

# CARTHAGE HISTORIC PRESERVATION, Inc.



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

CHP Newsletter Issue No. 19

3rd Quarter 2020

## FROM THE PRESIDENT

Although we have experienced some tough times during the current pandemic, we are excited to be scheduling more events at the Phelps House. Our internet presence is helping to get the message out to potential renters.

We are fortunate that we have received several grants. These grants have come at an extremely important time. Also our membership drive has helped bring in much needed revenue. We appreciate each member - new and old.

Thanks to Judy Goff for her tireless work on the Sweet House. One

of our grants was from the Steadley Trust to support the next phase of the remodel. Hopefully a buyer is in our near future.

Wendi Douglas, our manager, is doing an excellent job to support our day-to-day processes as well as successfully writing grants for our cause.

We look forward to working with our board and membership in our continuing efforts to support Carthage's historic preservation efforts. With your help possibilities are endless!

~Jim Honey

## CHP BOARD OF DIRECTORS

**Honorary**  
Pat and Carolyn Phelps

**President**  
Jim Honey

**Vice President**  
Betsy Flanigan

**Secretary**  
Vacant

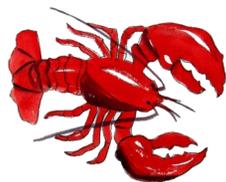
**Treasurer**  
Ron Petersen, Jr.

Jules Adams	Kara Hardesty
Josh Anderson	Rob Holmes
Sally Armstrong	Lora Phelps
Van Bennett	Julie Smith
Mark Elliff	Tia Strait
Dave Gober	Steve Wagner
Judy Goff	Alicia Withers

House Manager: Wendi Douglas

## CALENDAR UPDATE

Due to ongoing Issues with Covid-19, the CHP Board has regretfully made the decision to cancel this year's Homes Tour and Tea.



**HOWEVER**, we currently plan to host our **6th Annual Lobster Boil, October 3, 2020**, on the lawn of the Phelps House. Please mark your calendar and join us for a fun evening of great food and live music. We will, of course, follow all CDC and county and state health department recommendations regarding social distancing, cleaning and disinfecting. See page 3 for details.



Photo by Holmes Photography

### NEW!

CHP is pleased to offer the option to schedule a **small group private tour** of Phelps House **online** at the CHP website. For more info and to schedule a tour click on the link:

[https://](https://www.carthagehistoricpreservation.org/tours)

[www.carthagehistoricpreservation.org/tours](https://www.carthagehistoricpreservation.org/tours)

Or call 417-358-1776  
Tours are \$5 per person but  
**free to CHP members!**

## MARK YOUR CALENDAR

Oct. 3, 2020  
Dec. 5, 2020

Lobster Boil - Serving 4:30 to 8 pm  
~~Holiday Homes Tour & Tea~~ **CANCELLED**

If you shop at Amazon (and don't we all!) please go to [smile.amazon.com](https://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!

THANK YOU!

# THANK YOU TO OUR 2020 SUPPORTERS

Jules Adams, Mildred Alumbaugh, Dan & Sally Armstrong, Jim & Tommie Baldwin, Richard & Pam Barlet, 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, 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, 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, Jim & Delores Honey, Carl & Linda Houck, Shelly Jacobs, Georgia Kesterson, Ted & Lola Law, Marty & Nancy Lown, Ray & Lana Mathis, John & Nancy Mouton, Bonham & Lida Oney, Ron Petersen, Jr., Bill & Cindy Putnam, Richard & Rhonda Ralston, Peggy Ralston, Paula Richardson, Phyllis Riley, Jack & Mareese Robbins, Tom & Marge Rogler, Laurel Rosenthal, Ron & Susan Ross, Jim & Janet Seitz, Ann M. Sligar, Neal & Sharon Smith, Jim & Linda Swatsenbarg, Dan & Janie Trogdon, Allan & Jane VanDenBerg, Steve Wagner & Angela Firkus, Greg & Robin Wampler, Rick Warden, Bill & Libby Wilson, Herb & Donna Winslow, Mike & Tria Zeiter

As of 7/3/20

## JOIN CHP TODAY AND SUPPORT HISTORIC PRESERVATION IN OUR COMMUNITY!

In a recent MSN article, Carthage was named as the most charming city in the state of Missouri. Why you might ask? Because Carthage *“features many architectural masterpieces in four districts listed on the National Register of Historic Places.”* Show your support for historic preservation by becoming a member of CHP. To join, click the link:

<https://www.carthagehistoricpreservation.org/membership>

## THANK YOU!

Carthage Historic Preservation would like to recognize and thank the following:

Thank you to the **Steadley Foundation** for providing the final funds to restore the oldest house in Carthage! The Sweet House will be completed this year and available for tours before it is sold to a loving preservationist.

Thank you to the **State Historic Preservation Office** and the **City of Carthage** for bringing a Flooring Restoration Workshop to Carthage. This workshop will provide passive floor restoration training to professionals and do-it-yourself homeowners interested in learning the floor restoration process. This hands-on training in the fall will also restore three rooms of flooring in the Historic Phelps House.

Thank you to the **Helen S. Boylan Foundation** for supporting the Flooring Workshop with Matching Funding.

Thank you to the **Carthage Community Foundation** for additional support for the Flooring Workshop and operational funding for the Phelps House in light of COVID 19.

# FLOORING RESTORATION WORKSHOP ANNOUNCEMENT



CHP and the City of Carthage are working to present a passive flooring restoration workshop to professionals and do-it-yourself homeowners this fall. This

training will offer participants hands on training in floor restoration without sanding wood floors. Three rooms of the historic Phelps House will provide an ideal training environment. Our request for proposal opportunity will open soon. If you know someone who may be interested in providing this training, contact:

[info@carthagehistoricpreservation.org](mailto:info@carthagehistoricpreservation.org)

for a bid packet expected to be released in July. Details on dates and attending the workshop will be provided in our fall newsletter and on our website when available.

The Flooring Workshop is a collaboration of

support from the Missouri State Historic Preservation Office, City of Carthage, Helen S. Boylan Foundation, Carthage Community Foundation, and Carthage Historic Preservation. It is our hope that this training will provide skills to restore structures throughout Carthage and preserve our legacy of historic places.

This project is being supported in part by the Historic Preservation Fund, administered by the National Park Service, Department of the Interior and Missouri Department of Natural Resources, State Historic Preservation Office. The views and conclusions contained in this document are those of the authors and should not be interpreted as representing the opinions or policies of the U.S. Government, or Department of Natural Resources, State Historic Preservation Office. Mention of trade names or commercial products does not constitute their endorsement by the U.S. Government, or Department of Natural Resources, State Historic Preservation Office.



Dine on the lawn of the Historic Phelps House!

Carthage Historic Preservation presents

## 6th Annual Lobster Boil

*A fundraiser to preserve the oldest house in Carthage!*

**Saturday, October 3, 2020**  
*rain or shine*

**Phelps House**  
**1146 Grand Avenue, Carthage, Missouri**

**Serving 4:30 to 8:00 pm**

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

**Vinaigrette Coleslaw, Corn on Cob, Roasted Potatoes, Garlic Bread,  
Iced Tea & Lemonade, and a great dessert buffet!**  
**Cash bar by Cherry's**

\$65 per person by ticket only  
(\$20 tax-deductible)

Tickets Available Through Sept. 28 at

- Village Square Boutique
- Carthage Chamber of Commerce
- Online at [carthagehistoricpreservation.org](http://carthagehistoricpreservation.org)
- 417-358-1776

Thank you to our sponsors:



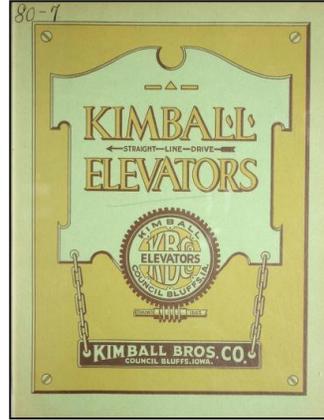
# A TRADITION CONTINUES - CARTHAGE HARDWARE



One important mission of CHP is to advocate for historic preservation in Carthage. We would like to introduce you to a preservation project taking place on the north side of the Carthage Square. You may know that the Carthage Hardware building at 119 E. 3<sup>rd</sup> Street was recently sold, but did you know that this same building has been home to a hardware store for over 140 years? Continuing that tradition is new owner Eddie Grundy who has purchased the building and business. Undertaking what he calls a “functional restoration” of the building, Eddie’s goal is to preserve the best of its history while making it more efficient and useable to meet modern needs. You won’t see the upgraded code-approved electrical system, but you will see the original floors and walls and a lot of history contained within those walls.

According to *Then and Now: An Architectural History of the Carthage, Missouri Square and Nearby Structures* by Sue Vandergriff, in 1878 a wood frame building on the site housed the S. A. Low Hardware store. A devastating January 1880 fire burned thirteen wood frame buildings on the North side of the Square including Low Hardware. Rebuilding began immediately and six months later the Henderson and Wolcott hardware store opened in a new brick building on the same lot. An addition in 1896 extended the building to 2<sup>nd</sup> Street creating the footprint we see today.

A sneak peek inside reveals the beautiful maple flooring and exposed brick walls, a tin ceiling that dates to the early 1900s, and a 1920s Kimball Bros. custom-built elevator that was manually operated until electrified after World War II. The location of



the original store front can be seen in the flooring where it transitions from red cedar to maple, and on the brick where the original storefront was attached. Once the plaster, paint, wallpaper, and pegboard were removed from the brick walls, an additional 8 inches of floor space was acquired! The west wall is comprised of a denser brick indicating it was at one time an exterior wall, while the east wall has the more porous brick of an interior wall. Ongoing work on the walls has revealed original art, signatures and stories left by previous employees. Customers will be able to see some of those discoveries which are being preserved behind glass. The front transom windows will be reopened and although not original, the glass will replicate what was there before. Other projects include cleaning and painting the tin ceiling in a lighter color to highlight the beauty of the design, reopening two skylights from the first-floor ceiling through the second and third floors, and hanging light fixtures from the original fittings for gas chandeliers.



with its unique painting on the front, and  
(continued on page 5)

# A TRADITION CONTINUES - CARTHAGE HARDWARE

reclaimed wood from other parts of the building. When a replacement is required, the goal is to use items that have a story. For example, a window added above the elevator came from a hardware store once open in Billings, Missouri. Another addition is a 1937 window from the Grundy family farm. A metal artist is creating a railing to go around the stairway to the basement; a work of art which will incorporate old tools that belonged to Eddie's father, grandfather, great-grandfather and great-uncles. This is a wonderful example of incorporating items relevant to the history of the building while meeting the need for a new, safe railing.

It is evident that Eddie, whose family dates to the early 1800s in Carthage, loves Carthage, its history, and its old buildings. Eddie's father worked at Carthage Hardware from 1963-1979 and his grandmother was employed from 1963 to the early 70's. That family connection is one of the reasons Eddie was drawn to purchase the building and continue the tradition of Carthage Hardware. Eddie states that he is honored to preserve and respect the history of this grand old building while providing modern amenities to meet the needs of the community. There will be an old-fashioned feel to the store, but you will find amenities such as a state-of-the-art paint center and an app for use by contractors.

When open for business, Carthage Hardware retail space will be located on the first floor and second floors. Eddie noted that while True Value will continue to be a vendor, this iteration of Carthage Hardware will be an independently owned business allowing greater flexibility in meeting the needs of the community. Carthage Hardware will offer a wide spectrum of merchandise provided by vendors from all over the country such as DeWalt power tools, Cuisinart appliances, Radio Flyer, Weber, True Value EasyCare premium paint and along with some Pratt and Lambert products, and SallyeAnder organic soaps and home solutions. The third floor will house administrative offices and a design center with a consultant available to help with all aspects of home design and décor.

Owners of historical buildings will no doubt agree with Eddie when he states that it takes a special emotion and attitude to own a building like this...and a love of the community. The care being taken to preserve this piece of Carthage history is a gift to the citizens of Carthage. It is a perfect example of why historic preservation should matter to the Carthage community. An opening date has not been set so keep an eye out for an announcement and be sure to visit Carthage Hardware to see this grand old building.

## SUPPORT CHP!

<u>Membership Levels</u>	<u>Member Benefits</u>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Individual</td> <td style="text-align: right; padding: 2px 5px;">\$35</td> </tr> <tr> <td style="padding: 2px 5px;">Family</td> <td style="text-align: right; padding: 2px 5px;">\$60</td> </tr> <tr> <td style="padding: 2px 5px;">Associate</td> <td style="text-align: right; padding: 2px 5px;">\$125</td> </tr> <tr> <td style="padding: 2px 5px;">Contributing</td> <td style="text-align: right; padding: 2px 5px;">\$200</td> </tr> </table>	Individual	\$35	Family	\$60	Associate	\$125	Contributing	\$200	<p>Free Tours of Phelps House for Members and Guests                      Discount on Phelps House Porcelain Ornament                      Quarterly Newsletter                      Annual Members Event</p> <p>That good feeling that comes from supporting CHP preservation efforts!  <a href="https://www.carthagehistoricpreservation.org/membership" style="color: blue; text-decoration: underline;">https://www.carthagehistoricpreservation.org/membership</a></p>
Individual	\$35								
Family	\$60								
Associate	\$125								
Contributing	\$200								

	<p>Carthage Historic Preservation, Inc.                  P.O. Box 375                  Carthage, MO 64836                  (417) 358-1776  <a href="mailto:info@carthagehistoricpreservation.org">info@carthagehistoricpreservation.org</a>  <a href="http://www.carthagehistoricpreservation.org">www.carthagehistoricpreservation.org</a>  <a href="http://www.phelpshouse.org">www.phelpshouse.org</a></p>	
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