

CARTHAGE HISTORIC PRESERVATION, Inc.



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

CHP Newsletter Issue No. 13

1st Quarter 2019

FROM THE PRESIDENT

I hope your 2019 is off to a wonderful start! As the year picks up steam, we're reminded of spring cleaning chores and those projects around our house we've been putting off, and Carthage Historic Preservation is no exception! Many repairs, replacements, and updates have been done on Phelps House since we last spoke. Specifically, we replaced our forced air furnace which was an unplanned event. We finished replacing the damaged plaster and sheetrock in the Cook's Bedroom on the 3rd floor, and plaster work continues just outside the Cook's Bedroom. We also continue to address roofing issues.

CHP had a very successful Christmas Homes Tour and Tea on December 1st. With the Leggett House and the Platt House both on the tour for the first time ever, CHP was

fortunate to have over 780 people walk through the homes. We couldn't have been more pleased with the ticket sales, and responses from our ticket buyers. The Tea was also a huge success with over 200 guests enjoying Chef Goff's delicious treats. I can't thank enough Betsy Flanigan, Judy Goff, the Tour homeowners, and the dozens and dozens of volunteers who helped with the Tour and Tea. It was a huge effort, and the proceeds will help immensely with repairs at Phelps House and restoration of Sweet House.

After over 4 years as the President of CHP, I am turning over the reins to Jim Honey. We all know Jim as the former Eastern District Jasper County Commissioner. Jim is a can-do guy, and I have no doubt he will take CHP to new heights. Thank you for stepping up, Jim!

~Ron Petersen, Jr.

THANK YOU!

After serving as President of the CHP Board of Directors for over four years, Ron Petersen, Jr., is relinquishing his duties as President and turning over the gavel to Jim Honey. CHP would like to thank Ron for all that he has done as President of CHP. Among the many accomplishments during Ron's tenure: CHP purchased the Sweet House, carried out extensive repairs to the Phelps House both inside and out, hosted four very successful Lobster Boils and two very successful Homes Tour and Tea fundraisers, sponsored two window restoration workshops, and received major grants. CHP is pleased that Ron will continue to serve as a member of the CHP Board. Thank you, Ron, for your leadership...and thank you to Jim for accepting the position of President.

CHP is pleased to welcome two new members to the Board: Alyssa Hunter and Sally Armstrong. Sally is joining us for a second stint on the CHP Board!

MARK YOUR CALENDAR

May 4 Membership Appreciation Event



CHP BOARD OF DIRECTORS

Pat and Carolyn Phelps

President

Jim Honey

Vice President

Betsy Flanigan

Secretary

Marian Cook

Treasurer

Mark Elliff

Jules Adams

Sally Armstrong

Van Bennett

Judy Goff

Mat Hallett

Kara Hardesty

Judy Hill

Alyssa Hunter

Ron Petersen Jr.

Lora Phelps

Tia Strait

Alicia Withers

JOIN CHP!

For membership and donation information, go to the CHP website:

www.carthagehistoricpreservation.org

Don't replace your wood windows...restore them!

If you have windows that need restoring and would like contact info for two local contractors who have taken a CHP Window Restoration Workshop, send us an email:

info@carthagehistoricpreservation.org

2018 HOMES TOUR AND TEA

CHP would like to thank everyone who helped to make our 2018 Homes Tour and Tea a great success. A special thank you to the wonderful homeowners who so graciously opened their lovely homes for the 2018 Christmas Homes Tour: **Jules Adams, Janie Fraser, Pat Kennedy and Scott Eastman, John and Greta Nicholas, Ron and Marty Ann Petersen, and Don and Joy Sisco.** We greatly appreciate your support.

Thank you to all the tour volunteers who made this event possible. With welcoming smiles, our volunteers greeted over 780 guests throughout the day. We truly could not hold this event without our wonderful volunteers!

Thank you to Tea Maestro Judy Goff and her legion of volunteers who provided us with a lovely tea featuring a delicious array of amazing treats.

Thank you to our sponsors: Leggett & Platt, KOAM, 95.1 Mike FM, 1490 KDMO Radio, FOX 14, and The Joplin Globe.

Thank you to All Things Grand, artist Steve Binam, Koral Martin, Mercy Hospital Carthage, St. Ann's School, Smith Midwest Real Estate, Carthage Public Works Department, and the Carthage Police Department.

Thank you to everyone who attended the 2018 Christmas Homes Tour and Tea. We hope you enjoyed the day! We look forward to seeing you again in 2020.

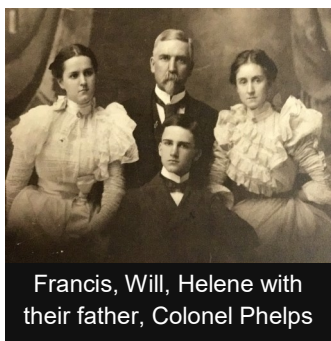


DID YOU KNOW?

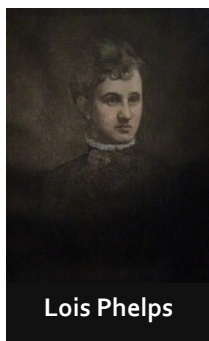
In 1868, Colonel Phelps married Lois Jane Wilson of Northfield, Ohio. They had three children: two daughters, Helene and Francis, and a son, William (Will). In 1894, Mrs. Phelps tragically died in St. Louis at the age of 48 as the result of a runaway carriage accident. She never lived to see the completion of the



Colonel Phelps



Francis, Will, Helene with their father, Colonel Phelps



Lois Phelps



Portrait of Helene at the Phelps House

grand Phelps House.

Tragedy befell the Phelps family again when, despite the best medical care and trying all manner of treatment, Helene died at the age of 29 from tuberculosis. As noted in *The Carthage Press* 7/31/1903, "Seldom before has the PRESS chronicled a sadder death. Life had so much in store for the fair young woman; wealth, love, a devoted family, a charming home and a circle of friends whose

affection has been proved during her long sickness."

Francis married Waldo H. Rothert in 1900. Waldo was deaf and worked for many years as a teacher at the Institute for the Deaf and Dumb in Omaha, Nebraska. Francis and Waldo had three children and lived for a number of years in Omaha before moving to Los Angeles, California, where Waldo died in 1946 and Francis in 1962.

William H. (Will) Phelps, Jr., was born deaf. He attended Gallaudet University for the deaf where he met and later married Laura Alice Bigley who was also deaf. Colonel Phelps built a country house for the

couple east of Carthage that was almost identical to the Phelps House. According to a flattering article in *The Silent Worker* (December 1907), the "new and palatial country residence [was] constructed of Carthage limestone, with red tile



Phelps Country Home

roofing, containing about twenty-five rooms, beautifully finished in hardwoods, with all the conveniences of an up-to-date city mansion." Will farmed 1000 acres of land

and raised mules, Galloway cattle, sheep and hogs. The same article noted "It is doubtful if any other deaf man has personally entered upon farming and stock raising on such an extensive scale as has Mr. Phelps, - certainly none have done so with greater genuine enthusiasm and love for the work combined with ability to make it a success." Will and Laura eventually moved to California with their four children where Will was successful in the real estate business.

In 1905, Colonel Phelps married for a second time to Bridgey O'Leary who had emigrated from Ireland at the age of 18. Bridgey and Colonel Phelps had two sons, Cyrus and George. Sadly, Cyrus was killed just shy of his eighth birthday when he was struck by a car while riding his bicycle in front of his home.

Following in his father's footsteps, George became a prominent Carthage attorney, civic leader, and Missouri legislator. He married Elizabeth O'Keefe in 1934 and had two sons, George Jr., and John O. (Pat).



George as a young boy

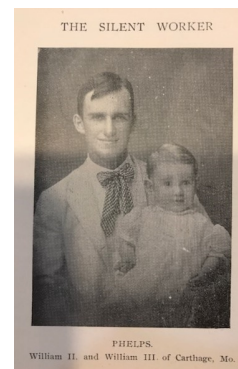
Pat Phelps is a life-long Carthage resident carrying on the family tradition as attorney, civic leader and volunteer, and housing developer. Pat and his wife, Carolyn, actively served on the Board of Directors of Carthage Historic Preservation for many years, and currently serve as Honorary Board Members.



Pat and Carolyn Phelps

Colonel Phelps died in 1916 at the age of 71. Bridgey continued to live in the Phelps House until 1959 when she sold the house to St. Ann's Catholic Church Parish. The house was used as a home for the nuns who taught at St. Ann's School. Several of the rooms were used as classrooms and as the school library. Many St. Ann's alumni remember attending classes at the Phelps House. Bridgey moved to the Drake Hotel where she lived until her death in 1962 at the age of 91.

In 1982, the Phelps House was placed on the National Register of Historic Places. In 1988, Carthage Historic Preservation, Inc., purchased the Phelps House from St. Ann's and began the process of restoring the home to its former grandeur.



PHELPS
William H. and William III of Carthage, Mo.

2018 HOMES TOUR AND TEA

Thank you so much to artist **Steve Binam** who created beautiful paintings of the homes on the 2018 Homes Tour. The homeowners were delighted, especially with the great care Steve took to highlight some of the unique features of the homes. Perhaps you would like Steve to paint your home (or something else). You may contact him at 417-213-2722 or by emailing painting_b@yahoo.com.

Fine Art in oil, acrylic, charcoal and ink sketches.



THE GOLDEN HAMMER AWARD



CHP has established the Golden Hammer Award to be presented annually in recognition of the preservation and renovation of a Carthage historic structure in an historically appropriate manner.

The 2018 Golden Hammer Award was presented to Al and Marjorie Carter at the Annual Chamber of Commerce Banquet in January. Researching its history and doing the work themselves, Al and Marjorie are transforming this beautiful 1898 home. Congratulations on a job well done!



Ron Petersen, Jr., Al and Marjorie Carter

CHP would like to extend a special thank you to Darren Collier of Edward Jones Investments for sponsoring the Golden Hammer Award.



Heather and Darren Collier



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