

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

SITE FILE COPY

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Overfelt-Campbell-Johnston House

AND/OR COMMON

Johnston, Cammie, House

2 LOCATION

STREET & NUMBER

305 South Pleasant Street

CITY, TOWN

Independence

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

4th Hon. William J. Randall

STATE

Missouri 64000

CODE

29

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 RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Miss Harriett Campbell Johnston

STREET & NUMBER

305 South Pleasant

CITY, TOWN

Independence

VICINITY OF

STATE Missouri 64000

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

Jackson County Courthouse Annex

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 ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Department of Natural Resources

CITY, TOWN

Jefferson City

STATE Missouri 65101

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 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 shipsill. 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.

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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."¹

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.²

ALTERATIONS

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

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.

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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.

Wainscoting 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

¹Interview with Miss Cammie Johnston, July 2, 1975.

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

³Interview 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,¹ which under later ownership became Waggoner-Gates Mill, makers of the popular Queen of the Pantry Flour.² Also in 1848, he purchased a site for his house, one block from the mill.³ 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

¹History of Jackson County Missouri, 1888.

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²Papers in possession of owner.

³Ibid.

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⁴Jackson County [Missouri] Atlas, [1888], plate 11.

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

⁶_____, XV (March 1973), 8.

⁷Johnston, Cammie. Interviewed by N. Edelman, July 2, 1975.

⁸_____. Personal hand-written account of the history of the house, in her possession.

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

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

¹¹Poppino, 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

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- 1 Hare, Mary Salisbury, "Vanishing Landmarks: The Johnston House Home for 3 Generations," The Community Observer [Independence, Mo.], January 14, 1971.
- 2 "Historic Points in Greater Kansas City," 1970 (Pamphlet in Kansas City Public Library).
- 3 History of Jackson County [Missouri], [1888].

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 10 acres

UTM REFERENCES

A 15 377120 4327480
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

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

1. Nancy Edelman, Research Associate

ORGANIZATION

Department of Natural Resources
State Historical Survey and Planning Office

DATE July 9, 1975

STREET & NUMBER

P.O. Box 176

TELEPHONE

(314) 449-0725

CITY OR TOWN

Jefferson City

STATE

Missouri 65101

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER

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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



OVERFELT-CAMPBELL-JOHNSTON HOUSE
U.S.G.S. 7.5' - INDEPENDENCE (1970)
SCALE: 1:24,000
UTM REFERENCE: 15/377120/4327480

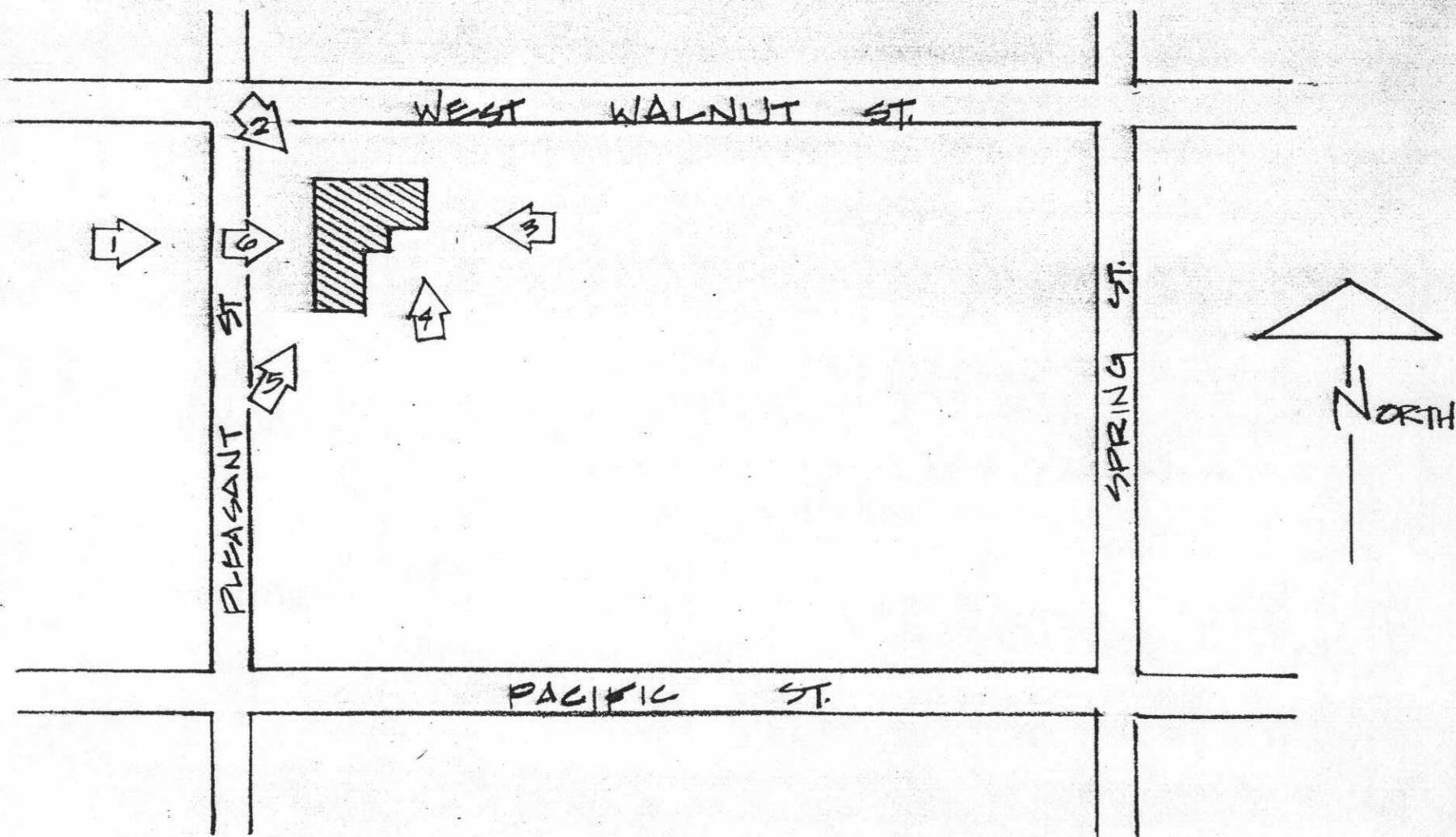


PHOTO KEY
OVERFELT-CAMPBELL-JOHNSON HOUSE
INDEPENDENCE, MO.



CAMERA POSITION &
PHOTO NUMBER

NOT TO SCALE

