

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



844

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name French, Charles & Elizabeth Haskell, House

other names/site number KHRI # 045-3972

2. Location

street & number 1300 Haskell Avenue

☐ not for publication

city or town Lawrence

☐ vicinity

state Kansas code KS county Douglas code 045 zip code 66044

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide x local

Signature of certifying official

Date

8-16-12

DSHPO

Title

State or Federal agency/bureau or Tribal Government

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

10.9.12

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

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

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	Object

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

Contributing	Noncontributing	
1	2	buildings
		district
		site
		structure
		object
1	2	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic (single dwelling)

Current Functions
(Enter categories from instructions)

Domestic (single dwelling)

7. Description

Architectural Classification
(Enter categories from instructions)

Other (National Folk)

Materials
(Enter categories from instructions)

foundation: Stone

walls: Weatherboard

roof: Composition shingles

other:

Narrative Description

Summary

The Charles and Elizabeth Haskell French House is an example of the gable-front-and-wing National Folk house type. According to architectural historians Virginia and Lee McAlester, the gable-front-and wing residential form type became common in rural areas after the coming of railroads provided an abundant supply of lumber and other building material. In this form type, a side-gabled wing was constructed at right angles to the gable-front section forming an L-shaped plan.¹ With two similar additions, this example has a T-plan form. The French house has good architectural integrity. Its location, setting, design, materials, and workmanship reflect the c. 1880 period of construction and these aspects contribute to the sense of its historic residential use and association with the Haskell family during the development of Lawrence in the late nineteenth century.

Elaboration

Setting

The Charles and Elizabeth Haskell French House is a detached single-family residence located on a ridge. When it was constructed just outside the city limits in the late nineteenth century, the tract was located in a largely rural landscape. The original parcel associated with this residence was almost three acres, but today the parcel includes just 1.32 acres. This house retains its original setback which is some distance east of Haskell Avenue. Probably, the house was originally accessed from a driveway south of the house, but there is now a cul-de-sac lane from 13th Street on the north that provides access to the rear of the French house and two contemporary garages east of the lane. Also, there is a large contemporary apartment building to the east.

The house is two stories tall with a main two-bay gable front elevation to the west. It has a T-plan form with more recent rear additions. The main and side entrances are sheltered by an L-porch with a hipped roof. The house is constructed of wood frame and weatherboard with a coursed rubble stone foundation. There is an ornamental bay window projecting from the south wing and other modest Folk Victorian ornamentation.

Exterior

The French house is two stories tall with a main two-bay gable front elevation to the west and gable elevations to the north and east. The residence has a T-plan form with more recent additions in the rear. The west elevation has a two-story entrance hall with a shed roof and a recessed secondary entrance to the parlor in the southeast wing. Entrances are sheltered by an L-porch with a hipped roof. The house is constructed of wood frame and weatherboard. It has a coursed rubble stone foundation. The main cross-gable roof is covered with composition shingle roofing. The house has a central brick interior chimney with an ornamental corbelled top. The bay window to the south is another ornamental feature.

In 1873, the C. D. French house was recorded as a simple rectangle oriented east and west in the Atlas of Douglas County.² (See figure 4.) However, the basement, which is presumed to be part of the earliest structure, is oriented north and south. The two-story building was enlarged about 1880 with the addition of a side entrance hall to the northwest, a dining room to the north, and enlarged parlor with bay window to the south. A one-story bedroom wing was added to the southeast. The present appearance generally reflects this period of construction. Later in the twentieth century, a kitchen and enclosed porch were added to the northeast. There are only crawl spaces under the added sections.

¹ Virginia and Lee McAlester, A Field Guide to American Houses (New York, NY: Alfred A. Knopf, 1986), 93; Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Documentation Form (1997), F-6.

² F. W. Beers, Atlas of Douglas County "Part of City of Lawrence, 2nd & 3rd Wards" (New York, NY: F. W. Beers & Company, 1873), 34.

In the main west elevation, the porch has wooden steps leading to the north entrance. The porch has concrete block piers with wooden lattice panels and a wooden floor. The porch roof is supported on ornamental turned wooden posts with brackets. There is a porch eave cornice ornamented with spindlework and brackets. Two ornamental porch dormers with gable roofs feature pierced scrollwork. In the west elevation, there are paired 2/2 wooden double-hung sash windows with slightly projecting window hoods. There is an eave frieze board and a rectangular gable end vent.

The south elevation has two bays with 2/2 double-hung windows and there is a polygonal bay window projecting from the wing with three 2/2 double-hung windows surmounted by two 2/2 double-hung windows on the second floor. The rear one-story wing has a gable roof. The south elevation of this wing has two 2/2 double-hung windows. The north elevation has two 2/2 double-hung windows surmounted by a single 2/2 double-hung window. Another window in the north side of the front bay lighting the stair hall has a border of ornamental multiple colored panes. There are two window wells with wooden glazed covers.

Interior

The interior has a cruciform plan arranged around a central chimney. On the first floor, there is a front stair hall with a closet and a front parlor. In the rear, there is a dining room entered from the hall and a rear parlor. Both the stairway to the basement and a rear stair to the second floor are located between these two rooms. The rear bedroom is entered from the rear parlor and a bathroom is entered from the dining room. Also, the rear enclosed porch and kitchen are entered from the dining room. On the second floor, the stair hall provides access to a front bedroom and rear bedroom. The rear stairway is located between the two rear bedrooms. A small bathroom is accessed from the rear stair hall. The basement is rectangular and oriented north and south. It has three rooms with a coal room to the north (for more detail, see figures 1-3).

The front wooden entrance door has five panels with carved detail on the lower panels surmounted by an upper ornamental glazed panel with a border of multi-colored glass panes. The secondary entrance from the south wing of the porch to the rear parlor has a wooden door with lower raised panels surmounted by two tall round-arched lights. There is a horizontal 2-light overhead transom. The rear wooden entrance door has five horizontal recessed panels with an upper glazed panel. The door to the rear bedroom wing has a 2-light transom. There are four-panel wooden interior doors. Historic sections of the house have lath and plaster walls, wood floors and moldings. Older rooms of the house to the south have painted 1 x 6 tongue-and-groove wooden flooring but the stair hall has 1 x 4 stained tongue-and-grooved flooring. Historic woodwork in the house includes grooved molded casing with square "bulls-eye" corner blocks ornamenting the entrance and grooved moldings with square beveled corner blocks in the parlors. There is a wide baseboard surmounted with a crown molding in the stair hall and a wide grooved baseboard with a molded top in the parlors. The front winding stair has a square newel post with a double grooved top crowned by a circular grooved top with a conical cap. Square balusters are decorated with elaborate lathe turned ornamentation. There is a brick fireplace (probably for a gas heater) in the front parlor. It has an ornamental metal cover and a glazed tile fireguard of glazed rectangular tile outlined with square ornamental tiles.

Alterations

Three rear additions are not historic and appear to be less than fifty years old. These include a second-story bathroom addition with a shed roof. The northeast addition has a concrete block foundation, a gable roof, and a single small 1/1 window in the north elevation. This addition has three 1/1 double-hung windows in the east elevation. Between the two one-story rear wings, there is an enclosed porch with a low sloping roof. It has a rear entrance with an aluminum storm door flanked by a bank of three 1/1 windows to the south and one 1/1 window to the north.

Besides the three rear non-historic additions, the main alterations to the ca. 1880 house are the front aluminum storm door and aluminum storm windows. Portions of the front entrance hall floor and stairway have been re-finished.

There are two non-historic outbuildings. To the northeast, there is a one-story wood-frame garage (constructed c. 1950) with shingle sheathing. It is a rectangular structure with a gable roof. In the main west elevation, there is a sliding overhead door to the north, one 1/1 double-hung wooden window, and another entrance door to the south. This garage has a 6-light window in the south elevation, a metal flue in the roof, and a wooden door with six recessed panels. The

east elevation has a central six-light window and a similar door in the corner. To the southeast there is another garage (constructed c. 1970). This is a one-story rectangular building with a low gable roof. It has a large overhead door in the west elevation, two 1/1 double-hung windows in the south elevation, and a projecting shed-roofed addition at the southeast corner.

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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1869-c. 1880

Significant Dates

1869, c. 1880

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Undetermined

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.

Period of Significance (justification)

The period of significance begins in 1869 with the earliest construction of this house and ends about 1880 when Charles French added onto the house. Today, the house largely reflects its circa 1880 appearance.

Criteria Considerations (justification)

N/A

Narrative Statement of Significance

Summary

The Charles and Elizabeth Haskell French House is architecturally significant under Criterion C as a local example of the gable-front-and-wing National Folk form type, one of the national housing types and styles found in Lawrence. National Folk houses of the mid- and late- nineteenth century descend from earlier folk building traditions in eastern and southern parts of the United States. National Folk houses are further categorized by form and/or floor plan, and Lawrence examples include gable-front, gable-front and wing, the I-house, hall-and-parlor, and pyramidal. This housing type is found throughout Lawrence and is especially abundant in the historic working class neighborhoods.³ It can also be found in abundance in rural areas. During the period of significance (1869-1880), this area was rural and would not be annexed into Lawrence until 1951.

The residence is one of three in a row along Haskell Avenue that once belonged to the well-known Haskell family, which arrived with the town's earliest settlers from New England in 1854.

Elaboration

The story of the Haskell family including Elizabeth Haskell French and her brothers, John and Dudley Haskell, is an example of settlers from the East who contributed to the development of Douglas County and Lawrence from the mid-nineteenth to the early twentieth century. The Charles and Elizabeth Haskell French house is one of three homes in this location known as "Haskell Row" because they were built for three Haskell families. Notable Kansas architect John Haskell had the first residence in the row built for himself and probably planned and supervised the construction of the other two houses for his sister and brother.

Members of the Haskell family were significant citizens in the founding of Lawrence and the town's development during the nineteenth century. Elizabeth's father Franklin Haskell was a founding settler who joined the second party sent to Kansas Territory by the New England Emigrant Aid Company and arrived in Lawrence on September 9, 1854 while his family remained in Massachusetts. Charles Robinson led this second party and later became a leader of the free-state party and the first governor of Kansas. Franklin was selected to the council of the "Lawrence Association of Kansas Territory" when the first and second emigrant parties organized on September 18, 1854.⁴

Franklin pre-empted a 160-acre tract just east of the Lawrence town site on the Southwest quarter of Section 32, Township 12, Range 20. During the winter of 1854-1855, he built a log cabin in the east central part of the partly wooded and somewhat rolling tract. Unfortunately, he became ill and died on January 26, 1857, leaving his wife Almira with a son, Dudley, age 14, and a daughter, Elizabeth, age 20, at home. The oldest son, Charles, was married. His wife was pregnant and he probably was in Massachusetts with her when his first child, Hattie, was born in North Brookfield in July, 1857. Although Charles returned to Lawrence with his family a few months later, the responsibility for providing for the family and managing his father's property fell on John Haskell, the next oldest son, who left a Boston architect's office and moved to Lawrence about July 1, 1857.⁵

Soon after he arrived in Lawrence, John Haskell rented an office and advertised in the local Lawrence Republican on September 17, 1857, "John G. Haskell, Practical Architect and Superintendent, No. 39 Mass. St., Lawrence." Haskell

³ Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence" National Register of Historic Places multiple property documentation form (Topeka: Kansas Historical Society, 2001), F5-F9. Accessed online 23 May 2012 at: <http://www.kshs.org/p/thematic-nominations/14634>.

⁴ John M. Peterson, John G. Haskell: Pioneer Kansas Architect (Lawrence, KS: Douglas County Historical Society, 1984), 3.

⁵ Peterson, 4-8, 251.

soon established himself as a successful architect in Kansas and the region, especially in Lawrence and Topeka. When the first municipal election was held on March 1, 1858, John was elected as one of Lawrence's first council members.⁶

In April, 1858, Elizabeth (Lizzie) Haskell was hired as one of the two teachers in the intermediate department of the Lawrence city schools. As a first step to begin managing the family property, Almira gave her son John a power of attorney on July 27, 1858 and a few weeks later, he mortgaged the property for \$1,000. At the end of the year, Almira deeded the land to John for \$9,000 probably with terms of payment extending over a long period to provide a continuing income for her.⁷ Later on December 22, 1859, John married Mary Elizabeth Bliss in Wibraham, Massachusetts and the couple returned to Kansas in January, 1860. They moved into a house in Lawrence where John also had his architect's office. When the federal census was taken in February, 1860, Almira, Lizzie, Dudley, and a servant were all listed as living there with John and his wife. Apparently, the family abandoned the cabin on Franklin's old claim because it was too small and too far from work and activities in Lawrence. Charles Haskell, listed as a merchant, lived elsewhere in Lawrence with his wife Lucy and their newborn daughter, Helen.⁸

During the Civil War, John Haskell served as Deputy Quartermaster General for Kansas from June, 1861 to November, 1865. Others in the family remained in Lawrence and survived Quantrill's raid on August 21, 1863. In the aftermath, John's wife Mary, who was three months pregnant, returned to her parents' home in Massachusetts where the Haskell's first child, a daughter named Harriet, was born on February 17, 1864. Lizzie Haskell may have accompanied Mary or joined her later. She married Charles D. French on January 25, 1865 in Springfield, Massachusetts. Charles Haskell and his family moved to Little Rock, Arkansas in 1864 where Charles went to work with the Union Army in a position probably arranged by his brother John.⁹

With the war's end, the Haskell family began to return to Lawrence. Late in September, 1865, Charles, then Dudley, arrived and they made plans to open a store in Lawrence. John Haskell finally returned on November 15, 1865. He rented a house on New York Street to house his wife and daughter and on December 27, he bought the north half of a lot on Massachusetts Street for \$9,000. He had an office on the second floor of the building and his brothers, Charles and Dudley, opened an apparel store on the first floor.¹⁰

In March, 1867, John Haskell was appointed architect and superintendent for the construction of the Kansas Statehouse in Topeka and that became his main occupation for the next four years. John maintained his office on Massachusetts Street for the next fifteen years. He was most productive between 1865 and 1885 when his clients and other contemporary observers praised his work for its balance, elegance, and utility. Many prominent structures Haskell designed still stand in Lawrence today. The security of this position enabled him to reunite the Haskell family on the land next to present-day Haskell Avenue. That move was prompted by a growing family. John and Mary had a second daughter, Mabel, who was born on August 12, 1866. Late in that year, Dudley and Harriet Haskell welcomed their first child. Both families lived in the rented house on New York Street.¹¹

Tax records indicate that a house was constructed on John and Mary Haskell's land east of Lawrence as early as 1866 (1340 Haskell). This was a fairly large rectangular two-story brick residence set on a stone foundation. The long axis was oriented east and west with the main entrance, through a porch, on the south. They built the first house in "Haskell Row," probably for both families, on the highest part of the quarter section near its southwest corner. Since the valuation of the quarter rose in both 1866 and 1867, it appears that the existing buildings were constructed during those years and

⁶ Peterson, 9-10.

⁷ Peterson, 10-11.

⁸ Peterson, 16.

⁹ Peterson, 22-23.

¹⁰ Peterson, 24.

¹¹ Peterson, 39.

was completed by 1868. The 1868-69 Lawrence city directory, presumably published during the first half of 1868, recorded both J. G. and D. C. Haskell living east of the city.¹²

Early in 1868 Charles Haskell, who was traveling in southeast Kansas in very bad weather, came down with pneumonia and died on February 8. His widow, Lucy was left with two small children and little, if any, financial resources. She and her children stayed in Lawrence, but John, his remaining brother and sister reunited on the family land. On February 17, 1868, John and his wife Mary deeded 2 2/3 acres of land just north of their house to Dudley's wife Hattie Haskell for the sum of \$200. On March 27, they deeded a similar tract for the same amount to John's sister Elizabeth P. French. Elizabeth and her family, including her mother Almira, moved from Leavenworth to Lawrence during 1868. Charles French changed from the lumber business to dealing in agricultural supplies and equipment when he moved to Lawrence. Houses for the Dudley Haskell and Charles French families were built in 1868 or 1869. Both were wood frame houses of modest size. Probably John Haskell helped design the houses and supervised their construction. John and his wife signed a deed on February 17, 1868 to Elizabeth P. French for a consideration of \$600. When the 1870 census taker visited, all three families were living in their separate houses in a row (later known as Haskell Row) facing Haskell Avenue which was the east boundary of the city of Lawrence.¹³

According to the 1870 census, John Haskell, his wife, and two daughters, and a farm laborer were living in their substantial brick house on the quarter section. One hundred acres of the land was improved, that is, cultivated or at least fenced. To the north at 1320 Haskell, Dudley Haskell and his wife lived alone after the death of their son in 1868. The Charles D. French family lived just north of Dudley. Besides their daughter and a new son, George, born in March, 1869, the household included Franklin Haskell's widow, Almira, and Eben French, presumably Charles French's father.¹⁴

The Haskell siblings—John, Dudley, and Elizabeth—and their families continued to live in the Haskell Row houses on the east edge of Lawrence. Charles French and his partner O.A. Hanscom dissolved their partnership about 1875, but Dudley Haskell continued to be an active boot and shoe seller with a partner, John W. Alder, from about 1871. In 1871, however, Dudley ran successfully for State Representative. He was elected again to the Kansas House in 1874 and served in the state legislature and, later, the U. S. Congress for the rest of his life.¹⁵ For a few months, the J. G. Haskell family enjoyed the arrival of their only son, Theodore Haskell, who was born on April 14, 1873, but lived only until August 28. A brother of Mary Haskell, J. A. Bliss, joined the household. He moved to Lawrence about 1868, went to work as a post office clerk, and by 1872, he served as assistant postmaster in Lawrence. He continued in that position until about 1885.¹⁶

Also in the late 1860s, a stand of trees north of the Haskell houses on the quarter section became a popular Lawrence picnic site. In the 1870s, Haskell's Grove was located approximately straight east of the center of Lawrence and was used by many organizations for picnics and celebrations. The grove was used as a site the Kaw Valley Fair from 1876 through 1880. In later years, a park and amusement area called Woodland Park was developed on the site.¹⁷

For the Haskell family, the late 1870s brought major changes. Dudley Haskell's shoe business failed and he declared bankruptcy on October 10, 1876. Just a few weeks later, however, he won the 2nd District seat in the U.S. House of Representatives and began serving in Congress in January, 1877. Almira Haskell, the mother of John, Elizabeth, and Dudley, died in October, 1876. Elizabeth Haskell French died in early in 1877, but Charles French and his three young children continued to live in their house on Haskell Row. French had been appointed to the commission to audit Quantrill raid claims in 1875, but seems to have supported his family mainly by working in various Lawrence stores.

¹² Peterson, 39. The assessed value of the southwest quarter of Section 32-12-20 rose from \$2,400 in 1865 to \$8,800 in 1866, \$11,000 in 1867, and \$12,800 in 1868. There are no separate assessments for the lots which Haskell sold to his sister and brother. See Peterson, note 2, Chapter V, 255.

¹³ Peterson, 40.

¹⁴ Peterson, 50-51.

¹⁵ Peterson, 79.

¹⁶ Peterson, 79.

¹⁷ Peterson, 79-80.

Mrs. John Haskell's father also died early in 1877 and her mother, Harriet Bliss, came to live with her daughter in Lawrence.¹⁸ Rising politician Dudley Haskell died suddenly in December, 1883 in Washington, D. C. during a session of Congress. He died intestate and the value of his estate, when probated, was declared not to exceed \$500. There was no pension for a Congressman's widow in the 1880s and it seems likely that John Haskell helped support his brother's family.

From 1875 through 1881, the southwest quarter of Section 32, Township 12, Range 20 in Wakarusa Township was assessed as one tract and John G. Haskell paid the taxes for the entire property. In the 1875-76 Lawrence city directory, Charles French was listed simply as residing in Wakarusa [Township]. On January 20, 1877, Elizabeth French signed over the deed for the 2.66 acre homestead tract Charles French, but the change was not recorded until May 18. On that date, Charles French also recorded a mortgage (\$600) to Dr. Charles Haight. This was later discharged on July 19, 1880 and French recorded another mortgage to D. G. Pike for \$900. The increase from \$600 to \$900 may have financed construction of the additions to the house.

Charles French was listed as a coal dealer in the 1880 census, but seems not to have continued in that business for very long. He married Mrs. Caroline Mackey Warne in 1885. She was a widow who lived on the Mackey farm northeast of Lawrence. At that time, Charles French's children were 19, 16, and 10 years old so they probably moved to the farm with their father. After that, the property at 1300 Haskell passed out of Haskell family ownership.¹⁹

In the 1880s, Charles French and his children moved away leaving only two Haskell families on Haskell Avenue. On March 17, 1882, Charles D. French signed a quit claim deed for the property to Laura A. Montgomery for a consideration of \$560. W. H. Clyde and his wife (L. A. Clyde) also signed a quit claim deed for the property on April 2, 1883 to Laura Montgomery for a consideration of \$500. Two suits for judgment, one in 1880 and one in 1882 also were filed against W. H. Clyde and listed the property as his homestead. W. H. Clyde was recorded as the owner in the 1882 and 1883 tax assessment rolls. However, W.H. Clyde was not listed in the 1879, 1883, and 1886 Lawrence city directories. The property of 2.66 acres was valued at \$800 in 1882 and only \$300 in 1883. That lower value may be an anomaly because it again was valued at \$800 in 1884 and 1885.

Nevertheless, James Montgomery, the husband and later guardian of Laura Montgomery, sold the property on June 4, 1883, to William Coffin for a consideration of \$1,200. W. H. Coffin was recorded as the property owner in the 1887 Edwards Map of Douglas County, Kansas.²⁰ (See figure 5.) Coffin was the owner recorded in the tax assessment rolls from 1884 through 1887. The value increased from \$800 to \$900 in 1886 and 1887. Coffin was not listed in the 1886 and 1880 Lawrence city directories. William H. and Sarah Coffin sold the property to Gideon H. Pierson on July 14, 1887 for a consideration of \$4,000 and Coffin recorded a mortgage of \$2,000 from Gideon and Rebecca Pierson on that date. G. H. and William Pierson were listed as residing at the southeast corner of Lee and Haskell Avenue in the 1888 and 1891 city directories. In 1891, G. H. Pierson was listed as a commission merchant and W.E. Pierson worked in Kansas City. Miss Olive Pierson, a student, also resided at that location.

G. H. and Rebecca Pierson sold the property to Mrs. E. J. White on May 2, 1895 for a consideration of \$3,500. Mrs. White also assumed a mortgage of \$1,500. Mrs. White, a widow, sold the property to Frank D. Brooks on December 31, 1904 for a consideration of \$3,000. Brooks recorded a mortgage of \$1,000 to William Sinclair on January 2, 1905. Soon afterwards, Brooks dedicated the plat of two lots in Brooks Addition on February 20, 1905. The lots contained 1.33 acres more or less. Brooks and his wife Effie were the property owners in 1907, at that time Frank was the Lawrence city clerk. Frank died on October 21, 1925, but Effie did not sell the property to O. D. and Nellie Thomas until March 12, 1944. The property was annexed on September 7, 1951 into the city of Lawrence with ordinance #2278. O. D. and Nellie Thomas sold the property to Gordon H. and Carrie Brown and Gordon and Beth Brown on May 26, 1953. Gordon and Carrie Brown sold to Bennie L. Stewart and his wife, Ethel, on September 22, 1958. They sold the property in 2010 to the present owners, Aaron and Kendra Marable.

¹⁸ Peterson, 114.

¹⁹ Peterson, 150-151.

²⁰ Edwards Map of Douglas County, Kansas (Quincy, IL: John P. Edwards compiler & publisher, 1887).

For the Haskell family, the major social event of the late 1880s was the marriage of Hattie, John's elder daughter. After graduating from the University of Kansas in 1886 as valedictorian of the collegiate department, Hattie continued to take voice lessons in the Department of Music. Her relationship with Professor William McDonald, dean of the department and professor of music, developed and the two were married on November 24, 1887. The wedding was held in Plymouth Congregational Church in Lawrence and the reception was held at the John Haskell residence (1340 Haskell). In the spring of 1890, McDonald resigned from the University of Kansas faculty and moved with his wife to Massachusetts where he enrolled in Harvard University to study history and political economy. The younger daughter, Mabel, attended the University of Kansas for one year, but then assumed a life-long role as companion and helper to her mother.²¹

In 1892 John Haskell took time from his busy architectural practice to work on another addition to the house at 1340 Haskell. It appears that they had enlarged the original house about 1883 when the family was listed as living on Rhode Island Street. This was a two-story section without a basement on the northeast which added an ell to the original rectangular form. Another room probably was added in 1887 prior to Hattie's wedding. The 1892 addition filled in the ell and changed the front entrance to the west. A two-story octagonal tower was erected at the northwest corner. Overall, the form and ornamentation appeared as an example of Queen Ann style architecture.²²

During the early 1890s, Dudley Haskell's widow, Hattie, and her two daughters, May and Edith, continued to live at 1320 Haskell, but the family began to disperse about 1895. On June 9, 1896, a double wedding was held at the home of Mrs. Dudley Haskell. May Haskell married to Mr. Otis Holmes and her sister, Edith, married Mr. A. L. Burney. After the ceremony, the guests moved next door to the John Haskell home for lunch. Harriet Haskell did not stay in Lawrence after the weddings of her daughters. In January, 1899, she married Elia Deacon and moved to his home in Harrisonville, Missouri. Also, Charles D. French, who had lived at 1300 Haskell died in May, 1897.²³

By 1899, two of the houses in Haskell Row belonged to others, but the John G. Haskell family was still at home in Haskell Row. John was partially retired, but still working on design and construction while remaining active in the Congregational Church. When he celebrated his 75th birthday early in 1907, he was vigorous and busy. Later in the year, however, after an illness of only a few weeks, he died unexpectedly on November 25. His widow Mary and daughter Mabel continued to live in their home for a few years, but about 1910 they sold the land and family residence and moved to 1104 Tennessee Street in Lawrence. They began spending the winters in the San Diego, California area and Mrs. Haskell died there in June, 1919. Mabel Haskell appears to have resided in California until her death in 1937. None of the Haskell family descendants remain in Lawrence.²⁴

Architecture

National Folk houses of the mid- and late- nineteenth century descend from earlier folk building traditions in eastern and southern parts of the United States. This housing type is found throughout Lawrence and is especially abundant in the historic working class neighborhoods. National Folk houses are further categorized by form and/or floor plan, and Lawrence examples include gable-front, gable-front and wing, the I-house, hall-and-parlor, and pyramidal.²⁵

National Folk houses were constructed in several forms with industrially produced lumber, roofing, and nails which were transported on the railroad network which developed rapidly in Kansas after 1865. Housing forms changed dramatically as railroads spread out across the continent in the years from 1850 to 1890. Folk houses built with logs or heavy hewn frames were abandoned for wooden dwellings constructed with light balloon or braced frames covered with wooden

²¹ Peterson, 179-180.

²² Peterson, 203.

²³ Peterson, 217-218.

²⁴ Peterson, 240-241.

²⁵ Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence" National Register of Historic Places multiple property documentation form (Topeka: Kansas Historical Society, 2001), F5-F9. Accessed online 23 May 2012 at: <http://www.kshs.org/p/thematic-nominations/14634>.

weatherboard. Railroads changed the traditional building materials and construction techniques of folk houses in most of the nation. However, many traditional forms persisted along with some new innovative form types.

The French House is an example of the gable-front-and-wing National Folk house type. The precise dates of construction of the additions are not known, but the historic additions certainly appear to reflect the nineteenth century. Because of circa 1880s additions, this example has a T-plan form. Probably, the earliest section of the house at 1300 Haskell was constructed about 1869 and the building was enlarged to its present form about 1880. According to historian Fred Peterson, "many ell- or T-plan farmhouses are the result of 'add-ons,'" whose purpose "was to increase the size of the house according to need, expediencies of lumber available for the task, and aesthetic preferences." He also notes that "the add-on process was not thought of simply as remodeling because additions created fundamental changes in the design and function of the house."²⁶

Construction of the French House was closely associated with the history of the Haskell family. In 1866, the John and Dudley Haskell families were living together in a house on New York Street in Lawrence. After the birth of a second daughter to John and Mary Haskell and the first child of Dudley and Harriet Haskell that year, both families needed more living space. The brothers chose to build on the quarter that had belonged to Franklin and Almira Haskell. The valuation of the quarter rose in both 1866 and 1867 and the 1868-69 city directory recorded both J.G. and D. C. Haskell living east of the city. Both families moved into a fairly large two-story brick house that became the John Haskell residence. Presumably, John designed this residence at 1340 Haskell.

After Charles Haskell, the eldest brother, died on February 8, 1868, John and his remaining brother and sister decided to bring the family together on the rural property. On February 17, 1868, John and his wife deeded two and two-thirds acres of land to Dudley's wife Hattie for \$200. On March 27, they deeded a similar plot on the same terms to Elizabeth Haskell French. Elizabeth and her family, including her mother, Almira, moved from Leavenworth to Lawrence during 1868. Charles French changed from the lumber business to selling agricultural supplies and equipment when he moved to Lawrence. As historian John Peterson concluded, "the two families then built their houses on what became known as Haskell Row in 1868 or 1869. Both were frame houses of modest size. One assumes that John helped design and set specifications for them. When the 1870 census taker came around, all three families were living in their separate houses in a row."²⁷

Professionally, John Haskell was most productive during the period from 1865 to 1885 when the French House was constructed.²⁸ His projects included schools, courthouses, asylums, residences, etc. In 1892, John directed a renovation and enlargement of his residence at 1340 Haskell and made the house much grander and representative of the Victorian-era Queen Ann style.

²⁶ Fred W. Peterson, *Homes in the Heartland: Balloon-Frame Farmhouses of the Upper Midwest, 1850-1920* (Lawrence: University Press of Kansas, 1992), 99.

²⁷ Peterson, *John G. Haskell*, 39-40.

²⁸ Peterson, *John G. Haskell*, x.

9. Major Bibliographical References

Abstract of Title, Lots 1 & 2, Brooks Addition, Lawrence, KS.

Biographical Sketch, John Gideon Haskell. (1944), Mss, Spencer Research Library.

Lawrence City Directories, 1875-1911.

McAlester, Virginia and Lee. A Field Guide to American Houses (New York, NY: Alfred A. Knopf, 1986).

Peterson, Fred W. *Homes in the Heartland: Balloon Frame Farmhouses of the Upper Midwest, 1850-1920*. Lawrence: University Press of Kansas, 1992.

Peterson, John M. John G. Haskell: Pioneer Kansas Architect (Lawrence, KS: Douglas County Historical Society, 1984).

Wolfenbarger, Deon, and Dale Nimz. "Historic Resources of Lawrence" National Register of Historic Places multiple property documentation form. Topeka: Kansas Historical Society, 2001. Accessed online 23 May 2012 at: <http://www.kshs.org/p/thematic-nominations/14634>.

"The Haskell Homes," Lawrence Journal-World, Variety Section C, October 2, 1988.

Maps

Beers, F. W. Atlas of Douglas County (New York, NY: F. W. Beers & Company, 1873).

Everts, L. H. The Official State Atlas of Kansas (Philadelphia, PA: L. H. Everts & Company, 1887).

Measured Drawings

Cook, Kelly and Brenna Buchanan. 1300 Haskell Avenue: Ground floor, 2nd floor, Basement.

This nomination is based on field work, research, and an earlier draft by Brenna Buchanan and Laura Groves.

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 # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 1.32 acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>15</u> Zone	<u>306725</u> Easting	<u>4314125</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (describe the boundaries of the property)

Brooks Addition, Block 1, Lots 1 & 2.

Boundary Justification (explain why the boundaries were selected)

The nominated property includes the remaining tract currently associated with the historic residence.

11. Form Prepared By

name/title	<u>Dale E. Nimz, Historic Preservation Consultant</u>		
organization	<u>For the Lawrence Preservation Alliance</u>	date	<u>February 24, 2012</u>
street & number	<u>P. O. Box 1046</u>	telephone	<u>785.856.1299</u>
city or town	<u>Lawrence</u>	state	<u>KS</u> zip code <u>66044</u>
e-mail	<u>dnimz@sunflower.com</u>		

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Historic images, maps, etc.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Charles and Elizabeth Haskell French House
City or Vicinity: Lawrence

County/State: Douglas County, Kansas
Photographer: Brenna Buchanan
Date of Photos: December, 2010

Description of Photograph(s) and number:

- 1 of 17 French House, view from west
- 2 of 17 French House, view from south
- 3 of 17 French House, view from southwest
- 4 of 17 French House, bay window, view from south
- 5 of 17 French House, view from north
- 6 of 17 French House, view from east
- 7 of 17 French House, garages, view from southwest
- 8 of 17 French House, north garage, view from west
- 9 of 17 French House, south garage, view from west
- 10 of 17 French House, porch corner, view from northwest
- 11 of 17 French House, front door, view from west
- 12 of 17 French House, front door, view from east
- 13 of 17 French House, parlor door, view from northeast
- 14 of 17 French House, parlor floor and grate
- 15 of 17 French House, parlor fireplace
- 16 of 17 French House, front stair hall window
- 17 of 17 French House, basement coalbin

Property Owner:

(complete this item at the request of the SHPO or FPO)

Name See File

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.

Figure 1: French house, current first floor plan

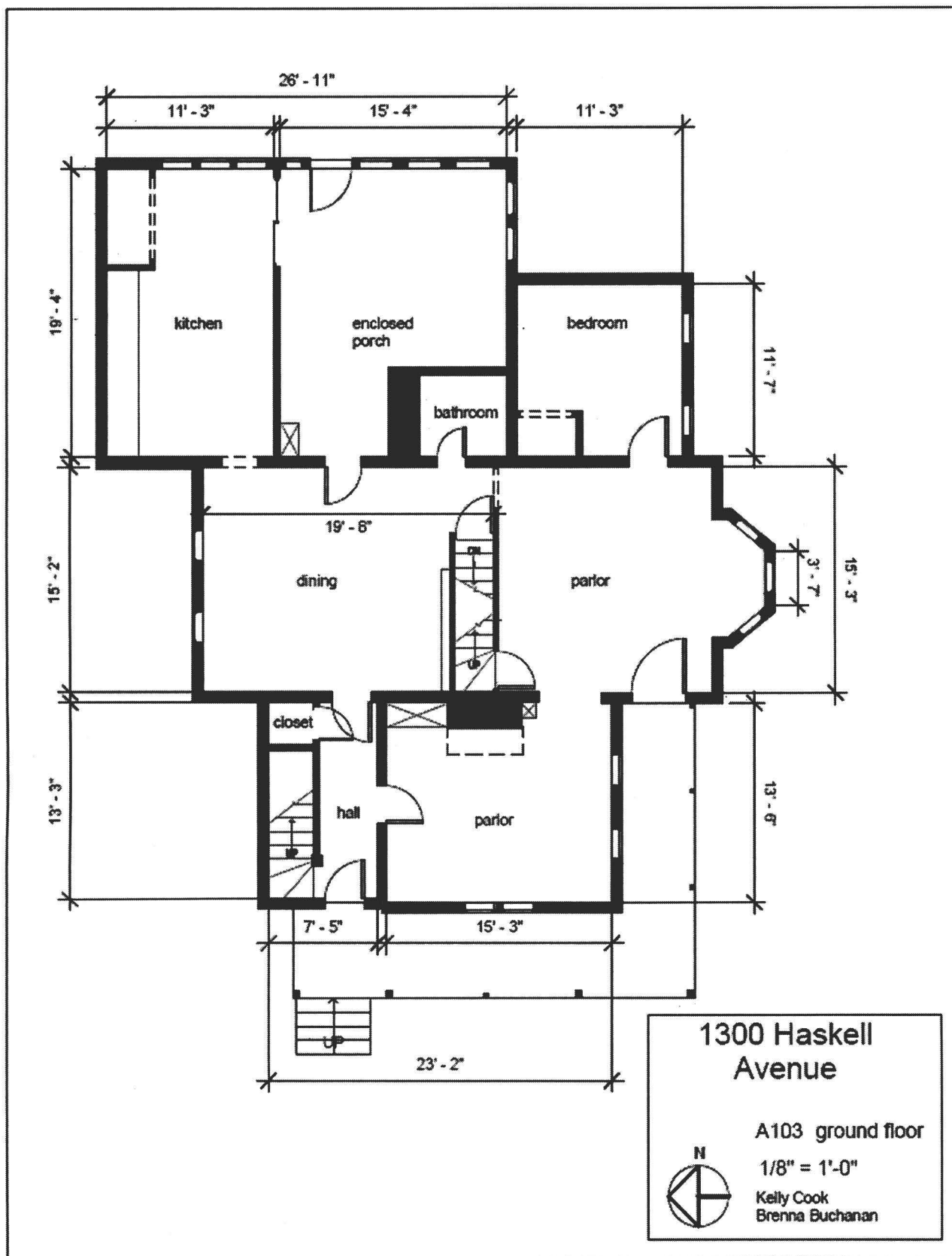


Figure 2: French House, current second floor plan

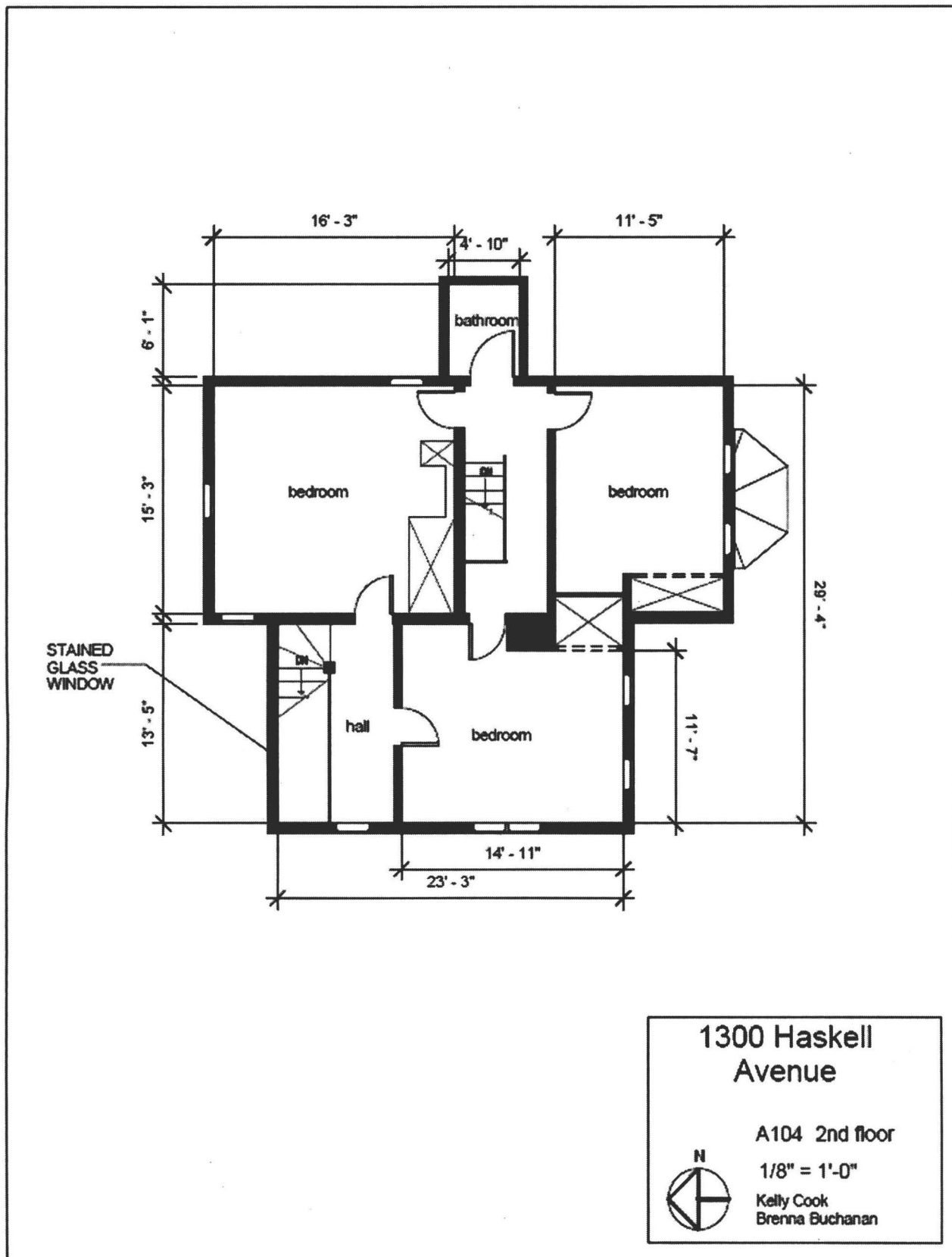
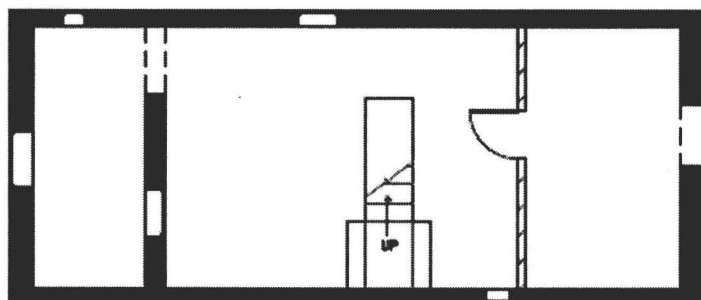


Figure 3: French House, current basement plan



1300 Haskell
Avenue

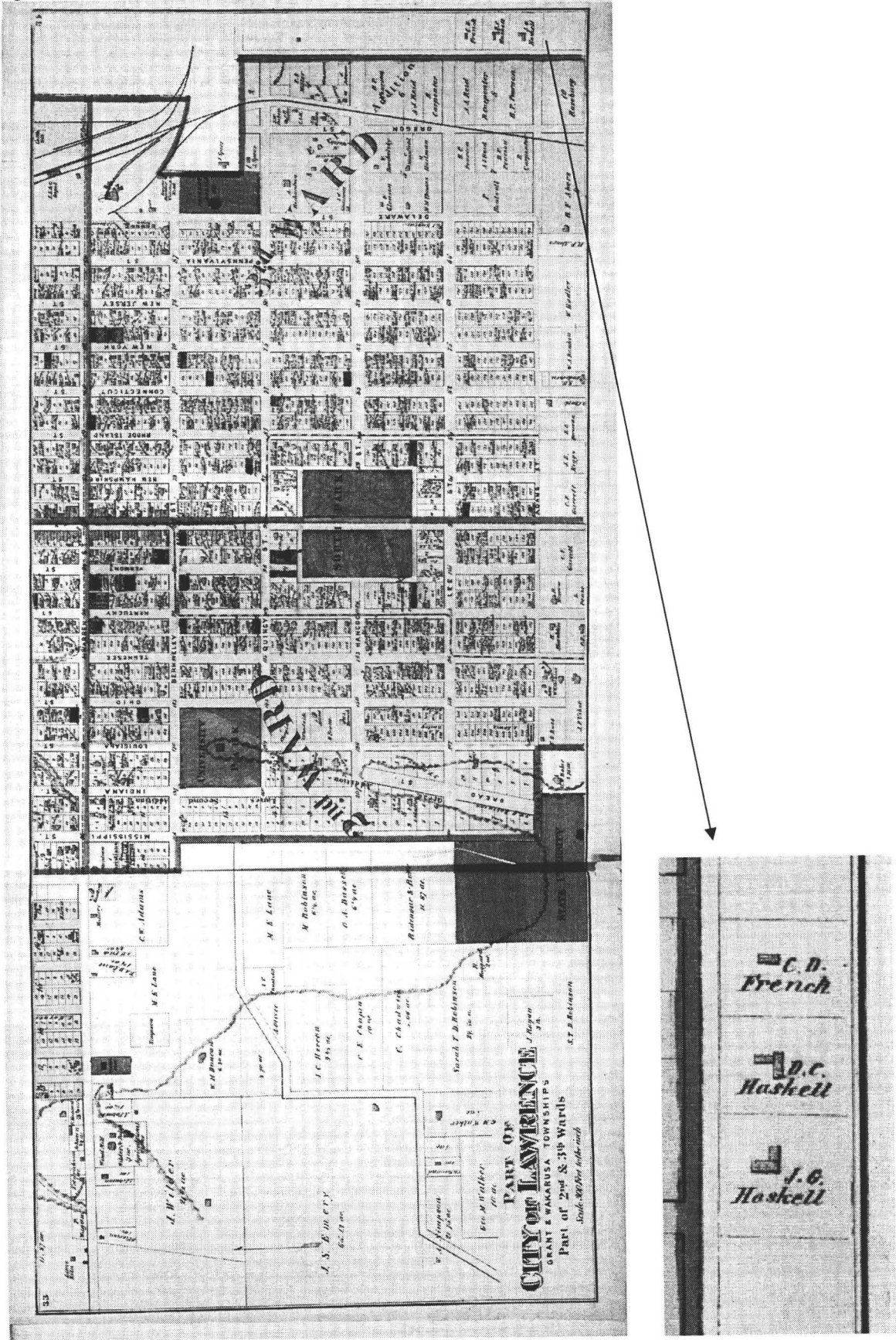
A105 basement

1/8" = 1'-0"

Kelly Cook
Brenna Buchanan



Figure 4: Atlas of Douglas County “Part of City of Lawrence,” (1873).



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY French, Charles & Elizabeth Haskell, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KANSAS, Douglas

DATE RECEIVED: 8/24/12 DATE OF PENDING LIST: 9/17/12
DATE OF 16TH DAY: 10/02/12 DATE OF 45TH DAY: 10/10/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000844

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 10.9.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.























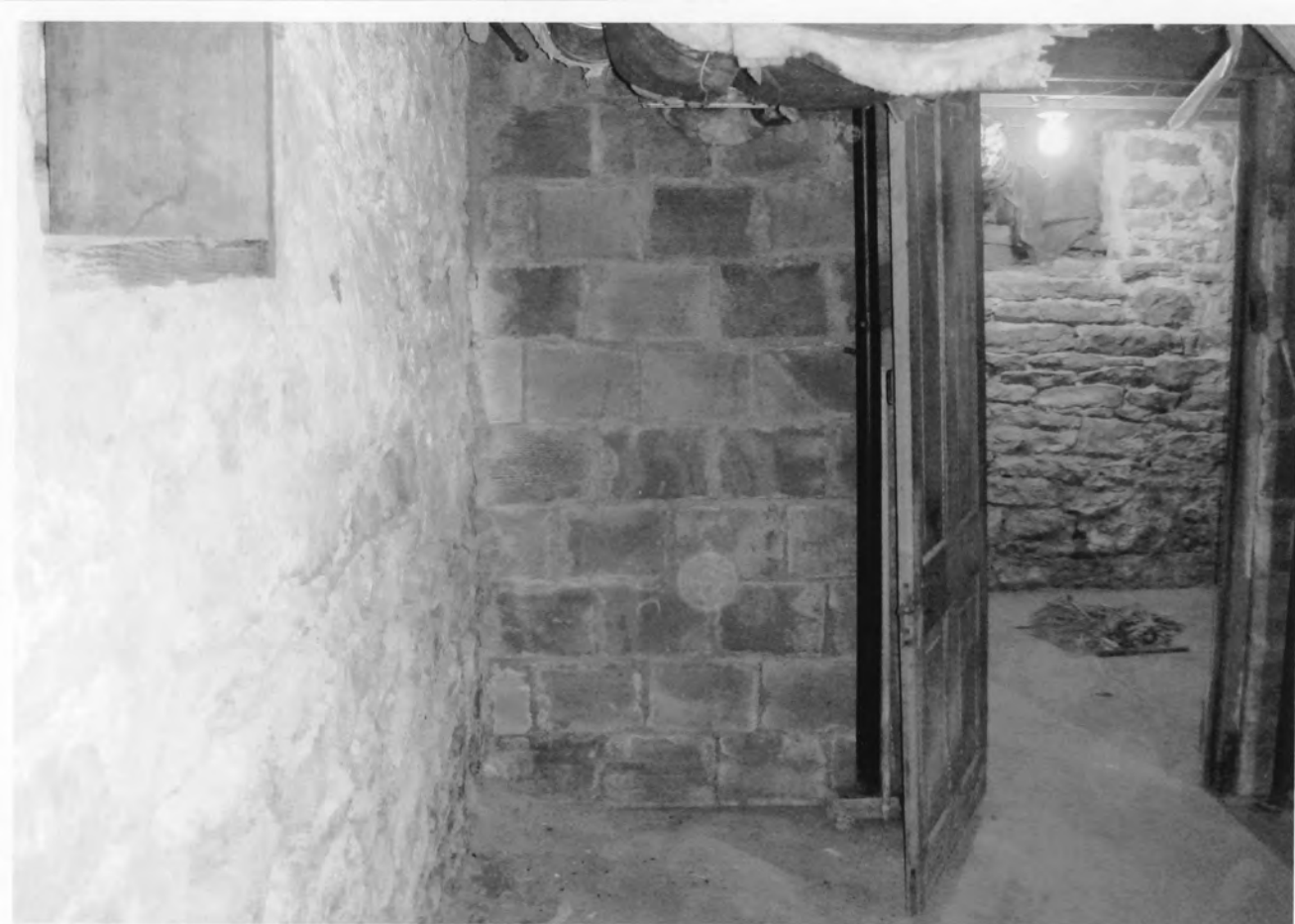






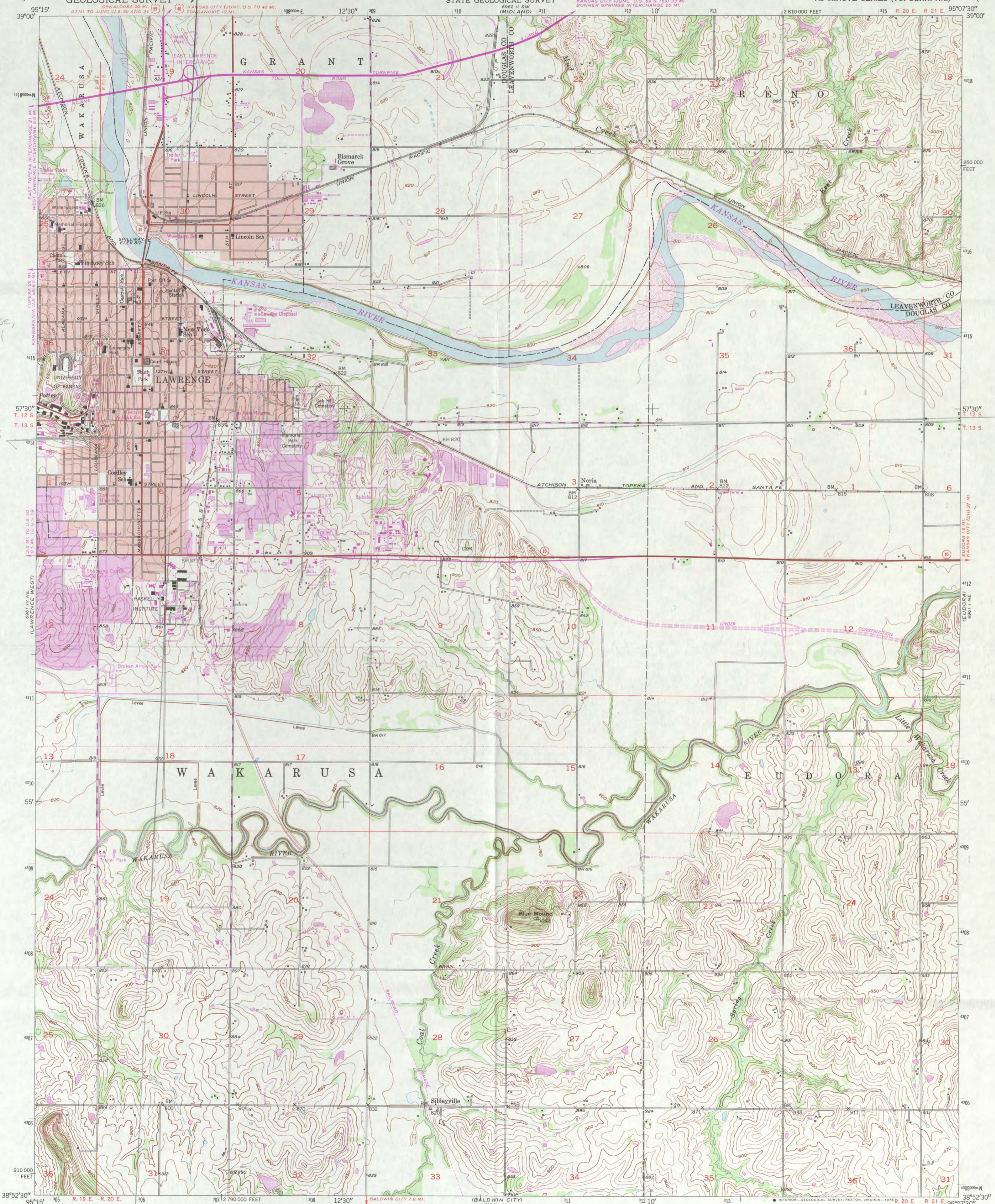




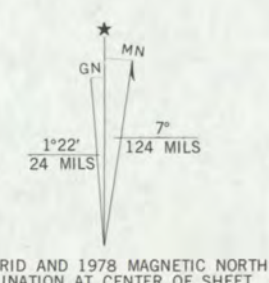


Freuch House,
1300 Haskell

Z 15
E 306725
N 4314125

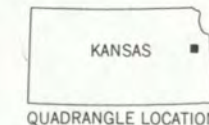


Maped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by multiplex methods from aerial photographs
taken 1948, and by plane-table surveys 1950
Field check 1950
Polyconic projection. 1927 North American datum
10,000-foot grid based on Kansas coordinate system,
north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Purple tint indicates extension of urban areas



SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND KANSAS GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

LAWRENCE EAST, KANS.
N3852.5-W9507.5/7.5

1950
PHOTOREVISED 1967 AND 1978
AMS 6961 1 NW-SERIES V878

Revisions shown in purple compiled in cooperation with
State of Kansas agencies from aerial photographs taken
1967 and 1977. Map edited 1978
This information not field checked

6425 SW 6th Avenue
Topeka, KS 66615



Kansas Historical Society

phone: 785-272-8681

fax: 785-272-8682

cultural_resources@kshs.org



August 20, 2012

Carol Shull
National Register of Historic Places
National Park Service
1201 Eye Street, N. W.
8th Floor (MS 2280)
Washington, DC 20005

Dear Ms. Shull:

Please find enclosed the following National Register documents:

- Manweiler-Maupin Chevrolet – Hoisington, Barton County, KS (new nomination)
- French, Charles & Elizabeth Haskell, House – Lawrence, Douglas County, KS (new nomination)
- Bethany Brethren Church – Hamlin, Brown County, KS (new nomination)
- Peabody Downtown Historic District – Peabody, Marion County, KS (amendment)

Please do not hesitate to contact me if you have any questions. I may be reached at 785-272-8681 ext. 216 or smartin@kshs.org.

Sincerely yours,

Sarah J. Martin
National Register Coordinator

Enclosures