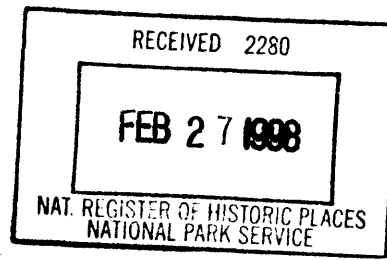


United States Department of the Interior
National Park Service



267

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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Albert Ott House

other names/site number _____

2. Location

street & number 401 South Harrison Street not for publication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.)

Richard D. Pankratz 2-18-98
Signature of certifying official/Title Date

Kansas State Historical Society
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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:)

Edison H. Beall 4-1-98
Signature of the Keeper Date of Action

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Description

The Albert Ott house was constructed in 1894 and is located at 401 S. Harrison Street, Olathe, Kansas. The Ott house is an unusual example of a front-gabled, Queen Anne style house and is an early example of the Queen Anne style in Olathe.

This home closely resembles homes constructed farther east in the previous ten year period. It is similar to many homes popularized and distributed in catalogs and mail order catalogs of the day. There is a strong commonality between the feeling of the Ott home and those home plans published by George Palliser in the 1880s and 1890s. Irregular, painted wood shakes cover the second floor exterior walls. The lower section of the second floor flairs out slightly above the first floor. This is a feature commonly used on shingle style houses. The windows on the second floor have leaded art glass transoms and multi-paned windows. The Ott house was constructed at the end of the period when home construction was purely Victorian in decorative inspiration. There are no traces of either classical or Arts and Crafts period ornamentation on the exterior of the home. Colonettes and spindle work on the porch have a clear Eastlake influence, very popular in the early 1890's. Architectural detail on the Ott house also suggests an influence from the Stick and Shingle Architectural styles. The combination of the Queen Anne with Shingle and Stick detailing is very common in the Northeast and the eastern region of the Midwest. The Ott house is an unusual interpretation of the Queen Anne style with Stick and Shingle influences not usually executed this far west. Examples remaining in such good condition are even more infrequent.

Exterior Description

The Ott house is situated at the West corner at the convergence of Harrison and Elm Streets. The primary facade of the house faces directly west. The house is front gabled with a side entry on the south half of the facade. While the house is square, and front gabled in massing, the profile of the house is complex. There is no regular repetition of the fenestration of the house. Bays, gables and ells interrupt the roofline. This is usual for the period. The massing of the house, however, is not as complicated as later homes built in the Queen Anne style. The Ott house combines aspects of the Stick, Shingle and Queen Anne styles into its architectural design.

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The primary facade has two bays on the first floor, five bays on the second floor, which consists of paired, double windows, and a three-bay, arched window above the front entry. The arched window has the original multicolored square glass lights in the windows. The third floor has a single, twelve light, vertically rectangular window in the gable of the attic. The triple arched/window is in an extension that pierces the front facade. It does not interrupt the facade, but instead brings the front facade forward as an extension of the roofline.

The front porch is wood construction. The porch has turned collonettes and is joined by open wood arches embellished with wooden fret and beadwork in a stylized sunburst pattern. The fretwork has an unmistakable Eastlake influence. The cladding material on the first floor is clapboard. They have replaced the balusters with simple, non compromising members. The first floor divided, window has a stained glass transom and a large clear glass picture window beneath. The form is very simple. The front door has a large singular glass pane in the center and Eastlake inspired wood carving beneath. A Victorian reproduction screen door that is not original to the house covers the front door. The screen door is sympathetic to overall appearance to the home and is era appropriate. The appearance of the front facade is much like it was from a turn-of-the-century historic photograph presented by the current owner. The only alteration has been the introduction of a wood picket fence that historically never existed.

Staggered wood clapboards cover the primary facade of the second floor. This functions as a visual divider of the first floor from the second. Two additional cosmetic devices include a large frieze board among the first floor clapboard sheathing and the beginning of the wood shingles on the second floor. The frieze board is painted a dark contrasting color for addition horizontal emphasis. With eaves extending from underneath, the roofline above the second floor is flared slightly. This is very similar to the construction methods and design frequently used in the Shingle style. The changes in materials give the walls a visual break and add pattern and rhythm to an otherwise flat wall surface. Two sets of windows on the second floor serve as the visual anchors on the primary facade of the structure. The double window on the left side of the front facade is a double one over one double set of windows covered by storm windows. Stained glass transoms top the double windows. The arched triple window that covers the stairs and entrance to the porch suggested a slight Romanesque revival influence, which was widely reflected

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in the shingle interpretations of residential architecture. The central section of the triple arched window is one over one double hung wood. It is flanked by elaborate 24 over 24 multi-paned, multi colored stained glass wood double hung windows. It is above the front door of the house in an extending room. A wood shingle clad balcony bordered by decorative cast iron lattice work covers the porch.

The south facade of the house also shows no regularity of pattern, very common in Queen Anne and related picturesque styles of the late 19th century. The first and second story transition between the clapboard first floor and the wood shingle clad second story is interrupted by a triple set of 12 paned, multicolored glass windows in the center of the facade. The remainder of windows are one over one double hung wood windows with aluminum storm windows over the exterior. The division of materials visually divides the south facade of the house. The first floor is clad in horizontal wood clapboards. Staggered wood shakes cover the second floor. A gabled doubled bay window extends from the South facade of the structure, interrupting the roof plane.

The south facade is consistent with the rest of the structure. It continues with the same cladding materials used on the rest of the home. The projecting two story ell, is fully square on not a bay as on the projecting ell on a south facade. The windows on the south facade are all one over one double hung windows with Aluminum storm windows. The coal bin is found at the foundation line, a midpoint between the end corners of the building.

The east or rear facade of the home has a one story kitchen addition that is not original to the home. It has an extremely shallow hipped roof that also clad in wood shakes. This is not original to the 1894 section, but was added to the home within ten years of its original construction date. It is believed that A sleeping porch was built above the first floor addition for many years, but photographic documentation of the appearance is not available. The addition is also evidenced in the basement foundation structure. Four, stone support walls support the walls, forming two rooms in the basement space between the front and rear section of the house.

The exterior walls of the rear addition are clad in horizontal wood clapboard. This is consistent with the rest of the first story of the Ott home. There is a service entrance off the rear of the home. A wrap-around porch once extended around the rear

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ell of the home, but was removed in the mid 20th century.

All the windows on the home have non-obtrusive metal storm windows. The third floor has a board and batten sheathing that is original, as seen in a historic photograph. The house is outstanding condition and has been sympathetically rehabilitated. Historic photographs provided the template for reproduction of missing historic elements on the facade of the Ott house. The sleeping porch has not been reconstructed, nor has a wraparound porch on the kitchen elle. A picket fence and a rear gazebo are the only new, non historic elements introduced to the exterior of the property.

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Interior

The first floor of the Ott house has four public rooms. These consist of two parlors, a dining room, a combination kitchen/family rooms, and secondary spaces such as a utility room and powder room.

There is no formal vestibule or foyer in the home. The front door opens directly into the front parlor. The front room has been restored to an historic appearance from period family photographs. A fireplace in the room retains the original mantel and ceramic tile facing. The tile is mauve. The tiles may be a similar style and technique as those produced by the American Encaustic Tile Company (AETCO) of Ohio, although this cannot be confirmed at this time. The wood work in the room is Oak. The floors are pine. A double window is in the front of the parlor, and is topped with stained glass transoms. Pocket doors separate the front parlor from the dining room.

The dining room is located to the rear of the front room. A large, bay window brings light into the room. Oak Pocket doors separate the dining room from a rear parlor to the North of this room. The brackets for portieres remain in the openings to the front room and into the rear rooms. There is no fireplace in the room. Historically, a stove heated the room. The stove was removed years before the rehabilitation. A glass front, built-in china cabinet is in the corner of the room. A period appropriate light fixture that is not original to the house hangs from the ceiling. The trim is in oak. The floors pine. The knobs and the hardware on the doors are original. There is interior access to the basement through the dining room. The access is through a closet, under the stairs to the second floor above. This is not original. It was added after the construction of the home. Clear evidence the floor boards and floor joists were cut to provide for the stairs can be seen in the stairwell to the basement.

Beside the dining room is another parlor, accessible through a double set of Oak pocket doors, on the North wall of the dining room. This room is currently used as a den. An original gas/electric light fixture is in the room. The room is carpeted, but retains a high degree of integrity. A wet bar was added in the corner of the room. A bay window is in the north wall of the room.

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To the east of the dining room is the combination Kitchen/family room. When built, a pass through butler's pantry divided the room. It was moved to the west wall, thereby opening the two rooms into one space. A fireplace was added, and the kitchen modernized. The original window shape is still in place. A rose glass transom, which is original, is still in place in one window. This room is carpeted, but retains a moderate degree of integrity. The modernizations are non-obtrusive.

The second floor is reached by a solid, oak staircase in front of the main door. The entire South wall is pierced with multi-paned stained glass windows that escalate with the stairwell. This bathes the second floor and stairwell with warm, multicolored light. The vast majority of the panes are original, although some have been replaced. The colors have been duplicated, but the texture is different, giving a clear message of which glass is historic, and which is not. This bank of windows retains a high degree of integrity.

The second floor contains three bedrooms and two bathrooms. A bathroom was placed in the original sewing room of the home. This room has the most elaborate window in the house; it is the focal point of the front facade. This bathroom opens to the master bedroom. The two remaining bedrooms are to the rear of the home. The remaining bathroom is between the bedrooms. A window in the rear of a larger bedroom, reportedly provided the egress the missing second floor sleeping porch. All of the bedrooms have oak trim, and transoms over the doors.

There is an original water holding tank for the home's water in the attic. All of the lights were initially gas/electric. It appears that a combination of stove, and warm air ventilation furnace has always been used to heat the home.

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Alterations

The interior has not been significantly altered in plan. The main change was the removal of one wall in the kitchen elle visually to open the space. The elle housed the dining room elle and the kitchen at one point. It is now used as a combination family room/kitchen. The room that was once a sitting room is now used as the family dining room. It is reasonable to conclude however, that the present dining room, presumably was the original dining room before the turn of the century kitchen/dining room enlargement. A photograph from the turn of the century shows its use as a family parlor. All the plaster and lathe walls were replaced with sheetrock during the rehabilitation in the mid 1980s. Missing elements were replaced based on historic photographs. Any modern design liberties are respectful to the integrity of the historic structure.

Significance

The Albert Ott house is an outstanding example of the early Queen Anne style in Olathe, and is one of the few remaining homes built by one of the prominent settling families. The Ott house is typical of the early Queen Anne style in that it is a combination of the previous shingle and stick architectural style in the emerging Queen Anne style. The Ott house is the only remaining Ott family residential property extant in Olathe. Charles Ott's and C.M. Ott's homes have been razed. The Ott mill, however is still standing on Cedar Street and is currently used as an apartment complex. The Ott house retains a high degree of integrity in location, design and materials.

After inventorying approximately 6,500 structures in Johnson County, to date, the Ott house represents the only home of its type in the county. The construction of the Ott house marked the beginning of large expansion within the Johnson County community of Olathe.

Most Queen Anne homes in Johnson County were constructed between 1895 and 1910. The majority being constructed in the 1898-1904 period. The designs of Queen Anne homes in Johnson County were overwhelmingly the Free Classic subtypes of the Queen Anne style. A stylized, non-academic interpretation of classical detail characterizes the Free Classic subtype, applied to an asymmetrical, non-classical building form. Specifically, most Free Classic/Queen Anne homes in this area were designed with raised, wraparound porches, classical columns, complex, hipped

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.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
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:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1894

Significant Dates

1894

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

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:

Johnson County Museum

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and gable roofline; the larger examples having some type of turret/tower variation. The Columbian exposition in Chicago in 1893 brought classical appreciation back into vogue in architectural design. Buildings constructed from the mid decade point forward were increasingly classical in derivation. The Free Classic interpretation increasingly became the preferred type of Queen Anne style after 1895. To keep up with the latest style, most structures built before were painted white from their original polychromed paint schemes. A descendant of Albert Ott noted in a 1988 letter, a historic photograph had evidence of a multiple color paint scheme, although "she always knew the house as white." There is no solid documentation of the original colors of the home, so it is possible the home was painted white with darker trim at its construction.

It is interesting that the design of the house did not reflect any classicism in its design. It is noted in the Olathe Mirror in July of 1893 that newly married Mr. and Mrs. Ott attended the World's Fair (Columbian Exposition) while on their Honeymoon. It is interesting that such a socially prominent young couple did not embrace the latest architectural style. Nevertheless, the Ott house has no evidence of classical inspiration. The Ott house is significant as it stands as one of the last homes constructed in the Victorian period that is truly Victorian in design. It is a good example of residential architecture during the American Age of enterprise. This represents a home constructed by a respected affluent Olathe businessman of the late 19th century. The massing and form of the Ott house is similar to Queen Anne homes constructed farther east from 1875-1890. This house is one of the few remaining from a family member of one of the earliest and most prominent Olathe families.

At its construction in 1894, the Olathe Mirror, reported, "Mr. and Mrs. Albert Ott have moved into their new and handsome new house near the Central school building. The house is built in the 'modern' style and ranks among the best structures in the city."

The Ott house is strikingly similar to the original appearance of the George Hodges house, located across the street from the Ott house. Both houses were constructed in the early 1890s and were very similar in design. The Hodges house was remodeled in 1921, from the outdated 19th century style into the more fashionable Tudor Revival style of the 1920s and 1930s.

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It is possible that the Ott home was a Washburn commission. George Washburn was an Ottawa, Kansas based architect responsible for the design of many courthouses in the state of Kansas. He would design a courthouse in a county seat, and design homes in the town during the courthouse project. There are two documented Washburn homes and a few attributed to George Washburn. Unfortunately, no mention could be found in his files of the Albert Ott family securing his services. It is thought that the records kept on residential commissions were not as inclusive as those kept on commercial projects.

However, design commonalities run throughout Washburn's commissions of the 1890s with which the Ott home can be linked. Washburn used many fashionable decorative arts motifs of the period, but his designs all have unusual massing and combinations of materials not found in mainstream homes of this period. Unusual features featured in Washburn commissions include the use of materials, prominence of porches, unusual roof angles, window patterns. While there is no solid documentation linking the house with Washburn, after careful consideration of some of his documented commissions you will see a connection in feel and association to his houses. (see included photocopies)

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Ott Family Significance

The father of Albert Ott was C.M. Ott. C.M. Ott, a German immigrant settled in Olathe in 1857 and established a Bakery. Because of the pro-slavery sentiment just before the Civil War, He and his family was ordered to leave Olathe in 1858, but returned shortly after that. It is unclear the exact reason he and other German immigrants were ordered to leave the Olathe area. In 1868, the Otts opened the Olathe Flouring mills, serving the entire area. The Ott family was the first and most successful miller in Olathe. It was the "head center of the milling industry in Johnson County for thirty years." C.M. was married to Gustina Schwin in 1860 and had three sons. Mr. Ott died in 1907.

The Albert Ott house was constructed on land that originally belonged to Albert's father, C.M. The original Ott family lands are now part of the Central School Grounds. Albert was a prominent local merchant. He and his Brother Charles took over management of their father's mill in 1892. The brothers purchased and ran a dry good and grocery store on the Olathe square in 1891. The Ott mill was sold out of the Ott family in 1895, presumably when Mr. C.M. Ott retired and the sons did not want to continue the business. Albert sold the Grocery in 1910. He was the Director and then President of the Olathe State Bank.

Albert Ott, born in 1862, was raised in Olathe. He was married to Helena Hyer on 28 June 1893 in Kankakee, Il. Mr. Ott was a widely known and respected citizen and business leader in Olathe, and the state of Kansas.

Helena was the sister of C.H. Hyer, the owner of the Hyer boot factory in Olathe. The Home of C.H. Hyer is on the Kansas Register of Historic Places.

The Ott house stands as one of the few remaining structures in Olathe connected with one of its founding father's and two of the more prominent Olathe families. Furthermore, the Albert Ott house is the only remaining Ott home built on Ott land. The other two structures, C.M. Ott house and the Charles Ott house have been razed.

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Olathe Mirror, July 6, 1893. Marriage announcement of Albert Ott to Helena Hyer.

Johnson County Atlas, Albert Ott Biography, 1922

Johnson County Atlas, Olathe City, map. 1874.

History of Kansas. "Albert Ott", pp 2563-4. Connelly, William. American Historical Society. 1928

Letter from Chuck Hannah, Emporia, Kansas, 19 Dec 1996

Albert Ott Biography, Photocopy from Kansas and Kansans. p.2563-4
No date given. Photocopied by Charles Ott, Albert's brother, 30
Sept 1953.

Interview with Jerry Cindric, owner of home

Interview with Chris Whitaker, former owner of home.

Interview with Deborah Barker, director, Franklin County
Historical Society, Ottawa, Kansas. September 1996.

x: 342516 (m) y: 4304537 (m)---coordinates taken from the center
of lot 20.

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Verbal Boundary Justification

The nominated property stands on the NW4,S36,T13S,R23E, Spring Hill Outside Lots 20, in the City of Olathe, Kansas. The property is located on lot 20 of the Spring Hill addition, subdivided in the 1950's. The home was built on the original 37 acres homesteaded by Albert's father, Christian Martin. The home is now bound by Harrison Street on the West, and Central Elementary School to the north, and lot 19 to the south.

Boundary Justification

The original 37 acres has been developed and offers no historic contribution to the listing. Lot 20 will be the boundary for the listing. There is a frame, non-contributing garage which does not detract from the historic appearance or significance of the home. It is also located on lot 20.

Property Owners

Mr. and Mrs. Jerry Cindric
201 S. Harrison Street
Olathe, Kansas 66061