balcomb and Rice

### Statement of Significance (in one paragraph)

The Haskell House is historically significant in being the residence most associated with the Reverend Thomas N. Haskell, founder of Colorado College in Colorado Springs.

Robert G. Balcomb and Eugene R. Rice, the architects of the home, were popular and prolific designers during Denver's boom period of the late 1880s and early 1890s. While not as original in style as some Denver architects, they were masters at interpreting and pleasing the taste of their clients. They built several homes for the developer John S. Flower, including 1600 Emerson and Flower's family home at 1618 Ogden, both on the National Register. The house at 1651 Emerson perhaps reflects the architects' knowledge of William Lang's several townhouses in the vicinity, but they have decorated the structure in their own distinctive style.<sup>2</sup>

The Reverend Thomas Nelson Haskell takes his place in Colorado history as the founder of Colorado College in Colorado Springs.<sup>3</sup> Opened in 1875, it is one of the oldest schools of high learning in the Rocky Mountain region. The Reverend Haskell arrived in Denver in 1873 after an already full career as both a Congregational and Presbyterian minister to congregations in Washington and Boston and as a professor of logic, literature and political science at the University of Wisconsin. His move to Denver was occasioned by the poor health of his daughter Florence, who died of tuberculosis soon after the family arrived. A month after her death Reverend Haskell traveled to a Congregational conference in Boulder where he secured the sanction of that body to found a college in her memory. The offer of land by General William Jackson Palmer made Colorado Springs the site of the college.

Reverend Haskell as a pastor in the 1850s and '60s spent much of his time on the cause to abolish slavery. During his time in Boston he met and married Ann Eliza Edwards, daughter of Justin Edwards, president of Andover Theological Seminary. During their courtship she was secretary to Harriet Beecher Stowe. Work for the abolitionist cause broke the health of the reverend. In the Colorado climate he lived to be eighty, dying in 1906, but although well-known in political and religious circles never occupied an active ministry in Denver because of his health. He spent his years here giving lectures, sermons, and writing books on Colorado and United States history. In 1891 he was chaplain for the Colorado senate.

Reverend Haskell and his family moved into the home at 1651 Emerson in 1894.<sup>4</sup> His widow and two daughters continued to live there after his death. Mrs. Haskell remained in the home until her death at ninety-six in 1921. The two daughters--Annie, who was a school teacher for many years, and Mary, who was secretary to the principal at old East High School and then East High librarian until her retirement--both lived into their eighties and occupied 1651 Emerson until their deaths. Mary who died in 1959, gave the home to Colorado College in her will. For the next twenty years the home was connected by a passageway to 1647 Emerson and rented as apartments. It has been restored to its original state by the present owner.

## 9. Major Bibliographical References

- Hall, Frank. History of the State of Colorado. Chicago: the Blakely Publishing Company, 1895.
- "An Inventory of the Papers of Thomas Nelson Haskell." Ed. Calm, Mary. Western Business History Research Center. 1891.

continued

## 10. Geographical Data

Acreeage of nominated property less than 1

Quadrangle name Englewood, Colorado

Quadrangle scale 1:24000

### UTM References

A 

1	3	5	0	2	1	1	5	4	3	9	9	1	7	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

  
Zone Easting Northing

B 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

  
Zone Easting Northing

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

F 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

### Verbal boundary description and justification

South 20 feet of lot 6, block 22, Park Avenue Addition, Swallows resubdivision.

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Sharon Elfenbein

organization Home Histories, Inc. date June, 1982

street & number 170 Lafayette Street telephone (303) 722-8162

city or town Denver state Colorado

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer (Acting) date 8-8-83

### For NPS use only

I hereby certify that this property is included in the National Register

for Allen Byers Entered in the National Register date 9/15/83  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Haskell House

Item number 8

Page 2

<sup>1</sup>John S. Flower began his career in Denver in 1880 as a newspaper reporter, but after 1886 he found that his true vocation was real estate development. Over the years that followed he and members of his firm were responsible for transactions that resulted in the building of some of the most important business blocks and some of the finest residences in town. He was president of the Denver Real Estate Commission, founded the Colorado Realty Association, and served as first president of the Denver Planning Commission. A close friend of Mayor Robert W. Speer, the man who is given the most credit for the attractive elements in the Denver landscape, Flower had a vital role in the conception and construction of these improvements. It was at his instigation that the Pioneer Monument at Civic Center was erected, and he also led the fight for a civic auditorium.

<sup>2</sup>There is an unconfirmed story that this home was built in the townhouse style at the urging of John Flower's wife who was a native of the East Coast and familiar with this typical Eastern form of housing.

<sup>3</sup>It was Haskell who, as leader of a group of Congregationalists ministers in Boulder, is credited with founding the college. As was stated in his obituary appearing in the Rocky Mountain News (August 10, 1906): "Mr. Haskell was 80 years old, and is best known in this state as the founder of Colorado college at Colorado Springs. He had been a prominent figure in church and educational life in Colorado ever since his arrival in 1873....As a memorial tribute to her [his daughter, Florence Edwards Haskell] her father founded Colorado college January 21, 1876."

<sup>4</sup>Haskell is known to have lived at 1643 Sherman in Denver from 1874 to about the time he and his family moved to 1651 Emerson. The house on Sherman has since been razed and the property is now a parking lot. Therefore, the house on Emerson is the surviving house most associated with Haskell.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Haskell House, Denver County, Colorado

Continuation sheet

Item number 9

Page 2

continued

Hershey, Charlie Brown. Colorado College 1874-1949. Colorado Springs: Colorado College Press, 1952.

"Rev. Haskell, Founder of Colorado College, Dies." Rocky Mountain News, August 10, 1906.