

United States Department of the Interior  
National Park Service

NATIONAL REGISTER  
LISTED

OCT 10 2007

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Franklin R. Lanter House

Other name/site number 091-4140-0008

2. Location

Street & number 562 West Park  not for publication

City or town Olathe  vicinity

State Kansas Code KS County Johnson Code 091 Zip code 66061

3. State/Federal Agency Certification

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

Patrick Zollner

8/24/07

Patrick Zollner, Deputy State Historic Preservation Officer

Date

**Kansas State Historical Society**

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

entered in the National Register.  See continuation sheet.

determined eligible for the National Register  See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other, (explain:)

Franklin R. Lanter House  
Name of Property

Johnson County, KS  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
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

DOMESTIC: Secondary Structure

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

VICTORIAN: Queen Anne (free classic)

**Materials**  
(Enter categories from instructions)

Foundation: STONE: Limestone  
Walls: WOOD: Weatherboard

Roof: ASPHALT

Other:

**Narrative Description**

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

Franklin R. Lanter House  
Name of Property

Johnson County, KS  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- 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 likely to yield, information important in prehistory or history.

#### Criteria Considerations

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

Property is:

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

#### Narrative Statement of Significance

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

#### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

#### Period of Significance

1901

#### Significant Dates

1901

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Washburn, George P. (architect)

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kansas State Historical Society

Franklin R. Lanter House  
Name of Property

Johnson County, KS  
County and State

**10. Geographical Data**

Acreage of Property less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1

1	5	3	4	1	5	2	0	4	3	0	5	2	9	0
Zone		Easting				Northing								

2

Zone		Easting				Northing								

3

Zone		Easting				Northing								

4

Zone		Easting				Northing								

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

Name/title Bob & Daisy Lamb with KSHS assistance  
Organization \_\_\_\_\_ Date June 18, 2007  
Street & number 562 West Park Street Telephone 913-782-7487  
City or town Olathe State KS Zip code 66061

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional items**

(Check with SHPO or FPO for any additional items)

**Property Owner**

Name Bob & Daisy Lamb  
Street & number 562 West Park Street Telephone 913-782-7487  
City or town Olathe State KS Zip code 66061

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

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

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Franklin R. Lanter House  
Olathe, Johnson County, KS

**NARRATIVE DESCRIPTION**

The Franklin R. Lanter House (1901) is located at 562 West Park Street just four blocks west of Olathe's central business district. Located in northeast Kansas, Olathe is the county seat of Johnson County and the fifth most populous city in the state. In 2005, Olathe had an estimated population of 111,334. The Lanter House is situated at the northeast corner of the intersection of Park and Logan Streets, and is likely one of the oldest homes in the neighborhood. A garage (1901) sits northeast of the house near the rear entrance. It is non-contributing due to exterior alterations.

*Elaboration*

Architect George P. Washburn of Ottawa, Kansas, designed this two-story wood frame house, which was completed in 1901, in the transitional Queen Anne Free Classic style. Generally, it has a rectangular form with two polygonal corner turrets and a broad semicircular, two-story porch on the front elevation with a service wing on the rear. The roof is hipped and covered with composition shingles. There are two brick chimneys. One chimney is in the main kitchen that extends to the basement level for dual use. The second chimney in the east section has four flu liners to accommodate three fireplaces and vents for the furnace and hot water tank. The exterior is clad in horizontal board siding. The foundation is of hand cut coursed native stone.

The front elevation has two full-height projecting bays, which flank upper and lower semi-circular porches supported by round wood columns that are topped with ornate plaster and horse hair capitals. A rectangular porch on the west (side) elevation with matching columns and porch railings offers access to the main kitchen. There is another one-story rectangular porch on the rear with columns, railing and balusters. Looking out onto this rear porch is a large window of which the top section is beveled, leaded glass. The house features 34 double-hung wood windows with iron weights. All are in good working condition.

The primary entrance is centrally located on the south elevation. It features a shelf design with engaged columns, recessed beveled leaded glass lights, moulded rail raised panel oak 42" door with 28" square beveled glass. This entry is into the main parlor, where the largest of the house's three fireplaces, all of which are tiled



Franklin R. Lanter House, recent undated photo.

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**Franklin R. Lanter House  
Olathe, Johnson County, KS**

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with mirrored mantels, is located. The interior of the house consists of a large central room with two rooms on each side, on both floors. The main staircase stands at the rear of the central room.

As one enters the house through the front entrance, immediately to the right is the library with another fireplace and on the left is the dining room. The dining room retains the original gas lamp above the central dining table. Both of these rooms have impressive single pocket sliding doors and also feature a turret bay window area. Directly north of the dining room are the pantry and kitchen. A back staircase leads from the kitchen to the second level. Servants who needed access to their second floor quarters originally would have used this staircase.

The main curved stairway in the front parlor leads to the middle upstairs parlor, from which access is afforded to one bedroom and sitting room with a fireplace on the east side of the house and two more bedrooms and two full baths on the west side. A separate enclosed staircase leads from the second floor to a large attic that is used for storage.

Notable features include leaded glass in the entrance door and sidelights and various other windows, the exceptional quality and condition of the wood found in the trim, baseboards, doors, floors, and fireplace mantels, the three tile-faced fireplaces, and the overall condition of the property.

Some alterations have been made to the house throughout its 106-year history including the addition of closets and bathrooms. Much of the second floor is now carpeted, although one bedroom retains its original pine floor. A sliding glass door has been installed in the second story front porch, but it does not subtract from the house's historic integrity.

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Franklin R. Lanter House  
Olathe, Johnson County, KS

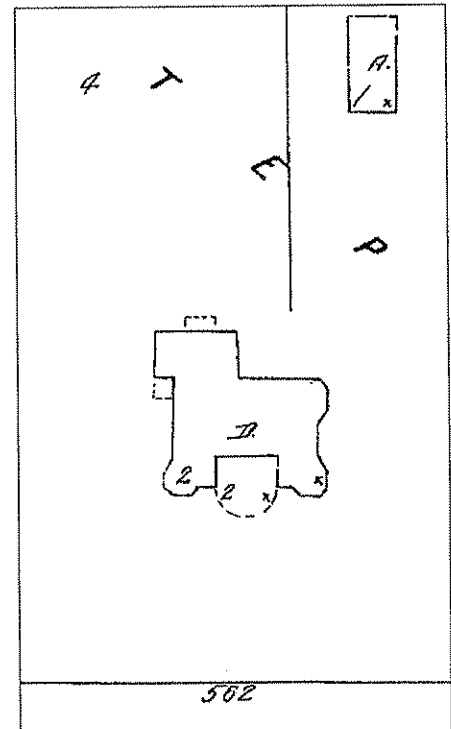
STATEMENT OF SIGNIFICANCE

The Franklin R. Lanter House, built in 1901, is being nominated to the National Register of Historic Places under Criterion C for its architectural significance as an architect-designed turn-of-the-century house reflective of the transitional Queen Anne Free Classic style. The architectural firm of George P. Washburn and Son of Ottawa, Kansas designed the house and garage.

*Elaboration*

William Cutler's *History of the State of Kansas*, published in 1883, describes Olathe as a "thriving city of 3,000." The town's success was due, in part, to its status as the county seat of Johnson County and its location at the convergence of three railroad lines: the Atchison, Topeka & Santa Fe; the Kansas City, Clinton and Springfield; and the St. Louis & San Francisco. By the mid-1880s, Olathe had grown from a small settlement along the Santa Fe Trail where tensions over slavery sometimes escalated due to its proximity to the Missouri-Kansas border to a prosperous city.

The Queen Anne style was the dominant residential style in the United States from 1880 to 1910. Principal characteristics include a steeply pitched roof of irregular shape usually with a dominant front-facing gable, patterned shingles, bay windows, and an asymmetrical façade with a partial or full-width porch that is usually one story. Free Classicism is a subtype of Queen Anne architecture that became popular after 1890 and has much in common with some early Colonial Revival houses. Common characteristics of Free Classicism are classical columns, cornice-line dentils, swags, garlands, and Palladian windows.<sup>1</sup> The Lanter House displays many of these Free Classical details including classical columns on the front porches.



Sanborn Fire Insurance Map – Olathe,  
Kansas (1924)

The house was built for Franklin R. Lanter, a prominent Olathe lumber and coal merchant, who resided there until 1919. The variety of woods used throughout the interior of the home is a direct reflection of Lanter's ties to the lumber business. The flooring, trim, and carved mantels include a wide selection of woods such as curly maple, pine, and oak. During past restoration work, Lanter's name was found written on the back of trim pieces found throughout the home.

<sup>1</sup> Martha Hagedorn-Krass, "The Queen Anne: The Queen of Late-nineteenth and Early-twentieth Century Style," in *Kansas Preservation* newsletter (vol. 26, no. 5), September/October 2005, 13-16; Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1995), 263-268.

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Franklin R. Lanter House  
Olathe, Johnson County, KS

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The property changed hands several times after 1919. Prior to the present owners acquiring the property in 1971, the house was subdivided into apartments. The current owners have and extensively and painstakingly rehabilitated the house from a multi-unit apartment back into a single-family residence. The property was listed in the Register of Historic Kansas Places on May 4, 1985.

There is a garage (1901) located northeast of the house. It features a front gable roof, two windows, and is located in its original location. It is listed as non-contributing due to various alterations.

A gazebo was recently constructed northwest of the house. It is also listed as non-contributing.

*George P. Washburn (1847-1922), architect*

George Washburn, the prominent Ottawa, Kansas architect, was employed to prepare plans, specifications, and details for the Franklin Lanter House. Washburn specialized in designing public and quasi-public buildings, however, he also designed homes. He designed 13 county courthouses in Kansas (including the old Johnson County Courthouse, demolished), one in Oklahoma, and one in Illinois. Washburn is perhaps best known for his ability to adapt to various architectural trends during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. His architecture documents the passage of styles from Victorian Gothic, Shingle Style, Queen Anne, Romanesque Revival, Colonial Revival, and "free classical" after the 1900s.<sup>2</sup>

Washburn was born in Ohio and he chose to place his practice in Ottawa, Kansas. He did briefly venture to the east, however, to serve in the American Civil War. After his military service, Washburn began the study of mathematics and architecture at Bryant & Stratton's Commercial College in Quincy, Illinois. Washburn established his practice in Ottawa in 1882 after interning in the office of architect Asa Cross in Kansas City, Missouri.<sup>3</sup> During his employment with the architectural firm, Cross and Taylor, he logged over 13,000 miles supervising the construction of Union Pacific Railroad depots in Atchison, Denver, and Peoria, Illinois.

Washburn served as an architect until 1910. His son and son-in-law joined his firm in 1900. During the early years of his practice, Washburn served as architect for the Kansas State Board of Charities. Among his projects were designs for the School of the Deaf in Olathe, the north wing of the School of the Blind in Wyandotte, and the Girls Industrial School in Beloit. He also worked on buildings at the Osawatomie State Hospital.<sup>4</sup>

Washburn stands out as one of the most important in turn-of-the-century Kansas architects.<sup>5</sup> His importance remains in his enormous ability to not only create simplistic styles for residences, but to produce a monumental scale of presentation necessary for public buildings. While Washburn is perhaps best known for his enormous catalog of structures that he designed within the Ottawa area, he also

<sup>2</sup>Neal Allen. "George Washburn's Ottawa." *Kansas Magazine*. (Topeka, Kan.: Kansas Department of Housing, 1995), 21.

<sup>3</sup>George Elrich and David H Sachs. *Guide to Kansas Architecture*. (Lawrence: University of Kansas, 1996), 43.

<sup>4</sup>Don Lambert. "Ottawa Owes Much of Its Beauty To Washburn Architecture." *Kansas City Star*. (1 June 1986).

<sup>5</sup>Neal Allen. "George Washburn's Ottawa." *Kansas Magazine*. (Topeka, Kan.: Kansas Department of Housing, 1995), 21.



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Franklin R. Lanter House  
Olathe, Johnson County, KS

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designed many residences and public structures throughout Kansas. Research indicates over 60 Washburn-designed residential, commercial, and public buildings were constructed.<sup>6</sup>

*Summary*

The Franklin R. Lanter House (1901) is eligible for the National Register under Criterion C for its architectural significance. The house not only reflects Washburn's influence, but also his transitional style. The exterior of the Lanter home displays a unique blend of influences. The home's massing and design is typical of late Victorian homes, while other elements including the porch detailing reflect the Colonial Revival style. Instead of intricately turned posts and "gingerbread" elements associated with most Victorian homes, Free Classical Victorian homes feature columns and other classical elements. Specifically, the Lanter House includes classical columns, a prominent curved entrance porch, and a low balustrade on the second story of the porch. The result is the transitional style known as Free Classical.<sup>7</sup>

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<sup>6</sup> Don Lambert. "Ottawa Owes Much of Its Beauty To Washburn Architecture." *Kansas City Star*. (1 June 1986).

<sup>7</sup> Johnson County Museum, ALBUM (vol. 18, no. 3), Summer 2005. Accessible online at [www.jocomuseum.org](http://www.jocomuseum.org).

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Franklin R. Lanter House  
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Hagedorn-Krass, Martha. "The Queen Anne: The Queen of Late-nineteenth and Early-twentieth Century Style." In *Kansas Preservation* newsletter (vol. 26, no. 5), September/October 2005, 13-16.

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Section Number 10 & Photos Page 7

Franklin R. Lanter House  
Olathe, Johnson County, KS

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**VERBAL BOUNDARY DESCRIPTION**

The Franklin R. Lanter House is located in Stephenson's Addition to Olathe, Johnson County, Kansas. Property Description: South 160' / West 45' of Lot 3 & South 160' of Lot 4 / Except the West 30' of Block 1.

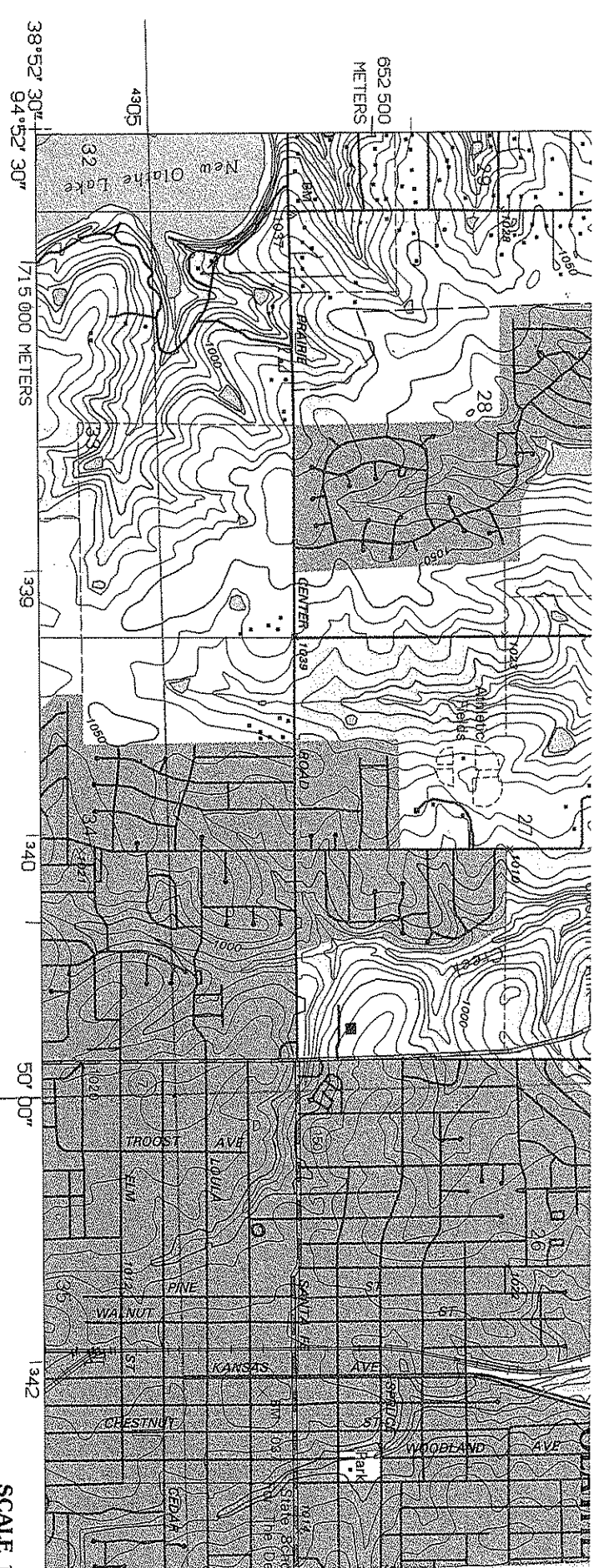
**BOUNDARY JUSTIFICATION**

The nominated property includes the land historically associated with the Franklin Lanter House.

**PHOTOGRAPIC INFORMATION**

Property Name: Franklin R. Lanter House  
Location: 562 West Park Street  
Photographer: Sarah J. Martin  
Date: June 19, 2007

- Photo 1: South (front) and east (side) elevations, facing NW
- Photo 2: South (front) elevation, facing N
- Photo 3: West (side) elevation, facing E
- Photo 4: Rear porch on north elevation, facing W
- Photo 5: Close-up of Classical column, second story front porch, facing E
- Photo 6: Exterior of front door entrance, facing N
- Photo 7: Front door, from interior, facing E
- Photo 8: Main parlor just inside front entrance facing N
- Photo 9: Gas light fixture, facing S
- Photo 10: First floor pocket door
- Photo 11: Close-up of door fixture
- Photo 12: Main staircase, second floor, facing E
- Photo 13: Open area on second floor, facing S
- Photo 14: Fireplace and mantel with mirror and tile surround
- Photo 15: Fireplace mantel detail
- Photo 16: Second floor bedroom, facing SW
- Photo 17: Basement stone foundation

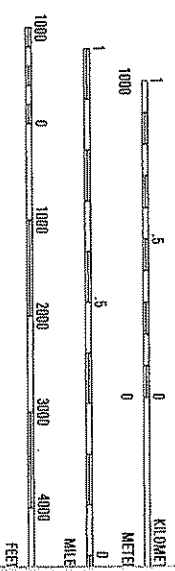
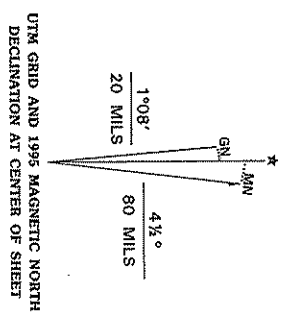


**Produced by the United States Geological Survey**

Compiled by planimetric surveys 1995. Revised from imagery dated 1955. Field checked 1956. Revised from imagery dated 1991. PLSS and survey control current as of 1956. Map edited 1995. Contours not revised. Contours that conflict with revised planimetry are dashed.

North American Datum of 1983 (NAD 83). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 15 2 500-meter ticks: Kansas Coordinate System of 1983 (north zone) North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Franklin Lantier House  
 Olathe, Johnson Co, KS  
 15: 341 520 E  
 4305 290 N



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