

CARTHAGE HISTORIC PRESERVATION, Inc.



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

CHP Newsletter Issue No. 3

3rd Quarter 2016

FROM THE PRESIDENT

A hearty thank you from CHP to all who renewed their memberships recently. If you haven't yet, we thank you in advance and look forward to getting your membership renewal.

Our events in April at the Sweet House and in the Phelps House basement were well-attended and a lot of fun. Members and guests got to go through the Sweet House and can now appreciate the magnitude of this project. Those who attended the wine and cheese event in the Phelps House basement saw first-hand the Colonel's impressive wine cellar. Also a big thank you to those who've hosted the "This Place Matters" signs in their

yards. The whole campaign created quite a buzz around Carthage, and we were delighted to call attention to Carthage's many older homes.

We hope you've marked your calendars for our upcoming fundraiser events. We need volunteers for the Annual Lobster Boil on October 1st, and for the Homes Tour and Tea on December 3rd. Please call Betsy at 237-0443 or me at 850-9733 if you would like to help. We all know that volunteering even for a short time at our events is just as much fun as actually attending!

~Ron Petersen, Jr.

CHP BOARD OF DIRECTORS

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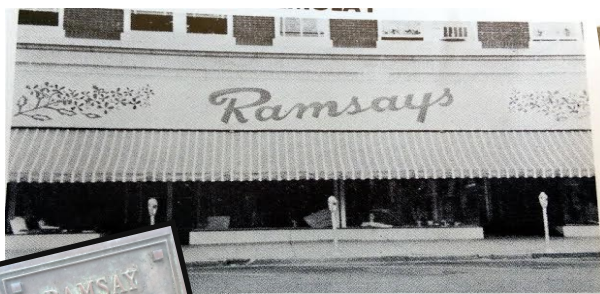
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CARTHAGE MEMORIES



"Our ambition always has been to run the best store possible in the community, in which we keep only high-class merchandise and give the best service we know how." (R.W. Ramsay, *Dry Goods Economist*, Oct. 23, 1920)

Ramsays opened in 1895 and was a fixture in Carthage for over 80 years. Cherry's Custom Framing and Art Gallery currently occupies the Ramsays building. Check out the collection of Ramsays boxes at Cherry's.

MARK YOUR CALENDAR



Oct. 1	2nd Annual Lobster Boil - Phelps House
Dec. 3	Christmas Homes Tour and Tea

JOIN CHP!

For membership information and to pay via PayPal, go to:

www.carthagehistoricpreservation.org

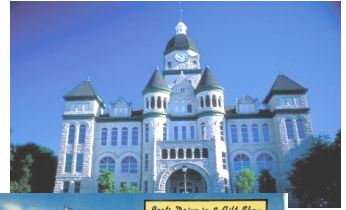
Member Benefits

- ◆ Free Tours of Phelps House for members and guests
- ◆ Discount on Phelps House Ornament (see page 5)
- ◆ Annual Members Event
- ◆ The good feeling that comes from helping to preserve what makes Carthage so special.

WHY HISTORIC PRESERVATION MATTERS TO CARTHAGE

When you hear the words “historic preservation,” do you immediately think “snooze fest?” Do you immediately imagine little old ladies living in dusty Victorian homes with lots of lace and doilies everywhere? You probably aren’t alone! However, in the interest of showing how relevant historic preservation is to you and to Carthage, here is a top-ten list of why preservation should and **does** matter.

1. Historic preservation means there are real “Places in the Heart” which are shared by a whole community. Its history and historical structures provide a community with **memories and a sense of identity and uniqueness**. For example, who in Carthage doesn’t identify with the Jasper County Courthouse? Or have memories of personal events tied to the Route 66 Drive In, Boots Court and Boots Drive-In, the Carthage Square, to name just a few of our “Places in the Heart”?



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

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



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

6. 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.

7. Historic preservation 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.

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



9. Old buildings are very often works of art - they bring **beauty to a community**, in many cases through 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 building materials and ornate workmanship (or not) of an old home, servants’ quarters (or not), the hitching post out front...they all tell us how our forbearers lived and died.

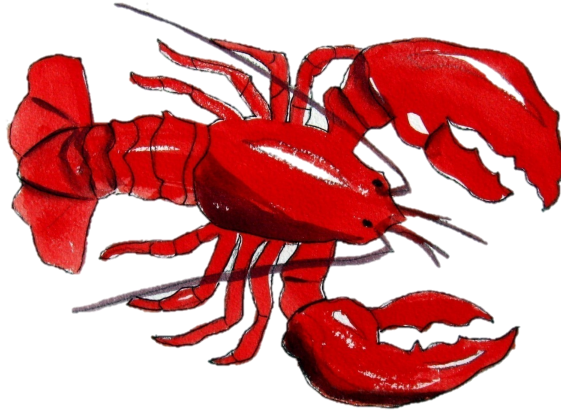


Carthage Historic Preservation presents

2nd Annual Lobster Boil

A Fun and Funds event...a fundraiser to preserve the oldest house in Carthage!

Dine on the
lawn of the
Historic
Phelps
House!



LIVE
MUSIC!



Saturday, October 1, 2016
rain or shine

Phelps House
1146 Grand Avenue



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

Cash bar by Cherry's

\$75 per person by ticket only
(\$35 tax-deductible)

Tickets available until SEPTEMBER 25 at:

- Mother Road Coffee
- Carthage Chamber of Commerce
- online at carthagehistoricpreservation.org
- by calling 417-358-9688

Group Reservations available
For more information call 417-358-9688



HISTORIC PRESERVATION MATTERS TO CARTHAGE!



Lillian James & Co., a new business at 149 E. 3rd Street on the northeast side of the Carthage Square, illustrates how historic preservation and a modern sensibility can blend beautifully to provide an aesthetically pleasing and economically viable use of an historic building.

Becky Andrews, her daughter Cassandra Andrews, and business partner, Ashley Calliotte, approached the renovation of the building with the goal of maintaining the integrity and character of the 1880 building. Sheetrock removed from the walls revealed the original brick walls. Original Carthage marble found in the basement once again graces the lower portion of the interior front walls. Five layers of flooring were removed to reveal a wood floor beyond repair, however, care was taken to install a floor that resembles the original. Removing the first-floor dropped ceiling led to a decision to stain and leave the original ceiling joists exposed which contributes to the historic feel. The old glass and metal entry door was replaced with a new church-style arched mahogany door which complements the building and interior.



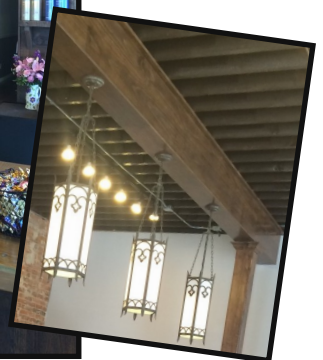
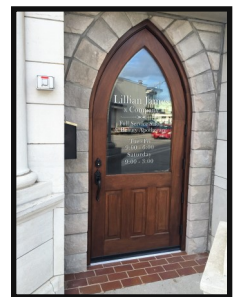
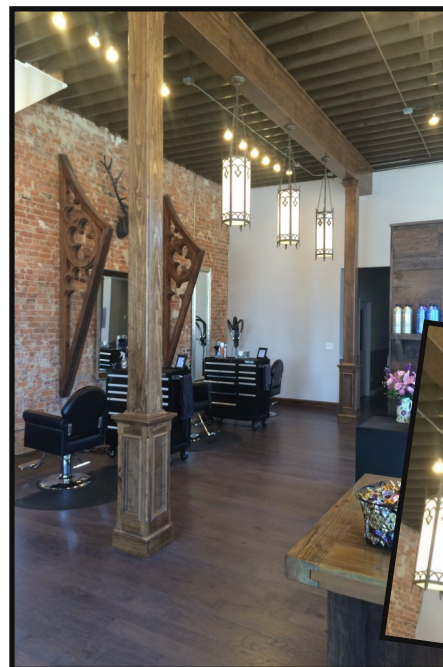
In 1841, this corner lot sold for \$44, the most expensive real estate on the Square. The brick building was constructed in 1880 and later resurfaced with Carthage marble. Still visible to the left of the iron piece is one of the original iron pillars made by Carthage Foundry.



Searching for items to decorate the interior, Becky and Cassie found wooden brackets and pendant lighting salvaged from an old St. Louis Catholic church. The distinctive iron piece on the front of the building was salvaged from a Joplin restaurant.

The second floor of the building is occupied by Life Captured Photography. Unfortunately, at some point the original tin ceiling was removed. It has been replicated by W.F. Norman Corp. located in Nevada, Missouri, using the same machinery and production methods from 1898 to produce tin ceiling tiles.

This historic building is home to a **small business** providing **jobs** (local Carthage workers completed much of the renovation work) and keeping **money** in the community. Maintaining the integrity of the building while renovating the interior to meet the needs of a full-service beauty salon will impact positively on its **property value** as well as other buildings on the Square. The renovation undertaken by Lillian James & Co. epitomizes the **green movement** by reclaiming, reusing and recycling architectural elements to **beautify** the building, their business, and the Carthage Square, which contributes to the **livability** of Carthage. Lillian James & Co. exemplifies why historic preservation matters to Carthage!



JUST A FEW OF THE PLACES THAT MATTER TO YOU!



Mark Twain Elementary School, 1435 S. Main, established in 1917, is a Place that Matters to so many students, parents and staff members now and in the past. We will soon be celebrating our 100th Birthday.



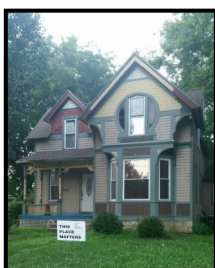
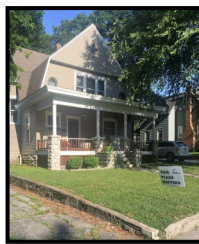
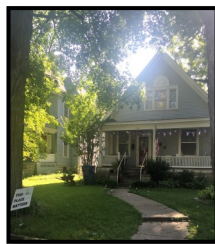
Hyde House matters as the home of artCentral, our community's non-profit arts center offering diverse and inspiring programs including exhibitions and opening receptions (always free) plus classes and workshops; quarterly newsletters; summer artCamp for kids; and much more for Carthaginians and our neighbors.



This elegant beauty is a cornerstone to Carthage's Historic Homes District. Circa 1880.



Circa 1903 with original wood siding and windows.



NEED ANOTHER REASON WHY PRESERVATION MATTERS?

The destruction of an old structure is IRREVERSIBLE! And some of the materials may not even exist anymore (e.g., wood from the American chestnut tree.)



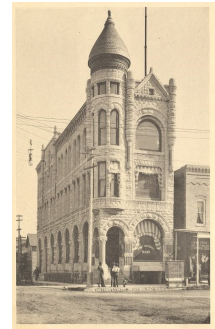
Cassil Place

Some homes still exist but in 1957 the Highway Department took 3 rows of trees on each side of the road and most of the lawns for Highway 96/Central Avenue. What a difference a highway makes.



Cuban Mahogany

Due to over-harvesting and high demand, Cuban mahogany such as that found in the Phelps House has been commercially extinct for over 100 years. It is protected by an international treaty and what still grows cannot be cut down.



First National Bank

A very fine example of Richardsonian Romanesque architecture. The building was demolished in the 1960's.



Save the Date!

Christmas Homes Tour

Saturday, December 3, 2016
10 am - 4 pm

Tour Prices: \$20 in advance; \$25 after Nov. 28

Christmas Tea

Available by reservation only
Seating Times: 11 am, 1 pm,
3 pm, 5:30 pm
\$25 per person

Not wheelchair accessible; No rain date; No refunds; Ticket required for all ages

Volunteer

with us the day of the tour and get your tour ticket for half price with a special preview tour and reception on Friday, 5:30-9:00 pm

To volunteer or for more info, email carthagehistoricpreservation@gmail.com or call 417-237-0443.

We are so grateful for the many volunteers who help make this event possible!

carthagehistoricpreservation.org

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Org Central

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This link will take you directly to the CHP page:
<https://smile.amazon.com/ch/43-1187404>

Phelps House Ornament

\$14.00



Member Price \$12.00
Order yours today at
info@carthagehistoricpreservation.org



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