NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

MAY 17 2006

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Braun (Henry) House

Other name/site number

2. Location

Street & number 1307 Division Street ☐ not for publication

City or town Atchison ☐ vicinity

State Kansas Code KS County Atchison Code 005 Zip code 66002

3. State/Federal Agency Certification

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

Patrick Zollner DSHPO 4/3/06

Signature of certifying official/Title Date
Kansas State Historical Society

State or Federal agency and bureau

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

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Henry Braun House
Name of Property

Atchison County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

Foundation: Stone
Walls: Wood

Roof: Asphalt

Other:

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

Henry Braun House
Name of Property

Atchison County, Kansas
County and State

8. Statement of Significance

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

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

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

Property is:

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

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1885-1905

Significant Dates

1885

Circa 1905

Significant Person
(Complete if Criterion B is marked above)

Henry Braun

Cultural Affiliation

N/A

Architect/Builder

Henry Braun, architect and builder

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Kansas State Historical Society

Henry Braun House
Name of Property

Atchison County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

1
Zone: 1 5 | Easting: 3 1 6 9 7 5 | Northing: 4 3 8 2 2 5 4

2
Zone | Easting | Northing

3
Zone | Easting | Northing

4
Zone | Easting | Northing

☐ See continuation sheet

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

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

11. Form Prepared By

Name/title: Susan Jezak Ford/ Elizabeth L. Lane

Organization: Citysearch Preservation | Date: June 30, 2005

Street & number: 3628 Holmes Street | Telephone: 816-531-2489

City or town: Kansas City | State: Missouri | Zip code: 64109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name: Louise McCoy-Regenstein

Street & number: 110 N. 5th Street | Telephone: 913-367-3116

City or town: Atchison | State: Kansas | Zip code: 66002

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

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

Architectural Description
Overview
The Henry Braun house is a medium-sized dwelling that was begun in 1884 by Henry Braun, a carpenter and builder. Braun remodeled and expanded the house in the early 1900s to accommodate his expanding family. The Queen Anne house retains its integrity in design and materials as an excellent example of a craftsman's home. Braun also had a hand in designing and/or building approximately 100 Atchison houses. His work had an influence on the development of the Kansas town. The Henry Braun house is nominated to the National Register of Historic Places under Criterion C in the area of Architecture, as an example of a self-built home in the Queen Anne style. The house is also nominated under Criterion B, as the house of one of Atchison's most prolific builders.

The two-story Braun house likely began with four rooms on the first story and two or three bedrooms on the second story. The house's current configuration has the four first-story rooms, as well as a rear kitchen, mud room and utility space. The second story now has four bedrooms, a bathroom and ample storage space.

The frame house has a stone foundation covered with concrete and has upper walls of clapboard siding. The front-gable roof is clad in asphalt shingles. A brick chimney extends from the center of the roof's ridge. The house has chamfered bays on the south façade and on the east side. All windows are original and, except for the picture window on the façade, are double-hung one-over-one pane configuration. All windows are currently covered with metal storms. A cross-gable and hipped roof contains the rear of the house.

Exterior
The house's south façade is fronted by a gable-within-a-gable. The main gable is currently clad in asphalt shingles and has a central window. The smaller gable on the west is covered in clapboards and contains a single-paned window. The smaller gable sits atop a three-sided chamfered bay with windows in the three sides. A wood front porch extends east of the bay. The porch's flat roof curves to extend from the west bay. The roof is supported by wood piers with decorative capitals. A simple balustrade contains turned spindles. Wood steps lead to a single wood entrance door with an etched pan of glass in the upper half, topped with a stained glass transom. The east side of the façade has a first-story window.

The **east side** of the house has a chamfered cross gable that projects from the center portion. A shallow hipped roof extends from the bay to the rear of the house, where the roof ends in a hip on gable. Single double-hung windows are located in each side of the second story of the bay and a pair of windows is located in the second story of the north end of the east side. First-story windows are located in the south portion of the east side, the outer walls of the bay and in the north end of the east side. A stained glass window is placed in the center wall of the bay and a single entrance door is located on the house's northeast corner.

The **north side** of the Braun house is fronted by a central gable containing two windows in the first story and two windows in the second story. A small pent roof separates the two stories and a brick chimney projects from the west slope of the roof.

The **west side** of the house has a central hipped wall dormer that slightly projects over the wall of the house and is supported by four small brackets. The rear portion of the house projects from the front portion of the house; a ledge separates the two stories of this extension. One second-story window is located within the dormer and two are located in the second story of the rear portion. First-story windows are located below the second-story windows.

A non-contributing **shed** is located northwest of the house. The shed, covered with shiplap siding with pressed metal covering the south side, has a concrete block foundation. According to Sanborn maps, the gable-roof structure was moved here after 1941.

Interior

The interior of the Henry Braun residence retains its historical room configuration and all of its original oak trim in the form of baseboards, crown molding, doors and trim around windows and doors. Doors have their original hardware. Deteriorated plaster walls and ceilings are repaired with plaster or sheetrock.

The front portion of the house's **first story** is divided into four rooms of approximately equal size. These rooms include an entry parlor in the southeast corner, a front parlor in southwest corner, a dining room behind the entry parlor and a bedroom behind the front parlor. Wide door openings separate the three public rooms and carved wood ornament is present in the doorway between the entry parlor and the dining room. Chamfered bay windows are present in the front parlor and the dining room. Two doors are present on the north wall of the dining room—the east pocket door leads to the house's stairway and the west door leads to the rear kitchen and utility rooms. The first-story bedroom is accessed through a door in the north wall of the front parlor. A closet is located in the north wall of this bedroom. The rear kitchen and several utility rooms fill the rear of the house. The central kitchen has a chair rail around much of the perimeter of the room and a vinyl floor. The northwest corner of the house, recently reconfigured, has a small bathroom and a laundry room. A rear entrance and mud room are located in the northeast corner of the house.

The **second story** has a small hallway in the north section of the house that leads to three bedrooms located in the north and central sections. A bathroom is located in the house's northwest corner. An additional bedroom is located in the south end of the house. The three north bedrooms all have built-in closets, some with original built-in dressers. Attic storage is accessed from the north bedroom.

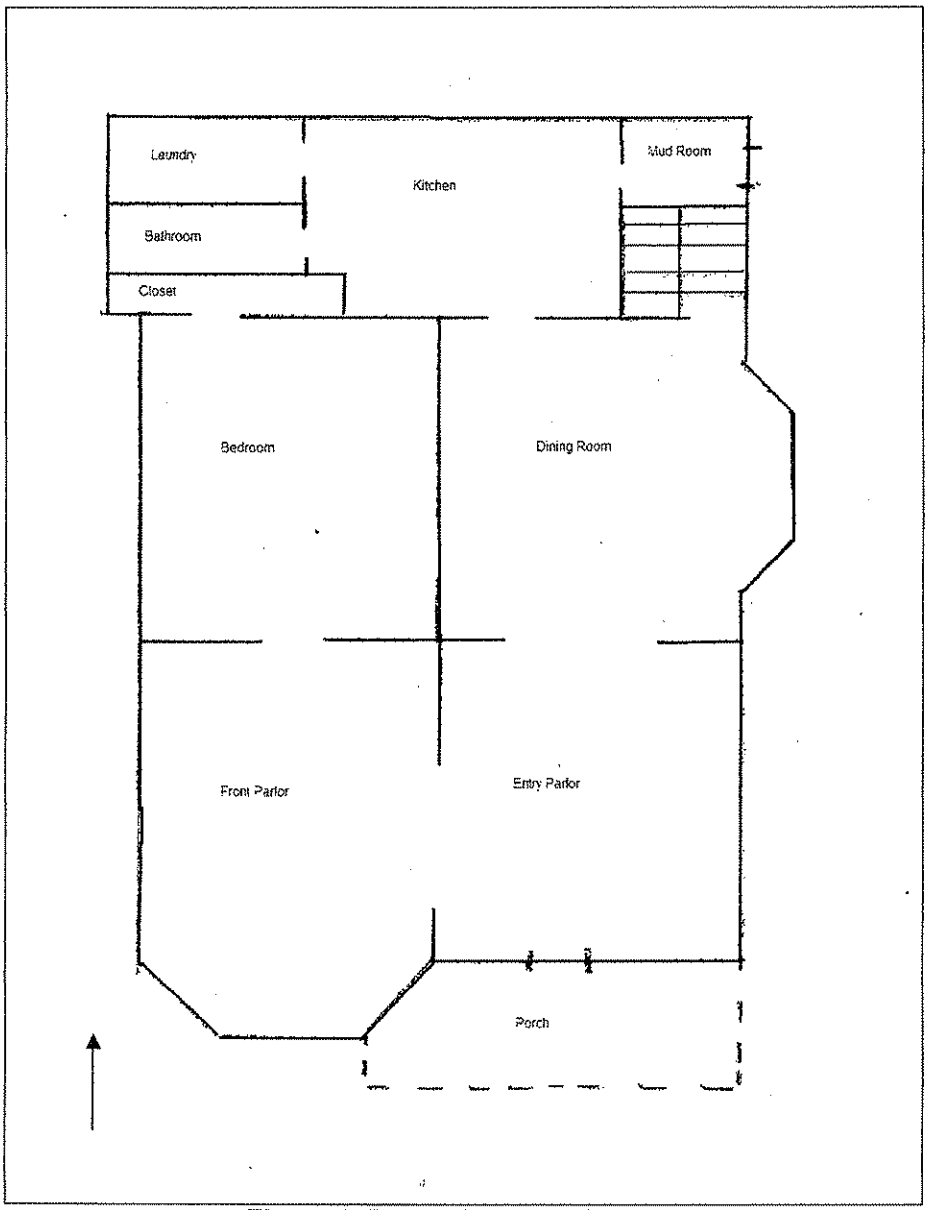

Figure 1. Braun first story (not to scale)

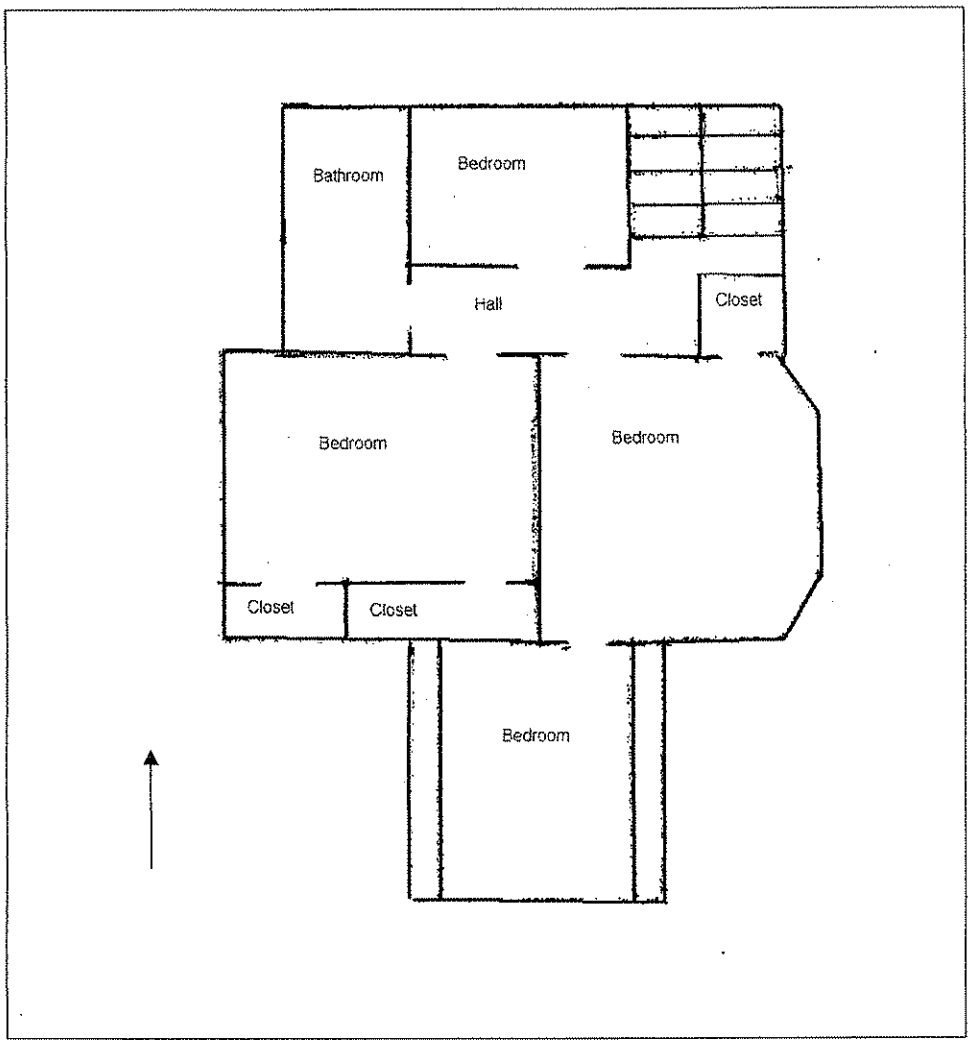

Figure 2. Braun second story (not to scale)

Statement of Significance
The Henry Braun house is nominated to the National Register of Historic Places under Criterion C in the area of Architecture, as an example of a self-built home in the Queen Anne style. The house is also nominated under Criterion B, as the house of one of Atchison's most prolific builders.

Architecture
The Henry Braun house is an excellent modest example of the Queen Anne Style, popular in Kansas from the 1880s until the 1910s. The house is also an excellent example of a dwelling built and enlarged by its original owner to accommodate a growing family. Although fairly compact on the exterior, the five-bedroom house had enough space and storage for Braun's family of nine.

The exterior and interior of the house exhibit elements that clearly identify it within the Queen Anne style. On the exterior, these include the irregular roofline, chamfered bays and wood siding. Interior Queen Anne elements include abundant woodwork and individual rooms intended for individual purposes.

A Victorian residence's greatest character-defining feature is its form. The overall massing of the Braun house is cubed, although protruding bays and dormers contribute to an asymmetrical appearance. The front gable-within-a-gable and asymmetrical porch are also prominent Queen Anne features of this modest house.

Just as a home's overall form professes its architectural style, so too does its materials. Queen Anne residences may be constructed of masonry, but many are wood frame with wood siding. This is especially true in Kansas railroad hubs including Atchison, Kansas, where dimensional lumber, siding and ornamental wood elements were readily available and relatively inexpensive. The Braun House, like many Queen Anne homes in Atchison is of frame construction. Its exterior materials work in harmony to create a juxtaposition of simple geometric patterns. Like its exterior, the interior of the Braun House also retains a high degree of integrity. Abundant interior woodwork and individualized rooms, as found in this house, are trademarks of the Queen Anne style.

House History and Henry Braun
Henry J. Braun was born in Spencer County, Indiana on January 6, 1858, the son of a German immigrant farmer. Braun migrated to Atchison, Kansas in 1883. From 1885 to 1909, he engaged in a partnership with Julius Kaaz (1854-1941), a contractor, builder, and owner of a planing mill in Atchison. Kaaz came to Atchison in 1881 from Prussia. He was schooled in architecture and learned the carpentry trade under his father. In 1909, Henry Braun established the firm of Braun & Son—Contractors and Builders with his son, William W. Braun. Henry Braun retired from the company in 1928.

Henry J. Braun married Anna Margaret Vogel (1862-1938) in Owensboro, Kentucky on January 19, 1885. Immediately following their marriage, they came to Atchison to establish their home. In February of 1884, Henry Braun purchased Lot 14, Block 12 in North Atchison for $200. He erected a three-room house on the property. In early

1900s, the Braun's expanded their home to accommodate their growing family of seven children. All of the Braun children grew up in this home.

Henry Braun was a skilled craftsman who built private homes, public buildings, and assisted in the construction of a church in Atchison, Kansas. During his partnership with Julius Kaaz, they built approximately 100 homes in Atchison, Kansas. Many of the homes were palatial brick residences on North Fifth Street. Various newspaper accounts indicate Braun and Son received contracts to construct new homes and commercial buildings, as well as to remodel existing structures. The exact number of contracting jobs is unknown, but the newspaper accounts are prolific.

One of the most remarkable aspects of Henry Braun was the stability of his clientele. Families and firms who first employed Braun in the 1880s were still the backbone of his business at the time of his retirement in 1928. This achievement cannot be explained in terms of a prevailing architectural fashion, for the styles in vogue changed significantly over the period. In large measure the explanation of his client loyalty and of Braun's success in general lies in the broader social history of the Atchison community. A keen sense of pride and a strong family business tradition were paramount to Atchison consumers. Many of the homes and businesses Henry Braun and his son, William, constructed still stand today. This is a testament to his skilled craftsmanship.

The first part of the twentieth century witnessed unparalleled prosperity and growth in Atchison. The development of industry underlay Atchison's expansion and this growth was reflected in the steady progress and accumulation of property which marked the city as a stable and mature community. The opulence of the early twentieth century was reflected in the impressive homes erected by many of the city's prominent citizens. Henry Braun left an indelible mark on the history of Atchison, Kansas as one of the city's most prominent builders and contractors.

Henry and Anna Braun's home remained in the family until 1979. Both Henry and Anna died at the house. In 1939, Henry Braun deeded the home to his daughter, Konima M. Braun Schaefer, but continued residing there until his death in June 1948. Mrs. Schaefer and her husband, Edwin L., were married in the home in January of 1920 and lived at the residence their entire married life. Remarkably, Mrs. Schaefer lived in the home from the time of her birth in 1894 until her health required long-term care in 1976. The home was sold twice between the years of 1979 and 1989, when it was purchased by Lewis and Shirley Shockey. The Shockeys lived there until their respective deaths. The Shockey's daughter sold the property to Louise Regenstein, a real estate broker, in 2005. Ms. Regenstein is currently in the process of restoring the home.

Atchison History
Atchison is positioned at a western bend of the Missouri River, a location that made it convenient to those traveling west when Kansas was still a territory. Incorporated in 1855, its history includes the rivalry between abolitionists and Missouri pro-slavery advocates, a two-year settlement in 1855 by the Mormons and visits by John Brown and Abraham Lincoln.

Atchison had the advantage of a good steamboat landing and the best wagon road leading west, so the town flourished in the early days as a transportation center. Early freight shipments bound westward were brought from St. Louis to Atchison by steamboat and then hauled by ox or mule team across the prairie. The Atchison Topeka & Santa Fe Railway, founded in 1859, was a successful venture that established the city as the eastern terminus for a railroad system stretching west and south. Even very early mail delivery from the town to points west developed into a million-dollar business.

Atchison became a first class city in 1881. Industry flourished and construction reflected the town's prosperity. Many of the city's wealthier residents built new houses in the hilly area north of downtown. The town's reputation as a home to the affluent was reported in an 1898 article in the *Topeka Mail and Breeze* entitled "Atchison's Rich Folks," which described Atchison as possessing more rich men and rich widows than any other city in Kansas. In "Seeing Atchison," *The Kansas City Star* in 1914 discussed the large number of wealthy residents and the money raised for public buildings.

The financial panic of 1893, supplemented by an area drought, dealt a blow to several Atchison institutions, as it did to other Midwestern businesses, especially banks and railroads. Late in the 1890s, however, the improvement of agricultural prices and a general increase in wages and prices brightened the picture. Atchison's population increased between 1890 and 1900 and business trade followed suit.

The population of Atchison County dropped slightly every decade since 1900.[1] This did not necessarily mean, however, that construction within the town was static. The town's successful citizens continued to invest in their properties and their neighborhoods. The town experienced a wave of commercial construction between 1910 and 1915 that included several large warehouses in the downtown area. Atchison in the late 1930s had a population of 13,000, with streets laid out in strict symmetry. The architecture of the town reflected that of most Kansas towns of its size, with a combination of Victorian houses and storefronts, and a gradual infiltration of "modern" commercial and public buildings. Construction on Atchison's first free bridge began in late 1937. The Mo-Kan Bridge spanning the Missouri River was dedicated on July 2, 1938. By the late 1930s, the town had become an important wholesale and jobbing center that focused on agricultural products and manufactured goods. The city ranked fourth in Kansas and tenth in the country in the production of hard wheat flour. A foundry established in 1871 was one of the largest in the country, engaged exclusively in the manufacture of locomotive parts. A new industry to the city was the manufacture of

[1] Kansas State Board of Agriculture. *Kansas Agriculture Centennial Report, 44th Report, July 1, 1960 thru June 30, 1961.* Population is listed for Atchison County as 30,369 in 1900, 27,805 in 1910, 25,584 in 1920, 25,747 in 1930, 22, 414 in 1940 and 20,171 in 1950.

industrial alcohol for motor fuel. Other businesses included the production of overalls, leather goods, plumbing fixtures, eggs and poultry.[2] The number of people employed in the city of Atchison actually increased between 1940 and 1950 in fields such as construction, manufacturing, transportation, wholesale and retail.[3]

The Henry Braun home amply demonstrates the Queen Anne style and retains much of its integrity in design, materials, workmanship and in its location. Braun's status for decades as a premier builder establishes him as an Atchison citizen of importance. The house is a tangible reflection of his craftsmanship. It is therefore eligible for listing on the National Register of Historic Places under Criteria B and C.

[2] Harold C. Evans, ed. *The WPA Guide to 1930s Kansas* (Lawrence, KS: University Press of Kansas, 1984 reprint), 169.
[3] *Kansas Statistical Abstract, 1970.* (Lawrence, KS: Institute for Social and Environmental Studies, University of Kansas, 1971), 96-97.

Sources

Atchison Centennial Souvenir, 1854-1954. Atchison, Kansas, 1954. 25-B.

Atchison County Property Deeds. Atchison County Register of Deeds Office: Atchison, Kansas, Book 66, p. 544 and Book 521, p. 746.

Atchison Daily Globe: 7 January 1920, p. 7; 24 January 1938, p. 2; 27 December 1943, p. 1; 19 July 1947, p. 4; 29 June 1948, p. 1; 26 February 1951, p. 3; 2 March 1951, p. 6; 18 March 1951, p. 1; 18 July 1951, p. 8; 11 December 1951, p. 8; 8 January 1953, p. 2; 16 June 1961, p. 1; 21 October 1962, p. 2; 26 August 1968, p. 10; 23 May 1980, p. 2; 29 September 1991, p. 1B.

Harold C. Evans, ed. *The WPA Guide to 1930s Kansas.* Lawrence, KS: University Press of Kansas, 1984 reprint. 169.

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Fourteenth City Directory of the City of Atchison, Kansas. The Home Printing Company: Atchison, Kansas, 1893-94. 62.

Ingalls, Sheffield. History of Atchison County Kansas. Standard Publishing Company: Lawrence, Kansas, 1916. 688-689.

Kansas State Board of Agriculture. *Kansas Agriculture Centennial Report, 44th Report, July 1, 1960 thru June 30, 1961.*

Kansas Statistical Abstract, 1970. Lawrence, KS: Institute for Social and Environmental Studies, University of Kansas, 1971. 96-97.

Twelfth Annual Directory of City and County of Atchison, Kansas. Haskell Printing Company: Atchison, Kansas, 1888. 78.

McCoy-Regenstein, Louise. Interview with Susan Ford. Atchison, Kansas, 17 May 2005.

Sanborn Map Co., New York, May 1916; March 1924; July 1941.

Weber Annual Directory of Atchison City and County. Haskell Printing Company: Atchison, Kansas, 1887. 75, 144.

Verbal Boundary Description
The Henry Braun house is located on Lot 14 in Block 12 in North Atchison Addition. The property is bound by Division Street on the south, the alley on the north, property lines on the east and west.

Boundary Justification
The nominated property includes the parcel historically associated with the Braun house.

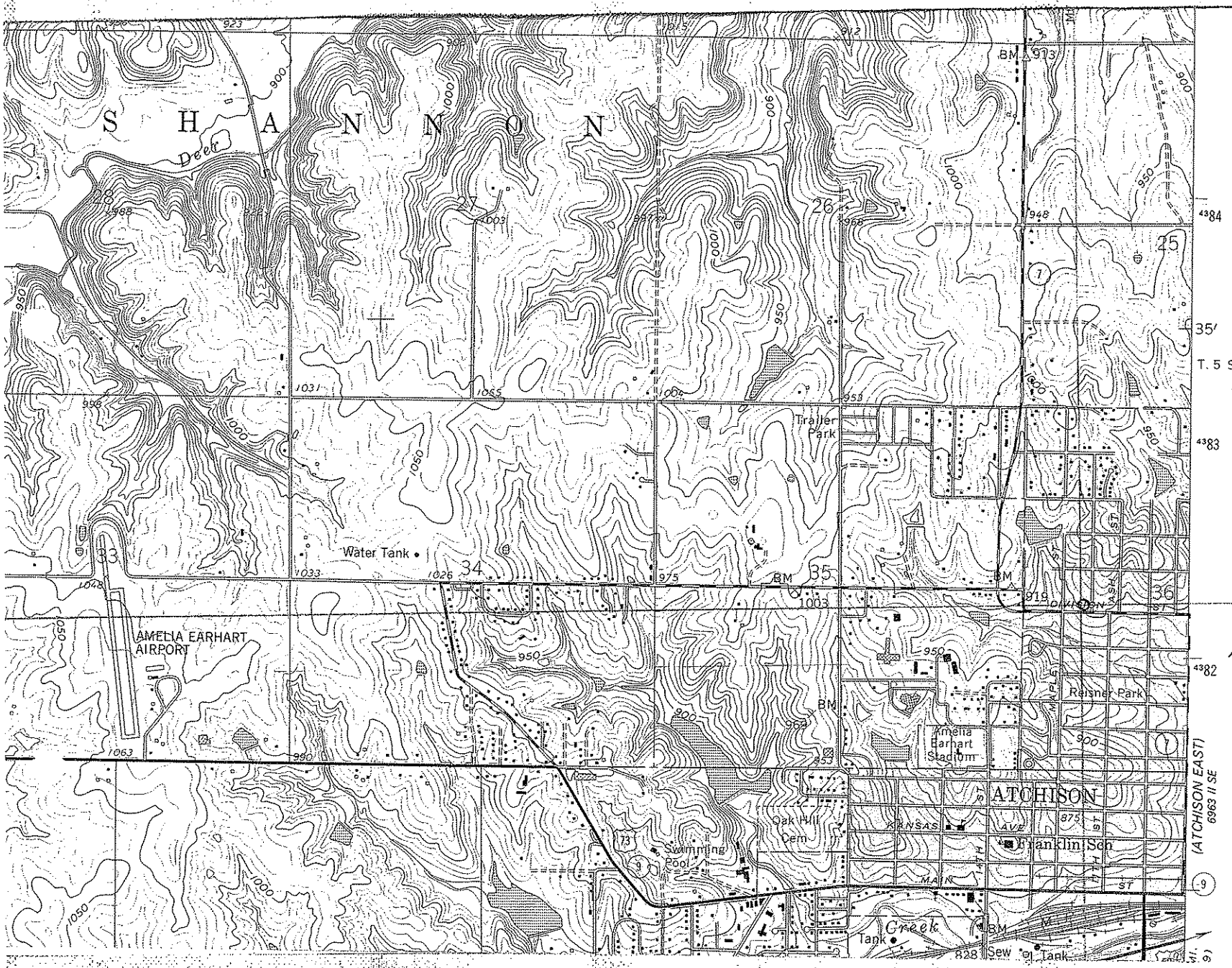
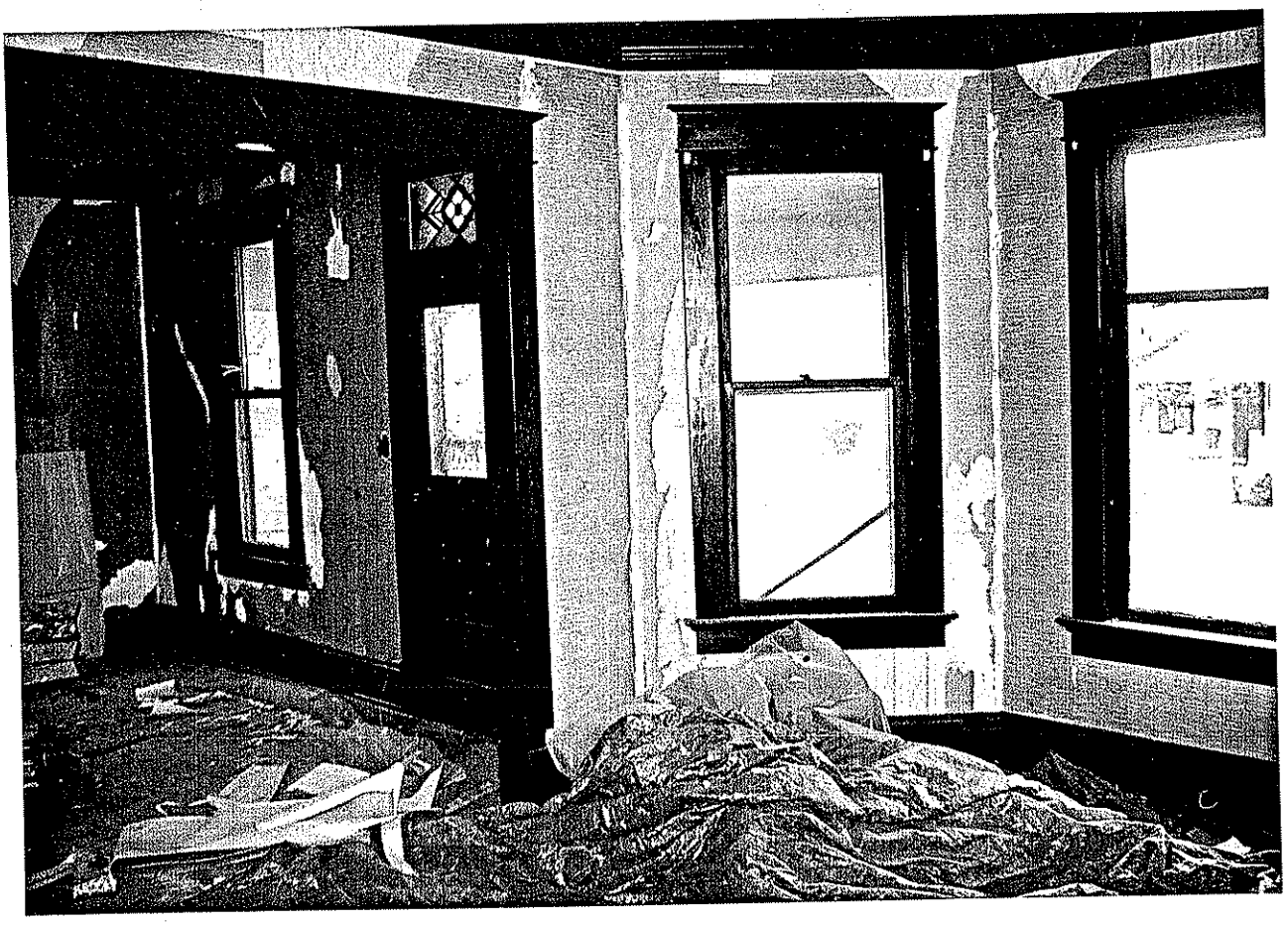
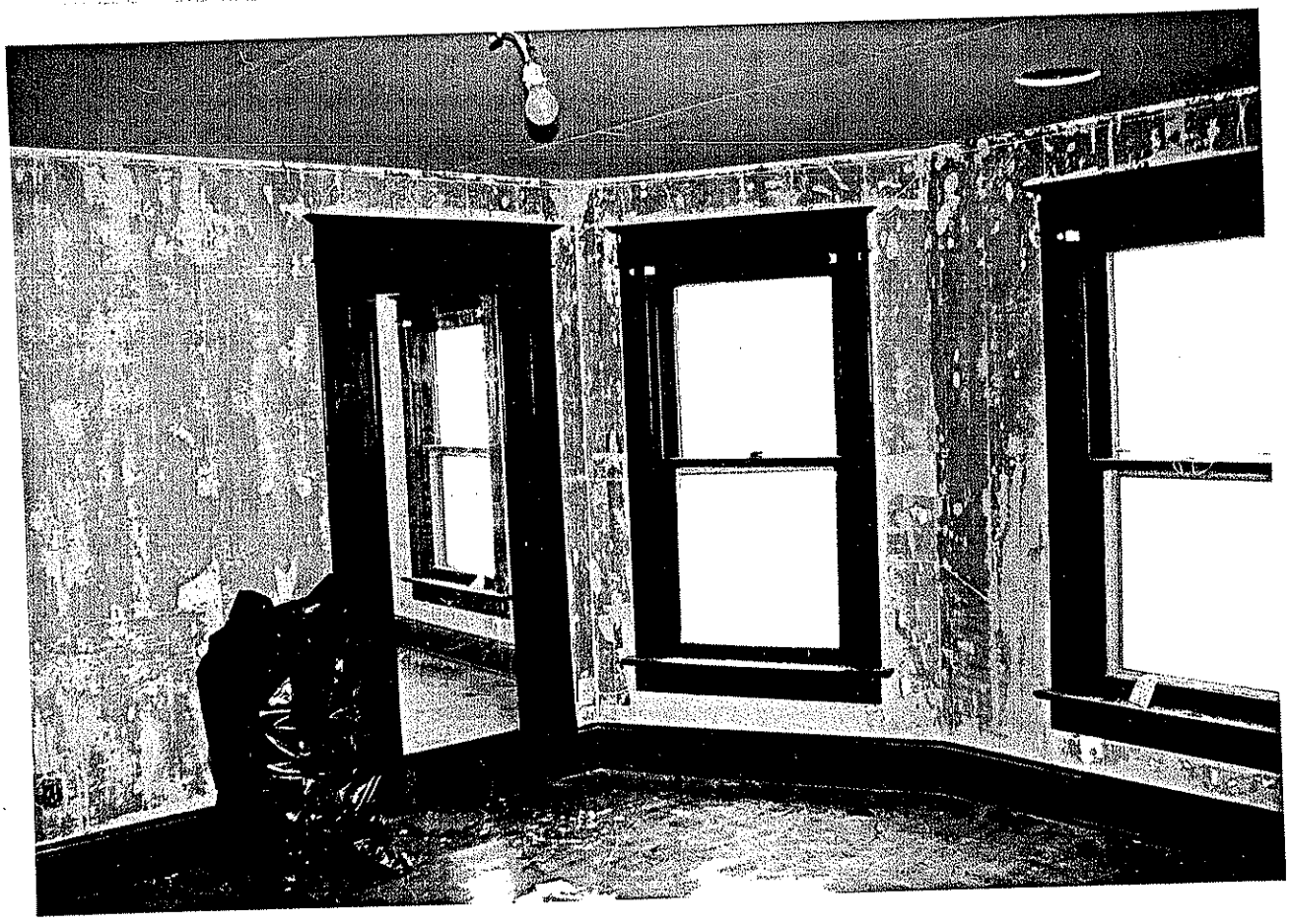
Photographic Information
The following information is the same for all of the photographs:
1. The Henry Braun House
2. Atchison County, Kansas
3. Susan Jezak Ford
4. May 17, 2005
5. Negatives and/or digital disk located at Kansas State Historical Society

The following information is applicable to individual photographs:
6. Northwest view
7. #1

6. Southeast view
7. #2

6. Front parlor and entry, southeast view
7. #3

6. Bedroom, northeast view
7. #4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