

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Owens-McCoy House

other names/site number NPS Master Plan #36

2. Location

street & number 410 West Farmer [N/A] not for publication

city or town Independence [N/A] vicinity

state Missouri code MO county Jackson code 095 zip code 64050

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 [].)

Claire F. Blackwell 14 Feb. 1994
Signature of certifying official/Title Claire F. Blackwell, Deputy SHPO Date

Missouri Department of Natural Resources

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 certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
<input type="checkbox"/> entered in the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, explain See continuation sheet [].	_____	_____

Owens-McCoy House
Name of Property

Jackson/MO
County/State

Historic Resources of the Santa Fe Trail
Multiple Property Submission

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not count previously listed resources.)
Contributing Noncontributing

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources
previously listed in the National
Register.

Historic Resources of the Santa Fe Trail

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Side Hall Plan
Greek Revival
Italianate

Materials
(Enter categories from instructions)

foundation brick
walls brick

roof metal; asphalt
other wood

Narrative Description

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

Owens-McCoy House
Name of Property

Jackson/MO
County/State

Historic Resources of the Santa Fe Trail
Multiple Property Submission

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.

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 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.)

9. Major Bibliographic 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 (38 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

Areas of Significance

(Enter categories from instructions)

Commerce

Transportation

Military

Architecture

Periods of Significance

c. 1840 - 1846

1851 - c. 1865

Significant Dates

c. 1840

c. 1856

Significant Person(s)

(Complete if Criterion B is marked above).

Owens, Samuel Combs

McCoy, William

Cultural Affiliation

N/A

Architect/Builder

Wilcox, George/Builder

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

National Park Service--Regional Office:
Santa Fe, New Mexico

Owens-McCoy House
Name of Property

Jackson/MO
County/State

Historic Resources of the Santa Fe Trail
Multiple Property Submission

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone	15	377210	4328180	B. Zone	Easting	Northing
C. Zone	Easting	Northing	D. 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 see continuation sheet
organization The URBANA Group date May 1993
street & number 202 South Broadway, Suite 206, P.O. Box 1028 telephone (217) 344-7526
city or town Urbana state IL zip code 61801-9028

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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____ date _____
city or town _____ state _____ zip code _____

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.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetOwens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 7

Page 1

Narrative Description

The Owens-McCoy House is a three bay, Side Hall Plan, Greek Revival style two-story house executed in red brick with limestone and wood trim, with later Italianate influenced alterations. It is located at 410 West Farmer, at the northeast corner of Farmer and Ridgeway, in a mixed residential neighborhood of historic and modern infill structures. Structural and historical integrity have been preserved. The nomination consists of one contributing building.

The house sits on a lot measuring 175' x 95.' The lot has numerous mature trees including holly and ginkgo trees. Spirea and Rose of Sharon are plentiful on the lot. The house is set on a slight rise in the lot, with a deep setback, lending a larger front lot than rear lot. A front sidewalk gently curves to the front entrance.

The Owens-McCoy House was constructed in red brick with flush mortar joints over a brick foundation with a limestone watertable. Originally rectangular in plan, the house has had two additions. The original house is now a gable roof wing to the northeast corner. The first "addition" is now the main house block, a Side Hall Plan house dating to about 1856. The second addition appears to have enclosed the original house's shed roof gallery porch and extended the enclosure a few feet west of the original square footprint. The Side Hall Plan house has a truncated hip roof with a tall brick chimney off-center to the west on the south slope while the wing has a centered brick ridge chimney.

The main (south) facade faces Farmer Street and has three bays; the facade brick is laid in a running bond. A Greek Revival style entry portico covers the first floor of the west bay and consists of two fluted wood Ionic columns and two plain wood pilasters with plain capitals attached to the house. A full entablature with plain architrave, frieze, and molded cornice encircles the porch; a wrought iron railing with a Greek Revival inspired design surrounds the porch's flat roof. A modern brick floor has been installed within the portico and the bases of the Ionic columns have been replaced.

The entryway consists of an eight-panel wood door separated from a five-light transom by a plain transom bar and flanking three-light sidelights set over a single wood panel; a limestone sill is across the entryway. The remaining two bays have six-over-six double hung windows with limestone sills and Greek Revival style lintels with bull's eye corner blocks. The second story has three six-over-six windows with similar details. The Italianate influenced wood cornice has elongated panels alternating with oval attic vents and separated by brackets; brackets are paired at the east and west corners.

The east facade fronts onto a landscaped lawn and consists of the two bay original house and a three bay wing. The original section has six-over-six double hung windows on the first and second stories of the south bay; the window details are similar to those on the main facade. An Italianate influenced porch is to the north supported by four square wood posts and two wood pilasters; the porch rests on molded limestone

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 7

Page 2

piers. Both the posts and pilasters have rope molded corners and plain capitals. Paneled brackets rise from the capitals to support a three-part entablature with architrave, plain frieze with scroll brackets set over the posts, and cornice with dentils. Replacement square balusters are set between the posts; the porch has a wood floor and three steps. Turned balusters surround the porch's flat roof with engaged pedestals at the house walls and plain pedestals above the posts.

The entryway consists of slightly recessed double doors with one-light sash set over single wood panels; flush wood screen doors are over the main doors. Paneled "sidelights" (one long panel over a short panel) flank the doors and have modern light fixtures above; a slightly recessed four-light transom with panels over the "sidelights" is set above the doorway. Plain Doric pilasters frame the entry and support the inner porch lintel. A stone sill is across the entryway. The upper entry to the porch roof has a flush wood screen door with a slightly recessed three-light transom set below a Greek Revival style lintel with bull's eye corner blocks. The Italianate cornice returns on this section of the elevation but without oval vents.

The two-story original house is in line (on the east) with the Side Hall Plan house and has three uneven bays. Both stories have two six-over-six double hung windows grouped to the south and a single six-over-one double hung window to the north; all the windows have flat lintels and sills. Instead of a watertable, the wing has a basement with three two-light sash set below the upper story windows. The original house's gable roof is lower than the Side Hall Plan's hip roof line and ties into the original house at its lowest edge of the cornice. A simple two-part cornice and overhanging boxed eaves finish the wing's roof line.

The west elevation faces onto Ridgeway Street; a modern wood privacy fence obscures part of the west elevation. The elevation has a slightly L-plan configuration and consists of the two bay original house and a four bay addition on the north that projects to the west one bay. The windows of both stories of the south bay of the Side Hall Plan house have been infilled with brick, while those to the north have been replaced with six-over-one double hung sash with plain wood lintels and sills. The Italianate cornice continues along the original house, but, like the east elevation, there are no oval vents.

The two-story addition has six course common bond coursing with an alternating header/stretcher tie course and recessed joints. The narrow projecting south elevation of the addition has a modern door with lintel and wood handicap ramp and a single six-over-one window above. Three six-over-one double hung windows are to the south on both stories, while a single wider and higher window is to the north on the first story and a narrow one-over-one window is above it on the second story. The first story windows have flat wood lintels; the second story windows have narrow lintels that are contiguous with the narrow frieze board of the addition. The shed roof addition with overhanging boxed eaves is lower than the original house and ties in below the cornice.

The rear elevation, facing north, consists of the north side of the original house and the later addition to the northwest. The left/west section of the original house has been partially concrete parged in an apparent

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 7

Page 3

maintenance effort; the brick which remains exposed has been painted a red brick color. The west bay of original house has single 6/6 windows with stone lintels and lug sills; four-pane basement windows are also on this bay. The right section of the original house is clapboard, with a 6/6 window on the second floor (no lintel, but a lug sill); another basement window is at this second bay and has a twelve-light storm window. The first floor of this bay has had some brick infill. The right or western-most bay of the rear elevation is the rear of the second addition. A single light door with panels above and below is on the first floor. A single bay, low-pitched hip roof porch is over the door. The porch has a plain cornice, posts (as on the east elevation porch) with turned rope chamfers, a spindled balustrade, and a historic storm door. Three steps access the porch (wood floor) from the east and west sides. The clapboard section of the rear of the northwest addition would appear to indicate the historic infilling of an original galleried porch, made obsolete by the later northwest addition. The first floor brick infilling would further suggest this.

At the rear of the house is part of an iron fence extending to the side yard at the rear plan of the house; the delicate fence balusters are capped with points. A modern concrete drive is to the rear of the house near the rear entrance; the drive is one car length deep and wide.

United States Department of the Interior
National Park Service

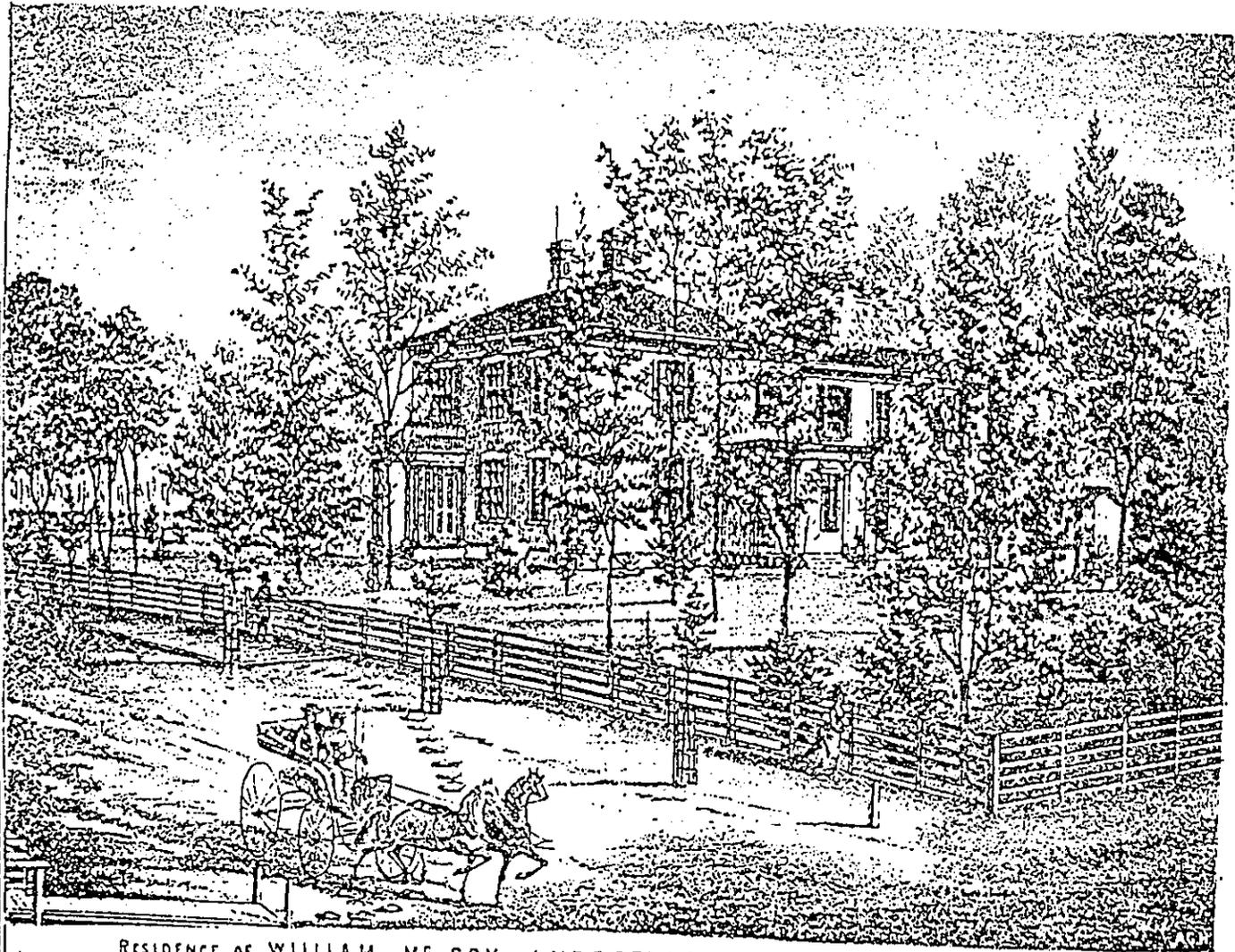
National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 4

Historic View

Source: Atlas of Jackson County, 1877, p. 64.



RESIDENCE OF WILLIAM MCCOY INDEPENDENCE JACKSON CO. MO.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 5

Narrative Statement of Significance

The Owens-McCoy House is eligible to the National Register under Criterion B for associations with Samuel Owens and William McCoy under the area of significance of Commerce, Transportation, and Military, and under Criterion C for Architecture. Both Samuel Owens and William McCoy have strong associations with the Santa Fe Trail as traders. Owens, who joined military service during the Mexican War, is particularly distinguished for his heroism during the Battle of Sacramento. McCoy is additionally notable as a partner in Waldo, Hall and Company, an early freighting company. Architecturally, the house represents an excellent example of the Side Hall Plan vernacular house type, with Greek Revival and Italianate features, prominent styles during the period of significance of the Santa Fe Trail. The house fulfills the requirements for the property type Associated Historic Buildings/Structures, as defined in the Historic Resources of the Santa Fe Trail, 1821-1880 Multiple Property Documentation form. This property is significant as related to events outlined in the following associated historic contexts: International Trade on the Mexican Road, 1821-1846; The Mexican War and the Santa Fe Trail, 1846-1848; and Expanding National Trade on the Santa Fe Trail, 1848-1865. The period of significance represents the two significant occupations of the house: one for Owens' occupation; the other representing part of McCoy's occupation, ending c. 1865 when the Trail declined as a corridor of overland travel with the emergence of the railroad.

Samuel C. Owens

Samuel Owens purchased Lot 39 on August 5, 1833 for \$75 from Leonard Dodge, who had owned the lot for less than two years; Dodge had purchased the property for \$71.72.¹ The rear section (northeast) of the current house was built for Owens c. 1840.

Samuel Combs Owens was born in Kentucky in 1800.² Owens, from a wealthy family in Green County, Kentucky, emigrated to Missouri in about 1818 and was prominent among the early settlers, becoming one of the founders of the town of Independence.³ Independence, laid out in 1827, had become the western terminus for both the Santa Fe and Oregon Trails by 1831. Owens served as store manager for James Aull from 1827 to 1836 when he formed a business of his own, which reportedly existed until 1844.⁴ His store was located on the southwest corner of the Square.⁵ Colonel Owens, as he was popularly known, was the first clerk of Jackson County, Missouri; he also served as clerk of the county court, recorder of deeds, and state representative.⁶ He became one of the principal wholesalers connected with the Mexican trade, operating large caravans along the Santa Fe Trail.⁷ Owens purchased many of his goods in Philadelphia, transporting them via the Ohio, Mississippi, and Missouri Rivers from Pittsburgh.⁸

Owens is perhaps best known for his military involvement at the Battle of Sacramento. In the Spring of 1846, Owens formed a partnership with James Aull, and took a train to Santa Fe and Chihuahua behind the American Army.⁹ Josiah Gregg started from Independence on this train with Samuel Owens, but had to quit to enlist in General Wool's army.¹⁰ During the Mexican War, Owens, as other traders on the Santa

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 6

Fe Trail, was under the orders of General Kearny to accompany Colonel Doniphan's command; this was done to ensure the trader's goods would supply Kearny's military campaign, rather than being confiscated by the Mexican Army.¹¹ Shortly before the Battle of Sacramento, Colonel Doniphan persuaded the traders and most of their teamsters to join military service, which formed an extra battalion of one hundred and fifty men under the command of Owens as their Major; Edward Glasgow was elected Captain of Company A and Henry Skillman was elected captain of Company B.¹² While these troops took part in the Battle of Sacramento, Colonel Doniphan, according to the United State government, had no legal authority to create new companies of troops; the government never paid these men and never allowed them pensions.¹³

A charge upon twenty-eight Mexican redoubts (a small fortification without flanking defenses) was made by four of these companies on February 28, 1847, during the Battle of Sacramento.¹⁴ The charge of these companies was not made simultaneously, and confusion of orders put the companies in a dangerous position. Reportedly, Captain Reid of one of the companies, dashed ahead accompanied by only a few men, including Major Owens, who joined them voluntarily.¹⁵ Upon nearing the Mexican companies, Captain Reid and the others turned and ran along the Mexican front past several redoubts, drawing the fire of the entire Mexican line; the Mexicans had to reload their flintlock guns and this delay permitted the whole American line to get over the redoubts and rout the Mexican Army.¹⁶ Instead of turning with the others who escaped unhurt, Major Owens charged single handedly upon the Mexican redoubt, and both he and his horse were killed.¹⁷ Major Owens' effort, seen as a spectacular effort of bravery, was noted in a letter from Colonel Doniphan to a mutual friend:

He lost his life by excessive bravery, or rather rashness. He rode up to the redoubt, filled with armed men, and continued to fire his pistols into it until himself and horse fell, pierced with balls, upon its very brink.¹⁸

References note that Major Owens had "recently suffered a very sad domestic tragedy, and there were many who thought he welcomed death;" however, the domestic tragedy is not specified.¹⁹ One account notes that Owens went into battle dressed in white and mounted upon a white horse, to be an easy target.²⁰ One of his men reportedly claimed that Owens shaved and dressed himself with care because "he did not know what might happen and knew of no more honorable or desirable end than to die in battle."²¹ After the troops arrived in Chihuahua, Major Owens, who was Catholic, was buried with much ceremony; services were conducted by Mexican priests and the body was interred with both Masonic and military honors.²² Aull, too, met an untimely death about this time. Aull remained in Chihuahua after the military occupation ended, and was killed in a robbery of his store there in 1847.²³

Mrs. Owens (Fanny Young) was a sister of Eliza Ann Reynolds, wife of Governor Thomas Reynolds of Missouri. Mrs. Owens moved to Platte County, Missouri after her husband's death,; she died on May 31, 1848.²⁴ In her diary, Susan Shelby Magoffin notes visiting Mrs. Owens after her one night stay in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 7

Independence at Mr. Noland's Hotel.²⁵ Magoffin mentions Major Owens several times, including when she learned of his death; she details his fatal injuries.

Although Samuel Owens died in 1847, and Fanny Owens died in 1848, their estate was not settled until 1851. They owned thousands of acres of land throughout Jackson County and at the time of Samuel Owens' death, the Probate Court of Jackson County estimated the value of his estate at \$70,000.²⁶

William McCoy

On September 10, 1851, this lot and lot 40 were purchased by William McCoy. McCoy had the Side Hall Plan front section of this house built c. 1856. Records indicate that George A. Wilcox was the builder. A 1912 article, "But The Dime Was Gone," in The Independence Examiner notes Wilcox's building of the house.²⁷ Not much is known about Wilcox. The article includes that he was born in 1832 and married Mary E. Roswell on May 27, 1856, leaving Independence that same year. He did not return until his 1912 visit.²⁸ Mary Roswell was eighteen years old at the time of the wedding; her father, N.C. Roswell, was a brickmaker.²⁹

William McCoy arrived in Independence in 1838; his brothers Alexander, John, and Samuel F. McCoy also located there. William, as Samuel Owens, is listed as an early Independence settler in the 1881 History of Jackson County. John McCoy is listed as well, having been the proprietor of Westport Landing. William McCoy became the town's first mayor, serving from 1849-1850. He was significant in New Mexico trade, government freighting, and stagecoaching.³⁰

McCoy's business and community involvement was extensive. McCoy began a store (McCoy and Lee) the year after he arrived; the store operated on the Square from 1839 to 1845.³¹ The Square was the location for several trader/wholesale dealers, including Samuel Owens, who dealt largely in goods designed for the Mexican traders. The Independence Savings Bank, established in 1857, soon became know as Stone, McCoy & Co, with McCoy dropping out by 1868. McCoy, however, continued in the banking business, with William McCoy and Son Bankers operating at least into the 1880s. William McCoy was also on the first Board of Directors for the public schools of Independence, organized in September 18, 1866.³² A member of the First Presbyterian Church of Independence, McCoy was among the founders and the first board of trustees for the Independence Female College, established in 1871 on North Liberty Street.³³ He owned a large stock and grain farm in Prairie Township, and in the fall of 1859, he began in a coal company venture in Jackson County.

In addition to McCoy's wholesaling business relating to the Santa Fe Trail, he was a partner with the Independence firm of Waldo, Hall and Company, which in 1850 received the first contract for carrying the mail to Santa Fe.³⁴ A post office was established in Santa Fe on October 1, 1849, a sign of closer official ties between New Mexico and the States.³⁵ Congress worked toward a compromise which, among other

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 8

things, was intended to give territorial government to New Mexico and Utah, and statehood to California, and the Post Office Department called for proposals in the spring of 1850 for carrying the U.S. mail from Fort Leavenworth via Bent's Fort to Santa Fe.³⁶ Nine bidders submitted twenty-six proposals for the first four-year contract.³⁷ While David Waldo is credited for receiving the contract, it was the firm of Waldo, Hall and Company which owned the mail stages; the three partners were Waldo, Jacob Hall, and William McCoy, all based in Independence and all of whom were prominent businessmen experienced in the Santa Fe trade and government freighting.³⁸ Waldo, Hall & Company initially used simple mail wagons to transport the mail. Stations were established at Council Grove, Fort Mann, Fort Union, Fort Atkinson and Diamond Spring during the company's contract.

From 1850 onward, government subsidized contract mail service on the Santa Fe Trail enabled the establishment of stagecoach lines along the Trail. These stagecoach lines depended heavily on the revenues derived from contracts to deliver the mail. The contracts issued by the United States Postal Service had a significant impact on the settlement and extension of U.S. sovereignty over the West.³⁹

McCoy occupied the house until his death in 1900.

Architecture

Architecturally, the house is an excellent example of the Side Hall Plan vernacular house type, reflecting Greek Revival influence and later Italianate styling. Two rooms deep and one room wide, the Side Hall Plan house type has a side hall containing a staircase, with the entrance located on the far left or far right bay; typically the house type has a low-pitched hip roof or a gable roof. The Greek Revival style was commonly found on this house type for buildings constructed before 1860-65. Side Hall Plan houses built after the Civil War for the affluent middle class often carried Italianate ornamentation.⁴⁰

The Owens-McCoy House features a Greek Revival style entry portico which covers the first floor of the west bay and consists of two fluted wood Ionic columns and two plain wood pilasters with plain capitals attached to the house. A full entablature with plain architrave, frieze, and molded cornice encircles the porch; a wrought iron railing with a Greek Revival inspired design surrounds the porch's flat roof. The entryway consists of an eight-panel wood door separated from a five-light transom by a plain transom bar and flanking three-light sidelights set over a single wood panel. The upper entry to the porch roof has a flush wood screen door with a slightly recessed three-light transom set below a Greek Revival style lintel with bull's eye corner blocks.

The house's cornice line illustrates the transition from Greek Revival to Italianate style. The wood cornice has elongated panels alternating with oval attic vents and separated by brackets; brackets are paired at the east and west corners. The east elevation and rear elevation porches reflect the Italianate style. The porches feature similar detailing including square wood posts and wood pilasters, with rope molded corners

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 9

and plain capitals. Paneled brackets rise from the capitals to support a three-part entablature with architrave, plain frieze with scroll brackets set over the posts, and cornice with dentils. Turned balusters surround the porch's flat roof with engaged pedestals at the house walls and plain pedestals above the posts. The east elevation entryway consists of slightly recessed double doors with one-light sash set over single wood panels; flush wood screen doors are over the main doors. Paneled "sidelights" (one long panel over a short panel) flank the doors; a slightly recessed four-light transom with panels over the "sidelights" is set above the doorway. Plain Doric pilasters frame the entry and support the inner porch lintel. The upper entry to the porch roof has a flush wood screen door with a slightly recessed three-light transom set below a Greek Revival style lintel with bull's eye corner blocks. The rear entrance has a single door, and is less detailed.

The house retains a high degree of integrity, and continues to reflect its plan and architectural styling prominent during the Santa Fe Trail era.

Endnotes

1. James A. Ryan, Preliminary Survey Form: Form I, Independence Historical Survey, Heritage Commission, Independence, Missouri, 1975, n.p.
2. Max Moorhead, New Mexico's Royal Road: Trade and Travel on the Chihuahua Trail, (Norman: University of Oklahoma Press, 1958), p. 83.
3. Stella M. Drumm, ed., Down the Santa Fe Trail and Into Mexico: The Diary of Susan Shelby Magoffin, 1846-1847 (New Haven: Yale University Press, 1962; reprint ed., Lincoln, Nebraska and London: University of Nebraska Press, 1982), p. 220.
- Moorhead, p. 83.
4. Moorhead, p. 83.
5. Ryan, n.p.
6. Drumm, p. 220.
7. Ibid.
8. Ibid.
9. Moorhead, p. 83.
10. Ibid., p. 179.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 10

-
11. Drumm, p. 220
 12. Ibid., p. 221.
Moorhead, p. 170.
 13. Drumm, p. 221.
 14. Ibid.
Ryan, n.p.
 15. Drumm, p. 221.
 16. Ibid.
 17. Ibid.
 18. Ibid.
 19. Ibid.
 20. Ibid., p. 221-222.
 21. Ibid., p. 222.
 22. Ibid.
 23. Moorhead, p. 79.
 24. Drumm, pp. 1-2.
 25. Drumm, p. 1.
 26. Ryan, n.p.
 27. Ibid.
 28. Ibid.
 29. Ibid.
 30. Marc Simmons, Following the Santa Fe Trail: A Guide for Modern Travelers, 2nd ed. (Santa Fe: Ancient City Press, 1986), p. 42.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson Co., MO;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 8

Page 11

-
31. The History of Jackson County, Missouri, Containing a History of the County, its Cities, Towns, Etc., (Cape Girardeau, Missouri: Ramfre Press, 1966), p. 170.
 32. Ibid., p. 661.
 33. Ibid., p. 236.
 34. Ibid., p. 644.
 35. Morris F. Taylor, First Mail West: Stagecoach Lines on the Santa Fe Trail (Albuquerque: University of New Mexico Press, 1971), p. 28.
 36. Ibid.
 37. Ibid.
 38. Ibid., p.29
 39. William E. Brown, The Santa Fe Trail: National Park Service 1963 Historic Sites Survey (St. Louis: The Patrice Press, 1990), p. 55-58.
 40. John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley, (Athens: University of Georgia Press, 1989), p. 149.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Owens-McCoy House, Independence, Jackson County, Missouri;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 9

Page 12

Bibliography

Brown, William E. The Santa Fe Trail: National Park Service 1963 Historic Sites Survey. St. Louis: The Patrice Press, 1990.

Drumm, Stella M., ed. Down the Santa Fe Trail and Into Mexico: The Diary of Susan Shelby Magoffin, 1846-1847. New Haven: Yale University Press, 1926 and 1962; reprint ed., Lincoln, Nebraska and London: University of Nebraska Press, 1982.

Jakle, John A., Bastian, Robert W., and Meyer, Douglas K. Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley. Athens: University of Georgia Press, 1989.

Moorhead, Max. New Mexico Royal Road: Trade and Travel on the Chihuahua Trail. Norman: University of Oklahoma Press, 1958.

Ryan, James A. Preliminary Survey Form: Form I, Independence Historical Survey. Heritage Commission, Independence, Missouri, 1975.

Simmons, Marc. Following the Santa Fe Trail: A Guide for Modern Travelers. 2nd ed. Santa Fe: Ancient City Press, 1986.

Taylor, Morris F. First Mail West: Stagecoach Lines on the Santa Fe Trail. Albuquerque: University of New Mexico Press, 1971.

The History of Jackson County, Missouri, Containing a History of the County, its Cities, Towns, Etc. Cape Girardeau, Missouri: Ramfre Press, 1966.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Owens-McCoy House, Independence, Jackson County, Missouri;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 10**

Page 13

Verbal Boundary Description

Parcel #: 26-220-16-02-00-0-00-000; Lot 39, City of Independence

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the house, and which retains historic integrity.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Owens-McCoy House, Independence, Jackson County, Missouri;
Historic Resources of the Santa Fe Trail, 1821-1880
Section number 11**

Page 14

Form Prepared by:

For The URBANA Group:

Alice Edwards/Vice President/Preservation Planner
Writer/Field work

Karen L. Kummer/Architectural Historian
Writer/Field work



INDEPENDENCE QUADRANGLE
MISSOURI
7.5 MINUTE SERIES (TOPOGRAPHIC)
94° 22' 30" W
39° 07' 30" N
1:50,000 FEET
GREEN 4 MI
COLORED 1 MI
BUCKNER 10 MI
LEXINGTON 25 MI
15.371050 4328180
1024 Elizabeth Street
Independence, MO

- (BLUE SPRINGS) 7.62 MI SE 2.5 MI TO U.S. 40
3 MI. TO MO. P.
2.9 MI. TO MO. 78
1:50,000 FEET
1:50,000
BUCKNER 10 MI
LEXINGTON 25 MI
94° 22' 30" W
39° 07' 30" N
- 30 - SANTA FE TRAIL
WDEPENDENCE LEGNATE
- A 15-376610-4324990
 - B 15-376710-4324940
 - C 15-376740-4324760
 - D 15-376560-4324700
 - E 15-376480-4324700
 - F 15-376540-4324730
 - G 15-376430-4324810

23 - Noland, Smallwood V., House
1024 South Forest
Independence, MO
15-375700-4326610

30 - Owens-McCoy House
410 W. Farmer
Independence, MO
15-377210-4328180

Photo Log:

Name of Property: **Owens – McCoy House**

City or Vicinity: **Independence**

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

Photographer: **Sally Schwenk**

Date

Photographed: **Apr. 1993**

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

- 1 of 4. Looking N at S (main) façade.
- 2 of 4. Looking NW at main (S) façade and E elevation.
- 3 of 4. No description available.
- 4 of 4. No description available.







