

CARTHAGE HISTORIC PRESERVATION, Inc.



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

CHP Newsletter Issue No. 7

3rd Quarter 2017

FROM THE PRESIDENT

Do you realize how blessed Carthage is? Not many towns of our size have such generous philanthropic resources, and CHP continues to count our blessings! CHP has been faced with several unpredicted, and large projects that needed to be addressed right away.

Thanks to our local foundations' generosity, CHP has obtained grants to assist on these very costly projects. While not all the expenses were covered, our local foundations' boards recognized our dire needs and stepped up to allow us to address the most critical problems first! We are so grateful! You may have noticed ongoing work on the roof of Phelps House. Specifically the dormers and all seven chimneys needed reflashings and tuck pointing. This was an emergent need. During especially heavy rains, water was coming into the bedrooms and causing major damage to plaster, wallpaper and painted wood.

In addition to addressing Phelps House maintenance and repairs, we are also gearing up to host another windows workshop at Sweet House with Bob Yapp next spring. If you recall, Bob helped us completely restore six windows at Sweet House last fall. We are delighted that Bob will be returning to help with our restoration in 2018. If you or someone you know would like to learn how to fully restore windows, please let us know. We'd like to offer spots to Carthage and local residents FIRST, then open up the workshop to interested parties outside the area. There will be tuition for this workshop, but details and specifics are not firm, so watch for future emails and newsletters!

Lastly, we thank you for being a member of CHP! We're not all work at CHP. We like to have fun too, so mark your calendars for our annual Lobster Boil on October 7th.

~Ron Petersen, Jr.

CHP BOARD CHANGES

Recently, the Carthage Historic Preservation Board of Directors reluctantly accepted the resignation of board member Karen Herzog. The Board would like to acknowledge Karen's numerous contributions to CHP efforts over the last twelve years. Karen served in a variety of positions to include President, Vice President, Secretary, Homes Tour and Tea Chairperson, and writer of many, many grant applications. Karen's knowledge of historic preservation and architecture has been an invaluable resource to CHP. **Thank you, Karen, for your dedication and commitment to CHP!**

The CHP Board is pleased to welcome new board members: Jules Adams, Tia Strait, and Alicia Withers.

MARK YOUR CALENDAR



Oct. 7 3rd Annual Lobster Boil

CHP BOARD OF DIRECTORS

Pat and Carolyn Phelps

President

Ron Petersen, Jr.

Vice President

Betsy Flanagan

Secretary

Marian Cook

Treasurer

Mark Elliff

Jules Adams	Kara Hardesty
Van Bennett	Andrew Jordan
Judy Goff	Lora Phelps
Judy Hill	Tia Strait
Jim Honey	Alicia Withers
Mat Hallett	

Thank you!

Thank you to everyone who donated to CHP during Give Carthage Day on May 9th. Over \$2100 was raised thanks to our generous donors.

The funds raised are vital to the continued maintenance of Phelps House, and will help CHP continue its mission to advocate for historic preservation in our community.

PHELPS HOUSE REPAIRS

Contributor: J. Goff

Thank you, thank you, thank you!!!

We extend our sincere thanks to local Foundations: Steadley Trust, Helen S. Boylan, Ruth I. Kolpin, and Carthage Community Foundation, who recently awarded us much needed grants.

Why do we need grants? Why do we have fund raising events? Let us explain.

CHP owns the Phelps House built in 1895, and the Sweet House built in 1868. At Phelps House, it costs over \$20,000 per year to cover the same kind of routine expenses you have for your home: utilities, insurance, lawn care, minor repairs, security system, tour docent, etc. (well, maybe you don't have a tour docent!) Phelps House rentals, income from the bi-annual Tour and Tea, and bus tour luncheons and dinners help offset those routine expenses.

However, that income stream doesn't reach far enough. Given their advanced age, it's easy to understand why these older homes require TLC... which comes at a cost. We write grant requests to cover these incremental expenses. Perhaps you have noticed the brick and stone masonry work taking place on the roof of the Phelps House over the past two months. We have prudently put grant funds to work tuck pointing seven chimneys and three dormers to

repair leaks caused by a 10-inch rain in December of 2015. That same 2015 storm damaged walls, ceilings, and wallpapers in the 2nd and 3rd floor bedrooms. Grant funds will be used to help cover repair costs in those areas as well.

Nothing is routine at the Sweet House! At this point, the Sweet House generates no funds for us so we rely completely on grants and fundraising activities to cover expenses. Funds to purchase the Sweet House came from preservation-minded donors who wanted to save the house from being torn down. Profits from our annual Lobster Boil have been used for closing costs at purchase, initial electric service, insurance, and electric bills. In September 2016, a grant from the Boylan Foundation allowed us to hold a three-day workshop to restore six historic windows. Renowned preservationist Bob Yapp of PBS fame led 12 people (some local, some out-of-staters) as they learned how to preserve windows to last another 147 years. We have scheduled another windows workshop for April 2018. More details to follow.

Thank you so much to all the wonderful grantors who are helping CHP maintain and preserve the Phelps House and the Sweet House!

3RD ANNUAL LOBSTER BOIL



*Carthage Historic Preservation presents
3rd Annual Lobster Boil*

*Saturday, October 7, 2017
rain or shine*

*Phelps House
1146 Grand Avenue, Carthage, Missouri*

Serving 4:30 to 8:00 pm

*Maine Lobster Alaskan Crab Legs Gulf Shrimp
(Grilled flank steak available for those who don't eat seafood)*

*Seafood, Vinaigrette Coleslaw, Corn on Cob,
Twice Baked Potatoes, Garlic Bread,
Iced Tea & Lemonade, and a great dessert buffet!*

*Cash bar by Cherry's
\$60 per person by ticket only
(\$20 tax-deductible)*

Group Reservations available

For more info call 417-358-9688

100 YEARS OLD!

This year marks the 100th anniversary of Mark Twain Elementary School in Carthage. Located on the former site of the Carthage Collegiate Institute, Mark Twain school was constructed by P. J. McNerney, a well-known Carthage contractor, who also built the Phelps House.

To honor the 100th anniversary, former student Lowell Davis created a sign which now stands in front of the school. For its 75th anniversary, Lowell created a painting of the school and dedicated it to the teacher who paid for his art supplies when he couldn't afford them. Prints of the painting are now sold to provide art supplies for current students who can't afford them.

Congratulations to Mark Twain School on its 100th anniversary!



CHP MEMBER APPRECIATION

Thank you to everyone who came to the cookout on April 22 despite a cool overcast day. Everyone enjoyed hot dogs and hamburgers and learning about the lost and found in Carthage. For example, did you know:



The original Columbian School, located at 920 West Chestnut, was built in 1892. Today the original Carthage stone wall still stands!



RESCUE ME!

It is very sad to see some of the wonderful old structures in Carthage decline into a state of total disrepair. One example is the building on the southeast corner of Third and Howard Streets. In the early 1900's, it was known as the Porter Building, home to the F. D. Porter Grocery Store. It was later occupied by J. R. Dempsey's Grocery. In November 1916, Tuckers' Seed Company purchased the building, enlarging and modernizing it to support its seed business. Today, you can still see the Tucker name on the side of the building. In 1945, the building was purchased by Raymond Cantrell to house Cantrell's Seed House and Hatchery. The building was sold in 1985 and has, among other things, housed a pet store and served as living quarters. It is currently for sale but requires extensive renovation work. One proposed use of the building, in a nod to its history, is to have a year-round farmers/flowers/crafts market/pop-up stores, etc. One advantage of this idea is that interior renovations could be less extensive. Let's hope someone will save this wonderful building!



Interior of the F. D. Porter Grocery Store, 300 East Third, circa 1900.



Cantrell's Seeds

CARTHAGE TRIVIA

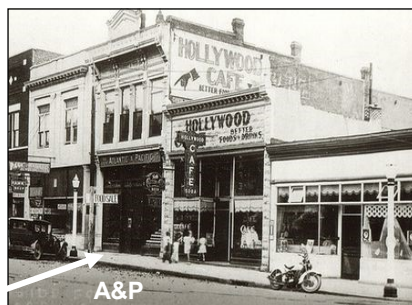
Have you ever been on the Square and wondered about the names etched on many of the buildings? Here is a look at a couple of those names immortalized on the Square.



The Miller Building, 110 E. 4th Street: Grocer William P. Miller built this building in 1887 where Miller Grocery operated for a number of years. Milnes-Friend Grocer later occupied the building, as did The Great Atlantic and Pacific Tea Company (see photo below). Note the iron façade and ornate cornice.



The Williams Building, 129 and 133 E. 3rd Street, was built by Edward S. Williams in 1880. Romanesque in design, it was originally built as two buildings and later joined in 1906. Williams owned a Loan and Real Estate company at this location. Note the beautiful arched and pillared windows and ornate stone trim on the second floor.



A point of interest: Edward was the father of Harold E. Williams who established the H. E. Williams Products Company in 1921 which is still in business today.



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