

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY  
**SITE FILE COPY**  
RECEIVED  
DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Oyerfelt-Campbell-Johnston House

AND/OR COMMON Johnston, Cammie, House

**2 LOCATION**

STREET & NUMBER 305 South Pleasant Street

CITY, TOWN Independence VICINITY OF Independence  
CONGRESSIONAL DISTRICT 4th Hon. William J. Randall

STATE Missouri 64000 CODE 29 COUNTY Jackson CODE 095

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Miss Harriett Campbell Johnston

STREET & NUMBER 305 South Pleasant

CITY, TOWN Independence VICINITY OF Independence STATE Missouri 64000

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, Jackson County Courthouse Annex  
REGISTRY OF DEEDS, ETC.

STREET & NUMBER 308 West Kansas Street

CITY, TOWN Independence STATE Missouri 64000

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Missouri State Historical Survey

DATE 1968 - present  
FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR Department of Natural Resources  
SURVEY RECORDS

CITY, TOWN Jefferson City STATE Missouri 65101

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Overfelt-Campbell-Johnston House in Independence, Missouri, is an example of Early Gothic Revival Style. It was constructed in 1850 for John A. Overfelt. The house occupies the southwest corner lot of Pleasant and West Walnut Streets and faces west onto Pleasant Street.

### EXTERIOR

The L-shaped brick structure consists of a one-and-a-half story front (west) section and a one-story brick and frame (north) section on the rear. The front (west) section measures 45'6" X 17'6", and the rear (ell) section measures 26'6" along the north wall and 25' on the east wall. The house is three bays wide with a dominant central gable and flanking gable dormers at the roof line.

The brick walls, laid in stretcher bond, are 9" thick. The foundations are the same brick as the walls. The entire exterior is painted dark red, giving an overall monochrome effect.

Four of the five ground-floor windows of the front (west) section are eight-over-eight light, double-hung sash; each is trimmed with a wooden label molding and a brick lugsill. The fifth window, facing east, is four-over-four light, double-hung sash, with lintel and sillsill. The two dormer windows, with overhanging gables, on the west facade are four-over-four light, double-hung sash. The remaining windows of the upper story are eight-over-eight light, double-hung sash, except the one second-floor east window, which is six-over-six light. Most of the windows of the ell section are six-over-six light, double-hung sash.

There are four doorways. One is the main entrance on the west facade. This doorway is filled by a single-leaf, four-panel wood door with a three-light transom and two-light side panels. Over it is a screened door, framed in wood. Above it is a single-leaf, eight-light glass and wood door. Protected by louvered shutters, this door opens onto the roof of the entrance porch. Two doorways are located in the rear section: one each on the south and east walls.

The west entrance, protected by a one-story, wood porch, occupies the central bay of the west facade. The porch is supported by two square wooden columns and two turned pilasters. An intricately cut frieze and cornice with decorative brackets, modillions and dentils form the entablature. The porch roof is flat.

The roof of the front (west) section is a steeply pitched gable. The roof of the rear (north) section is a salt box, its center ridge forming a right angle with the north side of the front section. Wood shingles cover the front slope of the front (west) section roof and asbestos shingles cover all other roof areas.

The original lightning rod straddles the roof ridge in the center of the front section.

There are two single-stack brick chimneys. The chimney on the front section is on the north side of the rear slope. The second chimney straddles the ridge of the rear section, in the center of the section.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

one

OVERFELT-CAMPBELL-JOHNSTON HOUSE

Decorative features appear in the (1) roof trim, (2) windows (already discussed), (3) dormers and (4) porch (already discussed). Boxed cornices with plain friezes and ornamental f-pattern bargeboard trim the front (west) section. In each of the gables of the dormers is a ribbed V-pattern, constructed with parallel strips of wood. The same wood label molding that appears above the windows is above the upper-story door of the west facade.

INTERIOR

The floor plan of the front section consists of two rooms divided by a central hall on each floor. A U-shaped stairway with a landing at midfloor leads to the second floor front hall. The rear section is divided into kitchen and storeroom on the north and a bathroom, furnace room, and storeroom on the south. There is no attic or basement.

The walls are finished in plaster, applied directly to the brick, and wall-papered throughout the house.

Fireplaces are located in the two north rooms of the front section and in the kitchen.

Classic-style window and doorway surrounds and baseboards occur throughout the house. The hardware on the doors and windows is original, including the brass pull bell on the west door, latches and locks on the doors, and porcelain door knobs. The first floor windows of the front section have full-length shutters. The design of the vertical plain door between the kitchen and storeroom is known locally as a "Cross and Bible Door."<sup>1</sup>

The walnut staircase of the front hall has a spindled balustrade and decorative brackets.

Most of the furnishings were acquired between 1858 and 1867 by former owners, Mr. and Mrs. Courtney Campbell, grandparents of the present owner.<sup>2</sup>

ALTERATIONS

Unless otherwise stated, most of the alterations on the house, exterior and interior, were made in the 1920's.<sup>3</sup>

EXTERIOR

A chimney originally on the south side of the rear slope of the front section was removed in 1960.

A porch on the east side of the ell section was removed in 1972, and the brick foundations of the east wall covered and reinforced with cement.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

two

OVERFELT-CAMPBELL-JOHNSTON HOUSE

The original latticed porch of the south side of the ell section has been subdivided into bathroom and furnace room. The bathroom area was bricked in and is now entered by a door inside the front hall that originally led to the porch. The remainder of the porch was enclosed with clapboard. The original storeroom in the southeast corner remains unaltered.

INTERIOR

All the pine floors in the front (west) section of the house have been covered with hardwood floors.

The area beneath the once-freestanding staircase has been enclosed for a closet.

Originally the first-floor south room of the front section was heated by a base burner stove, connected to the flue of the south chimney. This stove has been removed.

A non-original coal burning furnace was later converted to gas.

Wainscotting has been added in the first-floor north room of the front section.

CONDITION

The house has been well-maintained, and those sections enclosed in brick are in good condition. This includes all the front (west) section and the north wall of the rear section. The frame portions of the rear section are in poor condition and in need of repair. The interior of the house is in good condition.

FOOTNOTES

<sup>1</sup> Interview with Miss Cammie Johnston, July 2, 1975.

<sup>2</sup> Frances W. Kerr, "Independence House 'One of a kind,'" Kansas City Times, January 25, 1975, p. 16C.

<sup>3</sup> Interview with Miss Cammie Johnston, July 2, 1975, in which she outlined alterations to the house and supplied approximate dates for them.

## 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 checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input 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 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 Built 1850

BUILDER/ARCHITECT

### STATEMENT OF SIGNIFICANCE

The Overfelt-Campbell-Johnston House, built in 1850, is an example of a cottage in the Early Gothic Revival Style made popular by Andrew Jackson Davis. Now occupied by a third-generation owner, the house is one of few surviving examples of its style in western Missouri, in near original condition.

Significant as a pristine example of its architectural style, the house has been well-maintained by one family since 1867. The steep gables of the roof and three-bay facade, the ornamental woodwork, and the monochrome of the house document the style. The floor plan with a central hall in the main section of the house is typical of the period.

### OWNERSHIP

The Overfelt-Campbell-Johnston House was built by John A. Overfelt, a miller from St. Louis who settled in Independence in 1848. He built a flour mill on Spring Street,<sup>1</sup> which under later ownership became Waggoner-Gates Mill, makers of the popular Queen of the Pantry Flour.<sup>2</sup> Also in 1848, he purchased a site for his house, one block from the mill.<sup>3</sup> After a major fire in the mill, Overfelt sold his property and returned to St. Louis. In 1867, Courtney Campbell bought the house at an auction on the county courthouse steps, and the house has remained in his family since that time. The house is now occupied by Campbell's granddaughter, Miss Cammie Johnston, who is without heirs.

The order of ownership of the house is as follows:

- (1) John A. Overfelt, for whom the house was built in 1850
- (2) Jacob Haller
- (3) Granville Page, 1860-1867
- (4) Courtney Campbell, purchased house in 1867
- (5) Mary Campbell Johnston (daughter of Courtney Campbell) and James Robert Johnston
- (6) Harriett Campbell (Cammie) Johnston (only descendant of James Robert Johnston) - present owner

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in the "Missouri State Historic Preservation Plan." The Overfelt-Campbell-Johnston House is, therefore, being nominated to the National Register of Historic Places as an example of the theme of "Architecture."

### Footnotes

<sup>1</sup>History of Jackson County Missouri, 1888.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE one

OVERFELT-CAMPBELL-JOHNSTON HOUSE

<sup>2</sup>Papers in possession of owner.

<sup>3</sup>Ibid.

ITEM NUMBER 9 PAGE one

<sup>4</sup>Jackson County [Missouri] Atlas, [1888], plate 11.

<sup>5</sup>Jackson County [Missouri] Historical Society Journal. Independence: Jackson County Historical Society, VI (December 1965), 4.

<sup>6</sup>\_\_\_\_\_, XV (March 1973), 8.

<sup>7</sup>Johnston, Cammie. Interviewed by N. Edelman, July 2, 1975.

<sup>8</sup>\_\_\_\_\_. Personal hand-written account of the history of the house, in her possession.

<sup>9</sup>Kerr, Frances W. "Independence House 'One of a Kind,'" Kansas City Times, January 25, 1975.

<sup>10</sup>"Official Souvenir: Independence, Missouri Centennial 1827-1927 (October 2-7), p. [11], photo of house only. (Pamphlet in State Historical Society, Columbia, Mo.).

<sup>11</sup>Poppino, Hattie E. (comp). Abstract of the Jackson County Missouri Census of 1850. Kansas City: [reproduced from typewritten copy] 1959.

ITEM 11 PAGE one

2. Milton F. Perry, Curator  
Harry S. Truman Library and Museum  
Independence, Missouri



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 11 PAGE two

OVERFELT-CAMPBELL-JOHNSTON HOUSE

3. Nancy B. Breme, Research Associate  
Department of Natural Resources  
State Historical Survey and Planning Office  
P.O. Box 176  
Jefferson City, Mo. 65101  
Telephone: 314-449-0725



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES PROPERTY MAP FORM

<b>FOR NPS USE ONLY</b>	
RECEIVED	
DATE ENTERED	

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

## 1 NAME

HISTORIC

Overfelt-Campbell-Johnston House

AND/OR COMMON

Johnston, Cammie, House

## 2 LOCATION

CITY, TOWN

Independence

\_\_\_\_\_ VICINITY OF

COUNTY Jackson

STATE Missouri

## 3 MAP REFERENCE

SOURCE

U.S.G.S. 7.5' Independence Quadrangle

SCALE

1:24,000

DATE 1970

## 4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

OVERFELT-CAMPBELL-JOHNSTON HOUSE

#242

COUNTY: Jackson

LOCATION: 305 South Pleasant Street, Independence, Mo.

OWNER: Miss Harriett Campbell Johnston  
ADDRESS: 305 South Pleasant Street, Independence, Mo.  
64050

DATE APPROVED BY A.C.: 04-02-75

DATE SENT TO JEFF. CITY: 07-16-75

DATE SENT TO D.C.: 07-22-75

DATE OF REC. IN D.C.: 07-28-75

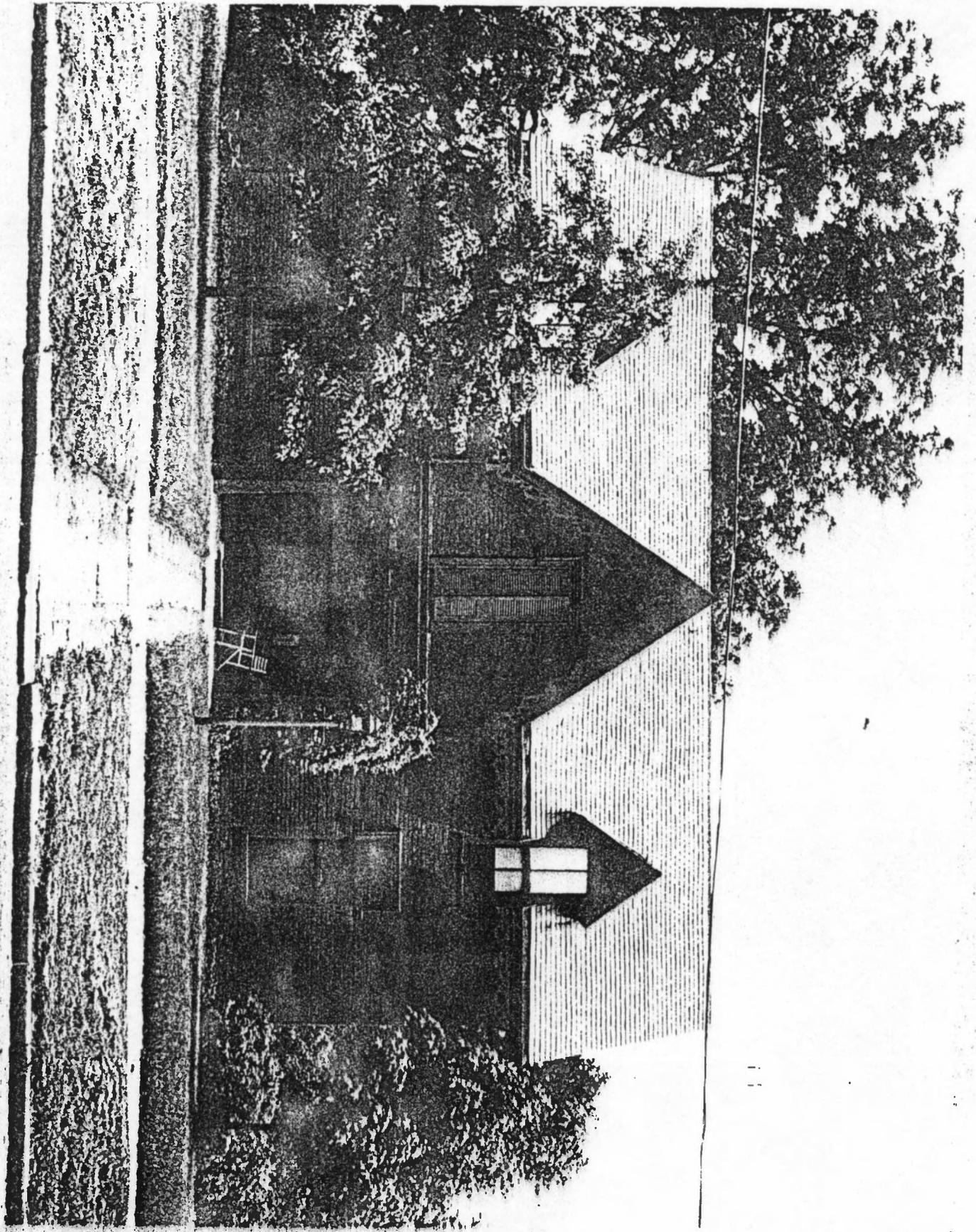
DATE PLACED ON NATIONAL REGISTER: 09-05-75

DATE AWARDED CERTIFICATE  
(AND PRESENTOR):

DATE FILE REVIEWED:

The Overfelt-Campbell-Johnston House, built in 1850, is an example of a cottage in the Early Gothic Revival style made popular by Andrew Jackson Davis. Now occupied by a third-generation owner, the house is one of few surviving examples of its style in western Missouri, in near original condition.

Tax: m0-84-00125



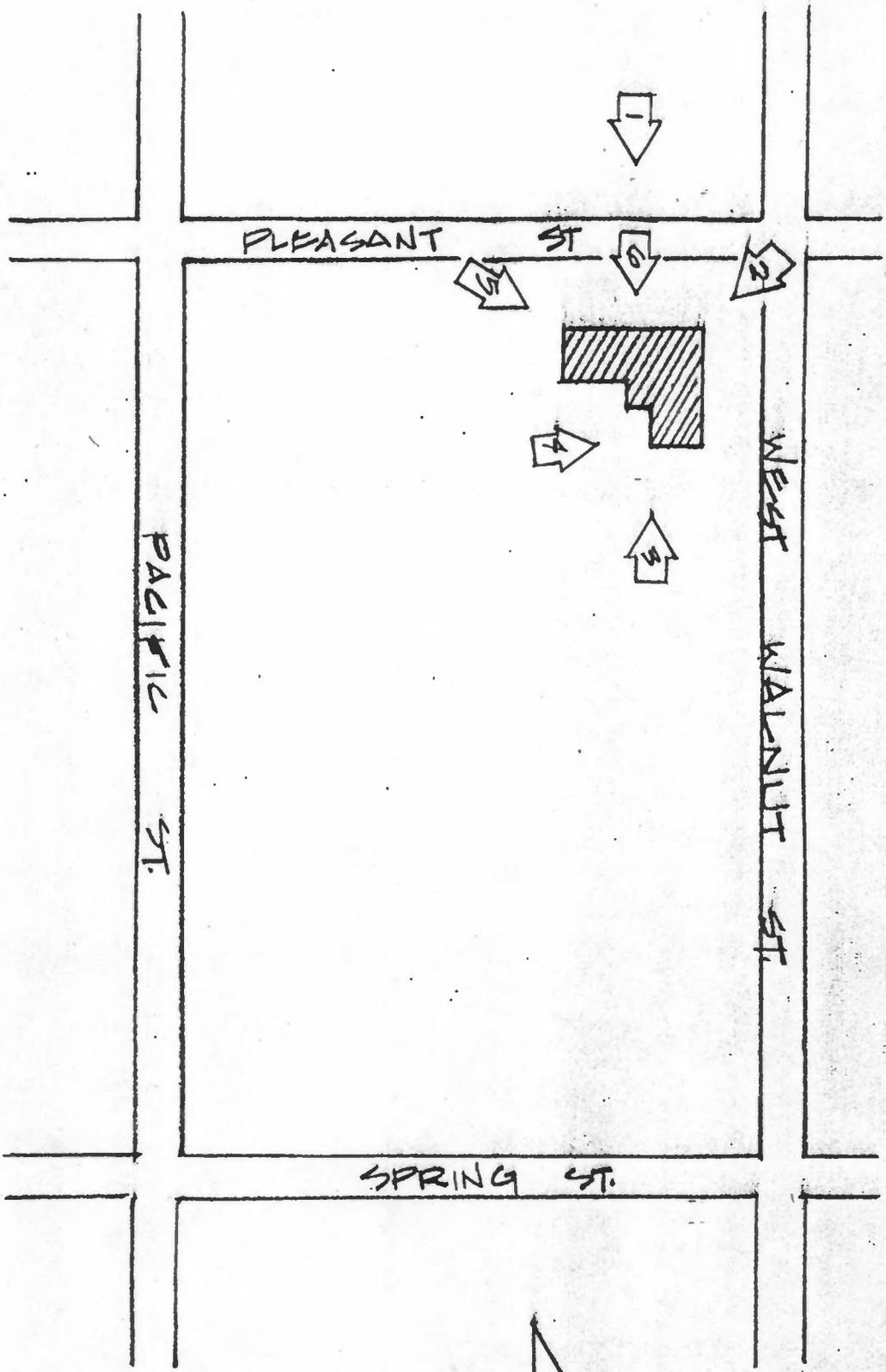


PHOTO KEY  
 OVERFELT - CAMPBELL - JOHNSON HOUSE  
 INDEPENDENCE, MO.



CAMERA POSITION &  
 PLOM NUMBER

NOT TO SCALE

