

CARTHAGE HISTORIC PRESERVATION, Inc.



A non-profit, community-based membership organization focusing on historic preservation.

CHP Newsletter Issue No. 22

2nd Quarter 2021

FROM THE PRESIDENT

It is an honor to serve as the President of Carthage Historic Preservation. On behalf of the board, I would like to thank Jim Honey for serving as President the last two years. His leadership saw CHP through a difficult pandemic-filled year and the completion of the Sweet House. Thank you Jim! Fortunately, Jim is remaining on the board to support historic preservation in Carthage.

May is National Preservation Month dedicated to reminding everyone that preservation matters. You may see a few "This Place Matters" signs around Carthage

identifying some of the city's many historic treasures.

May is also CHP Membership Month. Please show your support for preservation by joining CHP. Membership information may be found on page 2.

Be sure to stop by Phelps House on May 1st as CHP participates in the city-wide yard sale. You may find something you can't live without! Tours of Phelps House will occur on the hour starting at 9:00 AM.

As always, CHP appreciates your support.

~Betsy Flanigan

CHP BOARD OF DIRECTORS

Honorary

Pat and Carolyn Phelps

President

Betsy Flanigan

Vice President

Van Bennett

Secretary

Jules Adams

Treasurer

Ron Petersen, Jr.

Josh Anderson
Sally Armstrong
Mark Elliff
Dave Gober
Judy Goff
Kara Hardesty
Karen Herzog

Rob Holmes
Jim Honey
Paige Meyers
Lora Phelps
Tia Strait
Steve Wagner
Alicia Withers

House Manager: Wendi Douglas

GIVE CARTHAGE DAY



THANK YOU

to everyone who donated to CHP on Give Carthage Day. With your support, CHP was able to receive a match donation and two prizes! Thank you to the Community Foundation of the Ozarks and Carthage Community Foundation for sponsoring this fundraising opportunity. A special thanks to Heather Collier of Carthage Community Foundation for her efforts in supporting this event.



MARK YOUR CALENDAR

MAY

May 1, 2021

October 2, 2021

December 4, 2021

NATIONAL PRESERVATION MONTH

City-wide Yard Sale/Membership Event

Lobster Boil - Serving 4:30 to 8 pm

Holiday Homes Tour & Tea



...WITH DEEPEST SYMPATHY

CHP extends its condolences to our very dear board member Sally Armstrong whose husband Dan passed away unexpectedly in March. Dan was well-known in Carthage, loved and admired by many. Our deepest sympathies to Sally and her family.

SUPPORT PRESERVATION IN CARTHAGE



Postpone, postpone, postpone. That sums up the last year or so due to Covid-19. And the postponing continues so there will be no big membership event again this year. To celebrate Preservation Month, we will simply have **lemonade and cookies on the front lawn of the Historic Phelps House on May 1st from 8 am to 1 pm, coinciding with the Carthage Citywide Yard Sale.** We are sorting closets and basements to gather long unused items at the Phelps House so be sure to stop by to buy a treasure or two and have some lemonade. In case of rain, the sale will be on the covered front porch. We will also be offering Phelps House **tours on the hour from 9 am to 12 pm.**

Save a stamp and drop off your membership gift at the same time!

Membership Levels

Individual	\$35
Family	\$60
Associate	\$125
Contributing	\$200

To join, click [here](#) or mail a check to:

CHP
P.O. Box 375
Carthage, Mo 64836

Member Benefits

- Free Tours of Phelps House
- Quarterly Newsletter
- Annual Members Event
- Discount on Phelps House Porcelain Ornament
- That good feeling that comes from supporting CHP preservation efforts!

“A CONCERTED EFFORT TO PRESERVE OUR HERITAGE IS A VITAL LINK TO OUR CULTURAL, EDUCATIONAL, AESTHETIC, INSPIRATIONAL, AND ECONOMIC LEGACIES - ALL OF THE THINGS THAT QUITE LITERALLY MAKE US WHO WE ARE.”

STEVE BERRY

In conjunction with the National Trust for Historic Preservation and in honor of Preservation Month in May, we would like to post a **“THIS PLACE MATTERS”** sign in a location that has special meaning to you.



NATIONAL TRUST FOR HISTORIC PRESERVATION

THIS PLACE MATTERS

TO REQUEST A SIGN:

Email info@carthagehistoricpreservation.org with the address where you would like the sign placed. We will deliver and take a photo to be featured in our next newsletter.

Signs will be picked up at the end of May.

WHY HISTORIC PRESERVATION MATTERS TO CARTHAGE

"There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody."

~ Richard Moe, National Trust for Historic Preservation

Here is a top-ten list of reasons why preservation matters to Carthage:

1. Historic preservation allows for collective **memories and a sense of identity and uniqueness**. There are real "Places in the Heart" which are shared by a whole community. For example, who in Carthage doesn't identify with the Jasper County Courthouse? Or perhaps you have memories of cruising Boots Drive-in.



Did you or your children attend Mark Twain Elementary School, now over 100 years old?

2. Historic preservation encourages **heritage tourism**. Heritage visitors want to visit our kind of town, and they have a big impact on the local economy. They stay longer, spend more money, and *will spread the word and return if a community has something to offer*.



3. It improves "**livability**." Historic districts are an important component of what makes a city attractive to live in. The livability of a city attracts new people, new talent and new businesses.

4. Historic preservation **supports small business**. Older, smaller buildings provide ideal locations for small business owners.



5. It contributes to **job creation**, for example, renovation and construction work, tourism, small businesses, the service sector.

6. And as a result, **money stays in the community!**



7. Historic buildings and districts help to stabilize and support **property values**. Study after study has shown that residential historic districts increase property values of all residences within the district, not just the historic homes.

8. It is the **original green movement**. All of the materials, labor and energy used to construct an older building have already been used. Many old buildings use less operating energy and/or can take advantage of passive energy because of how they were designed. Preservation saves not only the past, but also the future.



9. Historic preservation brings **beauty to a community**. Old buildings are very often works of art, showcasing artisan skills that no longer exist.



10. Historic preservation **educates us**. Historic structures and places tell us about our past. There are lessons to be learned from the geography of a battlefield, the physical location of a building, the materials and ornate workmanship of an old home, servants' quarters, the hitching post out front...they all have a story to tell.



"How will we know it's us without our past?"

~John Steinbeck

THE SWEET HOUSE

After a five-year effort, CHP is pleased to announce that the Sweet House has a new owner. We wish the new owner many happy years in her new home.



Note the plaster **keys** that have been squeezed through the laths, as well as the rough-hewn beam original to the house!

Here are a few final points of interest about the Sweet House.

In the small kitchen pantry (which used to be a stairway to the basement before being closed off many years ago), you will find an example of lath and plaster with keys.

The lath and plaster technique was generally used to finish interior walls and ceilings from the 1700s to the early-to-mid 1900s before the advent of cheaper mass produced drywall.

Narrow strips of wood, called lath, were nailed horizontally across the vertical studs to form a foundation for supporting plaster. These laths were placed close together (about 3/8 inch apart). Once complete, several coats of plaster were layered on top to solidify the framework. The measured spacing is critical and allows plaster to be pushed or squeezed through and behind the laths locking the plaster to the wall as it sets – these 'curls' of plaster are known as **keys** and they play a vital mechanical role in securing the plaster to the wall as well as absorbing sound.

In 1868, the backdoor opened directly onto the backyard. The original worn Carthage stone step is still in the doorway, now covered with a piece of plexiglass to preserve it. Just think about how many people crossed this step on the way to the outhouse! The doorway now leads to a utility/laundry room added years ago. During the recent rehab of the Sweet House, a powder room was added.



Doorway with stone step

RENT THE PHELPS HOUSE



Rent the Phelps House for your upcoming 2021 events: meetings, luncheons, bridal and baby showers, birthday and anniversary celebrations, corporate events, wedding rehearsal dinners and brunches. Enjoy the timeless beauty of the Phelps House at your next event.

For rental information, email info@carthagehistoricpreservation.org
or call 417-358-1776

WEDDINGS AT THE PHELPS HOUSE



Whether you choose an intimate indoor setting or take advantage of our spacious grounds to accommodate a larger group, the historic Phelps House provides a beautiful setting for your special day.

For more information and to see additional photos, go to:

<https://www.phelpshouse.org/weddings>

or call 417-358-1776



TOUR THE PHELPS HOUSE

Schedule a personal tour of Phelps House **online** at the CHP website.
For more info and to schedule a tour go to:

<https://www.carthagehistoricpreservation.org/tours> or call 417-358-1776



CHP is committed to providing a safe environment for your next event. We are following all CDC and county and state health department recommendations regarding social distancing, cleaning and disinfecting.

MISSION ACCOMPLISHED



Saving and rehabilitating what we believe to be the oldest home in Carthage, was truly a labor of love. Part of the mission of CHP is to demonstrate period-appropriate historic preservation techniques. CHP is especially proud that the Sweet House provided an opportunity to offer two window restoration workshops led by Bob Yapp, nationally renowned preservationist. These two workshops provided training to 26 preservationists (both local and out-of-state) interested in learning historic preservation techniques. Their efforts resulted in windows that will last another 153 years.

The Sweet House also offered a hands-on learning opportunity for Carthage High School Tech Center students. These students installed all the new drywall and learned first-hand how hard it is to screw drywall to 153-year-old oak studs (lots of broken screws!). The Sweet House has quite a story to tell and now these Tech students are part of the story of this lovely old home.



THANK YOU TO OUR 2020 SUPPORTERS

Jules Adams, Mildred Alumbaugh, Dan & Sally Armstrong, Jim & Tommie Baldwin, Richard & Pam Barlet, Andrew Bayowski, Steve & Mary Beimdiek, Van & Terri Bennett, Stephen & Kari Binney, Nancy Brewer, Don & Lynn Campbell, Carrie Campbell, Galen & Connie Carter, Darren, Heather & Sophie Collier, Doyle Conrow, Jane Crawford, Elizabeth Creighton, Sandra Dickey, Louis & Sabrina Drackert, Maureen Dunaway, Jeff & Nancy Dymott, Mark & Vicki Elliff, Anne Elliff, Helen Louise Elliff, Bren & Betsy Flanigan, Marvin & Louetta Floyd, Bob Foos, Pat & Judy Goff, Michael Griffin, Lana Griffiths, Jon & Serena Haffner, Carolyn Hamilton, Michele Hansford, Ed & Kara Hardesty, Lonnie & Terri Heckmaster, Danny & Stephanie Hensley, Joe & Dina Hensley, Don & Karen Herzog, Terri Hill, Lynda Homa, Jim & Delores Honey, Carl & Linda Houck, Shelly Jacobs, Brent & Annette Jones, Georgia Kesterson, Ted & Lola Law, Marty & Nancy Lown, John Mallinak, Ray & Lana Mathis, Sam Morrow, John & Nancy Mouton, Bonham & Lida Oney, Ron Petersen, Jr., Pat & Carolyn Phelps, Bill & Cindy Putnam, Wayne & Miriam Putnam, Richard & Rhonda Ralston, Peggy Ralston, Paula Richardson, Phyllis Riley, Jack & Mareese Robbins, Tom & Marge Rogler, Laurel Rosenthal, Ron & Susan Ross, Jim & Janet Seitz, Paul & Trula Shipman, Ann M. Sligar, Neal & Sharon Smith, Tom & Tia Strait, Jim & Linda Swatsenbarg, Dan & Janie Trogdon, Allan & Jane VanDenBerg, Steve Wagner & Angela Firkus, Greg & Robin Wampler, Rick Warden, Mark & Nanette Westhoff, Bill & Libby Wilson, Herb & Donna Winslow, Mike & Tria Zeiter

If you shop at Amazon (and don't we all!) please go to smile.amazon.com and select CHP as your charity to support. Amazon will donate 0.5



percent of the purchase price from your eligible purchases.

It may not seem like a lot, but any donation, big or small, helps CHP!



Carthage Historic Preservation, Inc.
P.O. Box 375
Carthage, MO 64836
(417) 358-1776

info@carthagehistoricpreservation.org
www.carthagehistoricpreservation.org
www.phelpshouse.org

