

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Bingham-Waggoner Home and Estate

AND/OR COMMON

Waggoner Estate

2 LOCATION

STREET & NUMBER

313 West Pacific

CITY, TOWN

Independence

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

#4 - Hon. Ike Skelton

STATE

Missouri

CODE

029

COUNTY

Jackson

CODE

095

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☒ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☒ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDEN☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Dennis Kibler, Kirk Kibler, Sandy Gray

STREET & NUMBER

313 West Pacific

CITY, TOWN

Independence

VICINITY OF

STATE

Missouri 64051

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the Recorder of Deeds - Jackson County, Missouri

STREET & NUMBER

308 West Kansas

CITY, TOWN

Independence

STATE

Missouri 64051

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Independence Historical and Architectural Survey - 1976

DATE

1976

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDS

Heritage Commission - City of Independence, Missouri

CITY, TOWN

Independence

STATE

Missouri 64051

7 DESCRIPTION

CONDITION

☐ EXCELLENT

☒ GOOD

☐ FAIR

☐ DETERIORATED

☐ RUINS

☐ UNEXPOSED

CHECK ONE

☐ UNALTERED

☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE

☐ MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lewis-Bingham-Waggoner home and estate, 313 West Pacific, Independence, Missouri is a tract of land comprised of 19.67 acres containing the main residence, one barn and one stable. The main house is a three storied structure of masonry and wood construction, with some cut stone detailing. Originally designed (1850) in the Italian Villa style, the structure was remodled in 1899. The present style is basically Italianate; varigated architectural styles are also used in the present design of both the main house and the outbuildings. The primary facade, originally on the north, is dominated by three dormer windows, the panes of which are divided into triplet gothic panels with wooden muntins. A second story porch with a cast iron gothic railing (belonging to the original construction) and a large rooftop cupola are also prominent features. As of the 1899 remodeling, the primary facade was switched to the east. Primary facades of both the main outbuildings also orient to the east.¹

A continuous veranda-type porch encircles the entire residence. The veranda is one story in height and one bay in width. Its flat roof is supported by a number of machine turned tapered round posts, spaced by a keyed arch motif. At the bottom of the porch, the railing is of the spindle-baluster type, which runs the entire circumference of the porch. The remodled square plan house measures approximately 62 feet in width and 75 feet in depth. Stable dimensions: 60'x30'. Barn: irregular-60'x40'.²

Construction materials consist of coursed brick in American bond presently painted light yellow. The roof superstructure is of wood construction, the shingles being of slate. Porches, window frames, doorway frames are of wood and painted barn red. Window openings are filled by double hung one pane sashes and lights. A baroque stairway light, a prominent feature of the east (present primary facade) is from the 1899 renovation. Window lintels and sills are of dressed limestone and have been painted.

The barn and stable structures to the immediate east differ from the main house in construction and materials. The barn, smaller of the two, is of wood construction with narrow clapboard siding, painted white. The stable is of brick construction with archwork and lintels in limestone. Both structures are topped by cupolas.³

The home is full three stories high, containing twenty six rooms. Nine fireplaces are located in the structure - four on the first floor and four on the second. Many of the rooms are elaborately prepared in linen with hand painted designs. The basement also contains a fireplace and is finished.

The first floor includes the Parlor, a large L-shaped entry and vestibule, a Music Room, Library, Dining Room with Mahogany woodwork and accessories, and a large kitchen including a butler's pantry and walk-in ice box.

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Seven bedrooms are located on the second floor, as well as an alcove referred to as a "sewing room" and a large central hall.

Three rooms are located on the third floor as well as a large room referred to as a "tank" room. The "tank" was machinery for the Estate's water supply.⁴

Bills from the 1899 remodeling are available. From this information it seems that all work done on the estate's buildings was supplied from the Independence and Kansas City area. Bills for mantels, stairway materials, brick and many other items are also extant.⁵

FOOTNOTES

1. City of Independence, Missouri: Planning Department - Zoning and Topographic Maps, 1963. Dimensions are taken from maps by scale 1:100; Jackson County Historical Society Archives - Photographic Files: Waggoner Estate ca. 1910; City of Independence, Missouri 1976 Architectural and Historical Society Archives: Waggoner Estate file 152-Box 5.
2. Op. Cit. Planning Department - Zoning and Topographic Maps; Op. Cit. Architectural Survey, 1976; Field Survey, W. Patrick O'Brien, 4/12/79.
3. Op. Cit. Waggoner Estate file 152-Box 5.
4. Op. Cit. Architectural Survey 1976; Kansas City Star September 27, 1940 N. page; Independence Examiner August 13, 1954, page 6; Jackson County Historical Society Archives: Letter W.E. Kruger to Mary Ann----- ACC 75449 LOC. A242-1F7; Independence Examiner October 11, 1940, N. page.
5. Jackson County Historical Society Archives: Waggoner Estate file 152-Box 5.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1855

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Three main reasons give this property its historical significance: its connection with Missouri artist George Caleb Bingham, its association with the Santa Fe Trail, and its association with the Waggoner-Gates Milling Company of Independence, Missouri.

On August 5, 1864, George Caleb Bingham bought the house and property (approximately five acres) for \$4,000. The following year Bingham purchased an additional seventeen and one half acres, thus assembling the present day tract.¹

George Caleb Bingham (1811-1879) is a name well known to persons interested in American genre art. Bingham's work "Jolly Flatboatmen Number Two" was recently sold by a California auction house to a New York collector for \$980,000 - the highest price ever paid for a work by an American artist.²

The Civil War saw Bingham involved in western Missouri in many varying capacities. He served as a captain in the Union Army under Robert T. Van Horn of Kansas City. During the war he also served as state treasurer under the Union government. Upon his retirement from that post in 1864, he moved to Independence. In 1869 he was appointed to the Independence School Board.

It was during his six years residency in Independence that Bingham began and completed his paintings entitled "Martial Law" better known as "Order Number 11." In addition, Bingham painted a number of other works while living in Independence. Bingham and his wife Eliza moved to Kansas City in May of 1870 where he died nine years later.³

The property's association with the Santa Fe Trail is also of prime importance to the historical significance of the site. Osage Street, which forms the eastern border of the Estate, has not changed appreciably in width since its days as a wagon road. In the plat for the adjoining subdivision and in the legal description of the Waggoner Estate, references are made to survey stakes in the middle of the Santa Fe Road, i.e. present day Osage Street from Pacific Street to Lynn Street. The pavement is laid directly over the old 1846 road alignment in these areas. According to recent research the Santa Fe Road not only abutted the property on the east; it passed directly across the southeast corner of the property travelling in a southwesterly direction.⁴

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The third area of importance stems from the property's connection with the Waggoner-Gates Milling operation, located directly across the street to the north. After Bingham's disposal of the property in 1870 the estate transferred title twice, finally being sold to William and Peter Waggoner in 1897, the year of Bingham's death. The Waggoner family's business partner, George Porterfield Gates, would in later years have a granddaughter by name of Elizabeth Virginia Wallace who would become the wife of Harry S. Truman, 33rd President of the United States. The Waggoner family has lived in the residence ever since its purchase. Heirs of the family now reside there. In 1899 the home was remodeled by the Waggoners - its size was increased substantially and a stable and barn were also built. The clapboard and log outbuilding which Bingham used as a studio was torn down at about the time of the remodeling.

FOOTNOTES

1. Recorder of Deeds, Jackson County, Missouri, Book 43, Page 3; Ibid., Book 45, Page 115.
2. Kansas City Star, June 1978,
3. Alberta Wilson Constant, Paintbox on the Frontier: The Life and Times of George Caleb Bingham (New York: Thomas Y. Crowell and Company, 1974), p. 136; National Collection of Fine Arts, George Caleb Bingham: Frontier Painter of Missouri (New York: Harry N. Abrams, Inc. 1975, p. 172; Minutes of the Board, Independence, Missouri School District 1869; Maurice Bloch, George Caleb Bingham: A Catalogue Raisonné (Los Angeles: University of California Press, 1967), p. 117-128; Maurice Bloch, George Caleb Bingham: The Evolution of an Artist, (Los Angeles: University of California Press, 1967), p. 226-253; Op. Cit. Christ-Janner, p. 174.
4. Op. Cit. Recorder of Deeds, Book K, page 314; Louise Barry The Beginning of the West, pp. 600, 648; Historical Survey, City of Independence, Missouri, 1976; Pauline Fowler, notes and research files: Waggoner-Gates Property, Independence, Missouri. Mrs. Fowler has specifically traced the trail alignment across the Waggoner property by the use of the following material:

1846 - CHANGE - SANTE FE ROAD
(field notes accompanying map) abstracted, compiled and drafted from

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4. personal files by Pauline S. Fowler, June, 1979

May 1846 John Parker and Richard Stegall, Reviewers, filed this report with the Jackson County Missouri Court Judges:

"Field notes and Plot of a County road leading from the Centre of the South end of Liberty Street in the Town of Independence to the intersection (sic) of the Santafee road with Chambers branch. Beginning at the South end of Liberty Street in the Town of Independence, thence

1. South 52-3/4 degrees west 17.64 poles (291.06') across corner of Rubey's field
2. South 40.64 poles (670.56') with Santafee Road
3. South 11½ degrees west 4. poles (66') cross corner of John Lewis field
4. South 44½ degrees west 36. poles (66') to line between him and Jacob Hall
5. South 54½ degrees west 4. poles (66') Jacob Hall
6. West 36. poles (594') with Lewis and Hall's line
7. South 62 degrees west 44. poles (726') through Hall's field

5. Op. Cit. Historical Survey, Independence, Missouri; Op. Cit. School Board Minutes, 1869; Margaret Truman: Harry S. Truman (New York: William Morrow and Company, 1973). p. 537; Jackson County Historical Society Archives, Independence Missouri. Bills for remodeling: Waggoner Gates Collection.

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City of Independence, Missouri. Planning and Zoning Department, Independence, Missouri.

Jackson County Historical Society Archives, Independence, Missouri: Waggoner Collection.

Jackson County Missouri. Office of the Recorder of Deeds. Independence, Missouri.

Kansas City Title and Trust Company. Abstract-Beverly Hills Subdivision, Independence, Missouri, 1924.

Independence, Missouri Public School Board. Minutes of the Board 1869.

SECONDARY MATERIAL

Barry, Louise M. The Beginning of the West 1540-1854. Kansas State Historical Society, 1972.

Bloch, Maurice. George Caleb Bingham: The Evolution of an Artist. New York, 1967.

Bloch, Maurice. George Caleb Bingham: A Catalogue Raisonné. New York, 1967.

Constant, Alberta Wilson. Paintbox on the Frontier: The Life and Times of George Caleb Bingham. New York, 1974.

Christ-Janner, Albert. George Caleb Bingham: Frontier Painter of Missouri. New York, 1975.

Independence (Missouri) Examiner, August 13, 1954.

Kansas City (Missouri) Star, September 27, 1940.

History of Jackson County, Missouri, Union Historical Company, Birdsall and Williams Company, Kansas City 1881.

UNPUBLISHED MATERIAL

Fowler, Pauline. Research and notes: The Santa Fe Trail in Independence. Held by compiler, Independence, Missouri.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

PRIMARY MATERIAL

City of Independence, Missouri. 1976 Architectural and Historical Survey, M.A. Solomon/R.J. Claybaugh, Inc.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 19.67

QUADRANGLE NAME "Independence, Mo."

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1 5 3 7 7 3 2 0 4 3 2 7 1 2 0

B 1 5 3 7 7 3 2 0 4 3 2 6 8 3 0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1 5 3 7 7 0 6 0 4 3 2 6 8 5 0

D 1 5 3 7 7 0 8 0 4 3 2 7 1 4 0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Independence irregular 19.67 acres beginning at northeast corner of the northwest quarter of northwest quarter Section 11 Township 49 Range 32 thence west 60 poles then south 60 poles then east 60 poles then north 60 poles to beginning.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

W. Patrick O'Brien

June 20, 1979

ORGANIZATION

DATE

Heritage Commission City of Independence, Missouri

836-8300 ext. 388

STREET & NUMBER

TELEPHONE

103 North Main Street

CITY OR TOWN

STATE

Independence

Missouri 64051

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Director, Department of Natural Resources and
State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

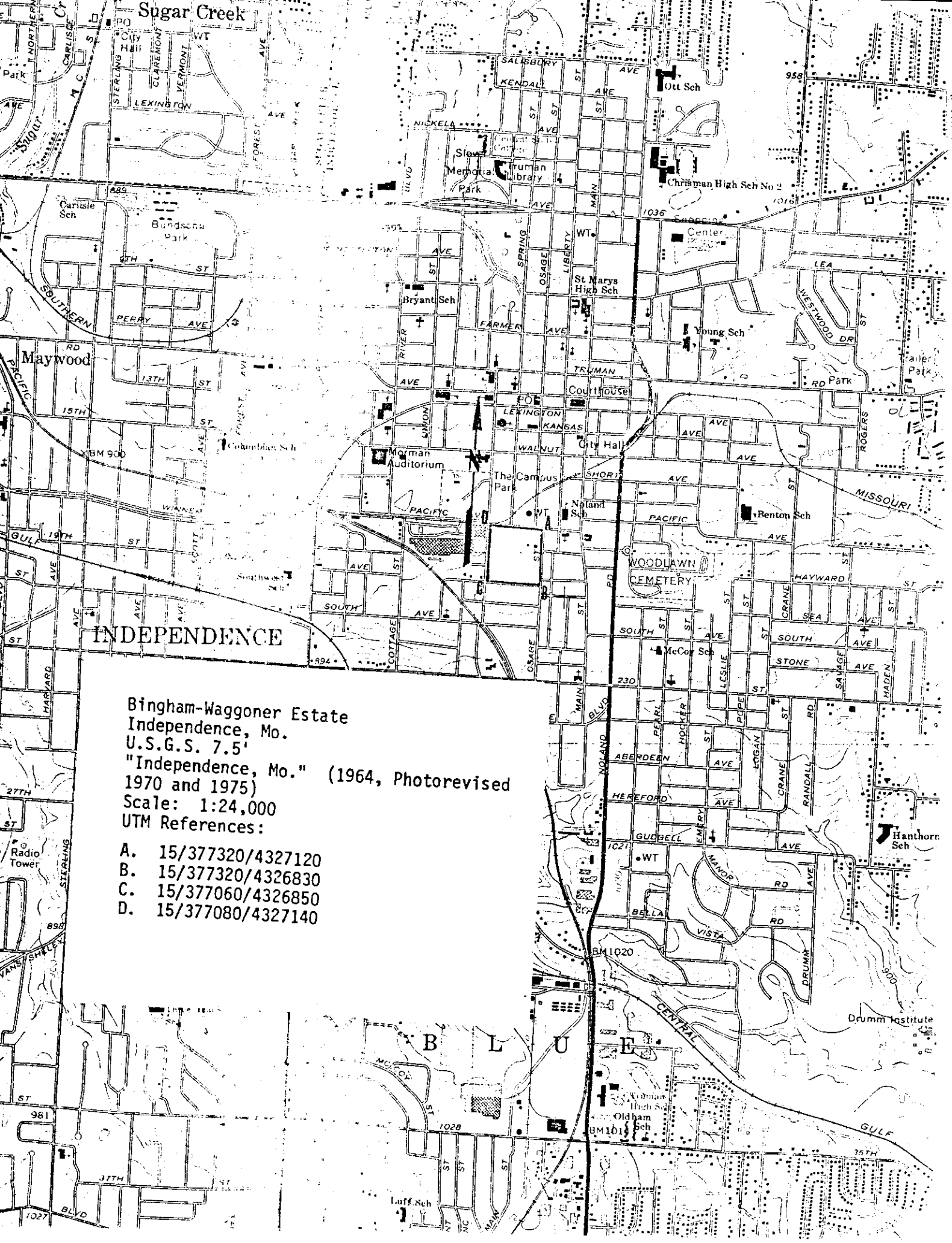
DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION



Bingham-Waggoner Estate
Independence, Mo.
U.S.G.S. 7.5'
"Independence, Mo." (1964, Photorevised
1970 and 1975)
Scale: 1:24,000
UTM References:
A. 15/377320/4327120
B. 15/377320/4326830
C. 15/377060/4326850
D. 15/377080/4327140

Photo Log:

Name of Property: **Bingham-Waggoner Home and Estate**

City or Vicinity: **Independence**

County: **Jackson County** State: **MO**

Photographer: **Diane Sadler**

Date

Photographed: **Oct. 1979**

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

- 1 of 7. N façade looking S.
- 2 of 7. S and E facades looking NW.
- 3 of 7. E façade looking W.
- 4 of 7. Parlor – E wall – E Parlor.
- 5 of 7. Interior – Main stairway and lamp.
- 6 of 7. E and N facades looking SW.
- 7 of 7. Historic view of house prior to 1899 alterations.













