VICTORIAN OATHE
A
HISTORIC PRESERVATION PROJECT
FOR
OLATHE HISTORICAL SOCIETY
AND
FRIENDS OF MAHAFFIE HOUSE AND FARMSTEAD MUSEUM-1865

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I. PURPOSE

This report reviews the research and analysis of an urban study conducted for the Olathe Historical Society and Friends of Mahaffie House and Farmstead Museum-1865 and the Kansas State Historic Preservation Department of the Kansas State Historical Society. The survey was authorized by the Olathe organizations and was completed in accordance with the terms of the agreement between these organizations and the consultant dated June 1, 1983.

The purpose of the study was to prepare a set of historic preservation recommendations for Olathe.

In addition, the study would complete Phase I. of a Ten Year, Three Phases Long-Range Project for these two organizations: Olathe Historical Society and Friends of Mahaffie House and Farmstead Museum-1865. That Plan includes the following:

I. Phase I. Townsite
   A. Photograph every building and site in the original Olathe townsite.
   B. Inventory those buildings and sites of historic or architectural importance before 1902.
   C. Write a social history for the town to 1902.
   D. Do additional research on specific properties in the inventoried area.

II. Phase II. Townsite Periphery
   A. Inventory original townsite from 1902-1990.
   B. Photograph and inventory area between Highway I-35 and Highway 7 and Highway 56 and 127th Street-1857-1902. Begin with Park Street area near Blake, Church and Mahaffie streets.

III. Phase III. City
   A. Photograph entire city not already photographed and inventory 1902-1990 any structure fifty years of older or having architectural importance and any site of historic significance.
   B. Write a social history of Olathe from 1902-1990.
II. SPECIFIC OBJECTIVES

These objectives for utilization of this survey information, in addition to the development of a set of historic preservation recommendations, were developed with the officers and committee chairmen of the Olathe Historical Society and the Friends of Mahaffie House and Farmstead Museum-1865 and the consultant in 1982.

These objectives include the following:

1. To develop an Olathe community history project which encompasses two parts: (1) a written social history (2) a set of taped oral histories.
2. To develop a historic slide presentation.
3. To develop a set of permanent historic site markers to be placed at appropriate sites in Olathe.
4. To develop a corresponding brochure with additional information, detail and explanation appropriate for a tour of historic Olathe sites. The brochures are to be distributed to the public at the Chamber of Commerce office, Olathe City Hall, Olathe Public Library, Mahaffie House and Farmstead Museum-1865, Olathe Parks and Recreation office, and made available to other community groups such as Welcome Wagon, civic organizations, Old Settlers Organization and others.
5. To develop a one-page elementary history quiz for the third grade for the Olathe Public School District. One side of the page would stress significant Olathe historical events and the other side of the page would stress the cultural and architectural resources of the community.
III. URBAN STUDY UNIT OUTLINE

I. Outline the Historic Development of Olathe, Kansas.

A. Identify factors that determined the growth and/or decline of the city. Address such questions as:
   1. When was it settled?
   2. What industries located where?
   3. When did the railroad arrive? Other transportation modes?
   4. What major commercial operations were there?
   5. What were the important social, civic and religious organizations?
   6. Were there any ethnic settlements?
   7. What cultural resources remain?
   8. What makes up the distinct character of the city and to what extent is that character defined by historic resources?

B. Make hypotheses about what historic resources could still exist.

II. Gather and evaluate Available Preservation Data.

A. Identify what surveys, housing studies, local histories, have already been done, and what their strengths and weaknesses are.

B. Provide a large scale map showing boundaries of surveys, and the National and State Register and locally designated properties.

III. Determine where a Survey is needed and carry it out.

A. Define a manageable survey area, its extent and location based on:
   1. Areas of known historical importance.
   2. Areas of potential or imminent development.
   3. Time.
   4. Funds.

IV. Summarize resources.

A. Provide a summary of time periods represented in Olathe's building stock, and the types of buildings found. Relate this to the Historic Development of the city. Indicate how many of each type of building remain and the kind of condition they are in overall.

V. Make Preservation Recommendations.

A. Provide broad recommendations for preservation as well as specific suggestions for individual properties or historic districts.

B. Define preservation priorities and make more detailed recommendations for the most significant properties and areas.

C. Provide and conduct at least one public meeting to receive citizen input regarding preservation concerns and plans. Provide a summary of these comments.
IV. SURVEY ORIENTATION: OUTLINE

A. Rationale

John Steinbeck wrote in *Grapes of Wrath* about the move of the Joad family from Oklahoma to California. The family couldn't afford to take many of their belongings with them and they had a yard sale of their belongings. When the children had to choose what to take and what to leave behind, they couldn't decide because they didn't have much and each item was priceless. The mother looked at the items in the yard and glanced at an old bed and remembered the pain of childbirth. She looked at a picture of the Madonna and remembered many prayers to her. She then asked, "How can we live without our lives? How will we know it's us without our past?"¹ Those objects had meaning. Objects have meaning to each of us. Some objects mean a lot to a lot of us. Artifacts—objects of all types including buildings—are cultural statements. We can learn a lot about human activity, human values and beliefs, about how man lived, what he did and why he did it by looking at the things he made.²

Dawning public awareness of the faster pace of change and that change and progress may not be as desirable as they once were have intensified attachments to tangible relics in the nineteenth and twentieth centuries. In *Our Past Before Us: Why Do We Save It?* David Lowenthal stated,

More recently, we have come to value surviving relics not merely for their symbolic references to an ideal past and because they are scarce or sumptuous, but for three other reasons: representativeness, for recalling the typical or characteristic traits of past epochs; congeniality, for providing a sense of continuity or a patina of age; and economy, for saving energy or materials or skills that would otherwise have to be spent on new structures. These motives sometimes conflict, sometimes overlap: landscapes may be valued both because they are unique and because they are familiar; buildings may warrant preservation both because they are symbolic and because they are elegant.³

In "Living Places, Work Places and Historical Identity," Tamara Hareven and Randolph Langenbach discussed their research of an old factory town in England and related,

We are saddened by the sight of an individual suffering amnesia. But we are often less concerned or aware when an entire community is subjected to what amounts to social amnesia as a result of massive clearance or alteration of the physical setting. The demolition of dwellings and factory buildings wipes out a significant chapter of history of a place. Even if it does not erase them from local memory it tends to reduce or eliminate the recall of that memory, rendering less meaningful the communication of the heritage to a new generation. Such destruction deprives people of tangible manifestations of their identity....The condemnation and clearance of
of physical structures can be read as a condemnation of the way of life which had been lived there. In his *Loss and Change*, Peter Marris pinpoints the issue most poignantly: They would like more space, better drains, repairs—but to achieve this only at the cost of destroying the neighbourhood itself seems to them as inconceivable distortion of what is important. If the physical setting has one meaning to the planning authority, it has another to the residents. The corner shops, the shabby streets, the yards and lots..are invested with all kinds of intimate associations. They identity with the neighbourhood: it is part of them, and to hear it condemned as a slum is a condemnation of themselves too.

The assumptions of social reformers and planners that the working-class past in these industrial settings must be eradicated because it symbolizes poverty, grimness, and exploitation, misses what the workers themselves feel about their world...While the outside world of reformers and planners condemned the buildings and the experiences of textile work which they represented, the people who actually worked in those buildings saw them as inseparable parts of their lives. As is often the case, however, the grand-children of those who had worked in the mills have sometimes turned to appreciate and value the world of their grandparents, while the intervening generation rejects them. In this instance, the middle generation, which is currently at the center of community power and influence, has deprived the older as well as the younger generation of the continuity in the presence of structures which conveyed an important association with the city's identification. Buildings and familiar landscapes play a significant part in the need and search for identity. Americans have begun to counteract feelings of rootlessness...

Buildings and neighborhoods have meaning. They help tell us who we are and who we were. The area with meaningful buildings and neighborhoods assessed to be both the oldest part of Olathe and the most threatened by potential and imminent development was that area surrounding the Johnson County Courthouse. Olathe has been the fastest growing community in Kansas for over six years and Johnson County has been the fastest growing county in Kansas for many years. As a result, the need for additional governmental bureaucratic space alone has been a major rationale for the obliteration of Olathe's historical architectural past. Perhaps, the greatest social injustice to the older generation and to the younger in Olathe has been the total obliteration of the oldest and most historic area of all. That area that is now a parking lot on Kansas Avenue on the west side between Park and Santa Fe Streets. The buildings and neighborhoods that remain must work harder to tell us something about the community's roots—its heritage.
That heritage is one of the richest in the state of Kansas. Although only one hundred and twenty-five years old, the city's history is one of the richest in the nation because the town began and developed during the period of greatest historical, political, social and technological changes—1850-1900—the Victorian era.

Victoria was Queen of England from 1837-1901. During that long period, our nation changed from an agrarian economy to an industrial economy. American building became unselfconscious and architectural styles of the past such as Greek, Roman, Gothic, Romanesque, Byzantine and Georgian were modified, forgotten or added to as architects and builders began an age of experimentation. New materials, new tools, and new processes appeared with staggering rapidity. Mass production made these new tools, materials and processes possible and at lower costs. Machinery replaces the skilled hand craftsman. Steel began to replace handicraft wrought iron and cast iron. The manufacture of Portland cement encouraged the use of brick and stone masonry. Production of glass was industrialized and blown glass was replaced. With the invention and use of the power-driven jigsaw and lathe, America's favorite building material—wood—was cut, turned, twisted and tortured and became the material with which builders and architects symbolized the tremendous changes of this period of history.

The buildings and neighborhoods remaining in Olathe are worthy of critical analysis and evaluation. That analysis and the study of the objects, sites and buildings in the survey area is primarily a humanistic study. It is a study to try to better understand these pioneers that lived during the Victorian era. Critical analysis for this project focused on the buildings in the original townsite that could tell us something about the past and serve as links to the past.

B. Model

One of the best conceptual models for that study is E. McClung Fleming's model for artifact study. (See Addendum #1.) It uses two conceptual tools—a five-fold classification of the basic properties of an object and a set of four operations to be performed on these properties. The four operations are identification, evaluation, cultural analysis and interpretation. These provide a formula for including and interrelating all the significant facts about an object—its history, material, construction, design and function. This conceptual model served as the basis for the urban study survey project.

C. Methodology

Because of limited resources such as time, number of volunteers and funds, the study unit was designed in order to utilize those procedures most necessary to gather information. Analysis and evaluation are imminently important but can be more thoroughly completed at a later time since this particular urban study unit is only one small part of a larger long-range project. (See page 3-II. Specific Objectives.) Therefore, data gathering became the focus of this
project. (In terms of the conceptual model, operations #1 and #2 became the emphasis for placement of methodological resources. Identification—Operation #1 required over 90% of the resource allocation. While Operation #3 and #4 were not ignored, they need much more consideration, resource commitment and analysis. Understanding of the building, site or neighborhood can only be accomplished when this entire process is employed.)

Methodological procedure included four steps which were the following: 1. Review survey resources and existing data. 2. Review of existing historical resources such as local histories. 3. Taped oral discussions of the oldest buildings in Olathe, particularly those in the original townsite. 4. Fieldwork: (1) a spot survey; (a) initial survey work establishing criteria (b) overview (2) establishing a set of survey hypotheses (3) photography and (4) inventory.

Step One. Review of survey resources.

The Olathe Community Development Department and other city planners were consulted about existing surveys, housing studies and city development plans for the future. Assessment revealed that no historical building surveys had been conducted. Perusal and discussion with department personnel made assessment of the most endangered areas more easily identifiable. Department Demographic Maps from the 1980 census and a 1982 comprehensive plan which is updated each year were helpful. (See Addendum #2) The 1982 Plan does espouse a policy of encouragement of the rehabilitation of older residential neighborhoods. (See Policies #8 in Addendum #2.) However, those "older residential neighborhoods" discussed in the policy statement have never been systematically identified. Urban renewal and subsequent development have resulted in Department statistics which revealed that 88% of all building stock in Olathe has been built after 1950, 60% has been added after 1970 and only 7.3% was built before 1939. The Department and the City of Olathe support this project. The report will be used as a planning tool and those remaining vestiges of significant historical and architectural importance deserve to be studied and then supported for they make up only a small portion of that 7.3% built before 1939. (See Addenda #3, #4, #5-letters from the Community Development Coordinator and the City Manager.)

Step Two. Review of local historical resources.

The Kansas Room in the reference section of the new Olathe Public Library was perused for local historical resource information. Johnson County Atlases, an early Johnson County history book, several Kansas history books, census records and old newspapers on microfilm, and an 1881 Olathe Bird's Eye View were available. No city directories or community histories were available. The Atlases were very good, however, the Bird's Eye View 1881 had a major discrepancy. On the north end of the community, the artist, Del Morse, drew Mill Creek, viewed from North Chestnut Street, crossing the street between Prairie and Mulberry Streets instead of between Spruce and Prairie as depicted in the 1874
Atlas and as the Creek flows today. The old Mill on Cedar Street and the Pickering house have great architectural integrity on the Bird's Eye View. Both buildings exist today without much modification. Thus the 1881 Bird's Eye View was not as accurate a resource as was desirable but valuable nevertheless. The 1915 Johnson County history book was filled with memoirs of pioneers from the settlement period which proved very helpful. Memory is not flawless and therefore these accounts would have been more beneficial if they had been diaries written at the time instead of memoirs taken forth-fifty years later. Also, the personal opinions (especially moral and political) of Mr. Blair, the author, were very much in evidence throughout the history. For example, no mention was made of one of Olathe's most important nineteenth and twentieth century industries. Hyer Boot Factory contributed greatly to the community's history and to that of the state, the region and in the twentieth century, to the nation. However, Mr. Blair totally omitted any description of the business, recollections from founders, patrons or employees. Mrs. Amelia Hyer, wife of the founder's son, Charles, who built the business into an important national cultural, sociological and historical phenomenon—the largest hand-made boot factory in the United States, reported that no mention of the family members or business was due to strong anti-German sentiment after World War I. when the book was written and published. 10 The book had no index and critical examination thus consumed much more time.

All of the Kansas State Census records don't give enough information until after 1875. In all of the census records, the names were often misspelled, occupations were misspelled and all the words were very difficult to read because of instances of poor penmanship and because the ink had faded over the years. The 1865 Kansas State census record is most incomplete in terms of raw data. The agricultural data is extensive for that period in history. The Federal Census of 1860, is incomplete because one of the town's first citizens whose home became an 1860's stagecoach stop of the Santa Fe Trail and was Olathe's first National Register listing, J.B. Mahaffie, should have been on that list. His name did appear in the 1859 census and in records after 1870. The 1875, 1885 and 1895 census records were much more complete with listings of amount of wages paid for many jobs, churches and their value, schools, crops and industries. The only early newspaper on microfilm was the Olathe Mirror. Since the community's newspapers reflected strong political orientations, historical research could be distorted if this isn't taken into consideration. The census records list the town's newspapers and their political preferences. For purposes of this project and report, the best resources were the twenty-three, large, Sanborn Insurance Maps of Olathe 1884-1901. These maps showed location and building construction material for every building in the town's commercial area.

Step Three. Tape oral histories.

Oral histories were taken from two life-long residents of Olathe. These two citizens were particularly knowledgeable about the history of Olathe and the old buildings in the community. One history came from a professional artist who has painted and researched old buildings in the community for many years. More of these histories need to be completed as well as taped histories from "old timers."
Step Four. Fieldwork.

A Spot Survey was employed as the best methodological procedure for purposes of this study. The three types were comprehensive or intensive, windshield and spot. This type of survey involves comprehensive study of a small area with a larger region. An intensive or comprehensive survey is a systematic, detailed field inspection of an area focusing on identification of specific historic properties. An intensive survey of either a small or a large area should document:
1. The kinds of properties looked for;
2. The boundaries of the area surveyed;
3. The method of survey, including an estimate of the extent of survey coverage;
4. A record of the precise location of all properties identified;
5. Sufficient information on the appearance, significance, integrity and boundaries of each property to evaluate its significance.
(Department of Interior)

A. Initial Survey: Preliminary for Hypotheses Formulation.

This work involved the following:
1. Ascertaining what structures and sites were most likely to be found in the larger survey area.
2. Ascertaining which areas in the community are most historically significant. Define them.
3. Ascertaining what structures remain in those historic areas.
4. Mapping where development occurred and what type of structures are located in the city of Olathe.
5. Establishing criteria for surveying and writing inventories for those areas.

B. Survey Hypotheses.

Hypothesis #1. The areas determined to be both the most historic and the most endangered included the following:
(1) The original Olathe townsite and the immediate area around it especially those buildings and sites on Park Street and Kansas Avenue and those few remaining on Santa Fe; those buildings and sites on Cherry and Chestnut.
(2) The railroad depot areas-located where the Kansas City and Olathe railroad, which connected with the Atchison, Topeka and the Santa Fe; the Missouri River, Ft. Scott and Gulf; and the Kansas City, Lawrence and Southern Kansas; the St. Louis, Lawrence and Denver stopped in the town. Significant area meeting this criteria was that area between Santa Fe Street and Highway 56 near Mahaffie, Blake and Church Streets.12
(3) Santa Fe, Kansas, Park, Cherry and Chestnut Streets
(4) The old farm buildings in the city limits such as the house and barn on the northwest corner of the intersection of Highways 56 and 7.

Hypothesis #2. Development with increases in population numbers and building construction occurred during two time periods: 1857-1901 and 1950-present.

Hypothesis #3. Because of limited resources, the survey boundaries should be set on the most historic and endangered area which is the original Olathe townsitie. Bounded on the north by Prairie Street, on the west by Pine Street, on the south by Elm Street and on the east by Water Street.

Hypothesis #4. Because of limited resources, the inventory of structures and sites in the survey area should be conducted on those properties that were constructed before 1902 unless (1) of exceptional architectural value (2) because endangered due to potential or imminent development.

Hypothesis #5. Historic residences are the most numerous type of cultural resource remaining in Olathe. The buildings are representative of many of the types and variations of the Victorian era such as the Greek Revival, Western stick style and the Bungalow style among others. Few were ornate. None were Chateau, Second Empire, Queen Anne or other ornate styles.13 Either those did not survive or never existed. If they never existed, and no evidence supports that they did, the town was built by more conservative people who were not overtly ostentatious especially in their use of ornamental wood and other Victorian nuances of building. The surviving structural styles certainly support the hypothesis that the residents' value system did not include ornate, highly decorated, very large Victorian houses. Surviving commercial structures also support this hypothesis of conservative building style tastes.

Only a few historic civic buildings have been preserved. The first City Hall was razed to be replaced by an empty parking lot. Only two commercial areas with buildings from the Victorian era remain that are not so cosmetically altered as to render them inappropriate for inventory. These structures are in imminent danger of destruction or alteration beyond retention of any architectural worth. These are the buildings on the northeast corner of Cherry and Park Streets known presently as the First Federal Savings (Inventory #54) and the building contiguous to the north; those businesses (and one vacant office on the corner) located in the building on the southeast corner of Park and Kansas Avenue. (This corner section facing north was the original Johnson County Courthouse.)
Many of the commercial buildings in the survey area have been so cosmetically altered that inventory of them was omitted. (They should all be inventoried within 1984.) A grain elevator which is located on Elm Street retains much of its architectural integrity. (Inventory #77-T.G. Graham Elevator) An old mill located on Cedar has become an apartment complex but the exterior has a great deal of architectural integrity in spite of its current usage. This is one of the oldest and on the exterior, least altered buildings in Olathe. (Inventory # 1) Many more of the commercial buildings in the survey area need closer, more critical evaluation and examination.

Hypothesis #6. Ethnic settlement centered in the north section of the townsite in that section north of Santa Fe.

Hypothesis #7. Patterns of development and human activity in Olathe were greatly dictated and influenced by, promoted and constrained by the style of land development. This particular pattern of development was largely determined by Olathe's founder, Dr. John T. Barton. Societies develop land in different ways. Such divisions usually assume certain patterns. The most widespread plat format in the United States is the gridiron of the American township system. The cadastral grid has an ancestry dating to the Romans. However, President Thomas Jefferson was its biggest supporter. Olathe is an example of the Jeffersonian township gridiron. The town also followed the New England pattern of development around a square in the center of the commercial development which develops around it. In Olathe, settlers kept this area as free space. They later planted trees but eventually the county courthouse was built on the square and now consumes most of the block. Patterns of development were also greatly influenced by the methods of transportation. The railroad tracks imposed boundaries on the development and divided neighborhoods and tends today to divide them. Olathe is surrounded on all four sides by highways in a box-like pattern. This also has imposed many constraints and limitations of varied kinds on development and planning of the town. Connections to those areas on the "far" side of the highways are often artificially imposed. Barriers and feelings of "being outsiders" have resulted in sociological and economic consequences. These transportation systems and the implications and meanings in relationship to those using them and living within or without them need further examination and evaluation in terms of historic and sociological endeavors.
Hypothesis #8. The City's efforts to preserve Mahaffie House and Farmstead demonstrates a commitment to links with the cultural and historical past. Because of lack of such commitment in the 1950's, 1960's and 1970's, much of Olathe's architectural heritage is gone. A set of preservation and conservation policies is needed. Those set forth in this project should only serve as a springboard for better, more comprehensive and inclusive policies and actions. The community's importance during the settlement period needs demonstrated support for historical projects and demonstrated attempts to and achievement of efforts to preserve the most significant historical, cultural and architecturally important of the 7.9% of the buildings constructed before 1939.

C. Methodology:

1. Photography.

Photograph each building and site in the survey area. This was accomplished using ten teams of photographers. Each team was made up of two members. One member took two photographs of each building or property and any other photographs of architectural detail ascertained as important for analysis and objectives of the project. The other member kept records, marked the rolls of film and wrote addresses for each frame on the roll of film. They used 35 m.m. black and white film and the film was developed on contact sheets in streetscape format. Guidelines and stipulations from the Kansas State Historical Society and the Department of Interior were followed. The photographers were supervised and technically assisted by a professional photographer who donated his services. Over 450 photographs were taken. Each was given an inventory number and an address. Seventy-two square city blocks were surveyed.

2. Inventory.

Each property meeting survey criteria was inventoried. However, gaps are imminent and need to be filled. (Any omissions were due to lack of positive identification methods for the properties. Gaps and omissions should be rectified immediately.) Criteria for inclusion:

(1) Location in the original Olathe townsite
(2) Constructed before 1902
(3) Historically significant of the period before 1902
(4) Endangered due to potential or imminent development
(5) Possessing exceptional architectural significance and integrity

The inventory included identification and description of construction materials, design and function of each property or site following granting agencies guidelines and the conceptual model by E.M. Fleming.

Historical significance which was defined as being constructed before 1902 and located in the original Olathe townsite was determined through the use of the 1874 Johnson County Atlas Map of Olathe, the
1881 Bird's Eye View of Olathe, twenty-three Sanborn Insurance Maps—
1884-1901, taped oral histories about the old buildings in the town, 
particularly in the survey area and the 1898 Tax Assessment records 
and property valuation statistics for the City of Olathe. Each prop-
erty was given a color or set of colors which were coded in the 
following manner:
1. red=a property appeared on the lot in the 1874 Johnson County Atlas
2. yellow=a property appeared on the lot in the 1881 Bird's Eye View
3. orange= the property has exceptional architectural value
4. green= the property has exceptional historical value
5. blue= the property was on the periphery of the survey area but 
possessed one or more of the listed criteria and/or was 
endangered.

D. Analysis and Evaluation.

This involves the development of a set of preservation recommendations. 
It also involves a set of recommendations about what needs to be done to 
fill voids and gaps in the information gathered. A community history 
focusing on the social history of the community and the way in which its 
arquitectural and historic resources affected and influenced or were the 
result of that history. It should end with 1901, however at a later date 
in should be completed to the present. (Recommendations for preservation 
and further analysis and evaluation —Part VI.)
V. OLATHE'S COMMUNITY HISTORY: A BRIEF OVERVIEW: 1854-1901

A. The Antecedent Period: 1854-1857

Olathe is one of the oldest communities in Johnson County and one of the oldest cities in the state of Kansas. Of the five oldest towns in Johnson County, it is the only one to retain its original name. Located on the Santa Fe Trail, and on the Oregon and California Trail, the city developed largely for two main reasons. The reasons were political and geographical.

When Kansas Territory was opened for white settlement in 1854, the Kansas-Nebraska Bill initiated a violent conflict which encouraged settlement by zealots and those who strongly supported either anti- or pro-slavery sentiments. The eastern press actively encouraged settlement for political reasons. Located north of the Kansas River, Atchison and Leavenworth were two of the largest towns in Kansas during the territorial period and were settled by pioneers who for the most part supported the entry of Kansas into the union as a slave state. Located south of the Kansas River, Topeka, Osawatomie, Lawrence, Manhattan and Wabaunsee were started by supporters who strongly favored an abolitionist policy for admittance into the union.

The struggle over slavery was intensified when President Pierce appointed Andrew Reeder the first territorial governor. Reeder promised free elections when he gave his inaugural address at Ft. Leavenworth. However, incensed by Reeder's sympathies against slavery, David Atchison and others encouraged proslavery Missourians to swell the ballot boxes in support of proslavery members to be elected to a territorial legislature. Thousands of illegal votes elected proslavery delegates to the legislature. In 1855, Reeder called for the legislature to meet at Pawnee but the members defied his plan and moved it to the Shawnee Methodist Indian Mission. Reverend Thomas Johnson was the leader of the mission and President of the legislative council as well. He was also an ardent proslavery supporter. The mission owned slaves and he encouraged proslavery settlement of the new county which he got named after himself.

The men elected to that legislature and the laws they passed were called "bogus" by the free-staters and public opinion was quickly aroused against this legislature that had also passed the infamous Black Laws which ordered the death penalty for anyone freeing a slave and a penitentiary sentence for holding an opinion against slavery. Widespread reaction against these "laws" was immediate. There probably were enough legitimate proslavery residents in Kansas to have elected a proslavery legislature. However, freestate sentiment gained impetus and within a short time, the shift towards a larger free-state population began.

Reverend Thomas Johnson was a Virginian by birth and worked with a fellow Virginian who was the physician to the Shawnee Mission. Dr. Barton's political support was also proslavery. Reverend Johnson and
Dr. Barton desired a strong proslavery community south of the Kansas River hoping to counter-balance Lawrence, Osawatomie and the other free-state cities. A town located in Johnson County would give impetus to this possibility. A. Lot Coffman had secured the contract to survey the Shawnee lands. (A survey was prerequisite before land could be opened to white settlement.) Mr. Coffman had been sworn to secrecy but he permitted a young man in the employ of Dr. John Barton and Ed Nash to copy each day's field notes. Mr. Coffman received $1,000.00 for the copies the young man and soon Dr. Barton and Mr. Nash disposed of the choicest lands not taken by the Indians at a big profit.

Bills were passed in that "bogus" legislature for laying out towns in Kansas from 1855 on but none in Johnson County because it was entirely covered by the Shawnee reservation. Through manipulation of some laws between the U.S. government and the Shawnees, land was divided on the reservations and given to individual owners in the tribes. One band in the Olathe area, the Blackbob band, decided to stay with communal ownership. Through this manipulation and the survey notes purchased from Mr. Coffman, Dr. John Barton started the Olathe Town Company in 1857, ascertaining which land was not Indian owned as only he and Mr. Nash knew. They opened an office for the sale of claims in the newly platted town occasionally clearing some four or five hundred dollars per day.24

Dr. Barton started the town of Olathe from two quarter sections of land in the geographical center of the new county. He wanted that town to become the county seat. Olathe Town Company members included Dr. Barton, Charles Osgood, A.G. Boon, R.B. Finley, William Fisher, Jr. and Henry Jones. Only two of the men lived on the site as the law required. Most of the members lived in Missouri.25 Settlers coming to Kansas then in 1855-1857 could not find claims in Olathe or in Johnson County because it was Indian owned until 1857 and then only a few claims were available such as those owned by Barton.

Another political action fired settlement in Kansas, Johnson County and Olathe. Passage of the Preemption Act and the Homestead Act made land easy and cheap to get. Settlers were attracted to the area especially after the Civil War for this reason. The importance of these pieces of legislation cannot be over-emphasized for many believed land was the way to a better life. Men content with farms of forty acres felt the strong pull towards easy, inexpensive ownership of 160 acres.26

Olathe was started not only for the two political reasons of proslavery-antislavery sentiments and cheap, larger tracts of land, but also for geographical reasons. Located in the center of the new county, the town thus had an auspicious justification for becoming the county seat. Located on one of the busiest roads in our nation's history, the new town was assured of steady traffic through it. That heavy flow of pioneers kept coming all during Olathe's settlement period and until 1885 as evidenced in the maps by the profusion of hotels, boarding houses and lodging accommodations available.28
At the dedication of the Santa Fe Trail marker at Lone Elm, Mr. Newt Ainsworth recalled, "In 1860 I have seen the dust here (Olathe) over six inches deep on account of the great drouth and heavy travel." 29

The Cottonwood Falls Kansas Press, July 25, 1859 reported:

We are indebted to S.M. Hays and Co. of Council Grove, for a statement of the Santa Fe trade through Council Grove, from June 28th, 1859, to July 15th, 1859, a period of 17 days. There passed the Grove during this time 415 men, 289 wagons, 56 horses, 744 mules, 2,251 oxen and 23 carriages engaged in this trade, and they transported over the plains over 1,700 tons of freight.

Add those previously reported, and there have passed the Grove this season, engaged in this trade, 1,970 men, 1,510 wagons, 361 horses, 3,707 mules, 14,515 oxen, 51 carriages and transported over the plains 4,920 tons of freight or 9,840,000 pounds of freight. These amount to a total of $1,263,112. Then there is the wages of the 1,970 men, incidental expenses, etc. which will swell the amount at least to $1,400,000 or enough to build 140 miles of railroad, at $10,000 per mile. 30

By 1859, profits from trade with Santa Fe reached a record $10,000,000. 31

Westport, the eastern terminus for the Trail by the mid 1840's was located with one day's travel from Olathe. 32 One of the first settlers in Olathe, in 1857, James Beatty Mahaffie, from Indiana, tried to take claims in Leavenworth, Douglas and Johnson counties but failed because the Missourians had staked all the land. Mr. Mahaffie then decided to go on to Neosho. Many settlers, like Mahaffie, stayed to settle the new land because they had stopped for the night or were passing through and liked it. 33 Water was very important to these travelers and a popular watering hole was located in southwest Olathe. 34 Geography played a very important role in the town's development.

B. The Settlement Period 1857-1861, 1865-1874

Olathe was settled in two phases. The first phase began in 1857 when Dr. John Barton formed the Olathe Town Company and began selling lots. He and Charles Osgood erected a frame house 12x14 feet made of cottonwood hauled from the Kaw (Kansas) River. It was used as a grocery store, a dry goods store, a drug store, a saloon and a hotel. 35 (This building was located near the middle of the west side of Kansas Avenue between Park and Santa Fe.) That building must have been a kind of Trail landscape marker for it was described by David Plumb in a book about Kansas Senator Preston Plumb's life. The author reported,

At Kansas City David Plumb remained several days to buy oxen to take his family to Emporia in a wagon he had made in Ohio and brought with him. Once on
the Santa Fe trail and fully under way the prairies appeared. Away of the horizon a house glittered in the fitful sun of April. (1857) it remained in sight most of the day, dissolving into a tiny shack when reached, and being the only building on the Olathe townsite. The second house was built by Col. Clarkson and Jacob Thurma. It was a one-story frame building 15x24, of cottonwood boards, and was located near the northeast corner of the public square.

Settlement began and in the 1859 Census, 561 inhabitants were reported. The 1860 Federal Census published by Kansas Statistical Publications Co. reported 341 free inhabitants of Olathe City. More pioneers had also settled in Olathe Township near the growing town. Total population in Olathe was approximately 520 as reported by John W. Giffin. However, more than half this number left during 1861. The was began so soon after the terrible eighteen month drought of 1860 that all improvements in the town stopped and Olathe showed signs of decay. It was reported that before the war ended, more than half the buildings standing in the spring of 1861 were gone, having been moved into the country or were destroyed.

After Quantrill's famous raid of Olathe on September 6, 1862, in which he burned both newspaper offices, loaded money, jewelry, bed clothing, looted stores and took goods and groceries and dry goods in wagons and killed six men. Businesses were heavy losers in the raid and afraid to replenish their stock. The majority of the dwellings and business houses were empty. Town property was worthless with household goods offered at one-tenth their cost. Two companies of the Twelfth Kansas under Captain Chestnut were stationed in the town during the fall but there was little left to guard. The town's growth was halted.

Because it was a county on the Kansas/Missouri state line, Johnson County citizens were in the middle of the border struggles. Olathe was also centrally located and Johnson County was in the center of the state (north and south-only with eastern counties were names and had settlers). These citizens were in the middle of all the fights for statehood for over seven years. Then they were caught in the middle of the Civil War and the regional battles such as the Battle of Westport--a huge battle west of the Mississippi. Four more years meant that those citizens that stayed in Olathe during this eleven year period, must have been very tenacious and committed to the pioneer way of life and life in Olathe. (J.B. Mahaffie was one of these pioneers.)

However, the town swelled with refugees from Missouri, Arkansas and the Indian Territory. The second period of settlement began as soon as the Civil War ended. By 1865, the first public school started in the old court house building, (at the corner of Kansas and Park in the building that now houses Mother McGuire's, and the Chamber of Commerce office--see inventory #73); and over seventy-seven men and one woman reported acres of land in agricultural production. Churches that were organized and established during the settlement period in Olathe
included Church of Christ, 1860; First Methodist Episcopal Church, 1865; First Congregational Church, 1865; United Presbyterian Church, 1866; Old School Presbyterian Church, 1865; African Methodist Episcopal Church, 1868; Reformed Presbyterian or Covenant Church, 1865; Roman Catholic Church, 1864 and the First Baptist Church, 1870; Societies included the Olathe Lodge, No. 19, A.F. and A.M., 1859; Olathe Royal Arch, Chapter No. 10, 1867; Olathe Star Chapter, No. 3, Order of Eastern Star, 1869; Olathe Lodge, No 59, I.O.O.F., 1870; Harmony Lodge, No. 84, I.O.O.F., 1871; The Kansas State Institute for the Deaf and Dumb, 1866; Olathe College, 1873; Olathe Herald newspaper, 1859; Olathe Mirror newspaper, 1861. (Olathe Gazette newspaper, 1879 and Johnson County Democrat, 1882 were established in the Progressive Period from 1875-1902, after the major institutions had been established although these newspapers were important to that later period of Olathe history they could not be included in this settlement period.)

Railroad bonds were voted with great enthusiasm and with a stipulation that the railroad would have to run to the county seat of Olathe. On November 5, 1868, the Olathe Mirror reported, "Travel from Kansas City south is so great it requires four daily stages. In a few days the (railroad) cars will reach Olathe and the headquarters of the stage company will be moved to this place." (Because Olathe was the southern terminus for the railroad.) "On November 26, we are assured that the cars are making regular runs to Kansas City. Passenger cars will be added next week." 44

In 1868, fifty to sixty buildings were erected. By 1873, the town had three railroads serving it. The town grew steadily until 1873. Then the crops failed due to drought. The Panic of 1873 caused a depression. Banks failed, the Kansas Pacific Railroad went into receivership and people in the county suffered severe financial losses. 45 In 1874 another severe drought occurred and in seventeen counties, with 158,000 acres planted in corn, not one bushel was raised. Millions of grasshoppers arrived. A relief agency was established to aid the more than 30,000 residents in desperate need. Many left in 1873. Many more left in 1874. 46 Rapid settlement in Olathe was checked. The town was still firmly established.

Almost all of the original townsite commercial buildings were established by 1874. Major businesses included the Olathe Mills, 1869, owned by C.M. Ott (the Mill Apts. on Cedar Street); First National Bank, which became the Johnson County Bank, 1871; People Savings Bank, 1870-1876; Central House Hotel, Park Street, American House Hotel, (on the west side of Chestnut between Park and Santa Fe); Hayes Opera House, (located on the east side of Chestnut on the corner of Chestnut and Park (northeast) between Park and Santa Fe. Comparisons of the 1874 Atlas Maps of Olathe and the 1884 Sanborn Insurance Company maps show little change in the commercial buildings in the townsite area. 47 Types of businesses occupying the buildings did change from 1865 to 1874 somewhat showing some change from industries in 1865 all powered by hand to more industries powered by other energy sources. However, the big change in types of businesses, and the power sources for them came after the Settlement Period. (Bigger changes were reflected in the 1884, 1888, 1892, and 1897 Sanborn Maps.) Business locations did not change however. Most of
the buildings were used again by the new businesses or were not changed by new owners. The 1865 Kansas State Census—Schedule #3—Products of Industry—Olathe Township—reported Charles Tillotson's tinsmith shop whose machinery and tools were operated by hand, produced goods whose annual project value totaled $1,000.00 while C. Collins Saw and Grist Mill saw products of oak, lumber and walnut valued at $2,700.00 and 3,500 bushels of meal valued at $4,875.00.

The majority of these pioneer settlers to Olathe followed Kansas settlement patterns. In 1860, 11,617 came from Ohio, 11,356 from Missouri, 9,945 from Kentucky, 6,463 from Pennsylvania and 6,331 from New York. By 1880, Illinois had moved to first place and Indiana was second. During the period before 1900, neither the South nor New England sent a great number of immigrants to Kansas. The 1865 Kansas State Census and the state census for 1875 reported the majority of Olathe settlers coming from these same states also. Many communities in Kansas were settled by a nationality and religious colony such as Hillsboro, Newton, Victoria, Pfeifer and Lindsborg. Olathe did not have any of these. A few towns were settled by states who organized colonies. One such colony was a small group known as the Ohio colony and this group settled in the south part of Olathe. (Quantrill was reported to have a claim in this area.)

However, heavy immigration of the Black ethnic group did flock to Olathe and many of the citizens living in Olathe today have relatives of the past who helped settle and found this community. Many Blacks lived in Kansas from 1854 when the Territory opened for settlement. In 1855, 151 free Blacks lived in Kansas, and 192 slaves. (Most of the slaves lived in Atchison and Leavenworth.) By 1860 the free Blacks numbered 625 and only 2 slaves. In Kansas before the 1870's, the bulk of the Black population centered in eastern towns. Many served in units in the Civil War fighting for Kansas and the Union cause. Many served at Kansas forts. However, the greatest migration came after the Civil War in an exodus movement. Especially heavy migration occurred in the 1870's in a colonization movement which named these immigrants the "Exodusters." On May 8, 1879, Governor John P. St. John from Olathe helped to form the Freedman's Relief Association to care for and encourage this group. He was the man most credited with the creation of the Exoduster movement.

The Kansas State Census of 1875 listed many families in Olathe. Among them were several from the Bentley family, at least 25 members, Frazier, Cartwright, Saunders, Walters, Smith, Rice, Carter, Peterson, Turner, Blackwood, Nelson, Johnson, Miller, Rollins, Lemons, Slaughter, Taylor, Hudson, Clark, Busey, McCans, Seymour, Alexander, Wells, Noland, Goode, Bivens, Guthrie, Baker, Morton, Lackey, Mock, Fisher, Reddy, James, Nelson, Crump, White and Chilton.
C. The Progressive Period. 1875-1901

Although the town grew steadily after the dreadful years of 1873-1874, Olathe's major settlement period was over. This was reflected in the structures which were here during the settlement period and those constructed after that period especially in the survey area. After 1874, many subdivisions opened up as reflected in the maps. The census records reflect an increase in population but not by the large percentage jumps of the settlement period. The Federal Census of 1870 reported a population in Olathe of 1,817 and the Census of 1875 reported a population of 2,146. The Federal Census of 1880 reported a population in Olathe of 2,285. The Olathe Gazette newspaper was established in 1879 and the Johnson County Democrat in 1882. Pearl Mills was established in 1880 at Santa Fe and Cherry and the Johnson County Co-Operative Association started in 1876. A powerful organization to lobby for the farmer, the Olathe Grange, No. Patrons of Husbandry was established during the 1873-1875 period. In 1881 the popular Santa Fe Depot station was added to the town. The 1885 census reported a population of 3,042. By 1900, Olathe population counted 3,451. By 1920 it had dropped to 3,268. (With the advent of I-35 and other factors, Olathe grew 151% in 1960 to 10,011; 1970-17,917 and 1980-37,258.)

By 1885, after the settlement period, Black immigration to Olathe continued but not as heavily as in the 1870's. New families included McDonald, Pettit, Rockett, Delmont, Crass, Stanton, Armstrong, Haygood, Mabson, Williams, Pryer, Adams, McKennis, Price, Drake, Fletcher, Ingram and Gibson. Many families from the 1875 list such as the Cartwrights, Crumps, Bentleys and others were listed also. Perhaps the most famous American Black to live in Olathe during the settlement period and the progressive period was George Washington Carver. He was born of slave parents in Diamond Grove, Missouri. He completed fifth and sixth grades in Olathe while living with Mr. and Mrs. Christopher Seymour. They moved with George about 1880.

The Victorian Era which ended with Victoria's death in 1901 was the period most exciting in Olathe's history. From 1875-1901, great technological changes occurred in farming methods and industrial techniques. Great social and political reform changed the course of history. In Kansas the rise of the Populist movement created great excitement among the citizens of the towns in Kansas. The implications and ramifications of these changes need closer inquiry. The reflections of this on the town's development needs more research and historical examination of the written and material evidence. Current resources did not allow for adequate information and analysis results from this time period.
VI. HISTORIC PRESERVATION RECOMMENDATIONS

A. Introduction.

Current preservation efforts stem from a three-fold awareness of the past: that it was unlike the present, that it is crucial to our sense of identity, and that its tangible remnants are rapidly disappearing. Resurgent local loyalties with an increasing interest in "nearby" history requires the reaffirmation of symbolic links with the material past. Psychology and its sister field of study-psychoanalysis-emphasize the significance of links with our personal past. Also, the radical rate of modernization and technological change and its impact on the built environment with fast-paced material obsolescence, migration to new homes particularly those located in the 'sun belt' and greater longevity of human life combine to leave us in less familiar environments. We feel remote from even our recent past.60

Preservation can coexist peacefully even effectively with the implacable pressures of present-day development. Preservation guidelines, practices and principles do not need to be so strictly construed that they lack the improvisation and adaptability needed to come to terms with modern development. Plans that allow for both development for modern needs and usages and preservation of the important and significant vestiges of our past are possible and desirable.

The reuse of existing buildings is an activity that stimulates real growth in the economy as much or more than new construction. According to studies cited by the National Trust for Historic Preservation, this activity requires less capital and material while employing more people. The cost of rehabilitating old structures generally runs 25-33% less than comparable new construction. Rehabilitation creates 2-5 times as many jobs and consumes 20% less energy than new construction.61

Many types of buildings and features contribute to the environment. It is a common belief that the only significant historic properties are those which are large, lavishly ornamented, or associated with nationally prominent figures. This view is incomplete. Many simple buildings provide a context for the few remarkable buildings and remind us of the lives of a majority of people in the past. The more simple structures complete the historic picture which is distorted if only the unusual, elaborate or special structures are preserved. A community should have examples from all types of people and businesses associated with the community's past preserved to help tell its history and to serve as links with the past.
B. Specific Suggestions:

The City of Olathe should recognize historic resource preservation as a policy and planning priority. Implementation could include the following:

1. Appointing a Historic Preservation Committee to advise the city commission and city staff on questions and considerations related to historic resources. Members could include:
   (a) a staff member from the Community Development Department
   (b) a member of the city planning commission
   (c) a member of the Olathe Historical Society
   (d) a member of the Friends of Mahaffie House and Farmstead Museum-1865
   (e) a member from the community such as an architect, a high school history teacher etc.

2. Establish conservation and preservation priorities. These could include the following:
   1. Maintenance and further development of an inventory of significant and potentially significant properties, sites and districts in Olathe with continued research on individual properties.
   2. Research relating the effects of zoning, building code enforcement, taxation and transportation decisions on historic resources and establish guidelines for new construction and appropriate rehabilitation. Guidelines could include the identification of typical architectural elements and features in the area. With these in mind, appropriate designs would emphasize or harmonize with the existing scale, fenestration, materials and ornamentation of historic buildings.
   3. Provision for information on economic incentives for historic resource conservation-tax credits, easements, revolving funds, grants etc. A possible consideration would be a city ordinance encouraging and granting incentives for historic preservation.
   4. Communication with organizations, schools, financial institutions, realtors, developers, contractors, unions etc.
   5. Increased community awareness through public educational programs such as local recognition of what sites are significant and what resources exist; a local program during National Preservation Week each year in May sponsored by the City and the Committee. Other avenues such as publicity of the City's and the Committee's activities to further historic preservation in Olathe would also increase public awareness of the resources of their community.

3. Establish permanent metal historic site markers on those sites and properties determined appropriate by the Olathe Historic Preservation Committee. Further, support a historic sites brochure with explanation about each site and property.

4. Encourage all activities of other local groups to support such programs as the following which could also be public awareness programs:
   1. Walking tours
   2. Public school programs
   3. Workshops-economic benefits, appropriate techniques, local history
   4. Publications-guidebook, maps
   5. Revolving fund for acquisition and rehabilitation
   6. Facade and scenic easements
5. Pursue nomination of these eight Olathe most historically significant and important properties for Kansas Register of Historic Places and the National Register of Historic Places. Further, to place Olathe Historic Site Markers (permanent) at the following twelve sites:
1. Temple Baptist Church—the southwest corner of Loula and Chestnut
2. Mill Creek Park, northwest corner of Woodlawn and Poplar.
3. Original Johnson County Courthouse and county offices—135-137 West Park (now vacant and Chamber of Commerce office—south side Park on the corner of Park and Kansas.)
4. Original Olathe Mirror Newspaper office site—
5. Original Ott Mills now Mille Creek Apartments at 414 East Cedar
7. Original Olathe Cemetery, Santa Fe and Willie (north side of S. Fe.)

Twelve Most Historic Sites (1800's) for proposed marker identification include those 8 listed above and these 4 additional sites:
9. Olathe City Hall—original site on Kansas between Park and Santa Fe on the corner of Kansas and Santa Fe on the west side. (Now a parking lot)
10. Hyer Cowboy Boot Factory—original site where the American Hotel once was on Park and Chestnut on the west side of Chestnut between Park and Santa Fe. (Now a parking lot north of Babb's Floral.)
12. Mahaffie House and Farmstead—1100 Kansas City Road (Not in survey area but already on the National Register of Historic Places.)

Listed in order of historic importance to Olathe history:
2,12,3,9,4,11,8,7,10,1,5,6,

6. Pass a city ordinance declaring the area within the survey boundaries Pine, (west), Prairie, (north), Elm, (south) and Water, (east), a City of Olathe Historic District.
Listing of Inventoried Houses:

+1. 219 E. Elm
+2. 304 S. Chestnut
+3. 113 E. Elm
+4. 107 W. Elm
=5. 414 E. Cedar
=6. 408 E. Cedar
=7. 312 E. Cedar
+8. 308 Cedar
+9. 220 Cedar
+10. 219½ Cedar
+11. 215 Cedar
+12. 207 Cedar
+13. 201 Cedar
+14. 101 Cedar
+15. 107 Cedar
+16. 108 Cedar
+17. 417 Cedar
=18. 318 W. Cedar
+19. Loula (Temple Baptist C.)=20. 119 Loula
+21. 115 Loula
+22. 109 Loula
+23. 417 Loula
+24. 408 W. Park
+25. 422 Park
=26. 507 Park
+27. 408 W. Santa Fe
+28. 214 W. Santa Fe
+29. 108 Poplar
+30. 109 Poplar
+31. 112 Poplar
+32. corner of Cherry and Spruce
+33. 223 S. Water
+34. 122 N. Water
+35. 335 S. Chestnut
+36. 323 S. Chestnut
+37. 324 S. Chestnut
+38. 233 S. Chestnut
+39. 226 S. Chestnut
+40. 216 S. Chestnut
+41. 214 S. Chestnut
+42. 234 N. Chestnut
+43. 313 N. Chestnut
+44. 332 N. Chestnut
+45. Chestnut Street Park
+46. 326 S. Cherry
+47. 327 S. Cherry
+48. 321 S. Cherry
+49. 315 S. Cherry
-50. 315 S. Cherry
+51. 233 S. Cherry
+52. 213 S. Cherry
53. 212 S. Cherry
54. 100-108 S. Cherry
55. 221 S. Kansas Ave.
56. 235 N. Kansas Ave.
57. 325 N. Kansas Ave.
58. 224 S. Walnut
-59. 331 N. Kansas
60. 116 S. Pine
+61. 123 S. Pine
+62. 203 S. Pine
+63. 209 S. Pine
+64. 213 S. Pine
+65. 218 N. Pine
+66. 222 N. Pine
+67. 235 S. Pine
+68. 133 S. Pine
+69. 529 S. Kansas (Houges Brothers' Lumber)
+70. Mill Creek Park (corner Woodland/Poplar)
+71. Southwest corner of Kansas and Santa Fe
-72. 110 N. Cherry
-73. 131-137 W. Park
+74. 306 Santa Fe
+75. 304 Santa Fe
76. Willie
+77. Graham Elevator-Elm and Willie
+78. 325 S. Cherry
+79. 325 S. Cherry
80. Original Olathe Cemetery-Willie and Santa Fe

+ means that a structure appeared on the site in the 1874 Jo. Co. Atlas
= means that a structure appeared on the site in the 1881 Bird's Eye View
@ means the structure has outstanding architectural significance or a particular feature of architectural significance
# means the structure or site has important historical significance
- means the structure is endangered due to pending or future development
TOP 30 - ARCHITECTURALLY SIGNIFICANT

1. 414 E. Cedar - Old Grist Mill (Ott Mills) - exterior structure, changed very little since most early account-1874
2. 220 E. Cedar-only swept dormer in survey area/only pyramidal roof
3. 107 W. Elm-cross gabled dormers
4. 308 Cedar-good example of bay dormer
5. 215 Cedar-Sun detail in dormer area
6. 207 Cedar-good example of grackets on boxed roof cornice
7. 211 Cedar-unusual (for this area) exterior fireplace
8. 101 Cedar-Sun design on porch pediment/cornice bracket-once there were three houses in a row here and were the "show houses" in Olathe.
9. 109 Cedar-12/1 lights and good example of gambrel roof and gambrel dormer.
10. 107 Cedar-ledged and stained glass windows. (once the "show houses" in Olathe)
11. 318 W. Cedar-very unusual flower design on decorated roof cornice/transom window over doors
12. 422 W. Park-unusual large limestone lintel over front door.
13. Loula-Temple Baptist Church-most beautiful stained glass windows in survey area.
14. 507 W. Park-ornate porch and decorated brackets on roof cornice
15. 408 W. Park-unusual pointed window in dormer-almost an ogee window
16. 109 Poplar-most beautiful front door and door side lights in survey area
17. 214 So. Chestnut-bay dormer and half-round window/fishscale siding in dormer area (very interesting architectural details)
18. 321 S. Cherry-unusual example of even coursed limestone foundation
19. S. Cherry-Evanscourt-(Did not meet survey criteria-not old enough (an Olathe anomaly) but is the most unusual architecturally and thus was included as valuable for this survey)
20. 100-108 S. Cherry-limestone trim on red brick (around windows-storey 2)
21. 331 N. Kansas-window design on very old (1896) church
22. 203 S. Pine-good example of brackets on boxed roof cornice/windows
23. 209 S. Pine-only decorated frieze under cornice in survey area
24. 213 S. Pine-central chimney/lattice work under porch/window detail-(architectural details found in many of the homes in survey area)
25. 218 N. Pine-only all brick house in survey area/limestone lintels and lugsills
26. 110 S. Cherry-decorated brick work near roof/limestone lintels and lugsills
27. Chestnut Street Park-service building-limestone lintels and lugsills
28. 329 S. Kansas-(Hodge Brothers Lumber)-red tile roof trim/limestone lintels and lugsills/decorated limestone corner detail
29. 408 W. Santa Fe-only example on this kind of decorated posts on porch
30. 133 S. Pine-unusual columns in gabled dormer/limestone lintels

(Stained glass windows in Temple Baptist Church should be covered on both sides by heavy plexiglass to protect them.)
OLATHE'S MOST ENDANGERED HISTORICALLY SIGNIFICANT STRUCTURES
(Located in the survey area—original town site)

1. 131-137 W. Park Street—The site of the original Johnson County courthouse and very early school. (Now is vacant on the corner and also serves as the Chamber of Commerce office to the east of the corner space.)

2. 100-108 S. Cherry—The site of the first savings and loan and early bank. (Now serves as First Federal Savings, Silvers Jewelry etc.)

3. 110 S. Cherry—The original I.O.O.F #2 (See inventory #72) and is now vacant.

4. 331 N. Kansas—Second Baptist Church

5. 329 S. Kansas—Hodges Lumber Building/ also the corner of Willie and Elm— which is the vacant Graham Elevators.
VII. Footnotes: Bibliographical References:


and Fitch, Ibid. p. 100.


17. Zornow, Ibid.


43. Gregg, Ibid.; Blair, Ibid.


45. The Centennial Mirror, Thursday, August 29, 1957, Section 4, Columns 1-5. (Olathe Mirror Newspaper)


47. Zornow, Ibid. 163-164.


50. Kansas State Census Records, 1865, Schedule #3 Olathe Public Library, microfilm.


52. Kansas State Census Records, 1865, 1875. Olathe Public Library, microfilm.


55. Kansas State Census Records, 1875. Olathe Public Library. microfilm
58. Ibid.
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MODEL - ARTIFACT STUDY

TABLE 10.1
Diagram of a Model of Artifact Study

Operations
(A)

Information supplementing
the artifact
(B)

4. Interpretation
(significance)

Values of present culture

3. Cultural analysis (relationship of
the artifact to its culture)

Selected aspects of the artifact's
culture

2. Evaluation
(judgments)

Comparisons with other objects

1. Identification
(factual description)

The artifact: history, material,
construction, design, and function