NPS Form 10-900
United States Department of the Interior
National Park Service

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OMB No. 1024-0018
AUG 23 2013
NATIONAL REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

821

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Braley, Charles A., House

Other names/site number Cook, Charles, House; Katz, Earl, House; Latshaw, John, House

Name of related Multiple Property Listing N/A

2. Location

Street & number 3 Dunford Circle | n/a | not for publication

City or town Kansas City | n/a | vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64112

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ 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 _x_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _x_ local

Applicable National Register Criteria: ___ A ___ B _x_ C ___ D

Mark A. Miles August 19, 2013

Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ____ determined eligible for the National Register

____ determined not eligible for the National Register ____ removed from the National Register

____ other (explain:)

for Edson Beall 10.9.13

Signature of the Keeper Date of Action

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

October 17, 2013

Notice to file:

This property has been automatically entered in the National Register of Historic Places

on: October 9, 2013

This is due to the fact that there was a lapse in appropriations by Congress and our offices were closed from October 1-16, 2013. "Nominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper disapproves a nomination" (30CFR60.(r). If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day.

The documentation is technically sufficient, professionally correct and meets the National Register criteria for evaluation. Thus, this property is automatically listed in the National Register of Historic Places.

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		buildings
		sites
		structures
	1	objects
1	1	**Total**

Number of contributing resources previously listed in the National Register

0

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 19th AND EARLY 20th CENTURY

REVIVALS/Jacobethan Revival

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK
STONE/ LIMESTONE
roof: STONE/ SLATE
other:

x **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] 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.
- [x] 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 is likely to yield, information important in prehistory or history.

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

Property is:

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

Areas of Significance
ARCHITECTURE

Period of Significance
1919

Significant Dates
1919

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Hoit, Henry F.—Architect
Long, R.A.—Builder

[x] STATEMENT OF SIGNIFICANCE ON CONTINUTATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

x State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
x Other
Name of repository: Collection of owner

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.34 acres

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	39.029842	-94.606857	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Susan Jezak Ford/owner

organization Citysearch Preservation date 5/29/2012

street & number 3628 Holmes Street telephone 816-531-2489

city or town Kansas City state MO zip code 64109

e-mail citysusan@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Charles A. Braley House**

City or Vicinity: **Kansas City**

County: **Jackson** State: **Missouri**

Photographer: **Brad Finch**

Date Photographed: **November 2012**

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 16: Braley House, east façade, camera facing west.
2 of 16: Braley House, southeast corner, camera facing northwest.
3 of 16: Braley House, east façade, camera facing southwest.
4 of 16: Braley House, east façade from Dunford Circle, camera facing southwest.
5 of 16: Braley House, west elevation, camera facing northeast.
6 of 16: Braley House, west elevation, camera facing east.
7 of 16: Braley House, north elevation, camera facing southeast.
8 of 16: Braley House interior, 1st story foyer, camera facing northeast.
9 of 16: Braley House interior, 1st story foyer, camera facing southeast.
10 of 16: Braley House interior, 1st story foyer, camera facing west.
11 of 16: Braley House interior, living room, camera facing east.
12 of 16: Braley House interior, living room, camera facing southwest.
13 of 16: Braley House interior, south sunroom, camera facing northeast.
14 of 16: Braley House interior, dining room, camera facing northwest.
15 of 16: Braley House interior, kitchen sitting room, camera facing northwest.
16 of 16: Braley House, south façade, camera facing north.

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1: Braley House site plan with photograph locations.
Figure 2: Floor plan of first story with photograph locations.
Figure 3: Braley House west elevation, *The Kansas City Star*, 3 July 1927.
Figure 4: Façade and west elevation of the Braley House, September 1932.

Summary

The Charles Braley house is one of Kansas City, Missouri's most impressive residences. The Jacobethan Revival brick and stone mansion is located at 3 Dunford Circle in Kansas City, Jackson County, Missouri.[1] The house sits on Lot 4, Block 1 of the Sunset Hill subdivision between Ward Parkway and State Line Road. The property is nominated to the National Register of Historic Places under Criterion C in the area of Architecture as a locally significant example of the Jacobethan Revival style. Completed in 1919, the three-story house retains its historic appearance with its massing, gables, buttresses, towering chimneys, detailed windows and elaborate stonework. The house's noteworthy façade is matched in significance by its rear elevation facing State Line Road, in keeping with the covenants placed on the property prior to construction. The solid and imposing house is one of Kansas City's jewels, designed by prominent architect Henry Hoit and built by the R.A. Long Construction Company.

Architectural Description

The massive Braley house is oriented to the east facing the cul-de-sac of Dunford Circle. The house sits on a high lot measuring 200 by 300 feet. The house is red brick with a limestone foundation. The hipped and side-gabled roof is slate. Parapets have stone coping. All windows, unless noted, are leaded and multi-paned, surrounded by stone. The windows were restored and in 2003. Approximately half of the transom windows are operable.

The **east façade** (photographs 1 through 4) consists of a central two-story semi-hexagonal entrance tower surrounded by two-and-a-half-story parapeted gables and two-story wings with flat roofs. The façade can be divided into five bays that read from south to north, or left to right. Bay one contains the two-story south wing with a flat roof set back from the façade. The wing has has paired casement windows in the second story and four first-story windows matching those in each gable. The wing's southeast corner has an angled buttress. Bay two contains a two-and-a-half-story gable with five first-story casement windows topped with two-paned transom windows. Four double-hung windows are located in the second story and three casement windows fill the peak of the gable. The house's Renaissance-inspired chamfered entrance tower fills bay three. The tower's carved stone entrance arch contains a recessed pair of multi-paned doors. The entrance tower's second-story has six casement windows, each topped with six-paned transom windows. The upper half story has a stepped parapet fronting a gabled dormer with two windows, false half-timbering in the gable peak, a finial and pendant. Two-story buttresses angle away from the entrance tower and small side windows flank the first story. Bay four contains a two-and-a-half-story gable nearly identical to bay two. The four second-story windows are casements topped with transoms. The first story has a set of three casement windows and one multi-paned window in the first story. Bay five contains a two-story north wing with a flat roof. The wing has two single second-story

[1] The house's original address was 1405 Dunford Circle.

casement windows and a first-story room with a flat roof that extends east of the north gable. This first-story ell has four casement windows and a crenellated parapet topped with stone coping. The house's side-gabled roof extends over the north wing.

The **north elevation** (photograph 7) is an exuberant collection of planes, gables and textures. The lot's elevation slopes down to the west to reveal the house's stone foundation at the rear of the house. Tudor chimneys extend from the northeast corner and the flat west roof of the north wing. The northeast ell with a crenellated parapet extends in front of the northeast chimney. A recessed entrance west of the ell contains an entrance approached by a set of stairs. A two-story tower with a pointed dome copper roof is located west of the doorway. The tower has a single window in the first story and a pair of windows in the second story. The recess is surrounded by a single casement window in the east wall and a trio of casement windows in the west wall, all topped with transom windows. The west portion of the house's north wing is fronted by a one-story ell containing a flat roof and a crenellated parapet. The north wall of this ell has three casement windows topped with transoms. The second story of the north wall fronting the northwest chimney has a flat roof, a single window and a trio of double-hung windows. The western edge of this wall has an angled buttress, a single window in the first story and a single door in basement level under a keyed stone lintel. The north entrance to the house's original basement garage extends from the west elevation. The garage's stone north wall has a single garage door on the east and a double door on the west. A stone terrace with a stone balustrade tops the wall above the garage.

The house's **south elevation** (photograph 16) consists primarily of the two-story south wing fronting the main portion of the house. Each story of the south wing's south wall has a central pair of casement windows surrounded by a trio of casement windows. The house's hipped roof terminates on the south behind the south wing. A small half-story room sits atop the wing in front of the hipped roof abutting the house's south central Tudor chimney which is surrounded by pairs of windows.

The house's **west elevation,** facing State Line Road, (photographs 5 and 6) was designed to be just as grand as the east façade. The imposing elevation consists of a symmetrical layout that includes a central two-story entrance surrounded by two-and-a-half-story gables and outer two-story wings. A terrace with a stone balustrade fronts most of the elevation. A central landing in the terrace has north and south stairs leading to a landing that fronts the terrace's west edge. The south wall of the terrace contains a set of south steps adjacent to the house leading to the lawn and a stone wall with two windows. The house's central west entrance has a pair of multi-paned entry doors topped with a fanlight. Arched multi-paned fixed windows surround the entrance. These doors and windows are set within a stone surround. One pair and two single casement windows are located in the second story above the entrance. A wall dormer, with a pair of casement windows, is located in the third story of the central section. A Tudor chimney is located behind the dormer. Each gable surrounding the entrance contains a

two-story chamfered bay topped by a stepped parapet with stone coping. The bays include three windows on the west side and one window on the angled sides. Each gable end contains a trio of windows. Each flat-roofed wing contains four multi-paned double-hung windows in the second story. The first story of the north wing also has four multi-paned double-hung windows topped with transoms. The first story of the south wing contains a double doorway surrounded by windows and topped with transoms.

Interior

The combined square footage of the first, second and third stories is more than 10,000 square feet. The house is elaborately detailed with heavy moldings, hardwood floors, carved fireplaces and friezes in the first-story public rooms.

Beyond the **first-story** entrance vestibule is the house's foyer (photographs 8, 9, 10) with a large fireplace, paneling, tracery plaster ceiling and main staircase. The staircase's balustrade follows the south stairs to a landing within the stair tower and up to a curved balcony that overlooks the foyer. The centerpiece of the foyer is a carved fireplace with figures supporting the mantel, upper panels framed in roped molding and brackets supporting dentil molding at the ceiling. Doors on either side of the foyer fireplace lead to an enclosed sunroom on the west side of the house. The west sunroom has brick walls and terrazzo floors restored by the current owners. The south living room (photographs 11 and 12), accessed via the foyer or the sunroom, spans the depth of the house and features ornate paneling.[2] The east end of the room has a raised platform, wood shelving and side Tuscan columns. The west wall holds a chamfered bay. The south wall features a marble fireplace surrounded by a carved archtrave, molding, a carved mantle and faux niches. Doors on either side of the fireplace lead to the south sun porch (photograph 13) with painted brick walls, recently restored terrazzo floors and a carved stone fireplace. A modern metal circular stairway in the northwest corner of the room leads to the basement. The house's dining and breakfast rooms are located north of the foyer, the dining room on the west side of the house and the breakfast room on the east. Both rooms have ornate painted moldings at the ceiling, floors and around doors. The larger dining room (photograph 14) has a carved fireplace, wainscoting and ornamental wall panels. The breakfast room has wainscoting and a coved ceiling with ornamental cove molding. The house's kitchen is north of the dining and breakfast rooms. The expanded and modernized kitchen (photograph 15) now fills the area once occupied by the original kitchen and a card room, which includes a fireplace. A central staircase on the kitchen's north wall in its historic location leads to the second floor. An office now fills the former servant's dining room in the northwest corner of the house. The original Cook's Pantry in the house's northeast corner continues to serve as a pantry.

The **second story** has a central hall extending from the balcony overlooking for first-story foyer. A sitting room is immediately west of the hall. Two bedrooms are located

[2] The living room woodwork is likely a combination of pecan and oak.

north and south of the hall and sitting room. Sleeping porches are placed west of the north and south of the bedrooms. This story also has three bathrooms and a large linen closet.

The **third story** has been reconfigured to include a large exercise room in the house's former ballroom space. A south rooftop patio is located off of the exercise room. The third floor also has two bedrooms, a large bathroom and a large cedar closet.

The house's **basement** was remodeled around 2003 to update the space and remove a suspended ceiling. It is likely that the space was previously remodeled in the 1950s. The basement now holds a paneled bar with a fireplace, a pool room, wine cellar, media room, bathroom and a four-car garage.

Site

The Braley house sits on 1.34 acres near the north edge of the Sunset Hill neighborhood developed by J.C. Nichols. The large lot may retain some mature trees originally placed by the landscape design firm of Hare and Hare, but the original landscaping plan has been altered. A fountain, a non-contributing object for this nomination, and formal hedges have been added to the center of the east circle drive, the south pool has been transformed into a grassy lawn and a formal garden is now the focal point of the west lawn. Despite changes in the landscape, the house retains integrity in its setting. The driveway's curvilinear approach from Dunford Circle is in its original configuration. The lawns nearest the house remain open to provide views of the home. The pedestrian walkway between State Line Road and Dunford Circle on the north edge of the property is still extant.

Summary

The Charles Braley house, 3 Dunford Circle in Kansas City, Jackson County, Missouri is nominated to the National Register of Historic Places under Criterion C, significant at the local level in the area of Architecture. Completed in 1919 for lawyer and oil magnate Charles Braley, the mansion reflects the wealth and prestige of its first owner. The house was designed by Henry Hoit, an important Kansas City architect, in the relatively uncommon Jacobethan Revival style. The singular house has served as a private residence since its construction. It has been well maintained and continues to retain its architectural integrity as one of Kansas City's most remarkable and unique residences.

Elaboration

Architecture

The Braley house is an excellent example of the Jacobethan Revival style, a category of the Tudor style usually limited to architect-designed buildings constructed between 1895 and 1920. The term Jacobethan was popularized by Henry-Russell Hitchcock (1903-1987) by combining the terms Jacobean and Elizabethan. The style typically includes front-facing gables, elaborate brickwork or stonework, towers, decorative chimneys and multi-paned leaded glass casement windows, all found on the Braley house. [3] Additional Braley house elements are character-defining forms of the Jacobethan style: Rectangular windows divided into rectangular lights with transoms; gables that rise above the roofline; chimneys shafts placed diagonally to each other; the use of brick for walls; the use of stone for window frames, parapets, quoins and ornament.[4] The house's parapeted front gables are a distinctive feature of the Jacobethan style. The elaborate Renaissance-inspired entrance detailing is also a common feature of the style, mimicking late Medieval English buildings popular during the reign of Elizabeth I (1558-1603) and James I (1603-1625.)[5]

The Braley house was one of the last homes designed by prominent architect Henry Ford Hoit before he formed a partnership with Edwin Price and Alfred Barnes. Henry F. Hoit was born in Chicago and graduated from the Chicago Manual Training School in 1892. He pursued architecture at the Massachusetts Institute of Technology and then worked for various architects in Boston. In 1901, he began working with the Kansas City office of Van Brunt & Howe, which was quickly renamed Howe, Hoit & Cutler. It was named Howe & Hoit in 1907. In 1910, Hoit's office operated under his name only. The Robert A. Long family commissioned him to design the Long Mansion, completed in 1910 at 3218 Gladstone Boulevard, and Longview Farm, completed in 1914 in Lee's Summit. Hoit was later responsible for many prominent Kansas City buildings, including the B'Nai Jehudah Temple at Linwood Boulevard and Flora Street, the Southwestern Bell

[3] Cyril M. Harris, *American Architecture* (New York: W.W. Norton & Co., 1998), 190.
[4] Marcus Whiffen, *American Architecture since 1780* (Cambridge, MA: The MIT Press,1996),178-179.
[5] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1995 edition), 356-358.

Telephone Company at 11th and Oak Streets and the Independence Boulevard Christian Church at Independence and Gladstone Boulevards.[6]

Architectural historians Cydney Millstein and Carol Gove describe the Braley home in *Houses of Missouri, 1870-1940*:

> "The Braley house displays Hoit's understanding and skillful exposé of the Jacobethan Revival style, the characteristics of which are richly displayed on all four façades. Long, narrow casement windows dominate from the ground up, most often set in multiples and some with leaded glass. Cut stone mullions, quoins, and label surrounds continue the design program. Paired gables and dormers have parapets. Battlements and a single, false half-timbered gable rising behind the east entrance bay hint at the Tudor style. A winding drive at the east leads to the main entrance, recessed in a semi-hexagonal, buttressed bay. The rear or west façade, anchored by a rambling rubble-stone, balustraded terrace, is reached off the loggia at the center bay."[7]

Examples of the Jacobethan style in Kansas City are usually limited to homes of the very wealthy. The style was used for three houses on Janssen Place, a once private street east of Gillham Road and south of 36th Street: The 1909 Albert Peet residence at 6 Janssen Place, the 1912-1913 Abram Rosenberger residence at 17 Janssen Place and the 1912-1913 Edward L. Foutch residence at 66 Janssen Place. Elements of the style were also utilized on commercial Kansas City buildings, such the 1915 Bryant School at 319 Westover Road and the 1927 Stratford Apartments at 515 W. 11th Street. While Tudor elements were very popular in small homes constructed in the 1920s, the Jacobethan Revival style is relatively uncommon in Kansas City.[8]

History

The house at 3 Dunford Circle was built between 1917 and 1919 for Charles A. Braley, a lawyer and founder of the Chanute Refining Company. Soon after Braley purchased his lot, Dunford Way was platted in 1916 as a public pedestrian walkway from State Line Road.[9] Henry F. Hoit, one of the Kansas City's most prestigious architects of the time, was commissioned to design the home for Braley, his wife, Bertha, and their children, Dorothy and Everett. In order to retain a consistent appearance of an impressive, idyllic neighborhood, the Ward Investment Company required Braley to submit his house plans for approval. Hoit's architectural plans for Lot 4 of Block 1 in the Sunset Hill

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[6] George Derby and James Terry White, *The National Cyclopædia of American Biography, Vol. 16* (New York: James T. White & Co., 1918) 178. All buildings are extant. The Long Mansion was listed in the National Register in 1980 and Longview Farm listed in 1985.

[7] Cydney Millstein and Carol Grove, *Houses of Missouri, 1870-1940* (New York: Acanthus Press, 2008) 175.

[8] The buildings are all extant and retain a high degree of integrity. The homes on Janssen Place are listed in the National Register as party of the Janssen Place Historic District, 1976.

[9] Abstract of Title information, property of owner. The passageway is now privately owned.

neighborhood were approved in writing. The city issued a building permit on August 21, 1917 for a three-story brick and stone residence with a slate roof. Long Construction Company served as the builder. The estimated cost of the extravagant home was $45,000.

Braley purchased his future house site in 1916 from the Ward Investment Company. The lot was part of the exclusive Sunset Hill subdivision developed by J.C. Nichols in the early 1900s. Covenants on the property indicated that the neighborhood was meant for Kansas City's wealthiest white residents. The covenants stated that any residence erected "shall not cost less than $25,000.00" and "shall present a good frontage on State Line Road, and shall also present an attractive appearance from the circle roadway." Further requirements stated that the residence should be set back at least 75 feet of State Line and "shall neither be conveyed to, used, owned nor occupied by negroes as owners or tenants."[10] The neighborhood did, indeed attract Kansas City's rich. The 1920 City Directory lists William Pitt, the secretary-treasurer of the Irving-Pitt Manufacturing Company as the only other resident living on Dunford Circle. Junias Irving, president of the Irving-Pitt Company, lived near Dunford Circle on West 55th Street. Nearby homes in Sunset Hill were also occupied by wealthy owners, including Omar Abernathy, vice-president of the Gate City National Band and Abernathy Furniture Company, Clifford W. Jenkins, secretary-treasurer of the Jenkins Music Company and G.W. Foster, general manager of the Foster Lumber Company.

Charles Braley came to Kansas City in the late 1880s and joined the law firm of Dobson, Douglas and Trimble, specializing in corporate, real estate and commercial law. During his time in Kansas City, he formed the Chanute Refining Company in Chanute, Kansas. Braley later sold the company to the Sinclair Refining Company. In 1917, Braley was named vice president of the Sinclair Consolidated Oil Corporation plant located in Argentine, Kansas. Braley was very active in civic affairs and was a member of the Blue Hills Country Club, Mission Hills Country Club and the Mid-Day Club. Charles Braley died suddenly in his home in 1925. His widow, Bertha, sold the house to Fred and Caroline Thwing in 1927 for $120,000.

The Thwings sold the house after only a year to Charles and Minnie Cook. Charles Cook purchased the Hughes Paint and Glass Company in 1913 and revitalized it as Cook Paint. From the beginning, Cook Paint sold its products to consumers through dealers. During World War I, Cook became a producer of industrial paints. After World War II, the company doubled its production capacity with an addition to its plant in North Kansas City. Charles Cook was also an avid music lover and in 1930 purchased a license to operate local radio station WHB. Cook died in 1949 and Minnie Cook sold the house to Earl and Dorothy Katz in 1950.

[10] Abstract of Title information.

Earl Katz was president and later chairman of the board of the Katz Drug Company.[11] Katz Drug was well known for its unique business model, giving customers the ability to shop for prescriptions, groceries, appliances and even pets under one roof at cut-rate prices. During the 1950s and 1960s, the Katz stores peaked at 65 locations in several states. The house received many updates during the Katz family's ownership. An intercom was installed on the telephone system, a custom sound system was installed in the library/formal living room, the heating and air conditioning plant was updated and an elevator was installed.[12]

John Latshaw, an investment banker purchased the house in 1961 from the Katz family. Latshaw was president of the Kansas City Chamber of Commerce in 1964, chairman and C.E.O. of B.C. Christopher and Company, an early investor in American Cablevision and Honorary Consul of the Republic of Thailand. During Latshaw's ownership, many dignitaries were entertained at 3 Dunford Circle.

The current owners, Gary and Sherry Forsee, purchased the home in 2003 from Carl Kipke, who owned it only a few years. The house underwent renovations for 2 years before the Forsee family moved in. Improvements included restoring terrazzo floors, sealing the basement, restoring the rear porch and repair of the failing leaded windows.

Site

The lot's original landscaping was planned and implemented by the firm of Hare & Hare. Sidney Hare joined the Kansas City engineer's office in 1881 after studying horticulture, civil engineering, geology, surveying and photography. There he met and was inspired by landscape engineer George Kessler. In 1896, Sid Hare left his job with the city to become superintendent of Forest Hill Cemetery. He left Forest Hill in 1902 and established Hare and Hare with his son, S. Herbert Hare, by 1910. The younger Hare had just returned to Kansas City from studying landscape planning at Harvard University. J.C. Nichols hired the firm in 1913 to design the Country Club District. The firm also landscaped many of the large estates in Nichols' Mission Hills district. The firm's work disappeared during World War I, but during the 1920s and 1930s the father-son team worked in many states. Kansas City projects included collaboration with Edward Buhler Delk for the Country Club Plaza, the design for the Rose Garden in Loose Park and the setting for the Nelson Gallery of Art.[13]

In their original site plan for the Braley house, the Hare and Hare team was quite restrained. The plan befitting of an English country estate included formal hedgerows

[11] Earl Katz was the son of Isaac Katz, founder of the Katz Drug Company.
[12] The elevator has been removed.
[13] Cydney Millstein, "History of the Landscape Architecture Firm of iand Hare" for the State Historical Society of Missouri, http://www.umkc.edu/whmckc/hare/hare%20history.htm. Accessed February 20, 2013.

east of the entrance circle, a vegetable garden in the southeast corner of the property and large trees planted along the front drive and at the rear of the property. The site also included a reflecting pool on the south side of the house, now filled in.

Conclusion

The Charles Braley house retains a high degree of integrity in design and materials. The house's gables, towering chimneys, crennellations and stonework all speak to its origins as the mansion of a wealthy man and the plan of a talented architect. Henry Hoit's design for the Braley house remains today as an impressive and distinctive example of the Jacobethan Revival style in Kansas City.

Sources

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Verbal Boundary Description

The property is located on Lot 4, Block 1 of the Sunset Hill subdivision, coordinates 39.029842, -94.606857. The property is bound on the north by "Dunford Way," a private walkway, on the west by State Line Road, on the south and west by property lines.

Property Tax No. 30-920-03-06-00-0-00-000

Boundary Justification

The boundaries include the lot historically associated with the Charles Braley house.

Figure 1. Braley House site plan with photograph locations.
(www.bing.com, accessed July 9, 2013; coordinates 39.029842, -94.606857)

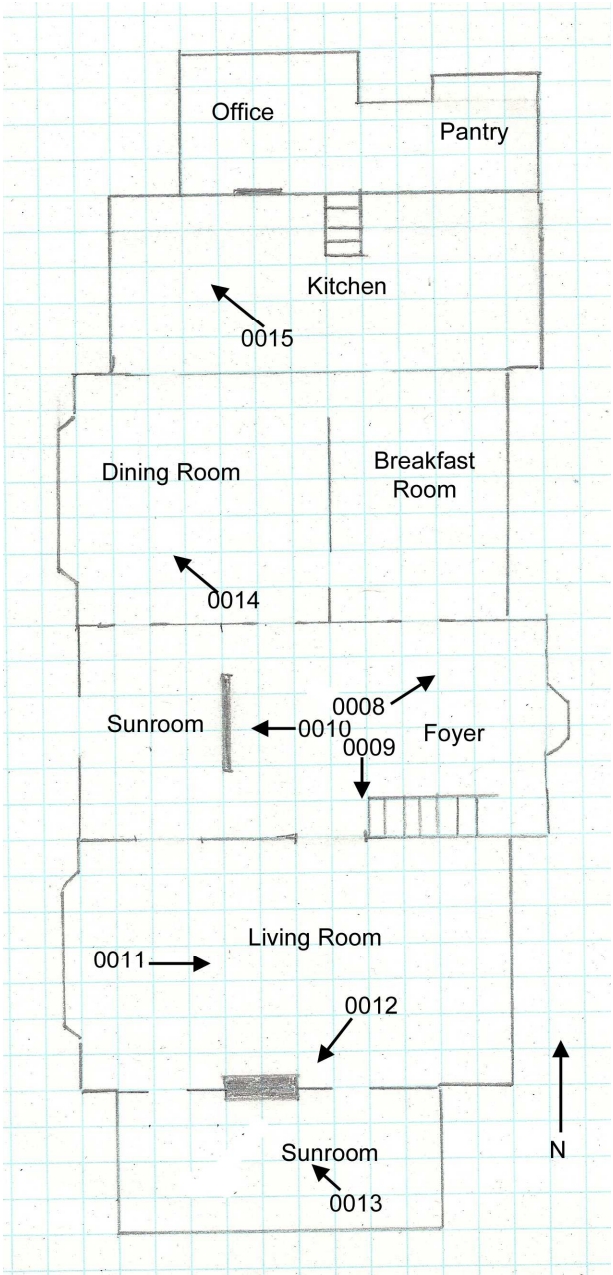

Figure 2. Floor plan of first story with photograph locations. (Susan Jezak Ford, not to scale.)

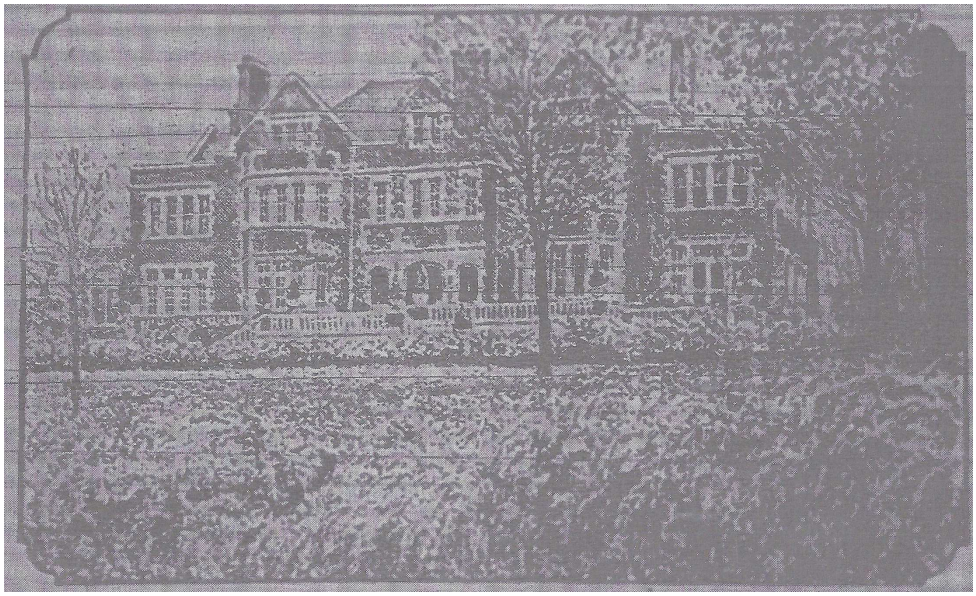

Figure 3. Braley House west elevation, *The Kansas City Star*, 3 July 1927.

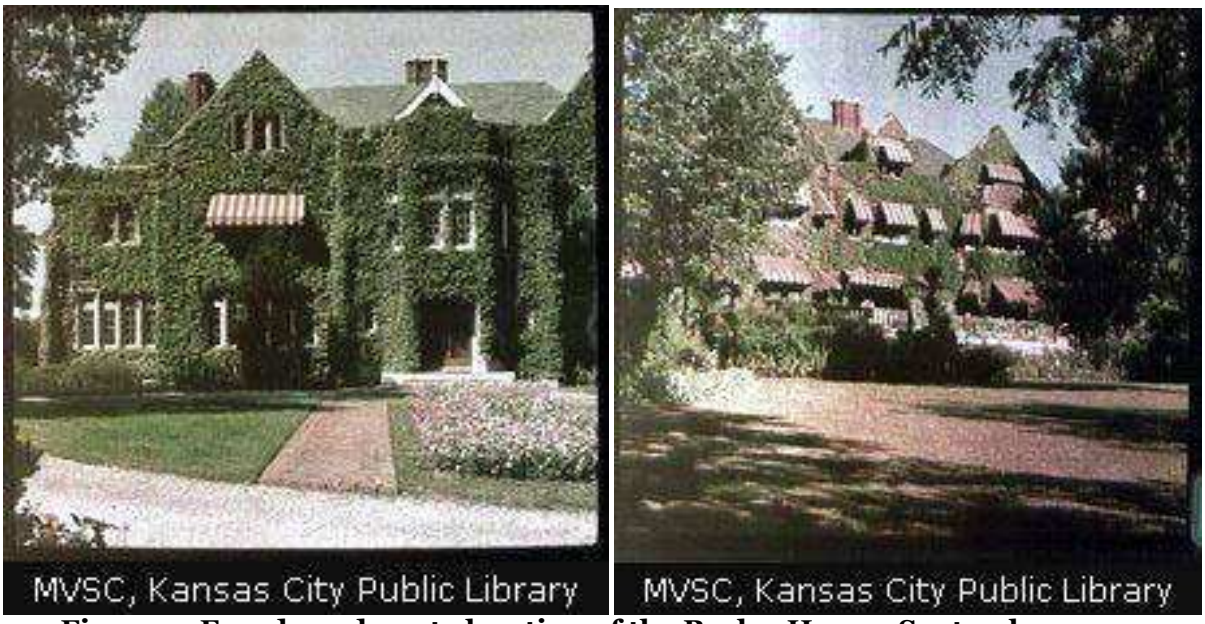

Figure 4. Façade and west elevation of the Braley House, September 1932. (Kansas City Public Library website, accessed March 12, 2013.)

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