HISTORIC OLATHE

THE COMPREHENSIVE HISTORIC PRESERVATION PLAN FOR THE CITY OF OLATHE, KANSAS

AUGUST 2013

PLANNING DOCUMENT PREPARED BY ROSIN PRESERVATION
& DRAW ARCHITECTURE + URBAN DESIGN

ACKNOWLEDGEMENTS

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INTRODUCTION

The City of Olathe and the Olathe Historic Preservation Board contracted with Rosin Preservation, LLC and DRAW Architecture + Urban Design to prepare a Historic Preservation Plan for the city. This work was funded in part by a Historic Preservation Fund grant from the National Park Service, U.S. Department of the Interior through the Kansas State Historic Preservation Office. The staff of Rosin Preservation and DRAW conducted the activities described in this plan between April and August 2013.

The Historic Preservation Plan is designed to support the principles laid out in PlanOlathe, the City's comprehensive plan adopted in 2010. The goal of this project is to articulate a vision for the future of the City based within the context of Olathe's rich heritage, its historic resources and neighborhoods, and from this vision, to develop a comprehensive set of goals, policies, and strategies to guide development and revitalization efforts while respecting historic character and generating a sense of place. The plan details concrete goals that focus on the preservation of historic resources through a targeted approach to city planning, education, and promotion. These goals aim to integrate preservation into processes and philosophies so that impacts to historic resources are automatically considered during revitalization and economic development activities. Preservation should not be considered a separate activity unto itself, but one of several tools that is critical to supporting Olathe's unique identity.

The six goals presented in this Historic Preservation Plan are organized in a logical progression that is part chronological and part hierarchical. The first three goals reflect the overarching theme of identify, evaluate, and protect historic resources. The first goal, the most important, is to understand the extent of historic resources in Olathe as well as to anticipate which resources may become historic in the near future. Developing and implementing a process for identifying and evaluating resources will form the basis for future preservation activities.

The next goal is to incorporate preservation into city planning processes to ensure that potentially historic resources and areas are addressed consistently and proactively. One approach is to modify zoning and building codes to protect existing historic buildings and/or the historic character of a neighborhood. These codes can also help to attract compatible new uses and appropriate infill construction to create a vibrant Downtown.

The third goal is to incorporate preservation-oriented incentives into economic development policies. As property owners and developers begin to understand that historic resources can play an integral role in revitalization, both visually and economically, a menu of incentives that supports historic resources and traditional development patterns can be a valuable tool. The right array of incentives can make the difference between rehabilitation and demolition or between sensitive, appropriately-scaled new construction and standard new development. Historic preservation, new development, and growth are not mutually exclusive. With some advanced preparation to identify potentially historic resources and to establish appropriate processes and protocols, development can grow the economy and enhance the city while respecting the qualities of the built environment that make Olathe unique.

The final three goals focus on integrating historic preservation into the culture of Olathe, through promotion, education, and leadership. The fourth goal of integrating heritage tourism into the City's economic development policy promotes Olathe's historic resources regionally to take advantage of the growing heritage tourism industry. As the fifth goal, education about Olathe's historic resources and preservation programs has three distinct tracts – to educate the general public about Olathe's history; to promote Downtown Olathe as a place to live, work, and play; and to develop educational programs that assist preservationists, developers, and City staff. The final goal is designed to ensure that preservation efforts continue by cultivating the next generation of preservation leaders.

METHODOLOGY

The scope of work for the project included the following.

- Gather input from a wide variety of stakeholders regarding the vision and goals for Olathe with respect to its historic resources.
- Research policies and strategies designed to achieve the goals set by the community, the Olathe Historic Preservation Board, and the project team, as well as links to pertinent information about programs and incentives. Research the history of Olathe to generate a context for understanding the plan's goals.
- Prepare the Historic Preservation Plan with all of its components, including historic context, goals, and resource guide. Finalize the plan based on comments and input from the Olathe Historic Preservation Board and the general public.

The project kicked-off with a meeting between the Olathe Historic Preservation Board (OHPB or Board) and the consultants that allowed the consultants to learn what goals the Board had for the preservation plan and what had already been done in Olathe to further those goals. The next step was to understand what "Historic Olathe" means to the people who live and work in the community. Rosin and DRAW conducted a public meeting where residents were encouraged to share their perspective about how historic preservation fits with the culture of Olathe and what preservation-related goals they feel are most important.

An online survey followed the public meeting to gather input from those who could not attend. The survey had forty-seven respondents. The vast majority of these individuals are Olathe residents and roughly half work in the city. The respondents expressed an overwhelming desire to protect Olathe's historic character. Responses to both the meeting and survey are incorporated into the plan. (See figures 1 and 2 for "Word Clouds" describing popular responses to two questions on the survey).

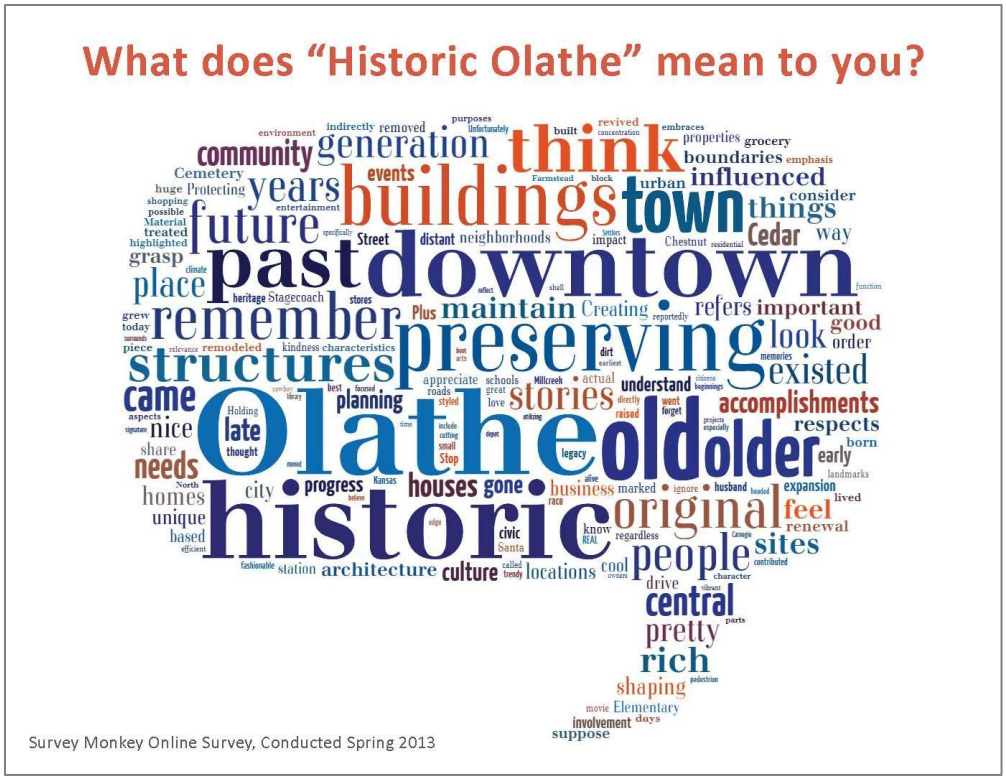

FIGURE 1 "Word Cloud" created from the results of the online survey

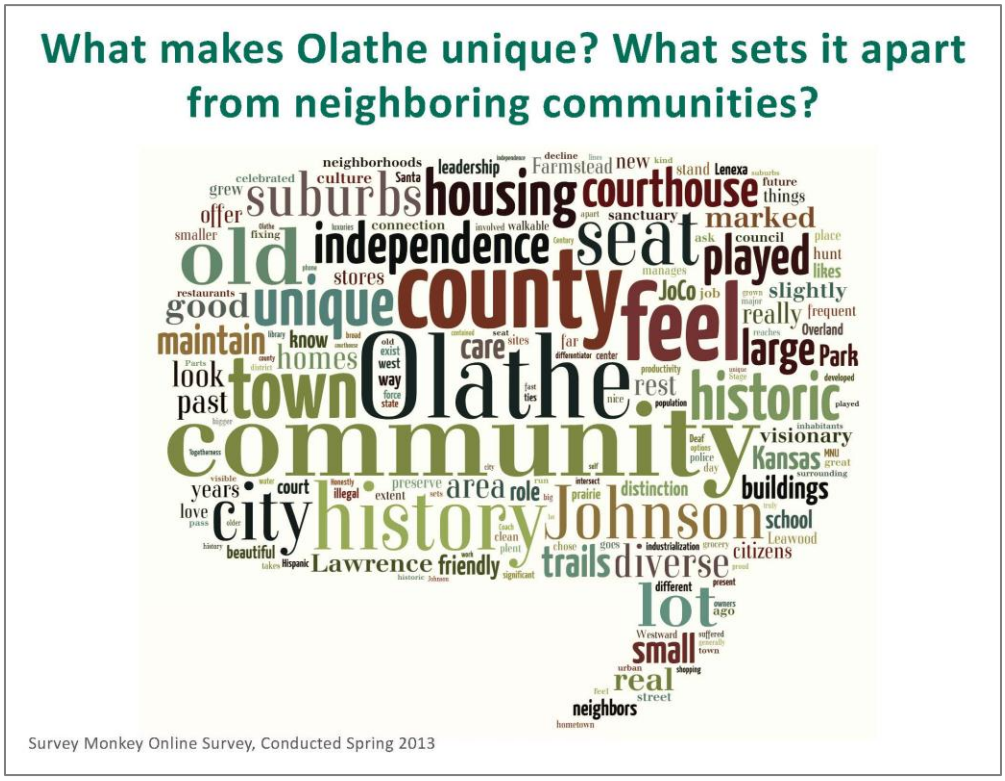

FIGURE 2 "Word Cloud" created from the results of the online survey

Rosin and DRAW evaluated existing planning documents and ordinances, including the Historic Preservation Management Recommendations completed in 2004 and the Historic Preservation Ordinance passed in 2009, to understand what has already been recommended and accomplished. The City's comprehensive planning document adopted in 2010, PlanOlathe, outlines the principles used to guide development and future growth in Olathe, many of which have the potential to impact historic resources. The Preservation Plan attempts to adhere to the same principles, emphasizing those that benefit historic resources, protect the character of historic neighborhoods, and promote revitalization through programs and policies sympathetic to preservation. In Chapter 3, the analysis of these plans along with federal, state, and local preservation framework and the City's zoning classifications provides an overview of the existing preservation landscape in Olathe and the foundation upon which the policies and strategies are based. The team researched existing preservation plans in similar cities and programs to support the policies and strategies outlined in Chapter 4 as well as the resource guide in Chapter 5.

Rosin Preservation reviewed a selection of archival materials to prepare the historic context in Chapter 2. City and county histories as well newspaper and journal articles about Olathe were available at the Kansas Room of the Olathe Public Library and at the Johnson County Museum. Historic maps and atlases provided a great deal of information about the development patterns of the city and the evolution of the built environment, including the Sanborn Fire Insurance Maps for 1884, 1901, 1924, and 1945, and Johnson County Atlases for 1860, 1874, 1881, and 1922, available through the Johnson County Museum website.

The six goals and associated policies are listed below. Chapter 4. Goals, Policies, and Strategies presents each in more detail along with recommended strategies.

- **GOAL 1 – UNDERSTAND AND PRESERVE THE CHARACTER OF THE BUILT ENVIRONMENT AS WELL AS SURVIVING OPEN SPACE THROUGHOUT OLATHE**

  Policy 1.1 – Develop a program for the identification and evaluation of cultural resources in Olathe.

  Policy 1.2 – Utilize survey information to further preservation goals in Olathe

- **GOAL 2 – INCORPORATE PRESERVATION AS AN IMPORTANT COMPONENT OF THE CITY PLANNING PROCESS**

  Policy 2.1 – Expand historic preservation identification, evaluation, and protection programs

Policy 2.2 – Develop or modify zoning and building code regulations to support the preservation and rehabilitation of historic properties.

Policy 2.3 – Develop and implement procedures to coordinate preservation efforts among City departments and agencies

Policy 2.4 – Eliminate disincentives to orderly planned development

- **GOAL 3 – INCORPORATE PRESERVATION INCENTIVES INTO THE CITY'S ECONOMIC DEVELOPMENT POLICIES AND PROGRAMS**

  Policy 3.1 – Encourage the utilization and linkage of existing Incentives.

  Policy 3.2 – Develop incentives to encourage the rehabilitation and occupancy of historic properties

  Policy 3.3 – Eliminate disincentives to preservation efforts

- **GOAL 4 – INCORPORATE HERITAGE TOURISM INTO OLATHE'S ECONOMIC DEVELOPMENT STRATEGY**

  Policy 4.1 – Develop a comprehensive heritage tourism program

- **GOAL 5 – PROMOTE HISTORIC OLATHE TO THE LOCAL COMMUNITY THROUGH THE ESTABLISHMENT OF OUTREACH AND EDUCATIONAL PROGRAMS**

  Policy 5.1 – Develop programs to educate the general public and history enthusiasts of all ages about Olathe's heritage.

  Policy 5.2 – Develop programs to educate local history enthusiasts, property owners, and developers about good preservation practices and incentives that promote the preservation and the reuse of buildings.

  Policy 5.3 – Develop programs to educate City staff about preservation and its relationship with City processes.

  Policy 5.4 – Develop a strategy to proactively recognize and promote local preservation efforts

- **GOAL 6 – ENCOURAGE CITY AND COMMUNITY SUPPORT FOR PRESERVATION EFFORTS IN OLATHE**

  Policy 6.1 – Develop and cultivate leaders who support historic preservation

OLATHE HISTORIC CONTEXT

NATIVE AMERICAN HISTORY: PRE-1857

Native Americans have lived in and around the area of Olathe for a long period of time. Beginning in the 1670s, the Kansa and Osage settled in the region. The population changed in 1828 when a treaty with the United States government divided their territories to create reservations for eastern tribes that had been removed from their own lands. What is now Olathe and Johnson County became a reservation for Shawnee bands from Ohio, Missouri, and Pennsylvania. The approximately ten-million-acre reservation covered the area from the Missouri border to Topeka, with the primary settlement area near present-day Shawnee, Kansas.[1] Circumstances changed again in 1856-1857 with passage of the General Allotment (Dawes) Act. This legislation divided the reservation into 160-acre plots that were granted to individual tribe members and to tribal families. The remainder of the reservation was opened to Euro-Americans, dramatically increasing settlement in the area.[2]

EARLY SETTLEMENT ERA: 1857 – 1865

After Kansas Territory opened for settlement in 1854, Johnson County was divided into irregular tracts of land, with three to four properties per section. The former prairie land was utilized for farming and agricultural purposes that would form the basis of the county's economy. Wheat, corn, oats and potatoes were among the dominant crops, as well as prairie grass and blue grass.[3] Farmsteads were usually located a short distance from towns, granting farmers access to local markets and services. As shown on the 1860 atlas *(Figure 3)*, the area immediately surrounding Olathe remained relatively unclaimed by individual owners.

The formal history of Olathe began with the establishment of the Olathe Town Company in 1857. Dr. John Barton, along with Charles A. Osgood, A.G. Boon, R.B. Finley, William Fisher, Jr., and Henry W. Jones, founded the company to create a pro-slavery presence among the abolitionist settlements forming in the newly created Kansas Territory. Barton selected a site for the town at the center of Johnson County and claimed two quarter sections: the southeast quarter of Section 26 and the northeast quarter of Section 35, both in Township 13, Range 23.[4] *(Figure 3)*. Inspired by the prairie and wildflowers that covered the proposed town site, Barton consulted the Shawnee chief Capt. Joseph Parks before naming the new town "O-la-the," the Shawnee word for "Beautiful."[5] By February of 1857, the company had laid out blocks, streets, and alleys and began selling lots to incoming settlers, marking

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[1] George R. Bauer, *Trails, Rails, & Tales: Olathe's First 150 Years* (Kansas City, MO: Kansas City Star Books, 2006), 4.
[2] Bauer, 6.
[3] John W. Giffin, "The First Twenty Years," Ed Blair, ed., *History of Johnson County, Kansas* (Lawrence, KS: Standard Publishing Company, 1915), 71. Google Books: http://books.google.com/books?id=incUAAAAYAAJ&printsec=frontcover&dq=history+of+johnson+county+kansas&hl=en&sa=X&ei=3VbkUaGKAsq5ywH0wIGIDQ&ved=0CC8Q6AEwAA#v=onepage&q&f=false (accessed 1 July 2013).
[4] Giffin, 86.
[5] S.T. Seaton, "Fifty Years of Olathe," Ed Blair, ed., *History of Johnson County, Kansas* (Lawrence, KS: Standard Publishing Company, 1915), 112.

the official beginning of the town.[6] The 1868 Olathe plat map shows the original townsite organized on a grid of eighty rectangular blocks oriented around the main thoroughfares of Santa Fe Street (135th Street) and Kansas Avenue.[7] *(Figure 4)*. Each block was divided into long, narrow lots of varying sizes arranged along both axes.

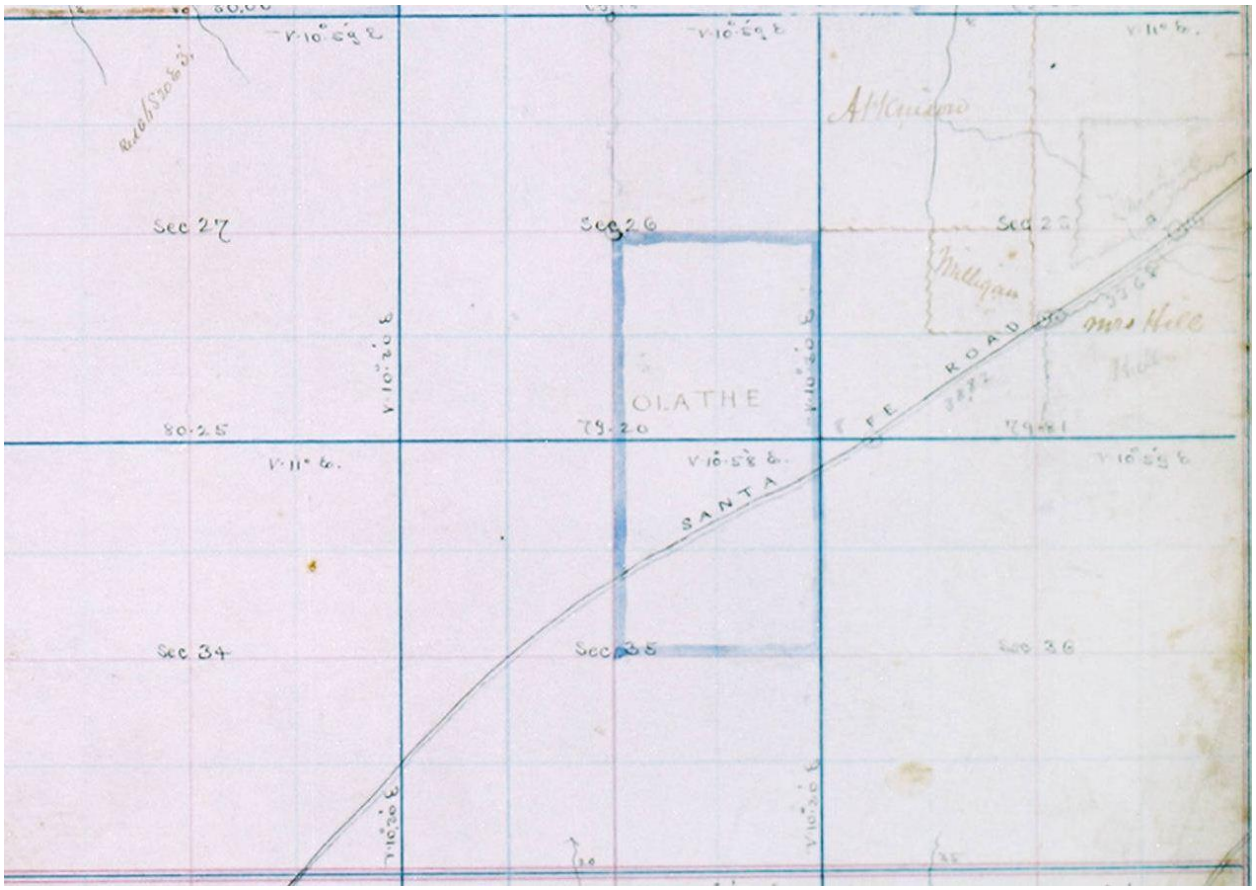

FIGURE 3 1860 ATLAS, JOHNSON COUNTY MUSEUM

[6] Giffin, 86.
[7] The earliest plat for this area of Olathe registered with the Johnson County Records and Tax Administration is dated 1868. It is unclear whether it took ten years to file the original plat or if the 1868 plat was a new plat to supersede an earlier plat.

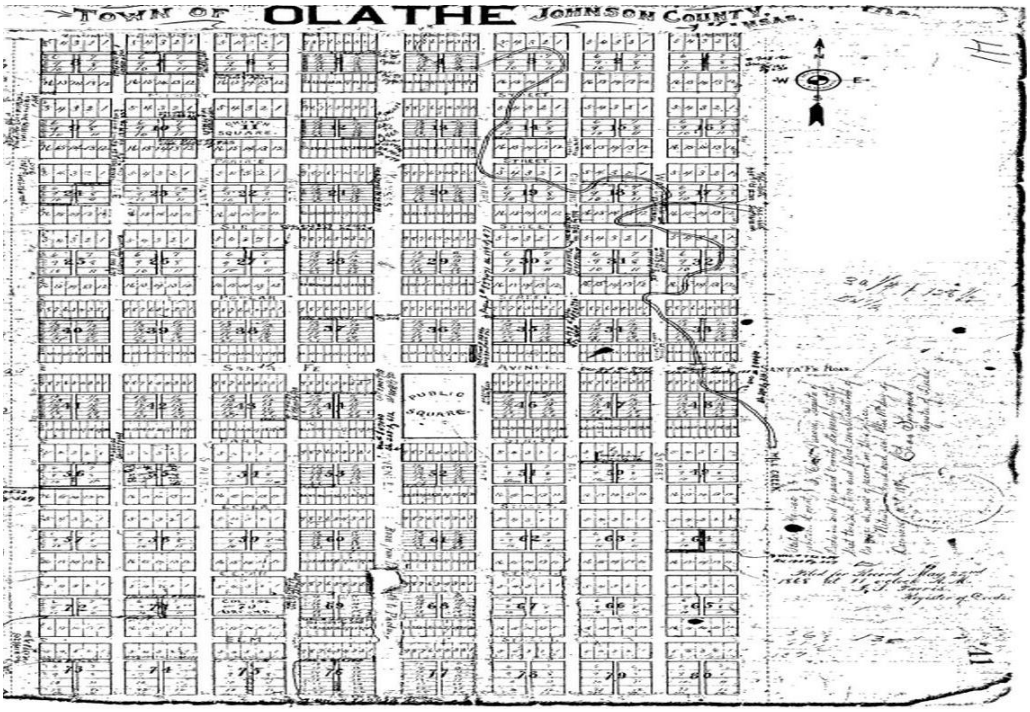

FIGURE 4 1868 PLAT MAP, JOHNSON COUNTY MUSEUM

In 1858 the town was incorporated and designated the county seat of Johnson County, finding support from the local Shawnee Indians to beat the community of Princeton for that honor.[8] That same year land was set aside for a public square with the eventual goal of constructing a county courthouse on the site.

Construction of buildings began almost immediately, with much of the development focused around the public square. In 1857 Barton and Osgood constructed Olathe's very first building. Located on Kansas Avenue between Park and Santa Fe streets, it was a rough wood frame structure that would later function as a grocery, a drug store and the first hotel. That same year, Jacob Thuma constructed a one-story wood-frame house at the northeast corner of the public square. Cattycorner from Thuma's house, Dick Taylor built a prominent home with glass windows and a brick flue at the southeast corner of the square. Commercial buildings included Eugene Bell's store house on the northeast corner of the square; J.H. Dow's clothing store at Park and Chestnut; and the first post office, operated by Barton and Osgood.[9] The Avenue Hotel was also constructed at this time, the first of several hotels that would develop around the square.[10]

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[8] Ed Blair, *History of Johnson County, Kansas* (Lawrence, KS: Standard Publishing Company, 1915) 120. Google Books: http://books.google.com/books?id=incUAAAAYAAJ&printsec=frontcover&dq=history+of+johnson+county+kansas&hl=en&sa=X&ei=3VbkUaGKAsq5ywH0wIGIDQ&ved=0CC8Q6AEwAA#v=onepage&q&f=false (accessed July 1, 2013). Princeton, Kansas is located in Franklin County, the county immediately south and west of Johnson County

[9] E.F. Heisler, *Atlas Map of Johnson County, Kansas*, (Wyandotte, KS: E.F. Heisler & Company, 1874), 14.

[10] Bauer, 7-9.

The first jail, a stone building, was constructed in 1859 for $6,000. The *Olathe Herald* newspaper was founded that same year.[11] A school was opened in the fall of 1858 and classes were held in the home of Dick Taylor, located at the southeast corner of the square.[12] The Methodist Episcopal Church organized in 1858 and a Presbyterian Church, the first church built in Olathe, was built on Park Street in 1860. Steady growth continued and by 1860 the town boasted a population of 341 within 320 acres.

Contributing to Olathe's early growth was its strategic location along the westward trails. The trails had led through this area of Kansas beginning in the 1820s. The Santa Fe, Oregon, and California trails were important transportation and trade routes, guiding traders, pioneers, and prospectors from Missouri into Mexico and the Western territories. In 1835 Westport, Missouri became an eastern terminus for the Santa Fe Trail, competing directly with Independence, Missouri for primacy before winning out in the 1840s. Olathe was one of the first stopping points after Westport, roughly one day's journey to the west. The business of supplying travelers with goods and services enhanced the economic prosperity of the town.[13]

From the late 1850s into the early 1860s, Johnson County was impacted by the border wars and guerrilla warfare between abolitionists and pro-slavery advocates. The issue remained highly-contested, even after Kansas entered the Union as a Free State in 1861. Conflicts arose throughout the county due to its location amidst these two opposing forces, each vying for power in the region. Several towns, including Aubry and Shawnee, were completely burned by raiders, while others suffered from pillaging, theft and general unrest.

The prosperity that marked Olathe's early years was likewise stunted by these skirmishes. One of the more devastating tragedies occurred on September 6, 1862 when a group of raiders led by William Quantrill ravaged Olathe, burning business and killing six people. Following the raid, two companies of Union soldiers were stationed in town. Quantrill continued to raid Johnson and Douglas counties, including a massacre in Lawrence on August 21, 1863. After this event, a company of men from Johnson County organized the Fifteenth Regiment of Cavalry. Despite these protections, many citizens moved away from Olathe and businesses closed during the Civil War years, further devastating the fortunes of the young town.

GROWTH AND EXPANSION: 1865 – 1899

Fortune returned to Olathe after the Civil War. The population grew with an influx of new settlers from Missouri, Arkansas, and Indian Territory. The commercial district continued to develop around the intersection of Park and Cherry streets. In 1869 M.G. Miller opened a grocery store on Park Street between Cherry and Chestnut streets. Adjacent one-story commercial buildings rose along both Park and Cherry. Miller later acquired many of the buildings surrounding his own and made substantial

[11] Heisler, 17-18.
[12] Giffen, 92.
[13] Blair, 54.

improvements to the structure in 1900. Named for the owner, the Miller Building had a unified two-story red brick façade with limestone accents. By 1924, the building was renamed the State Bank Building and the corner turret had been added. Now known as the Park-Cherry Building, it is an accumulation of the oldest commercial buildings in Olathe.[14]

In 1865 the first public schools in Olathe opened, operating first out of the courthouse and the Masonic Hall building on the west side of Cherry Street. The first public school building, the Old Rock School, was erected near Loula and Water streets in 1868. This $10,000 stone building served the town for thirty years, until it was replaced with a larger, more accommodating Red Brick High School.[15]

In 1866, after much debate, the state legislature voted to move the Kansas School for the Deaf to Olathe from Baldwin City, where it was founded in 1861. Following new philosophies of the period, the school educated students so they could become independent members of society. It offered social and cultural as well as academic instruction. The campus occupied a large property four blocks east of the square between Park and Santa Fe streets. As the institution expanded, the original 1866, three-story stone building was demolished in 1886 to make room for a growing enrollment and facilities that included manual training and a newspaper printing. The school remains a leading institution in deaf education.[16]

While the influence of the westward trails diminished after the Civil War, their impact on Olathe was still apparent as evidenced by the Mahaffie stagecoach stop. J. Beatty Mahaffie, one of Olathe's earliest settlers, purchased a 160-acre farmstead nearly one mile northeast of the town site in 1857.[17] Like others in the surrounding area, he used the farmland to plant orchards and crops of corn and wheat, and raised livestock including pigs, cattle, and sheep. Because of the farm's location on the path of the Santa Fe Trail, the Barlow & Sanderson Stagecoach line contracted with Mahaffie in 1863 to operate out of his house. In 1865 he constructed a two-story limestone house to serve as a stagecoach stop and inn.[18] The stagecoach stop prospered, serving as many as thirty stages per week. It closed in 1870 as expansion of the railroad network replaced the overland trails. Mr. Mahaffie's prospects remained robust. He had extensive land and livestock holdings and served on the board of directors for the new Kansas Neosho Valley Railroad.[19]

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[14] The Park-Cherry Building is extant.
[15] Bauer, 98. The Red Brick High School is no longer extant. The John P. St. John Memorial High School built north of the site in 1927 is extant.
[16] "Celebrating Kansas' Deaf Heritage," *ALBUM* 16:1 (2003), digital copy of journal article, http://www.jocohistory.org/cdm/ref/collection/alb/id/316, (accessed June 6, 2013).
[17] Blair, 85.
[18] The J.B. Mahaffie House, limestone icehouse and wood peg barn were listed in the National Register of Historic Places on August 29, 1977. It is also listed in the Olathe Register of Historic Places.
[19] The City of Olathe acquired the house and site in 1979 and developed it into a Historic Site known as The Mahaffie Stagecoach Stop and Farm. It is one of the last stagecoach stops of the Santa Fe Trail open to the public. The living history farm and Heritage Center focus on farm, frontier life and stagecoach travel in the 1860s, and offers regular community events and programs.

Although it signaled a decline in trail use, the arrival of the railroad spurred new development throughout Johnson County. By 1864 railroad lines ran into Olathe, boosting the town's economy and encouraging more settlement.[20] Now connected by four railroad lines to larger markets in nearby towns, such as Kansas City and Lawrence, Olathe's agricultural market prospered. Arrival of the railroad also inflated real estate prices, as people anticipated the wealth it would bring.

The first railroad to serve Olathe was the Missouri River, Fort Scott & Gulf Railroad, which ran along the town's eastern boundary and offered both freight and passenger service. In 1867 the Missouri River, Fort Scott & Gulf Railroad constructed a depot in the newly platted addition of Burris and Ocheltree, three-quarters of a mile east of the square.[21] Smaller branch lines serving Olathe included the Kansas City, Clinton, & Springfield Railroad and the Lawrence, Leavenworth & Fort Gibson Railroad. These lines connected to major railroad lines, such as the Atchison, Topeka & Santa Fe Railroad and the St. Louis & San Francisco Railroad, which ran through the southwest corner of the original townsite.

By 1870, the population of Olathe had reached 2,045 and the city limits were considerably larger. The *Atlas Map of Johnson County* from 1874 shows that the city had expanded east and southwest of the original plat to more than double in size *(Figure 5)*. Although these new additions aligned with the grid of the original plat, many were divided into larger blocks with bigger lots. The Santa Fe Trail was repurposed as a local road and named Santa Fe Road, extending northeast of town towards Kansas City.[22] The surrounding township was now divided into individual land holdings. The mostly quarter section properties were used primarily for farming and agricultural purposes, which remained the primary economy in Johnson County.

[20] Bauer, 125.
[21] Heisler, 30. The depot is no longer extant.
[22] The road is now called Santa Fe Trail Drive between 87th Street in Overland Park and 119th Street in Olathe, and Kansas City Road between 119th Street and Santa Fe Street (135th Street).

FIGURE 5 1874 ATLAS, JOHNSON COUNTY MUSEUM

Olathe grew in many ways after the Civil War. The growing community elected its first police, judge, and marshal in 1872. The Baptist Church of Olathe was founded in 1872, and a subscription library opened in the early 1870s. Agriculture provided income for nearly three-quarters of working adults in the county, and this segment of the population established the Olathe Grange in 1873. The Johnson County Cooperative Association opened a Grange Store in 1876. Located in a three-story building between Santa Fe and Park streets, just north of the buildings that would eventually become the Miller Building, the Grange Store served as the community gathering place until it burned in 1903. In the late 1870s, Isaac Pickering, a prosperous lawyer and mayor of Olathe, constructed his elaborate Italianate house at 507 West Park.[23]

Charles Hyer began his career as a boot maker by teaching shoe and harness making courses at the Kansas School for the Deaf. In 1875 he founded Hyer Boots (later C.H. Hyer and Sons) in a small commercial space south of the square on Park Street. As the company grew, they moved from the narrow, one-story storefront to the former American Hotel, a three-story brick building on Chestnut Street.[24] Hyer developed a new technique for measuring boots, enabling him to sell boots to customers

[23] The Pickering House was listed in the National Register of Historic Places on December 1, 1980.
[24] Sanborns (1884, 1924). The American Hotel building is no longer extant.

throughout the country by mail order. Hyer also provided riding boots for cavalry soldiers during World War I. A major employer in Olathe for ninety-three years, the company was the largest handmade shoe and boot manufacturer in the United States. Hyer constructed a substantial Stick style frame house at 505 East Cedar c. 1900.[25]

At the close of the Civil War, Kansas had become a destination for former slaves who had left the South looking for new opportunities. As this exodus continued, by 1881 50,000 African Americans had settled in towns throughout the "Promised Land" of Kansas. The African American population in Olathe numbered 200 in 1880. Most of these individuals lived in a neighborhood northwest of the business district, west of the Atchison, Topeka and Santa Fe Railroad tracks between Santa Fe and Catalpa (Whitney) streets. Two African American churches, the Methodist Episcopal (1874) and the Methodist (1880), and a school, associated with the Methodist Church, supported the community. In 1889 the Lincoln School opened as the new African American grade school. The original building at 414 West Spruce was replaced in 1917 with more-modern facilities that could accommodate a growing population.[26]

Residential and commercial development in Olathe surged during the 1880s, as the population grew to 2,300. The 1884 Sanborn map shows residential development primarily to the north and west of the square. Houses were mostly one-story and widely spaced, with a single house often occupying two long, narrow lots. Commercial development was dense around the square, particularly on the east and south and extending east along Park and Chestnut streets. The one- and two-story frame and masonry buildings were long and narrow to align with the shape of their lots. The variety of businesses included liveries, carpentry shops and groceries. Several banks were established by this time, including the Patrons Cooperative Bank and the Olathe State Bank, both founded in 1883. In 1887, the First National Bank opened at the southwest corner of Park and Cherry streets in the former Price and Welch grocery store. It remained in this location until 1973 and the building has since been demolished.[27]

Although Olathe had been designated the seat of Johnson County in 1858, a courthouse was not immediately built. Court was held in various offices around the square. After more than thirty years, in 1892 Olathe celebrated the opening of its first courthouse at the northeast corner of the square. It was designed by prominent architect George P. Washburn, who would design thirteen courthouses in Kansas. Constructed by J.H. Beaverforden for approximately $36,000, the Victorian building boasted a decidedly modern plant, which included 108 electric lights and steam heat.[28]

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[25] The Charles Hyer House (Hycrest) was listed in the Register of Historic Kansas Places on August 25, 1984.
[26] "A Separate Society: Olathe's African American Community, 1870-1920," *ALBUM* 12, 1, (Winter 1999), digital copy of journal article, http://www.jocohistory.org/cdm/ref/collection/alb/id/316, (accessed June 6, 2013).
[27] Bauer, 112.
[28] Bauer, 140.

The construction of the courthouse spurred additional residential development around the square.[29] These new houses were built in the wide variety of architectural styles popular at the end of the nineteenth century, including Queen Anne and Colonial Revival. The new dwellings included houses for many of the town's prominent businessmen and entrepreneurs. The house at 401 South Harrison Street (1890) was built for Albert Ott, a businessman who owned the first flour mill in Olathe and later operated Ott's Grocery Store and served as president of Olathe State Bank.[30] The Stick Style house at 425 South Harrison was built in 1892. In 1899 it became the residence of George Hodges, owner of a lumber company and Kansas governor from 1913-1915.[31] Hodges updated the house, renovating it into an English Cottage in 1921 and lived there until his death in 1947. In 1897 architect George Washburn designed a house for Frank Lanter at 562 West Park Street. Lanter's was the first house in Olathe to be wired for electricity.[32] A prosperous coal and lumber baron, as well as city and county treasurer, Lanter resided in the Free Classical and Colonial Revival house until his death in 1935.[33]

EARLY TWENTIETH CENTURY: 1900 – 1944

At the turn of the Twentieth Century the county was continuing to grow and develop. 1902 Atlas maps show that like Olathe, towns throughout the county were connected by the railroads and expanding. Even the rural areas were dotted with schools and churches. New additions on the eastern edge of Olathe had increased the city's boundaries. Sanborn maps show that by 1901, the increasingly dense commercial area continued to develop south and east of the public square. It also spread southwest of the square along Kansas Avenue and Park Street. Small pockets of industrial and commercial enterprises developed near the railroads, particularly at Kansas Avenue and Elm Street, and Park and Mahaffie streets. Houses filled the majority of the lots in residential areas around the square. Schools and churches were disbursed throughout these neighborhoods.

Transportation, once again played a role in shaping Olathe in the early 1900s. In 1902 The Kansas City and Olathe Electric Railroad Company brought lines into town for the Missouri and Kansas Interurban Railway. Known as the Strang Line, after William B. Strang the owner of the Company, the line ran twenty-one miles from downtown Kansas City, Missouri to Olathe, connecting the two cities to smaller towns along the way, such as Overland Park and Lenexa. The main route closely followed the old alignment of the Santa Fe Trail, and within Olathe it ran along Santa Fe and Park streets, ending west of the courthouse square. There was rapid development along the line, raising the prices of rural farmland. The interurban was widely used by both townspeople and those in rural areas, who could now travel into Kansas City in about an hour. The Strang Line also served as a freight line to Overland Park via the Santa Fe Railroad, allowing farmers to ship their more perishable goods in a shorter time. A major

[29] "History of Olathe," Olathe Historical Society, http://www.olathehistoricalsociety.org/index.php/history, (accessed June 17, 2013).
[30] The Albert Ott House was listed in the National Register of Historic Places on April 1, 1998. The house is also listed in the Olathe Register of Historic Places.
[31] The George Hodges House was listed in the Register of Kansas Historic Places on June 23, 1990.
[32] The Franklin R. Lanter House was listed in the National Register of Historic Places on October 10, 2007.
[33] Bauer, 159-160.

enhancement came in 1923 when a brick depot was erected at the corner of Park Street and Kansas Avenue, providing a waiting area, lunch room and sheltered exterior platform.[34] The Strang Line ran until 1940 when service was replaced with a bus line along a similar route.

Olathe's commercial district around Park and Cherry streets continued to expand after 1900. Some key businesses in 1905 included Joe Barnett's Department Store, J.R. Brown's Bookstore, the Post Office, the offices of the *Olathe Mirror*, and several smaller retail enterprises.[35] The Bank of Olathe, later the Olathe State Bank, operated out of the Park-Cherry Building from 1902 until around 1927. First Federal Savings and Loan Association later moved into the space.

Although the Strang Line was an important advance in connecting Olathe to Kansas City, the introduction of the automobile and the resulting construction of vehicular roads had an even bigger impact on the development of Olathe. In 1910, construction started on a hard-surfaced highway, creating another link between the small town and the larger market. In 1925 the Kansas City Road was resurfaced with concrete and brick, becoming the first paved connection between Kansas City, Missouri and Olathe.

The founding of these important transportation networks and the central location of the town enhanced the prosperity of Olathe's commercial and residential areas through the 1920s. With a population of 3,272 in 1910, the city boasted a sewer system, twelve miles of paved roads, and a waterworks plant. Civic architecture expanded with the construction of City Hall in 1911, and a library and two ward schools in 1912.[36] The Johnson County Merchants and Farmers Association formed in 1914 with members such as Olathe Packing Company, Olathe Bottling Works, and the Hodges Brothers (Lumber) Company. The automobile also brought new types of businesses to town. Service stations, automobile repair shops, and others, like the Olathe Auto Company, supported this growing means of transportation. In 1925 Jess Hall established Hall Truck Lines at Ridgeview and 151st streets, the first of nine trucking firms founded in Olathe during the early twentieth century.[37]

The new roads had an impact on Johnson County as a whole, as evidenced by the 1922 Atlas map. Cities located along the major routes, such as those between Kansas City and Olathe, expanded substantially. Conversely, those located outside these major networks remained relatively the same size. Olathe continued to enlarge its boundaries in irregular blocks to the northeast and east. Sanborn Maps from 1924 show that downtown commercial areas followed their previous paths of development, though slightly growing along Kansas Avenue and Santa Fe Street. Residential neighborhoods comprised of mostly one-story houses widely spaced on the lots expanded south of the square.

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[34] Bauer, 23-24. The depot is no longer extant.
[35] Bauer, 72.
[36] History of Johnson County, 102.
[37] Bauer, 196; Historic Preservation Services, LLC and 180° Design Studio, *Historic Preservation Management Recommendations, Original Town, Olathe, Kansas, (*prepared for The City of Olathe, 2004), 9.

More roads to and through Olathe were improved during the Depression years. Beginning in 1937, the Works Progress Administration (WPA) began employing many Olathe citizens on projects that focused on the construction and improvement of the city's streets, including grading and repairs. Other WPA projects included the construction of a new public pool at Poplar and Woodland streets (1934, demolished) and the first permanent Post Office at 126 South Cherry Street (1939), which included a characteristic WPA mural by Albert T. Reid titled "Romance of the Mail." The WPA also funded construction of a city garage at 405 North Chestnut Street in 1940.[38]

WORLD WAR II ERA AND URBAN RENEWAL: 1944 – 1979

Sanborn maps show few changes in the built environment of the downtown area between 1922 and 1945. However, the broader landscape of Olathe changed again as the United States entered World War II. As part of overall military expansion, the Naval Reserve Air Base at the Fairfax Airport in Kansas City, Kansas acquired 640 acres southwest of Olathe for the development of the Olathe Naval Air Station in 1942 (currently New Century Airport).[39] This signaled a significant transition from a primarily agricultural economy to one focused on industrial development. Thousands of cadets stationed at the base were trained to operate and maintain Navy planes. There was an instant need for housing for these individuals and their families.[40]

In order to meet this need, the Federal Housing Administration approved funding for the construction of thirty new homes in Olathe's Highland Park neighborhood. Constructed by local developer Walter Klassen around 1942, this became Olathe's largest housing project to-date. The continued growth of the air station necessitated the construction of twenty-five additional one-story duplexes in the same neighborhood in 1943, although these were privately funded by developer, W.H. Shackelford, Jr. This neighborhood, located south of Cedar Street between Ocheltree and Lane streets, became known as "Navy Hill."[41]

As in many parts of the country, Olathe expanded considerably in the years following World War II. By 1950 the population was close to 5,590. Increasing commercial prosperity and industrial development along with a strong demand for new housing attracted younger middle-class families to the area. Residential subdivisions such as Elmwood Meadows, at 1st Plat and Parker Place, expanded into the rural farmland that had once driven the city's economy. Unlike the strict grid of earlier developments, these subdivisions were planned with winding streets that conformed to the topography and were lined with houses built with nearly identical styling. Olathe's new suburban neighborhoods and well-regarded

[38] Historic Preservation Services, LLC and 180° Design Studio, 9. The post office is extant but garage has been demolished.
[39] Susan Jezak Ford, National Register of Historic Places Multiple Property Documentation Form "World War II-Era Aviation-Related Facilities of Kansas," NPS Approved September 25, 2012, E-8.
[40] "Olathe's Navy Hill," *ALBUM* 12, 2, (Spring 1999). digital copy of journal article, http://www.jocohistory.org/cdm/ref/collection/alb/id/316, (accessed June 6, 2013).
[41] "Olathe's Navy Hill."

school system brought a surge of population. Between 1950 and 1960, the city's population nearly doubled to 10,978.

In 1956 this growth was enhanced by the opening of the Delco-Remi battery plant, a subsidiary of General Motors. Located south of the original townsite on West Dennis Road, it was one of the major factors contributing to industrial expansion in the downtown area. Over three hundred people were employed at the plant in the first year, thus driving new residential development in the vicinity.[42]

In 1959 transportation, once again, dramatically impacted the development of the city when Interstate 35 (I-35) was completed between Kansas City, Missouri and Ottawa, Kansas. The highway traversed the eastern boundary of Olathe, creating new commercial nodes, particularly where it intersected Santa Fe Street. The new commercial buildings were generally one-story structures fronted by large parking lots that were better able to accommodate the automobile. By the early 1960s, the city even boasted the South Twin Drive-in movie theater at the 119th Street and I-35. While the highway created new business zones and increased access to the surrounding communities, it also shifted activity away from the downtown commercial district, leaving many buildings vacant and businesses struggling. The Park-Cherry building endured these changes, though a completely new group of businesses occupied the building in the 1950s. These included a TG&Y Variety Store, Jack Burns Jewelry Store, and DeNeve's Shoes, among others, with only First Federal remaining in its original location.[43]

As did many cities during the 1960s, Olathe attempted to reinvigorate its aging downtown core by implementing an Urban Renewal project. Funded through monies originally allocated by the 1949 Federal Housing Act, the plan called for the creation of a new central business district that would serve the modern suburban lifestyle.[44] Historic traffic patterns shifted as streets were relocated to create space for a new civic center complex and courthouse expansion; a pedestrian mall was planned; larger surface parking areas were developed; and adjacent land was acquired for new commercial buildings.

The plan authorized the demolition of over one hundred residential and commercial structures in downtown Olathe. Buildings such as the original Johnson County Courthouse (1892), the Atchison, Topeka & Santa Fe Railroad Depot (1881), and the Masonic Hall (1913) were torn down and replaced by new, Modern Movement designs, including a new Johnson County Courthouse (1951). Many of the homes in the historically African American neighborhood of Fairview between Santa Fe and Whitney streets were also demolished and replaced with modern one-story and split level houses. As seen in communities across the country, the ultimate success of Olathe's Urban Renewal efforts was questionable. Despite the many promises, local residents were dissatisfied with the economic results of the projects and they bemoaned the loss of their historic buildings.[45]

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[42] Historic Preservation Services, LLC and 180° Design Studio, 10.
[43] Bauer, 78.
[44] "A Facelift for the "City Beautiful": Urban Renewal in Olathe," *ALBUM* 21:2 &3 (2008):7. Missouri Valley Special Collections, Kansas City Public Library, Kansas City, MO.
[45] "A Facelift for the "City Beautiful": Urban Renewal in Olathe," 8.

In 1974, as the rapid development continued, Olathe boasted ten elementary schools, two junior high schools, and one high school. The boundaries of the city had increased exponentially, from only four square miles in 1962 to twenty-nine square miles in 1972, the largest period of growth in the city's history.[46] This newly acquired land flanked Original Town, primarily to the east of I-35 and west of the former city boundaries. The population of Olathe continued to surge, as well, nearly doubling in each decade from 1950 to 1980.

SUBURBAN DEVELOPMENT: 1980 – PRESENT

Spurred by perceptions of a strong school district, safe neighborhoods, affordable housing, and employment opportunities, Olathe has remained one of the fastest growing cities in Kansas. The physical limits of the city doubled again after 1980, reaching its current extent of nearly sixty-one square miles.[47] During the corresponding period, the city's population more than tripled, from 37,258 in 1980 to 128,914 in 2013. Contributing to this growth is an increase in minority groups, which continue to add to the diversity of this Kansas City suburb. While the number of African American and Asian residents rose, the most notable demographic shift was the growth of the Hispanic population, which doubled between 2000 to 2010 from 5.4 percent to 10.2 percent of Olathe's population.[48] The full impact of this shift has yet to be seen, though it is becoming evident in new public and private organizations such as schools, churches, and restaurants that cater to this growing population segment.

Single-family and multi-family residences comprised the majority of new construction in the 1990s and early 2000s. There was a similar rise in non-residential development. The job market has likewise grown, with an increase of twenty percent from 2002 to 2007. The establishment of several major companies, including Garmin International, in Olathe since the mid-1990s helped to spur economic and population growth during this period. Other major employers are the Olathe School District, Farmers Insurance, Johnson County, and the Olathe Medical Center.

[46] Bauer, 43.
[47] Bauer, 57-58.
[48] "Demographics," City of Olathe website, http://www.olatheks.org/FactsHistDemo/Demographics, (accessed June 18, 2013).

EXISTING PLANS, PRESERVATION FRAMEWORK & ZONING

The City of Olathe currently occupies roughly sixty-one square miles at the center of Johnson County at the east end of the state of Kansas. Selected as the county seat in 1858, Olathe has held that honor and responsibility ever since. The city's nearly 130,000 residents comprise slightly less than one-quarter of the county, making it the fifth largest city in Kansas. While Olathe has primarily focused on growth and expansion, particularly since the 1950s when the population and area began growing exponentially, history and heritage have remained significant components of the city's identity.

This Historic Preservation Plan arose from an increasing interest in addressing the needs of historic resources and protecting the historic character of Olathe from a more organized, governmental perspective. In order to understand the need for this document, it is important to understand the context of other planning documents and regulations and how these impact the built environment in Olathe. Within the past decade, several planning efforts have addressed historic preservation elements to some extent, taking into consideration Olathe's historic resources within the context of the city's current and future land use. PlanOlathe, the city's comprehensive plan adopted in 2010, articulates principles related to historic preservation. It calls for a separate Historic Preservation Plan to address those principles in greater detail. Additionally, the city's zoning code, the Unified Development Ordinance (UDO), contains a variety of zoning classifications that can impact historic resources and neighborhood character in positive or negative ways. Finally, there is federal, state, and local legislation that supports and enables historic preservation efforts. Each of these components factors into the discussion about how to build on Olathe's past and current preservation efforts and generates the basis upon which the goals, policies, and strategies are laid in the following chapter.

PREVIOUS PLANS WITH HISTORIC PRESERVATION ELEMENTS

Over the past decade, Olathe has begun to proactively address historic resources in planning and development processes. The city has engaged outside firms to evaluate existing processes and to make recommendations for the future. Along the way, the city solicited input from a variety of stakeholders in public meetings. These plans work together or build upon previous recommendations to achieve broad goals.

ENVISION OLATHE DOWNTOWN PLAN – 2003

Envision Olathe Downtown Plan is a master plan for the revitalization of Downtown Olathe which includes recommendations to transform the area from a day-time business center to a vibrant full-time community with residential, commercial, and entertainment resources. The boundaries of this plan are limited to the Downtown core, a transitional area surrounding it, and

the commercial/transportation corridor of Santa Fe Street. The plan examined the existing character of these areas and made specific recommendations for land use, redevelopment, transportation, and open space and trails. The plan also highlights potential funding sources, only one of which, the Neighborhood Revitalization Act, is specifically tailored toward the reuse of existing buildings. The Envision Olathe Downtown Plan addresses the importance of maintaining the historic character of Downtown and the retention of existing historic resources.

ORIGINAL TOWN ENHANCEMENT PLAN (OTEP) – 2004

Building upon the 1996 Original Town Enhancement Plan, the intent of this document was to develop goals for improving and revitalizing the six residential and commercial neighborhoods within the area of Original Town. "Original Town" comprises the area of the earliest formal development of Olathe. The roughly 2,000 acres contains the commercial, residential, governmental, and institutional resources developed between 1865 and the present. The planning team, comprised of Planning staff, developed objectives targeted towards improving the appearance and perception of each neighborhood as well as the services and dissemination of information within each area.

To address the first goal of improving neighborhood appearance, the team suggested initiating regular neighborhood clean-ups, identifying and resolving parking issues, and revising the architectural review process. The architectural review process, initiated with the Original Town Overlay in 1999, was praised as a good first step in preserving the character of Original Town, but often criticized for being discretionary. Revisions to the review process included determining appropriate alterations and new construction based on a set of standards and best practices, rather than proximity, and streamlining the process to eliminate the review of features that do not impact the primary visual character of the neighborhood, such as storage sheds and small rear additions.

Regular neighborhood newsletters and meetings, along with developing an online resource center and a handbook of services were identified as the primary activities that would achieve the second goal of improving the dissemination of information within the neighborhoods. The final two goals focused more directly on the preservation of historic resources or the protection of neighborhood character. Tasks designed to improve the perception of Original Town for both residents and the city in general included increasing signage within Original Town, developing programs to promote historic preservation and historic resources, and establishing a Neighborhood Revitalization program. The city did establish a Neighborhood Revitalization Area in 2008. Both commercial and residential property owners in Original Town are eligible for rebates on the incremental increase in property taxes as a result of qualifying improvements. This is a direct incentive for rehabilitating existing buildings. The fourth goal of enhancing the services offered in Original Town included two objectives: to prevent the conversion of single-

family homes to commercial or multi-family uses through a voluntary downzoning program and to develop neighborhood plans for each of the six neighborhoods within Original Town.

These goals are an excellent step towards preserving the character of Original Town neighborhoods. The success of the Neighborhood Revitalization program and the positive changes made to the design review process highlight the importance of proactively evaluating and adjusting existing processes, plans, and goals to meet existing needs.

HISTORIC PRESERVATION MANAGEMENT RECOMMENDATIONS (HPMR) – 2004

Completed in conjunction with the update to the Original Town Enhancement Plan described above, the Historic Preservation Management Recommendations focused exclusively on the historic character and resources in Original Town. The project team, a collaboration of outside consulting firms, evaluated the current status of historic resources survey and designation and made recommendations for ways to advance these processes. Building on the historic resources inventory conducted in 2000, the team conducted a windshield survey of Original Town and analyzed the data to verify integrity of individual buildings and identify potential historic districts.

The recommendations included individual designation paired with multiple small historic districts to capture the diversity of character and historic context within this one area of Olathe. The HPMR found twenty-five properties potentially eligible for individual listing in the National Register of Historic Places or the Register of Historic Kansas Places. The document also recommended nine potential historic districts, from residential to commercial to institutional. Additional recommendations included further survey, nominating eligible resources and districts, establishing a local register, and creating conservation districts. In 2011, the City established a local register that now includes five resources. Four resources are residential and one is an educational building. Three of the locally listed resources are also listed in the national and state registers.

OLATHE COMPREHENSIVE PLAN (PLANOLATHE) – 2010

PlanOlathe is the city's most recent initiative to address the community's vision for how Olathe should grow and develop. This plan both synthesizes and supersedes previous plans and recommendations. PlanOlathe lays out a series of principles, policies, and action items designed to address the various components of development, including Land Use & Community Character; Economic Sustainability; Original Town; Housing & Neighborhoods; Parks, Trails & Recreation; Environmental Sustainability & Resources; Mobility; Cultural Resources & Landmarks; Community Services & Facilities; and Utility Services. It is meant to be used as a guide for more specific planning activities related to each component. Due to the broad and

interconnected nature of these components, numerous principles and policies affect historic resources and the preservation of historic character, both directly and indirectly. The principles and policies outlined in PlanOlathe were used to inform the goals, policies, and strategies identified in this Historic Preservation Plan.

CURRENT FRAMEWORK FOR PRESERVATION (FEDERAL, STATE, LOCAL)

FEDERAL PRESERVATION FRAMEWORK

The National Historic Preservation Act (NHPA) of 1966 is the primary piece of federal legislation that mandates and enables historic preservation. In addition to authorizing the Department of the Interior and the National Park Service to maintain the National Register of Historic Places, NHPA also enables the establishment of State Historic Preservation Officers (SHPOs) to administer federal programs. The legislation establishes processes for conducting Section 106 review of federal or federally-funded projects, for participating in federal programs as certified local governments, and for accessing a federal rehabilitation tax credit program.

The National Register of Historic Places is the official list of the nation's historically significant resources worthy of preservation. These properties are primarily older than fifty years of age and retain enough of their historic appearance to communicate associations with the architectural characteristics or historical events upon which their significance is based. Properties can be significant at the local, state, or national level. While the National Register is administered by the National Park Service, the SHPO administers the nominations at the state level before they are submitted to the Park Service. National Register listing is honorary and does not trigger protection measures that prevent unsympathetic alterations or even demolition. Listing in the National Register triggers the potential eligibility of resources for federal and state rehabilitation tax credit programs described below. Olathe currently has six properties listed individually in the National Register.

Section 106 of the NHPA requires federal undertakings be reviewed for their impact on historic and cultural resources. The SHPO reviews any federal project for its potential effects on property that is listed in or potentially eligible for listing in the National Register. If the effects of the project are determined to be negative, the SHPO works with the federal agency and property owner(s) to mitigate the negative effects of the project.

Another National Park Service initiative, the Certified Local Government (CLG) program, enables local governments to become active partners in the historic preservation activities in their communities and access benefits and opportunities not otherwise available. Interested governments can receive technical and advisory assistance from the SHPO or National Park Service for establishing the elements that meet the requirements of the Certified Local Government program, including writing a local preservation ordinance, creating a preservation

commission, and developing a system for surveying historic resources. Once established, Certified Local Governments can compete for a percentage of the State's federal historic preservation funds to finance preservation-related activities. Olathe is a Certified Local Government.

The Federal Rehabilitation Tax Credit program was designed as an incentive to redevelop existing buildings in a way that respects the historic character of the building and retains the features that reflect its significance. Rehabilitation Tax Credits are available to income-producing properties that are listed in the National Register of Historic Places, either individually or as a contributing resource to a National Register historic district. Qualified capital expenses are eligible for a 20% federal tax credit. The rehabilitation project must meet several requirements: the minimum investment threshold ensures that it is a substantial rehabilitation project; the property use must be income-producing; and the scope of work must comply with the *Secretary of the Interior's Standards for Rehabilitation* to ensure that the rehabilitation respects the historic character and features of the building. Federal Rehabilitation Tax Credits can be paired with State Historic Rehabilitation Tax Credits and with Heritage Trust Fund grants, described below.

STATE PRESERVATION FRAMEWORK

As enabled by the NHPA, each state has a State Historic Preservation Office (SHPO) with a State Historic Preservation Officer, appointed by the governor, to oversee the administration of the programs listed above. This office, located within the Cultural Resources Division of the Kansas Historical Society (KSHS), contains a National Register Coordinator, Survey Coordinator, Review and Compliance (Section 106) Coordinator, Tax Credit Coordinator, Grants and CLG Coordinator, and an archaeologist. These positions administer similar State programs as well, such as survey, the Register of Historic Kansas Places, and the State Historic Rehabilitation Tax Credit. In addition to the six resources that are listed in the National Register, two resources in Olathe are listed only in the Register of Historic Kansas Places.

The State Historic Rehabilitation Tax Credit is available to properties listed in the national or state register. This program also requires a minimum investment and that the work complies with the *Secretary of the Interior's Standards for Rehabilitation*. Additionally, the state tax credit is available to private home owners and non-profit organizations because the credits may be transferred to other taxpayers.

The SHPO maintains an extensive inventory of historic resources throughout the state: the Kansas Historic Resources Inventory (KHRI). This information is organized in a searchable, online database. As of July 2013, there are 991 entries for properties in Olathe. Some of these may be duplicates, and many are outdated or incomplete. State-sponsored thematic surveys conducted in recent years have gathered information about a variety of resource types that include properties in Olathe (i.e. schools, theaters and opera houses, and World War II Airbases). Most

of these entries are substantially complete and include an eligibility assessment approved by the Survey Coordinator. A limited number of entries for properties in Olathe include precise locations in the form of latitude and longitude, enabling a connection to the GIS mapping feature on the KHRI website. The majority of entries have little or inaccurate information, outdated photographs, no location coordinates, and missing or inaccurate eligibility assessments. Some entries contain information about resources that are no longer extant.

LOCAL PRESERVATION FRAMEWORK

Olathe enacted a historic preservation ordinance in 2009 that established the Olathe Historic Preservation Board (OHPB), criteria for historic landmark designation, and a process for review before demolition or moving permits are approved. When Olathe became a Certified Local Government in 2010, an amendment to the Historic Preservation Ordinance adopted review standards that mirror the Secretary of the Interior's *Standards for Rehabilitation*.

CURRENT UDO ZONING ANALYSIS

Historic resources have significant cultural and economic value to the City of Olathe and these assets should be managed to achieve their highest and best use. Zoning plays a key role in orchestrating the most supportive development to surround each historic resource. The following analysis is based on the Olathe Unified Development Ordinance (Draft 2: July 15, 2013). Refer to the contents of the UDO for further information on development descriptions and requirements. The purpose of this analysis is to highlight areas of the current Unified Development Code which could further support the following Guiding Principles from The PlanOlathe Comprehensive Plan: ***Principle CRL-3*** *Ensure that urban design standards and guidelines will promote community identity, sustainability, and civic pride,* ***Principle M-3:*** *Provide a transportation system that integrates multiple modes of travel, and* ***Principle OT-1*** *Continue to support efforts to improve and expand the Downtown and surrounding neighborhoods by locating additional uses and amenities in this area, including entertainment, restaurants, transportation hubs, high density housing, and other compatible uses in a manner that is harmonious with the historic character of Downtown.*

COMPOSITE BUILDING DESIGN STANDARDS

Each zoning district includes building requirements related to façade expression, pedestrian orientation, materials, garages, and transition adjacent to single-family neighborhoods. These are summarized in Table 15-1 in Chapter 18.15. Adding a sixth component addressing the transition between new development and adjacent historic resources could provide additional requirements sensitive to the unique character of the historic structure. These standards, similar to single-family adjacency and orientation to public streets, could stipulate standard of materials, complementary density, and building height relative to the scale of the historic resource. The Olathe Historic

Preservation Board (OHPB) can provide insight to the planning commission for detailing these requirements.

Certain Composite Building Design Standards are more sensitive to historic preservation than others. Building Category B: Mixed-Use Residential and Building Category C: Neighborhood Center/Urban Center/TOD emphasize high-quality materials, highly articulated facades, and connection with pedestrian circulation. Since many historic resources reflect these qualities, Category B & C development adjacent to historic structures will serve to complement its appearance and encourage its continued use. Building Category D: Commercial Corridor, Category E: Employment Area/Office Park, and Category F: Heavy Commercial/Industrial Area do not require the same level of material quality, allow for a wider façade proportion, and focus more on vehicular access than pedestrian orientation. From Category D to F, these qualities become successively more distant from replicating historic precedents. These categories should be avoided adjacent to historic structures. The (OHPB) will need to overlay historic resources with current zoning to understand potential conflicts.

COMPOSITE SITE DESIGN STANDARDS

Site design requirements can be especially important in relation to historic preservation because new development can potentially conflict with the circulation patterns established by the historic building(s). This could result in awkward relationships that could degrade the value of historic assets (e.g. a street-abutting historic property being surrounded by a large parking lot, new development oriented without regard to historic building's orientation, lack of landscape buffers between historic structures and non-complementary uses).

Site Category 3: Neighborhood Center/Urban Center/TOD/Mixed-Use Residential Neighborhoods has a limited quantity of parking, is divided into small modules, and is set at the rear or side of the building. This category requires shallow front setbacks and places buildings close to the existing street and sidewalk paths. Site Category 3 also requires outdoor amenity space (plazas, green space) which provides opportunities for community gatherings and civic functions. Site Category 3 conceals street views into parking lots which is good for diminishing their impact on the street as long as it does not interfere with pedestrian safety within the parking lot. All of these measures are pedestrian-friendly and are conducive to a healthy interaction between new development and adjacent historic resources.

Site Category 4: Commercial Corridor, Category 5: Employment Area/Office Park, Category 6: Heavy Commercial/ Industrial Area have no maximum front setback requirements allowing for street-facing parking as well as requiring higher volume of parking. Category 6 also does not require any pedestrian considerations or landscaping. These categories follow a more suburban strategy with fewer regulations to account for site conditions, surrounding buildings, or pedestrian-centered design. Typically following a standard formula, these developments offer little towards building a unique character for Olathe. These site categories should be avoided adjacent to historic structures.

Since suburban development has existed beyond 50 years, certain exceptions could be made for historic resources which are actually conducive to suburban site design.

Site Category 1: Conventional Neighborhood and Site Category 2: Conservation Neighborhood provide an option for pedestrian connections by creating an internal path to a public sidewalk in which houses face inward instead of oriented to the street. Though this design's intent is to encourage pedestrian travel, many historic residences would not follow this orientation. This option should be discouraged where historic homes would need to be incorporated.

ZONING DISTRICTS

The building and site categories are implemented as defined by the zoning districts. The **Agricultural District (AG)** maintains and enhances agricultural operations and preserves agricultural land. Agricultural properties are an economic and historic asset for the city and the state of Kansas. This land is often where you will find many historic structures such as timber barns and farmhouses that honor Olathe's agrarian history. These areas should be preserved to serve their current function whenever possible. The UDO specifies that one of the functions that this district can provide is a "holding zone" for land where future urban expansion is possible. Though sometimes necessary to use greenfields for development, the city should first encourage reclaiming previously developed sites and adaptive reuse strategies. Not only is this economically beneficial to the city by eliminating the cost of building and maintaining additional infrastructure, but it also revitalizes existing neighborhoods. Developing on areas with existing services also follows a Guiding Principle in the PlanOlathe Comprehensive Plan: ***Principle CF-1*** *In order to protect and use past investments in capital improvements, new development and redevelopment will be located in areas where adequate public services and facilities presently exist or are planned to be provided.* Doubling their preservation impact, concentrated growth patterns preserve rural land and historic structures and encourage the reuse of urban historic structures.

The **Residential Districts R-1 to R-4**, with the exception of R-1 option A, all exceed a density of seven units per acre. According to the Institute of Transportation Engineers, seven units per acre serves as a guideline for the minimum density needed to support intermediate bus service (intermediate service: 1 bus every half hour). This level of density is healthy for serving non-vehicular traffic, encourages more interactive neighborhoods, and causes a demand for additional amenities and open spaces. Some options for R-3 and R-4 districts do not have maximum setback requirements. Though these districts encourage density, they do not require a strong relationship to existing street geometry. Potentially creating a conflict between the new residential development and historic patterns of settlement, the planning commission should further examine whether these districts accommodate adjacent historic resources where applicable.

The **Neighborhood District (N)** incorporates many traditional values of place-making and community identity. This district could support historic structures by incorporating them into the overall

neighborhood development. The district could potentially benefit from the historic value of the structure and serve as a "center area" for the neighborhood. The following districts: **Neighborhood Center (C-1), Community Center (C-2), Regional Center (C-3), Corridor Commercial (C4), and Business Park (BP)** have front setbacks exceeding 100 feet and many allow for a significant amount of parking beyond what is required. Based on options available within these districts and their combination of building and site composite standards, many of these districts encourage, or even require, low density development with an excess of parking. This makes pedestrian travel difficult and, as described previously, is not complementary to many historic resources. These districts could be adjusted to define more pedestrian-friendly access, or limit their use to areas in which a denser strategy would not be feasible.

The **Downtown District (D)** provides setbacks and building heights that allow for mid-high density. The Planning Commission in combination with the OHPB should examine areas in which buildings in excess of five stories are allowed and determine its effects on the overall character of the downtown. The Commission should consider adding additional setbacks for heights above 40' to allow for adequate light and air. The Building Location and Design section within the Downtown District requirements reinforces architectural concepts which will benefit existing historic buildings. Not requiring off-street parking discourages the destruction of historic resources for parking allocations. Entrances and windows on mixed-use buildings -oriented to the street create visual interest for pedestrian traffic and enhance the character of the historic downtown streetscape. Overall the Downtown District (D) supports the goals of OT-1 by providing a variety of permitted uses and a form-based code respectful of the historic character of historic Downtown Olathe.

Transit-Oriented Development (TOD) creates an environment that does not depend on automobile traffic, but builds a strong network of mass transit, bike, and pedestrian amenities. These concepts would benefit Olathe's historic grid, but many TOD's are imagined outside of the existing infrastructure as greenfield development where transit does not support historic neighborhoods. Two additional planned districts, **Planned Development (PD)** and **Planned Redevelopment (PR),** encourage mixed-use development through innovative solutions which would not be possible in conventional zoning districts. The Planned Redevelopment district has the advantage of creating "incentives to redevelop sites that have obsolete design or site layouts, taking advantage of existing infrastructure and encouraging economic development, new housing or shopping opportunities, and contemporary approaches to development." Redevelopment supports the following guiding principle from PlanOlathe's Comprehensive Plan: ***PRINCIPLE LUCC-6*** *Discourage "leap-frog" or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.* This district is much more conducive to incorporating historic structures and could breathe new life into the areas that surround them. For areas outside the downtown area, the planning commission should examine neighborhoods in which planned redevelopment could take place and prioritize around historic structures degraded by blighted surroundings.

GOALS, POLICIES, AND STRATEGIES

As described above, the vitality of a community is evident in the way people interact with the built environment. That vitality intensifies when people feel a connection to their environment, whether through the history of a particular building, the scale of the streetscape, or the presence of natural features. While a city must continue to change and develop in order to meet the needs of both residents and visitors, it is important to recognize that development can be guided in a way that respects both local character and historic resources. Historic preservation is no longer about putting a building or neighborhood in a bubble. It involves examining the built environment, identifying key characteristics, and exploring ways to protect historic structures and character. It also recognizes that new development can enhance and revitalize an area when incorporated in a sensitive and compatible way.

The citizens and government of Olathe already understand how historic preservation can benefit and help to revitalize the older areas of the community and have made historic preservation a component of the overall city planning process. This historic preservation plan sets forth, in a consolidated format, the community's goals as expressed through a variety of public forums. These goals identify six different foci that, when combined, move Olathe toward broad visions of a revitalized downtown, a sustainable community, strategic growth and beneficial development, and an engaged populace that understands and respects its history and is proud to share that legacy with visitors. To that end, this plan describes goals and strategies that encourage historic preservation through regulation, development incentives, public outreach, and an on-going effort to identify and document historic resources. Consult the Action Plan and Timeline for more information about who should be involved in each strategy and the recommended timeframe for implementation.

GOAL 1

UNDERSTAND AND PRESERVE THE CHARACTER OF THE BUILT ENVIRONMENT AS WELL AS SURVIVING OPEN SPACE THROUGHOUT OLATHE

The foundation of a practical and comprehensive preservation plan is an inventory of the City's historic resources. Effective preservation planning requires a clear understanding of the number, the location, and the significance of these resources. This is achieved through historic resource surveys that identify which resources exist, records their condition, assesses their integrity, and evaluates their significance. Olathe has grown quickly over the past forty years, and PlanOlathe anticipates more growth in the future. Before potential historic resources are lost, it is important to know what they are, where they are, and how they contribute to the story of Olathe. There has been limited formal documentation of historic places in Olathe, despite the strong record of history and connection to heritage. There are no historic districts designated in Olathe, and only nine resources are listed individually on the National

Register of Historic Places, the Register of Kansas Historic Places, and/or the local register. Much of the research and documentation to date has focused on the Original Town area. While this is certainly one of the most historically important areas in Olathe, there are other resources and areas that also reflect the community's historical development and contribute to the historic context of the city. Identifying themes for specific surveys can help to focus efforts and to build on the comprehensive inventory of pre-1940 resources completed by the Johnson County Museum in the 1990s. Potential themes for study include rural resources and residential and commercial development through 1970. The knowledge gathered through survey can then be used to develop programs and policies that protect significant resources from destruction or encroachment from unsympathetic development; to identify and allocate appropriate resources to aid in planning, development, and incentives; and to establish priorities for future preservation efforts. The OHPB should work with city staff to implement these strategies. Collaboration with the Olathe Historical Society, neighborhood groups and the general public will also be useful. Additional consultation with the Kansas SHPO staff or hired consultants may be necessary.

POLICY 1.1 **DEVELOP A PROGRAM FOR THE IDENTIFICATION AND EVALUATION OF CULTURAL RESOURCES IN OLATHE.**

Strategy 1.1.1 – *Update existing survey data in the Kansas Historic Resources Inventory (KHRI).* The on-line database of historic resources operated by the Kansas Historical Society (KSHS) includes nearly 1000 records for resources in Olathe. Many of these are duplicates or contain inaccurate and/or incomplete information. Updating this public and searchable database will improve its utility for both city staff and for property owners. Updating/ correcting information in KHRI through the survey process will trigger a formal review of register eligibility by the KSHS. Properties listed in the state or national historic registers are eligible for a variety of financial incentives that support preservation.

Strategy 1.1.2 – *Develop and implement a survey plan to systematically identify and evaluate resources, giving priority to areas with the highest rate of new development.* Survey commercial centers, residential neighborhoods, and rural areas to generate a comprehensive list of historic resources in Olathe. Begin by reviewing the recommendations from the Original Town Enhancement Plan (OTEP) and surveying that document's list of potential landmarks and historic districts.

Strategy 1.1.3 – *Use the methodology in the Transportation Research Board's* National Cooperative Highway Research Program Report 723 *(TRB Report) to survey and evaluate post World War II residential resources to understand which subdivisions may be eligible for register listing now or in the future.* The TRB Report contains a detailed methodology along with a national context to guide

survey of large postwar subdivisions and of postwar resources located within older residential neighborhoods. The TRB methodology helps streamline this inventory and assessment process and to prioritize preservation efforts, particularly in large subdivisions of similar postwar housing stock.

Strategy 1.1.4 – *Survey rural areas to identify potentially significant resources that may be threatened by future development.* New development in rural areas at best leaves historic resources without a buffer of open space to explain their historic context and at worst results in the demolition of rare building types (such as farm houses and agricultural outbuildings). By identifying these resources, the city can proactively address their preservation when new development is proposed.

Strategy 1.1.5 – *Train volunteers and neighborhood associations to conduct historic resources surveys through workshops with Olathe Historical Society or Kansas Historical Society.*

Strategy 1.1.6 – *Develop an archaeological survey plan for the city.* The extent of potentially significant archaeological sites in Olathe is not fully known. However, research to date indicates the potential for the presence of important prehistoric sites as well as sites associated with the overland trails, the Border Wars, and early life in Johnson County. If the city does not have an archaeologist on staff or as a member of OHPB, utilize the Kansas SHPO staff, local experts, or hire a consultant to help develop an appropriate plan.

1. Develop a predictive model for Olathe that identifies areas of high, medium, and low probability. Work with property owners to access and identify potential sites.
2. Prioritize archaeological survey to focus on areas in which development is ongoing and in which resources would most likely be expected.

POLICY 1.2 UTILIZE SURVEY INFORMATION TO FURTHER PRESERVATION GOALS IN OLATHE

Strategy 1.2.1 – *Link the survey data to the City's GIS system.* The availability of this data through the city's GIS website is useful during the development planning process. Links to the survey form and layers for local, state and national register listing are particularly useful.

Strategy 1.2.2 – *Develop a Multiple Property Documentation Form (MPDF) for Olathe's historic resources and utilize the national suburban development MPDF*

to nominate resources as appropriate. Using the recommendations from previous plans and the results from Strategies 1.1.2 through 1.1.4, OHPB and city staff can consult Kansas SHPO staff and/or hire a consultant to develop an MPDF.

Strategy 1.2.3 – *Nominate eligible resources to national, state, and or local historic registers, with owner consent.* Local register designation will provide the strongest level of protection, while state and national register listing provides access to financial incentives for preservation. Use the results from surveys discussed in Policy 1.1.

GOAL 2

INCORPORATE PRESERVATION AS AN IMPORTANT COMPONENT OF THE CITY PLANNING PROCESS

All of these strategies require collaboration between OHPB, Planning staff, the Planning Commission, and elected officials to amend the planning process, specifically the zoning code, in a way that promotes traditional development patterns, discourages demolition, and supports historic resources.

POLICY 2.1 EXPAND HISTORIC PRESERVATION IDENTIFICATION, EVALUATION, AND PROTECTION PROGRAMS

Strategy 2.1.1 – *Develop a process for identifying cultural resources and evaluating their historic significance before they are impacted by private development or public improvements.* Consider impacts to cultural resources (buildings as well as significant cultural landscapes) as a routine part of the city planning process. Use the results from Strategies 1.1.1 and 1.1.2 to identify significant resources.

Strategy 2.1.2 – *Designate national and local register historic districts and develop design guidelines to help stabilize neighborhoods and increase property values.* The perceived value inherent in historic designation (e.g. an area cannot be designated without meeting criteria of significance) often inspires owners to maintain and/or rehabilitate their properties. Over time, improvements made to individual properties will improve the overall appearance of a neighborhood and is documented to stabilize property values. The protections offered under local historic designation provide reassurance to property owners that adjacent properties will not be altered in ways that can negatively affect surrounding property values. Design guidelines prepared in tandem with designation should identify the historic qualities of buildings and places

that distinguish the character of the district and that should be preserved to promote future stability.

Strategy 2.1.3 – *Flag listed and eligible resources identified during survey for additional review or consideration in development process to prevent the loss of potentially significant resources, including buildings and cultural landscapes.* OHPB should coordinate with Planning staff to identify key resources. This process should start as soon as possible to avoid losses of potentially historic resources.

Strategy 2.1.4 – *Identify and evaluate, during the development review process, properties that are fifty years or older that will be affected by development proposals such as rezoning, platting, development plans, conditional use permits, and use permitted upon review permits.* Assess the integrity and significance of those properties to determine if they are potentially historic. If the identified property is eligible for listing in the local, state, or national register, consider alternatives that will minimize or mitigate adverse impacts.

Strategy 2.1.5 – *Reevaluate the city's demolition ordinance and develop a policy for properties that are potentially eligible for register listing.* The current demolition permit requires only a five (5) day review period. Consider extending this review period to at least thirty (30) days in order to ensure adequate evaluation of the property proposed for demolition. Develop a process to evaluate historic significance, work with the property owner, and/or seek alternative solutions. To address the large number of potentially significant historic properties that have not been inventoried or locally designated, some cities have ordinances that provide demolition review of all properties that are over fifty years of age. City staff conducts a preliminary review to determine if the property has historical integrity and significance. If it does not, the demolition permit process proceeds. If the property is register listed or potentially eligible for designation, the local historic preservation commission reviews the proposal, considering economic hardship and whether the property is economically viable. Another alternative to prevent needless demolition and the accumulation of vacant lots is to require that a building permit be issued for new construction concurrent with the demolition permit.

POLICY 2.2 DEVELOP OR MODIFY ZONING AND BUILDING CODE REGULATIONS TO SUPPORT THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES.

Zoning regulations are a key preservation tool as they impact patterns of neighborhood change and investment as well as disinvestment. Zoning can be used to encourage development that is compatible with the historic character of neighborhoods or historic

districts. Neighborhood preservation and revitalization efforts benefit from compatible land use regulations. Zoning can also be used as a place-making tool that encourages higher density and mixed-use developments that emphasize high-quality design, community connection and sustainability in targeted areas. Like many historic downtowns, Original Town Olathe was founded on these values. Several mixed-use zoning districts, such as the Traditional Neighborhood and Neighborhood Center districts, promote principles of density, mixed-use development, proximity to transportation, and sustainability. The current Unified Development Ordinance (UDO) does not explicitly address how these principles relate to the historic neighborhoods of Original Town. Setting zoning criteria that reflects preservation principles and relates to the existing urban fabric will help create a clear identity and sense of place in Downtown Olathe. Promoting these principles beyond Original Town will ensure that all potential adaptive reuse and new development, where appropriate, complements significant historic resources and areas throughout Olathe.

Strategy 2.2.1 – *Review and update existing city zoning to promote preservation of intact residential neighborhoods and commercial centers that have historical, architectural, and physical integrity*. Refer to UDO Analysis for further information on districts which support the principles listed above. Examine the Future Land Use Map in PlanOlathe for opportunities to incorporate compatible zoning. This is critical for understanding whether future land use is compatible with existing historic resources. Identify neighborhoods that have historic significance and determine whether the current zoning has adequate criteria for protecting the historic character. Consider:

1. Design guidelines and site development controls specific to each area that encourage density, quality rehabilitation, compatible new construction, and sustainability and that reinforce the traditional physical qualities found in each area or neighborhood;
2. Flexible provisions, such as thorough and appropriate form-based zoning overlays, for developing compatible new infill construction on vacant lots;
3. Allowance of innovative preservation alternatives, such as additional or specialty uses that might allow limited commercial uses in residential areas near Downtown;
4. Effective procedures to discourage demolition of significant buildings and structures, to discourage demolition without the intention of rebuilding on a currently occupied site, and to discourage “tear-downs” of smaller houses for the purpose of constructing a much larger building on the site.

Referring to the 2004 Historic Preservation Management Recommendations, there are a number of potential historic districts that, through overlay and form-based zoning, could require materials, setbacks, building heights, etc. specific to the architecture of the area.

Determine which historically significant residential areas lack neighborhood covenants and risk neighborhood destabilization. Many of these residential neighborhoods (e.g. "West Original Town", "Southeast Original Town") have a variety of styles while maintaining a minimum level of quality and scale. The requirements should reflect this concept allowing room for quality development designed in contemporary architectural language.

Strategy 2.2.2 – *Encourage compact, mixed-use development, and site improvements in Olathe's historic commercial district to promote walkability, bike-ability, and community gathering.* Identify locations that allow for community interaction, festivals, and local history events and promote them citywide. Active plazas and parks with continual programming and adequate amenities instill and promote civic pride. These are meeting places where multiple generations interact, ideas are promoted, and local history is made.

1. Encourage or facilitate the establishment of public gathering spaces such as a town square plaza and a farmers' market pavilion to support activity in Downtown Olathe.
2. Renovate Mill Creek Center to include a Downtown venue for public gatherings.

Strategy 2.2.3 – *Investigate the creation of conservation districts as an alternative protection mechanism.* Conservation districts established by overlay zoning can strategically address design issues for new construction in areas that have a "sense of place" but do not meet the criteria for local, state, or national register designation. Conservation districts can protect potentially significant areas that are not yet fifty years of age and therefore ineligible for historic designation. They can also be used to help stabilize areas that, with the use of incentive programs, may be upgraded to meet historic district designation criteria.

Design guidelines for conservation districts can be specifically tailored to promote the desired visual character and allowable special land use of specific geographical areas. The process for creating conservation districts begins with identifying areas that possess a distinct architectural character or strong sense of place. Design guidelines document the range of features that should be maintained and respected and promote a higher level of construction quality to support the architectural integrity of the area's potentially historic buildings. These guidelines should complement the Olathe Planning Commission's Traditional Neighborhood Design Manual. Similar standards should be modified for adaptive reuse in the existing urban core. The Olathe Historic Preservation Board (OHPB) would review major changes to buildings in a conservation district, such as new construction and demolition, to limit adverse changes to the district's character. The review process will encourage property owners to change their buildings in ways

that respect the historic character or to erect new buildings that are compatible with the streetscape. The scope of the review helps to maintain the appropriate size, scale, massing, materials, and building setbacks within the designated area. Design guidelines should also address sustainable practices.

In a Conservation District that includes properties that might be eligible for local or national register designation in the future, guidelines might address avoiding irreversible loss of specific character-defining architectural elements as well as retention of appropriate zoning. This strategy requires additional consultation with applicable neighborhood groups.

Strategy 2.2.4 – *Require new development in the central business district to use designs complementary to the adjacent streetscape*. The Downtown district's "Building Location and Design" section stipulates form-based zoning requirements that will encourage complementary design. These requirements however, leave room for interpretation and would best be enforced through the use of an Architectural Review Board to ensure that new development incorporates the right level of detail, quality, scale, and proportion. This is best examined by a trained eye and through careful analysis that an Architectural Review Board can provide.

Strategy 2.2.5 – *Adopt building and life safety codes that acknowledge and respect the unique character and construction features of historic structures during their rehabilitation.* Continue using the most recent version of the International Existing Building Code (IEBC), which provides leeway for considering historic construction methods and existing conditions and/or materials. The building code should also allow for a change of use when projects adaptively reuse an architecturally or historically significant building to a higher and better use. Refine codes as necessary to address issues of constructability and accessibility within historic buildings, and to incorporate the Secretary of the Interiors *Standards for Rehabilitation* to encourage alternatives that meet accessibility and life-safety requirements while respecting the character of historic buildings.

Strategy 2.2.6 – *Consider the reuse of buildings as an acceptable component of meeting any city policies or code requirements regarding sustainability and energy efficiency.* Amend building code sections pertaining to sustainability to identify reuse of existing buildings as a sustainable practice.

Strategy 2.2.7 – *Explore discounted permit fees to encourage the reuse of existing buildings.*

Strategy 2.2.8 – *Provide a variety of housing options that will attract and retain talent downtown; provide for living, entertainment, dining, retail shops, and professional offices. Create a place where people want to gather with a focus on small, local businesses.* The Downtown district allows for a varied assortment of land uses which encourages a variety of activities to occur within the Downtown. Beyond stipulating permitted uses, the Downtown could also encourage some of these destinations to occur in focused areas surrounded by open space for informal gathering. One example could be creating destinations that exist along South Kansas Avenue and North Cherry Street at Park Street. Creating east-west circulation here would encourage gathering around the Children of the Trails fountain and civic space.

POLICY 2.3 DEVELOP AND IMPLEMENT PROCEDURES TO COORDINATE PRESERVATION EFFORTS AMONG CITY DEPARTMENTS AND AGENCIES

Multiple city departments and agencies engage in activities related to preservation, whether they are involved in economic development, land use, or property management issues. City departments that have the most processes affecting historic preservation include, but are not limited to, Parks & Recreation, Planning, and Public Works. It is necessary to formalize policies and procedures that integrate preservation methodologies into existing department operations in a manner that assures they become part of the day-to-day program administration. The public should receive information on related preservation policies, procedures, and ordinances when undergoing compliance with any department or public agency's processes.

Strategy 2.3.1 – *Establish procedures for the OHPB to review or comment on City planning activities*.

Strategy 2.3.2 – *Integrate the development review process and the building permitting process with historic design review. Consider alternative processes to help streamline project review*. If development affects historic resources, require developers to pre-apply and attend the pre-application meeting as specified by the 18.40 Procedures in UDO Draft 2 (July 15, 2013). This meeting could inform the developer of additional requirements related to the historic structures, but could also be the opportunity to educate them on the financial incentives exclusively available for historic restoration projects. Market this process to all prospective developers to spur interest and set expectations for developing in a historic area. Encourage developers seeking approval for projects in historically significant areas to use the Historic Design Guidelines developed for that area to frame their project. Create a fast-track process for developers to receive planning approval, obtain building permits, and any other necessary documentation when this approach is followed.

Strategy 2.3.3 – *Require historic preservation elements as part of future comprehensive, neighborhood, and special area plans.* This strategy requires coordination between the OHPB, Planning staff, and applicable neighborhood groups to discuss potential design guidelines that identify the key features to be respected in each neighborhood, such as scale and setbacks.

Strategy 2.3.4 – *Implement consistent and systematic building and maintenance code enforcement that understands and reflects the unique aspects of historic buildings.* Educate inspectors and plan reviewers so that they understand historic building technologies. Using the International Existing Building Code and the Secretary of the Interior's *Standards for Rehabilitation* as a guide, create educational programs where inspectors will learn historic methods of construction and how to properly examine these methods in the inspection process. Inspectors and plan reviewers should be aware of strategies for meeting modern code and ADA requirements for historic structures without compromising their integrity.

Strategy 2.3.5 – *Require review of new ordinances for their impact on historic resources and historic preservation efforts.*

Strategy 2.3.6 – *Coordinate with transportation corridor plans to create commercial centers that are multi-modal.* Prioritize areas within Original Town for multi-modal transportation initiatives. Original Town evolved as a walkable community. Reestablishing these connections will reinforce its historic integrity. This work should be coordinated with the appropriate neighborhood groups.

1. Create walkable and bike-able routes of travel to increase citizens' engagement with the built environment and the surrounding community.
2. Increase and coordinate signage to recognize historic resources along these routes.
3. Provide generous sidewalks connecting residential and commercial nodes. Line with street trees and landscaping and encourage commercial development to align their storefront entrances with the sidewalk to engage its customers.
4. Provide protected bike paths along major corridors to allow bicycles to traverse all areas of Original Town.

   Beyond Original Town, align bike traffic patterns with natural corridors where possible. Examine streets to detect those that are oversized and could be retrofitted for bike and pedestrian traffic. Examine how bike and pedestrian paths could align with locations of historic significance.

POLICY 2.4 ELIMINATE DISINCENTIVES TO ORDERLY PLANNED DEVELOPMENT

Strategy 2.4.1 – *Review PlanOlathe principles regarding land use and annexation.* Limit "hop-scotch" or "leapfrog" patterns of growth. Encourage new development in targeted areas to protect historic open spaces and rural properties. Refer to the Future Land Use Map developed for PlanOlathe. Review the relationship of this map with the preservation of natural features.

Strategy 2.4.2 – *Develop policies that encourage development and support traditional levels of density in downtown Olathe.* Examine areas that lack traditional density such as parking lots or underutilized low-rise buildings that do not follow traditional setbacks or material quality. Determine if these function to their highest and best use or if they provide opportunities for infill. Where opportunities arise, target these sites for economic and policy incentives.

Demolition of existing buildings only further disrupts the density level and makes pedestrian circulation less effective. Demolition should be discouraged wherever possible, focusing instead on vacant buildings that are at risk of irreversible damage from neglect. Encourage temporary uses for these underutilized downtown buildings at little to no cost in exchange for on-going maintenance. This will contribute to a more active street typical of a dense downtown until more sustained development can occur.

GOAL 3

INCORPORATE PRESERVATION INCENTIVES INTO THE CITY'S ECONOMIC DEVELOPMENT POLICIES AND PROGRAMS

Historic preservation can play an important role in the economic development of cities of all sizes when they harness the array of available programs and incentives to promote the reuse and rehabilitation of existing buildings. Multiple programs can often support a single project to maximize the available benefits. Olathe must develop programs that help property owners access preservation incentives in order to promote the economic advantages of historic preservation with the goal of revitalization. These programs encourage a range of activities with the aim of generating certain types of results. Some seek to spur development on a broad level; others, such as tax abatement or tax credits, address specific projects and activities. All are tools that can be used in various combinations to encourage revitalization in commercial and residential neighborhoods. The Finance Services division of the Resource Management Department implements and manages economic development strategies and financial incentives programs. OHPB and Planning staff should coordinate with this department on the majority

of policies necessary to achieve Goal #3. Additional potential partners include the Olathe Chamber of Commerce and the Olathe Economic Development Council (EDC).

POLICY 3.1 ENCOURAGE THE UTILIZATION AND LINKAGE OF EXISTING INCENTIVES.

Economic incentives have proven to be the most effective way to encourage and guide development to meet goals of preservation, revitalization, and diversity. Below is a list of programs that are commonly used to stabilize and/or revitalize neighborhoods and are applicable to existing buildings. *See Chapter 5. Resource Guide for links to more information about these programs.*

- *Federal Historic Tax Credit* – 20% federal tax credit on qualified expenses for the substantial rehabilitation of an income-producing property listed in the National Register of Historic Places;
- *Federal Non-Historic Tax Credit* – 10% federal tax credit on the rehabilitation of non-historic buildings built before 1936. These buildings must be rehabilitated for non-residential use and must retain a portion of their exterior walls and interior structure.
- *State Historic Tax Credit* – 25% state tax credit on qualified expenses for the substantial rehabilitation of a property listed in the National Register of Historic Places or the Register of Historic Kansas Places;
- *Kansas Historic Preservation Fund Grants* – Grant that assists communities in planning for the preservation of their historic resources;
- *Kansas Heritage Trust Fund Grants* – Competitive grant program for projects on national and state register-listed buildings;
- *National Main Street Center, Inc.* – This national program, a non-profit subsidiary of the National Trust for Historic Preservation, provides training, design assistances, program evaluation, and incentives to revitalize downtowns and central business districts;
- *Neighborhood Revitalization Area* – Provides rebates on the incremental increase in property taxes from qualified commercial or residential property improvements in an area designated by the governing body;
- *Low Income Housing Tax Credit* – Federal and state tax credit on qualified expenses for the development of affordable rental housing for low-income individuals and families, often paired with the Historic Tax Credit programs for the rehabilitation of historic buildings for this purpose;
- *KSA 12-1740 Revenue Bonds* – Authorizes cities to issue revenue bonds for the purpose of, among other things, purchasing, improving, repairing, or remodeling facilities for agricultural, commercial, hospital, industrial, natural resources, recreational development, and manufacturing purposes;

- *Kansas Department of Commerce* – Innovation Growth Program – Incentive program to attract entrepreneurs and technology companies to Kansas cities which can help to revitalize Downtown;
- *Façade Improvement Grants/Programs* – Grants or loans to improve façades of commercial buildings in designated areas *(this program would need to be created in Olathe)*;
- *Tax Abatement* – Authorized by the governing body for redevelopment of property in a designated area;
- *New Market Tax Credits* – Federal tax credit for qualified investments in low-income communities to create jobs and material improvements by financing small businesses, improving community facilities, and increasing home ownership opportunities, which can all involve the reuse of historic buildings;
- *Community Development Block Grants* – Grant program to provide communities with resources to address a wide range of community development needs, including providing decent housing or expanding economic opportunities;
- *Small Business Administration: Certified Development Company (504) Loan Program* – Provides financing for major fixed assets, including real estate;
- *Energy and Sustainability tax credits for existing buildings* – Work performed on or equipment and systems added to historic buildings as part of a rehabilitation project may also be eligible for federal and state tax incentives to provide energy efficiency and promote sustainability.

Strategy 3.1.1 – *Develop a program to list eligible properties in the national and state historic registers, thereby enabling property owners to utilize the federal and state rehabilitation tax credits to support private preservation efforts.* Using the results of the surveys implemented under Policy 1.1, OHPB should coordinate with the Olathe Historical Society, various neighborhood groups, and members of the public, such as property owners, to complete this task.

Strategy 3.1.2 – *Explore the process of implementing an Olathe Main Street program to revitalize the downtown commercial district using the national program's four-point approach of Design, Organization, Promotion, and Events.* Consult the national Main Street organization or local organizations in other Kansas cities for assistance in setting up a local non-profit that can access the training and educational programs offered by the larger organizations, as well as funding and guidance for specific program elements.

Strategy 3.1.3 – *Maximize the use of incentives by combining them into preservation "tool kits" or tailored incentive packages that provide different combinations of incentives targeted to specific areas and designed to meet certain needs to address stabilization and revitalization of older residential and commercial areas.*

Strategy 3.1.4 – *Target public incentives to projects in Downtown Olathe that capitalize on existing public infrastructure and density within the historic built environment.*

Strategy 3.1.5 – *Publicize the availability of rehabilitation incentives and grants and assist property owners in accessing applicable programs and understanding the available opportunities.* Promote all available incentives on the city's website and consider hiring/training an incentives specialist to answer questions from property owners.

Strategy 3.1.6 – *Coordinate efforts among local, state, and regional economic development organizations that work with small businesses and downtowns (such as Kansas Main Street Inc., Network Kansas, LISC, etc.) in order to attract new businesses to downtown Olathe, support businesses already there, and establish partnerships to maximize redevelopment opportunities within existing buildings.*

POLICY 3.2 DEVELOP INCENTIVES TO ENCOURAGE THE REHABILITATION AND OCCUPANCY OF HISTORIC PROPERTIES

Incentivize development with proper oversight in order to attract high-quality projects that work towards the goal of revitalizing Downtown and historic residential neighborhoods.

Strategy 3.2.1 – *Promote historic tax incentives by using tools such as the Neighborhood Revitalization Act*. This tax rebate tool has been used in the Original Town area since 2008 to promote and encourage reinvestment and redevelopment that may not have occurred otherwise. There is a minimum investment threshold and requirements that the alterations comply with Olathe's Comprehensive Land Use Plan and Unified Development Ordinance. Identify other eligible areas that may benefit from this incentive.

Strategy 3.2.2 – *Attach appropriate design guidelines through zoning overlays so that they are triggered by the use of particular incentive programs.* The requirements of the Neighborhood Revitalization Act do not, in and of themselves, take historic resources into consideration. Design review is triggered for resources in Olathe's Neighborhood Revitalization Area because it overlaps with the Original Town zoning overlay. Develop design guidelines that illustrate appropriate treatments for the restoration or rehabilitation of historic resources and principles guiding the size, scale, massing, setbacks, and quality of materials for compatible new construction. OHPB and Planning

staff should work with the Planning Commission to ensure that design guidelines are appropriately applied and reviewed.

Strategy 3.2.3 – *Create incentives to increase the density of development in Downtown through the reuse of existing buildings and new construction that is sensitive to the size, scale, materials, and setbacks of existing buildings.*

Strategy 3.2.4 – *Create and target incentives to historic commercial areas, such as façade improvement grants and economic incentives to owners or businesses that occupy or lease space in historic buildings.*

Strategy 3.2.5 – *Provide design and technical assistance to property owners undertaking preservation projects.* Such assistance may include schematic architectural design for renovation or restoration of residences, businesses, and rural structures and/or guidance in meeting the Secretary's Standards for Rehabilitation. OHPB, appropriate Planning staff, the Olathe Historical Society, and the Kansas SHPO staff should coordinate efforts to provide technical assistance.

POLICY 3.3 ELIMINATE DISINCENTIVES TO PRESERVATION EFFORTS

Review current city policies that may discourage preservation. Removing these obstacles is an important balance to providing incentives.

Strategy 3.3.1 – *Tax properties that are listed in the national, state or local registers at a lower rate.*

Strategy 3.3.2 – *Abolish or develop a lower fee schedule for historic rehabilitation building permits.*

Strategy 3.3.3 – *Develop incentives to retain and strengthen Downtown as a destination to live, work, and play.*

GOAL 4

INCORPORATE HERITAGE TOURISM INTO OLATHE'S ECONOMIC DEVELOPMENT STRATEGY

POLICY 4.1 DEVELOP A COMPREHENSIVE HERITAGE TOURISM PROGRAM

Heritage tourism is an important component of the tourism industry that has a significant economic impact on a city or region. Olathe has a rich history of association with national, state, and local events. The buildings, structures, neighborhoods, historic landmarks, and cultural landscapes in Olathe provide tangible links to the past and improve our knowledge and understanding of these events. These resources are linked to prehistoric and historic native peoples; the era of European exploration; the Santa Fe, California, and Oregon trails; the Border and Civil wars; the development of regional transportation routes; and suburban expansion. In order to capitalize on this growing industry, Olathe must implement strategies that interpret the past, preserve and protect historic resources, and encourage collaboration within the city and region in order to engage the greatest number of visitors. OHPB, Planning staff, and the Olathe Historical Society should coordinate efforts to develop a Heritage Tourism program. Additional collaboration with the Olathe Chamber of Commerce or the Olathe Convention and Visitors Bureau (CVB) would be appropriate.

Strategy 4.1.1 – *Promote Downtown Olathe as a destination.* Old Settlers Day is an important event that draws the public downtown to celebrate local history. Encouraging more such events will establish Olathe as an important historical center in the region.

1. Inventory current and potential historic attractions.
2. Assess current attractions for their visitor services, organizational capabilities, historic resources, and marketing programs.
3. Develop a marketing plan that involves local, regional, state, and national partners.
4. Develop cooperative efforts between the Olathe Chamber of Commerce, the business community, and local preservation groups to market Olathe's historic attractions.

Strategy 4.1.2 – *Improve and coordinate signage to identify heritage tours, historic sites, historic neighborhoods, and cultural landscapes.*

Strategy 4.1.3 – *Develop thematic tours of similar historic resources from locations throughout Johnson County, Kansas, and the region, including the Freedom's Frontier National Heritage Area, Santa Fe Trail sites, historic neighborhood and house tours, etc.*

Strategy 4.1.4 – *Encourage and enter into cooperative regional efforts in programming and networking for public relations and marketing efforts.* Collaboration might include groups such as the Mahaffie Stagecoach Stop & Farm, Freedom's Frontier National Heritage Area, the Olathe Historical Society, and others.

GOAL 5

PROMOTE HISTORIC OLATHE TO THE LOCAL COMMUNITY THROUGH THE ESTABLISHMENT OF OUTREACH AND EDUCATIONAL PROGRAMS

This policy aligns with the mission statement of the Olathe Historical Society. As such, the Olathe Historical Society is best equipped to lead efforts to address the majority of the strategies described below.

POLICY 5.1 DEVELOP PROGRAMS TO EDUCATE THE GENERAL PUBLIC AND HISTORY ENTHUSIASTS OF ALL AGES ABOUT OLATHE'S HERITAGE.

Strategy 5.1.1 – *Facilitate and/or create events that draw people downtown to support local businesses, promote history, and encourage community engagement.* Examples include Old Settlers' Day, monthly cultural events, and the Olathe Downtown Arts Festival.

Strategy 5.1.2 – *Develop a walking tour of Downtown Olathe that includes historic sites associated with the founding of Olathe, its history as the county seat, its historic neighborhoods, and connections to important overland trails and railroads.* Engage local businesses along the route to encourage cross-promotion.

Strategy 5.1.3 – *Improve and coordinate signage for historic sites and tours throughout the city.* Develop signage that commemorates historic resources that have been lost to help the community understand the important role preservation plays in defining and maintaining Olathe's identity.

Strategy 5.1.4 – *Develop an on-line, interactive presence to engage youth in learning about Olathe's history and to make the information accessible to all.* Coordinate with the Olathe Public Library, the Olathe Historical Society, and the Olathe Public School District.

Strategy 5.1.5 – *Coordinate with the Olathe Public School District to enhance discussion of local history in the curriculum.* Local history is currently part of 3rd grade curriculum. Consider implementing complementary middle or high school programs as part of the regular classroom curriculum or enrichment activities that take place after school or during vacation periods.

Strategy 5.1.6 – *Support the efforts of local cultural institutions that offer educational programs about Olathe's history and historic resources.*

POLICY 5.2 DEVELOP PROGRAMS TO EDUCATE LOCAL HISTORY ENTHUSIASTS, PROPERTY OWNERS, AND DEVELOPERS ABOUT GOOD PRESERVATION PRACTICES AND INCENTIVES THAT PROMOTE THE PRESERVATION AND THE REUSE OF BUILDINGS.

Strategy 5.2.1 – *Promote historic preservation as an integral part of local economic vitality rather than as a separate activity unto itself.* Engage neighborhood groups, public and private institutions, and the general public to contribute to this effort through words and actions.

Strategy 5.2.2 – *Hold public workshops on a variety of preservation issues, including survey, local and national register designation, best renovation practices, incentives that support preservation, and sustainability*.

Strategy 5.2.3 – *Make the public aware of available funding/incentive sources through websites and printed materials.* Take advantage of traditional and social media outlets available through the city and neighborhood groups to publicize the programs and incentives outlined in Goal #3.

Strategy 5.2.4 – *Promote historic buildings available for purchase and/or reuse in connection with economic development activities.* Use information gathered during historic resource surveys identified in Goal #1 to advertise available buildings that are eligible for preservation-related development incentives. Develop a searchable website that lists available buildings. The website could be hosted by the City or separate from it. It should be readily accessible to and use information from the Planning Department, neighborhood groups and the Olathe Historical Society.

Strategy 5.2.5 – *Develop or make available hands-on materials that provide information about how to repair and preserve historic buildings according to the* Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings. Work with existing hardware and home improvement stores to disseminate printed materials related to appropriate historic preservation and rehabilitation strategies.

Strategy 5.2.6 – *Provide educational workshops and printed materials about the "embodied energy" and sustainability inherent in existing buildings*. Encourage the repair and retention of historic fabric as a sustainable measure. Acknowledge successful sustainable development projects in the area.

Strategy 5.2.7 – *Establish forums for realtors, lenders, developers, contractors, preservationists, community business leaders, insurance agents, and neighborhood groups to acquaint themselves with preservation benefits, issues, and procedures.*

POLICY 5.3 DEVELOP PROGRAMS TO EDUCATE CITY STAFF ABOUT PRESERVATION AND ITS RELATIONSHIP WITH CITY PROCESSES.

OHPB and Planning staff should take the lead in developing these programs.

Strategy 5.3.1 – *Develop in-house materials for city staff about preservation processes and issues in order to assist in applying preservation procedures uniformly.* Preservation issues are applicable to a variety of city departments. Preservation should not be viewed as an end point, but rather as an integral component of decisions made to move the city forward.

Strategy 5.3.2 – *Develop and provide on-going preservation education sessions for members of appointed bodies, including the Olathe Historic Preservation Board, City Council, City Planning Commission, and others.*

POLICY 5.4 DEVELOP A STRATEGY TO PROACTIVELY RECOGNIZE AND PROMOTE LOCAL PRESERVATION EFFORTS

Strategy 5.4.1 – *Develop media relations to advocate for historic resources in Olathe*. Promote preservation activities in local media outlets through press releases. Focus on the economic impact of preservation as well as local celebrations, events, or designations.

Strategy 5.4.2 – *Develop signage for historic sites and trails to commemorate both existing and lost resources.*

Strategy 5.4.3 – *Encourage the nomination of preservation projects for local, state, and national awards programs.*

Strategy 5.4.4 – *Assist in the formation of neighborhood associations and encourage collaboration among them in order to coordinate efforts to promote preservation and learn from each other.*

GOAL 6

ENCOURAGE CITY AND COMMUNITY SUPPORT FOR PRESERVATION EFFORTS IN OLATHE

POLICY 6.1 DEVELOP AND CULTIVATE LEADERS WHO SUPPORT HISTORIC PRESERVATION

Strategy 6.1.1 – *Encourage city leaders to support historic preservation and provide an opportunity during the election cycle for candidates to state their views about historic resources and issues.* The Olathe Historical Society should join with neighborhood groups and the general public to promote historic preservation among current and potential city leaders.

Strategy 6.1.2 – *Identify and mentor the next generation of preservation-minded leaders.* Preservation leaders are needed in government and in community organizations, such as the Olathe Historical Society. Encourage citizens to engage with and join the preservation board, the Planning Commission, and the City Council. They can also assist in surveying properties and lead preservation tours, among other preservation-related activities. The Olathe Historical Society and general history enthusiasts should actively seek and encourage members of the preservation community to participate in broad preservation efforts.

ACTION PLAN & TIMELINE

The Action Plan & Timeline laid out below identifies the departments, agencies, organizations, and groups that are best equipped to carry out the strategies listed above. Accompanying each strategy is a recommended time frame for completing each task.

For the purposes of this plan, the terms identifying “Partners” and “Timeline” are used as defined below.

Partners:
City – This designation most often refers specifically to staff of the City Planning Department and the Planning Commission. It can also refer to other appropriate departments, such as the Finance Services division of the Resource Management Department.

OHPB – The Olathe Historic Preservation Board (OHPB) is the primary representatives of historic resources in Olathe and as such is the most organized and capable of directing change within the governmental framework.

Olathe Historical Society – The officers, board of directors, and members of the Olathe Historical Society. These individuals have expressed interest in the history of Olathe through their commitment to the organization and would be a good resource for leading preservation efforts that involve public participation and/or the general history of Olathe.

Neighborhood Groups – Any formal or informal group that represents a defined area within Olathe. Neighborhoods can be residential, commercial, or a mix of the two. As they are comprised of individuals who live and/or work in these areas, Neighborhood Groups understand the issues affecting a given area as well as the needs and desires of those they represent. Neighborhood Groups can be excellent advocates for the areas they represent.

Public – Any individual, formal or informal group, or public organization or entity that has an interest in a given task or the special skills or organization best equipped to address that task. The "Public" can include, but is not limited to, property owners, history enthusiasts, developers, the Public Library, the Chamber of Commerce.

Other – Other potential partners are listed by name in this field.

Timeline:
Ongoing – Strategies identified as "Ongoing" should begin immediately. Progress on these tasks should be made on a regular, continuous basis.

One Year – Strategies identified as "One Year" address a pressing need or require minimal coordination and should be addressed within one year of the enactment of this plan.

Two-Five Years – While still important, strategies identified as "Two-Five Years" may require coordination with additional departments or collaborators. These may also be strategies that are contingent upon the completion of other, more immediate steps.

SUMMARY

The first three Goals are inter-related, with policies and strategies built upon one another to not only protect known resources that are currently considered historic, but to create a framework for enabling the city to continue growing while respecting the built environment and Olathe's cultural heritage. These goals rely heavily on the collaboration between Olathe Historic Preservation Board (OHPB) and the staff of the City Planning Department to guide these strategies through the political process and appropriate commissions.

The first step (Goal #1) is to develop a protocol for identifying potentially historic resources or areas with the highest probability of yielding such resources, and evaluating their significance on a regular basis. As buildings and areas continue to age, more resources have the potential to become significant. The second step (Goal #2) incorporates the processes and philosophies of historic preservation that apply to the resources identified in Goal #1 into all applicable City processes. This will be achieved primarily through the zoning code and development review process. The third step (Goal #3) uses City resources to maximize the economic benefits of historic preservation in the most appropriate areas. Creating a sense of place that appeals to residents and visitors is the most direct path to revitalization.

These first three goals seek to protect resources while fostering an environment conducive to place-making. The city cannot legislate into being the private businesses or sensitive home owners needed to revitalize Downtown or other commercial or residential neighborhoods. Through strategic use of zoning, economic incentives, and design guidelines, however, it is possible to attract individuals willing to invest in historic resources and businesses that create vibrant commercial centers and residential neighborhoods.

While many tasks fall under the auspices of the City (as defined as the OHPB and appropriate city staff), it may be appropriate to confer with others to address specific tasks. Potential collaborators include known local experts, paid consultants, the staff of the Kansas State Historic Preservation Office (SHPO), and/or other city staff or commissions.

The first three goals, focused primarily on governmental actions, complement the three remaining goals, which are designed to support grass-roots or localized strategies that foster an appreciation for historic resources and promote the economic value (rather than the sentimental value) of historic preservation . The key to the first three goals is education, as emphasized and promoted by the last three goals. Educating political leaders and government staff, in addition to educating their constituents, will help to ensure that preservation objectives become an inherent part of planning and development processes.

			Partners						Timeline		
Goal	Policy	Strategy	City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #1: UNDERSTAND AND PRESERVE THE CHARACTER OF THE BUILT ENVIRONMENT AS WELL AS SURVIVING OPEN SPACE THROUGHOUT OLATHE	POLICY 1.1: DEVELOP A PROGRAM FOR THE IDENTIFICATION AND EVALUATION OF CULTURAL RESOURCES IN OLATHE	Strategy 1.1.1: Update existing survey data in the Kansas Historic Resources Inventory (KHRI).	X	X	X		X			X	
		Strategy 1.1.2: Develop and implement a survey plan to systematically identify and evaluate resources, giving priority to areas with the highest rate of new development.	X	X						X	
		Strategy 1.1.3: Use the methodology in the Transportation Research Board's National Cooperative Highway Research Program Report 723 to survey and evaluate post World War II residential resources to understand which subdivisions may be eligible for register listing now or in the future.	X	X		X	X				X
		Strategy 1.1.4: Survey rural areas to identify potentially significant resources that may be threatened by future development.	X	X	X						X
		Strategy 1.1.5: Train volunteers and neighborhood associations to conduct historic resources surveys through workshops with Kansas SHPO staff.			X					X	
		Strategy 1.1.6: Develop an archaeological survey plan for the city.	X	X						X	
	POLICY 1.2: UTILIZE SURVEY INFORMATION TO FURTHER PRESERVATION GOALS IN OLATHE	Strategy 1.2.1: Link the survey data to the City's GIS system	X							X	
		Strategy 1.2.2: Develop a Multiple Property Documentation Form for Olathe's historic resources and utilize the national suburban development MPDF to nominate resources as appropriate	X	X							X
		Strategy 1.2.3: Nominate eligible resources to national, state, and/or local historic registers, with owner consent.	X	X	X	X	X				X

			Partners						Timeline		
Goal	Policy	Strategy	City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #2: INCORPORATE PRESERVATION AS AN IMPORTANT COMPONENT OF THE CITY PLANNING PROCESS	POLICY 2.1: EXPAND HISTORIC PRESERVATION IDENTIFICATION, EVALUATION, AND PROTECTION PROGRAMS	Strategy 2.1.1: Develop a process for identifying cultural resources and evaluating their historic significance before they are impacted by private development or public improvements.	X	X						X	
		Strategy 2.1.2: Designate national and local register historic districts and develop design guidelines to help stabilize neighborhoods and increase property values.	X	X		X			X		
		Strategy 2.1.3: Flag listed and eligible resources identified during survey for additional review or consideration during development process to prevent the loss of potentially significant resources, including buildings and cultural landscapes.	X	X					X		
		Strategy 2.1.4: Identify and evaluate during the development review process properties that are fifty years or older that will be affected by development proposals such as rezoning, development plans, conditional use permits, and use permitted upon review permits.	X	X					X		
		Strategy 2.1.5: Reevaluate the city's demolition ordinance and develop a policy for properties that are potentially eligible for register listing.	X	X						X	

			Partners						Timeline		
Goal	Policy	Strategy	City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #2: INCORPORATE PRESERVATION AS AN IMPORTANT COMPONENT OF THE CITY PLANNING PROCESS	POLICY 2.2: DEVELOP OR MODIFY ZONING AND BUILDING CODE REGULATIONS TO SUPPORT THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES	Strategy 2.2.1: Review and update existing city zoning to promote preservation of intact residential neighborhoods and commercial centers that have historical, architectural, and physical integrity.	X	X					X	X	
		Strategy 2.2.2: Encourage compact, mixed-use development and site improvements in Olathe's historic commercial district to promote walkability, bike-ability, and community gathering.	X	X					X	X	
		Strategy 2.2.3: Investigate the creation of conservation districts as an alternative protection mechanism.	X	X		X					X
		Strategy 2.2.4: Require new development in the central business district to use designs complementary to the adjacent streetscape.	X	X						X	
		Strategy 2.2.5: Adopt building and life safety codes that acknowledge and respect the unique character and construction features of historic structures during their rehabilitation.	X	X					X		
		Strategy 2.2.6: Consider the reuse of buildings as an acceptable component of meeting any city policies or code requirements regarding sustainability and energy efficiency	X						X		
		Strategy 2.2.7: Explore discounted permit fees to encourage the reuse of existing buildings.	X								X
		Strategy 2.2.8: Provide a variety of housing options that will attract and retain talent downtown; provide for living, entertainment, dining, retail shops, and professional offices.	X	X			X				X

			Partners						Timeline		
Goal	Policy	Strategy	City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #2: INCORPORATE PRESERVATION AS AN IMPORTANT COMPONENT OF THE CITY PLANNING PROCESS	POLICY 2.3: DEVELOP AND IMPLEMENT PROCEDURES TO COORDINATE PRESERVATION EFFORTS AMONG CITY DEPARTMENTS AND AGENCIES	Strategy 2.3.1: Establish procedures for the OHPB to review or comment on city planning activities.	X	X						X	
		Strategy 2.3.2: Integrate the development review process and the building permitting process with historic design review. Consider alternative processes to help streamline project review.	X	X						X	
		Strategy 2.3.3: Require historic preservation elements as part of future comprehensive, neighborhood, and special area plans.	X	X					X		
		Strategy 2.3.4: Implement consistent and systematic building and maintenance code enforcement that understands and reflects the unique aspects of historic buildings.	X	X						X	
		Strategy 2.3.5: Require review of new ordinances for their impact on historic resources and historic preservation efforts.	X	X					X		
		Strategy 2.3.6: Coordinate with transportation corridor plans to create commercial centers that are multi-modal	X	X		X	X				X
	POLICY 2.4: ELIMINATE DISINCENTIVES TO ORDERLY PLANNED DEVELOPMENT	Strategy 2.4.1: Review PlanOlathe principles regarding land use and annexation.	X	X					X		
		Strategy 2.4.2: Develop policies that encourage development and support traditional levels of density in downtown Olathe.	X	X							X

Goal	Policy	Strategy	Partners						Timeline		
			City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #3: INCORPORATE PRESERVATION INCENTIVES INTO THE CITY'S ECONOMIC DEVELOPMENT POLICIES AND PROGRAMS	POLICY 3.1: ENCOURAGE THE UTILIZATION AND LINKAGE OF EXISTING INCENTIVES	Strategy 3.1.1: Develop a program to list eligible properties in the national and state historic registers, thereby enabling property owners to utilize the federal and state rehabilitation tax credits to support private preservation efforts.	X	X	X	X	X				X
		Strategy 3.1.2: Explore the process of implementing an Olathe Main Street program to revitalize the downtown commercial district using the national Main Street's four-point approach of Design, Organization, Promotion, and Events.	X	X	X		X	Chamber of Commerce; EDC			X
		Strategy 3.1.3: Maximize the use of incentives by combining them into preservation "tool kits" or tailored incentive packages that provide different combinations of incentives targeted to specific areas and designed to meet certain needs to address stabilization and revitalization of older residential and commercial areas.	X	X				EDC		X	
		Strategy 3.1.4: Target public incentives to projects in Downtown Olathe that capitalize on existing public infrastructure and density within the historic built environment.	X	X					X		
		Strategy 3.1.5: Publicize the availability of rehabilitation incentives and grants and assist property owners in accessing applicable programs and understanding the available opportunities.	X	X	X			Chamber of Commerce; EDC		X	
		Strategy 3.1.6: Coordinate efforts among local, state, and regional economic development organizations that work with small businesses and downtowns in order to attract new businesses to downtown Olathe, support businesses already there, and establish partnerships to maximize redevelopment opportunities within existing buildings.	X	X				Chamber of Commerce; EDC			X

			Partners						Timeline		
Goal	Policy	Strategy	City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #3: INCORPORATE PRESERVATION INCENTIVES INTO THE CITY'S ECONOMIC DEVELOPMENT POLICIES AND PROGRAMS	POLICY 3.2: DEVELOP INCENTIVES TO ENCOURAGE THE REHABILITATION AND OCCUPANCY OF HISTORIC PROPERTIES	Strategy 3.2.1: Promote historic tax incentives by using tools such as the Neighborhood Revitalization Act.	X	X					X	X	
		Strategy 3.2.2: Attach appropriate design guidelines through zoning overlays so that they are triggered by the use of particular incentive programs.	X	X		X					X
		Strategy 3.2.3: Create incentives to increase the density of development in Downtown through the reuse of existing buildings and new construction that is sensitive to the size, scale, materials, and setbacks of existing buildings.	X	X				EDC			X
		Strategy 3.2.4: Create and target incentives to historic commercial areas, such as façade improvement grants and economic incentives to owners or businesses that occupy or lease space in historic buildings.	X	X				EDC			X
		Strategy 3.2.5: Provide design and technical assistance to property owners undertaking preservation projects.	X	X	X						X
	POLICY 3.3: ELIMINATE DISINCENTIVES TO PRESERVATION EFFORTS	Strategy 3.3.1: Tax properties that are listed in the national, state, or local registers at a lower rate.	X								X
		Strategy 3.3.2: Abolish or develop a lower fee schedule for historic rehabilitation building permits.	X								X
		Strategy 3.3.3: Develop incentives to retain and strengthen Downtown as a desitnation to live, work, and play.	X								X

			Partners						Timeline		
Goal	Policy	Strategy	City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #4: INCORPORATE HERITAGE TOURISM INTO OLATHE'S ECONOMIC DEVELOPMENT STRATEGY	POLICY 4.1: DEVELOP A COMPREHENSIVE HERITAGE TOURISM PROGRAM	Strategy 4.1.1: Promote Downtown Olathe as a desitnation.	X	X	X			Chamber of Commerce	X		
		Strategy 4.1.2: Improve and coordinate signage to identify heritage tours, historic sites, historic neighborhoods, and cultural landscapes.	X	X	X			Chamber of Commerce; Convention Visitors Bur. (CVB)			X
		Strategy 4.1.3: Develop thematic tours of similar historic resources from locations throughout Johnson County, Kansas, and the region, including the Freedom's Frontier National Heritage Area, Santa Fe Trail sites, historic neighborhood and house tours, etc.			X		X				X
		Strategy 4.1.4: Encourage and enter into cooperative regional efforts in programming and networking for public relations and marketing efforts.	X	X	X			Chamber of Commerce; CVB			X
GOAL #5: PROMOTE HISTORIC OLAHTE TO THE LOCAL COMMUNITY THROUGH THE ESTABLISHMENT OF OUTREACH AND EDUCATIONAL PROGRAMMING	POLICY 5.1: DEVELOP PROGRAMS TO EDUCATE THE GENERAL PUBLIC AND HISTORY ENTHUSIASTS OF ALL AGES ABOUT OLATHE'S HERITAGE	Strategy 5.1.1: Facilitate and/or create events that draw people downtown to support local buinesses, promote history, and encourage community engagement.	X	X	X			Chamber of Commerce; Public Library	X		
		Strategy 5.1.2: Develop a walking tour of Downtown Olathe that includes historic sites associated with the founding of Olathe, its history as the county seat, its historic neighborhoods, and connections to important overland trails and railroads.			X	X				X	
		Strategy 5.1.3: Improve and coordinate signage for historic sites and tours throughout the city.		X	X			CVB			
		Strategy 5.1.4: Develop an on-line, interactive presence to engage youth in learning about Olathe's history and to make the information accessible to all.			X		X				
		Strategy 5.1.5: Coordinate with the Olathe Public School District to continue incorporating local history into the curriculum.			X			OPSD			
		Strategy 5.1.6: Support the efforts of local cultural institutions that offer educational programs about Olathe's history and historic resources.	X	X	X			CVB; Public Library			

			Partners						Timeline		
Goal	Policy	Strategy	City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #5: PROMOTE HISTORIC OLAHTE TO THE LOCAL COMMUNITY THROUGH THE ESTABLISHMENT OF OUTREACH AND EDUCATIONAL PROGRAMMING	POLICY 5.2: DEVELOP PROGRAMS TO EDUCATE LOCAL HISTORY ENTHUSIASTS, PROPERTY OWNERS, AND DEVELOPERS ABOUT GOOD PRESERVATION PRACTICES AND INCENTIVES THAT PROMOTE THE PRESERVATION AND REUSE OF BUILDINGS	Strategy 5.2.1: Promote historic preservation as an integral part of local economic vitality rather than as a separate activity unto itself.			X	X	X	Chamber of Commerce; EDC	X		
		Strategy 5.2.2: Hold public workshops on a variety of preservation issues, including survey, local and national register designation, best renovation practices, incentives that support preservation, and sustainability.			X			Public Library		X	
		Strategy 5.2.3: Make the public aware of available funding/ incentive sources through websites and printed materials.	X		X	X		Chamber of Commerce; EDC		X	
		Strategy 5.2.4: Promote historic buildings available for purchase and/or reuse in connection with economic development activities.	X		X			Chamber of Commerce/ EDC			X
		Strategy 5.2.5: Develop or make available hands-on materials that provide information about how to repair and preserve historic buildings according to the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.			X					X	
		Strategy 5.2.6: Provide educational workshops and printed materials about the "embodied energy" and sustainability inherent in existing buildings.	X	X	X						X
		Strategy 5.2.7: Establish forums for realtors, lenders, developers, contractors, preservationists, community business leaders, insurance agents, and neighborhood groups to acquaint themselves with preservation benefits, issues, and procedures.			X			Chamber of Commerce; Public Library		X	

Goal	Policy	Strategy	Partners						Timeline		
			City Staff/ Depts	OHPB	Olathe Historical Society	Neighbor-hood Groups	General Public	Other	Ongoing	1 Year	2-5 Years
GOAL #5: PROMOTE HISTORIC OLAHTE TO THE LOCAL COMMUNITY THROUGH THE ESTABLISHMENT OF OUTREACH AND EDUCATIONAL PROGRAMMING	POLICY 5.3: DEVELOP PROGRAMS TO EDUCATE CITY STAFF ABOUT PRESERVATION AND ITS RELATIONSHIP WITH CITY PROCESSES	Strategy 5.3.1: Develop in-house materials for city staff about preservation processes and issues in order to assist in applying procedures uniformly.	X	X						X	
		Strategy 5.3.2: Develop and provide on-going preservation education sessions for members of appointed bodies, including the Olathe Historic Preservation Board, City Council, Planning Commission, and others.	X	X					X	X	
	POLICY 5.4: DEVELOP A STRATEGY TO PROACTIVELY RECOGNIZE AND PROMOTE LOCAL PRESERVATION EFFORTS	Strategy 5.4.1: Develop media relations to advocate for historic resources in Olathe.	X	X	X						X
		Strategy 5.4.2: Develop signage for historic sites and trails to commemorate both existing and lost resources.		X	X			CVB		X	
		Strategy 5.4.3: Encourage the nomination of preservation projects for local, state, and national awards programs			X	X	X			X	
		Strategy 5.4.4: Assist in the formation of neighborhood assications and encourage collaboration among them in order to coordinate efforts and learn from each other.	X			X	X			X	
GOAL #6: ENCOURAGE SUPPORT FOR PRESERVATION EFFORTS IN OLATHE	POLICY 6.1: DEVELOP AND CULTIVATE LEADERS WHO SUPPORT HISTORIC PRESERVATION	Strategy 6.1.1: Encourage city leaders to support historic preservation and provide an opportunity during the election cycle for candidates to state their views about historic resources and issues.		X	X	X	X		X		
		Strategy 6.1.2: Identify and mentor the next generation of preservation-mided leaders.		X	X	X	X		X		

RESOURCE GUIDE

OLATHE HISTORIC PRESERVATION RESOURCES

Historic Preservation in Olathe:
http://www.olatheks.org/Development/Neighborhoods/HistoricPreservation

Envision Olathe Downtown Plan (2003):
http://www.olatheks.org/files/oms/Master%20Plan%20FINAL.pdf

Original Town Enhancement Plan (2004):
http://www.olatheks.org/files/oms/OTEP%20draft.pdf

Olathe Historic Preservation Maintenance Recommendations (2004):
http://www.olatheks.org/files/oms/HPS%20final%20report.pdf

Olathe Comprehensive Plan (PlanOlathe):
http://www.planolathe.com/

Olathe Unified Development Ordinance:
http://www.olatheks.org/Council/Documents/Ordinance

Olathe Neighborhood Revitalization Area:
http://www.olatheks.org/Finance/EconomicDevelopment/NRA

STATE HISTORIC PRESERVATION RESOURCES

Kansas State Historic Preservation Office (SHPO):
http://www.kshs.org/portal_shpo

Kansas Historic Resources Inventory:
http://www.kshs.org/khri

Kansas Heritage Trust Fund Grant:
http://www.kshs.org/p/heritage-trust-fund/14617

Kansas Historic Preservation Fund Grant:
http://www.kshs.org/p/historic-preservation-fund/14615

Kansas Historic Rehabilitation Tax Credits:
http://www.kshs.org/p/kansas-state-tax-credit/14666

Kansas Innovation Growth Program:
http://www.kansascommerce.com/index.aspx?NID=362

KSA 12-1740 Revenue Bonds:
http://kansasstatutes.lesterama.org/Chapter_12/Article_17/12-1740.html

Kansas Low Income Housing Tax Credit:
http://www.kshousingcorp.org/lihtc.aspx

FEDERAL HISTORIC PRESERVATION RESOURCES

The National Register of Historic Places:
http://www.nps.gov/history/nr/

The Secretary of the Interior's Standards:
http://www.nps.gov/tps/standards.htm

Federal Rehabilitation Tax Credits (20% and 10%):
http://www.nps.gov/tps/tax-incentives.htm

Federal Low Income Housing Tax Credit:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/lihtc/basics

New Market Tax Credits:
http://www.irs.gov/pub/irs-utl/atgnmtc.pdf

Community Development Block Grants:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

National Main Street Program:
http://www.preservationnation.org/main-street/

Energy Efficiency and Sustainability Tax Incentives:
http://www.kpmg.com/US/en/IssuesAndInsights/ArticlesPublications/Documents/energy-sustainability.pdf

Small Business Administration: Certified Development Company (504) Loan Program:
http://www.sba.gov/category/navigation-structure/loans-grants/small-business-loans/sba-loan-programs/real-estate-and-eq

National Register Bulletin "Historic Residential Suburbs," Guidelines for Evaluation and Documentation:
http://www.nps.gov/nr/publications/bulletins/suburbs/foreward.htm

Transportation Research Board's National Cooperative Highway Research Program (NCHRP) Report 723 (2012):
http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_723.pdf

APPENDIX A: REGISTER-LISTED HISTORIC PROPERTIES

NATIONAL REGISTER OF HISTORIC PLACES

- Ensor Farm District – 2/27/2004
- Lanter, Franklin R., House – 10/10/2007
- Mahaffie, J.B., House – 8/29/1977
- Ott, Albert, House – 4/1/1998
- Parker, Martin Van Buren, House – 8/29/1988
- Pickering, I.O., House – 12/1/1980

REGISTER OF HISTORIC KANSAS PLACES

- Ensor Farm District – 2/27/2004
- Hodges, George, House – 6/23/1990
- Hyer, Charles, House (Hycrest) – 8/25/1984
- Lanter, Franklin R., House – 5/6/1985
- Mahaffie, J.B., House – 7/1/1977
- Ott, Albert, House – 11/17/1997
- Parker, Martin Van Buren, House – 8/29/1988
- Pickering, I.O., House – 7/3/1979

OLATHE HISTORIC REGISTER

- Ensor Farm (#5, 2011)
- Lanter, Frank R., House (#3, 2011)
- Mahaffie House (#4, 2011)
- Ott, Albert, House (#2, 2011)
- Walnut Grove Schoolhouse (#1, 2011)

APPENDIX B: BIBLIOGRAPHY

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Blair, Ed. *History of Johnson County, Kansas*. Lawrence, KS: Standard Publishing Company, 1915. Google Books: http://books.google.com/books?id=incUAAAAYAAJ&printsec=frontcover&dq=history+of+johnson+county+kansas&hl=en&sa=X&ei=3VbkUaGKAsq5ywH0wIGIDQ&ved=0CC8Q6AEwAA#v=onepage&q&f=false. Accessed July 1, 2013.

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