

# CARTHAGE HISTORIC PRESERVATION, Inc.



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

CHP Newsletter Issue No. 10

2nd Quarter 2018

## FROM THE PRESIDENT

CHP had another successful windows restoration workshop at the Sweet House with expert Bob Yapp. We focused on the 2nd floor this time, and restored six double hung windows. The sashes on those windows were exposed to the elements and were in bad condition. For three full days the workshop participants worked 8-9 hours getting the sashes repaired, cleaned, restored, and ready to reinstall. Three other windows were totally unusable, so Bob has taken those back to his workshop in Hannibal to rebuild and overhaul.

Of note, we discovered another mystery about the house – the upstairs windows are made very differently from the downstairs windows. The upstairs windows were held together with wooden dowels, but the downstairs windows were assembled differently. Given the time

period of construction in the 1860s, were there different “batches” of windows purchased to complete the house? Perhaps purchased from different manufacturers, or were they recycled/reused from another house? We’ll probably never know.

Romantic tales aside, we’re proud to say that Sweet House will have ALL its windows rebuilt, restored, and weatherized by the end of May. With the new roof, the restoration is coming along nicely.

We thank you for supporting CHP. Watch for information on our Lobster Boil coming up in late September. December will feature our Christmas Homes Tour and Tea.

~Ron Petersen, Jr.

## CHP BOARD OF DIRECTORS

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## IN MEMORIAM



CHP mourns the death of founding member Caryl MacMorran. Caryl was born in Illinois and moved to Carthage with her husband in 1961. Despite being a non-native Carthaginian, Caryl loved Carthage and its history. She was involved with historic preservation in Carthage for almost 40 years, seeing what many still cannot see...that Carthage’s treasures matter.

Beginning in June 1979, Caryl served as the local coordinator for CHP and was instrumental in identifying three historic districts which were ultimately approved for listing on the National Register of Historic Places. Caryl’s son, Jim, recalls that as a teenager many evenings he accompanied his mother as she photographed and inventoried buildings and homes in Carthage. When Jim asked why she was doing this, Caryl replied because *it was important*.

Caryl oversaw the opening of a CHP office on Main Street, made presentations to the City Council, local businesses and citizen groups, and conducted tours of historic areas in Carthage.

Over the years, Caryl served on the CHP Board of Directors, was involved in several restoration projects in Carthage including the Phelps House, and helped bring the Main Street program to Carthage. In 2003, Caryl was honored with the Missouri Preservation McReynolds Award for her efforts “to preserve and care for historic resources in Carthage for more than two decades.”

Caryl was an integral part of the historic preservation movement in Carthage and leaves a memorable legacy of contributions to the Carthage community. After a write-up in a CHP 2016 newsletter, Caryl shared in a thank you note, “I’m proud to have been part of CHP.”

CHP is equally proud to recognize Caryl as one of the historic preservation pioneers in Carthage and we celebrate Caryl’s lasting contributions.

## MARK YOUR CALENDAR



MAY National Preservation Month  
Dec. 1 Christmas Homes Tour and Tea

Sept. 29 4th Annual Lobster Boil

## MAY IS NATIONAL PRESERVATION MONTH

Not only is May National Preservation Month, but it is also **CHP MEMBERSHIP** Month. If you haven't already done so, won't you please join or renew your membership?

Your CHP membership/donation helps us to fulfill our mission to advocate for historic preservation, to maintain the historic Phelps House, and to continue restoration work on the Sweet House.

Your support allows us to have a common voice that says "Keep Carthage historic and beautiful"...which is one of the many wonderful reasons why we live here and tourists come to visit. The Carthage Square, historic buildings and parks, and other landmarks are our connection to the past and to those who came before us.

When you become a member, of CHP, you reap the following benefits:

- ◆ Free Tours of Phelps House for members and guests
- ◆ Discount on Phelps House Ornament
- ◆ Annual Member Appreciation Event
- ◆ The satisfaction of knowing that you are helping to preserve what makes Carthage so special!

## CHP MEMBERSHIP FAQs

- ◆ Is my membership tax-deductible?  
YES! Carthage Historic Preservation, Inc., is a 501(c)(3) tax-exempt organization as recognized by the Internal Revenue Code.
- ◆ Will I receive a membership card?  
In an effort to keep printing and mailing costs down, we do not provide membership cards. We do maintain a member list, however.
- ◆ What are the membership levels?  
Individual \$30                      Associate \$100  
Family \$50                          Contributing \$150  
Additional Donation \_\_\_\_\_
- ◆ How will I know when to renew my membership?  
CHP typically sends out membership letters in April/May but you may join/renew any time.
- ◆ Can I join/renew online and pay with a credit card?  
Of course! Go to our website:  
[www.carthagehistoricpreservation.org](http://www.carthagehistoricpreservation.org)
- ◆ Where do I send a check?  
CHP  
P.O. Box 375  
Carthage, MO 64836

## GARDEN PARTY AT THE SWEET HOUSE



Thank you to Donna Winslow for stopping by the Sweet House on April 21. Donna's great-grandfather is Benjamin G. Sweet who built the Sweet House!

And thank you to all who stopped by our Garden Party to enjoy a treat and check out the window restoration workshop taking place inside the Sweet House!



# HISTORIC PRESERVATION MATTERS TO CARTHAGE!



Patrick Kennedy and Bob Yapp

Led by preservation experts Bob Yapp and Patrick Kennedy, CHP recently hosted a second window restoration workshop at the Sweet House.

Guided by Bob and Pat's 40 plus years of preservation experience, fifteen workshop attendees learned the art of restoring original wood windows. Through their efforts, six more windows in the Sweet House have been restored to their original state and will last another 150 years.

Bob shared with the group that approximately 32 million window sashes end up in landfills every year. Up until ten years ago, almost all were old wood original windows. Today, almost 1/3 of the throw-aways are less than 20 years old. Bob cautions against buying into claims by window manufacturers that new windows are cost effective and energy efficient. Many of these companies have been fined by the Federal Trade Commission for making fraudulent claims of 30-60% energy savings. The thing to know and remember is that glass is good for light and air flow but not thermal performance. Interesting fact: In rehabbing over 160 historic properties Bob has never replaced a window!

## Before photos of window



## After photos of the restored window



At the end of the workshop Bob Yapp said, "I'm really grateful to be around people who understand and care about what we are doing. It does matter. And preservation doesn't cost, it pays you." CHP agrees!

Please note, you don't have to live in a 150-year old house to need window restoration. Many younger homes have wood windows that can be restored!



If you have windows that need restoring and would like contact info for two local contractors who have taken this workshop, send us an email: [info@carthagehistoricpreservation.org](mailto:info@carthagehistoricpreservation.org)



Go to [www.bobyapp.com](http://www.bobyapp.com) for more information about Bob Yapp and his work in the preservation field.



CHP would like to thank **Bill Lasley of Flanigan, Lasley and Moore** for his recent legal advice. We appreciate Bill's time and wise counsel.

Flanigan, Lasley and Moore has a long history in Carthage...it is the oldest law firm in Jasper County, Missouri and perhaps the oldest continuing law firm in the state, tracing its inception to 1877 when it was founded by the late Senator Samuel McReynolds.

130 w. 4th Street, Carthage, Missouri  
417-358-2127

## SAVE THE DATE!



Carthage Historic Preservation presents



### 4th Annual Lobster Boil

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

**Saturday, September 29, 2018**  
*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**

\$60 per person by ticket only  
(\$20 tax-deductible)

Tickets on sale soon!

Group Reservations available  
For more info go to [carthagehistoricpreservation.org](http://carthagehistoricpreservation.org)  
Or call 417-358-9688



Carthage Historic Preservation, Inc.  
P.O. Box 375  
Carthage, MO 64836  
(417) 358-1776  
[info@carthagehistoricpreservation.org](mailto:info@carthagehistoricpreservation.org)  
[www.carthagehistoricpreservation.org](http://www.carthagehistoricpreservation.org)  
[www.phelpshouse.org](http://www.phelpshouse.org)

