



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **FEBRUARY 20, 2014**
CITY HALL, 6 E 6TH STREET
6:30 PM

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the December 19, 2013 and January 16, 2014 meetings. Approve or revise and approve.

ITEM NO. 2: COMMUNICATIONS

- a) Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- b) Declaration of abstentions from specific agenda items by commissioners.

ITEM NO. 3: L-14-00032 Public hearing for consideration of placing the structure located at 1300 Haskell Avenue on the Lawrence Register of Historic Places.

ITEM NO. 4: L-14-00033 Public hearing for consideration of placing the structure located at 1340 Haskell Avenue on the Lawrence Register of Historic Places.

ITEM NO. 5: DR-14-00008 1333 New Hampshire Street; Addition; State Preservation Law Review. The property is a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Mike Myers of Hernly Architects for Anton Rosenthal and Catherine Preston, the property owners of record.

ITEM NO. 6: Chapter 22 of the Code of the City of Lawrence

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Board of Zoning Appeals applications received since January 16, 2014.

- B. Review of any demolition permits received since the January 16, 2014 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since January 16, 2014.
- D. General public comment.
- E. Miscellaneous matters from City staff and Commission members.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO.3: L-14-00032
STAFF REPORT

A. SUMMARY

L-14-00032 Public hearing for consideration of placing the structure located at 1300 Haskell Avenue on the Lawrence Register of Historic Places.

B. HISTORIC REGISTER STATUS

1300 Haskell Avenue is listed in the National Register of Historic Places.

C. REVIEW CONSIDERATIONS

1) History Summary

See National Register Nomination Section 8.

2) Architectural Integrity Summary

See National Register Nomination Section 7.

3) Context Description

The area surrounding the Charles and Elizabeth Haskell French house is predominantly residential. Historically, the area was east of the City of Lawrence and was utilized as family farms. The area was not annexed into the city until 1951, according to the National Register Nomination. The National Register Nomination notes that the original parcel associated with this residence was almost three acres, but today the parcel includes just 1.32 acres. The house retains its original setback which is some distance east of Haskell Avenue and is currently accessed off of 13th Street.

While the historic uses of the area were agricultural and residential, the modern context is quite different in that there is no longer an agriculture use pattern. Though the majority of the properties surrounding the house are residential, the parcels are representative of large tracts of land subdivided for residential development. The property to the west was subdivided as early as 1884 as Steele's Subdivision. Property to the North was subdivided in 1917 as Fairfax subdivision. The two properties to the south, associated with John G. Haskell, remain unplatted. The property to the east was platted in 2000 as the Maple Lane Addition.

4) Planning and Zoning Considerations

1300 Haskell Avenue is zoned RS 7, Single-Dwelling Residential District. The primary purpose of the RS districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS Districts

are differentiated on the basis of required minimum lot size – the RS7 requiring 7,000 square feet. The current use of the property is residential.

The majority of the area surrounding 1300 Haskell Avenue is zoned RS7 and RS5 for residential use. The property to the east is zoned RM12 a Multi-Dwelling residential district. The only property in the immediate area that is not residentially zoned and used for residential purposes is 1246 Haskell Avenue which is zoned CN1 for Inner Neighborhood Commercial District.

5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the

Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

The local ordinance 250' environs review area is exceeded by State law with regard to State and/or National Register properties. Certificates of Appropriateness or Economic Hardship are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the exterior building which are considered 'structural' changes, demolitions or partial demolitions, rezonings, replats, site plans, variance requests or other items which require a city permit or are the direct result of an action of the City Commission. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

7) Summary of Applicable Designation Criteria

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Lawrence Register of Historic Places.

D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

- (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;*
- (2) Its location as a site of a significant local, county, state, or national event;*
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*
- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- (5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
- (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*

The Charles and Elizabeth Haskell French House retains a high degree of integrity and is an excellent example of the gable-front-and-wing National Folk house type.

(7) Its embodiment of design elements that make it structurally or architecturally innovative;

(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (b):

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) In the case of a nominated landmark found to meet the criteria for designation:
 - (A) The significant exterior architectural features of the nominated landmark that should be protected; and,*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.**
- (4) In the case of a nominated historic district found to meet the criteria for designation:
 - (A) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
 - (C) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (5) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (6) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

- (7) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff recommends the Charles and Elizabeth Haskell French House located at 1300 Haskell Avenue for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2(1) - (7) and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
The Charles and Elizabeth Haskell French House is significant for its vernacular architecture.
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
The structure maintains significant integrity of location, design, materials, and workmanship that make it worthy of preservation.
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
 - (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
The wood siding, wood windows, and porch details should be protected.
 - (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
Alterations to the windows and siding should require a Certificate of Appropriateness.
- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC may also adopt **An Analysis of the Environs for 1300 Haskell Avenue** and delineated how environs review will be conducted in relation to the listed property. The analysis is attached with the delineation of environs areas.

- (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history

of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

(7) *A map showing the location of the nominated landmark.*

See attached

Environs Definition- See attached

Analysis of Environs of 1300 Haskell Avenue, Charles and Elizabeth Haskell French House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed c.1880. The property is being nominated to the Lawrence Register of Historic Places under local criteria six. Local criteria six is embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is a vernacular residential structure. The structure's architectural significance is important in the environs definition process because it is good example of the gable-front-and-wing national Folk house type. The structure also maintains a high degree of integrity.

The period of significance for the related nomination categories is as follows:

Local Register Criteria Six

Because this criterion is based on architectural elements there is no specific period of significance.

Step Two

Historical Character of the Area Surrounding the Property

Historical character is the primary issued considered in this section. Historic photographs, Sanborn Fire Insurance Maps, *the nomination information, 1873 Douglas County Atlas, Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) were the primary sources used to identify the historic character of the area.

Natural Features The property is located in Brooks Addition platted in 1905. The environs consist of hilly ground. The Haskell French house is located at the top of a slight ridge.

Property Boundaries and Ownership Patterns The area surrounding 1300 Haskell Avenue is a mix of platted and unplatted property. The lots vary in size and shape. The property ownership has changed since the period of construction and includes more parcels with different owners.

Land Use Patterns and Zoning Land use on in the surrounding area during the period of significance was primarily agricultural with residential components.

Circulation Patterns The main streets in the area reflect the traditional grid pattern of the

original town site and early subdivisions.

Planned Vegetation Patterns During the period of significance, the planned vegetation patterns were agricultural in nature. Plantings reflected the individual property ownership and the rural character of the area, not a planned design.

Signs and Pedestrian amenities There is no evidence of signs or pedestrian amenities in this area during the period of construction.

Primary Structures The primary structures in the environs of the property were primarily single-family residences. The structures were oriented toward the primary streets- Haskell and 15th Street. The structures are primarily 1 ½ and 2 stories in height and constructed of wood. Various styles – almost all vernacular interpretations --were represented in the area.

Secondary Structures. Secondary structures were associated with rural living and were typically garages, barns, chicken houses, sheds, and out houses. They would have been constructed of wood. They typically would have been 1 to 2 ½ stories in height.

Outdoor Activity Spaces There were no public parks in the immediate area. This was a rural area that provided outdoor activity spaces on private grounds.

Utilities and mechanical Equipment Sewers were installed in the area in 1958.

Views The views to the listed property were typical of rural lots in close proximity to the city.

Step Three

Present Character of the Area Surrounding the Property

The primary source of information on this section is personal observation, city zoning maps, and recent aerial photographs.

Natural Features The area is rolling hills.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns have changed significantly. The large properties have been subdivided into smaller parcels of land with multiple owners.

Land Use Patterns and Zoning Land use on in the surrounding area has had the most dramatic change. The area is a mixture of residential and institutional uses. While the residential uses existed in the period of significance, they have intensified in density.

The area contains a mixture of RS7, RS5 and GPI zoning districts.

Circulation Patterns The main circulation patterns have not changed. Access to the properties is still primarily from the east/west, north/south streets. Parking lots have been

introduced into the area associated with the large land uses of the school.

Planned Vegetation Patterns The planned vegetation patterns have changed significantly. The residential development individual plantings associated with the multiple lots.

Signs and Pedestrian amenities The signs within the area are almost entirely street names and traffic control signs. There are also ground mounted signs associated with different uses.

Primary Structures The majority of the structures were built after the period of construction.

Secondary Structures Some of the secondary structures associated with the residential uses remain. The number of secondary structures has been reduced to provide for development. New rear yard privacy fences have been constructed.

Outdoor Activity Spaces There is a public park near the property. This neighborhood park provides outdoor activity spaces for the surrounding residential neighborhoods that have modern size lots with little space for outdoor recreation.

Utilities and mechanical Equipment There are storm sewer inlets, traffic signs and street lighting along all of the streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. Electrical and telephone lines are both above ground and below ground in the area.

Views Views to and from the subject property have changed significantly. Current views include multiple structures on multiple lots and a complex to the east.

Time Time of the day has an impact on the perception of the subject property, especially during peak hour traffic on Haskell and 15th streets. Nighttime appearance with lighted porches and interior lights through windows is also quite different from the normal day time appearance. Seasonal changes in vegetation are an important aspect of the experiential quality of the area.

Weather The full range of weather conditions common to this area influence the perception of this place.

Sounds, Smells, Tastes In general this area has the usual sounds of cars and conversation associated with residential areas. There are no unusual or distinct sounds, smells, or tastes that characterize the area.

Imagination and Expectation The area surrounding the subject property is considered part of the Brook Creek Neighborhood and is a mixture of residential uses and those typically associated with residential uses.

Step Four

Comparison of the Historic and Present Character of the Area Surrounding

the Property.

Natural Features The natural features remain the same.

Property Boundaries and Ownership Patterns The platting of the property has changed. The majority of the properties are now platted and lots tend to be smaller than the original parcels of land. The ownership patterns in the area have changed because the number of properties that have been created by subdividing property for multiple owners.

Land Use Patterns and Zoning The land use and zoning patterns have changed from the period of significance. Historically, the majority of the area was agricultural with single-family residential. Today the area is primarily residential, but the institutional uses at the corner of 15th and Haskell Avenue create a different dynamic.

Circulation Patterns The main street grid pattern is still intact in this area; however, it is now paved. New types of suburban residential streets have been introduced into the area. Sidewalks have also been introduced into the area.

Primary Structures The most significant changes include the development of compact residential lots; the development of the property to the south as a neighborhood school; and the development of the parcel to the east as apartments.

Secondary Structures The number and type of secondary structures has changed. The rural farm structures have been removed and detached garages are not prevalent in the area. The majority of the new construction has attached garages.

Outdoor Activity Spaces Historically outdoor activity space was associated with the individual farm or parcel of land. Currently, most lots do not have a large area for outdoor activity. For this reason, Edgewood Park was created to provide an outdoor activity area for all of the residential development in the area.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area has changed since the period of significance.

Views The differences in the views of the area have been caused by the addition of residential and institutional structures.

Time The amount of nighttime lighting has increased over time. Traffic has increased and is particularly heavy during peak hours.

Weather While the weather patterns are generally similar to the historic period of significance, the advent of air conditioning has altered the way the residents may react to weather. Historically, people would have utilized open windows and porches to react to the heat.

Sounds, Smells, Tastes The introduction of more traffic and higher density living has introduced more sounds and smells.

Imagination and Expectation The image of the area is considerably different than the period of significance. During the period of significance the area was considered to be rural agricultural land on the edge of town. Today the area is considered part of the Brook Creek neighborhood and part of the City of Lawrence.

Conclusion

The Environs for 1300 Haskell Avenue, the Haskell French House, have changed since the period of construction. The environs should be reviewed in the following manner.

The area primarily consists of multi-family residential and single-family residential structures. The residential character of the environs surrounding the Haskell French House is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Major projects (demolition of main structures, new infill construction, significant additions-greater than 20% of the original structure, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

National Register of Historic Places Registration Form

OCT 09 2012

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

Patrick Zeltner
Signature of certifying official

8-16-12
Date

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

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)

N/A

**Number of contributing resources previously listed
 in the National Register**

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

French, Charles & Elizabeth Haskell, House
Name of Property

Douglas County, KS
County and State

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.

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

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

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.

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

Maps

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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>	<u>306725</u>	<u>4314125</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	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 Dale E. Nimz, Historic Preservation Consultant

organization For the Lawrence Preservation Alliance date February 24, 2012

street & number P. O. Box 1046 telephone 785.856.1299

city or town Lawrence state KS zip code 66044

e-mail dnimz@sunflower.com

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

French, Charles & Elizabeth Haskell, House
Name of Property

Douglas County, KS
County and State

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

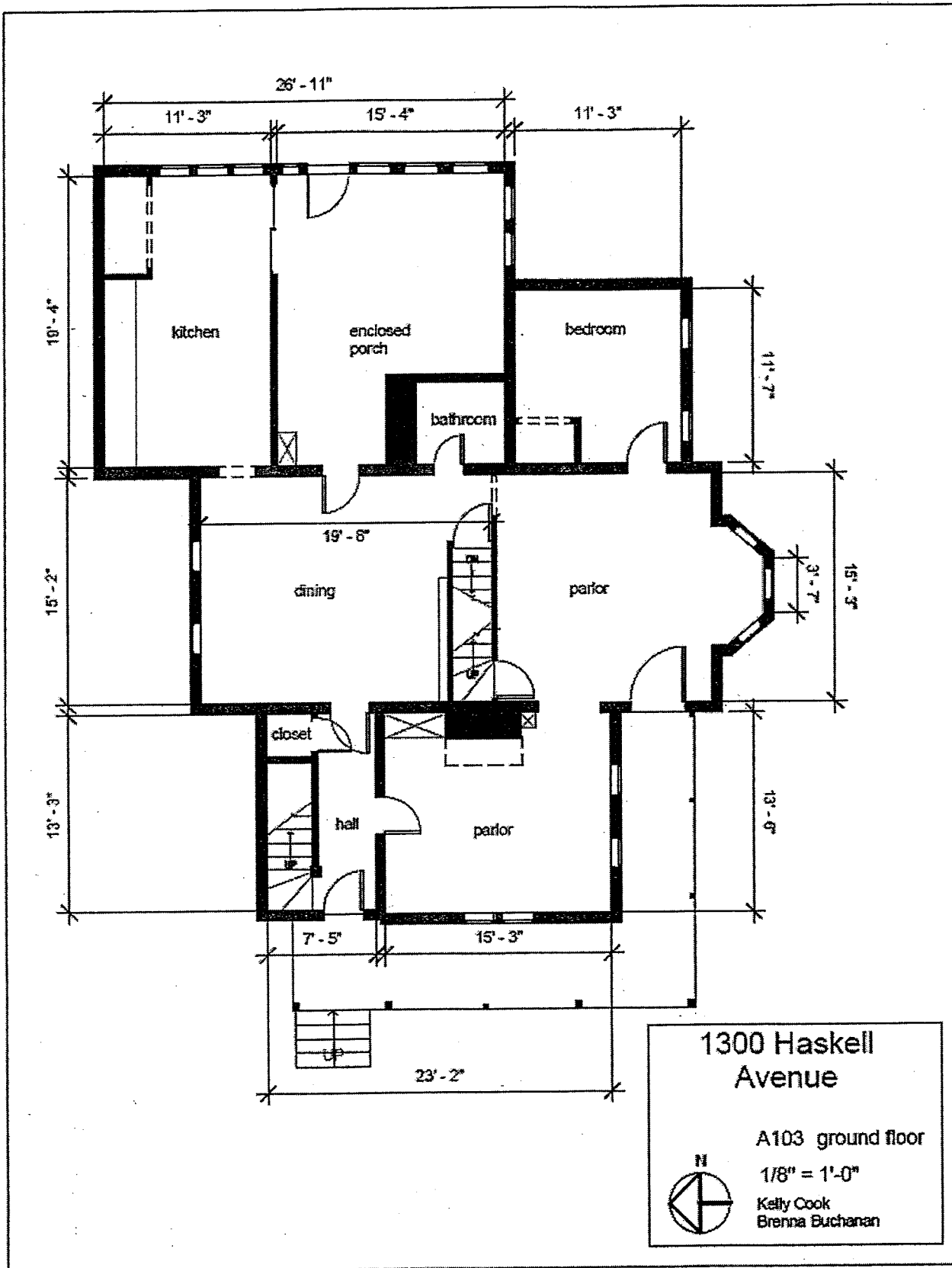


Figure 2: French House, current second floor plan

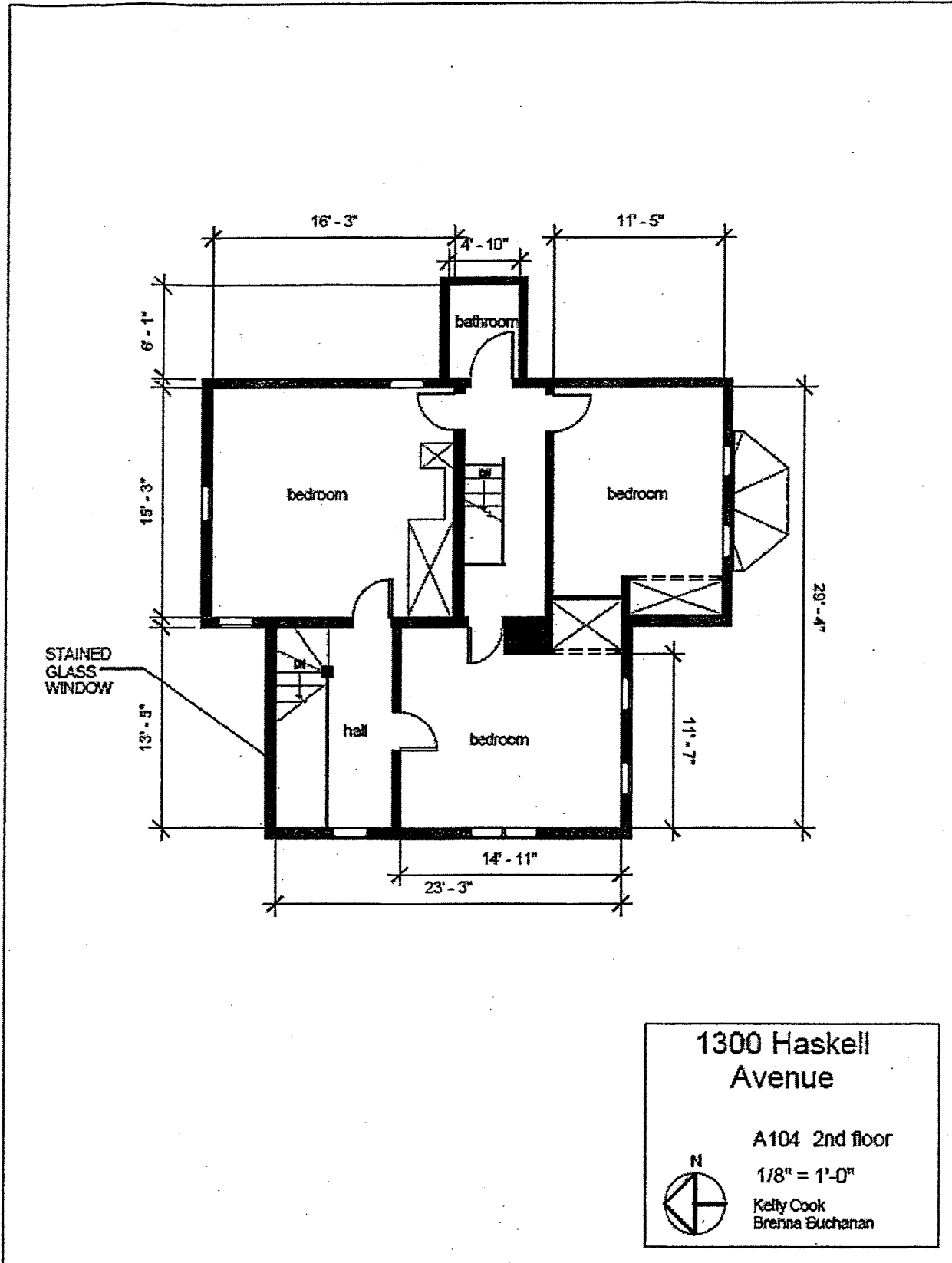
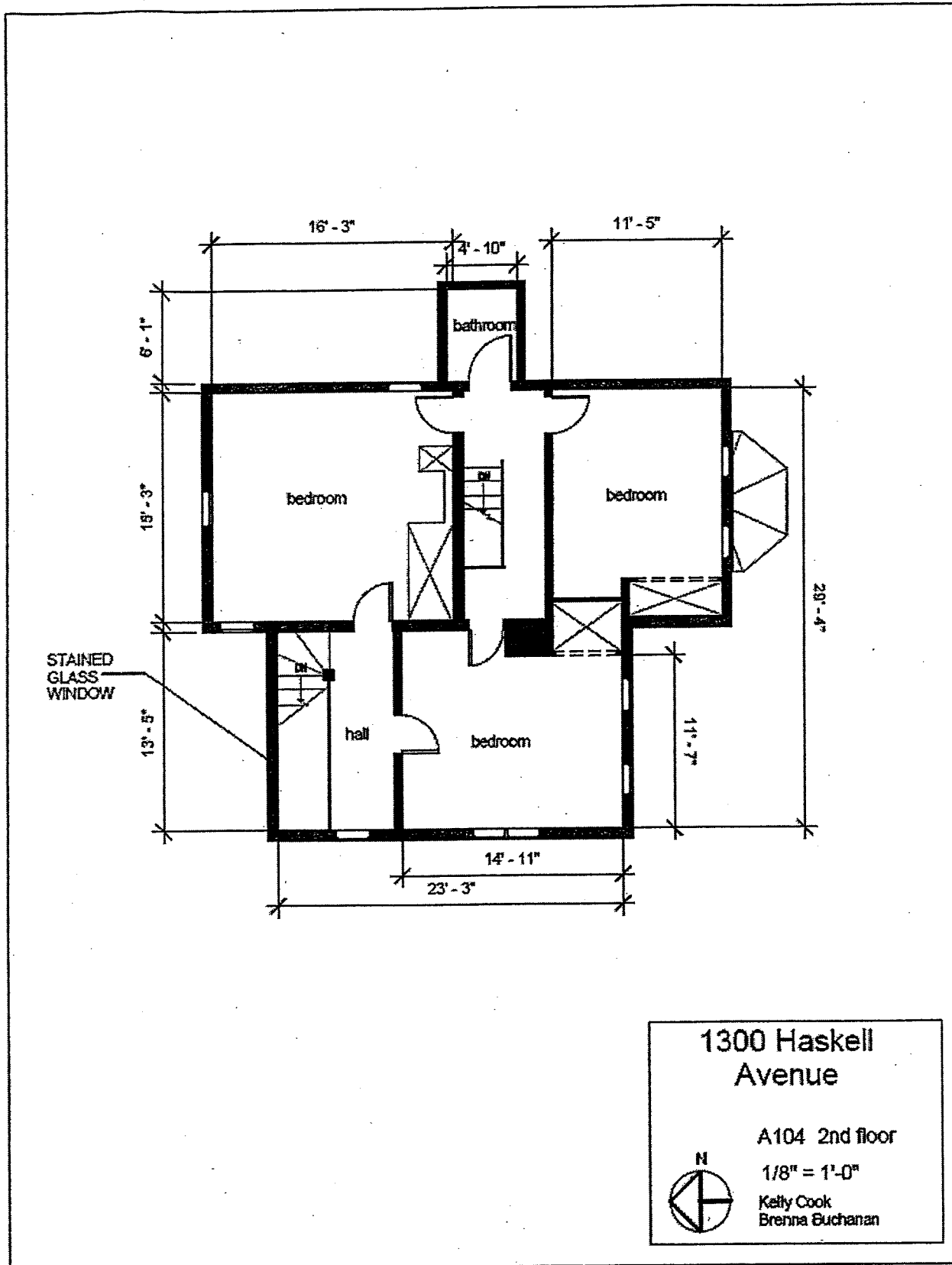
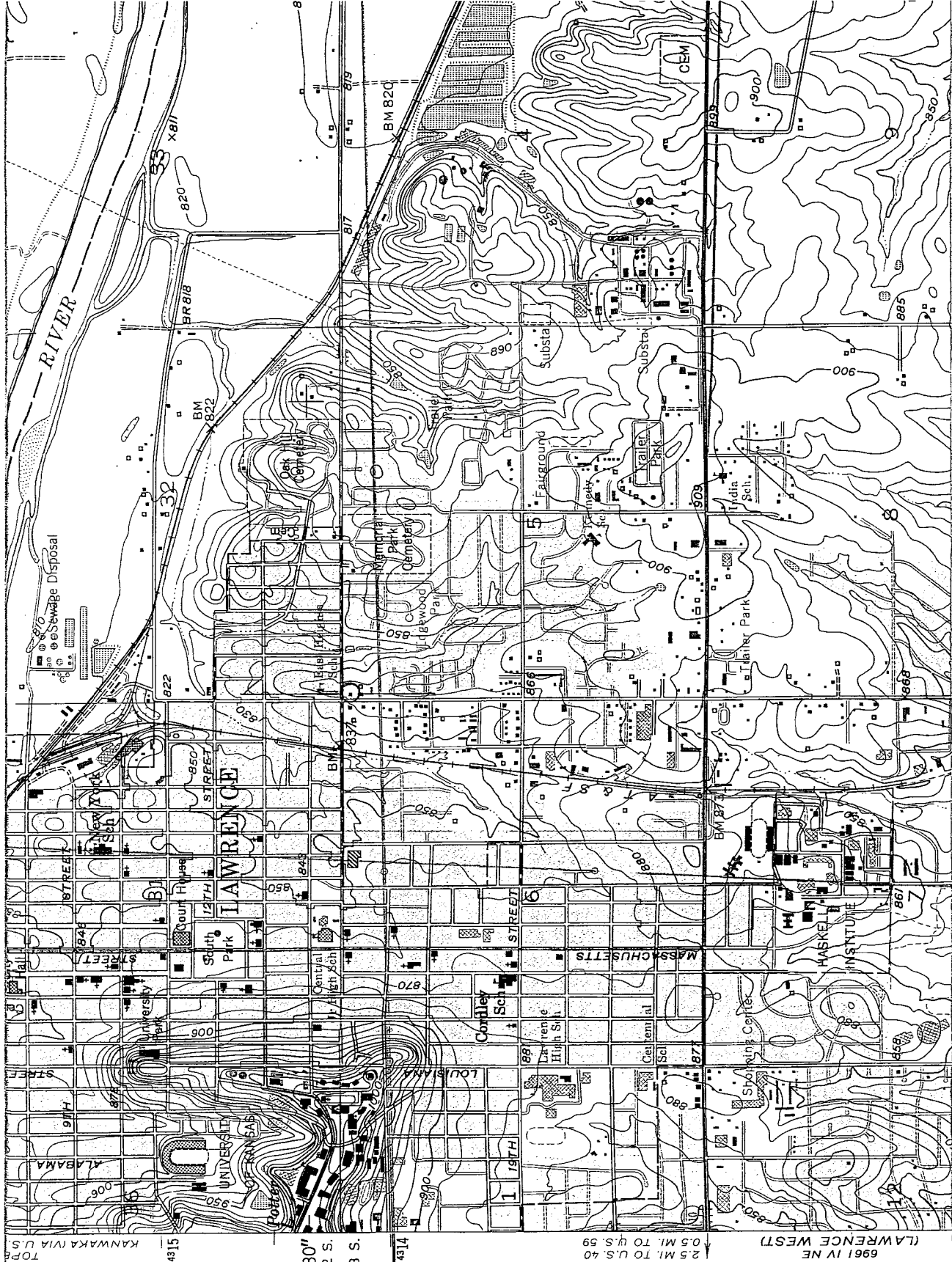


Figure 2: French House, current second floor plan



French house,
1300 Haskell

Z 15
E 306725
N 4314125

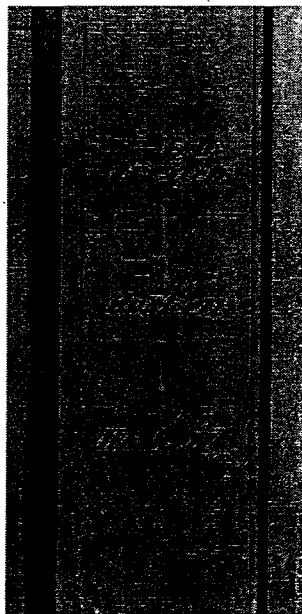
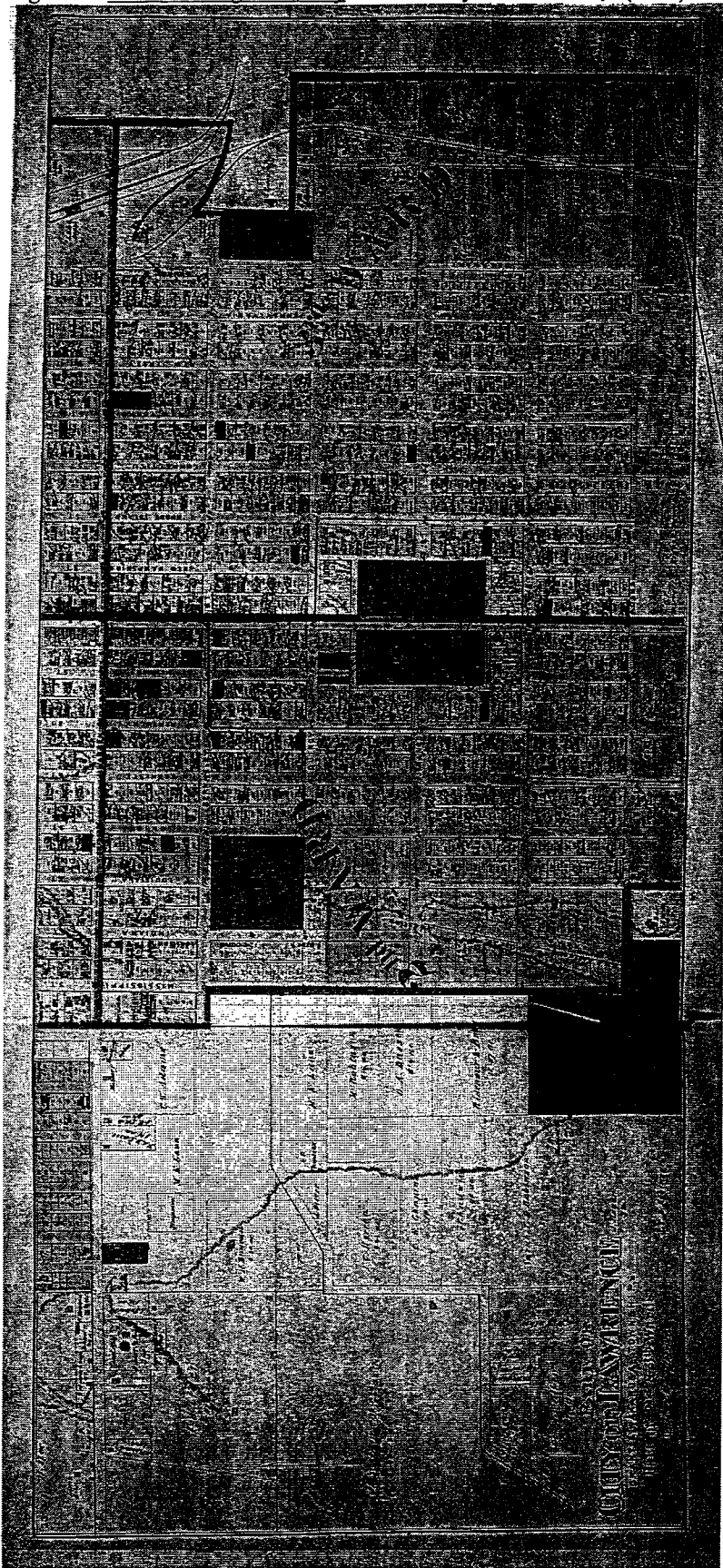


4915
TOP
KANWAKA VIA U.S.

4914
57'30"
T. 12 S.
T. 13 S.

6961 IV NE
(LAWRENCE WEST)
0.5 MI. TO U.S. 40
0.5 MI. TO U.S. 59

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





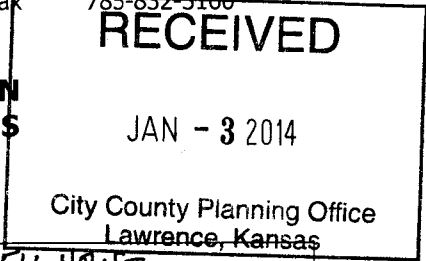
**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
 Planner _____
 Date _____
 Application Number _____
 L- _____
 Date Received _____

6 East 6th St.
 P.O. Box 708
 Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
 Tdd 785-832-3205
 Fax 785-832-3160



**APPLICATION FOR LANDMARK DESIGNATION IN
THE LAWRENCE REGISTER OF HISTORIC PLACES**

1. Property Nomination Information

Historic Property Name:	CHARLES FRENCH & ELIZABETH HASKELL HOUSE
Property Address:	1300 HASKELL AVENUE
City, State, Zip Code:	LAWRENCE, KS 66044
Legal Description:	(see attached DEED)

2. Applicant Information

Name:	Kendra & Aaron Marable
Street Address:	1300 Haskell Avenue
City, State, Zip Code:	Lawrence, KS 66044
Home Phone:	785 424 0408 Kendra
Work Phone:	785 424 0409 Aaron
Email Address:	marablekendra@gmail.com, marableaaron@gmail.com

3. Owner Information

Name:	Kendra & Aaron Marable
Street Address:	1300 Haskell Avenue
City, State, Zip Code:	Lawrence, KS 66044
Home Phone:	785 424 0408
Work Phone:	785 424 0409
Email Address:	marablekendra@gmail.com, marableaaron@gmail.com

Is this an owner initiated nomination?: Yes No
 If not, has the owner been notified by the applicant of this nomination?: Yes No
 If sponsored by an organization:
 Organization Name:
 Organization Address:
 Organization City, State, Zip Code:

4. This property is being nominated for its:
 Historic Significance:
 Architectural Significance:
 Association with an Important Local, State or National individual or event:

5. Historic Background Information

Date Built: ca. 1868	Estimated Documented <input checked="" type="checkbox"/>	Source: F.W. Beers Atlas John M. Peterson John G. Haskell: Pioneer	Comments: Douglas County Kansas Architect
Date of Building Alterations or Additions: * 1880 1900 1970	Estimated Documented <input checked="" type="checkbox"/>	Source: see above,	Comments:

Description of Building Additions or Alterations:

Original Owner: Charles French, Elizabeth Haskell	Source: JOHN M. PETERSON: JOHN G. HASKELL
Original Builder or Architect: John G. Haskell	Source: Pioneer Kansas Architect
Original Use: * bedroom, parlor, dining room	Source:

6. Architectural Significance
 National Folk Style

7. Historic Significance
 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, arriving in 1854. Her brother John Haskell is a significant figure in Lawrence history as an architect & active member in the community.

8. Authorization and Certification

I, the undersigned do hereby have the legal authority to submit this nomination and I certify that the information provided on this application is true and correct to the best of my knowledge.

Signature: [Signature] Date: Dec. 31, 2013

Signature: [Signature] Date: Jan. 2, 2014



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044
Phone: 785-832-5267
Fax: 785-832-5192

Carrie F. Moore
Chief Deputy Clerk

Benjamin Lampe
Deputy Clerk-Elections

December 30, 2013

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 250 FT OF 1300 HASKELL AVE
(U02655A) 12/30/2013 REQUESTED BY KENDRA MARABLE

JOHN R NICHOLS
ACCOUNT CLERK
PHONE 785-832-5147
FAX 785-832-5192
EMAIL jnichols@douglas-county.com

Douglas County Real Estate Division
County Clerks Office. I do hereby certify
The Real Estate Ownership listed hereto,
to be true and accurate.

JOINPIN	SYSCALAGRE	owner1	owner2	owner3	address	city	sta zip	plate	PID	Quickrefid	stites
079-31-0-40-16-011.00-0		0.73375789 PATTERSON RAYMOND E			1229 HASKELL AVE	LAWRENCE	KS 66044	U026514	023-079-31-0-40-16-011.00-0	R16884	1229 HASKELL AVE
079-32-0-30-03-012.00-0		0.35124042 THOMAS TIMOTHY L	THOMAS DONNA J		1295 E 1600 RD	LAWRENCE	KS 66046	U0884304	023-079-32-0-30-03-012.00-0	R17135	1229 ALMIRA AVE
079-32-0-30-04-009.00-0		0.22956950 TEDROW CERNYENIE M			24977 LINWOOD RD	LAWRENCE	KS 66044	U0884244	023-079-32-0-30-04-009.00-0	R17148	1224 HASKELL AVE
079-32-0-30-03-007.00-0		0.11708044 FELDT NATHAN	1479 N 718 RD		1479 N 718 RD	LAWRENCE	KS 66046	U088453	023-079-32-0-30-03-007.00-0	R17150	1140 E 13TH ST
079-32-0-30-03-008.00-0		0.50085198 FLOWERS CURTIS C			1160 E 13TH ST	LAWRENCE	KS 66044	U0884004	023-079-32-0-30-03-011.00-0	R17131	1230 HASKELL AVE
079-31-0-40-16-010.01-0		0.18968769 STONHOUSE RENTALS INC	NOLAN JOHN		PO BOX 881	CHARLOTTE	NC 28205	U02615	023-079-31-0-40-16-010.01-0	R16883	920 E 13TH ST
079-31-0-40-16-009.00-0		0.18971328 GILLUM LARRY S			1215 DADÉ ST	LAWRENCE	KS 66044	U026164	023-079-31-0-40-16-009.00-0	R16882	918 E 13TH ST
079-31-0-40-16-008.02-0		0.17245628 COOPER STEWART M	COOPER KIMBERLY M		916 E 13TH ST	LAWRENCE	KS 66044	U026168	023-079-31-0-40-16-008.02-0	R16881	914 E 13TH ST
079-32-0-30-04-010.00-0		0.12745534 NIEDER PROPERTIES INC			692 N 1610 RD	LAWRENCE	KS 66049	U02619A01	023-079-32-0-30-04-010.00-0	R17149	1102 E 13TH ST
079-32-0-30-03-011.00-0		0.38574420 MILLER EMMA E			130 N 8TH ST	LAWRENCE	KS 66046	U084264	023-079-32-0-30-03-011.00-0	R17134	1244 ALMIRA AVE
079-32-0-30-03-009.00-0		0.35347410 LONG WILLIS L	LONG LINDA K		1164 E 1500 RD	LAWRENCE	KS 66044	U084554	023-079-32-0-30-03-009.00-0	R17132	1244 HASKELL AVE
079-32-0-30-14-001.00-0		0.16657518 POLK & POLK LLC			1244 HASKELL AVE	LAWRENCE	KS 66046	U08464	023-079-32-0-30-14-001.00-0	R17133	1246 HASKELL AVE
079-32-0-30-14-002.00-0		1.22621535 DK TAYLOR PROPERTIES LLC			2909 LANFORD DR	LAWRENCE	KS 66086	U08218	023-079-32-0-30-14-002.00-0	R17265	1121 E 13TH ST
079-31-0-40-17-001.00-0		1.33157807 MARABE CARON C			PO BOX 2722	TONGANOWIE	KS 66044	U026554	023-079-31-0-40-17-001.00-0	R17286	1300 HASKELL AVE
079-31-0-40-17-002.00-0		0.379093493 BERNUDET TERREL	MARABE KENDRA A		1300 HASKELL AVE	LAWRENCE	KS 66044	U026244	023-079-31-0-40-17-002.00-0	R16889	1305 HASKELL AVE
079-31-0-40-17-003.00-0		0.17228917 HANMON WILLIAM L SR TRUSTEE	BERNUDET VALENTINA		1305 HASKELL AVE	LAWRENCE	KS 66046	U026256	023-079-31-0-40-17-003.00-0	R16890	917 E 13TH ST
079-31-0-40-17-004.00-0		0.17228922 SEIBEL GREGORY D	HANMON MARTY B TRUSTEE		924 E 21ST ST	LAWRENCE	KS 66046	U02626	023-079-31-0-40-17-004.00-0	R16891	911 E 13TH ST
079-31-0-40-17-014.00-0		0.17228924 UECKER BRUCE			911 E 13TH ST	LAWRENCE	KS 66044	U02627	023-079-31-0-40-17-014.00-0	R16892	1313 HASKELL AVE
079-32-0-30-14-014.01-0		0.98532339 WINTERS EMILY	WINTERS CALEB		3911 MARY DR	RABD CITY	SD 57702	U026228	023-079-31-0-40-17-014.01-0	R16893	909 E 13TH ST
079-32-0-30-14-003.00-0		0.29843966 HAAS WILLIAM O			1327 HASKELL AVE	LAWRENCE	KS 66044	U02632A	023-079-32-0-30-14-003.00-0	R16892	1311 HASKELL AVE
079-31-0-40-17-013.00-0		1.98442446 SHELTER INC THE			929 E 14TH ST	LAWRENCE	KS 66044	U08217-02	023-079-31-0-40-17-013.00-0	R17281	1311 HASKELL AVE
079-32-0-30-14-013.00-0		0.67560620 COMSTOCK CRAIG A			PO BOX 647	LAWRENCE	KS 66044	U08217	023-079-32-0-30-14-013.00-0	R16892	1315 HASKELL AVE
079-31-0-40-17-012.00-0		0.14921987 RILEY MICHAEL J	RILEY LEA A		1315 HASKELL AVE	LAWRENCE	KS 66044	U02634	023-079-31-0-40-17-012.00-0	R16892	1327 HASKELL AVE
079-31-0-40-17-011.00-0		0.448208520 SACK FRED			1327 HASKELL AVE	LAWRENCE	KS 66044	U08217-03	023-079-31-0-40-17-011.00-0	R16891	1327 HASKELL AVE
079-32-0-30-14-012.00-0		1.44757624 SAMUEL DERRICK W			1339 HASKELL AVE	LAWRENCE	KS 66044	U02635	023-079-32-0-30-14-012.00-0	R16890	1327 HASKELL AVE
079-32-0-30-14-011.00-0		0.14921970 SILBER HALLIE G			1339 HASKELL AVE	LAWRENCE	KS 66044	U08217-01	023-079-31-0-40-17-011.00-0	R16890	1327 HASKELL AVE
079-32-0-30-14-011.00-0		0.27706548 KAMPSCHROEDER NANCY J			1329 MAPLE LN	LAWRENCE	KS 66050	U08204	023-079-32-0-30-14-011.00-0	R17278	1335 MAPLE LN
079-32-0-30-14-004.00-0		2.33037766 DINN JAMES C			1895 E 175 RD	LECOMPTON	KS 66044	U08219	023-079-32-0-30-14-004.00-0	R17268	1340 HASKELL AVE

POL WITHIN 250 FT OF 1300 HASKELL AVE (U02655A)



GIS MAP DISCLAIMER: Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, Douglas County cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. Douglas County makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

230
Feet
Map produced 12/30/2013, GIS
© Douglas County, Kansas 2013

First American Title
1177567



Douglas County Register of Deeds
Book: 1064 Page: 381

2 Lots 310A

Receipt #: 407783
Pages Recorded: 2
Cashier Initials: rec

Recording Fee: \$12.00
Authorized By: Kay Peonell

Date Recorded: 7/27/2010 9:07:03 AM



KANSAS WARRANTY DEED
Joint Tenants

Grantor(s): **Bennie L. Stewart and Ethel May Stewart, husband and wife**

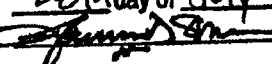
Grantee(s): **Aaron C. Marable and Kendra A. Marable**
Grantee(s) mailing address: **1300 Haskell Avenue, Lawrence, KS 66044**

In consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) **GRANT, BARGAIN, SELL AND CONVEY** to Grantee(s), as joint tenants with right of survivorship, the following described premises, to wit:

Lots 1 and 2, Block 1, Brooks Addition, an Addition to the City of Lawrence, Douglas County, Kansas.

Subject to all easements, restrictions, reservations and covenants, if any, now of record

The Grantor(s) hereby covenanting that the Grantor(s), their heirs, successors and assigns, will **WARRANT AND DEFEND** the title to the premises unto the Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Entered in Transfer Record in my office this
20th day of July, A.D. 20 10
 County Clerk

Dated: July 6, 2010

Bennie L Stewart
Bennie L. Stewart

Ethel May Stewart
Ethel May Stewart

STATE OF **Kansas**)
) ss.
COUNTY OF **Douglas**)

On July 23rd, 2010 this deed was acknowledged before me by **Bennie L. Stewart and Ethel May Stewart, husband and wife, Grantor(s).**

Cathy Brittain
Notary Public

My appointment expires: 2-12-13



October 22, 2012

Aaron & Kendra Marable
1300 Haskell Avenue
Lawrence, KS 66044

Re: Charles & Elizabeth Haskell French House - 1300 Haskell Avenue, Lawrence, Douglas County

Dear Mr. & Mrs. Marable:

We are pleased to inform you that the Charles & Elizabeth Haskell French House was listed in the National Register of Historic Places on October 9, 2012. The National Register is the country's official list of historically significant properties and Kansans can feel proud to have a large and growing representation of these tangible links to our past. A copy of the nomination is enclosed for your records and is available on our website at this link: kshs.org/14638.

Listing of this property provides recognition of its historic importance and assures protective review of federal projects that might adversely affect the character of the historic property. This property is also protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information on state and federal preservation laws, please contact Kim Gant at 785-272-8681 ext. 225 or kgant@kshs.org. Information is also available on our website at www.kshs.org/portal_shpo.

In addition to the prestige of inclusion in the National Register, owners of listed properties enjoy a number of other potential benefits:

- Owners of *buildings* listed in the National Register may be eligible for a federal rehabilitation tax credit if they are rehabilitated for income-producing purposes. A state tax rehabilitation credit is also available for the rehabilitation of both income and non-income producing properties listed in the State or National Registers of Historic Places. Please contact Kristen Johnston or Matthew Holtkamp at 785-272-8681 ext. 240 for applications and more information.
- National Register listing qualifies a property for the Heritage Trust Fund grant program. Please contact the grants manager, Katrina Ringler, at 785-272-8681 ext. 215 or kringler@kshs.org for applications and more information.
- The Kansas State Historical Society offers free technical advice to owners of historic properties to help them maintain their properties in a historically accurate manner.

Thank you for your interest in our state's historic resources. If you have any questions concerning this nomination, please contact Sarah Martin at 785-272-8681 ext. 216 or smartin@kshs.org.

Sincerely yours,

Jennie Chinn
State Historic Preservation Officer



Patrick Zollner
Director, Cultural Resources Division
Deputy State Historic Preservation Officer

PZ/sjm

cc: Douglas County Commission
Lawrence City Commission
Lawrence Historic Resources Commission
Lynne Zollner, City of Lawrence
Steve Nowak, Douglas County Historical Society
Dale Nimz, Historic Preservation Consultant
Dennis Brown, Lawrence Preservation Alliance









LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO.4: L-14-00033
STAFF REPORT

A. SUMMARY

L-14-00033 Public hearing for consideration of placing the structure located at 1340 Haskell Avenue on the Lawrence Register of Historic Places.

B. HISTORIC REGISTER STATUS

1340 Haskell Avenue is not listed in the National Register of Historic Places or the Register of Historic Kansas Places.

C. REVIEW CONSIDERATIONS

1) History Summary (Information from *John G. Haskell Pioneer Kansas Architect* by John M. Peterson, 1984.)

The brick structure located at 1340 Haskell Avenue was constructed in 1868 according to the Douglas County Appraiser's Office. According to Peterson, tax records indicate the construction of the structure may have started in 1866 and continued in 1867 as the valuation of the quarter section rose in both years. The 1868-1869 Lawrence directory shows both J.G. and D. C. Haskell living east of the city. (p.39)

John G. Haskell was born in Milton, Vermont on February 5, 1832. Franklin Haskell, John's father, joined the second party sent to Kansas Territory by the New England Emigrant Aid Company and arrived in Lawrence on September 9, 1854. Franklin died in January 1857 and John moved to Kansas in July of that same year. Peterson notes that Haskell was most likely more of a building superintendent/contractor rather than architect in his first years in Lawrence. As an architect, Haskell was involved in the construction of the State House in Topeka, designed the Douglas County Courthouse with Frederick Gunn, and was the architect for many structures in eastern Kansas. Haskell designed buildings for Bethany College, Washburn University and the University of Kansas. Lawrence landmarks designed by Haskell include: House building, Plymouth Congregational Church, English Lutheran Church, and the John Roberts House (Castle Tea Room). (Many of Haskell's well known structures in Lawrence have been demolished including Friends Church, Fraser Hall, Snow Hall, and Pinckney School.) Other buildings of note include the Chase County Courthouse and the McPherson county Courthouse.

John G. Haskell was also involved in the Lawrence community as a businessman and member of Plymouth Congregational Church. He was elected as one of twelve councilmen for Lawrence in 1858 and was elected to the Lawrence City Council in 1866. Haskell died on November 25, 1907.

John G. Haskell significantly contributed to the development of the Lawrence community and the state of Kansas.

2) Architectural Integrity Summary

The original Haskell house is described by Peterson (p.39)

...a fairly large rectangular two-story brick house set on a stone basement. The long dimension was set east and west and the main entrance, through a porch, was on the south. The steep gabled roof was covered with slate and had a tall chimney with decorated cap at each end. Other decorative elements were minimal; curved lintels over some windows and some ornamental brick work under the peaks of gables. The interior arrangement was not unusual; parlor, dining room, and kitchen on the first floor, bedrooms on the second, and storage areas in the basement. The interior trim and floors were oak, the fireplaces were stone, and molded plaster decorated the ceiling in some rooms.

At some time before 1892, Haskell added an addition to the northeast of the house that was two-story without a basement. Peterson notes that this may have occurred in 1883 when J.G. Haskell and family are noted as living on Rhode Island Street. This addition created an "L" shape plan for the structure. In 1892, Haskell again added to the house. According to Peterson (p.203)

In 1892 the Haskells again increased the size of their abode and materially changed its external appearance by putting on what a local newspaper described as "a new \$4,000 front." The new construction filled in the space within the two sides of the "L", making the house more or less square, and changed the front to the west side. A two-story octagonal tower with a pyramidal roof was erected at the northwest corner. It was attached to the rest of the house by a two-story section which formed a wide entrance hall on the lower floor and a long, rather narrow room above. The main entrance under the extension of the porch led into the hall. The porch, which featured fancy railings and scroll work, stretched across the west side of the house from the door to the southwest corner.

There is a screened porch (date unknown) on the northeast corner of the structure.

Overall, the 1892 form and detail of the house create an example of Queen Anne architecture that maintains significant integrity of location, design, materials, and workmanship that make it worthy of preservation.

3) Context Description

The area surrounding the Haskell House is predominantly residential. Historically, the area was east of the City of Lawrence and was utilized as family farms. The area was not annexed into the city until 1951, according to the National Register Nomination for the Haskell French House. The property is not platted nor is the property directly to the north.

While the historic uses of the area were agricultural and residential, the modern context is quite different in that there is no longer an agriculture use pattern. Though the majority of the properties surrounding the house are residential, the parcels are representative of large tracts of land subdivided for residential development. The property to the west was subdivided as early as 1884 as Steele's Subdivision. The property to the east is unplatted except for one parcel that was platted in 2004 as Hines Subdivision No. 2.

The property to the south developed as a neighborhood school and is now used as a site of the Boys and Girls Club of Lawrence. The property to the north retains the large lots associated with the structures known as "Haskell row" and continues residential uses.

4) Planning and Zoning Considerations

1340 Haskell Avenue is zoned RS 7, Single-Dwelling Residential District. The primary purpose of the RS districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS Districts are differentiated on the basis of required minimum lot size – the RS7 requiring 7,000 square feet. The current use of the property is residential.

The majority of the area surrounding 1340 Haskell Avenue is zoned RS7 and RS5 for residential use. The property to the south (Boys and Girls Club) is zoned GPI – General Public and Institutional Use district.

5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs

reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action. Certificates of Appropriateness or Economic Hardship are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the exterior building which are considered 'structural' changes, demolitions or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

7) Summary of Applicable Designation Criteria

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Lawrence Register of Historic Places.

D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;

(2) Its location as a site of a significant local, county, state, or national event;

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

The Haskell House was designed and built as the primary residence of architect John G. Haskell.

(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

(5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;

(6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render

it architecturally significant;

The Haskell House retains a high degree of integrity and is an example of a brick Queen Anne house style.

(7) Its embodiment of design elements that make it structurally or architecturally innovative;

(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (b):

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) In the case of a nominated landmark found to meet the criteria for designation:
 - (A) The significant exterior architectural features of the nominated landmark that should be protected; and,*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.**
- (4) In the case of a nominated historic district found to meet the criteria for designation:
 - (A) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
 - (C) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (5) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (6) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria*

- for designation.*
- (7) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff recommends the John G. Haskell House located at 1340 Haskell Avenue for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #3 and #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2(1) - (7) and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
The Haskell House is significant for its association with John G. Haskell and its Queen Anne architecture.
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
The structure maintains significant integrity of location, design, materials, and workmanship that make it worthy of preservation.
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
 - (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
The wood windows, two-story octagonal tower with a pyramidal roof and porch details should be protected.
 - (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
Alterations to the windows, porch and siding should require a Certificate of Appropriateness.
- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC may also adopt **An Analysis of the Environs for 1300 Haskell Avenue** and delineate how environs review will be conducted in relation to the listed property.

- (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

- (7) *A map showing the location of the nominated landmark.*
See attached

Conclusion

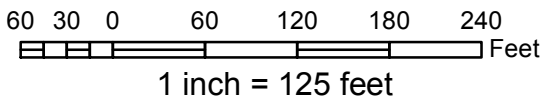
The Environs for 1340 Haskell Avenue, the Haskell House, have changed since the period of significance. The environs should be reviewed in the following manner.

The area primarily consists of multi-family residential and single-family residential structures. The residential character of the environs surrounding the Haskell House is important. The area should maintain the overall residential character of the historic environs and the following should apply:

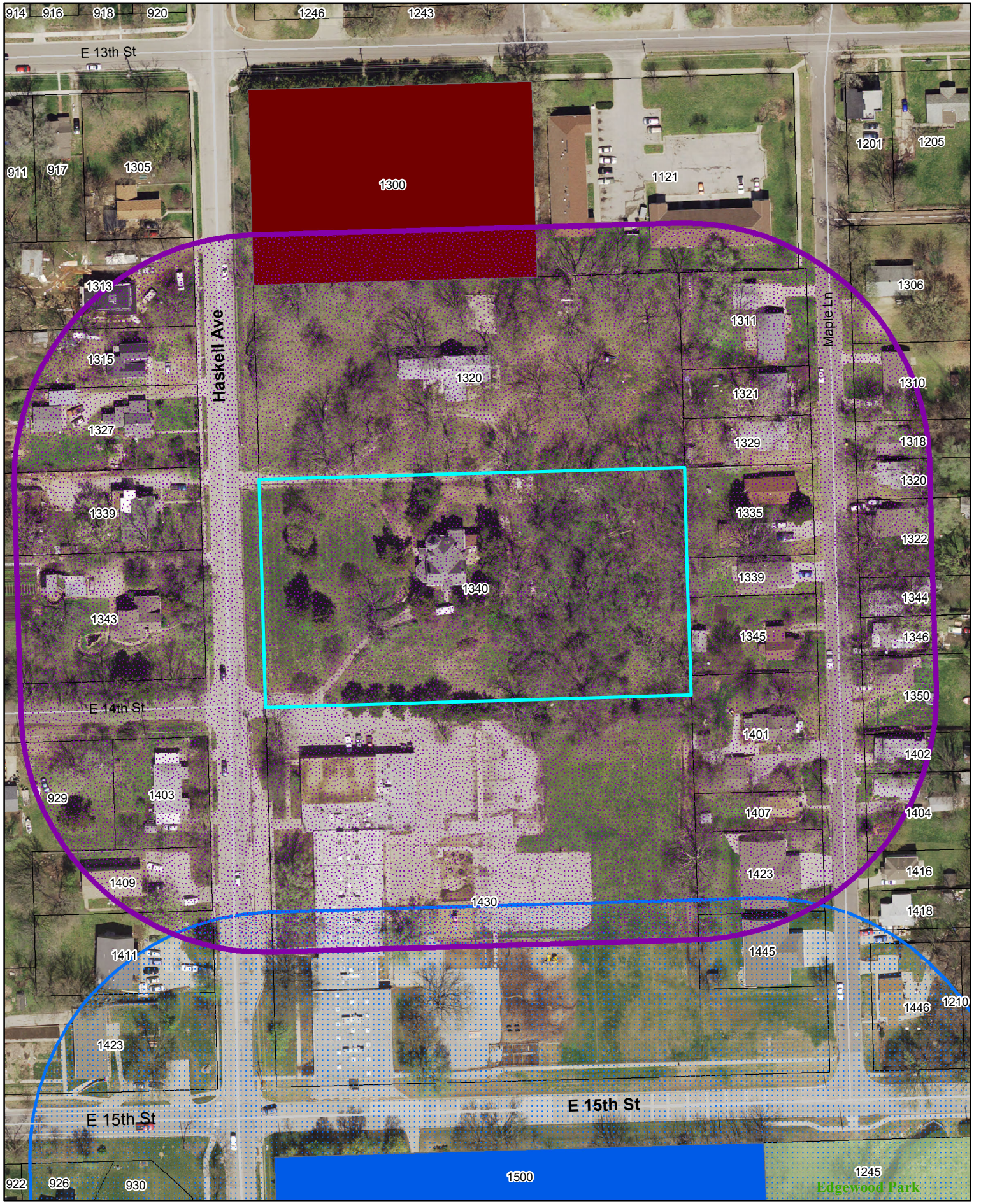
The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Major projects (demolition of main structures, new infill construction, significant additions-greater than 20% of the original structure, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.



Environs for 1340 Haskell Avenue





Pre-Application Meeting Required
Planner: _____
Date: _____
Application Number: _____
L-: _____
Date Received: _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

**APPLICATION FOR LANDMARK DESIGNATION IN
THE LAWRENCE REGISTER OF HISTORIC PLACES**

1. Property Nomination Information

Historic Property Name:	JOHN G. HASKELL HOUSE
Property Address:	1340 Haskell Avenue
City, State, Zip Code:	Lawrence, KS 66044
Legal Description:	(see attached Deed)

2. Applicant Information

Name:	Kendra & Aaron Marable
Street Address:	1300 Haskell Avenue
City, State, Zip Code:	Lawrence, KS 66044
Home Phone:	785 424 0408 Kendra
Work Phone:	785 424 0409 Aaron
Email Address:	marablekendra@gmail.com, marableaaron@gmail.com

3. Owner Information

Name:	Kendra & Aaron Marable / James DURN
Street Address:	1300 Haskell Avenue / 936 Kentucky St. Apt. 3
City, State, Zip Code:	Lawrence, KS 66044 / Lawrence, KS 66044
Home Phone:	785 424 0408 Kendra / 785 843 5272
Work Phone:	785 424 0409 Aaron
Email Address:	marablekendra@gmail.com, marableaaron@gmail.com

Is this an owner initiated nomination?: Yes No

If not, has the owner been notified by the applicant of this nomination?: Yes No

If sponsored by an organization:

Organization Name:

Organization Address:

Organization City, State, Zip Code:

4. This property is being nominated for its:
 Historic Significance:
 Architectural Significance:
 Association with an Important Local, State or National individual or event:

5. Historic Background Information

Date Built: ca. 1866-1870	Estimated Documented <input checked="" type="checkbox"/>	Source: F.W. Beers Atlas of Douglas Co.	Comments:
Date of Building Alterations or Additions: 1883 1887 1892	Estimated Documented <input checked="" type="checkbox"/>	Source: John M. Peterson JOHN G. HASKELL: Pioneer Kansas Architect	Comments:

Description of Building Additions or Alterations:

Original Owner: John G. Haskell	Source: JOHN M. PETERSON: JOHN G. HASKELL: Pioneer Kansas Architect
Original Builder or Architect: John G. Haskell	Source:
Original Use:	Source:

6. Architectural Significance
 1340 Haskell is an example of late Victorian restrained Queen Anne architecture.

7. Historic Significance
 John G. Haskell is a significant figure in Lawrence history as an architect and active member in the community. He built his family's home at 1340, another home at 1320 for his brother Dudley, and a home at 1300 for his sister Elizabeth. He designed and was involved with numerous Lawrence buildings: residential, as well as at the University of Kansas and Haskell Institute. He designed the Kansas State House and the Grand Opera House.
8. Authorization and Certification

I, the undersigned do hereby have the legal authority to submit this nomination and I certify that the information provided on this application is true and correct to the best of my knowledge.

Signature: [Signature] Date: Dec. 31, 2013
 Signature: [Signature] Date: Jan. 2/2014

JAMES C. DUNN

936 Kentucky Street
Lawrence KS 66044

785-843-5272

January 3, 2014

TO WHOM IT MAY CONCERN

RE: 1340 Haskell Avenue, Lawrence, Kansas 66044

SIR/MADAM:

Per the request of Aaron C. Marable and Kendra A. Herring-Marable, the following information is provided regarding 1340 Haskell Avenue in Lawrence, Kansas.

On November 20, 2013 James C. Dunn, A Single Person, purchased the property at 1340 Haskell Avenue was purchased from the following individuals:

Robert W. Eggert, Jr. and Amy H. Eggert, Husband and Wife

And

Carolyn Eggert Pannier and Paul J. Pannier, Wife and Husband

A subsequent Contract for Deed is transferring ownership of 1340 Haskell Avenue from James C. Dunn, A Single Person, to:

Aaron C. Marable and Kendra A. Herring-Marable, Husband and Wife

If additional information concerning the ownership of 1340 Haskell Avenue is requested, I may be contacted at the heading information.

Sincerely,



James C. Dunn

Entered in Transfer Record in my office on 11/20/2013, County Clerk.

[Signature]



Douglas County Register of Deeds
Book: 1109 Page: 1056

Receipt #: 450476
Pages Recorded: 1

Authorized By *Hay Peonah*

Total Fee: \$8.00

Date Recorded: 11/20/2013 9:06:17 AM
[ELECTRONICALLY FILED]

L1309091
CAPITAL TITLE INSURANCE COMPANY, LC
4821 W 6th, Ste O
Lawrence, Kansas 66049

**KANSAS WARRANTY DEED
(Kansas Statutory Form)**

Grantor: **Carolyn Pannier and Paul J. Pannier, wife and husband**

For One Dollar and other valuable considerations conveys and warrants to

Grantee: **James C. Dunn**

the following described real estate:

Beginning at a point 379.45 feet North of the Southwest corner of the Southwest Quarter (SW ¼) of Section Thirty-two (S32), Township Twelve South (T12S), Range Twenty East (R20E) of the 6th P.M., thence East parallel with North line of School Grounds 475 feet; thence North 242.05 feet parallel with the West line of said Section; thence West 475 feet more or less to a point 242.05 feet North of the point of beginning; thence South 242.05 feet on said Section line to the point of beginning; LESS the West 40 feet thereof for a public street, all now in the City of Lawrence, Douglas County, Kansas.

EXCEPTING THEREFROM: Any and all that part of the property described herein lying on or within the road or road right of way.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

IN WITNESS WHEREOF, The said party(ies) of the first part has/have hereunto set his/her/their hand(s) and seal on this 30 day of October, 2013

Paul J. Pannier _____ *Carolyn Pannier* _____
Paul J. Pannier Carolyn Pannier

STATE OF FL
COUNTY OF Broward
Ann E. Malone
COMMISSION #EE 218748
EXPIRES: SEP 29, 2016
WWW.AARONNOTARY.com

On this 30 day of October, 2013, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carolyn Pannier and Paul J. Pannier, wife and husband, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

Ann Malone _____
Notary Public









LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: DR-14-00008
STAFF REPORT

A. SUMMARY

DR-14-00008 1333 New Hampshire Street; Addition; State Preservation Law Review. The property is a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Mike Myers of Hernly Architects for Anton Rosenthal and Catherine Preston, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting remove an existing screened porch and replace it with a new addition that will be similar in size at 1333 New Hampshire Street. Additional repairs to the structure will include foundation repair, a new roof, and the repair/replacement of wood siding, trim, porch flooring, and front stairs.



C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards (State Preservation Law Review)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

D. STAFF ANALYSIS

The structure located at 1333 New Hampshire Street is a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District listed in the National Register of Historic Places. This two story structure with wood lap siding and a gable front was constructed c. 1880 according to the County Appraiser. A large wrap around porch with brick piers and classical columns dominates the main façade.

The proposed project includes the replacement of the roof with new asphalt shingles, foundation repointing, repair/replacement of wood siding, front porch stairs, front porch trim and flooring. In addition to the overall repair of the structure, a screened porch on the northwest corner of the structure will be removed and replaced with an addition of similar size.

The date of construction for the existing screen porch is not known. Its location is typical for this type of structure. It is also typical for open porches of this type to be enclosed to increase interior space. The existing porch is in very poor condition. Staff is of the opinion that this porch is not character-defining for this structure and can be removed without destroying historic materials that characterize the property.

The new room proposed for the structure will be located in the same area as the porch to be removed and will be approximately 13' X 12'. This new frame addition will be slightly recessed from the north plane of the structure and will be of modern materials to differentiate it from the historic structure. Details of the addition include concrete composite siding, lap width to match the existing house, wood clad double hung windows, an 8" water table trim and beaded board panel siding over the foundation knee wall. The overall massing, size, scale and materials of the addition are compatible with the existing structure. If the addition were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff is of the opinion the proposed repair of the historic structure, the removal of the screen porch, and the new addition meet the Secretary of the Interior's Standards.

E. STAFF RECOMMENDATION

In accordance with the Secretary of the Interior's Standards, the standard of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy one or more listed historic properties with the following amendments:

1. Complete construction documents with material notations will be submitted for review and approval by the HRA prior to the release of a building permit. Repair/replacement materials for the historic structure shall be in-kind materials.
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work.
3. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.



Pre-Application Meeting Required Planner _____ Date _____ Application Number _____ DR- _____ Date Received _____ Type _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1333 New Hampshire Street
Legal Description (*may be attached*) NEW HAMPSHIRE ST S 25 LT 179 & ALL LT 181 75 X 117

OWNER INFORMATION

Name(s) Anton Rosenthal and Catherine Preston
Contact Anton Rosenthal and Catherine Preston
Address 1333 New Hampshire
City Lawrence State KS ZIP 66044
Phone (785) 864 9475 Fax (____) _____
E-mail tranvia13@me.com Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact Mike Myers
Company Hernly Associates, Inc.
Address 920 Massachusetts Street, Suite 2
City Lawrence State KS ZIP 66044
Phone (785) 749-5806 x 305 Fax (785) 749-1515
E-mail mike@hernly.com Mobile/Pager (785) 218-2636

Existing Zoning RS-5	Existing Land Use Single Fam. Residence	Proposed Land Use Single Fam. Residence	
Total site area 8,775 SF	Current Appraised Value \$146,100	Existing Building Footprint 550 SF GARAGE 1200 SF HOUSE	Open Space Area 6,525 SF
# of Buildings 2	Estimated Cost of Construction \$50,000	Proposed Building Footprint No Change	Pavement Coverage 500 SF
Are you also submitting any of the following applications?			
<input checked="" type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify)		

Property

Address: 1333 NEW HAMPSHIRE

**Detailed Description of Proposed Project:
(Attach additional sheets if necessary)**

An existing screened back porch will be removed and replaced with a new, fully enclosed, insulated room on a new frost-depth concrete footing. The new room have approximately the same shape and configuration as the existing screened porch. The existing screened porch is in very bad condition with a partially collapsed roof. Additional work will involve repair and replacement of various areas of the front porch including the stairs, some trim and some porch flooring. The house will be repainted and a new roof will be installed. Some Termite damage will be fixed in the siding and window sills. An area of Limestone foundation will be tuck-pointed.

**Reason for Request:
(Attach additional sheets if necessary)**

The dwelling is a contributing structure to the Lawrence South Rhode Island and New Hampshire Street Historic District. The work will address maintenance needs on the dwelling and replace a deteriorated back porch.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Mike Myers
Company Hernly Associates, Inc.
Address 920 Massachusetts Street, Suite 2
City Lawrence State KS ZIP 66044
Phone (785) 749-5806 Fax (785) 749-1515
E-mail mike@hernly.com Mobile/Pager (785) 218-2636

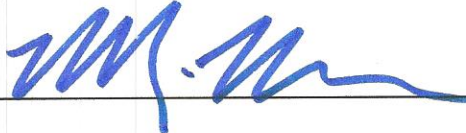
REQUIRED ATTACHMENTS:

- Photographs of existing structure and site**
- Scaled or dimensioned site plan**
- Scaled elevation drawings**
- Scaled or dimensioned floor plans**
- Materials list**
- Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s):  Date 2019.01.13

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE Anton Rosenthal Catherine L Preston, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 10th day of Jan., 2014, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Mike Myers and Hernly Associates, Inc. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1333 New Hampshire Street (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

[Signature] Owner Cath Preston Owner

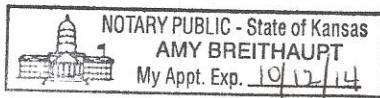
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 10th day of January, 2014,

by Anton Rosenthal and Catherine Preston.

My Commission Expires:

Amy Breithaupt
Notary Public





6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

REQUIRED INFORMATION FOR APPLICATIONS TO THE HISTORIC RESOURCES COMMISSION

Use the checklist below to be sure your application is complete.

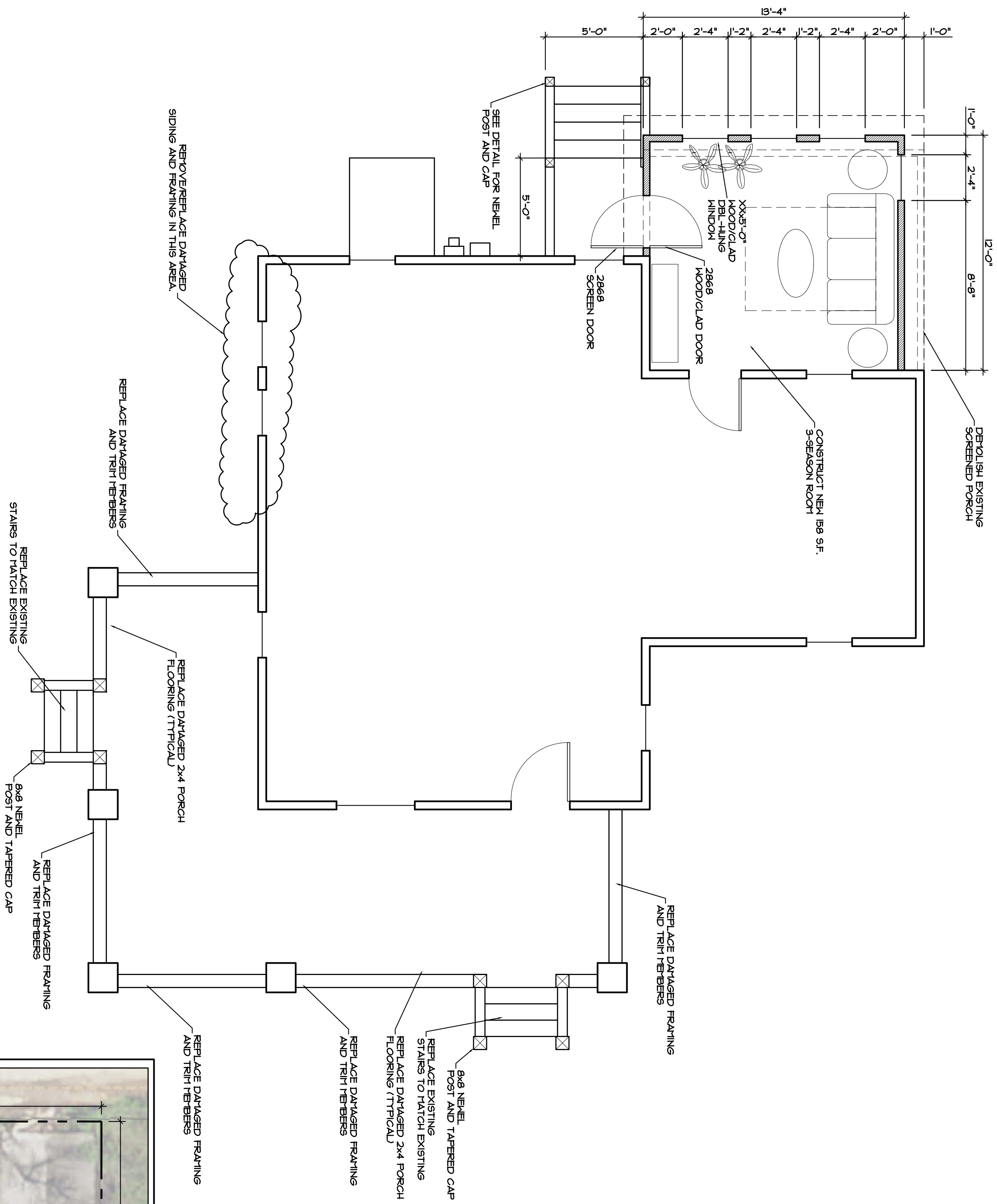
GENERAL REQUIREMENTS

- Application** Be sure to note if other applications (site plans, variance requests, etc.) have been submitted. Make sure that the application is signed and dated. Include a digital copy of application and supporting materials.
- Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.
- Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings of each effected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans and one 11" x 17" copy of the plans. A digital copy of the drawings is also required.
- Site Plan** Scaled or dimensioned site plan. Include location of all existing and proposed structures, outside features (retaining walls, historic limestone curbing and hitching posts, etc.), and materials to be used.
- Description of Materials and Construction Techniques** (This may be noted on the required drawings or described on page 2 of the Application.) Please note window and door specifications if proposing replacement.
- Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project.

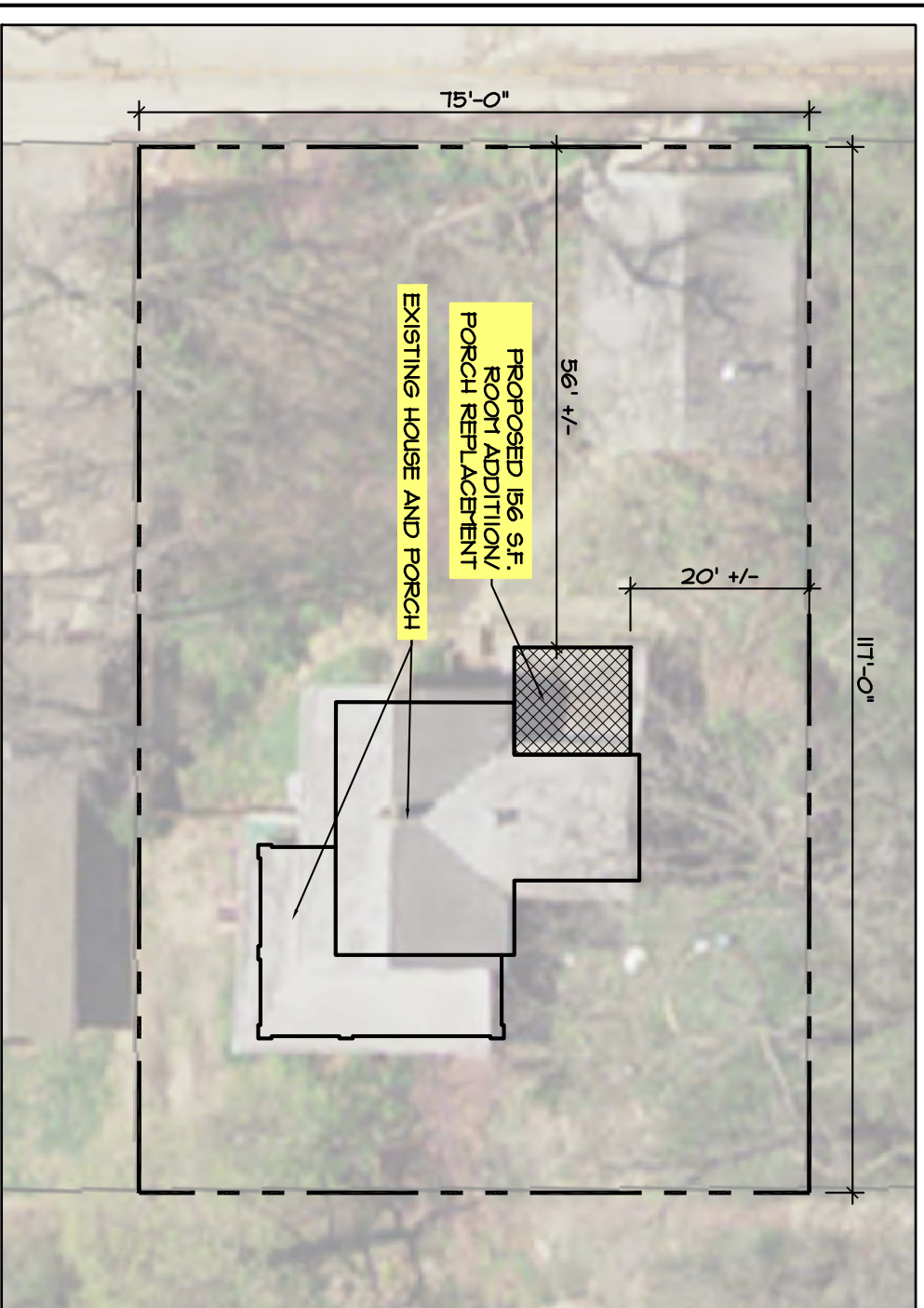
ADDITIONAL REQUIREMENTS

- Statement of Building Condition** (Include if proposing demolition) Structural analysis, completed by an engineer or licensed building contractor, of the structure to be demolished.
- Repair vs. Replacement Cost Analysis** (Include if proposing demolition) Statement describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help in the determination of the feasibility of rehabilitation.
- Copy of Demolition or Sign Permit** If applicant is proposing demolition or to install a sign, include a copy of the sign or demolition permit.

1 FLOOR PLAN
1/4" = 1'-0"



2 SITE PLAN
1" = 20'-0"



ROSENTHAL - PRESTON RESIDENCE
1333 New Hampshire Street
Lawrence, Kansas

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
785 - 749 - 6864
FAX 785 - 797 - 1515

PLOT PLAN
FLOOR PLAN

Date: 20/10/18
Drawn by: HHT/BS
Checked by:
Revisions:

A1.0



REPAIR/REPLACE
DAMAGED OR MISSING
PORCH ELEMENTS
AS NEEDED

8" WATER TABLE TRIM
NEW WOOD/CLAD
DOUBLE-HUNG WINDOWS
BEADED BOARD / PANEL
SIDING OVER KNEE WALL
MATCH EXIST.
CORNER TRIM DETAIL

CONCRETE COMPOSITE
SIDING (MATCH EXIST LAP)

3/12

1'-8" WALL HT.
3'-0" +/-

1 NORTH ELEVATION

1/4" = 1'-0"



NEW LAMINATED
ASPHALT SHINGLE ROOFING
ON EXISTING HOUSE.

3:12 PITCH LAMINATED
ASPHALT SHINGLE ROOFING

NEW WOOD/CLAD
DOUBLE-HUNG WINDOWS

8" WATER TABLE TRIM

MATCH EXIST.
CORNER TRIM DETAIL

BEADED BOARD / PANEL
SIDING OVER KNEE WALL

PRESSURE TREATED
WOOD STOOP

CONCRETE COMPOSITE SIDING
(MATCH EXIST LAP)

2 WEST ELEVATION

1/4" = 1'-0"

ROSENTHAL - PRESTON RESIDENCE

1333 New Hampshire Street
Lawrence, Kansas

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

ELEVATIONS

Date: 2014/01/13
Drawn by: MMYERS
Checked by:
Revisions:

A2.0



REPAIR EXISTING PORCH RAILINGS

STRIP EXISTING SHINGLES, PATCH ROOF SHEATHING AND INSTALL NEW ASPHALT 3-TAB OR LAMINATED SHINGLE ROOFING

REPLACE EXISTING STEPS AND STAIR RAILINGS

STRIP EXISTING SHINGLES, PATCH ROOF SHEATHING, AND INSTALL NEW ASPHALT 3-TAB OR LAMINATED SHINGLE ROOFING

REPLACE DAMAGED TRIM AND REPAIR PORCH FLOOR FRAMING AS NEEDED

PREP AND PAINT WALLS AND TRIM

TUCK-POINT LIMESTONE AS NEEDED

1 EAST ELEVATION

1/4" = 1'-0"

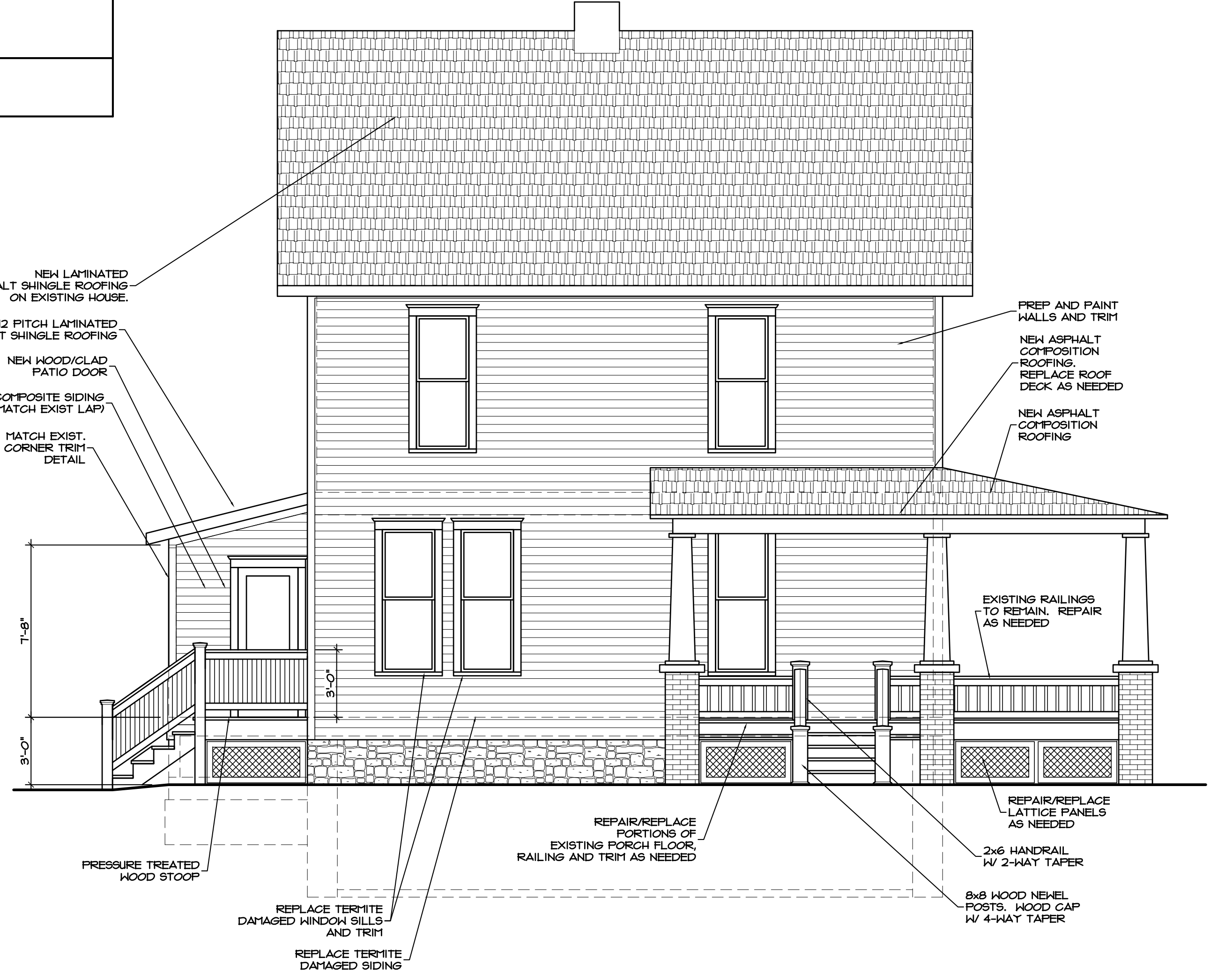
NEW LAMINATED ASPHALT SHINGLE ROOFING ON EXISTING HOUSE.

3:12 PITCH LAMINATED ASPHALT SHINGLE ROOFING

NEW WOOD/GLAD PATIO DOOR

CONCRETE COMPOSITE SIDING (MATCH EXIST LAP)

MATCH EXIST. CORNER TRIM DETAIL



PREP AND PAINT WALLS AND TRIM

NEW ASPHALT COMPOSITION ROOFING. REPLACE ROOF DECK AS NEEDED

NEW ASPHALT COMPOSITION ROOFING

EXISTING RAILINGS TO REMAIN. REPAIR AS NEEDED

7'-8"

3'-0"

PRESSURE TREATED WOOD STOOP

REPLACE TERMITE DAMAGED WINDOW SILLS AND TRIM

REPLACE TERMITE DAMAGED SIDING

REPAIR/REPLACE PORTIONS OF EXISTING PORCH FLOOR, RAILING AND TRIM AS NEEDED

REPAIR/REPLACE LATTICE PANELS AS NEEDED

2x6 HANDRAIL W/ 2-WAY TAPER

8x8 WOOD NEWEL POSTS. WOOD CAP W/ 4-WAY TAPER

2 SOUTH ELEVATION

1/4" = 1'-0"

ROSENTHAL - PRESTON RESIDENCE
 1333 New Hampshire Street
 Lawrence, Kansas

Hernly ASSOCIATES

920 Massachusetts
 Lawrence, Kansas
 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

ELEVATIONS

Date: 2014/01/15
 Drawn by: MMYERS
 Checked by:
 Revisions:

A2.1