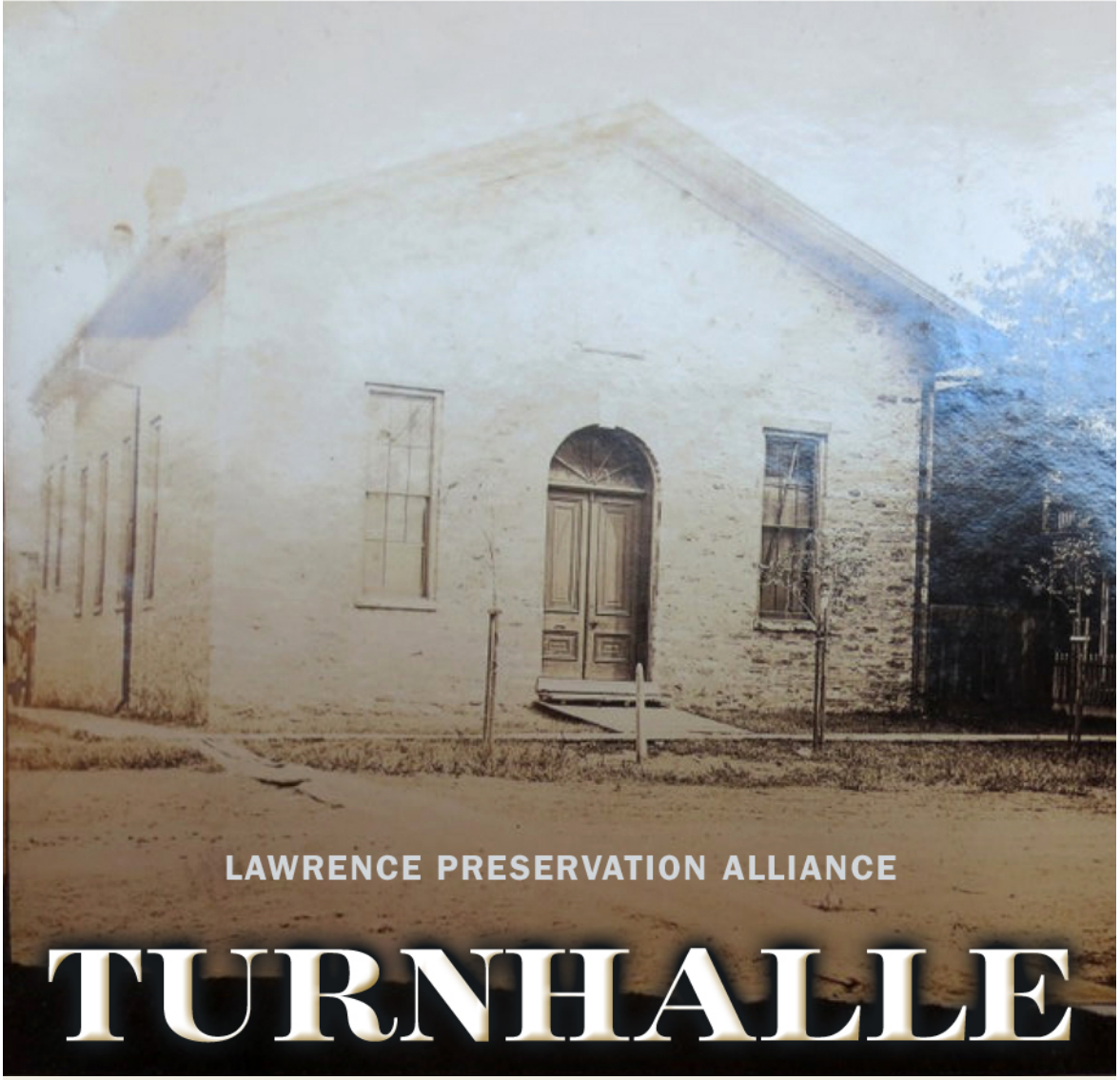

LAWRENCE PRESERVATION ALLIANCE

TURNHALLE

Historic Structure Report

Lawrence, Kansas

JULY 25, 2013

TREANOR ARCHITECTS

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Turnhalle Building, 2013

EXECUTIVE SUMMARY

Turnhalle retains a high degree of architectural integrity and is significant as a contributing building to the North Rhode Island Street Historic Residential District of Lawrence, Kansas. As one of the few surviving examples of Turnvereins in the U.S, Turnhalle is also individually significant for its role in the social development of the German population in Lawrence, Kansas and is an intact example of Vernacular-style architecture in the Midwest.

Turnhalle was originally constructed in 1869 as a multipurpose building to support Lawrence's immigrant German population. During the heyday of the Turnverein (1870--1918), the Turnhalle was a busy place, both in the main hall and the lower level. In the hall, there was an emphasis on gymnastics training and competitions, but there were also meetings, celebrations, music, and holiday parties. After the stage addition was built in 1882, there were theatrical performances as well.

On September 25, 2012, Philip "Rod" Ernst, grandson of the man who purchased Turnhalle from the Turnverein, sold Turnhalle to the Lawrence Preservation Alliance, with the intent that the Alliance begins the necessary immediate repairs and finds a buyer who will respect the building's history while bringing it back as a landmark downtown historic building. The Alliance contracted Treanor Architects on March 1, 2013 to prepare this historic structure report to guide the future rehabilitation of the building by both the Alliance and a future buyer. This report serves as a planning document to aid in the building's rehabilitation and maintenance over time, and should be viewed as a "living" document that will be added to as additional information is obtained.

As a contributing building to a local historic district, all future interior and exterior modifications should meet the *Secretary of the Interior's Standards for Rehabilitation*, which can be found in the appendices of this report.

METHODOLOGY

This historic structure report is broken into four major parts: (1) the historical evaluation, which provides a general history of the building and its chronology of use and physical development; (2) the architectural, structural, mechanical, electrical and plumbing inventories and assessments, which provide documentation of the building's existing conditions, aid in identifying alterations that have occurred over time, and describe the character-defining spaces and features; (3) the classification of significant spaces and features; and (4) the preservation plan. The Alliance provided all text for the historical evaluation portion of the report. The design team, composed of preservation architects, a structural engineer and a mechanical engineer, prepared the remaining portions of the report.

Available photographs and written and verbal histories were reviewed to document the building's general history, dates and scopes of the original construction and subsequent revisions in order to develop a basic chronology of the building's use and physical history. On-site visual survey and photographic documentation of the interior and exterior of the building and site were made to determine the extent of existing historic building fabric and character-defining features and the general conditions of these features. An extensive conditions analysis of the existing building materials was not made.

HISTORICAL EVALUATION

Turnhalle, 1882 – 1904. (Courtesy of Kansas State Historical Society, "Memory Collection")

HISTORICAL BACKGROUND & CONTEXT

"Gone are the two bowling lanes in the basement. Gone are the passionate political discussions over cards and steins of beer. Gone is the hand painted scenery used in theatrical productions. Gone are the fancy dress balls. And sadly, gone are the members of the Lawrence Turnverein. What does remain is the formidable stone structure that housed their gymnasium, their social center, their community building." *Mary Lynn Stuart, Lawrence Preservation Alliance, 2013*[1]

INTRODUCTION

German-Americans were the largest ethnic immigrant group to populate Lawrence, Kansas in the 19th century, and Turnhalle, at 900 Rhode Island Street, is their most significant building. A healthy German immigrant population and a thriving Turnhalle community building were certainly not unique to Lawrence, however. German populations were established all over the eastern half of the United States, and Turner societies, or Turnvereins, which built and operated the Turnhalles, were common in many of those states. In 1894, there were twenty-nine Turner societies in New York State, twenty-four in Wisconsin, forty-nine in Illinois, twenty-two in Ohio, and eighteen in Kansas.[2]

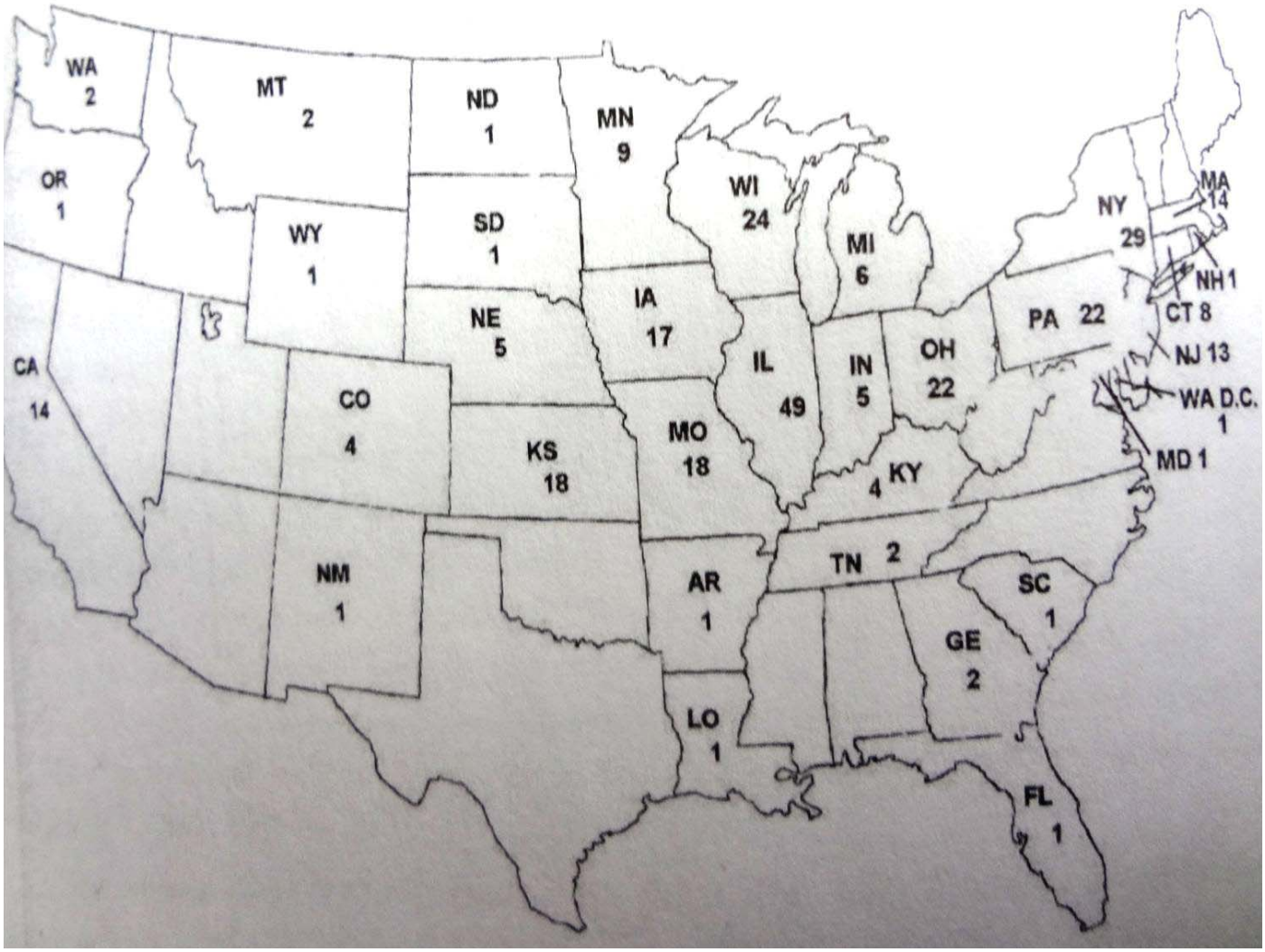
There are still a few active Turnvereins in the United States, but the historic Turnhalles are increasingly rare. Fire, the wrecking ball, and demolition by neglect have all taken their toll. The German culture that the American Turners wished to preserve has also dissipated over time. These powerful human stories are largely obscured by modern life and the American melting pot, creating the opportunity for those few surviving historic Turnhalles to be a key element in remembering an important component in a rich cultural past, not just for Lawrence and Douglas County, but in fact for the Midwest and the entire country.

1880 Birds Eye Map of Lawrence, Kansas, 1880. (Courtesy of KU, Max Kade Center)

In style, the Lawrence Turnhalle is built in a rusticated manner. It is a rare example of a small-town version of its more elaborately embellished siblings to the east. To stand at the corner of 9th and Rhode Island today, and look at Turnhalle, is very much to see a building born of the prairie, built eight years after Kansas statehood, just six years after the devastating Quantrill's Raid destroyed over 150 Lawrence lives and most of its structures in the downtown district. With modern life bustling all around it, Turnhalle looks like it has a few good stories to tell, for current residents and visitors alike.

Turner societies were established in the United States to encourage physical fitness and mental sharpness. They believed in the strenuous practice of gymnastics, both as individual effort and competition. Turner societies were significant in introducing the practice of gymnastics into the American school system. Beyond this, Turner societies strived to encourage the new immigrants to become U.S. citizens and productive participants in the American economy.

Turnhalle Gymnasts. (Rosa Albert, Lena Heck, Mary Houk, Carrie Heck, Emma Houk and Clara Rost), 1916. (Courtesy Louise Albert Mueller and Watkins Community Museum)



1894 Map of Turnvereins in the US, 1894. (Courtesy of Annette R. Hoffman, The American Turner Movement: A History from its Beginnings to 2000)

The Frauenverein, or "Women's Club", of Turnhalle, Date Unknown. (Courtesy the Kenneth Spencer Research Library, Kansas Collection, Call #50f)

In Lawrence, and likely elsewhere, one of the requirements of membership in the Turnverein was that the applicant must have taken out his first papers for citizenship in the United States.[3]

Turner societies also attempted to preserve as much as possible, for as long as possible, German culture in the New World. Whether this was a stated goal or more of a natural process that just played out over time, it was undeniably a major aspect of immigrant life at Turnhalle. "In Lawrence," writes Katja Rampelmann in her 1993 Master's Thesis "Small Town Germans: The Germans of Lawrence, Kansas, from 1854 to 1918", "Germans were primarily bound together by their shared national origin, their common language, and their immigration experience. To the degree individuals participated in the activities of the German community was their choice. Very active members might have been members of the German St. Paul's Lutheran Church and subscribers to the German newspaper.

Less active members might have been people who spoke German at home and shopped at German stores. The main characteristic of the community was that its members shared an identity which was based on their national origin and the use of the German language."[4]

Being a community center, Turnhalle, as likely here as elsewhere, would have been a living museum for the cultural identity Germans wished to preserve. Churches, German language newspapers, downtown business, and German boarding houses were critical players along with Turnhalle, and at times even intersected directly with Turnhalle. "There were a whole lot of German things going on all over town and in the press before World War I. For all these reasons, the German-Americans proudly represented a strong ethnic community with a visible identity in Lawrence during the 19th century and early 20th centuries," writes Dennis Domer in his "Living in East Lawrence: An Essay for a Multiple Listings Nomination".[5] The Lawrence Turnhalle, as a cultural institution, is best understood not in isolation but rather in its relation to these other four active aspects of the German immigrant experience.

FROM GERMANY TO AMERICA

In the early to mid 1800's, a social movement led by a man named Friedrich Ludwig Jahn (1778--1852) began to spread throughout Germany, and its proponents were called "Turners". "Turner" in German means gymnast. This word can be traced to a Latin word "tornare", which means "to turn".[6] Jahn developed a combination of physical exercise and a democratic pro-freedom philosophy that became so popular it spread through towns and villages, where individual clubs, known as "vereins" were formed. Political power holders, mostly Prussian and Austrian, were concerned with the rise of this German nationalist movement.

When workers and students united in an attempt to establish a republic in Germany in 1848, the Turners joined in hopes of forming a democratic government. This uprising was crushed by the soldiers of Prussia and Hanover, forcing thousands of young Germans, who became known as forty-eighters, to flee the country. Other economic issues were also at play, and the forty-eighters were not responsible for every immigrant leaving Germany, but they were a sizeable number.[7]

As the forty-eighters, among others, looked for new opportunities overseas in the early 1850's, Americans were moving west, and the U.S. Congress decided to open up the old Louisiana Purchase Territory for non-Native American settlement. The Kansas –Nebraska Act of 1854 created two new territories and reopened the question of slavery in this region with the repeal of the Missouri Compromise. The principle of "popular sovereignty" would ultimately determine if the territory would enter the Union as a slave state or a free state.

As a consequence, pro-slavery and free-state partisans rushed into Kansas Territory to influence the decision. Early on, most pro-slavery settlers came from Missouri, while a sizeable number of free-staters who settled eastern Kansas came as part of the New England Emigrant Aid Company. They also arrived from other northern and border states, as well as from foreign lands, including Germany.

There were only a few Germans among the first wave of Aid Society groups, and a number of those quickly moved on from Lawrence to establish farms in the territory. The first official census by C. W. Babcock in February, 1855, listed 400 residents, seven of whom were German. By 1860, the federal census listed eighty-four German-born out of 1,670 Lawrence residents.[8]

These numbers were enough, however, to form the first Lawrence Turnverein in 1857. In 1859, the society completed a first hall, "a large wooden building", on the southwest corner of what is now Tenth and New York Streets. This Turnverein was soon decimated when in April, 1861, forty-four of its forty-eight members, just three months after Kansas had been declared a state, heeded President Lincoln's call to join the Union Army at the start of the American Civil War. American Turners were strong supporters of Lincoln, and, as people who had fled repression in Europe, were more than willing to fight for freedom. While some Lawrence Germans, and other whites, exhibited racist behavior towards blacks in later years, Turners detested slavery as an institution and opposed the separation of the Union.[9]

In his book, *Abraham Lincoln and the German Immigrants: Turners and Forty-Eighters*, Frank Baron points to evidence that the Lawrence Turnverein did officially meet at least once during the war, if not more. They met to honor Caleb Pratt, a Turner who died in the fierce battle of Wilson's Creek on August 10, 1861. With Lawrence physician Moritz Hartman as chairman, a resolution was passed which stated: "Lieutenant Pratt had fought for the fundamental principles of the Turners—the preservation of the unalienable rights of man—he died the death of a hero."[10]

Post Civil War German immigration to the Midwest proceeded at an accelerated pace. Even in Lawrence, which had been decimated by Quantrill's Raid in 1863, building was at a fever pitch. A bridge over the Kansas River was opened in 1864. The Union Pacific railroad line was connected in September of that same year. Roads connecting Lawrence to surrounding towns were completed. The Lawrence population grew from less than 2,000 in 1860 to 8,320 by 1870.[11] German-born immigrants arrived not only from Europe, but also from the eastern United States, attracted by opportunities in land and in setting up businesses to supply landowners.

Southwest Corner of 10th& New York, Site of First Turnhalle, 2013. (Courtesy of Dennis Brown)

Southeast Corner of 10th & New York, German Methodist Episcopal Church, 2013. (Courtesy of Dennis Brown)

When German soldiers returned to Lawrence with their comrades from the Civil War, they were returning to a city storming towards a new era, filled with growth and prosperity, and ripe for the establishment of a new Turnverein and the building of a new Turnhalle.

THE GERMAN BOARDINGHOUSE

As German-speaking immigrants, both from Europe and the eastern United States, streamed into Lawrence in the 1860's, they were faced with the difficulties, as were all immigrants, of finding housing and employment, and forming friendships. This was more of a challenge for those who could not speak the English language. Those more fortunate already had family members located here.

A number of German immigrants who left their mark on early-day Lawrence were family members working together, typically brothers. William, Henry, and John Boener, who operated a thriving cigar factory on Massachusetts Street, are one example. This major Lawrence employer was first located at 700 Massachusetts and then expanded to 722 Massachusetts in 1897. By 1909 the company employed over 100 people.[12] Another example of family enterprise would be Theo and August Poehler, in the wholesale grocery business. Their wholesale building at 619 E. 8th was rehabilitated into residential living units in 2012, and is the signature building in the Poehler Industrial District, on the National Register of Historic Places. While Alexander Marks and his stepbrother Solomon, who apprenticed with Alexander, were building their reputations as downtown jewelers, they both shared a small two bedroom house at 1007 Rhode Island Street while they were getting established. This house still exists in 2013 but is threatened. After financial success, Alexander built a large house at 702 Louisiana in 1884, and Solomon moved into another large house at 726 Louisiana that was built in 1888.

If an immigrant had no family in the area, renting a room was the most likely choice when starting out. Certainly a number of rental opportunities for German immigrants in the central part of the city would have been available yet small enough to not be noted in history, or thought of as significant if it were. But there was one boardinghouse that was. It was located on the northwest corner of 9th and New Hampshire, within easy view of the Turnhalle after it was constructed on the southeast corner of 9th and Rhode Island.

The Germania House, as it was known from 1865--1875, was owned by Henry and Anna Biebusch. Henry, a carpenter, had been a member of a Turnverein in the eastern United States, and after arriving in Lawrence he became a member of the first Lawrence Turnverein in 1857. He had just built his house when Quantrill's Raiders ransacked Lawrence in 1863, and his house was one of the many destroyed. He quickly rebuilt, and by 1865, the Germania House was listed in the city directory and taking boarders. Of the twenty-one renters listed there in 1865, fourteen of them were German-born.[13]

In 1875, the Biebusch's renamed their business the New Hampshire House, and in 1883, they changed again to Biebusch House. They retired in 1888 after more than thirty years in business. After Henry's death in 1891, Anna again advertised lodging at this location from 1893--1896.[14]

The nature of boardinghouses ensured that residents were transitory. As a previous group became more established and put down roots, they were replaced by others just starting out. The male residents were mostly tradesmen and day laborers. The knowledge and connections that Henry and Anna Biebusch possessed would have been invaluable to these newcomers.

The individual identities of the tradesmen who built the Turnhalle are not currently known. The city was growing and immigrants needed work. Henry Biebusch, the proprietor of a bustling German boardinghouse, a member of the Turnverein and a carpenter himself, was likely directing his residents who needed work to projects within the area. With Turnhalle being constructed in such close proximity, it is not unreasonable to wonder if some of the workers were lodging at the Germania House.

GERMAN CHURCHES

Church would be another cultural institution that would have been central to the twin goals of assimilation into American life and the preservation of traditional German culture. In early-day Lawrence, German Catholics and Jews could be found, but not in enough numbers to form their own congregations. Other German immigrants chose to attend English language congregations such as the First Methodist Church or the English Lutheran Church which was at 1040 New Hampshire. (This building is now preserved after a major preservation battle was fought in the 1990's that included legal actions. The structure is now saved and adaptively reused.)

There were two Lawrence churches in the latter half of the 19th century, one Methodist and one Lutheran, that chose to conduct services in the German Language. And both had physical connections to the Lawrence Turnverein and Turnhalle, though one had major cultural differences.

Many German-Americans converted to Methodism after their immigration to the United States. In Lawrence, the German Methodist Episcopal congregation bought the first Turnhalle, a large wooden structure built in 1859 on the southwest corner of 10th and New York, in December 1862. This was after the Turnverein had disbanded at the start of the Civil War because most of its members had enlisted in the Union Army.[15] That building survived until it was demolished in 1919.[16]

In 1872, the German Methodist Episcopal congregation bought the lot across the street, on the southeast corner of 10th and New York, from a member of the congregation, Frederick Bromelsick.[17] (The Bromelsick family name is well-known in Lawrence today, for their investment of funds to support youth through the scouting program, and for their association with a number of historic structures, including 905 Rhode Island, the current home of the Social Service League.) The church built a stone and brick structure there for a new building that still stands today, and is currently used as a residence. In 1896, the congregation bought 1045 New Jersey as a home for their minister.

835 Illinois, St. Paul's German Lutheran Church, 2013. (Courtesy of Dennis Brown)

While German language was encouraged in this congregation, drinking, theater, dancing and card playing (in other words, everything going on at the Turnhalle after 1869), were not. Therefore, the German Methodist connection with Turnhalle was only the coincidental physical one with the first building. Their strict moral beliefs also relegated the Methodist congregation to smaller numbers than the Lutheran. During the buildup to World War I, when speaking German language became seen more and more as un-American, German Methodist Episcopal moved away from services in the German language and the one remaining cultural connection that went with it. It wasn't long before the congregation was absorbed into the American Methodist Church, and the building sold to the Kansas Seventh Day Adventists.[18]

The Lawrence congregation of St. Paul's Evangelical Lutheran Church, founded in 1870, one year after Turnhalle was built, embraced more of the German culture that the Methodists rejected. They knew that drinking and dancing and performances were integral aspects of cultural celebrations and holidays. Even the fabrication of beer steins as functional pieces of art were a part of that as well. The church was without its own building until 1889. From 1870 until 1889 the Lutherans held their Sunday morning services on the main floor of the Turnhalle.[19]

The new 1889 church building was constructed with Turnverein support and located in west Lawrence at 835 Illinois. This building still stands today and, like the Methodist structure, is used as a residence.

As German language was phased out of services, the church, renamed St. Paul's German Lutheran Church in 1925, still retained more connections to German culture, but even that declined as the first generation immigrant population began to pass away.

The church came to an end on August 21, 1949. However, as Turnhalle went through a series of uses after the final dissolution of the Lawrence Turnverein, several ministries held services at Turnhalle from time to time, as we have been able to support with oral accounts from surviving Lawrence residents in 2013.

HENRY ALBACH AND THE *LAWRENCE GERMANIA*

To any immigrant immersed in a new culture, particularly one in which he doesn't know the local language, one way to bridge the gap between everyday life and the old world left behind would be a native language newspaper. To explore the German newspaper of the day in Lawrence is to understand another way German-Americans strived to preserve their native culture, but it also offers the opportunity to focus on Henry Albach, editor of two city papers, and a Turnverein member who was a community leader.

The first German newspaper in Lawrence was *Die Freie Presse*, established in 1868. The dominant German paper in the city, however, was *Die Germania*, published by Gottlieb Oehrle, which printed its first issue on September 1, 1877. In 1889 it became the *Lawrence Germania* under Edward Gruen. In 1902 it was sold to a corporation including Henry Albach as treasurer and secretary.[20]

Henry's father was a forty-eighter who located in Lawrence. Henry was born two weeks after Quantrill's raid, and their home at 1701 Tennessee was one of the ones partially destroyed. Initially, in 1902, Henry's wife Bertha was editor, and she served in that capacity until Henry became editor in 1909.

The *Lawrence Germania* was a weekly paper that didn't try to compete with the Lawrence dailies. It was meant to be more of a supplemental paper for readers with German backgrounds, and attempted to relate world news more from a German point of view rather than French or British. The *Lawrence Germania* also didn't delve into state and local politics. By 1910, Albach had bought a second paper, the *Lawrence Democrat*, where Albach was more likely to express his political convictions.[21]

The difficulty for the *Lawrence Germania* and other German papers around the country began with the buildup to World War I. From 1914--1917, Albach tried to present the German side, and encouraged a position of neutrality for the U.S. Government. But in 1917, the United States declared war on Germany. While the effort to maintain the German language in America through written word and speech had already been suffering due to first-generation immigrants passing away, suddenly speaking German in the United States could be seen as a dangerous and hostile act.

In 1917, the U.S. Congress passed the Espionage and Trading with the Enemy Acts, and German newspapers had to submit their copy to local post offices for translation and approval before printing.[22] Also in 1917, the Alien Registration Records Act forced all German males 14 years and older who had not completed their naturalization process (and there were many), to register as "alien enemies". In 1918 all German-born females or women married to un-naturalized German men also had to register. These registered citizens also lost their right to vote, and they had to get permission if they wished to move to another town.[23]

Locally, a Willow Springs minister was tarred and feathered for conducting a church service in German, and Adolph Lutz's Eudora business was vandalized with yellow paint. In 1919, confectionary store owner William Wiedemann shot himself to death in his store. Though with any suicide it is difficult for others to pinpoint an exact cause, he did leave a note in which in part he declared, "I am not pro-German and I am a citizen of the United States."[24] On the day of his death, he walked across the street to Ernst Hardware to purchase the gun with which he shot himself.[25]

German-Americans began cancelling their subscriptions to papers like the *Lawrence Germania*. They stopped speaking the language, and some anglicized their names, such as Mueller to Miller, Schmidt to Smith, and Schumacher to Shoemaker.[26]

In Lawrence, and in the midst of it all, was Henry Albach, editor of the local German newspaper. As an editor, he was trained to analyze the cultural issues of the day and to offer constructive opinions in his editorials. A position such as this rarely offers a win-win, and demands someone with the personality to stand up and take a certain amount of abuse. But Albach was in a no-win situation this time. Even among the local German population, he didn't have total support. Some felt he went too far, others not far enough. Still others wondered why he should be their spokesman.

On April 5, 1917, a public loyalty demonstration was held in Lawrence, and Albach asked to be one of the speakers. His comments reinforced his position that German-Americans had come here to fight for freedom, had shown themselves to be good, hardworking citizens, and had nothing to apologize for. On January 14, 1918, the *Lawrence Journal World* questioned Albach's loyalty, writing, "From the beginning of the war until now, Albach has held that everything against Germany has been exaggerated or is wrong, and for everything Germany has done he has offered an excuse.

The Journal World will leave it to the government authorities to watch Mr. Albach, but with many others it has become very tired of the sort of unpatriotic insinuations…that constantly fill his pages."[27]

Albach ceased publication of the *Lawrence Germania* on August 30, 1918, although the L*awrence Democrat* lived on until 1943. On September 20, 1941, Albach typed out what he called "A Brief History of the Turnverein", including a list of Lawrence Turners that he could recall, totaling thirty-two, most of whom by that time were long since dead.

BUSINESS

Albach's list of thirty-two Lawrence Turners is one of three. An 1881 poster of the Lawrence Turnverein displays photos of thirty-four members. In Elfriede Fischer Rowe's 'Wonderful old Lawrence' piece: "War Nerves Blight German Role", she reminisces about members in the Turnverein's "heyday", and she lists thirty from her memory. A great many of these names are recognizable to Lawrencians even today, and most of them played prominent roles in the establishment of what is today historic downtown Lawrence. In that sense, through the members of the Turnverein, the history of Turnhalle and downtown Lawrence is inextricably linked.

As the dominant ethnic group coming into Lawrence in the City Building Period (1864--1873), Germans successfully covered a wide range of the business spectrum. In 1865 there were fifteen German-owned businesses on Massachusetts Street, and thirty in 1895. By 1905 there were twenty-six, and the predominance had begun a decline as some of the first-generation business owners began to die.[28]

We have already touched on the stories of several of these businessmen. There are a number of others which will be listed later. One who deserves special mention for his connection to the Lawrence Turnhalle, and, like Albach, his connection to a German cultural tradition that eventually ran afoul of the law, was John Walruf.

WALRUF BREWERY

Christian Joseph Walruf established a brewery in Lawrence in 1867. After a fire destroyed the building in 1870, his brother John invested $50,000 to rebuild and became a silent partner. John assumed total ownership of Walruf Brewery in 1872. He was also listed as a charter member of the second Lawrence Turnverein when it was officially recognized by the state on January 7, 1869.

In the 1870's, the grounds of the Walruf Brewery, north of 2nd on Maine Street, were a lively place. A large, three-story building with a succession of smaller additions down the sloping hill housed the brewery operation. Beer sold on tap for 5 cents a glass, and a 5-acre beer garden was adjacent to the structure. The garden was like a park, with tables and swings set up, and lawn games to play. On weekends, Buch's Brass Band would perform.

By the mid 1870's, Walruf was supplying twenty-three Lawrence saloons, five wholesale dealers, and was also shipping to areas south of town.[29] Certainly the Turnverein at Lawrence Turnhalle was supplied as well.

Kansans ratified the prohibition amendment in 1880, and the state legislature passed the law in 1881. The law only allowed liquor sales for medicinal purposes, and a druggist had to have a permit from a judge to even do that. Aside from the temperate Methodists and Mennonites, German immigrants were counted among those who were not in favor of this law. Besides outlawing a traditional and favorite beverage, it was also impacting the local economy and taking away important components of national culture that included beer and wine.

A number of German brewers were slow to cease production, risking arrest and prosecution. On February 3, 1881, *Die Germania* reported the arrests of four saloon keepers, two of whom were German. Turners kept drinking quietly in the basement of Turnhalle, but bartender Karl Fischer was finally arrested in 1884 and the Lawrence Turners were fined $250.[30]

John Walruf did not go quietly, choosing to delay for as long as possible the seemingly inevitable shutdown of the brewery. He was a popular leader in the city. In his 1941 Turnverein history, Henry Albach listed him as: "brewer, prominent in the city, president of C. of C. (Chamber of Commerce?)." Walruf's first move was to label his product as medicinal beer. He was then arrested twice, receiving light sentences each time. In 1883 he sold the brewery for $80,000 to his son August and son-in-law John Isemann, but he kept up the legal fight. When a temperance injunction closed the brewery in the fall of 1885, he was able to get the state court in Topeka to lift the injunction.

Finally, however, the U.S. Supreme Court overturned the state verdict in 1887, and sometime after that the Walruf Brewery closed for good. John moved to Weston, Missouri, where he had set up another brewery operation. The Lawrence facility became a tanning factory until most of it was demolished in 1964.[31] A small stone structure remains in 2013, used for storage, at the north end of Maine Street. The Turners continued to enjoy a few brews in the basement of Turnhalle. But commercial brewing in the state of Kansas was officially dead until Chuck Magerl of Lawrence worked to change the state law, which allowed him to found the Free State Brewery in 1989.

Lawrence Turnverein Members, 1881. (Courtesy the Kenneth Spencer Research Library, Kansas Collection)

The John Walruf Brewery at Lawrence, Kansas, Date Unknown. (Courtesy of Kansas Historical Society). This was the last of the big brewery interests in Kansas to fight prohibition.

The John Walruf Brewery at Lawrence, Kansas, Date Unknown. (Courtesy of Kansas Historical Society)

Buch's Bandstand, 2013. (Courtesy of Frank Baron)

The Grape Vine, Tables and Chairs at Turner Hall in Topeka, Kansas, Date Unknown. (Courtesy of Kansas Historical Society).

OTHER NAMES OF NOTE

A walk down Massachusetts Street, on the east side and looking west, or vice versa, and looking up at the top level of the buildings, will reveal a number of these names prominently placed on the historic buildings. Others were significant in areas other than downtown, or not as merchants. The following list is an attempt to recognize other members of Turnverein and the Lawrence German-American community and is not intended as a complete list:

Charles Achning, Jr
Established a thriving hardware business at 822 Massachusetts that held the family name until 1968.

F. J. Barteldes
Emigrated from Germany to the Eudora area and was living in Lawrence with his wife Josephine by 1860. He opened a bakery which was destroyed in Quantrill's Raid, but it was reopened soon after. In 1874, his nephew Frederick W. Barteldes entered the firm and the seed company that would become a very successful business at 804 Massachusetts was born.

John Buch
Employed as a wagon maker but was better known for being the leader of Buch's Band. The band played many events at Turnhalle and the brewery. They also played in South Park many times, and in 1906 the band built the historic bandstand that is still in use today.

Leo Buerman
Born with severe physical deformities, became determined as an adult to participate in downtown commerce and have a positive impact on those around him. For years he would drive a specially-outfitted tractor to downtown where he would sell pencils from a cart on a street corner. He became well known nationally when Lawrence filmmakers Centron Inc. made a film about his daily life and outlook. A plaque in his honor is placed on the northeast corner of 8th and Massachusetts Streets.

Frederick Ecke
A saddle and harness maker, was in Lawrence with his wife Josephine by 1857. He later built the two-story corner brick building at 947 Massachusetts, which was known as Ecke Hall.

Philip Ernst
Established a hardware store in 1905 at 828 Massachusetts that is still in operation to this day, and not because the store has changed with the times. Perhaps more than any other downtown shop, Ernst Hardware experienced in person is like walking directly into a past era. In 1938, he bought the Turnhalle from the Lawrence Turnverein.

Julius and Otto Fischer
Julius was in the ice business until he bought Mengers shoe store in 1911 at 813 Massachusetts. His son Otto thrived in this business. Otto's daughter was Elfriede Fischer Rowe, local writer and historian.

Gustave "Dolly" Graeber
The Graeber brothers operated a very successful plumbing business. Dolly became better known as an expert fisherman and riverman, and a true hero of the 1903 flood.

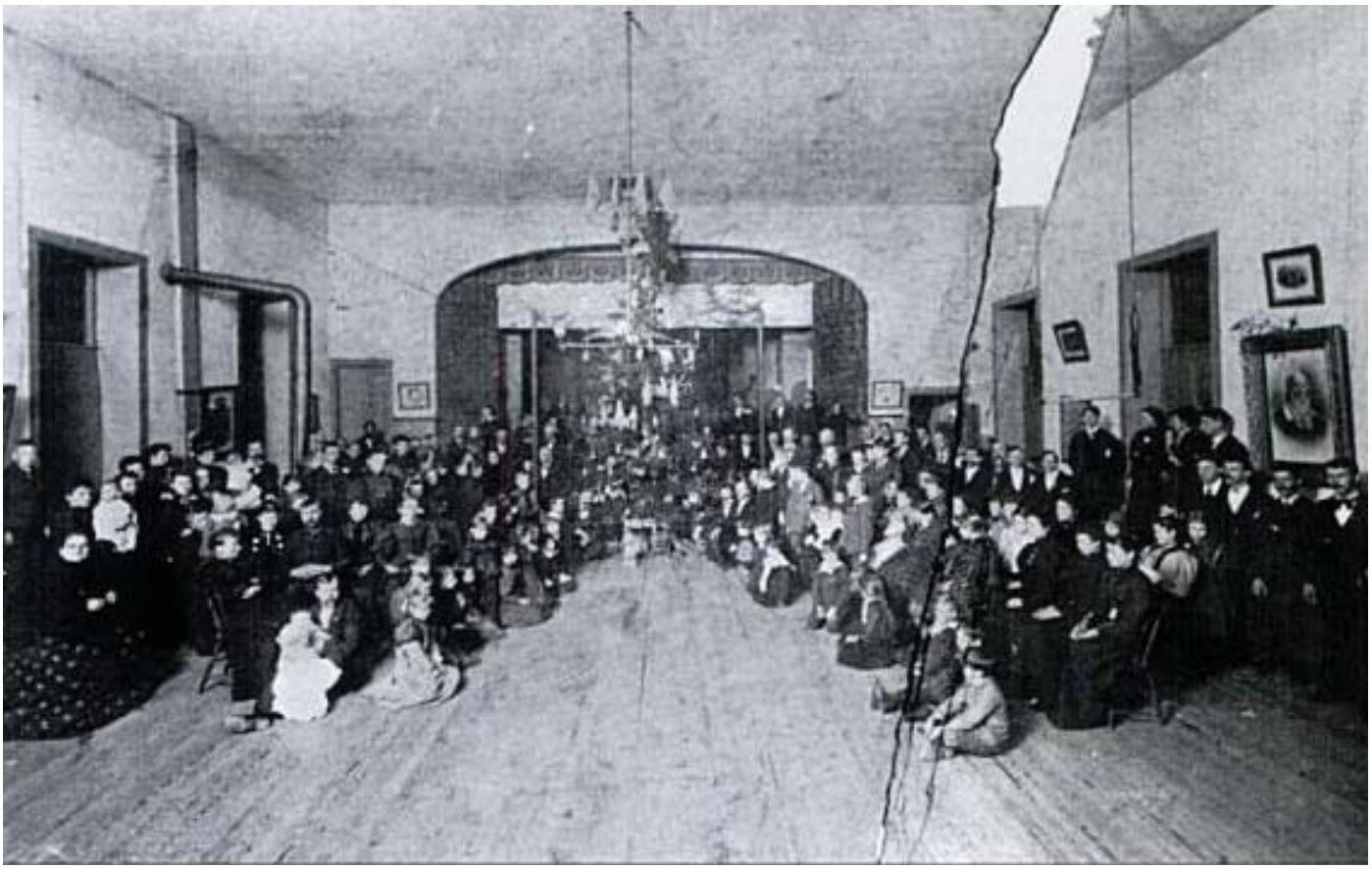
Jacob House
Established a clothing store at 731 Massachusetts in 1862 that continued until 1935. The building survived Quantrill's Raid.

F. Jaedicke
Established a gun dealership at 724 Massachusetts and later expanded into hardware.

M. Newmark
President of Merchants National Bank, lived at 1210 Rhode Island.

Philip Preisach
Was in Lawrence with his wife Louise by 1860. A charter member of the second Lawrence Turnverein, he operated a furniture store with J. A. Stick in the 600 block of Massachusetts.

Fred Pulvermiller
A building contractor.



Christmas Party at Turnhalle, c. 1900. (Courtesy of Watkins Community Museum of History)

CHRONOLOGY OF USE

Built as a multipurpose community facility, and used after the Turnverein sold it as a multiuse rental space, the Turnhalle has likely had few prolonged periods where just one use was in play. There have been several uses that were more prosperous than others, and ones that lasted longer, but a number of other renters were located there that seemingly just needed warehouse or studio space and Turnhalle happened to be available at the time.

During the heyday of the Turnverein (1870--1918), the Turnhalle was a busy place, both in the main hall and the lower level. In the hall, there was an emphasis on gymnastics training and competitions, but there were also meetings, celebrations, music, and holiday parties. German language classes were held. After the stage addition was built in 1882, there were theatrical performances as well.

Plenty of activity took place in the lower level too, but our discovery that the basement windows are an alteration to the building (see Chronology of Development), throws into doubt whether all those uses were happening right from the start in 1870, or if the basement was dug out at a later time.

But it is certainly known that the lower level was a good place for a Turner to get a good sandwich and cold beer or soda at the wooden bar, play cards with friends at walnut tables surrounded with captains' chairs (there were slots under the tables where you could place your drink), and at some point even bowl on the two-lane alley, which would have been smaller, with a smaller ball and pins, than bowling in the modern era.[32]

Another point of conjecture is how long each of these uses took place. Turnverein held onto the Turnhalle until 1938. We know of several things that took the wind out of the sails over time. Prohibition in 1880 was certainly a factor. Second was the passing of the first-generation immigrants, leaving a second generation that was more assimilated into American culture and less likely to be speaking German at home or church, or reading a German newspaper. However, the fact that the Lawrence Turnverein accepted no new members after the start of World War I, with the United States and Germany on opposite sides of the conflict, certainly suggests that the Turnhalle may have been a progressively quieter place during the last twenty years that Turnverein owned the property.[33]

904 Rhode Island, Owned by Turnverein from 1909-1938, 2013. (Courtesy of Dennis Brown)

Additionally, from 1909 to 1938, the Lawrence Turnverein owned the brick house at 904 Rhode Island, directly south of the Turnhalle, and at least initially the caretaker of the hall lived there.[34] The Turnverein also bought lot #3 on Delaware(a few blocks east of Turnhalle), in 1882, and lot #5 on Delaware in 1893. This would suggest that the Turner beer garden would have been in operation there until both lots were sold in 1909.[35]

The Turnverein itself began renting the building out for non-member purposes as they came closer to the year they sold it. In 1936 they leased a floor of Turnhalle to the Rumsey Vehicle Company, which was a manufacturing business built around a new design for a child's tricycle. At that time the Turners just kept one of the small rooms for their own use. Possibly 1936 was the first time a non-member use was established in the building, but there could have been others prior to 1936, as the Turners slowly lost their grip on the Turnhalle and their reasons for existence.

It is also important to remember that, while at no time in its history was the building a church, it was used periodically as a hall for church services. From the year of its construction until the congregation built its own church in 1888, Turnhalle was the Sunday home of the St. Paul Evangelical Lutheran Church. From 1945--49, Irvin and Bethany Neuenswander presided over a non-denominational community church in the hall on Sundays.[36] Mrs. Gene Fritzel (Charlene Hemphill), remembers a time in her youth when services for a black church were held at Turnhalle. This could have been in the early 40's or 50's. She remembers being impressed that a young girlfriend of hers attended a service one Sunday by herself because she wanted to know what it was like.

After the sale in 1938, the Douglas County Commission rented the building and used it as a distribution center for surplus commodities as well as other Works Progress Administration and National Youth activities.[37] The basement housed a "colored recreation center".[38]

For a time the state used Turnhalle as a National Guard Armory until a new one was constructed on the west side of town.By 1945, and perhaps earlier, there was a drop-ceiling over the stage area and a partition wall on the stage, and that space along with the stacked small rooms on the south end were used as an apartment. The Neuenswander family lived there from 1945--49. Bill Neuenswander, who was a grade-schooler then along with his brother Dan, remembers that the interior layout of the rest of the hall is now much like it was then. At that time, the only other use at Turnhalle was mattress storage under the main hall area on the lower level.[39]

In late 1964, Ed Down, the owner of Audio House, a recording studio begun in 1963 at 909 New York, began renting the lower level. At that time, according to longtime employee and sound technician Larry Miller, The Salvation Army was well-established in the main hall, selling clothing and furniture. In the early 70's, the Salvation Army moved out and Audio House expanded its operations into the main hall as well. Ed Down died in 1978, and Larry closed Audio House in 1981, after sixteen years at Turnhalle.[40]

In April of 1984, Jim Slough and Dick Rector established a glass-blowing studio on the lower level called Free State Glass. Throughout the next decade, a number of smaller renters leased small spaces in the main hall upstairs, hampered somewhat by the fact that the only working toilet in the entire building was on the lower level, in Free State's space. A number of these renters didn't bother to take their things with them when they left. When only Free State was left, they began to use the main hall space for storage and occasional parties, resurrecting the Christmas party which was a Lawrence favorite during the time of the Turnverein. [41]

Taken as a whole, this summary of uses over the last eighty years, with the exceptions of Free State, Audio House, the Salvation Army, and the Neuenswander family, can be categorized as a succession of minor rental deals, and perhaps none of the uses would fit the 'highest and best use' threshold for what the building was actually designed for.

On September 25, 2012, Philip "Rod" Ernst, grandson of the man who purchased Turnhalle from the Turnverein, sold Turnhalle to the Lawrence Preservation Alliance, with the hope that the Alliance could develop a preservation plan for the building, begin rehabilitation, and find a buyer who could respect the building's history while bringing it back as a landmark downtown historic building.[42]

CONSTRUCTION CHRONOLOGY

The second Lawrence Turnverein was granted a charter by the state of Kansas on January 7, 1869. The lot at the corner of 9th and Rhode Island would be a busy place for the rest of that year as the Turnverein would build the new Turnhalle for $5000.[43]

LAWRENCE DAILY TRIBUNE NOV. 25, 1869

"TURNERS' HALL—We are glad to notice that work has been resumed on the German Turners' Hall. The temporary suspension of activity of which we spoke a few days ago, was indeed very temporary, for it only lasted one day. For the last two or three days the work has progressed wonderfully. The society is determined to have the building up before many weeks roll around, and will employ from ten to twelve men continually."

LAWRENCE DAILY TRIBUNE DEC. 28, 1869

"NEW YEAR'S BALL—The German Turners will give a grand ball on New Year's Eve in their new hall, corner of Rhode Island and Warren (9th) streets. Those who are in the habit of indulging in the fashionable amusement of dancing are well aware that success always attends the balls given by this society. The ball announced for this occasion will be a select affair. The full German band will be in attendance."

While the names of individuals who constructed the Turnhalle are not known, it is highly likely that the businessmen of the Turnverein put up the cash, and German immigrant craftsmen and laborers, with one or two master stonemasons and millwrights in charge, erected the structure.

The original native stone structure measured 40' by 60'. The wood frame addition of 25' by 50' on the rear (east side), of the building came later.

While there have been alterations to the building over time (more so outside than inside), a high percentage of the original historic material is intact, and, save for a few newer replacement windows on the frame addition's east and south sides, these alterations have all been in place for over fifty years, and could be considered historic themselves.

Several known alterations have not been documented to a specific date, but only to a range of time. The reasons for some of these alterations can also only be speculated. In fact, due to a lack of existing photographs during key early periods, some original elements, now gone, have likely never been seen by any human eyes now living and may have even escaped any photo documentation. It is the task of the community and future owners to uncover additional evidence that will strengthen the understanding of how the building developed and why.

MAIN HALL AND BALCONY

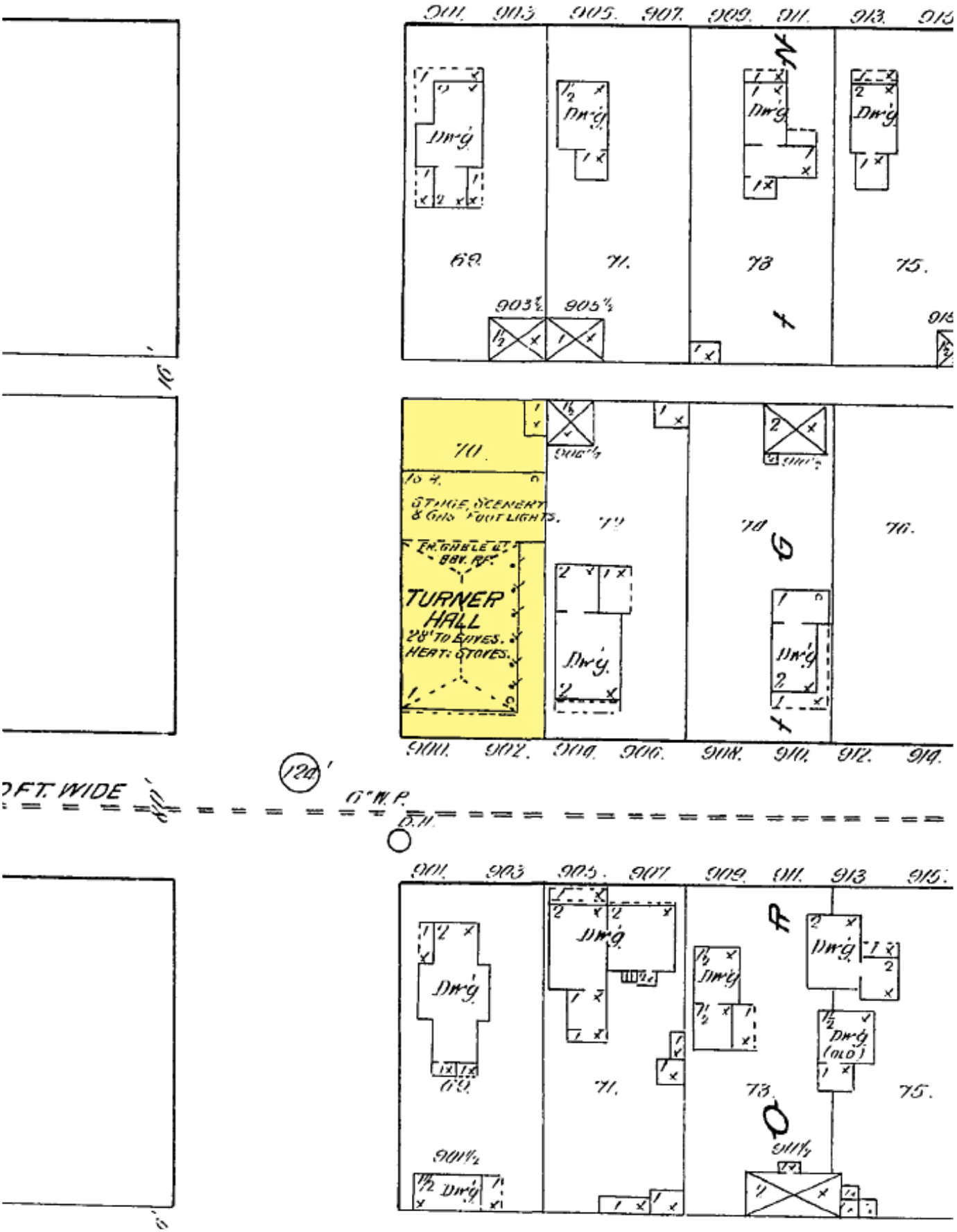
Very few alterations have been made in the main hall. Based on a photograph from about 1900 inside the hall at a Christmas party, there were a few more attachments to the plaster ceiling then. As gymnastics was a major use of the hall by the members of the Turnverein, these would have aided in some of the swinging exercises performed. This picture also shows the original wood floor, running east to west. The current wood floor, also quite old (there are a few cutouts in it near the stage where exercise equipment would have been fastened), runs from north to south.

The debate concerning the balcony has been whether or not it is original. Beyond the consideration that both stages and balconies were common elements in Turnhalles, other factors lead to the conclusion that it is was built in 1869. First, the windows on the building's north and south sides allow spacing for a balcony. Second, local blacksmith Walt Hull confirmed on a site visit that the welds in the two suspension rods from which the front of the balcony is hung were not welded in place, but in a forge. The rods are of sufficient length to make it virtually impossible to insert them into the balcony and through the handrail in one piece once the roof and floor were in place. Third, the balcony floor joists, running east to west, are fastened on the west end to a stringer which is fit into the stone wall. This would be easy to execute during construction of the wall, but very difficult to retrofit later.

THE ADDITION

One discrepancy in the historical record regarding Turnhalle has been the date in which the addition was built. Cutler's History of Kansas (1883) lists the addition as 1882, while other sources have said 1872.[44] While 1872 would have meant a two year delay in constructing what is a common feature among Turnhalles, 1882 would mean a seemingly unlikely delay of twelve long years. However, the 1880 Birds Eye View of Lawrence clearly shows the Turnhalle without the addition. The addition is visible in the 1889 Sanborn Fire Insurance Map. Considering that the Turnverein membership was flush with successful businessmen, it seems unlikely that a delay of more than a decade would have been due to a lack of financing. The conclusion is a stage addition was seamlessly added to the main hall twelve years later, and no one knows the particulars of why 1882 was a better year to do that than any other year.

With that issue at least partially solved, another most decidedly is not. What was the construction material of the original east wall before the addition? The Birds Eye View drawing does not show enough detail to determine if the façade is masonry or wood. The only real detail drawn is two windows on the façade. No photo of this wall is known to exist.



Kansas Sanborn Fire Insurance Maps, 1889. (Courtesy of Kenneth Spencer Research Library, The University of Kansas)

If a stage addition was on the wish list when Turnhalle was constructed, a masonry east wall would seem unlikely as a temporary wall. A visual inspection shows no indication of a footing, and no visible scars on the north and south walls. No scars would suggest that a stone wall was not there. Without a photo showing otherwise, a wood-frame wall would have been the most likely choice for the Turnverein.

THE PHOTO

In 1970, W. R. Lafferty donated an old photo of Turnhalle, along with other Lawrence and Topeka photos, to the Kansas State Historical Society "Memory Collection". The file is called "The Brewery Album". The Turnhalle photo located on page 2 is undoubtedly the oldest photo known, but it is undated. The photo does show the Turnhalle with the addition, so it would have been taken sometime after 1882.

This photo presents two major surprises regarding the original design. First, both 9th and Rhode Island Streets, and the grade of the lot, are about five feet higher than today. Second, there are no basement windows in the lower level, and no storefront opening on the north wall of the addition.

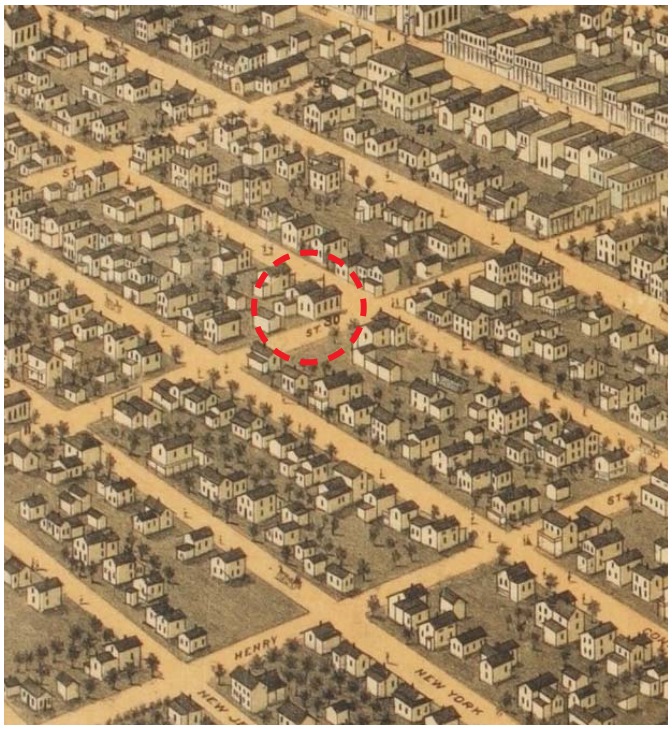
The photo shows the condition of both streets as dirt and mud, with walk boards thrown across the streets at the corners to aid pedestrians.

City records indicate that both streets were bricked in 1904, so the photo could not have been taken after 1904. That leaves a window of twenty-four years as to when this photo was taken, with a date a little closer to 1882 being more likely than 1904.

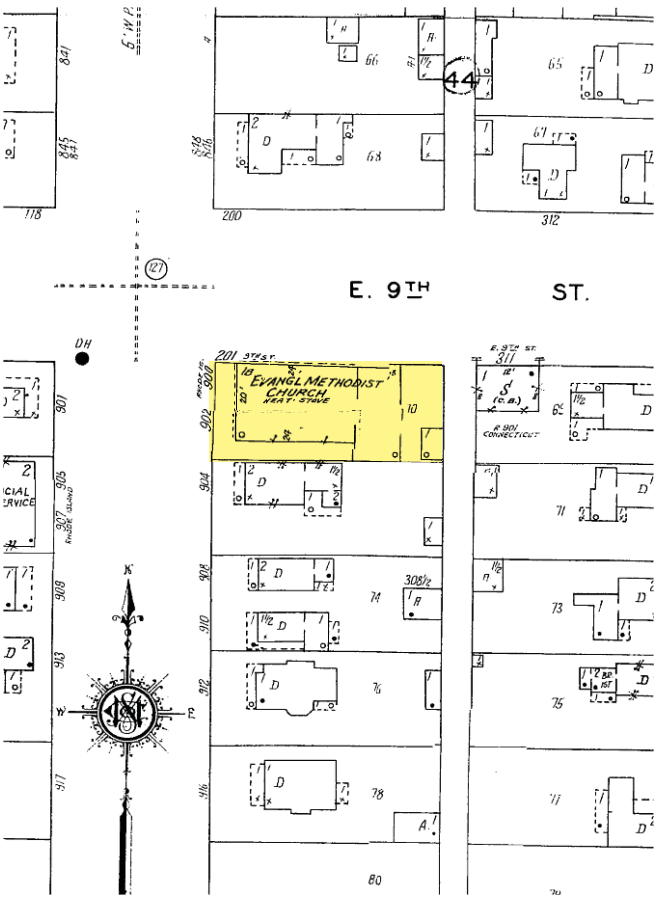
BASEMENT WINDOWS

The exposed structure of the basement walls, particularly the west wall, suggests that the basement was excavated to its present depth after the Turnhalle was built. When the suggested change was accomplished is unknown. It is assumed that it took place simultaneously with the window alteration.

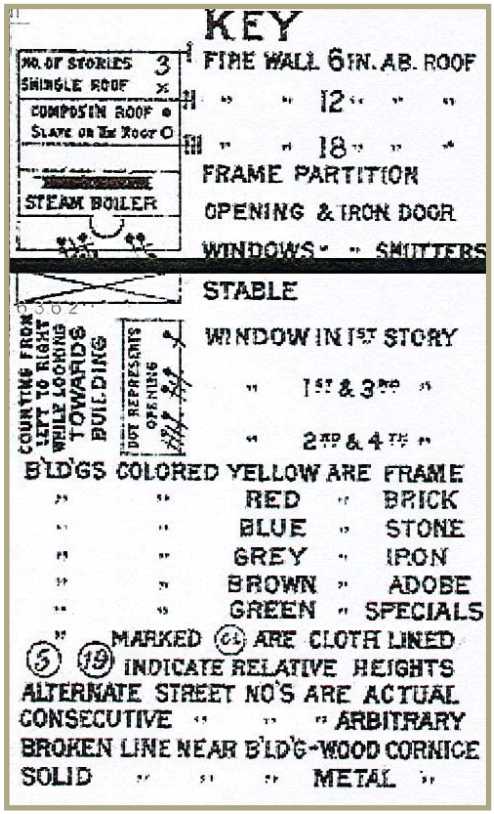
When did the basement window alteration take place? The change in grade would have had to occur first. While it is possible that could have happened before the street work in 1904, it is more likely those two actions would have occurred in conjunction with each other. So, while it is at least possible the basement windows could have been added in the late 1800's, it is more likely that change was made in 1904 or soon after. Prior to 1918 the basement was a busy recreation area for Turnverein, with food and drinks, card games and bowling. The space would have been much more inviting if there had been some natural daylight coming in.



1880 Birds Eye Map of Lawrence, Kansas, 1880. (Courtesy of Baron at KU, Max Kada)



Kansas Sanborn Fire Insurance Maps, 1927-49. (Courtesy of Kenneth Spencer Research Library, The University of Kansas)



Kansas Sanborn Fire Insurance Maps, Key, 1889. (Courtesy of Kenneth Spencer Research Library, The University of Kansas)

Storm Damage of Metal Roof, 1973 (Courtesy of Larry Miller).

Bill Neuenswander, who as a boy lived with his family in an apartment in the stage area from 1945-49, said in a 2013 interview with LPA that the basement windows were there in 1945.[45] Based on these factors, we believe that the most likely time frame for the basement window alteration would have been sometime between 1904-1918.

THE MYSTERY OPENING

While evaluating the condition of the masonry walls a bulge in the south wall was noticed, a little taller than head high, beginning about fifteen feet from the building's southwest corner. Closer examination clearly indicated that a masonry opening had been located there at one time. It appears the masonry opening was then removed and the opening filled in with stone. The mortar lines from top to bottom are straight on each side of the opening. The area where the lintel was is also clearly visible. The opening would have opened into the main hall, just under the balcony.

No known photo of this opening exists. It could have been original to the building, or it could have been an alteration. The 1889 and 1897 Sanborn maps indicate six windows on the south elevation; today, there are four windows. Nothing else is known of this opening except that at some point in time it did exist.

ROOF MATERIALS AND EXTERIOR STAIR

The original stairway that went from the door on the east end of the stage to ground level (this door was the front door to the Neuenswander apartment), is long gone and to date no photographic evidence of it exists. Two photos in Larry Miller's collection depicting storm damage to the building in August 1973 show portions of an existing stair that he remembers as a solid structure. The photo shows treads mounted on two stringers with no risers, a small landing outside the door, and a frame post and handrail with no balusters. The design of the stair shown in 1973 seems unlikely to be the original, and if it was, would at that time have been ninety years old.

The 1973 storm damage photos show that a metal roof covering has been peeled off the stage addition like the lid off a can. This could have been the original roof covering, as that type of material could have lasted that long. The 1889, 1897, 1905, 1912 and 1927 Sanborn maps indicate a "slate or tin" roof on the addition. Another photo in Larry Miller's collection, likely from the late 1960's, clearly shows the original hall with a metal roof as well. The roof sheathing is solid, not skip-sheathing which is used for cedar shingle roofs. The 1889, 1897 and 1927 Sandborn maps indicate a "slate or tin" roof on the main hall; whereas the 1905 and 1912 indicate a "shingle" roof.

STOREFRONT

The storefront that allows entry into the lower level at the northeast end of the building, facing 9th Street, is an alteration to the building, as it does not appear in the undated photo that we believe was taken between 1882 and 1904. In 1945, Bill Neuenswander remembers a door, but not the display windows on each side of it. This door could have been installed prior to 1938 when Turnhalle was sold; if not, a date soon after that was likely as a succession of renters began using the lower level for business purposes. Bill also remembers that the stairway inside the door descended from east to west, rather than north to south as it is today.

By 1965, when Audio House was renting the lower level, Larry Miller, in a 2013 interview with LPA, remembers that one of the first things they did to the building was work on that entry. At the time, he remembers that the display windows were there.[46] The interior stairs were north to south, like today, but in disrepair. He and business owner Ed Down rebuilt the stairs and also installed two masonry half-walls, one on each side, using stone salvaged from old Fraser Hall.[47]

BASEMENT FLOOR

Virtually all significant built features in the lower level that were associated with the Turnverein have been removed. Other alterations, which were reversible, made after 1938 to accommodate rental uses have also been removed. The Turnverein furniture is also removed, although Rod Ernst says he has one of the card tables and captains' chairs. The wooden bar extended along the north wall.[48] The two bowling lanes were closer to the south wall. There is a long lane now on the floor where the pattern of concrete tile is broken and filled in with rectangular pavers. This is the likely location of the two bowling lanes.

Early in its history as a rental, a frame partition wall was constructed to divide the lower level into two usable spaces. The location of the wall was very close to the connection of the original building to the addition. Bill Neuenswander remembers this wall was there in 1945, and he also remembers there was a door toward the north end of it. At that time the east end of the lower level was used for storing mattresses.

Larry Miller also remembers the wall. In 1964 when Audio House moved in, an appliance repair shop had just moved out of the front end. Larry also remembers an old gravity flow coal furnace in the basement that was switched to a gas convection furnace in the early 1970's. The coal furnace location was very close to the large floor register toward the north wall of the hall.

STATEMENT OF SIGNIFICANCE

Turnhalle is listed as a contributing building to the North Rhode Island Street Historic Residential District, which includes blocks 700-1144, 901-1047 and 1201-1215 of Rhode Island Street in Lawrence, Kansas. The historic district is listed in the areas of significance for Community Planning and Development and for Architecture. The period of significance for the historic district is c.1857 – 1935. Turnhalle is one of sixty-four contributing buildings to the historic district.

Turnhalle is listed as contributing to criterion "C" whereas, "the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction." As one of the few surviving examples of Turnvereins in the U.S, Turnhalle is individually significant for its role in the social development of the German population in Lawrence, Kansas and retains a high degree of architectural integrity as an intact example of Vernacular-style architecture in the Midwest. For the purposes of this report, the period of significance of the building is between 1869, the original construction date, and 1938, when the building was sold and no longer used as a Turnverein.

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10. Baron, Frank. *Abraham Lincoln and the German Immigrants: Turners and Forty-Eighters*, 2012, 30. The Lawrence Republican, 9-19-1861.
11. Armitage, Katie. Lawrence Survivors of Quantrill's Raid, 31.
12. Hagedorn-Krass, Martha. "Douglas County Italian Villa Listed on the Register", 8-9.
13. Rampelmann. Chapter 2, 56.
14. Rampelmann. Chapter 2, 56.
15. Albach, Henry. "History of the Turnverein," 1941.
16. *Lawrence Journal World*. "Turner Hall Sold", 4-9-1938.
17. Rampelmann. Chapter 4, 126-7.
18. Rampelmann. Chapter 4, 131.
19. Rampelmann. Chapter 4, 119.
20. Rampelmann. Chapter 4, 107.
21. Rampelmann. Chapter 4, 108.
22. Rampelmann. Chapter 5, 159.
23. Rampelmann. Chapter 5, 158-9.
24. Rampelmann. Chapter 5D, "Lawrence German Americans and World War I".
25. *Lawrence Journal World*. "Rebuilding Lawrence's German History", 9-30-2012.
26. Rampelmann. Chapter 5, 156.
27. Rampelmann. Chapter 4, 114.
28. Rampelmann. Chapter 2, 75.
29. Rampelmann. Chapter 5, 144.
30. Rampelmann. Chapter 5, 143.
31. Rampelmann. Chapter 5, 146.

32. Rowe. 121.
33. Rampelmann. Chapter 5, 162.
34. Lawrence, Douglas County Tax Records, 1869-1939.
35. Lawrence, Douglas County Tax Records, 1882-1889.
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ARCHITECTURAL INVENTORY
& ASSESSMENT

INTRODUCTION

Turnhalle retains a high degree of architectural integrity and is significant as a contributing building to the North Rhode Island Street Historic Residential District. As such, the existing character-defining architectural features and spaces should be retained and restored. This Architectural Inventory & Assessment identifies the key character-defining features and spaces and provides an overview of their condition. The Preservation Plan will provide recommendations for the building's overall preservation, as well as recommendations for specific treatments of the character-defining features. See the Structural Inventory & Assessment and the MEP Inventory & Assessment for an inventory and assessment of the structural, mechanical, electrical and plumbing systems.

PURPOSE & GOALS

The purpose of this narrative is to describe the exterior and interior architectural elements that compose and define the character of Turnhalle. First, the description will serve as documentation of the building as it exists at this point in time. Second, the description will identify areas where changes have occurred over time, both those that can be substantiated by documentation, and those that are believed to have occurred because of physical conditions in the building. In instances where changes are suspected, more research is necessary to confirm such is the case. Third, the description will identify character-defining features of Turnhalle that should be preserved and maintained.

EXISTING CONDITIONS DOCUMENTATION

All buildings and building materials require maintenance. Some materials are more durable than others and some materials are not exposed to forces, such as weather, which may speed deterioration. All materials, however, require periodic care. The materials in the building and their general (overall) conditions will be noted in their present condition. This information can be used to form recommendations for work that should be completed either immediately (because the condition may pose a hazard to users and occupants) or at a future date.

CHANGES OVER TIME

Change is both inevitable and often necessary in a "living" building. As a result, the existing fabric of the building is a mix of original elements and newer elements accumulated over time. All changes to the historic fabric have an impact on the building to differing degrees, which may be positive, neutral or negative. Change is often measured from a benchmark in order to ascertain "how much" has changed. In the case of historic buildings that benchmark is often the period of significance for the building. Determining the period of significance of a building can be dependent on why the building is considered significant. Elements dating from the original construction will be given special note in this description. Changes since the original 1869 (main hall) and 1882 (stage) construction dates will be noted and their impact on the historic character of the building will be assessed.

CHARACTER-DEFINING FEATURES

Many elements contribute to the character of a building. The location and siting of the building, its overall shape, the construction materials, the arrangement and layout of interior spaces, the craftsmanship, details and finishes which all work in concert to give a building "personality". This description will clearly identify character-defining features of Turnhalle because the retention and maintenance of these elements are essential to the continued historical and architectural integrity of the building.

SITE & CONTEXT

Turnhalle is located in the heart of Lawrence, Kansas east of the Massachusetts Street downtown corridor and on the western edge of the East Lawrence residential neighborhood. The building is sited on Lot 70 at the southeast corner of Rhode Island Street and 9th Street. The lot measures one-hundred-seventeen feet in the east/west direction and fifty feet in the north/south direction.

The building comprises the majority of the city lot. The main façade of Turnhalle faces west onto Rhode Island Street, and is fronted by a 34'-9" deep front yard. A 5'-8" wide brick paver walkway extends along the main building facade. A brick paver walkway also extends from the front steps to the limestone curb on Rhode Island. Two historic stone hitching posts exist adjacent to Rhode Island Street on the west side of the lot. A 4'-0" wide concrete sidewalk extends along the narrow frontage between the building's north elevation and 9th Street. The back, or east side, of the lot contains a gravel parking lot and one-story wood shed. A 5'-4" wide brick paver walkway extends from the concrete sidewalk along 9th Street to the back entrance on the east elevation.

EXTERIOR ARCHITECTURAL INVENTORY & ASSESSMENT

Turnhalle is a two-story limestone Vernacular Style building with a rectangular floor plan and a gabled front. The original 1869 building is composed of load-bearing, rough-cut stone walls with dressed stone lintels and sills and wood-framed windows and doors. Attached to the rear of the building is a two-story, wood-framed 1882 addition with a limestone foundation and lapped siding. The north elevation of the rear addition serves as the primary façade of the addition with a main entrance door and storefront to the basement level and a decorative bracketed eave. The addition has a flat roof with a gentle slope to the east. Fenestration of both the main building and addition includes tall, narrow 6/6 double-hung windows at the first and second floors and six-paned awning windows at the basement floor.

The basement floor windows, masonry ties and entry stairs are not original to the construction. The historic photo on page two of this report taken after the frame addition was completed and before 1904 (city records indicated Rhode Island Street was paved with brick in 1904) shows the street level to be much higher than at present. A wood plank ramp leads to the west entrance. The ground level windows and ties are lacking. At the interior of the basement level, the stone walls have a step that increases the wall thickness. At the time of the writing of this report, it is presumed that the basement level of the building was dug out at some time after the stage was added.

Turnhalle Looking Southeast

Turnhalle Looking Southwest

Turnhalle Looking Northwest

Storm Damage of Metal Roof, 1973 (Courtesy of Larry Miller). The storm damage photographs indicate a metal roofs at both the flat and gabled roofs prior to 1973.

Chimney on South Slope of Roof

Typical Stone Construction Surrounding Basement and First Floor Windows

This may have been the desire for more space or it may have been to provide an alternative venue to the outdoor beer garden as a result of prohibition, which began in Kansas in 1880. The windows and masonry ties would likely have been installed at the same time. The current stone stairs to the west entry have not been dated.

ROOFS, GUTTERS, DOWNSPOUTS & SITE DRAINAGE

The roofs, gutters, downspouts and site drainage comprise the horizontal closure system of the building, with its primary goal to collect, transport and dispose of water. This system sheds water away from the building and site and reduces its damaging effects on the structure. Turnhalle features two types of horizontal closure systems, a front-gabled roof with gutters and downspouts over the main hall and a flat gently sloping roof over the rear addition.

The front-gabled roof is currently covered by composition shingles with metal edge flashing. The roofing is in poor condition with displaced shingles. Four original brick chimneys penetrate the roofline along the north and south sides of the building. The chimneys have had their decorative brickwork dismantled and are capped with galvanized pipe ventilators for non-functional heaters found in the basement. The chimney flashings are too low. A gutter extends along the south side of the roof and has a downspout daylighting to the southwest corner of the building. No gutter exists along the north side of the roof. An unconnected downspout resides mid-span along the north elevation.

The flat roof of the rear addition is covered with built-up roofing membrane over solid sheathing. A box gutter extends along the east edge of the flat roof and disposes water via a downspout connected to underground storm piping at the northeast corner of the building. A clay storm connection at the southwest corner of the addition provides evidence of a second downspout (non-extant) for the addition roof. The underground storm piping is deficient. The flat roof has two chimneys. The north chimney has been terminated below the roofline, whereas, the south chimney penetrates the roof but exhibits deteriorated flashing and a missing cap.

MASONRY

The stone portion of Turnhalle was constructed with roughly coursed native limestone. The corners were built with quoins. Stone stairs lead up to the first floor entrance. The primary entrance, located on the west facade, is a central arched opening. The arch is segmented and features a dressed, light colored limestone keystone. The keystone has raised margins and marks the 1869 construction date. Above the arch is a carved cartouche, made of a warm, ochre-hued, fine grained stone (possibly sandstone).

The cartouche has an articulated border and script that reads "Lawrence Turnhalle." Window openings are all rectangular, with dressed lintels and sills. First floor lintels and sills are limestone with strong dark horizontal figuring. Basement floor lintels and sills are light colored limestone similar to the keystone. The north and south walls have masonry ties at the first floor level between the windows.

The frame addition on the east has a roughly coursed native limestone foundation that rises to the level of the stage floor inside. The foundation is mostly below grade on the south elevation of the addition.

Stone units are largely in good condition throughout the entire building. Some stones exhibit minor flaking, typically on face bedded units. Three units were found to have cracks running vertically through the unit, all on the west elevation.

Mortar joint condition varies from fair to poor. The joints have been subject to a number of pointing campaigns over the years. Some of these repairs were well executed and others not. Four distinct colors of pointing mortar can be identified that are not the original mortar. None of these pointing activities have been entirely comprehensive. Local mason, Karl Ramberg, performed some repairs on the west and south face in the mid 1990s. He recalls that the north, west and south elevations were pointed in the mid 1980s, but does not know who performed the work. Another local mason, Keith Middlemas, re-set the keystone above the entry c.2000 because it had slipped down. Some repointing in this area appears to have been accomplished as part of this work. The original mortar appears to be a lime sand mix, as it is very soft and crumbles under firm pressure applied with the fingers. Repointing mortars all appear to have some Portland cement content, based on color and relative hardness.

There is evidence, particularly at the eaves on the north and south elevations, that the stone may have been covered with stucco at one time. There is evidence of a thin stucco layer that was delineated with grapevine joints in a regular pattern that does not match the stone coursing.

Cracking is evident on the west and south elevations of Turnhalle. This cracking is evidence of movement in the stone walls and is most pronounced at the southwest corner of the building. Several of the stone treads at the primary entrance also have cracks.

The west wall has bowed outward. This is evidenced on the outside by a crack that begins at the keystone of the central arch running vertically along the north side of the cartouche and up to the gable. There are also vertical cracks above the south window on the west elevation and along the west face of the southwest corner.

Original Pointing Mortar on South Elevation

Evidence of Stucco Layer

Vertical Crack Along Keystone and Cartouche on West Elevation

Cracked Window Lintel and Windowsill

Disconnected Downspout at Southwest Corner (since reconnected)

There is bowing in the wall between the first floor window sills and the ground floor lintels.

All of these cracks show evidence of previous attempts at repair *(the most recent being c1995 and c2000)* and all cracks are open indicating active movement.

On the interior, the movement in the west wall is evidenced at the first floor, the balcony and in the attic. At the first floor level, the floor does not take bearing on the west wall and does not appear to be otherwise engaged except at the stair in the northwest corner. The gap between the wall and the floor finish varies from 3" under the south window to 1" at the door down to ½" at the stair. The vertical crack at the central arch is visible on the interior level at the balcony. The balcony level framing does take bearing on the west wall. A wood plate was set into the masonry and the joists for the balcony floor are connected to this plate. The movement outward of the west wall has bowed the east edge of the balcony approximately 2". The ceiling joists take bearing on the west wall in a similar fashion to the balcony framing and similarly show evidence of the wall pulling the framing. The ceiling joists over the balcony have pulled to the east approximately 1". However, the vertical crack in the west wall is not visible in the attic. The number of times repairs have been attempted on the outward face of the wall and the failure of these repairs indicates that the bowing is an active condition that needs to be addressed *(see Structural Assessment & Evaluation)*. However, the rate of the movement should be investigated to determine the pressing nature of the condition.

The south wall exhibits a bow on the western end. Diagonal and vertical cracking are evident in the area, as are two localized bulges. The larger of the two bulges occurs at what appears to be a closed up door. The bulge begins just above what appears to have been the lintel and continues down roughly half the height of the door. The second bulge is adjacent to the western-most window. A former opening was closed up with masonry which appears to match the original material very well, but the repair is not toothed into the old jambs and vertical cracks have opened along the jambs. These bulges are likely due to water infiltrating behind the exterior wythe of the wall and over time, freeze-thaw expansion has begun to push out localized areas.

There are other cracks in the south wall, generally from the first floor window headers up. There are two red brick chimneys on this face of the building. The western one is roughly centered between the two western windows and the eastern one is similarly arranged. Access to, and observation of this side of the Turnhalle is somewhat limited by the proximity of the two-story house to the south. The grade between the two is very flat.

The lack of drainage and drying in this area and the poorly performing roof are likely contributors to the cracking in this wall. Similar damage is not evident on the north side of the building where the drainage is better and the chimneys have been better maintained.

The north masonry wall of the Turnhalle is in much better condition than the west and south walls. A few cracks are evident, particularly to the west of the western-most window and then again at the second eastern-most window. There are significant gaps between the wood siding at the stage addition and the end of the masonry wall. Some light biological soiling is evident under the eave on this face, at the western corner and at the chimney locations.

The exposed foundation wall under the stage addition on the north does not exhibit any signs of distress. The eastern face, though somewhat obscured by equipment appears to have only minor cracking and some light biological staining in very limited areas.

The southwest stone foundation walls of the 1882 basement exhibit active water infiltration. Water is leaking through the walls at the interior of this location, and there is standing water at the exterior grade. The lack of proper drainage and drying at this location are likely contributors to water infiltration.

Cement Siding on South Elevation

Original Bracketed Eave and Wood Siding on North Elevation

Deteriorated Wood Siding on East Elevation

WOOD TRIM & LAP SIDING

Architectural woodwork composed of 2x6s, 2x8s and moldings typical of the mid-nineteenth century trims the eaves of the gabled roof. The eaves extend approximately 3'-0" beyond the face of the stone walls. The woodwork is in good to fair condition with some visible rot, delaminated paint and missing features.

The rear wood-framed addition is clad with wood lap siding that is in fair condition. On the south elevation, twenty-six rows of cement siding boards conceal or replace the original wood siding. These boards are in poor condition. Seven equally-spaced brackets at the roofline of the north elevation of the rear addition highlight this elevation as the primary façade of the rear addition. The brackets are in fair condition.

WINDOWS

The majority of the windows date to the original construction of the main building or addition. There are five replica windows, stated through verbal history to have been installed in the 1980s, on the east and south elevations of the addition. The basement windows and basement entrance storefront were installed at a later date after the basement was excavated. The windows are in good to poor condition. A window by window survey and window details are included in the appendices of this report.

Original Wood Window on West Elevation

Interior Awning Sash of Basement Window

Original Pair of Wood Entrance Doors and Hardware

Basement Entrance Doors on North Elevation

The wood-framed awning basement windows are in fair to poor condition. The sash are approximately 3'-6" wide by 3'-10 ½" tall with a six-paned configuration. Many openings include a secondary interior awning sash of the same size and configuration as the exterior sash, as well as original wood-framed exterior screens.

Exterior sills are dressed limestone and interior sills are wood. Wood beadboard finishes out the window heads. Basement window conditions include missing interior sash, missing exterior screens, wood rot, deteriorated glazing, missing paint, termite damage, missing hardware and missing components.

The wood-framed, double-hung first floor windows of the main 1869 building are in good to fair condition. The sash are approximately 3'-5" wide by 10-6" tall. Many of the glass panes have been replaced, however, much of the remaining components of the windows are original and are intact. The south elevation features original exterior screens. Exterior sills are dressed limestone and interior sills are wood. The jambs are also composed of wood with an interior casing that is slightly canted towards the interior. Window conditions include missing screens, wood rot, deteriorated glazing, cracked glazing units, broken ropes, missing hardware, and damaged components.

The wood-framed, double-hung first and second floor windows of the 1882 addition are in good to fair condition. The new replica windows already show signs of deterioration including wood rot. The sash are approximately 3'-5" wide by 9'-10 ½" tall. The opening depths for these windows are much less due to the wood frame construction of the addition. Window conditions of the 1882 addition are similar to the conditions of the windows of the original 1869 main building.

DOORS (EXTERIOR)

Most of the exterior doors date to the original construction of the main building and addition. The exterior doors vary in condition from good to poor. A door-by-door survey and door details are included in the appendices of this report.

The most significant door opening is the pair of main entrance doors on the west elevation. This ornate pair of paneled wood doors retains much of its original fabric and is in fair condition. The historic photograph indicates that the doors are original to the construction of the building; however, a previous alteration replaced the glazed fanlight transom with a wood paneled transom. Also non-extant are the pair of interior swinging doors, possibly screen doors, of which only the hinges are intact.

Much of the original door hardware, including the door latch, threshold and head lock bolts and hinges, are intact. Existing conditions include several layers of paint, wood rot, a cracked stone threshold, damaged components and several previous non-compatible repairs.

The basement entrance door on the north elevation was installed at a later date. This door is paneled with a light and is flanked by wood-framed storefront windows. The door and storefronts are in good condition.

The remaining exterior doors reside at the rear wood-framed addition in fair to poor condition. These doors are similar in type and consist of tall, wood-paneled doors with wood frames and glazed three-part transoms. Door frames indicate ghosting of former exterior screen doors, now non-extant. Existing conditions include wood rot, missing or damaged elements and missing hardware.

INTERIOR ARCHITECTURAL INVENTORY & ASSESSMENT

SMOOTH PLASTER

Smooth plaster comprises the majority of the ceiling and wall finishes on the first and second floors. The flat plasterwork has a traditional base coat, intermediate coat and finish coat applied directly to the masonry walls at the main building and applied to wood lath at the rear addition. The plaster is in poor condition due to structural settlement and the lack of interior conditioning. Existing conditions include vertical, horizontal and diagonal cracking, full-depth delamination from the substrate, delamination of the finish coat, wholesale missing plaster and water saturation. Evidence of a painted twelve inch high frieze exists at the balcony level. A previous alteration replaced the smooth plaster at the walls and ceilings of the first floor office of the rear addition with gypsum board.

DOORS (INTERIOR)

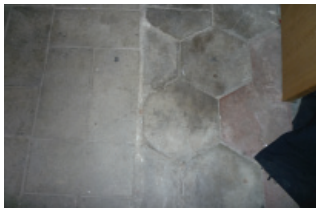
The majority of the interior doors date to the original construction of the main building or addition. The interior doors vary in condition from good to poor. A door-by-door survey and door details are included in the appendices of this report.

Water Damage at Flat Plasterwork

Plaster Deterioration as a Result of Structural Settlement

Frieze at Balcony Level

Board-and-Batten Door at Stair No. 1 to Basement and Original Hardware



Rectangular and Hexagonal Floor Tile in Basement

Stair No. 1 from First Floor to Balcony

Detail of Stair No. 2 from First Floor to Second Floor

Detail of Balcony Balustrade. The balustrade is original due to the penetration of the tie rods.

Wainscot in Main Hall

The interior doors are primarily four-paneled wood doors with wood frames, with the exception of a two-paneled door with a light at the second floor office. The door leading to the basement from the main hall is a board-and-batten door with diagonal strapping and strap hinges. The basement and second floor bathroom doors of the addition are also board-and-batten doors with bead-board verticals and one-by battens with strap hinges.

The interior doors are in better condition than the exterior doors due to their interior location. The doors retain much of their original features such as their frames and hardware.

Existing conditions include missing doors within original frames, missing hardware, missing panels and damaged components.

FLOORING MATERIALS

The flooring throughout the first and second floors consist of finished wood floors. The main hall on the first floor has ¾" thick wood flooring strips running in the north/south direction over the original 1" thick wood flooring running in the east/west direction. The overall thickness of the main hall floor is 14" inches from the finished basement ceiling to the finished floor. The stage flooring also runs in the north/south direction and has an overall thickness of 12" from the bottom of the wood joists to the finished floor. The balcony flooring runs in the north/south direction and has an overall thickness of 13 ½" inches. The wood flooring throughout Turnhalle is in fair condition with some warping due to water damage and a deteriorated finish coat.

The flooring materials at the basement level include a combination of concrete and rectangular and hexagonal floor tile. The basement flooring is in fair condition.

STAIRCASES

There are two original staircases in the building. One staircase connects the basement through balcony levels of the main building and one staircase connects the basement through second floors of the rear addition. Both staircases are constructed of wood stringers, treads and risers.

The staircase in the main building is in fair to poor condition. The staircase is pulling away from the north wall at both the basement to first floor and first floor to balcony level runs. The structure of the intermediate landing of the basement to first floor run is deteriorated and unsafe. The components of the staircase, including the treads, risers, nosing trim, base and handrails, are intact and in good condition.

The rear addition staircase is in good condition. The north wall of the first to second floor run is settling. The components of the staircase, including the treads, risers, nosing trim, base, handrails and beadboard wainscot, are also intact in good condition. The vinyl treads are not original.

CASEWORK & ARCHITECTURAL MOLDINGS

Turnhalle features simple original wood architectural casework and moldings typical of its period of construction. The main hall and balcony moldings are in excellent to good condition. Conditions include missing paint and missing features. A room by room survey of the building's moldings is included in the appendices of this report.

The main hall and balcony exhibit the majority of the architectural moldings in the building. The main hall features a 2'-9 ½" tall wainscot of bead-board paneling topped with a 2 $^{1}/_{8}$" wide chair rail with an Ovolo molding *(quarter round)* at the base of the wainscot. The main hall also features a picture rail with reeded bead molding *(repeated half-rounds)*. The balcony features a simple wood base constructed of a 1"x6" with Ovolo molding at the perimeter of the walls, and a 2'–3 $^{3}/_{8}$" tall original balustrade with highly ornate wood balusters separated by 5" square chamfered posts.

The stage features little decorative moldings with the exception of a 4'-0 ½" tall wainscot at the south and west walls similar in design to the wainscot in the main hall. The stage also features lower and upper cabinets in the southeast corner of the room; the sink is dated "9/23/1933." Otherwise, a simple 1"x 6" tall wood base lines the perimeter of the walls.

The first and second floor offices of the rear addition carry the same architectural moldings as the rest of the building. The offices feature bead-board paneled wainscot similar in design to the wainscot in the main hall and picture rails at the ceiling. Bead-board partition walls separate the second floor office and toilet room. The second floor plaster ceiling is missing and a ghosting of a cornice is evident around the perimeter of the room.

The basement features a bead-board ceiling at cased beams at the main space beneath the main hall. The basement also features pressed-tin ceilings and pressed-tin wrapped beams.

Stage Wood Floor. Scars in the stage floor and basement tin ceiling below indicate a change in configuration at the stage floor.

Lower and Upper Cabinets at Stage

Tin Wrapped and Bead-Board Wrapped Beams in Basement

BUILDING ACCESSIBILITY & CODE REVIEW

BUILDING ACCESSIBILITY

The following list of accessibility issues shall not be construed as a complete review of all of the existing conditions present in the building but shall serve as a general starting point for further assessment. Accessibility of existing buildings, especially if used for public purposes, is a critical component to its future use.

Non-compliant accessibility items:

- Accessible route to all areas of the building
- Restroom facilities
- Drinking fountains
- Handrails: exterior and interior
- Door widths and clearances
- Door hardware and closers
- Changes in floor level
- Clearances
- Audible and visual fire alarms
- Signage

BUILDING CODE REVIEW

In order for most historic buildings to comply with the governing life safety and building code, portions of the building usually need to be upgraded in some manner. While this report and scope of work does not include a detailed comprehensive code analysis, the following items would need to be addressed for compliance to the local building codes. In some instances, the non-code-compliant historic conditions may be "grand fathered" if compliance is gained by another means. A careful, thorough and comprehensive code analysis should be completed as part of any future rehabilitation project. The following list of code issues shall not be construed as a complete review of all of the existing conditions present in the building but shall serve as a general starting point for further assessment.

Code items to be further evaluated:

- A determination of the building's proposed use, occupancy types and occupancy loads
- A review of the required number of exits from each floor level based on future occupancy
- The maximum travel distance to exits
- The minimum width of the required exits based on future occupancy
- The minimum number of required restroom facilities and drinking fountains
- The required number of parking spaces, including accessible spaces

Code violation items:

- Non-compliant vertical egress
  - Non-Compliant Stair No. 1:
    1. Risers are 7 ¾" – 7 $^{5}/_{8}$", max is 7" (bottom riser is 5 ¾")
    2. Treads are 8", min. is 11"
    3. No rated construction; vertical exit enclosure shall be enclosed with 1-hour construction
    4. Handrails do not comply
    5. Only 1 exit at second story balcony; 2 may be required depending on occupancy
    6. Winder stairs
    7. Does not discharge directly to grade
  - Non-Compliant Stair No. 2:
    1. Risers are 7 ¼" – 7 1/2", max is 7"
    2. Treads are 9", min. is 11"
    3. No rated construction; vertical exit enclosure shall be enclosed with 1-hour construction
    4. Handrails do not comply
    5. Does not discharge directly to grade
- Non-existence of required fire rated construction separations between potential different occupancy types (e.g. mechanical and storage rooms, stairways)
- Non-existence of required emergency egress lighting and signage
- Non-compliant guard rails at balcony
- Non-existence of required guards at windows throughout, windowsills are too low – shall not be lower than 42" AFF

STRUCTURAL INVENTORY
& ASSESSMENT

STRUCTURAL INVENTORY & ASSESSMENT

The original 1869 structure is comprised of loadbearing limestone exterior walls supporting heavy timber roof trusses and wood floor joists. Both the roof trusses and the floor joists bear on the north and south bearing walls. The wood floor joists receive supplemental support at midspan from an east-west beam supported on cast iron columns in the basement. Three metallic tie rods are located in the plane of the floor joists that connect the north and south exterior walls. A wood framed balcony exists on the west end of the building. The balcony floor joists bear on the west exterior limestone wall and on a wood beam along the east side of the balcony. This beam is in turn supported by hangers that are supported from heavy timbers in the attic bearing on the roof trusses.

The 1882 addition is wood framed. The roof is supported by east-west 2x12 ceiling joists at 2'-0" oc with wood posts up to the smaller 2x4 roof rafters. The 2x12 joists bear on the east exterior wall and a 2x12 ledger on the west. This 2x12 ledger is hung with 2x6 vertical hangers from the easternmost 1869 roof truss. The 2x12 joists span 23'-6" and are capable of safely supporting the required minimum code prescribed live and drift loads plus the actual present dead load. The existing joists do not have sufficient reserve capacity to support any new roof top mechanical units, stage rigging loads, or other future suspended loads.

While some components of the structure were found to be in satisfactory condition, some components observed would need to be stabilized or strengthened in any renovation effort. The deficient items in need of attention are noted below:

BOWING EXTERIOR WALLS

The most critical structural component in need of attention is the stabilization of the exterior limestone walls. The most significant of this outward bowing of the walls occurs at the far west end of the building. Preliminary measurements indicate that the west end of the southern wall has bowed out 2½" while the west end of the north wall has bowed out 2". The bowing in these walls appears to decrease moving eastward, due to the presence of the existing tie rods. The movement of these walls has also led to the development of cracks that are most prevalent on the west end of the building.

BOWED BALCONY FRAMING

As an extension of the bowed west wall described above, the balcony framing has bowed in a horizontal plane to the west. This is most readily evidence by the bow observed in the north-south running beam along the east side of the balcony. As the west exterior wall has bowed out, the balcony diaphragm was not rigid enough to resist this outward movement and has translated westward with the exterior wall.

Heavy Timber Roof Truss

West Limestone Exterior Walls Bowing

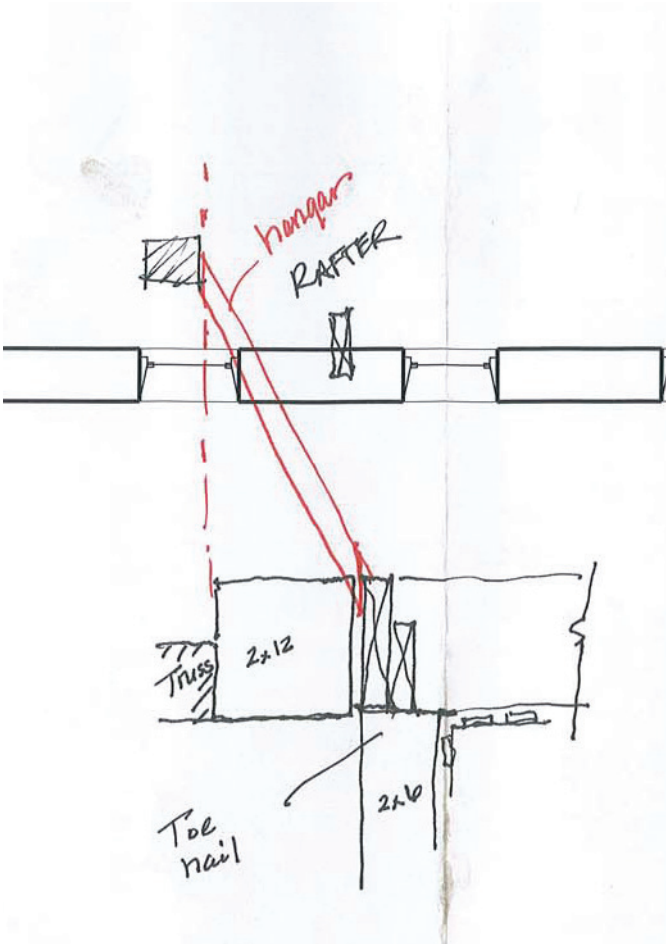
Bowing Balcony Framing

NORTHWEST (STAIR NO. 1)

The framing at the west stair is significantly compromised. The lower landing is presently unsupported at the north end as a result of the bowing exterior wall. Additionally, the framing between the first floor and the lower level landing has separated from the north wall as this wall has bowed outward.

STAGE ROOF FRAMING

The ledger that supports the west end of the 2x12 ceiling rafters is hung from the easternmost 1869 roof truss as described above. The truss is approximately 16" west of the ledger. As a result, the bottom of the 2x6 hangers that support the ledger are skewed 16" east of the top of the hangers. These hangers are simply nailed to the truss and ledger and the skew has placed an eccentric load on these nailed connections. Additionally, the connection between the 2x12 joists and the ledger consists of a 2x5 nailed to the bottom of the ledger with each 2x12 partially notched around the 2x5. Each member is connected with nails that exhibit some signs of withdrawal. Finally, the 2x12 ledger bears on a wood bearing wall on the south end of the stage opening that is badly deteriorated.



Sketch of Existing Roof Conditions

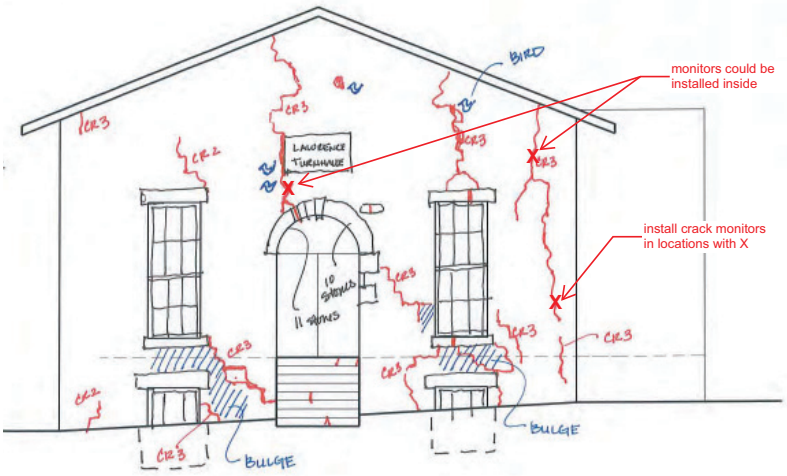
Unsupported Northwest Stair Landing

Northwest Stair between Lower Level and First Floor.

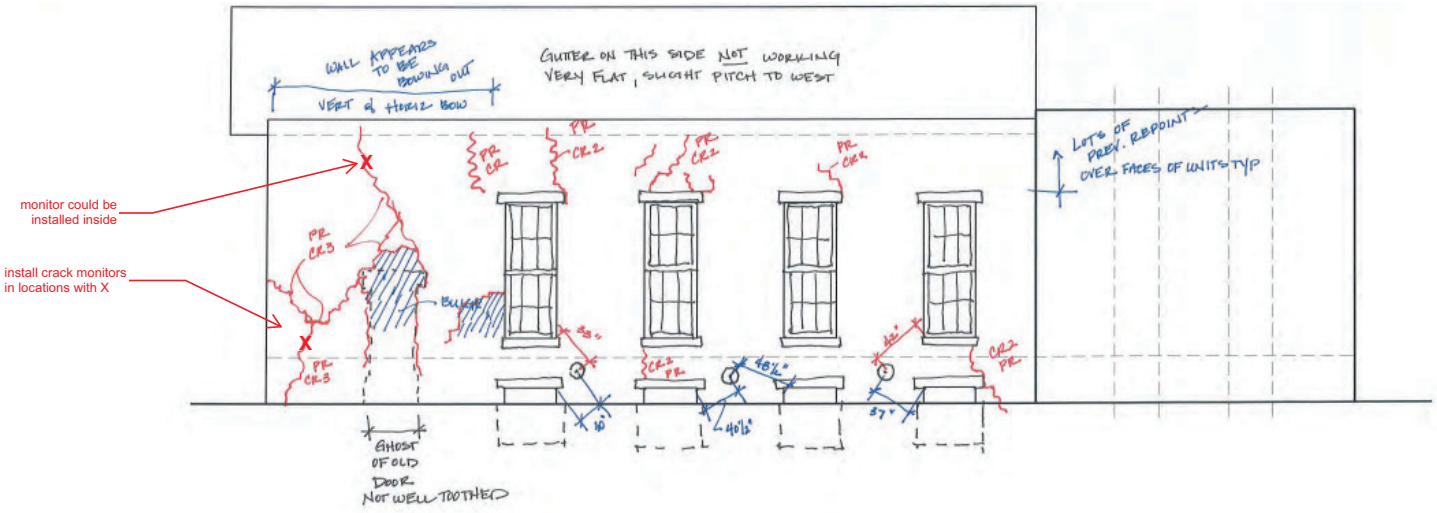
2x6 Hanger Supporting Ledger is Skewed 16"

Connection between 2x12 Joists and Ledger

Badly Deteriorating Wood Bearing Wall at South End of Stage



West Elevation



South Elevation

STRUCTURAL RECOMMENDATIONS

Each of the items noted above should be included in any renovation effort to ensure the long term stability of the structure. Below is a list of schematic repair concepts and the estimated costs associated with them for each deficient item noted above:

WALL REPAIR

While stabilization of the bowing exterior walls is the most critical structural repair for the long term preservation of the structure, the urgency with which this repair is to be undertaken is not yet clearly defined. If the movement of the walls is ongoing, the stabilization effort should be made as soon as is practically possible. If on the other hand, the observed movement in the exterior walls occurred many years ago, the stabilization effort could be implemented over the next few years.

The most appropriate way to gauge the potential ongoing movement of the walls is by installing crack monitors along the west and south elevations. These monitors should be read bi-monthly for at least two months and then monthly for the next six months. Thereafter, the monitors could be read every other month. If at any time movement in the walls is detected, the wall stabilization effort should be implemented. Treanor Architects recommends installing Avongard Displacement Tell-Tale monitors by CAT Building Solutions.

Historically, the issue of wall stability along the north and south walls has been provided by the three tie rods that are present in the plane of the floor joists. These tie rods restrain outward movement of the existing walls. A similar concept should be implemented to restrain further bowing of the walls along the western portion of the building.

Specifically, additional restraint to the north and south walls should be provided in the plane of the east edge of the balcony. This restraint can take the form of a new tie rod in the plane of the floor joists to match the three existing tie rods to the east. Restraint at the balcony level should also be provided by providing a new tie rod just below the balcony joists at the east end.

Similarly, a new restraint should be provided to the existing west wall. This can be accomplished at the floor level by providing two new 12" thick by 12' long concrete buttresses in the basement along the west wall. These buttresses would be oriented in an east-west direction and would be located at the one-third points along the wall. One tie rod per buttress would be provided near the first floor line. The east end of each tie rod would be anchored to the east end of each buttress while the west end of each tie rod would be anchored to the wall with plates on the exterior side of the wall similar to the existing tie rods.

Restraint to the west wall at the balcony level should be provided in the form of two new tie rods located at the one-thirds point of the wall. The east side of the rods would be anchored to a repaired or replaced wood balcony beam on the east side of the balcony while the west end would be anchored to the exterior wall like the other tie rods. In order for these tie rods to be effective, the existing balcony diaphragm would need to be strengthened. This can be accomplished with new 5/8" plywood glued and screwed to the existing deck.

STAIR FRAMING

Stair No. 1 will need to be completely reframed. This new stair should be constructed of wood in a fashion similar to the existing stair.

STAGE ROOF FRAMING

The skewed hanger supports that presently support the ledger from the existing roof truss will need to be replaced since the present condition is inadequate. This can be accomplished by providing three new wood beams that frame from the easternmost roof truss to the next truss to the west. Each of these new wood beams would bear on the truss bottom chord at the centermost three bottom chord panel points. Each new wood beam would cantilever 16" east off the eastern truss in order to extend over the existing ledger below. A new hanger could then be dropped directly down to the existing ledger below.

The existing connection between the 2x12 ceiling joists and the existing ledger should also be strengthened. This can be accomplished by providing new 6" long framing angles each side of each 2x12. These framing angles could be located just above the 2x5 at the bottom of the ledger. Additionally, posts up from the 2x12 joists to the 2x4 rafters should be added as required to limit the span of the 2x4's to not more than 6'-0" oc at the far west end (where the roof is subject to snow drift) and not more than 8'-0" center at the remainder of the span.

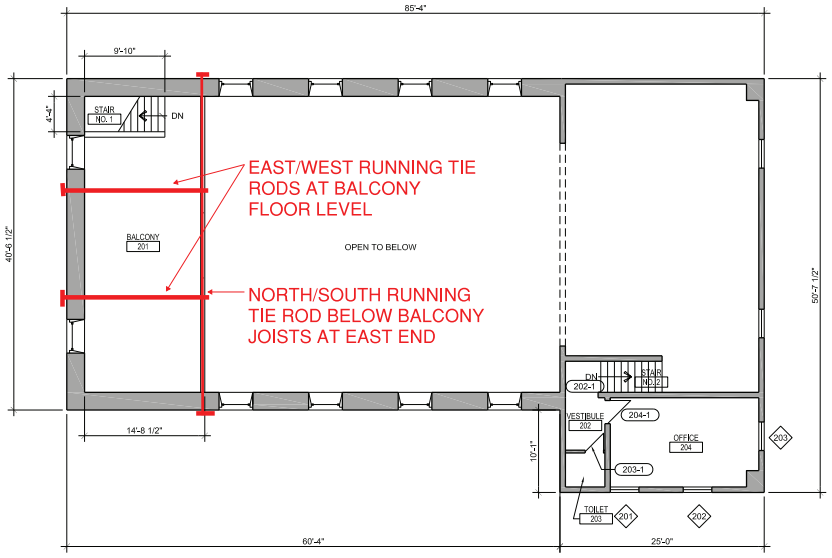
Finally, the existing wood framing wall at the south end of the stage will need to be reframed similar to the existing construction.

ESTIMATED COSTS

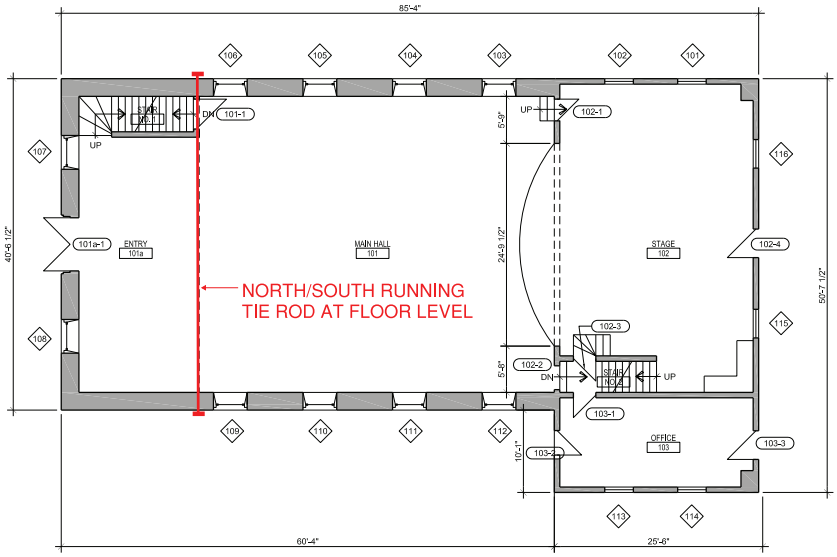
Estimated costs associated with the recommendations noted above are listed below:

ITEM	ESTIMATED COST
New North-South Tie Rods at Floor Level	$3,500.00
New North-South Tie Rods at Balcony Level	$3,500.00
Two Buttresses with Tie Rods in Basement	$15,000.00 each x 2 = $30,000.00
New East-West Tie Rods at Balcony Level	$2,000 each x 2 = $4,000.00
New Overdecking and Repaired/Replaced East Beam at Balcony	$6,000.00
West Stair Framing	$2,000.00
Stage Roof Hangers and Framing Angles	$8,000.00
Reframe Bearing Wall at South End of Stage	$4,000.00
Total Estimated Costs	**$61,000.00**

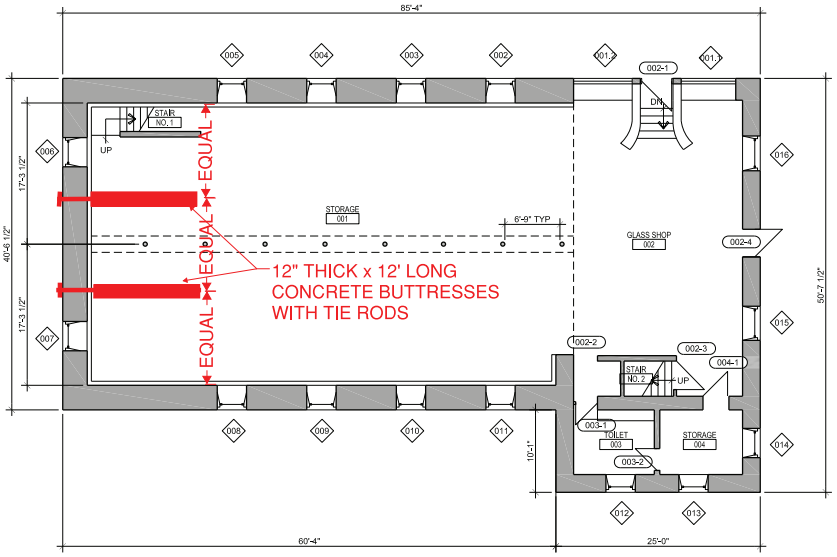
SECOND FLOOR



FIRST FLOOR

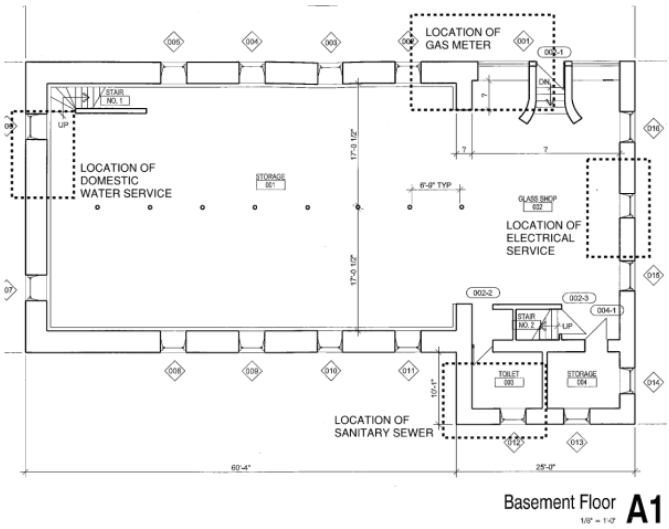


BASEMENT



STRUCTURAL RECOMMENDATIONS PLANS

MEP INVENTORY
& ASSESSMENT



MEP INVENTORY & ASSESSMENT

UTILITIES

The gas, water and power services enter the building through the basement walls. Sanitary sewer for the building exits below the basement floor.

The gas meter is located on the north side of the building. Water enters through the west foundation wall. The water meter is located approximately thirty feet to the west of the building. Sanitary sewer exits from the southwest corner of the basement toilet.

The main power panel is located on the east wall of the building.

Electrical Service

Sanitary Sewer

Water Service

Gas Service

PLUMBING

Two toilet rooms are provided in the building, one in the basement and the second in the second floor office area.

A kitchenette is provided at the back of the stage.

Domestic water enters the basement through the west foundation wall. Once inside the building, domestic water piping is routed through the basement to the basement toilet, then vertically to the kitchenette and the second floor toilet.

Waste piping runs vertically from the second floor toilet down to the basement toilet then below the basement floor and out of the building.

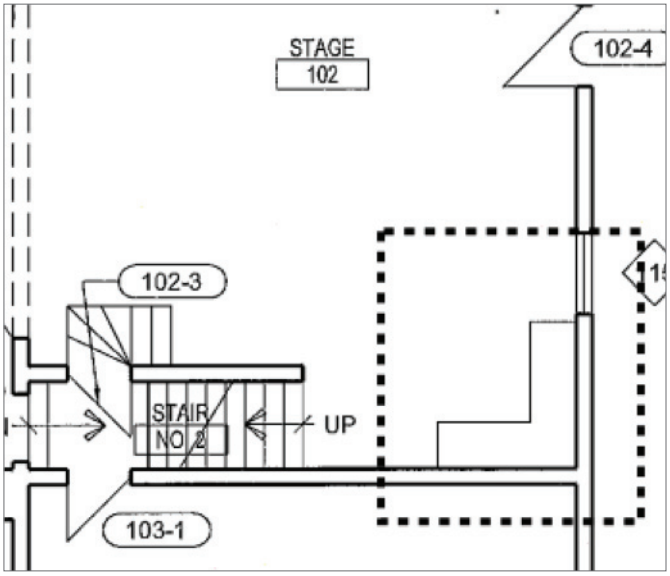
Vent piping exits the roof above the vertical waste stack.

Roof drainage on the north and south sides of the building consists of exterior gutters and downspouts terminating above grade. On the east side of the building, the gutter is interior to the roof edge.

In a number of locations, the downspouts are missing or are disconnected from the gutter.

The gutter and downspout on the south roof edge and associated downspout have been replaced, however, are deficient.

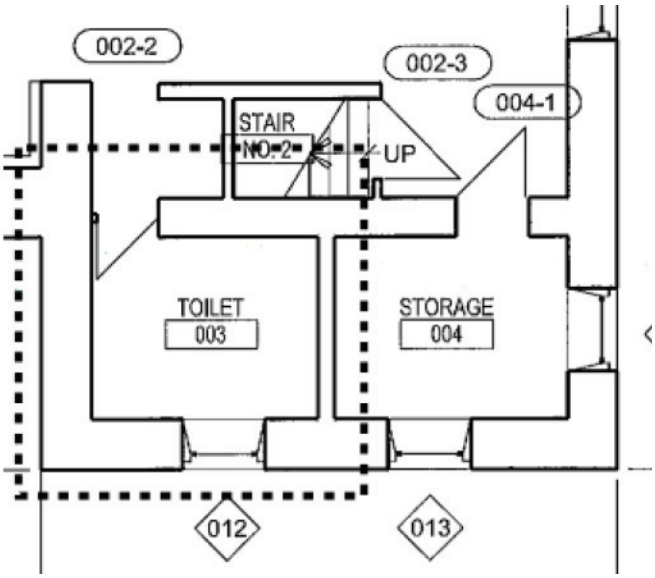
A clay storm connection at the southwest corner of the addition provides evidence of a second downspout (non-extant) for the addition roof. The underground storm piping is deficient.

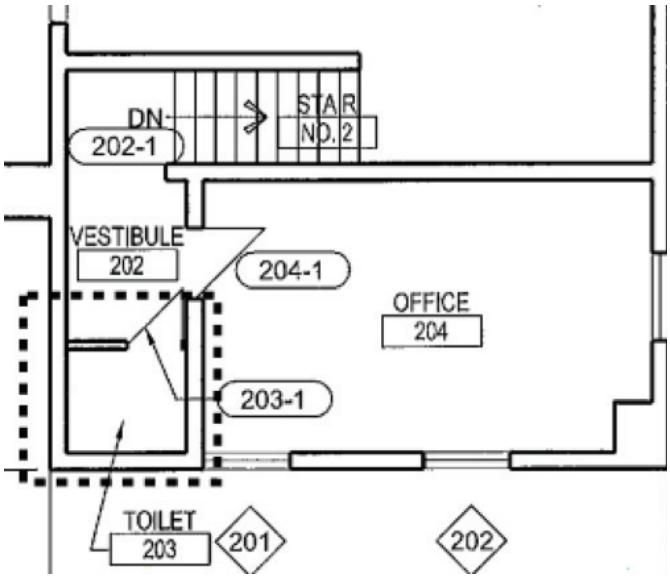


Gutter and Downspout for East Roof

Gutter and Downspout for the North Roof Edge – Downspout is Disconnected from the Gutter

First Floor Kitchenette

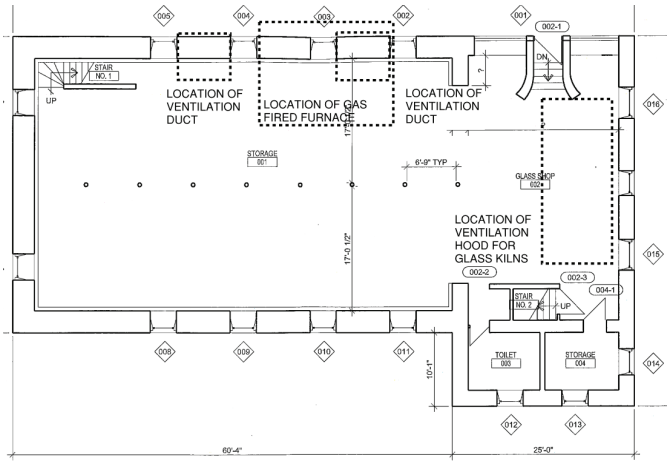




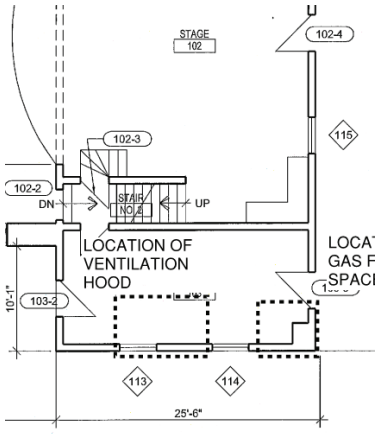
Basement Toilet

Second Floor Toilet

Basement Furnace



Basement Floor A1



MECHANICAL

The building is only partially heated. A furnace, which is no longer in service, is located at the north side of the basement. A free standing floor mounted gas fired space heater is located in the first floor office. This space heater is non-functioning.

Two small ventilation ducts are located on the north wall of the building with intake grilles at the floor of the basement. It appears that each of these respective ducts tie into one of the historic chimneys.

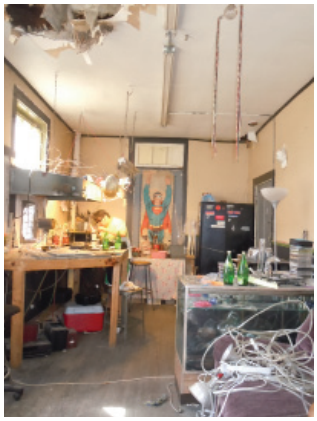
Three chimneys exist on each the north wall and the south wall of the building.

The flat roof has two chimneys. The north chimney has been terminated below the roofline, whereas, the south chimney penetrates the roof but exhibits deteriorated flashing and a missing cap.

Ventilation hoods are provided for the art glass operation. One large hood for heat removal from the glass kilns in the basement and a small hood in the first floor office. The exhaust fan for the basement hood is a sidewall propeller type fan located above the exit door in the east foundation wall. The exhaust fan for the first floor office hood is located on the south wall of the building.

The flue for the glass kilns is routed on the exterior of east side of the building. No cooling is provided to the building.

Basement Ventilation Hood

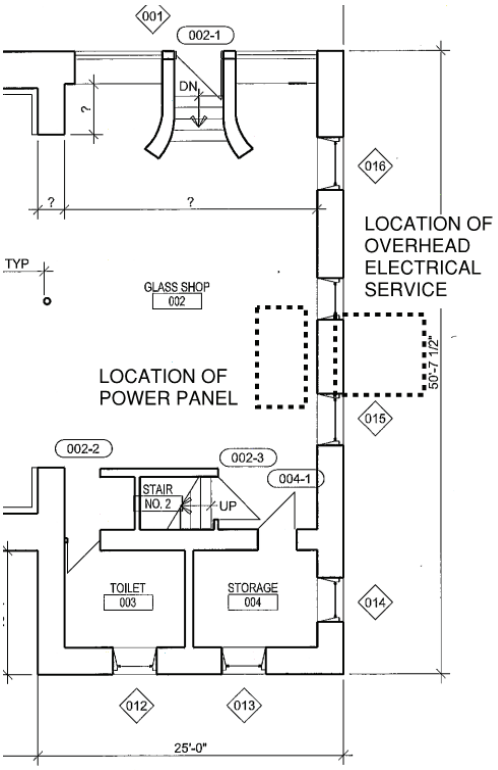


First Floor Ventilation Hood

Exhaust Fan for Basement Ventilation Hood – Located Above the East Exit Door

Discharge of the Exhaust Fan for First Floor Ventilation Hood – Located in Window on South Side of Building

Flue for Glass Kilns – Located on Exterior of East Wall of Building



Basement Floor A1
1/8" = 1'-0"

ELECTRICAL

Power is delivered, at an electrical characteristic of 120/240 volt single phase, to the east side of the building. An overhead service is connected to a transformer, located in the alley. This transformer feeds building power to a number of residences in addition to the Turnhalle Building.

The main power panel is located on the east foundation wall in the basement.

Branch circuits are routed throughout the building predominantly in surface mounted electrical metallic conduit. Flexible metal clad cabling is provided for branch circuit conductors that are routed through attic spaces or concealed in walls or above ceilings.

Most of the lighting fixtures have been removed in spaces that are not occupied. Surface fluorescent strip type fixtures are provided in the first floor office and a combination of surface fluorescent strip type fixtures, chain hung fluorescent industrial type fixtures, incandescent track lighting fixtures and decorative incandescent suspended type fixtures are provided in the basement.

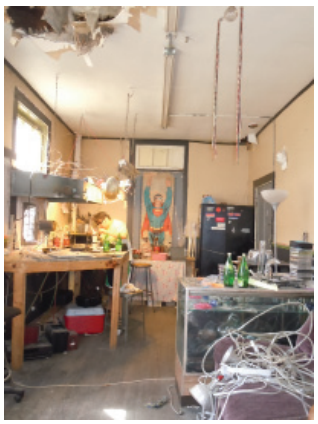
Convenience receptacles are located throughout the building. These receptacles are surface mounted with required conductors run in electrical metallic conduit.

Main Electrical Power Panel

Main Electrical Transformer

Lighting in Basement

Main Overhead Electrical Service



Lighting in 1st Floor Office

Surface Mounted Convenience Receptacles in 1st Floor Auditorium

CONDITION OF PLUMBING, MECHANICAL & ELECTRICAL SYSTEMS AND EQUIPMENT

All plumbing, mechanical and electrical systems within this building are well beyond their expected useful life. A renovation of this building must include a total upgrade and replacement of all of these systems.

The upgrade of the plumbing, mechanical and electrical systems should provide systems that meet current codes and provide a safe and workable environment for building occupants.

The plumbing system, to include domestic water piping; drain, waste and vent piping and plumbing fixtures is old, outdated and in very poor condition. Venting as required to assure proper operation of plumbing traps is incorrectly installed. A number of open waste pipes were noted. The plumbing system must be entirely replaced.

The glass kilns, located in the basement, pose a potential fire hazard. If the kilns remain in the building, a detailed code analysis should be completed to ascertain safety requirements for the installation. Appropriate upgrades should be completed.

The flue for the glass kilns is routed on the exterior of the building. It appears that condensation of the flue gasses has resulted in excessive corrosion of the flue. The existing masonry chimneys are deteriorating. In some cases, the upper portion of the respective chimney has been removed. In order for the chimneys to be utilized, they will need to be rebuilt and lined with appropriate flue materials.

The electrical overhead power service is very low and in close proximity to the east exit from the stage. This creates a hazard and must be corrected. The power company provided transformer serves multiple residences. A new power service with independent transformer will be required if the building is fully occupied.

Branch circuits located throughout the building have, in many cases, been disconnected and improperly terminated. A renovation must include a complete rework of the electrical distribution system.

Building lighting, in areas where provided, should be upgraded. Where not currently existing, a new lighting system with supporting electrical circuiting should be designed and provided.

Convenience electrical outlets and associated conduit and conductors should also be replaced.

ESTIMATED COSTS

QUANTITY			MATERIAL AND LABOR COSTS	
DESCRIPTION	# UNITS	UNIT	PER UNIT	TOTAL
Plumbing Upper Levels	4300	sq ft	$7	$30,100
Plumbing Lower Levels	3500	sq ft	$2	$7,000
HVAC Upper Levels	4300	sq ft	$15	$64,500
HVAC Lower Levels	3500	sq ft	$5	$17,500
Lighting and Convenience Power Upper Levels	4300	sq ft	$12	$51,600
Lighting and Convenience Power Lower Levels	3500	sq ft	$6	$21,000
Distribution Upper and Lower Levels	8000	sq ft	$2	$16,000
Special Systems Sprinkler	8000	sq ft	$4	$32,000
Special Systems Communication, FA and Security	4300	sq ft	$4	$17,200
Sum Total				**$256,900**
OH&P Plus Contingency 30%				**$77,070**
Total MEP to Prime				**$333,970**

CLASSIFICATION OF SPACES & FEATURES

INTRODUCTION

Thus far the report has provided the general history and an inventory and assessment of the existing conditions of Turnhalle. Since the purpose of this report is to serve as a planning document for future changes to the building, the future building owner should consider the following design parameters.

The common parameters that apply to buildings, both new and old, include:

- Model building codes
- Accessibility guidelines for the disabled
- The client's functional and aesthetic goals
- Budget
- Schedule

In historic buildings another set of parameters should also be considered:

- Significance of spaces
- Character-defining elements and materials
- Existing conditions
- History and significance

The parameters in the first group that apply to all buildings are both physical and abstract in nature but they potentially affect the parameters in the second group. The classification of significant spaces and features, derived from the second set of parameters, provides a framework for evaluating potential alterations to the historic building fabric necessitated by the first group of parameters.

The building is listed as a contributing building to the North Rhode Island Street Historic Residential District (NRISHRD), a National Register Historic District, and is pending individual listing on the Lawrence Register of Historic Places with a possible approval date of August 2013. As a listed historic building on the Lawrence Register of Historic Place and per the City of Lawrence Preservation Ordinance, review by the Lawrence Historic Resources Commission is required: "when exterior construction, alteration or removal requires a city permit; when demolition, in whole or part, is proposed which requires a city demolition permit; and, when an exterior modification is proposed which was specifically identified as a contributing feature when the property was designated as contributing to […] the historic district." As a contributing building to the NRISHRD, Kansas requires a review of all alterations to the exterior and interior of the building; this review is also made by the Lawrence HRC. **Therefore, any exterior and interior work should comply with the Secretary of the Interior's Standards for Rehabilitation.**

The *Secretary of the Interior's Standards for Rehabilitation* are proscriptive, that is, they do not dictate precisely "how" to accomplish alterations, but promote the use of responsible preservation practices in planning and executing alterations. Historic properties, due to their very nature, are all unique; therefore, it is important to evaluate each building individually. This is the first recommendation in the *Secretary of the Interior's Standards for Rehabilitation* and a major reason that the standards are proscriptive. In order to provide a logical, coherent planning framework for meeting current and future functional needs without destroying the historic fabric of the structure; it is important to classify the spaces and features based on their historic significance and their historic integrity. This involves a two-step information gathering process:

- Based on historic research, determine the nature of historical significance of each space or form associated with the building.
- Review the integrity of the structure and its elements through on-site investigation and inventory, with regard to the period of significance.

The previous sections of this report have served to fulfill this two-step process. With this information, spaces can be categorized as having high, moderate or low significance and architectural elements or features can be categorized as having high, moderate or low integrity. The various combinations of significance and integrity fall into four classes. The table included in this section should be referred to for the four classes.

CLASSIFICATION	SIGNIFICANCE	INTEGRITY
A	HIGH	HIGH
B	HIGH MODERATE	MODERATE HIGH
C	HIGH MODERATE LOW	LOW MODERATE **
D	MODERATE LOW	LOW HIGH, MODERATE OR LOW

*** LOW SIGNIFICANCE FEATURES MAY BE INCLUDED IN THIS CATEGORY ONLY IF THEY RETAIN SOME SPECIAL DEGREE OF INTEGRITY OR HISTORICAL INTEREST, OWING TO THEIR UNIQUE NATURE.*

SIGNIFICANCE OF SPACES & FEATURES

The significance of a space or feature is usually straightforward and is typically based on the intended use or function of the space.

HIGH SIGNIFICANCE SPACES & FEATURES

These spaces tend to be "public" spaces of the building or elements that by their very nature "define" the building. Public spaces typically include corridors, lobbies and grand stairs. The main worship space in a church tends to "define" the building in that it is the main function for which the building was constructed. A main courtroom would typically "define" a county courthouse. The main hall, balcony and stage "define" Turnhalle. These spaces generally were finished to a finer degree and/or more care was taken in designing them because of their prominence.

While the Main Hall exhibits minimal detailing, the architectural features that do exist are significant and help define this highly significant space. As such, the wood wainscot, window and door surrounds (woodwork), plasterwork and wood floors should be retained and restored, as well as the open space of the main hall.

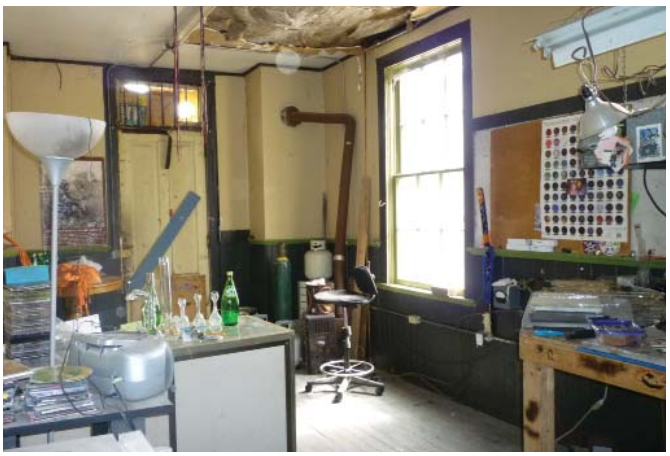
MODERATE SIGNIFICANCE SPACES & FEATURES

These spaces or features tend to be semi-public spaces or those that serve to support the main function of the building. Back stairs and halls typically fall into this category. In the case of Turnhalle, these tend to include the secondary support function rooms such as the offices in the rear addition or the basement space as it was originally used as support entertainment space. These spaces are typically not as finely detailed and finished as the high significance features, but they may be far from utilitarian.

The architectural features of the balcony, including the wood balustrades, plasterwork and wood floor are significant features that should be retained and restored. Further investigations should be made into the decorative frieze on the west wall.

LOW SIGNIFICANCE SPACES & FEATURES

These spaces or features tend to be "private", or behind-the-scenes spaces or elements. Mechanical rooms, restrooms, storage rooms and the like are typically included in this group. These spaces may have had very utilitarian finishes as is sometimes the case with restrooms. But in general they are the "working" or "service" areas of a building.



The first and second floor offices in the addition support the main function of the building. While somewhat utilitarian in nature, these spaces also retain significant features that are in good condition that should be preserved. Examples include the wood floors, plasterwork, wainscot and doors.

ARCHITECTURAL INTEGRITY

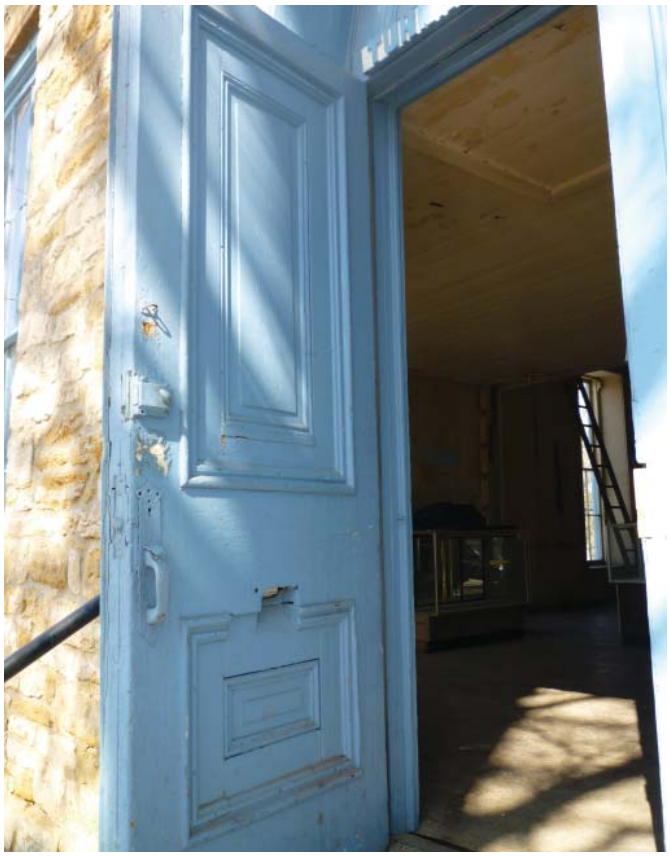
The integrity of a feature is somewhat more subjective, and does require a judgment be made regarding the affect of previous alterations. It is often useful to try to envision time travel when undertaking this process and ask "Would a person from the period of significance recognize the feature today?"

HIGH INTEGRITY FEATURES

These features tend to have had very little alteration. It is rare to find an element that has not been altered. When an untouched element is found it should be duly noted and respected. However, most features show some sign of change. It is a matter of determining whether the change has impacted the overall effect of the feature.

MODERATE INTEGRITY FEATURES

These features tend to be the most common. All buildings are subject to change and when evaluating a moderate integrity feature it is often useful to determine the degree of reversibility with which the change was made. For instance, some changes can be easily "undone", such as mounting shelves to a historic plaster wall. The shelves can be removed and the holes patched. Other changes may be harder, if for instance, a decorative plaster surface was removed from a wall to mount the shelves and no documentation of the pattern was made. The loss cannot be "undone."



The main entrance doors exhibit moderate integrity. There have been several alterations made to the doors over the years, but these changes may be reversed and the doors restored.

LOW INTEGRITY FEATURES

These features tend to be features that have undergone so much change that the feature is un-recognizable. It may be that a space has been "gutted" at some point in the past and the new insertions have left only the perimeter walls, but none of the historic internal finishes or divisions remain. In some instances, there may literally be no feature left.

The original balustrade at the balcony level has high integrity as it is in excellent condition and has had no alterations.

There are several features on the east elevation that exhibit low integrity. The rear wood stoops and steps are deteriorated and it is unclear how the exits have been modified over time. The windows on this elevation have also been modified by the insertion of exhaust ductwork. Enough material remains, however, to restore or replicate these features.

CLASSIFYING SIGNIFICANCE AND INTEGRITY

In order to continue to be utilized, every building will at some point require alterations and changes. It is important to note that the *Secretary of the Interior Standards for Rehabilitation* regarding these various treatments (preserve, restore, rehabilitate) do not prohibit alterations, even under the strictest standard. The standards do, however, provide guidelines for what types of changes would be acceptable. When undertaking changes to historic spaces and materials it is important to engage the services of an architect with experience working under the standards in order to protect the character defining features and to facilitate the review processes with the local historic resources review board, State Historic Preservation Officer and/or the National Park Service. The last pages of this section contain color-coded plans of Turnhalle delineating the classification of historic spaces and identifying the key historic features.

CLASS "A" SPACES AND FEATURES

All exterior elevations, including the masonry, windows and doors and woodwork, of Turnhalle should be considered Class "A" features. The interior of the building Class "A" features include:

- First Floor Spaces (Entry 101a, Main Hall 101 and Stage 102): Wood floors, plasterwork, wood wainscot and picture rail, stage, proscenium.
- Second Floor Spaces (Balcony 201): Wood floor, balustrade, plasterwork.

RECOMMENDED COURSE OF ACTION FOR CLASS "A" SPACES & FEATURES:

- Retain, preserve and maintain existing character-defining features. Refer to the "Classification of Significant Spaces and Features" plans at the end of this section for identification of significant spaces and character-defining features.
- These spaces, features, and a majority of their materials should be restored to the original period of significance (i.e.: light fixtures, original color schemes, wall materials, ornamental or decorative plaster, stenciling or decorative paint, flooring materials and exterior materials).
- Alterations to the original room volumes or form would not be acceptable, unless undertaken as part of a "restoration", under the direction of a preservation architect.
- Alterations to openings (doors, windows, etc) should be avoided. Consult with a preservation architect.
- Alterations to historic materials and finishes should be avoided. Consult with a preservation architect.

The exterior stone work, windows, entry doors and keystone represent Class "A" features.

The staircases and tin ceilings are considered Class "B" features.

CLASS "B" SPACES AND FEATURES

- The interior of the building Class "B" features include:
- Basement Floor Spaces (Storage 001, Glass Shop 002, Stair No.1 and Stair No. 2): Wood treads and risers, iron columns, bead-board and tin ceilings, tile floors.
- First Floor Spaces (Stair No. 1, Stair No. 2 and Office 103): Wood treads and risers, wainscot, wood floors, plasterwork.
- Second Floor Spaces (Stair No. 1, Stair No. 2, Office 204 and Vestibule 202): Wood treads and risers, wainscot, wood floors, plasterwork.

RECOMMENDED COURSE OF ACTION FOR CLASS "B" SPACES & FEATURES:

- Retain, preserve and maintain existing character-defining features. Refer to the "Classification of Significant Spaces and Features" plans at the end of this section for identification of significant spaces and character-defining features.
- Spaces with a high significance, but moderate integrity should be restored to Class "A" recommendations.
- Only limited alterations to the volume or form may be acceptable, under the direction of a preservation architect.
- Only limited alterations to openings (doors, windows, etc) may be acceptable, consult with a preservation architect.
- Only limited alterations to historic materials and finishes may be acceptable, consult with a preservation architect.

CLASS "C" SPACES AND FEATURES

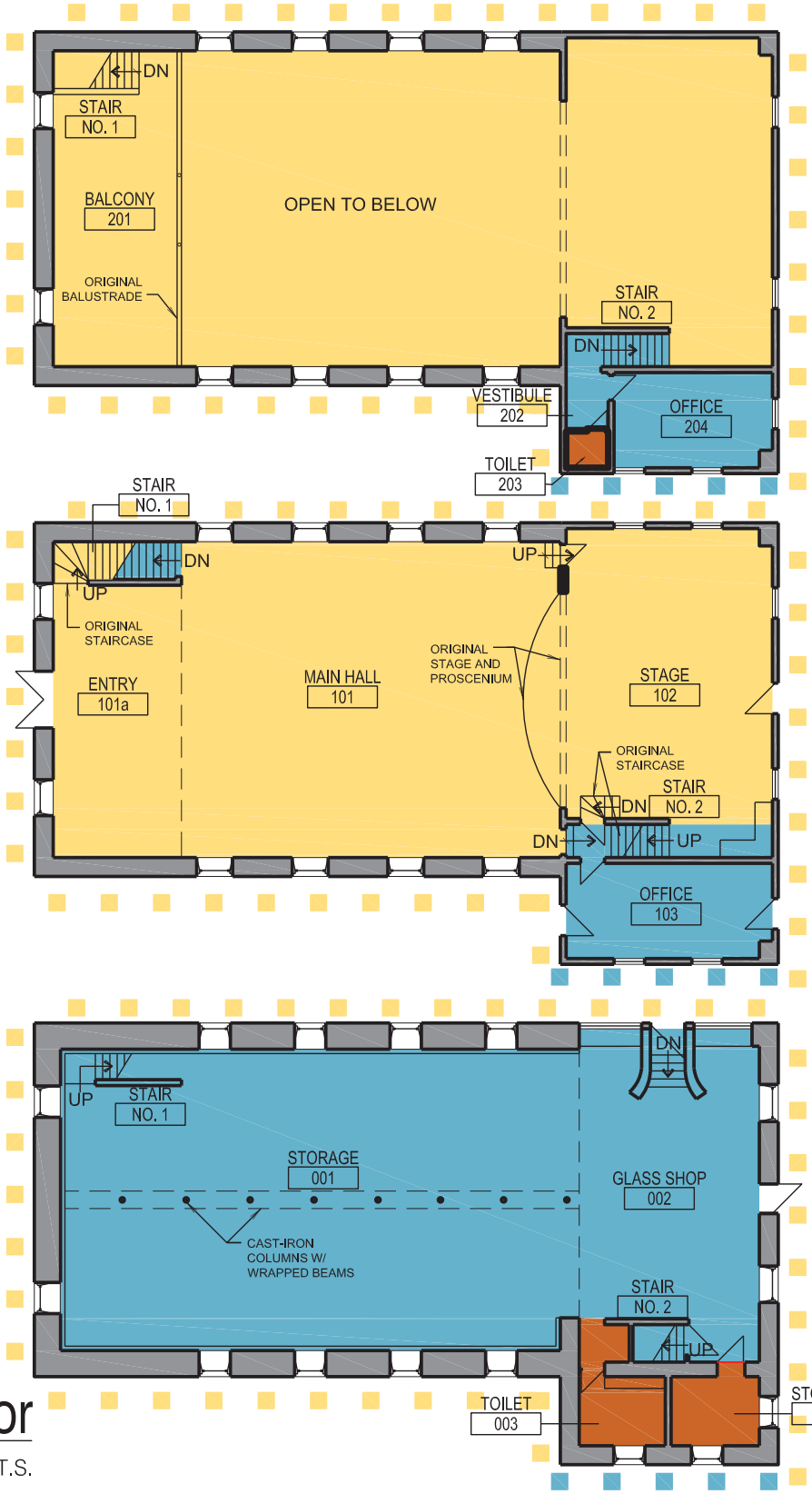
- The interior of the building "C" features include:
- Basement Floor Spaces: Toilet 003 and Storage 004.
- First Floor Spaces: There are no Class "C" spaces on this floor.
- Second Floor Spaces: Toilet 203.

RECOMMENDED COURSE OF ACTION FOR CLASS "C" SPACES & FEATURES:

- Retain, preserve and maintain existing character-defining features. Refer to the "Classification of Significant Spaces and Features" plans at the end of this section for identification of significant spaces and character-defining features.
- Spaces with a high significance, but low integrity should be considered for restoration to Class "A" or "B" spaces, under the direction of a preservation architect.
- Spaces with a moderate significance and moderate integrity should be considered for restoration to Class "B" spaces, under the direction of a preservation architect.
- Moderate alterations to the volume or form may be acceptable, under the direction of a preservation architect.
- Moderate alterations to openings (doors, windows, etc) are typically acceptable, consult with a preservation architect.
- Moderate alterations to historic materials and finishes are typically acceptable, consult with a preservation architect.
- Non historic finishes should be removed in order to facilitate the rehabilitation of adjacent historic spaces and features.

SUMMARY

As plans for the building's renovation are undertaken, having a thorough understanding of the historic significant spaces and features and their integrity will help guide how the proposed work should be undertaken, with the consultation of a preservation architect. The Turnhalle remains essentially as it did between 1869 and when it was sold in 1938, with the exception of interior alterations. Therefore, a concerted effort should be made to preserve the important features and spaces that convey the historic character of the building during this period.



Second Floor

N.T.S.

First Floor

N.T.S.

Basement Floor

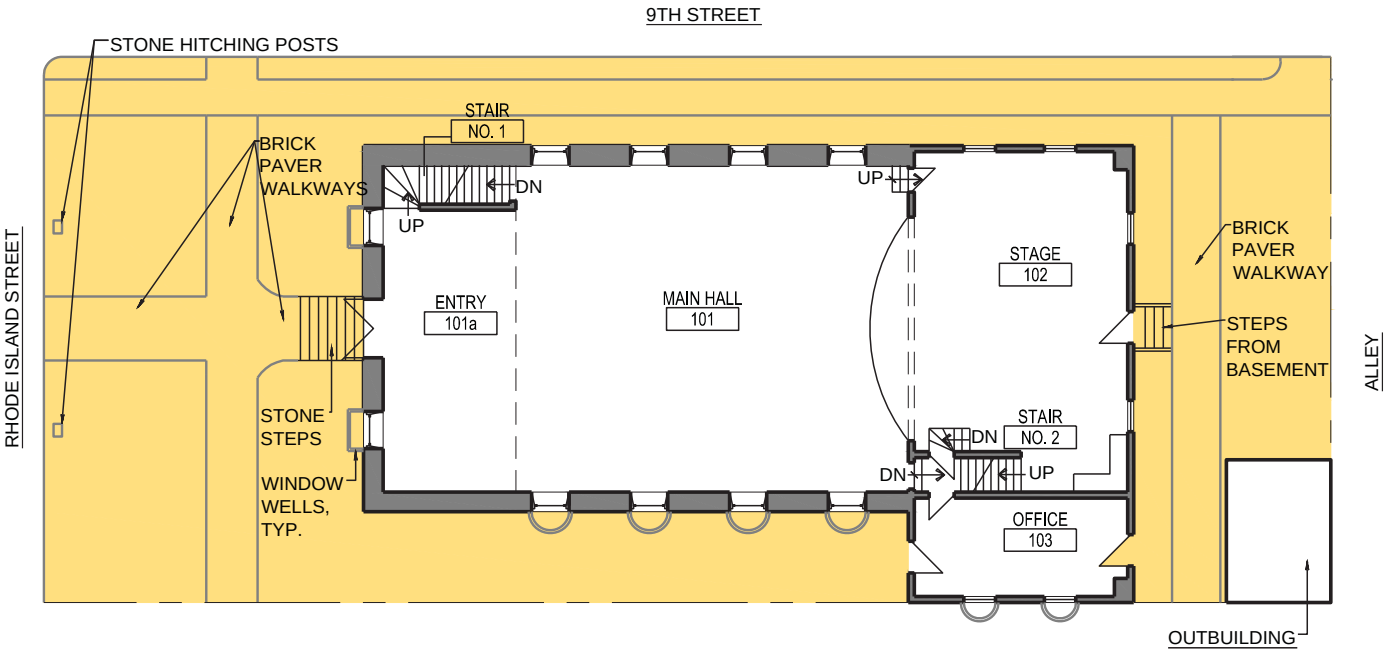
N.T.S.

SIGNIFICANT SPACES LEGEND

CLASS A SIGNIFICANT SPACE	CLASS B SIGNIFICANT SPACE	CLASS C SIGNIFICANT SPACE

NORTH

CLASSIFICATION OF SPACES FLOOR PLANS



Site Plan

N.T.S.

CLASSIFICATION OF SPACES
SITE PLAN

PRESERVATION PLAN

PRESERVATION PLAN PHILOSOPHY

Turnhalle has been in continued use for more than one-hundred forty years and therefore, has undergone changes and alterations to the existing spaces and features. The changes have had various impacts on the spaces. Most of the past renovations have not affected the significance of the spaces and much of the original historic features remain intact. However, there are some non-historic intrusions that have made their way into the building and there are also missing historic elements throughout the building. This section of the report will help to serve as a guide for effective decision making on a general level and for coordinating historic preservation activities in the future.

HISTORIC INTACT ELEMENTS

In order to document and understand what are the original historic intact spaces, elements and features, the research and study of the following resources should be utilized:

- Historic photographs
- Newspaper articles
- Sanborn maps, property deeds, other first-hand resources
- Verbal accounts
- A careful study of the existing features and building systems
- A comparison of the existing conditions with all of the resources listed above

The Treanor Architects team reviewed and assessed the resources listed above in preparation for the completion of this report and for the on-site field investigation conducted in April 2013. Refer to Part II Inventory and Assessment for a discussion of the intact historic elements and spaces found throughout the building. Before future preservation, restoration and rehabilitation projects are undertaken, a thorough understanding and investigation of the resources listed above will enable the planning process to occur properly.

INTRUSIONS

In the realm of historic preservation, changes to the original fabric of the building are often called "intrusions". Each intrusion is a reflection of choices that were made for a variety of reasons, typically to meet a need at that point in time. Intrusions were also often completed in an expedient fashion rather than with careful thought as to how it might affect the historical integrity of the building. The change may also reflect an architectural trend during a particular time period. For example, historic light fixtures are sometimes removed from a building because the occupants feel that they look "old" or they do not serve a contemporary purpose. Therefore, they are replaced with "modern" light fixtures. While at that particular period of time the fixtures appear very modern and contemporary, they are not historically compatible or appropriate for the historic building and its original architectural style. Over time, the once "modern" fixtures will appear old and outdated because they do not match the historic architectural style of the building.

Today, the reason for the intrusion may no longer exist or be a priority. For the current time period, there may be other options and better methods that would achieve the same need but would be compatible with the historic surroundings and architectural style of the building. In the worst case, an intrusion may be considered a "sore thumb". In other cases, the intrusions may have been done so effectively that they would comply with the *Secretary of the Interior's Standards for Rehabilitation*. These types of intrusions often acquire historical significance in their own right and should be preserved.

MITIGATION OF INTRUSIONS

The following list of items are not original to the building and should be mitigated carefully in order to preserve and restore the surrounding historic elements and spaces.

a. The glass fire kiln in the basement and associated exhaust system.

b. Mechanical Systems: The existing heating systems in the basement are not original to the building. These systems should be removed (Refer to the Mechanical, Electrical and Plumbing Evaluation) and a new, non-obtrusive and hidden system should be installed which would blend in with the original architectural style and detailing of the building.

c. Electric, Communication and Data Systems: These systems are not original to the building. They are extremely necessary tools that may be vital to the future operation of the building. These systems, while being upgraded, (Refer to the Mechanical, Electrical and Plumbing Evaluation) should be installed in inconspicuous ways throughout the building.

d. Plumbing Systems: The existing plumbing systems are in need of replacement (Refer to the Mechanical, Electrical and Plumbing Evaluation). The design and layout of the restroom facilities and the plumbing fixtures types should be evaluated and redesigned. These rooms should be accessible and the fixtures should be compatible with the architectural style of the building.

MISSING FEATURES

Another major contributor to the loss of integrity of a historic building is the loss of original architectural features. These are known as "missing elements". Research into missing elements is often based on multiple sources with varying reliability. Elements that are present in historic photographs offer a visual record to compare with a building's existing conditions, enabling us to observe what elements may have been present in the past. Written descriptions may exist of historic elements and there may, or may not be, accompanying drawings.

MITIGATION OF MISSING ELEMENTS

The following list of items are missing from the existing building. These elements are known to have existed in the past. These elements were found to exist per the review of the historic photographs and physical documentation of the building.

a. Interior Paint Schemes and Decorative Stenciling: The historic paint scheme and decorative stencils should be investigated and analyzed for their original colors, designs and locations. These elements should be restored, at a minimum, in the highly significant spaces throughout the building.

b. Light Fixtures: No original light fixtures remain. New historically compatible light fixtures should be installed in the highly and moderately significant spaces.

c. Decorative Brick Chimneys: The four chimneys on the original building should be reconstructed from historic photographs.

PROJECT IMPLEMENTATION

The preservation and restoration of historic buildings require an inclusive, comprehensive and collaborative approach between the owner and multiple professional design consultants with varying disciplines, each of which should have significant historic preservation experience. An example of the various consultants most likely required for the restoration of Turnhalle may include: a preservation architect, structural engineer, mechanical and plumbing engineer, and possibly a cost estimator, code consultant and civil engineer. The collaboration between the design consultants and the owner can create a beneficial result.

More often than not, there is more work to be completed on an existing building than resources with which to accomplish them. Therefore, it is necessary to prioritize where resources are spent and when they should be used. Several options may be utilized which will lead to sustained and ongoing methods of preserving the existing building in its current state. Examples of these options include the following:

a. Create a phased preservation and restoration plan with actual construction projects. This option would outline the projected projects to be completed, what they should encompass, the estimated costs for each and the time frame by which they should be started and completed.

b. Prepare a written maintenance plan: This plan should be prepared by a qualified preservation design professional in conjunction with the future building owner. This will insure that the plan will be realistic and successful. The design professional and owner can identify elements of the plan that can be performed by the owner and those items that will require the retention of outside contractors. The goal is to maintain the building in such a manner that minor problems are identified and dealt with in a timely manner rather than becoming emergencies or "big ticket" maintenance issues. With long term planning, large scale expenditures (re-roofing, HVAC upgrades, masonry re-pointing) which are necessary, may be facilitated and included in a building's long-term budget.

c. Expand the information included in this historic structure report. A historic structure report is an ever evolving document that should be viewed as the prime location for all past work, future work and historical documentation about the building. The goal of a historic structure report is to continually maintain the report as an active and working document. It should facilitate the use of the information compiled within the report while permitting it to readily accommodate new information as it becomes available. The information included within this current report should be viewed as a starting point with which to expand upon. All new information should be added to this report in the appendices or supplemental sections.

Examples of the further documentation to be included in the appendices of this report could include:

- Monthly and yearly maintenance events
- Additional building investigations and reports
- Material test reports
- Future construction project documentation

TREATMENT RECOMMENDATIONS

The overall recommendation for Turnhalle is to "preserve" and "protect and maintain" the historic character defining features (spaces, materials, and elements) that have been identified in this report. It is obligatory upon stewards of structures listed on the National Register of Historic Places to do so.

The next section of the report lists the recommended treatments for the exterior and interior of the building and the associated probable costs of construction.

Recommended treatments are organized on a spread sheet at the end of this section. The cost estimates are included at the end of this section.

There are two estimated costs included that outline the priorities to be completed. The first estimate includes items that should be performed in the short term to "mothball", or to prevent further water infiltration into the building. The second cost estimate includes a list of recommendations for when a major building renovation is undertaken. The construction estimates are based upon the cursory review and assessment of the building during the site visits by each of the professional design consultants. The estimates outline the probable cost of the proposed work. When a defined project and its budget are delineated, a more in depth cost estimate for the actual work should be prepared by a professional cost estimator.

EXTERIOR TREATMENT RECOMMENDATIONS

The exterior of the building often referred to as the building shell or building envelope is the most important feature of a building in shedding water away from the building interior. Water infiltration is one of the most harmful mechanisms of building deterioration. Therefore, repair and maintenance of the building envelope should be given the highest priority in the building preservation plan.

Recommendations for treatment of the building shell are divided into two categories based on the timeframe in which they should be undertaken: immediate repair and complete building restoration. Items included on the immediate repair list are mothball items to minimize further water infiltration. Items included on the complete building restoration list are recommended for when a major building renovation for occupation is made. These items may be moved forward if desired, or if some area or condition is found to be deteriorating at a rapid rate.

Ongoing recommendations include routine maintenance practices that are meant to be performed by the building owner or hired out. Keeping records – dated notes and/or photographs - is strongly recommended to help build an understanding of how the building, materials and repairs are performing. The following elements are character-defining exterior features of Turnhalle. These features are highly significant to the building and should be retained and restored.

1. Exposed Limestone Masonry (Sandstone Plaque)
2. Wood Doors and Windows
3. Wood Trim and Brackets at Eaves
4. Wood Lap Siding at Addition

INTERIOR ARCHITECTURAL RECOMMENDATIONS

The deterioration visible at the interior of the building is related primarily to water infiltration through the building shell, structural settlement or as a result of the lack of maintenance. Once the building envelope is made water tight and a new user identified, the interior architectural features can be restored.

Recommendations for treatment of the interior architectural components are divided into two categories based on the timeframe in which they should be undertaken: immediate repairs and complete building restoration. Items in the complete building restoration category may be moved forward if desired, or if some area or condition is found to be deteriorating at a rapid rate.

The following elements are character-defining interior features of Turnhalle. These features are highly significant to the building and should be retained and restored.

1. Smooth Plaster Walls and Ceilings
2. Wood Doors
3. Wood and Concrete Floors
4. Staircases
5. Beadboard Wainscot and Ceilings
6. Architectural Moldings
7. Pressed Tin Ceiling
8. Volume

BUILDING ACCESSIBILITY & CODE RECOMMENDATIONS

The incorporation of accessibility, life safety and modern building codes into an existing historic structure should be addressed and remedied with careful study. It is recommended that the consultation and engagement of a qualified restoration architect, who understands how to incorporate accessibility and current building codes, and who knows how to interpret the Secretary of the Interior's Standards for the Treatment of Historic Properties within historic structures, be undertaken prior to extensive restoration or renovation work occurs. Careful planning will insure that the building's historic fabric is preserved while modern upgrades are appropriately incorporated.

As with any historic building that has not been recently renovated, there are several building accessibility and code deficiencies throughout the site and building. The following recommendations should not be construed as a complete review of all of the existing conditions present in the building but shall serve as a general starting point for further assessment. Once the future building occupancy and use is determined, a detailed comprehensive code analysis should be performed as part of a future overall building rehabilitation campaign.

BUILDING ACCESSIBILITY RECOMMENDATIONS

The American with Disabilities Act (ADA) requires accessibility to and throughout all public buildings. Accessibility of existing buildings, especially if used for public use, is a critical component to its future use. There are several areas of Turnhalle that require modification in order to provide accessibility to and throughout the building:

- Once the building occupancy is determined, provide the required number of accessible parking spots. Accessible parking spots should be located as close as possible to the accessible building entrance.
- Provide a new accessible route to the building. This might be accomplished with a new accessible ramp along the south side of the lot connecting accessible parking on Rhode Island Street to the existing door on the west elevation of the addition.
- Provide new accessible toilet rooms and drinking fountains. New intrusions such as toilet rooms and drinking fountains should be located in areas with low, or the lowest, level of significance.
- Remove the floor level changes between the proposed area of accessible toilets on the first floor and the Main Hall.
- If the east portion of the basement becomes retail open to the public, provide accessible access to the space.
- Provide ADA compliant handrails at all existing and new stair cases.
- Provide all new doors with the ADA compliant widths and clearances. Maintain existing ADA compliant door widths and clearances.
- Provide audible and visual fire alarms.
- Provide ADA signage.

BUILDING CODE RECOMMENDATIONS

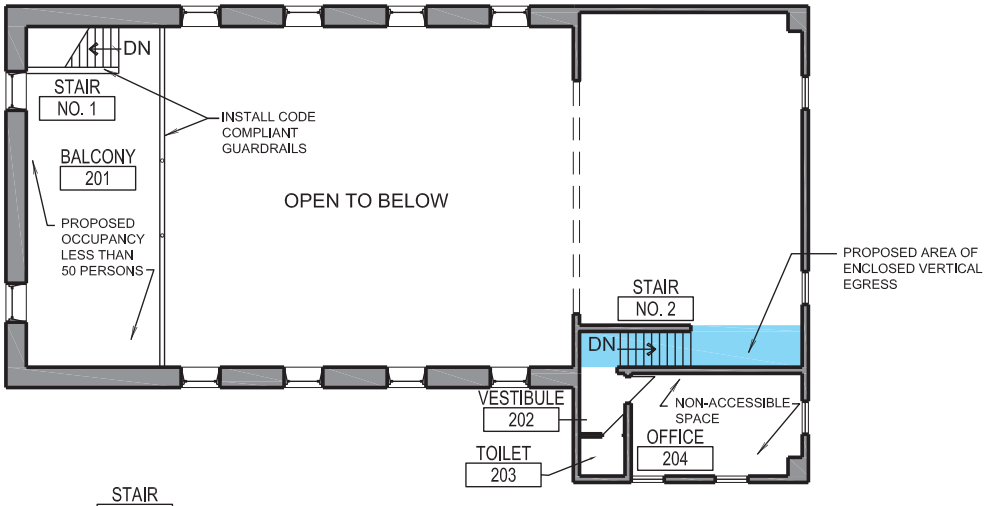
A determination of the building's proposed use, or uses, occupancy types and occupancy loads must be determined prior to preparing a full building code review. For the purposes of making the following building code recommendations, the following primary uses were assumed: (1) "assembly" at the main floor and balcony level, (2) "business" at the second floor of the addition, and (3) "mercantile" with "storage" in the basement.

Provide the required number of exits from the building and each space. Spaces serving 50 or more persons require a minimum of two exits, separated by at least one-half of the diagonal dimension of the space. An occupancy of 50 or more persons in the balcony or basement will require additional exits from these two spaces; therefore, an occupancy less than this number is recommended in these spaces.

- Provide 6 toilets, 4 lavatories, 1 accessible drinking fountain and 1 service sink.
- Provide new fire sprinkler system throughout the building.
- Replace Stair No. 2 with a 1-hour-rated, fully enclosed exit stairway. New intrusions such as new stairways should be located in areas with low, or the lowest, level of significance.
- Provide code compliant handrails at Stair No. 1.
- Provide fire-rated construction as required between occupancies.
- Provide emergency egress lighting and signage.
- Provide guard rails at end of balcony aisles, full width of aisles at 36" in height.
- Provide guard rails at main hall windows at 42" in height.

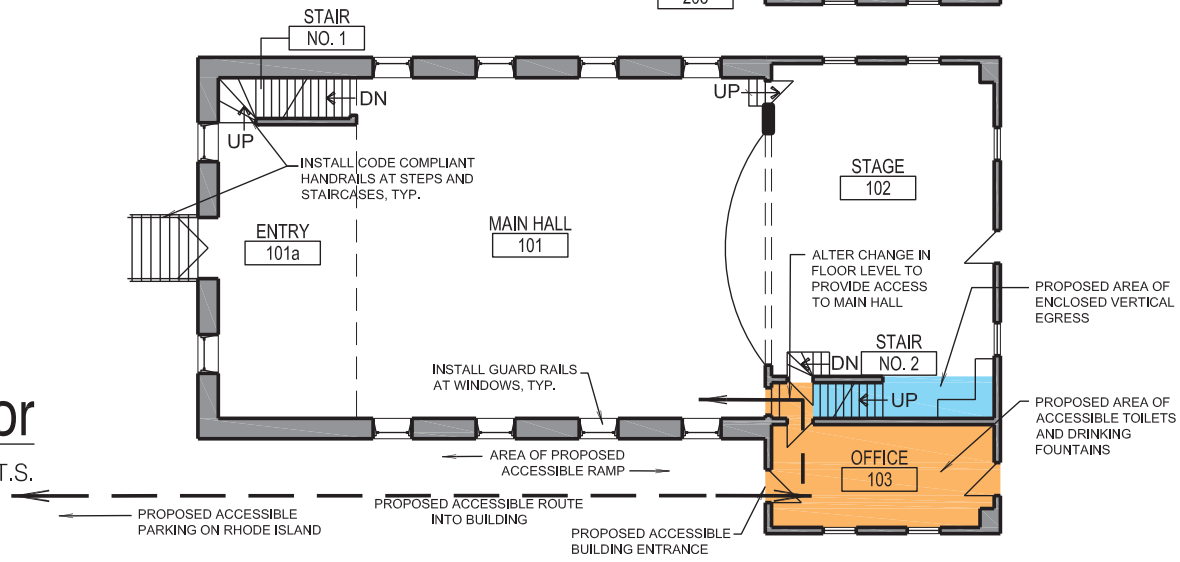
Second Floor

N.T.S.



First Floor

N.T.S.



Basement Floor

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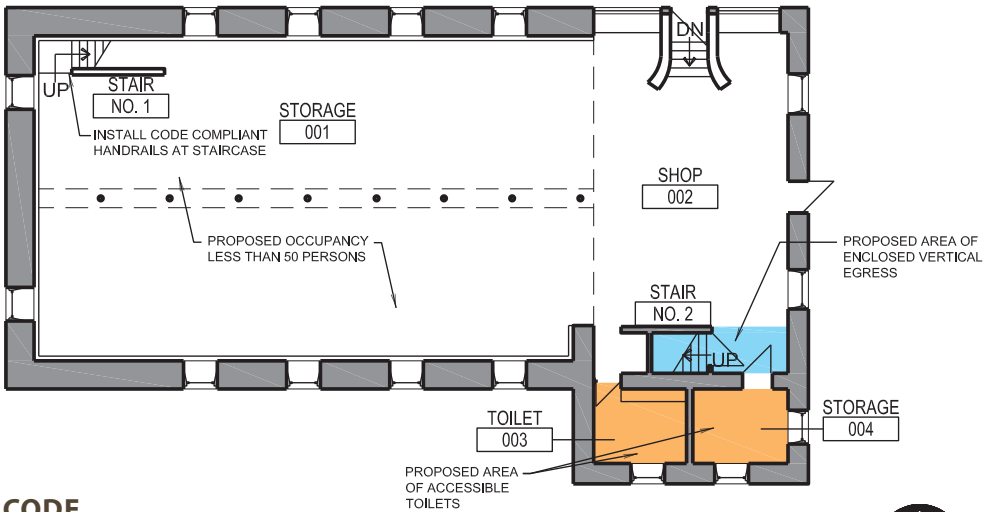


BUILDING ACCESSIBILITY & CODE RECOMMENDATION PLANS

The items listed on these plans shall not be construed as a complete review of all of the existing conditions present in the building but shall serve as a general starting point for further assessment.

N.

IMMEDIATE REPAIR RECOMMENDATIONS First Year Project Work Area	Owner's Notes:
SITE	
New grading away from the south elevation; possible French drain.	
EXTERIOR	
Roofs, Gutters and Downspouts	
Replace gabled shingle roof and flashings	
Replace flat membrane roof, box gutter and flashings	
Replace missing north gutter and downspout	
Repair south gutter and downspout	
Replace northeast downspout	
Scope storm and sanitary drain lines	
Install new sealant and flashings at chimneys at main building	
Repair and cap southeast chimney at addition	
Masonry	
Install crack monitors at cracks in the west and south walls and periodically monitor thereafter to help determine the rate of movement of walls and to determine if there is seasonal movement.	
Pointing of open joints, particularly at cracks and openings that are allowing birds to nest. Pointing should be done with Type K mortar (lime-sand). If cement is desired to be added, a preservation architect should be consulted. Use of “concrete” sand or a mix of “concrete” and “mortar” sand will likely perform better in wider joints. It is recommended that the color not precisely match any of the existing colors to help differentiate these repairs from others.	
Sealing around windows and doors with a high movement polyurethane sealant.	
During improvements of grading and drainage on the south face, include repointing of any deteriorated mortar joints that are uncovered and repairs at window wells.	
Rebuilding southwest corner foundation wall of addition to below frost line.	
Architectural Wood Trim and Lap Siding	
Repair or replacement of deteriorated fascia trim in conjunction with roof, gutters and downspout work.	
Painting	
Windows	
Replacement of broken or missing glass, and new glazing putty.	
Painting at areas at glass replacement.	
Doors	
Replacement of broken or missing glass, and new glazing putty.	
Painting at areas at glass replacement.	

IMMEDIATE REPAIR RECOMMENDATIONS First Year Project Work Area	Owner's Notes:
Structural	
Installation of north-south tie rods at first floor level.	
Installation of north-south tie rods at balcony floor level.	
Installation of two buttresses with tie rods in basement.	
Installation of east-west tie rods at balcony level.	
Installation of over-decking and repair/replacement of east beam at balcony level.	
Installation of stage roof hangers and framing angles.	
Installation of vertical legs at stage roof framing.	
Reframing of bearing wall at south end of stage wall.	

Estimate of Probable Costs for Recommended Immediate Repairs

TA Project # HP13.001.00B
Date: July 2013
Cost Estimate Based on Calendar Year: 2013

Total Building Net Square Footage: 2-1/2 stories 7,017

	ITEM	QTY	U	UNIT COST	COSTS
Div 1	**General Requirements**				
	Mobilization and Supervision	1	mo	$ 19,000.00	$ 19,000
	Demolition of roofing	4,934	sf	$ 1.00	$ 4,934
Div 2	**Sitework**				
	Install French drain along south elevation	95	lf	$ 5.50	$ 523
	Top soil and sod installation along south side	725	sf	$ 1.50	$ 1,088
	Grade away from south elevation	600	cy	$ 4.50	$ 2,700
Div 3	**Concrete**				
	Installation of two buttresses with tie rods in basement	1	ls	$ 30,000.00	$ 30,000
Div 4	**Masonry**				
	Install crack monitors and monitor	1	ls	$ 1,000.00	$ 1,000
	Point open joints	500	lf	$ 15.00	$ 7,500
	Rebuild southwest corner to frost line	60	sf	$ 200.00	$ 12,000
	Reconstruct window wells	12	ea	$ 600.00	$ 7,200
	Repair and cap brick chimney at addition roof	1	ea	$ 500.00	$ 500
Div 5	**Metals**				
	Installation of north-south tie rods at first floor level	1	ls	$ 3,500.00	$ 3,500
	Installation of north-south tie rods at balcony floor level	1	ls	$ 3,500.00	$ 3,500
	Installation of east-west tie rods at balcony level	2	ea	$ 2,000.00	$ 4,000
	Installation of stage roof hangers & framing angles	1	ls	$ 8,000.00	$ 8,000
Div 6	**Wood and Plastics**				
	Over-decking and repair of east beam at balcony	1	ls	$ 6,000.00	$ 6,000
	Improve west stair framing	1	ls	$ 2,000.00	$ 2,000
	Install vertical legs at stage roof framing	1	ls	$ 1,000.00	$ 1,000
	Reframing of bearing wall at south end of stage wall	1	ls	$ 2,000.00	$ 2,000
	Repair deteriorated fascias and trims at roof edges	150	lf	$ 10.00	$ 1,500
	Replace box gutter at flat roof	50	lf	$ 50.00	$ 2,500
Div 7	**Thermal and Moisture Protection**				
	Replace gabled shingle roof and flashings	3,200	sf	$ 3.00	$ 9,600
	Replace flat membrane roof and flashings	1,734	ea	$ 4.00	$ 6,936
	Install gutters and downspouts	128	lf	$ 15.00	$ 1,920
	Repair sealant and flashings at chimney	5	ea	$ 50.00	$ 250

Estimate of Probable Costs for Recommended Immediate Repairs

TA Project # HP13.001.00B
Date: July 2013
Cost Estimate Based on Calendar Year: 2013

Total Building Net Square Footage: 2-1/2 stories 7,017

	ITEM	QTY	U	UNIT COST	COSTS
	Install high movement sealant at windows and doors	950	lf	$ 2.00	$ 1,900
Div 8	**Doors and Windows**				
	Replace broken or missing glass at windows	11	ea	$ 25.00	$ 275
	Replace broken or missing glass at door transoms	3	ea	$ 25.00	$ 75
Div 9	**Finishes**				
	Paint replaced fascia & trim board at roof edges	300	sf	$ 4.00	$ 1,200
	Paint areas adjacent to glass replacment at windows	11	ea	$ 10.00	$ 110
	Paint areas adjacent to glass replacement at door	3	ea	$ 10.00	$ 30
	SUBTOTAL			$ 20.34	**$ 142,740**
	General Contractor Fee	10.0%		$ 2.03	$ 14,274
	SUBTOTAL			$ 22.38	$ 157,014
	Construction Contingency	5.0%		$ 1.12	$ 7,851
	SUBTOTAL			$ 23.50	$ 164,865
	Design/Estimate Contingency	15.0%		$ 3.52	$ 24,730
	SUBTOTAL			$ 27.02	$ 189,594
	Escalation Factor (5% per year)	5.0%		$ 1.35	$ 9,480
	TOTAL ANTICIPATED CONSTRUCTION COST - 2014			**$ 28.37**	**$ 199,074**

RECOMMENDATIONS 5-10 Years Project Work Area	Owner's Notes:
SITE	
Reconstruction of window wells.	
Installation of new accessible ramp from west door into addition and along south elevation to new sidewalk to curb	
Installation of accessible parking at Rhode Island Street	
Installation of code compliant handrails at main entry steps.	
Installation of new rear door stoops/stairs.	
Installation of new sod.	
EXTERIOR	
Roofs, Gutters and Downspouts	
Replace sanitary to main	
Masonry	
Re-setting entry steps on rebuilt or repaired piers. Pin and fill cracked treads.	
Pin and fill repairs of cracked lintels and sills at windows.	
Lateral pinning at cracks in all facades.	
Rebuilding at old door on the south face, if opening will not be used tooth in jambs or provide ties to anchor through the infilled area.	
Anchoring or rebuilding bulged areas on the west and south faces associated with windows.	
Repointing at cracked or deteriorated joints. See commentary on in immediate-term recommendations.	
Full repoint of the building, including below grade to the frost line.	
Cleaning of the stonework.	
Architectural Wood Trim and Lap Siding	
Repair or replacement of deteriorated parapet and wood trim at eaves.	
Repair or replacement of deteriorated lap siding.	
Replacement of cement siding boards with new wood siding matching the original wood siding.	
Windows	
Restoration of windows including repair or replacement of deteriorated wood components, reglazing, replacement of ropes and weights, replacement of missing or non-historic hardware, replacement of window sash that is missing or deteriorated beyond repair with new windows matching the historic windows and painting. Replacement components should be made with old growth wood, white oak or mahogany.	
Replication of missing screen windows.	
Review of installation of storm windows.	
Doors	
Restoration of doors including repair or replacement of deteriorated wood components, reglazing, replacement of missing or non-historic hardware and painting. Replacement components should be made with old growth wood, white oak or mahogany.	
Replication of missing screen doors.	

RECOMMENDATIONS 5-10 Years Project Work Area	Owner's Notes:
Interior	
Smooth Plaster	
Repair and restoration of smooth plaster. Repair of structural settlement must be made prior to interior work.	
Consider paint analysis prior to plaster restoration.	
Restoration of decorative frieze in balcony.	
Interior Doors	
Restoration of doors including repair or replacement of deteriorated wood components, replacement of broken or missing glazing, reglazing, replacement of missing or non-historic hardware and painting. Replacement components should be made with old growth wood, white oak or mahogany.	
Flooring	
Restoration of wood flooring throughout the building. Take care not to oversand, which will reduce the overall thickness of the flooring.	
Restoration of tile flooring in basement. Any new flooring should be compatible with the existing original flooring.	
Staircases	
Reconstruction of Stair No. 1 to make it structurally sound and replacement of missing components; code compliancy upgrades.	
Casework and Architectural Moldings	
Restoration of the original woodwork to include removal of paint, replacement of missing components, re-attachment where required and painting.	
Consider paint analysis be made prior to woodwork restoration.	
Code Compliancy	
Reconstruction of Stair No. 2 to provide code compliant enclosed stairway with egress to exterior, and second means of egress from Main Hall.	
Installation of new accessible toilet rooms in existing office on first floor (Office 103) and basement space directly below (Toilet 003 and Storage 004).	
ADA access to Main Hall (see Site section).	
Installation of guard rails at balcony aisles and Main Hall windows.	
Structural	
Reframing of Stair No. 1.	
Mechanical, Electrical & Plumbing	
Installation of all new plumbing systems.	
Installation of all new HVAC systems.	
Installation of all new lighting and power systems.	
Installation of new power distribution system.	
Installation of sprinkler system.	
Installation of communication, FA and security system.	

Estimate of Probable Costs for Complete Building Restoration*

TA Project # HP13.001.00B
Date: July 2013
Cost Estimate Based on Calendar Year: 2013

Total Building Net Square Footage: 2-1/2 stories | 7,017

*This cost estimate assumes that all items in the Immediate Repairs cost estimate have been completed.

	ITEM	QTY	U	UNIT COST	COSTS
Div 1	**General Requirements**				
	Mobilization and Supervision	1	mo	$ 150,000.00	$ 150,000
	Vertical Access for exterior & interior restoration	4	mo	$ 10,000.00	$ 40,000
	Demolition of existing equipment and systems	7,017	sf	$ 1.00	$ 7,017
	Demolition of existing electrical	7,017	sf	$ 1.00	$ 7,017
	Demolition/salvage of deteriorated wood stairs	5	fl	$ 500.00	$ 2,500
Div 2	**Sitework**				
	Sidewalks and parking area	50	sy	$ 100.00	$ 5,000
	Final topsoil and sod installation	2,275	sf	$ 1.50	$ 3,413
Div 3	**Concrete**				
	Install handicap accessible ramp footing to sw door	40	lf	$ 40.00	$ 1,600
	Rehabilitation of Interior Flooring at basement	2,900	sf	$ 4.00	$ 11,600
Div 4	**Masonry**				
	Stone masonry work - clean 100%	4,100	sf	$ 5.00	$ 20,500
	Stone masonry rake & repoint 100% down to frost line	5,000	sf	$ 20.00	$ 100,000
	Reset entry steps on repaired piers, pin and fill treads	50	sf	$ 70.00	$ 3,500
	Pin and fill cracked window lintels and sills	2	ea	$ 500.00	$ 1,000
	Lateral pinning at cracks in all facades	1	ls	$ 15,000.00	$ 15,000
	Rebuild old door location on south façade	50	sf	$ 500.00	$ 25,000
	Rebuild bulged areas on west and south near windows	100	sf	$ 500.00	$ 50,000
	Reconstruct window wells	12	ea	$ 600.00	$ 7,200
Div 5	**Metals**				
	Install code compliant handrails at main entry steps	20	lf	$ 75.00	$ 1,500
	Install code compliant handrails at rear door steps	50	lf	$ 25.00	$ 1,250
	Install code compliant handrails at ramp	80	lf	$ 25.00	$ 2,000
	Install code compliant guardrail at balcony & windows	50	lf	$ 250.00	$ 12,500
Div 6	**Wood and Plastics**				
	Reframing of Stair No. 1 & reinstall finishes	1	ls	$ 6,000.00	$ 6,000
	Reconstruct Stair No. 2 & reinstall finishes	1	ls	$ 4,000.00	$ 4,000
	Install steps and landings at two rear doors	128	sf	$ 40.00	$ 5,120
	Handicap accessible ramp to SW door	120	sf	$ 40.00	$ 4,800
	Repair wood lap siding	730	sf	$ 5.50	$ 4,015
	Restore interior woodwork wainscot and trims	300	sf	$ 5.00	$ 1,500
Div 7	**Thermal and Moisture Protection**				

Estimate of Probable Costs for Complete Building Restoration*

TA Project # HP13.001.00B
Date: July 2013
Cost Estimate Based on Calendar Year: 2013

Total Building Net Square Footage: 2-1/2 stories | 7,017

*This cost estimate assumes that all items in the Immediate Repairs cost estimate have been completed.

	ITEM	QTY	U	UNIT COST	COSTS
	Insulate ceiling above main hall	2,400	sf	$ 2.50	$ 6,000
	Install high movement sealant at windows and doors	950	lf	$ 2.00	$ 1,900
Div 8	**Doors and Windows**				
	Restore exterior wood doors and hardware	6	ea	$ 3,000.00	$ 18,000
	Install appropriate storm doors or screens	5	ea	$ 1,000.00	$ 5,000
	Restore interior wood doors and hardware	9	ea	$ 700.00	$ 6,300
	Restore wood windows	36	ea	$ 2,000.00	$ 72,000
	Install appropriate storm windows or screens	36	ea	$ 500.00	$ 18,000
Div 9	**Finishes**				
	Restore plaster wall finishes	10,000	sf	$ 8.00	$ 80,000
	Restore plaster ceiling finishes	4,100	sf	$ 10.00	$ 41,000
	Restore hardwood floors	4,100	sf	$ 8.00	$ 32,800
	Interior painting	17,000	sf	$ 1.00	$ 17,000
	Paint exterior lap siding and woodwork	2,500	sf	$ 4.00	$ 10,000
	Paint exterior wood windows	36	ea	$ 55.00	$ 1,980
	Paint exterior wood doors	6	ea	$ 55.00	$ 330
	Restore decorative paint scheme at balcony frieze	70	lf	$ 15.00	$ 1,050
Div 10	**Specialties**				
	Toilet Compartments and accessories	4	ea	$ 7,500.00	$ 30,000
	Signage	1	ls	$ 2,500.00	$ 2,500
Div 13	**Special Construction**				
	Fire sprinkler	7,017	sf	$ 4.00	$ 28,068
	Communication, FA & Security	7,017	ls	$ 4.00	$ 28,068
Div 14	**Conveying Systems**				
	Hydraulic Lift	3	stp	$ 15,000.00	$ 45,000
Div 15	**Mechanical**				
	New plumbing upper levels	4,100	sf	$ 7.00	$ 28,700
	New plumbing lower level	2,917	sf	$ 2.00	$ 5,834
	New HVAC upper levels	4,100	ea	$ 15.00	$ 61,500
	New HVAC lower level	2,917	ea	$ 5.00	$ 14,585
Div 16	**Electrical**				
	New lighting and power upper levels	4,100	sf	$ 12.00	$ 49,200
	New lighting and power lower level	2,917	sf	$ 6.00	$ 17,502

Estimate of Probable Costs for Complete Building Restoration*

TA Project # HP13.001.00B
Date: July 2013
Cost Estimate Based on Calendar Year: 2013

Total Building Net Square Footage: 2-1/2 stories | 7,017

*This cost estimate assumes that all items in the Immediate Repairs cost estimate have been completed.

ITEM	QTY	U	UNIT COST	COSTS
Distribution	7,017	sf	$ 2.00	$ 14,034
SUBTOTAL			$ 160.95	**$ 1,129,383**
General Contractor Fee	10.0%		$ 16.09	$ 112,938
SUBTOTAL			$ 177.04	$ 1,242,321
Construction Contingency	5.0%		$ 8.85	$ 62,116
SUBTOTAL			$ 185.90	$ 1,304,437
Design/Estimate Contingency	15.0%		$ 27.88	$ 195,666
SUBTOTAL -2013			$ 213.78	$ 1,500,102
Escalation Factor (5% per year)	5.0%			$ 75,005
TOTAL ANTICIPATED CONSTRUCTION COST - 2014				**$ 1,575,107**
Escalation Factor (5% per year)	5.0%			$ 78,755
TOTAL ANTICIPATED CONSTRUCTION COST - 2015				**$ 1,653,863**
Escalation Factor (5% per year)	5.0%			$ 82,693
TOTAL ANTICIPATED CONSTRUCTION COST -2016				**$ 1,736,556**
Escalation Factor (5% per year)	5.0%			$ 86,828
TOTAL ANTICIPATED CONSTRUCTION COST - 2017				**$ 1,823,384**
Escalation Factor (5% per year)	5.0%			$ 91,169
TOTAL ANTICIPATED CONSTRUCTION COST - 2018				**$ 1,914,553**

ONGOING MAINTENANCE RECOMMENDATIONS Project Work Area	Ongoing Maintenance Seasonally	Annually	Every 2 -5 Years	Every 15 -20 Years	Owner's Notes:
EXTERIOR					
Roofs, Gutters and Downspouts					
Clean gutters and downspouts of debris (seasonally preferred)	X	X			
Masonry					
Inspection for cracks, open joints and other signs of distress. (seasonally - preferred, annually)	X	X			
Inspection of sealant at windows and doors. (every 2 years - preferred, every 5 years)			X	X	
Architectural Wood Trim and Lap Siding					
Painting				X	
Windows					
Painting.				X	
Doors					
Painting.				X	

APPENDICES

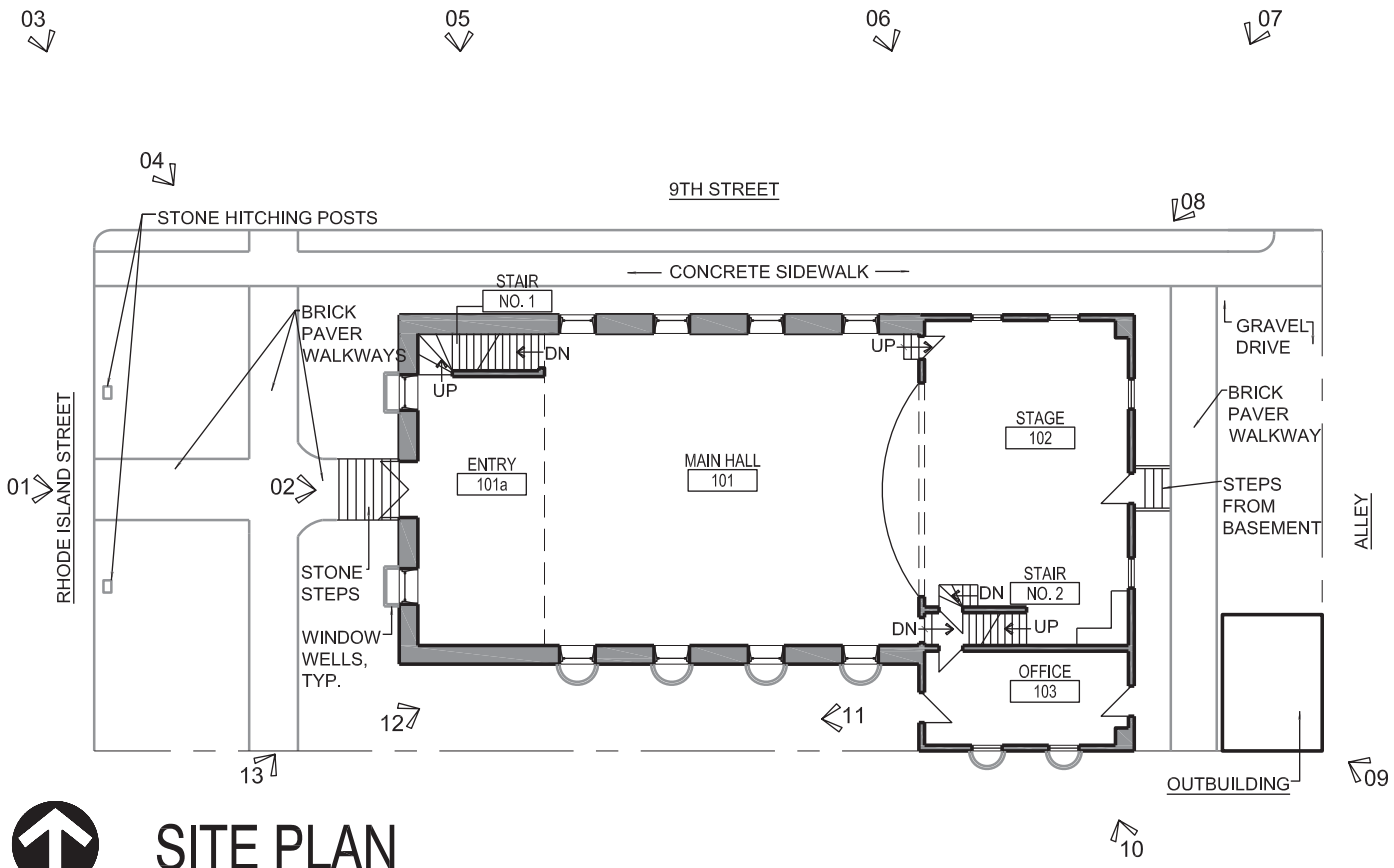
Appendix 1.
Standards for Rehabilitation

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix 2.
Current Photographs



SITE PLAN

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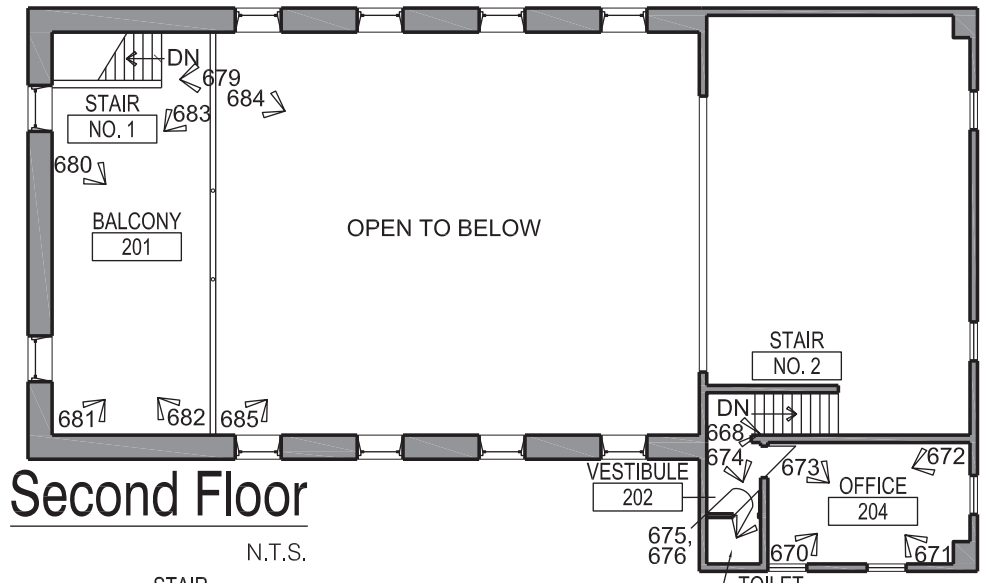
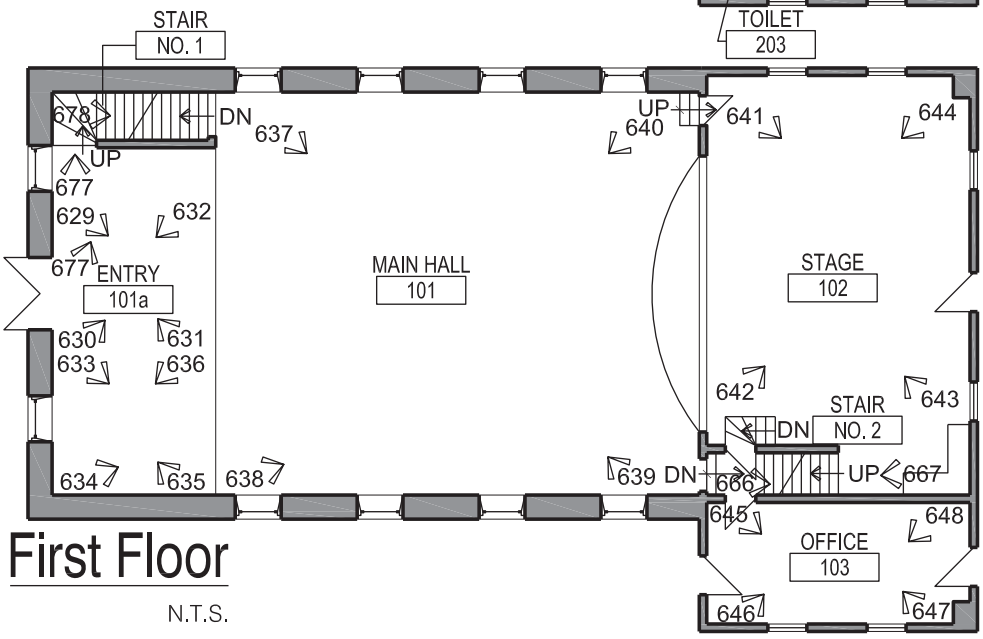


Second Floor

N.T.S.



First Floor

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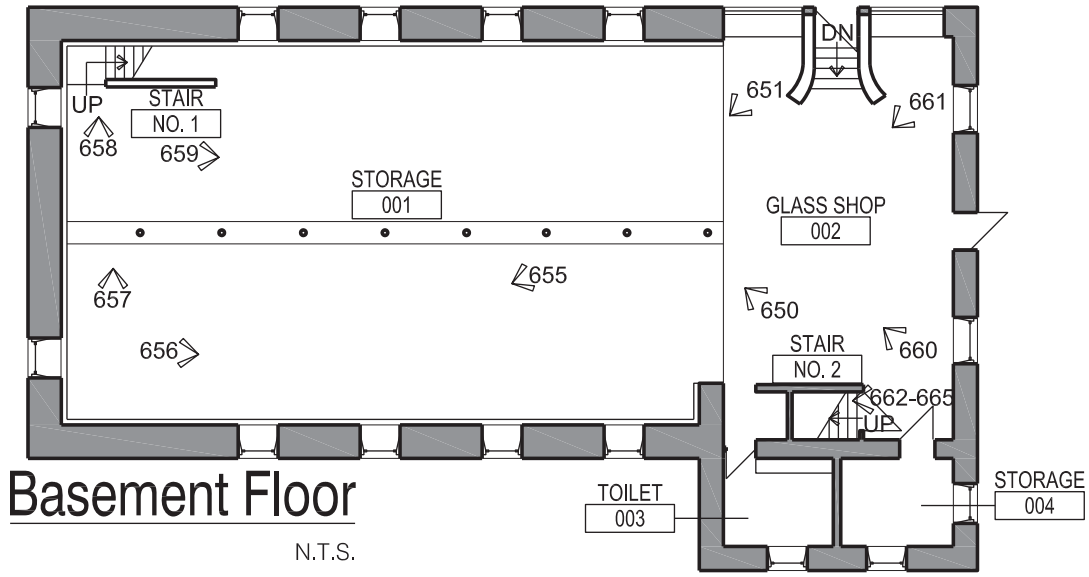

Basement Floor

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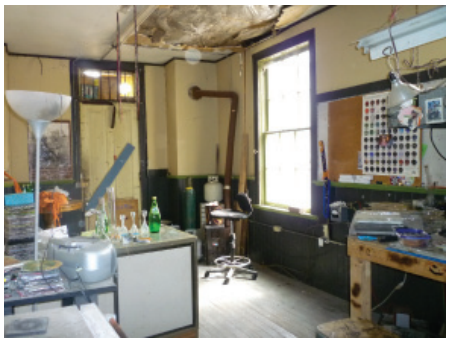

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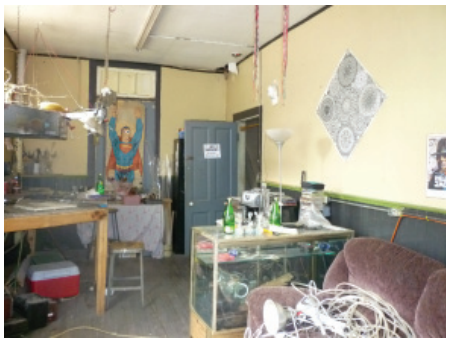

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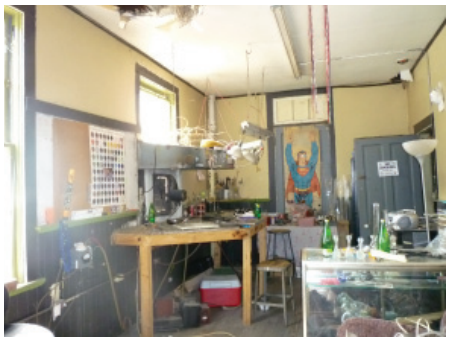

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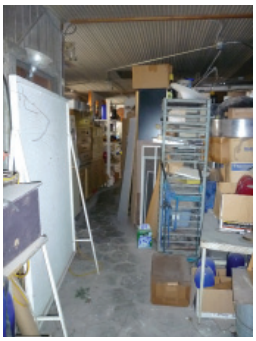

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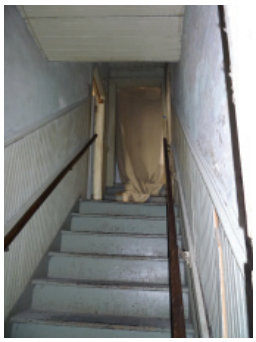

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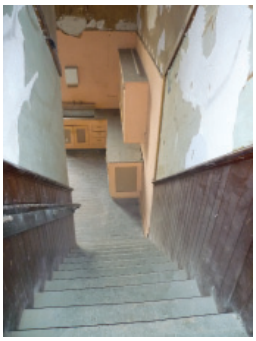

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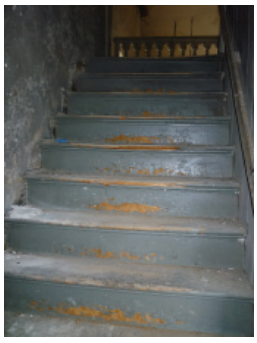

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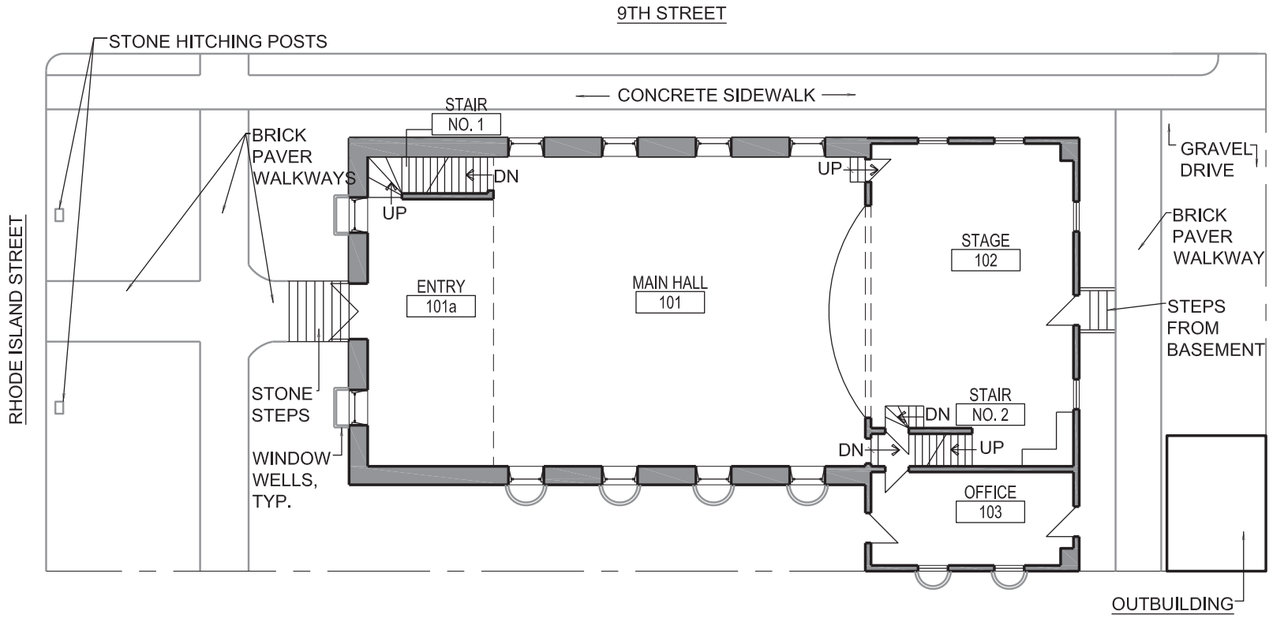
Appendix 3. Existing Plans,
Elevations & Sections



SITE PLAN

Scale: 1/16" = 1'-0"

NORTH

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1040 Vermont Street
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Fax: 785.843.7536
www.treanorarchitects.com

Proj # HP13.001.00B

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Historic Structure Report

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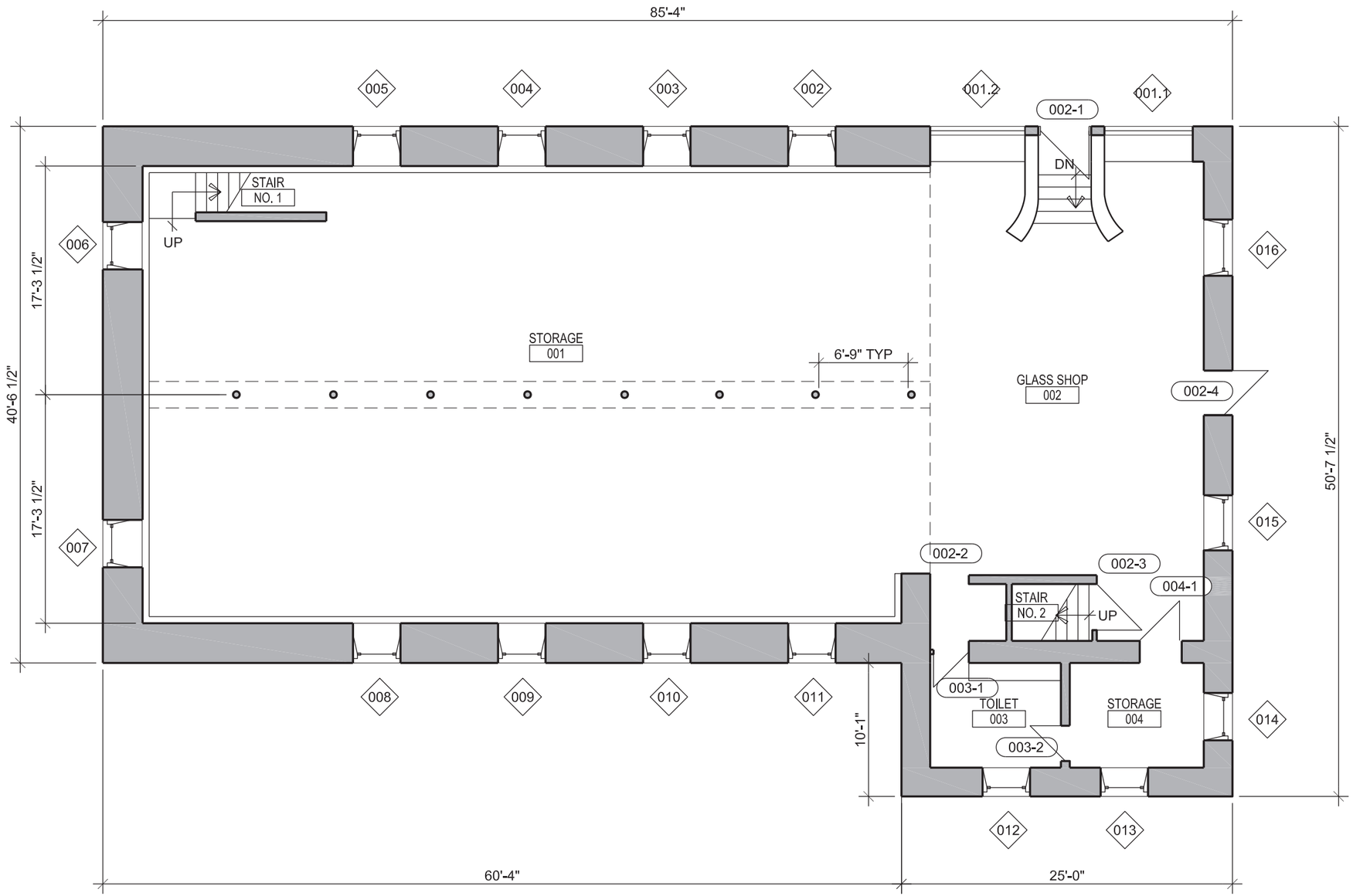
A010



NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

Existing Basement Floor Plan

Scale: 1/8" - 1'-0"

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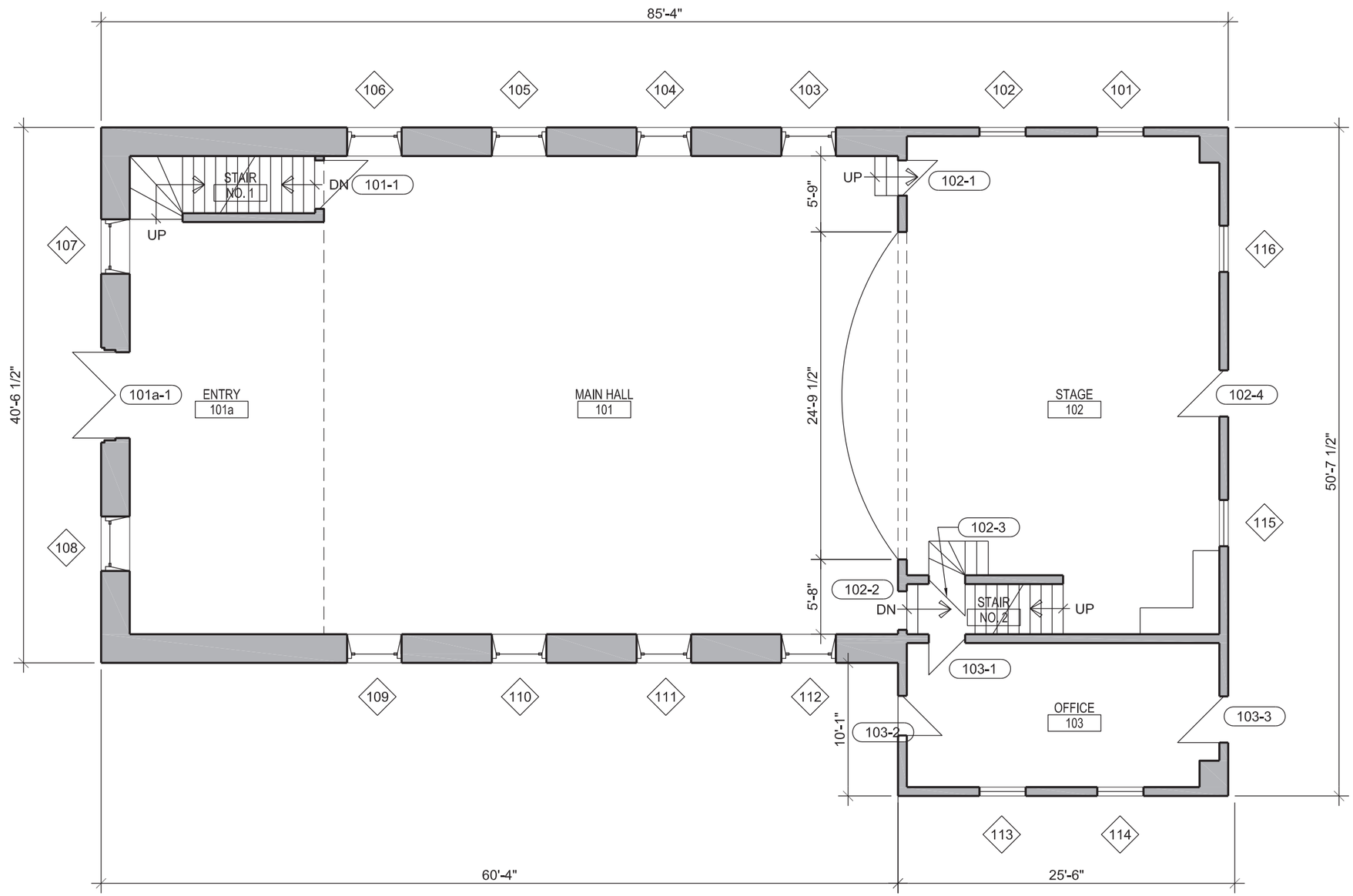

NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

Existing First Floor Plan

Scale: 1/8" - 1'-0"

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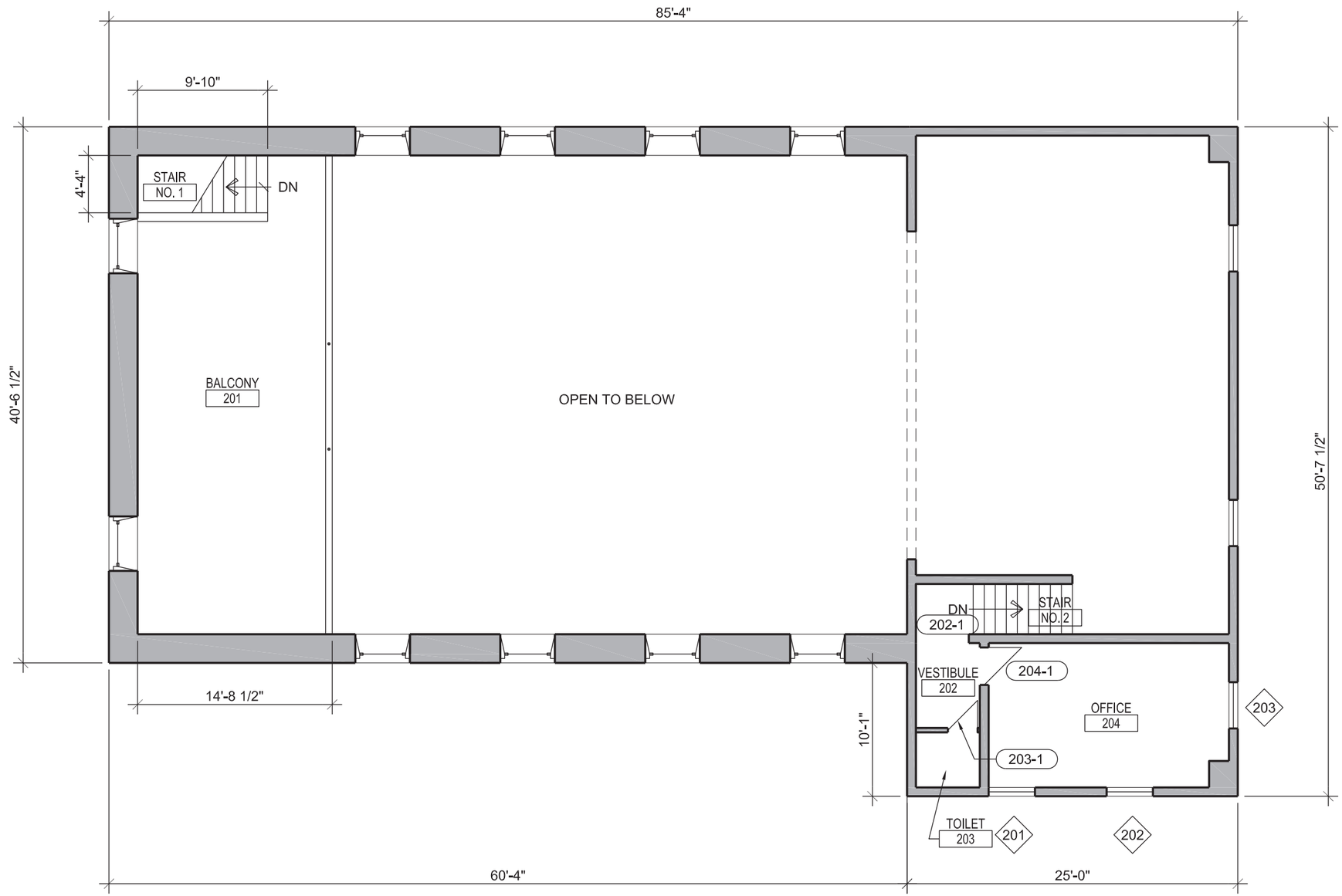

NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

Existing Second Floor Plan

Scale: 1/8" - 1'-0"

NORTH

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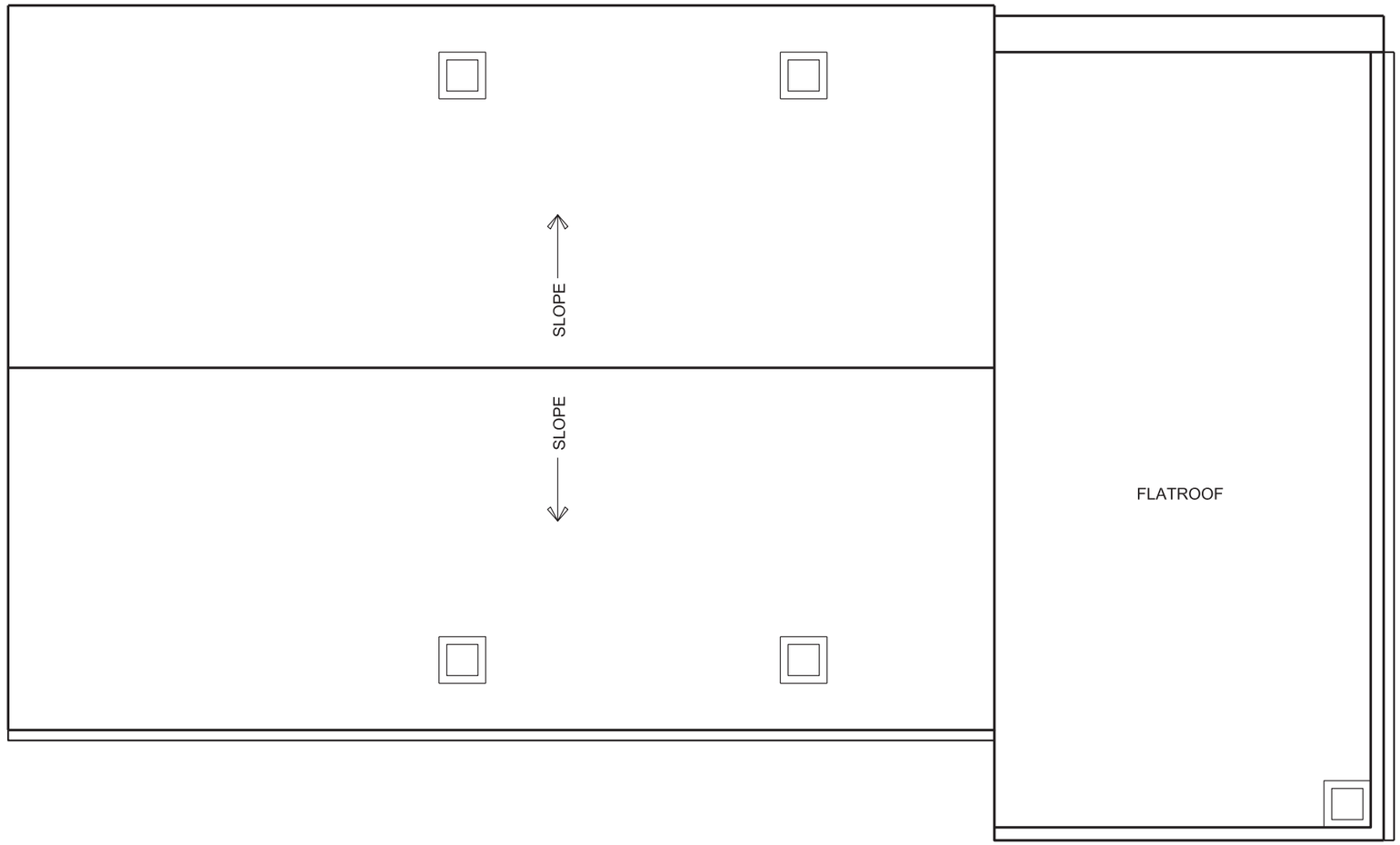
A102



NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

Roof Plan

Scale: 1/8" - 1'-0"

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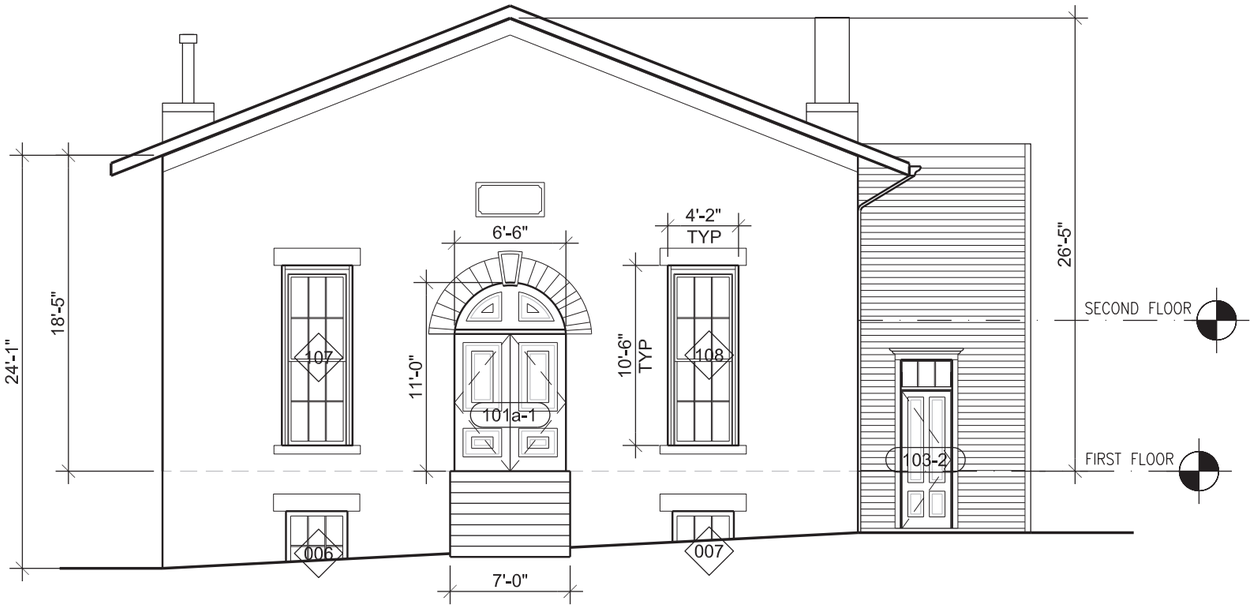

NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS, VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

West Elevation

Scale: 1/8" - 1'-0"

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A201

NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

North Elevation

Scale: 1/8" - 1'-0"

Proj # HP13.001.00B

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Historic Structure Report

Review Set

A202

NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

East Elevation

Scale: 1/8" - 1'-0"

Proj # HP13.001.00B

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A203

NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

South Elevation

Scale: 1/8" - 1'-0"

Proj # HP13.001.00B

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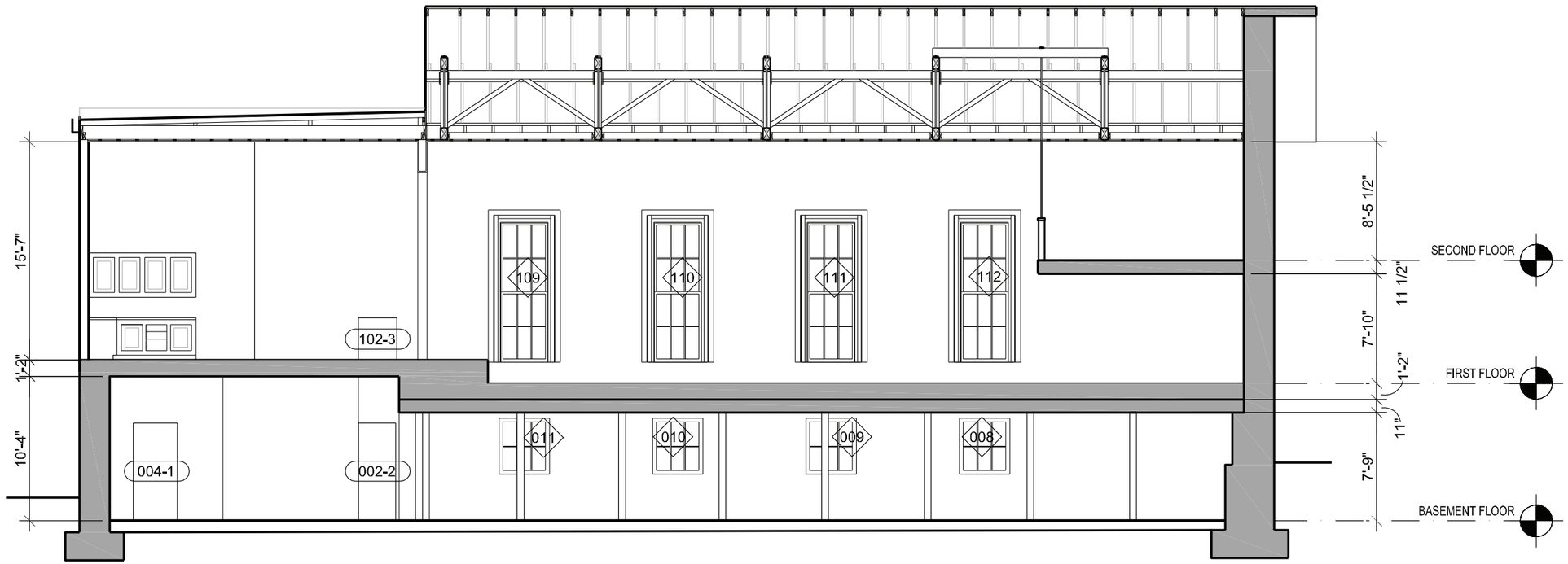
Review Set

A204



NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

Longitudinal Section

Scale: 1/8" - 1'-0"

Proj # HP13.001.00B

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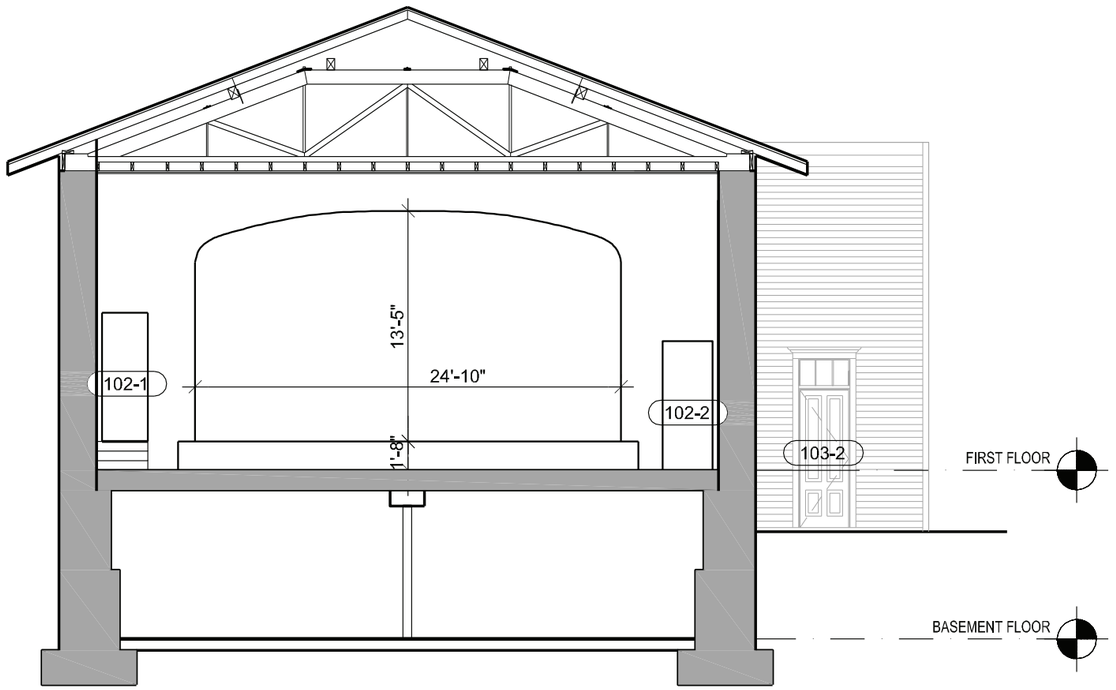
Review Set

A301



NOTE: ACTUAL FIELD CONDITIONS ARE AT VARIANCE WITH THESE DRAWINGS. VERIFICATION OF THE ACTUAL AS BUILT CONDITIONS IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

Transverse Section

Scale: 1/8" - 1'-0"

Proj # HP13.001.00B

TREANOR ARCHITECTS
1040 Vermont Street
Lawrence, Kansas 66044-2920
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Fax: 785.843.7536
www.treanorarchitects.com

Turnhalle Building
900 Rhode Island Street
Lawrence, KS 66044

Historic Structure Report

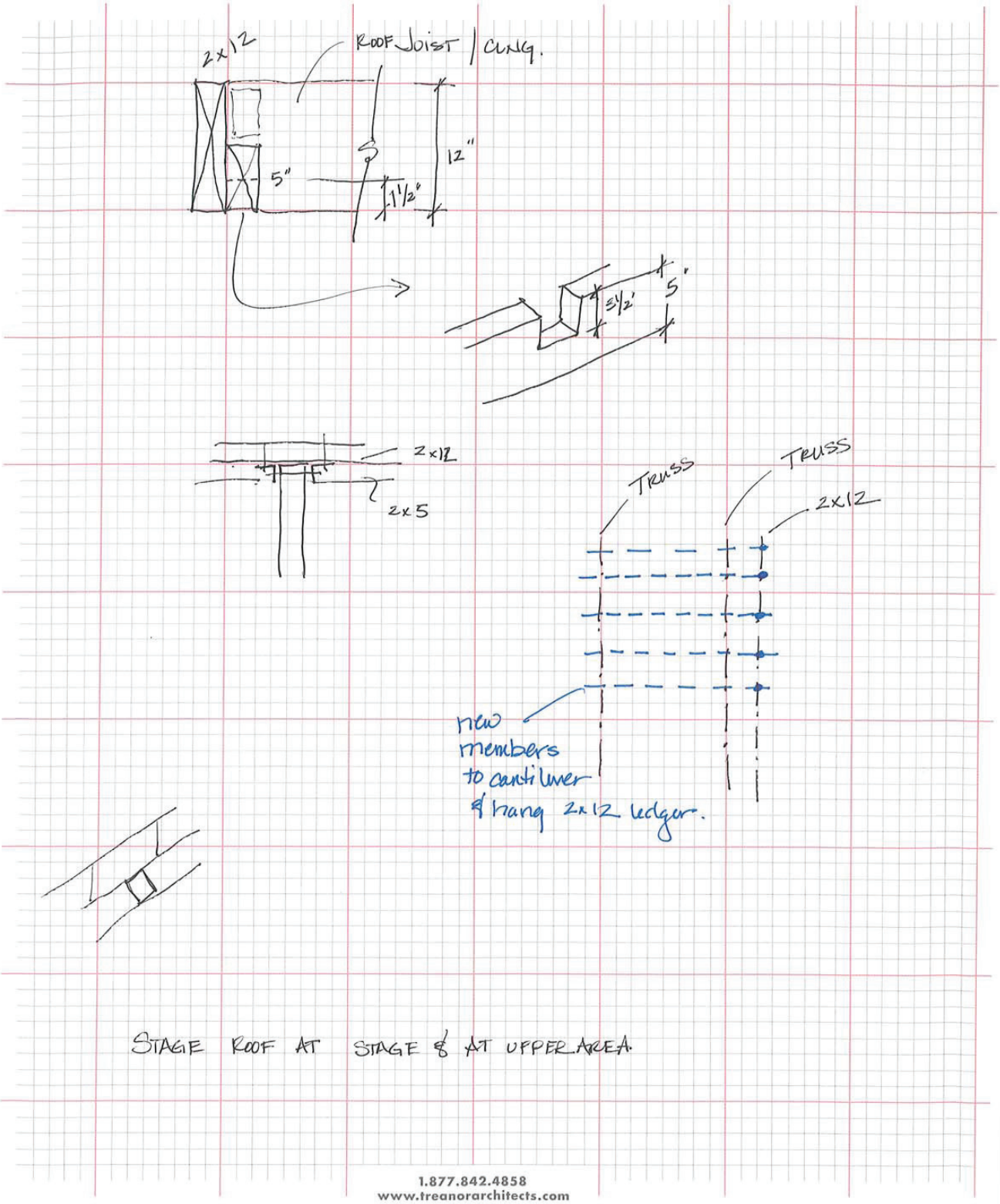
Review Set

A302

Appendix 4. Field Survey
Drawings & Notes

PROJECT: TURNHALLE NO.
DESCRIPTION: STRUCTURAL FRAMING DATE 4/30/2013
BY: J. MANGLITZ SHEET OF

TREANOR ARCHITECTS



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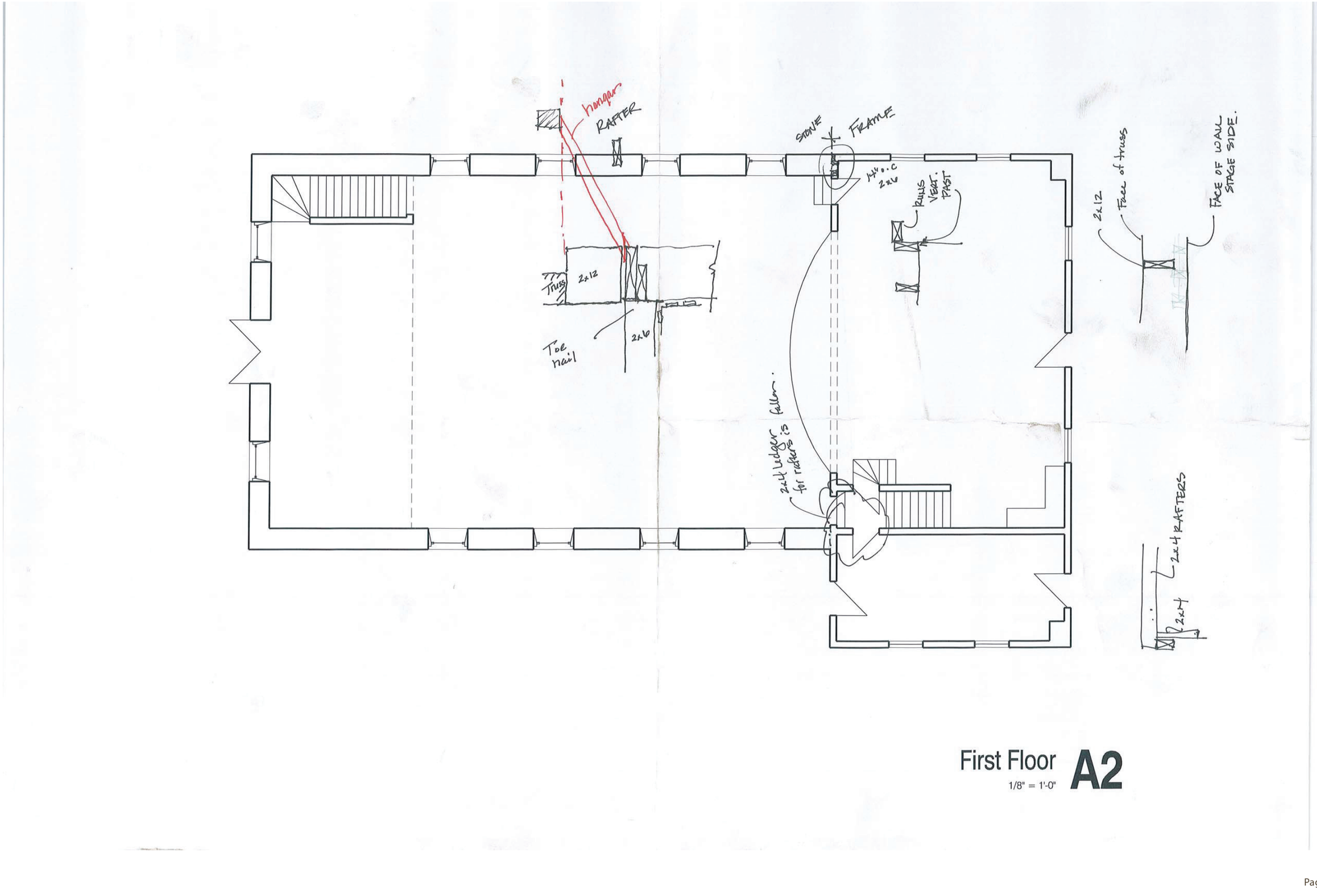
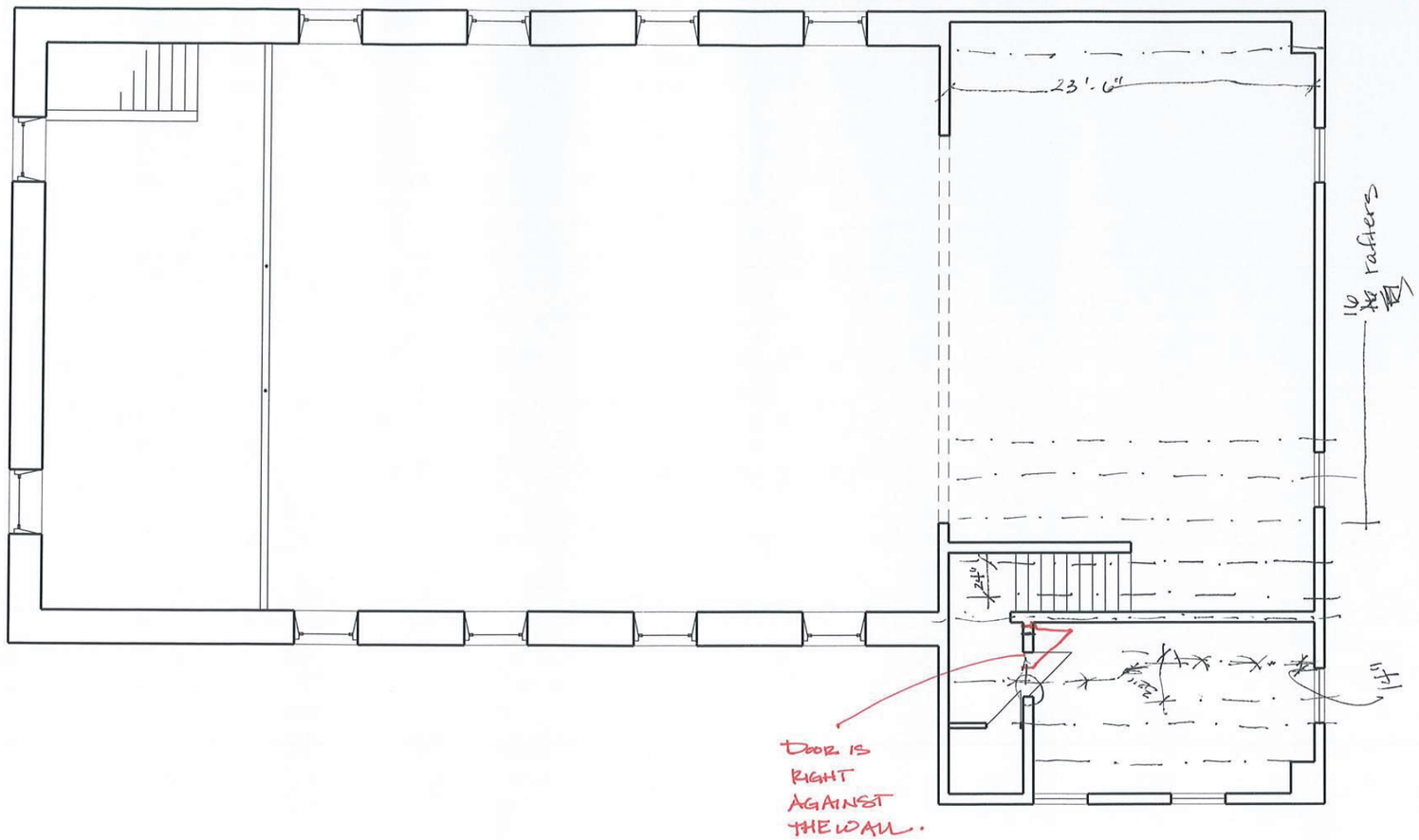


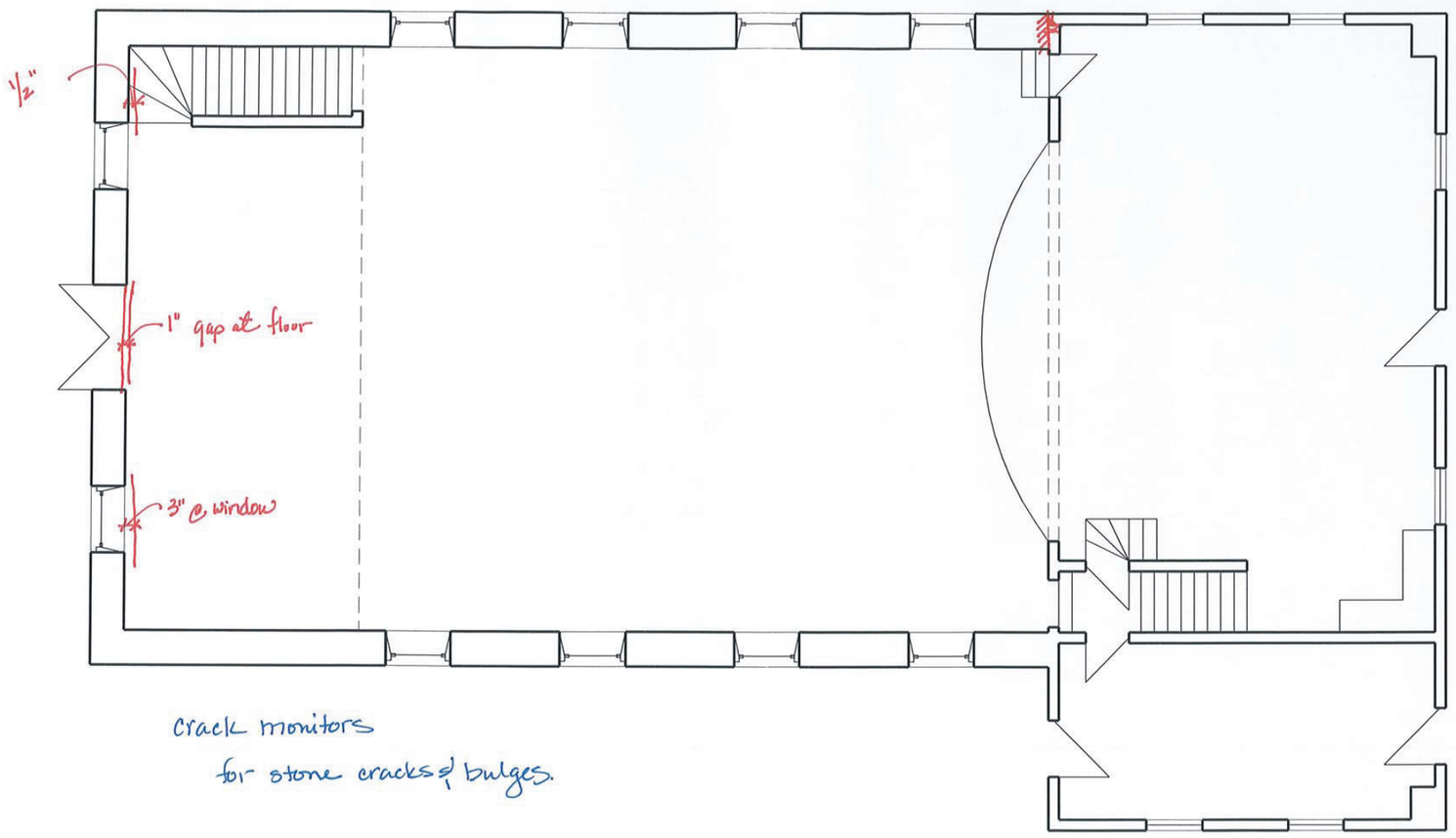
First Floor **A2**
1/8" = 1'-0"



4/30/2013

Second Floor **A3**

1/8" = 1'-0"



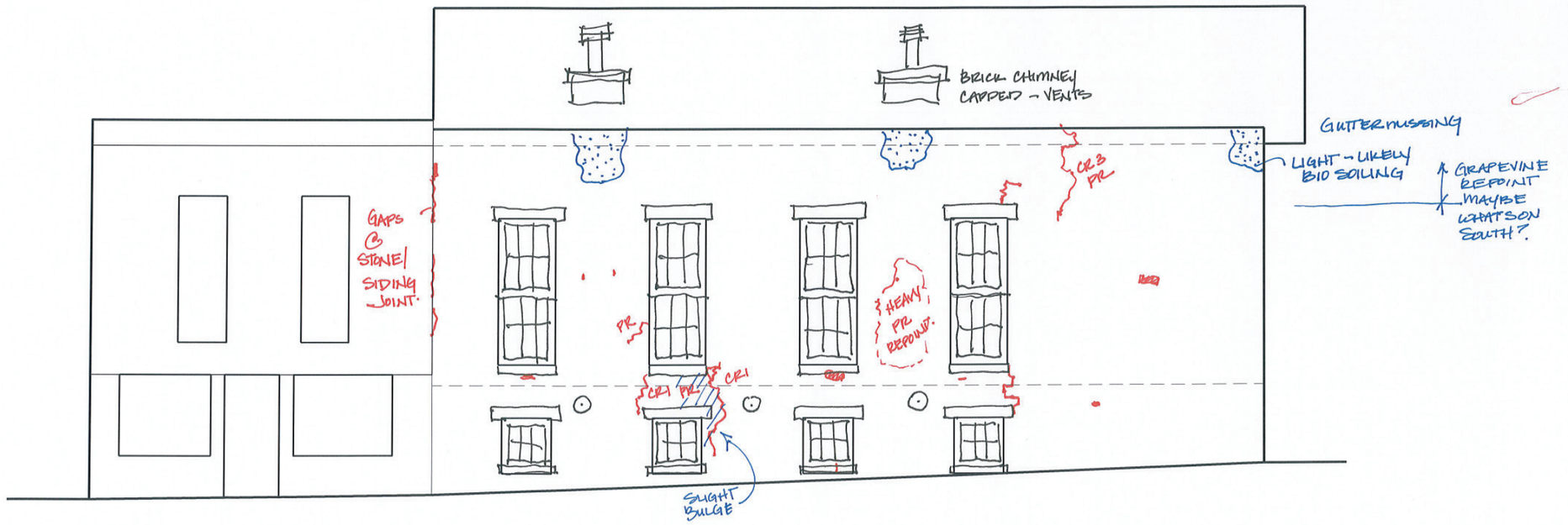
First Floor **A2** 4/30/2013
1/8" = 1'-0"

NOTES:

- REPOINTS:
  - BUFF
  - GRAY
  - UMBER
  - GRAPEVINE BUFF
  - ORIG

PARGING: UP HIGH LOOKS LIKE IT MAY HAVE HAD A STUCCO COAT – LINES FOR JOINTS – LOOK LIKE GRAPEVINE ERA – MAYBE WHAT WAS ON SOUTH LOOKS LIKE IT WENT AWAY WHEN UMBER WAS USED.

UNITS: GOOD CONDITION

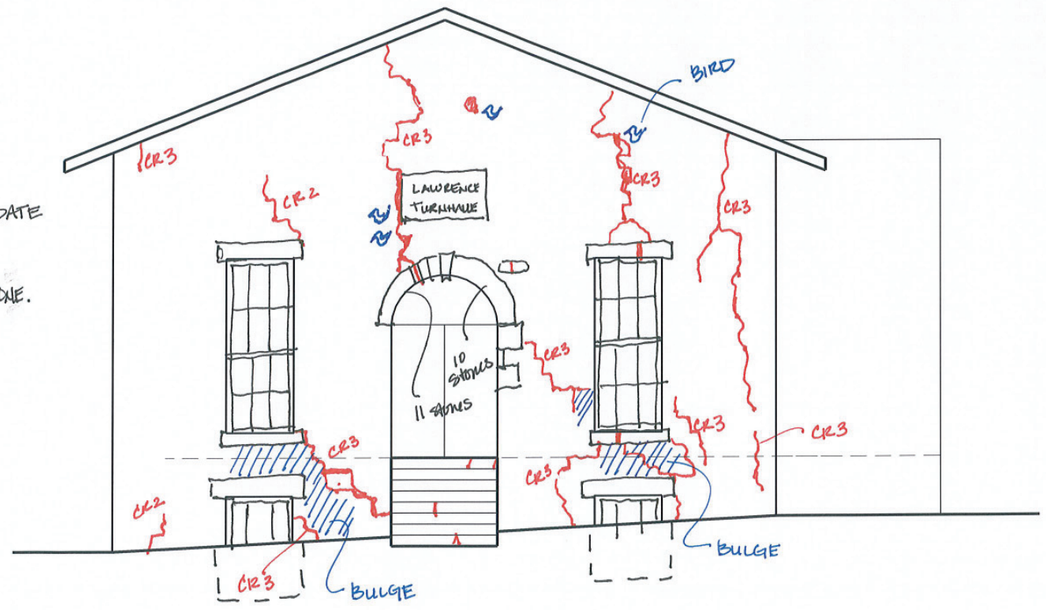


North Elevation **A1**

1/8" = 1'-0"

NOTES:

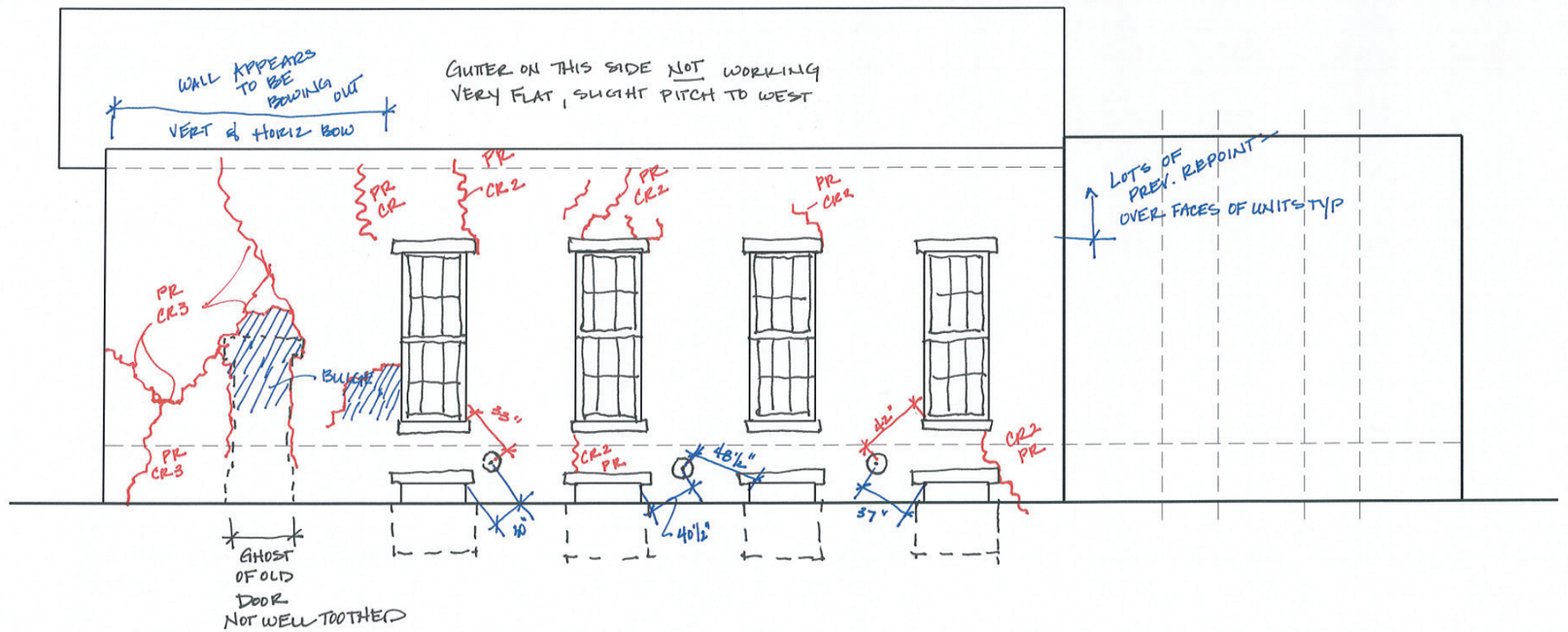
- BASEMENT LINTELS : LIMESTONE
  NOT THE SAME AS 1ST FLOOR
- 3 REPOINT REPAIRS (AT LEAST) SAND IS MUCH FINER THAN ORIG
  - UMBER - MOST PREVALENT
  - OCHRE
  - GRAY
- LINTELS & SILLS HAVE DRESSED MARGINS & BUSHED FIELD
- KEYSTONE IS DRESSED & DATED - DATE IS FADING/ERODED
- TURNHALLE SIGN IS VERY FINELY DONE SCRIPT - MIGHT BE SANDSTONE.
- FEW CRACKED STONES BUT UNITS ARE IN GOOD CONDITION
- CRACKS ARE PRIMARILY AT JTS.
- OPEN & DET. JTS.
- ORIG. MORTAR BEHIND REPOINT IS SOFT, CRUMBLES TO TOUCH, SLIGHTLY HARDER THAN FOUND INSIDE LARGE SAND GRAINS.
- SOILING IS LIGHT - EXCEPT FOR SIGN BLACK BIO OR GYP CRUSTS -
- FRONTS OF STEPS LOOK LIKE THEY WERE DRESSED LIKE LINTELS TOPS SMOOTH



West Elevation **A2**
1/8" = 1'-0"

NOTES:

- UNITS IN GOOD CONDITION
- 3 REPOINTS (MAYBE 4)
  - UMBER - ONLY ON WEST END
  - GRAY - LOW & HI MAY NOT BE SAME - FINISH IS DIFF.
- WALL HAS LARGE AREAS OF ORIG MORTAR VERY SOFT, CRUMBLES UNDER FINGER
- LINTELS - SEE WEST NOTES
- TIES - LATER ADDITION BASED ON HIST PHOTOS. - 5 PT STAR 12" DIA 1 1/4" ROD 2" SQ. NUT
- BASEMENT WINDOWS ADDED LATER TOO PER HIST. PHOTOS (AFTER FRAME ADD).
- LOTS OF PR @ WINDOWS & BTWN 1ST SILL & BASEMENT HEADER SOME HOLDING SOME NOT. ORIG LINTELS HAVE VERY LITTLE BEARING
- REPOINTING GENERALLY NOT GOOD - DOESN'T APPEAR TO BE RAKED PRIOR, LOTS OF MORTAR OVER FACES OF UNITS
- SOME PARGING W/ MORTAR AT WINDOW JAMBS.

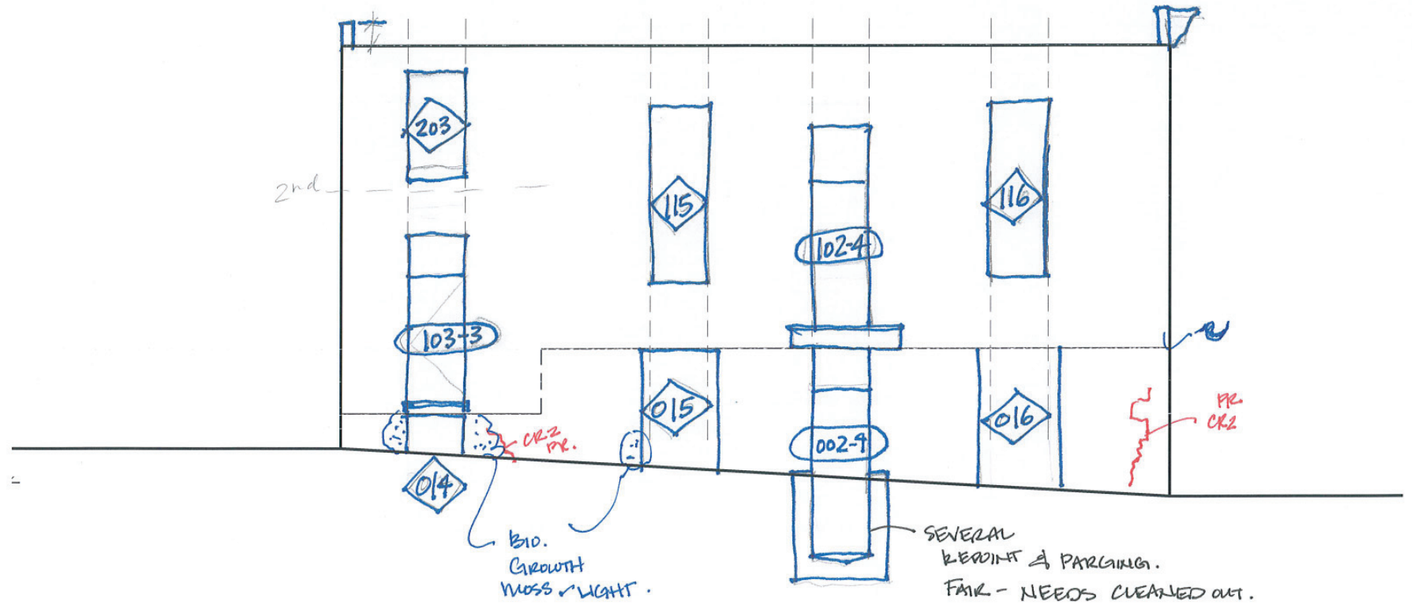


South Elevation **A3**
1/8" = 1'-0"

NOTES: • UNITS: GOOD CONDITION
ONE OR TWO CRACKED

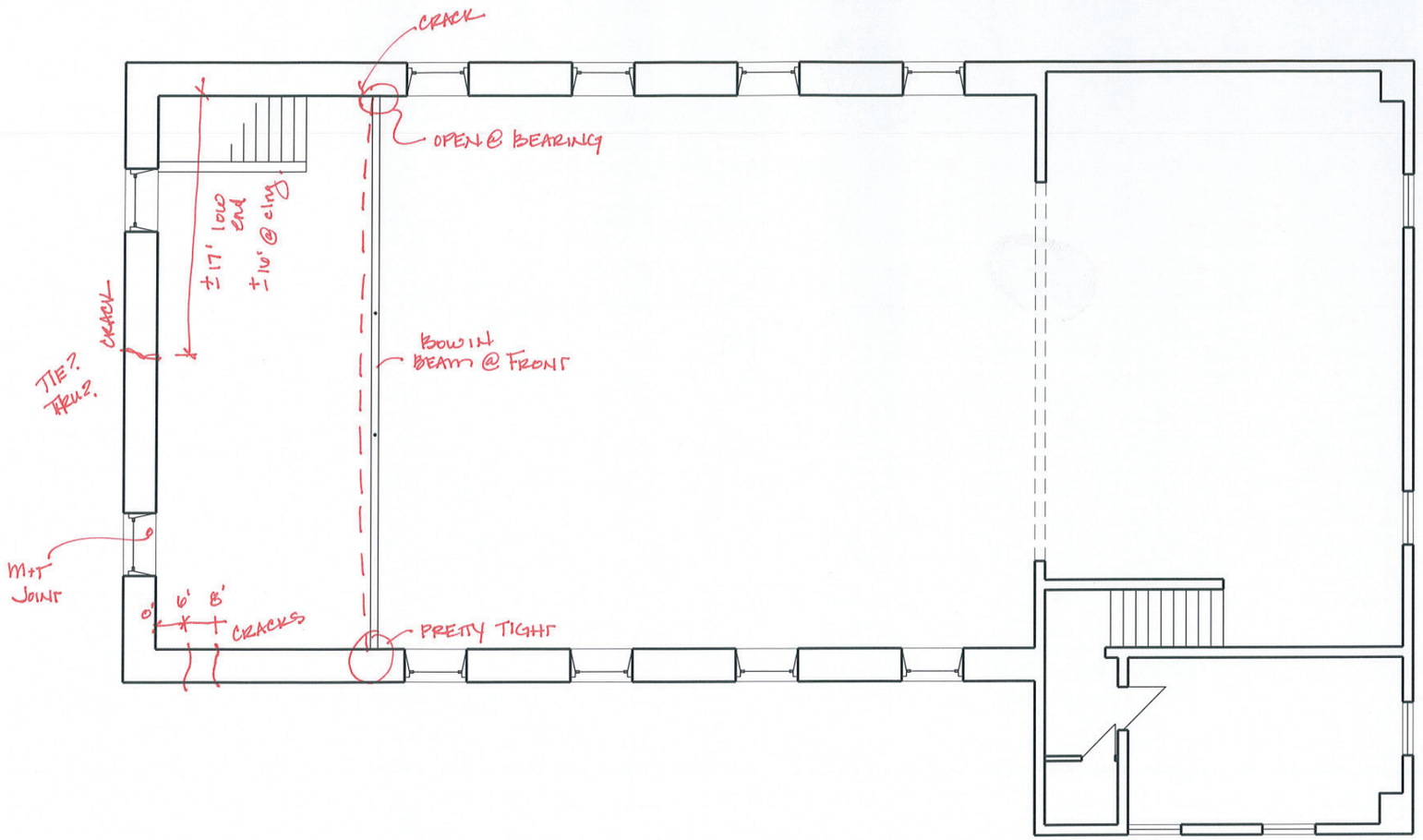
REPOINT:
GRAY (FINE)
BUFF
UMBER

LOTS OF ORIG MORTAR IN SHELTERED AREAS.

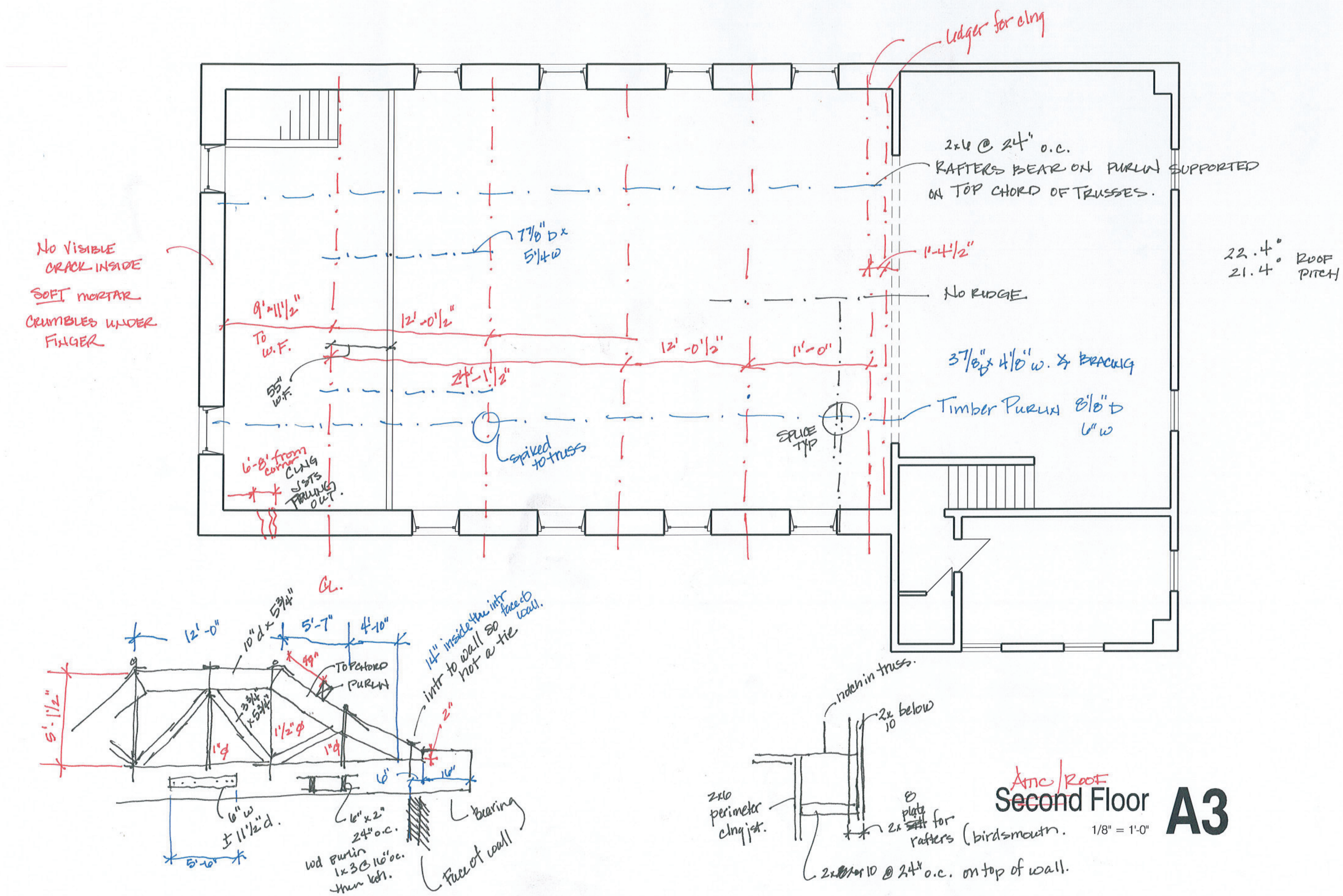


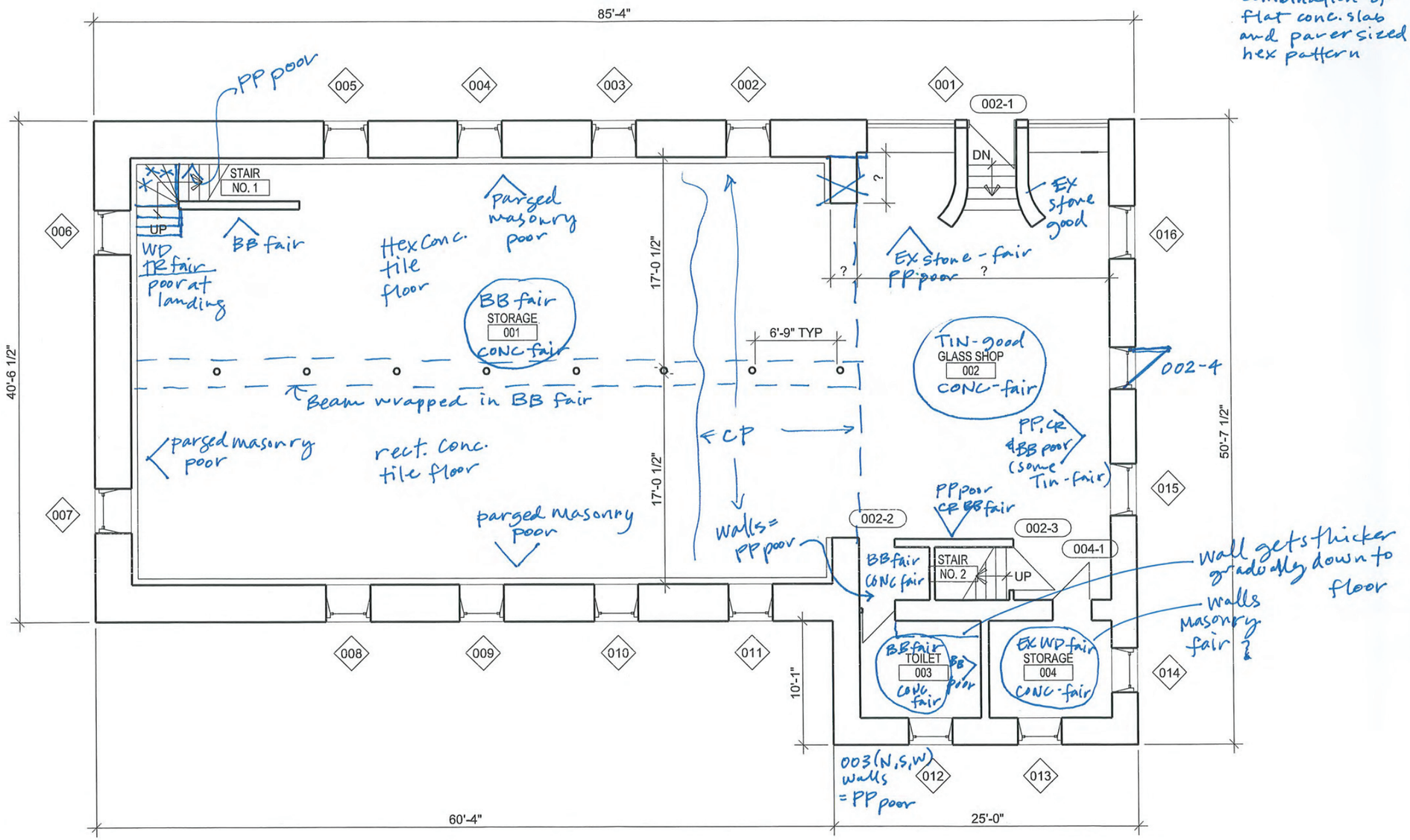
NORTH

East Elevation **A2**
1/8" = 1'-0"



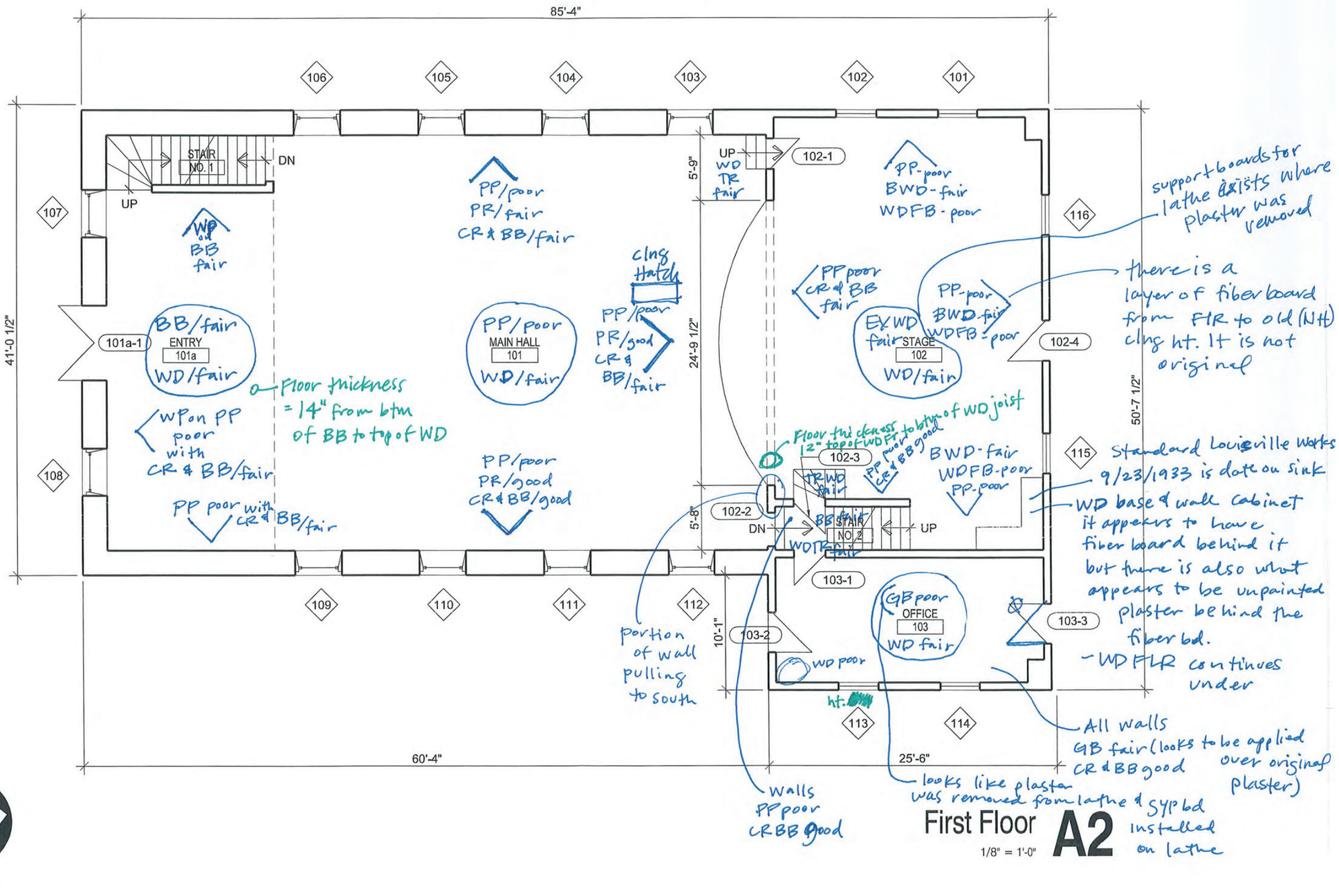
Second Floor **A3**
1/8" = 1'-0"

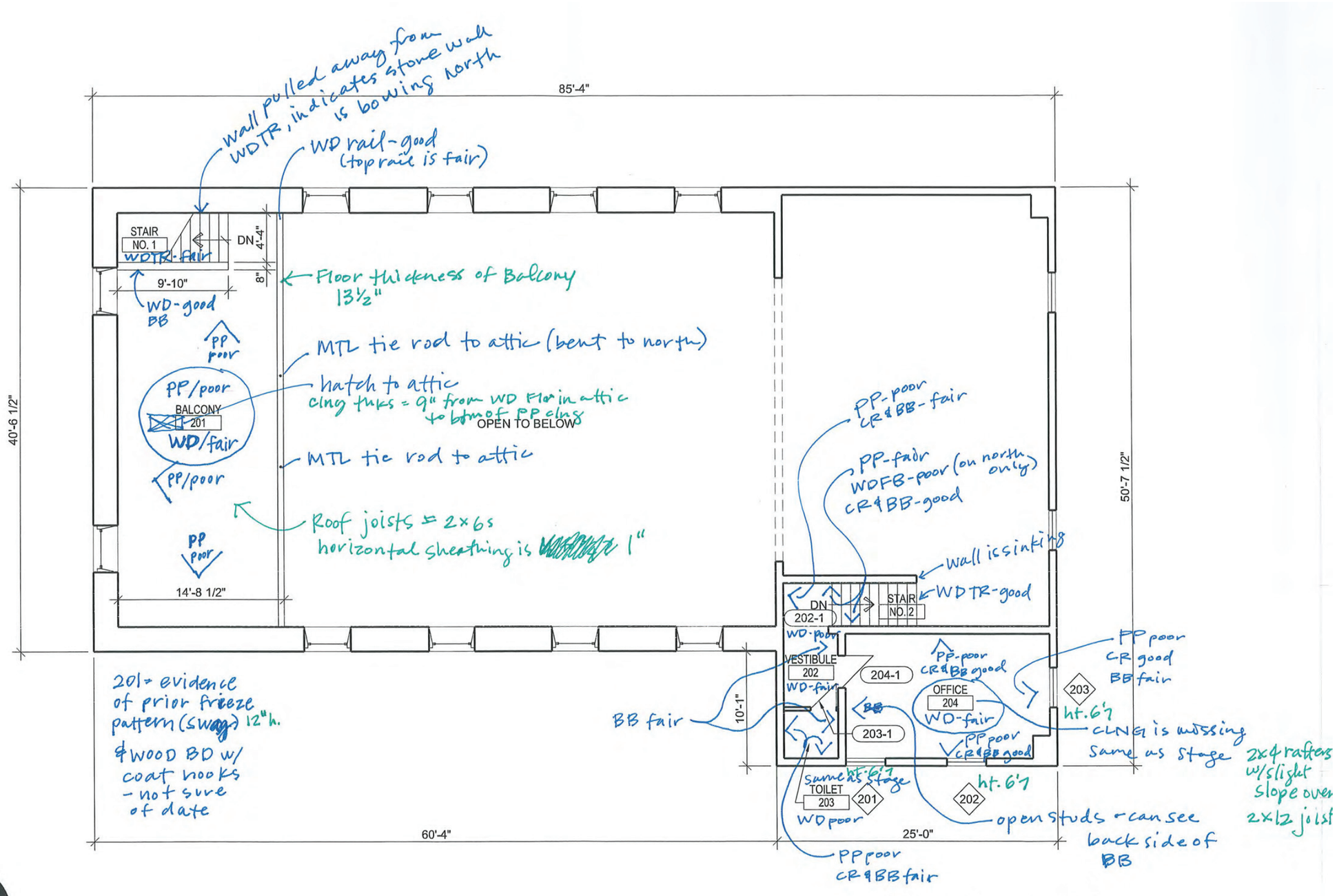

Ledger for clng
2x4 @ 24" o.c.
RAFTERS BEAR ON PURLIN SUPPORTED ON TOP CHORD OF TRUSSES.
No VISIBLE CRACK INSIDE
SOFT MORTAR CRUMBLES UNDER FINGER
22.4°
21.4°
ROOF PITCH
NO RIDGE
Timber Purlin 8 1/8" D 6" W
spiked to truss
SPLICE TYP
6'-8' from corner
Attic/Roof
Second Floor
1/8" = 1'-0"
A3
2x6 perimeter clng jst.
2x10 @ 24" o.c. on top of wall.
Bearing
Face of wall
TOP CHORD
PURLIN



Basement Floor A1

1/8" = 1'-0"

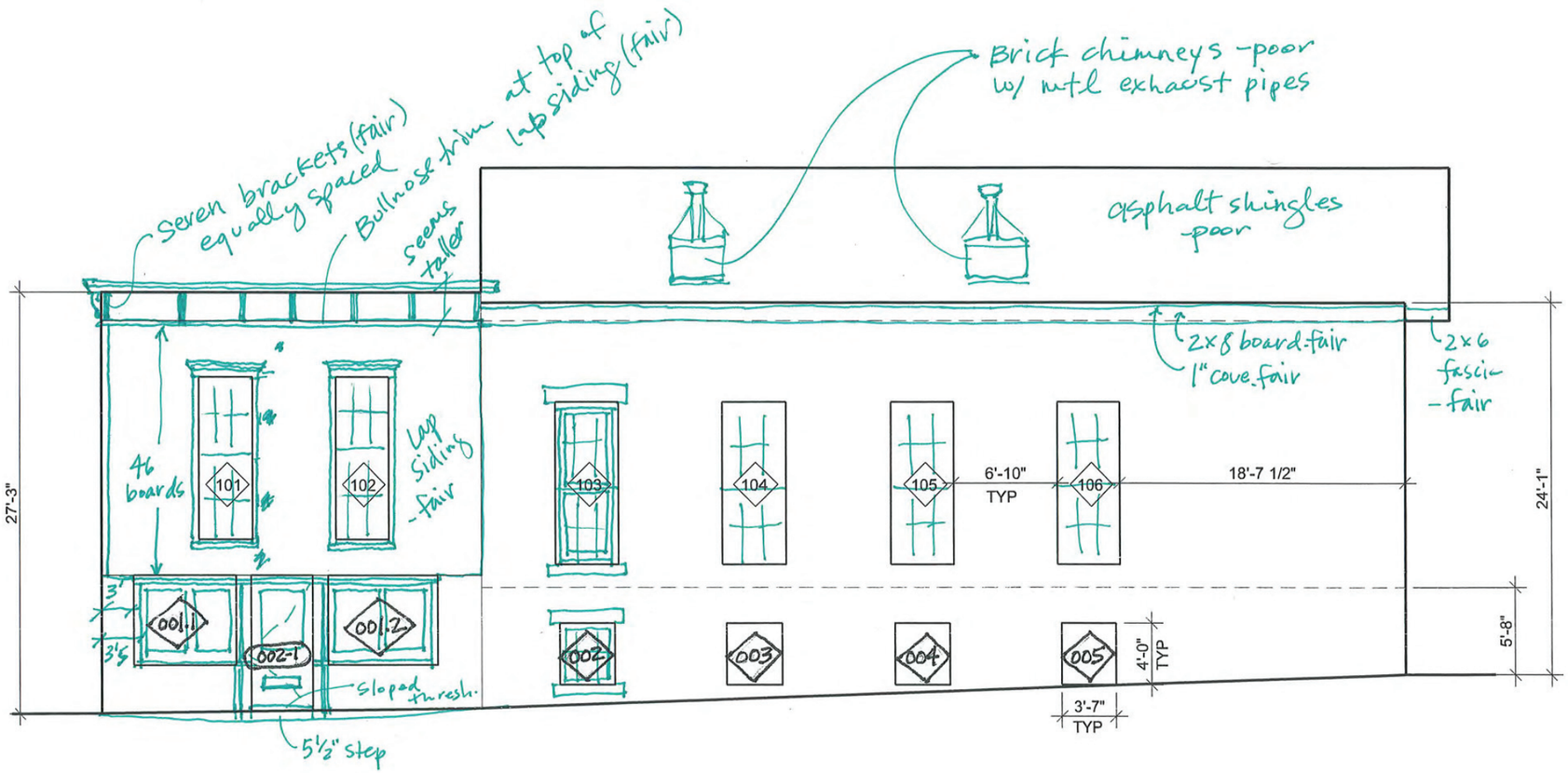

85'-4"
106
105
104
103
102
101
STAIR NO. 1
DN
UP
107
WP on BB fair
PP/poor PR/fair CR & BB/fair
5'-9"
UP WD TR fair
102-1
PP-poor BWD-fair WDFB-poor
116
support boards for lathe & ists where plastr was removed
clng Hatch
PP poor CR & BB fair
PP-poor BWD-fair WDFB-poor
there is a layer of fiberboard from FTR to old (Nt) clng ht. It is not original
41'-0 1/2"
101a-1
ENTRY 101a
BB/fair WD/fair
Floor thickness = 14" from btm of BB to top of WD
PP/poor MAIN HALL 101 WD/fair
PP/poor PR/good CR & BB/fair
24'-9 1/2"
Ex WD fair STAGE 102 WD/fair
102-4
50'-7 1/2"
WP on PP poor with CR & BB/fair
108
PP poor with CR & BB/fair
PP/poor PR/good CR & BB/good
Floor thickness 12" top of WD FTR to btm of WD joist
102-3
PP poor to btm of WD joist CR & BB good
BWD-fair WDFB-poor PP-poor
115
Standard Louisville Works 9/23/1933 is date on sink
TR WD fair
102-2
5'-8"
DN
BB fair
STAIR NO. 2
UP
WD FTR fair
WD base & wall cabinet it appears to have fiber board behind it but there is also what appears to be unpainted plaster behind the fiber bd.
- WD FLR continues under
103-1
GB poor OFFICE 103 WD fair
portion of wall pulling to south
10'-1"
103-2
103-3
WD poor
ht.
109
110
111
112
113
114
All walls GB fair (looks to be applied over original plaster) CR & BB good
60'-4"
25'-6"
looks like plaster was removed from lathe & Sypbd installed on lathe
Walls PP poor CR BB good
First Floor
1/8" = 1'-0"
A2
NORTH



NORTH

Second Floor A3

1/8" = 1'-0"

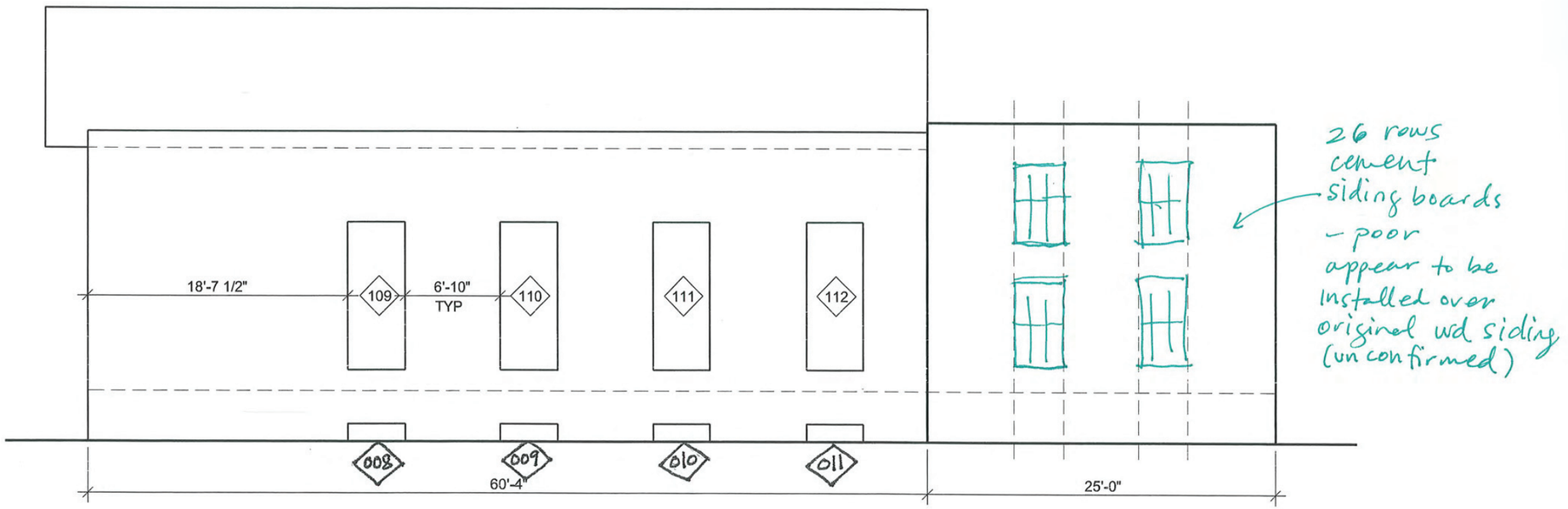


North Elevation **A1**

1/8" = 1'-0"

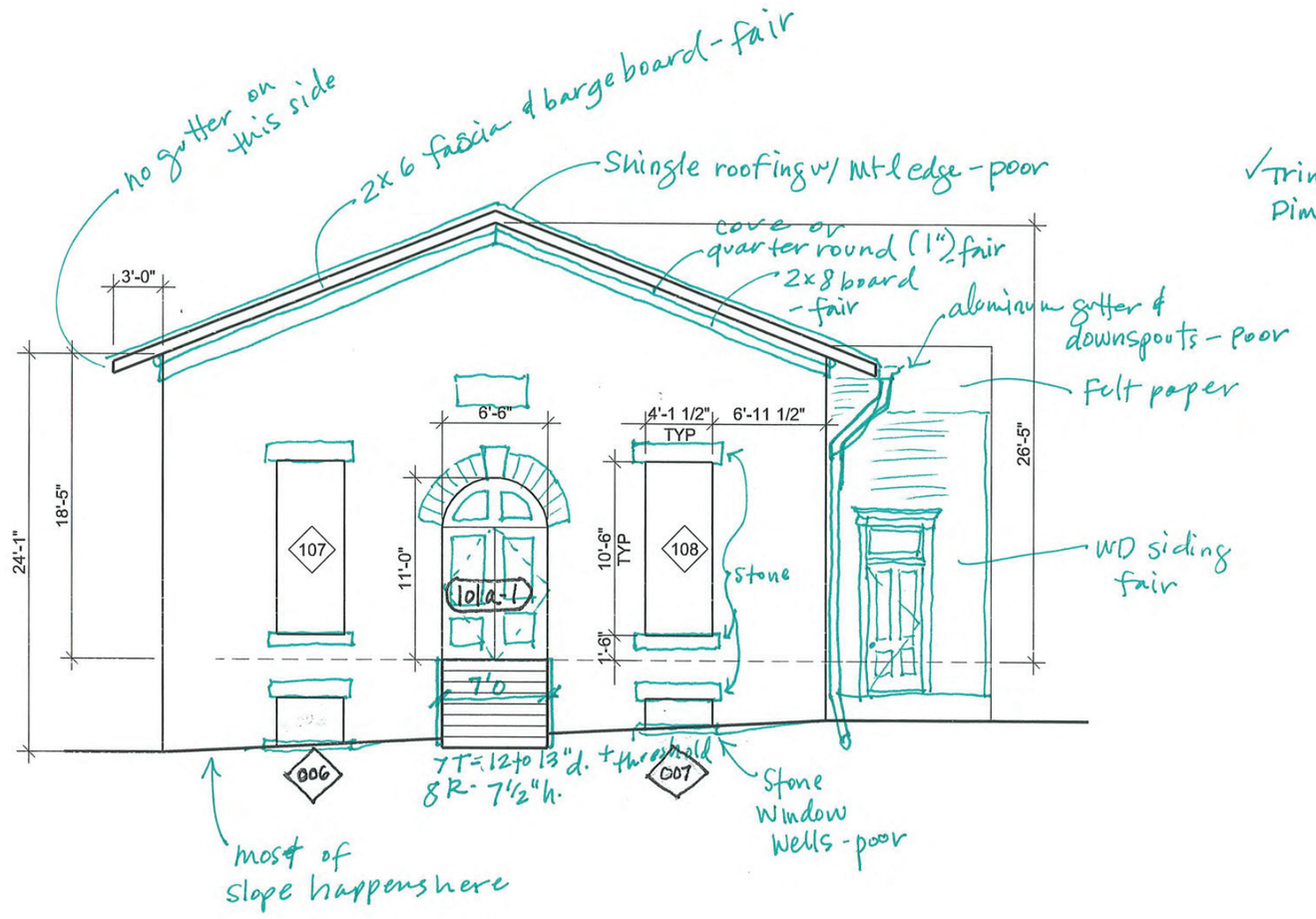
character defining features
exterior
- exposed stone masonry (limestone)
- wd doors & windows
- wd. trim @ roof
- wd. lap siding of addition & wd brackets.

Sandstone Plaque "Turnhalle"



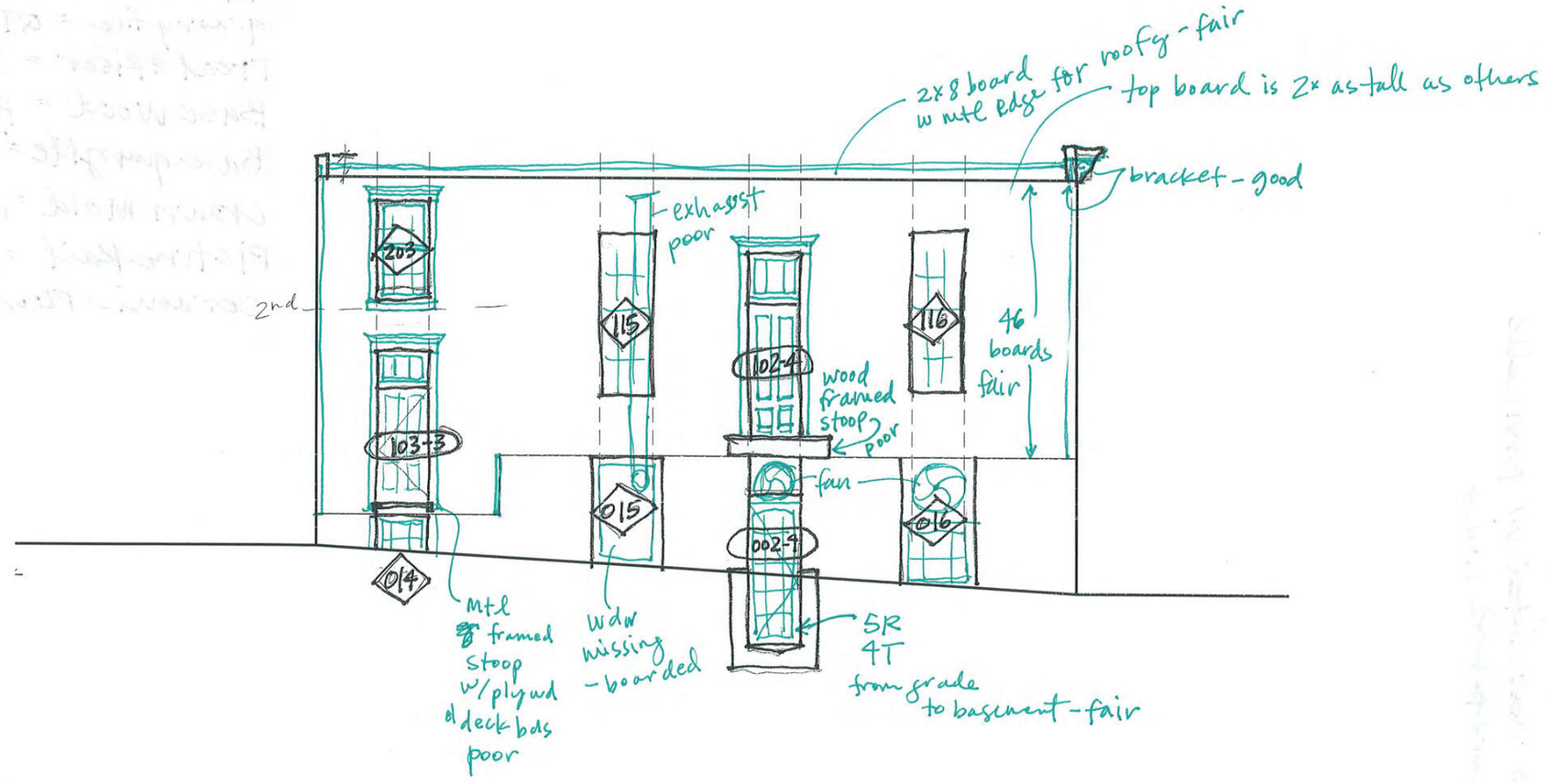
26 rows cement siding boards - poor appear to be installed over original wd siding (unconfirmed)

South Elevation **A3**
1/8" = 1'-0"



West Elevation **A2**

1/8" = 1'-0"



NORTH

East Elevation **A2**

1/8" = 1'-0"

condition codes:

GOOD
FAIR
POOR

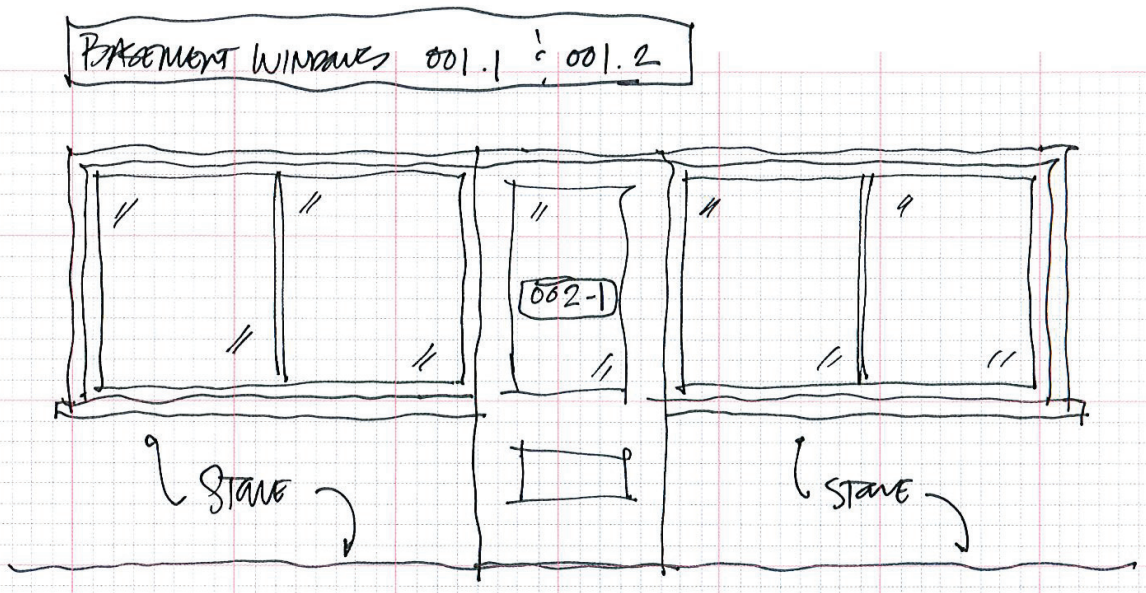
Finish codes:

Plaster w/ Paint = PP
Wood Floor = WD FLR
Wood panel (bead board) = BB
Wallpaper = WP
concrete = CONC
painted concrete = PCONC
quarry tile = QT
Tread & Riser = TR
Base Wood = BW
Base quarrytile = BQT
Crown Mold = CM
Picture Rail = PR
ceramic floortile = CT

contributing to North Rhode Island district 1857 to 1935
- KHRI survey says 904 Rhode Island is perhaps associated w/ Turnhalle as the caretaker's house

PROJECT: TURNHALLE - WINDOWS 001.1, 001.2 NO.
DESCRIPTION: WINDOW TYPE 'A' DATE 4/9/2013
BY: DL SHEET 1 OF 11

TREANOR ARCHITECTS P.A.



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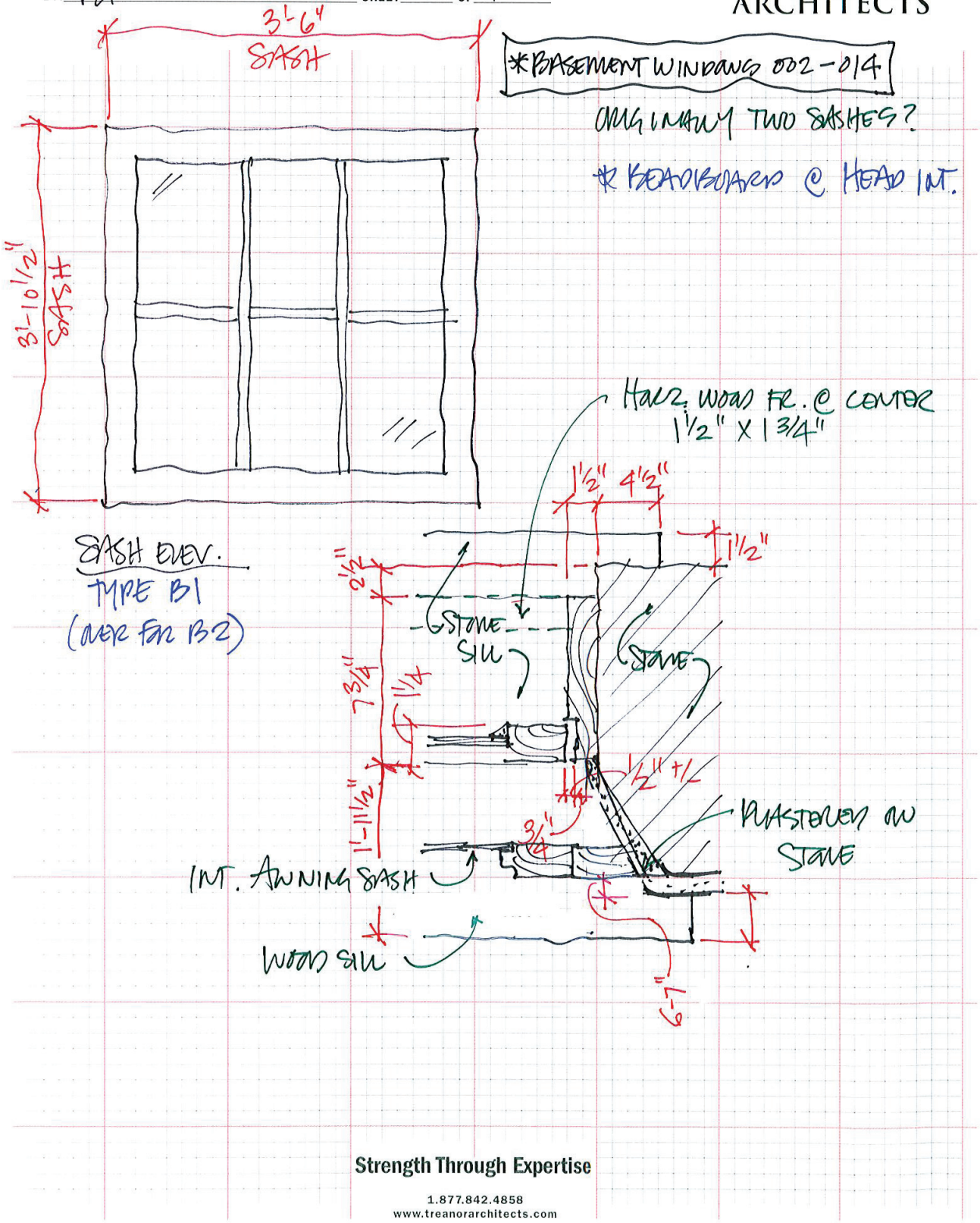
PROJECT: TURN HALLE – WINDOWS 002-014 J.O.
DESCRIPTION: WINDOW TYPE 'B1' DATE 4/4/2013
BY: RH SHEET 2 OF 11

TREANOR ARCHITECTS



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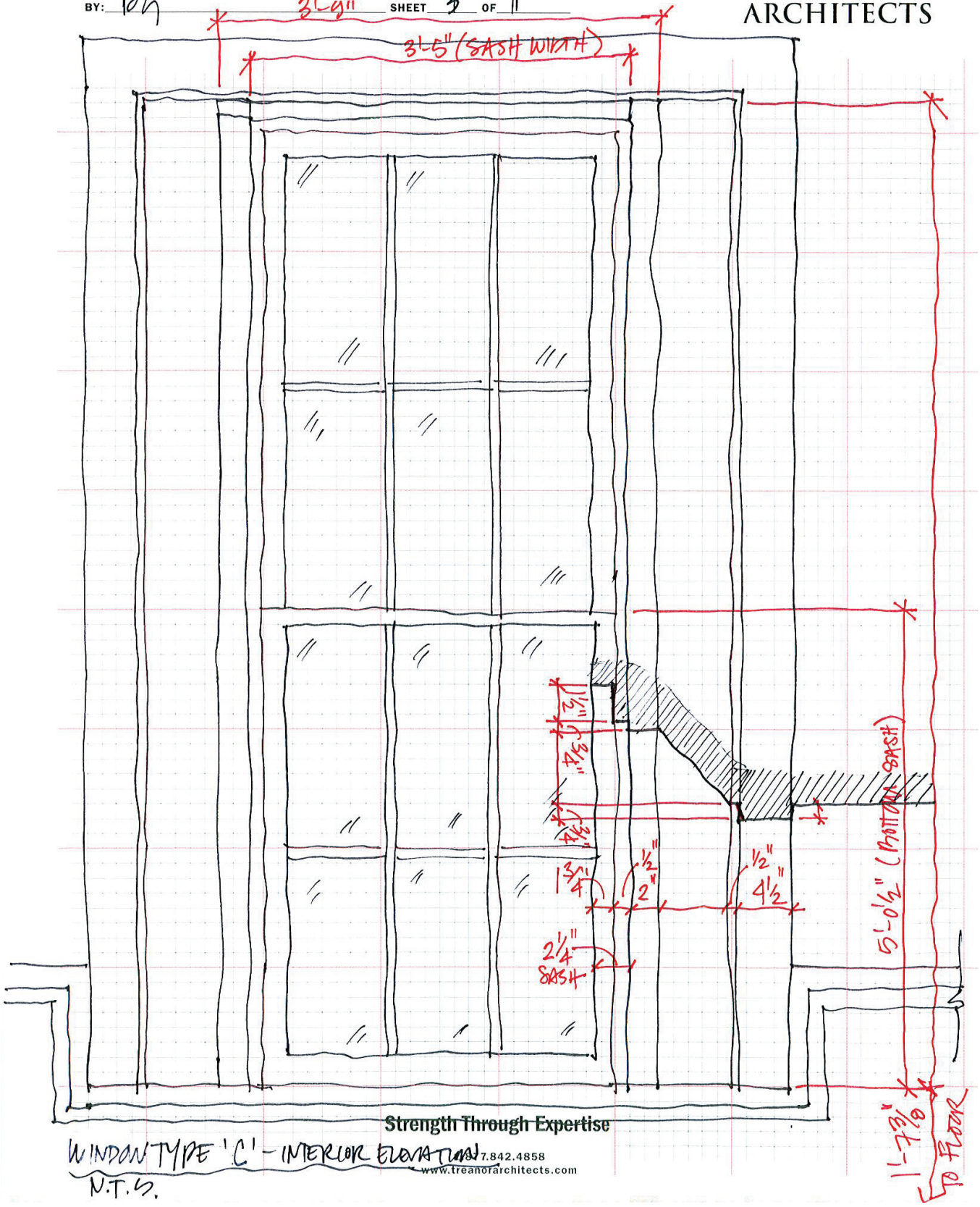
WINDOWS 103-112 MAIN HALL

PROJECT: TURNHALLE-WINDOWS 103-112 NO. HP13.001.013
DESCRIPTION: WINDOW TYPE 'C' DATE 3/27/2013
BY: DH SHEET 3 OF 11

TREANOR ARCHITECTS



WINDOW TYPE 'C' - INTERIOR ELEVATION
N.T.S.

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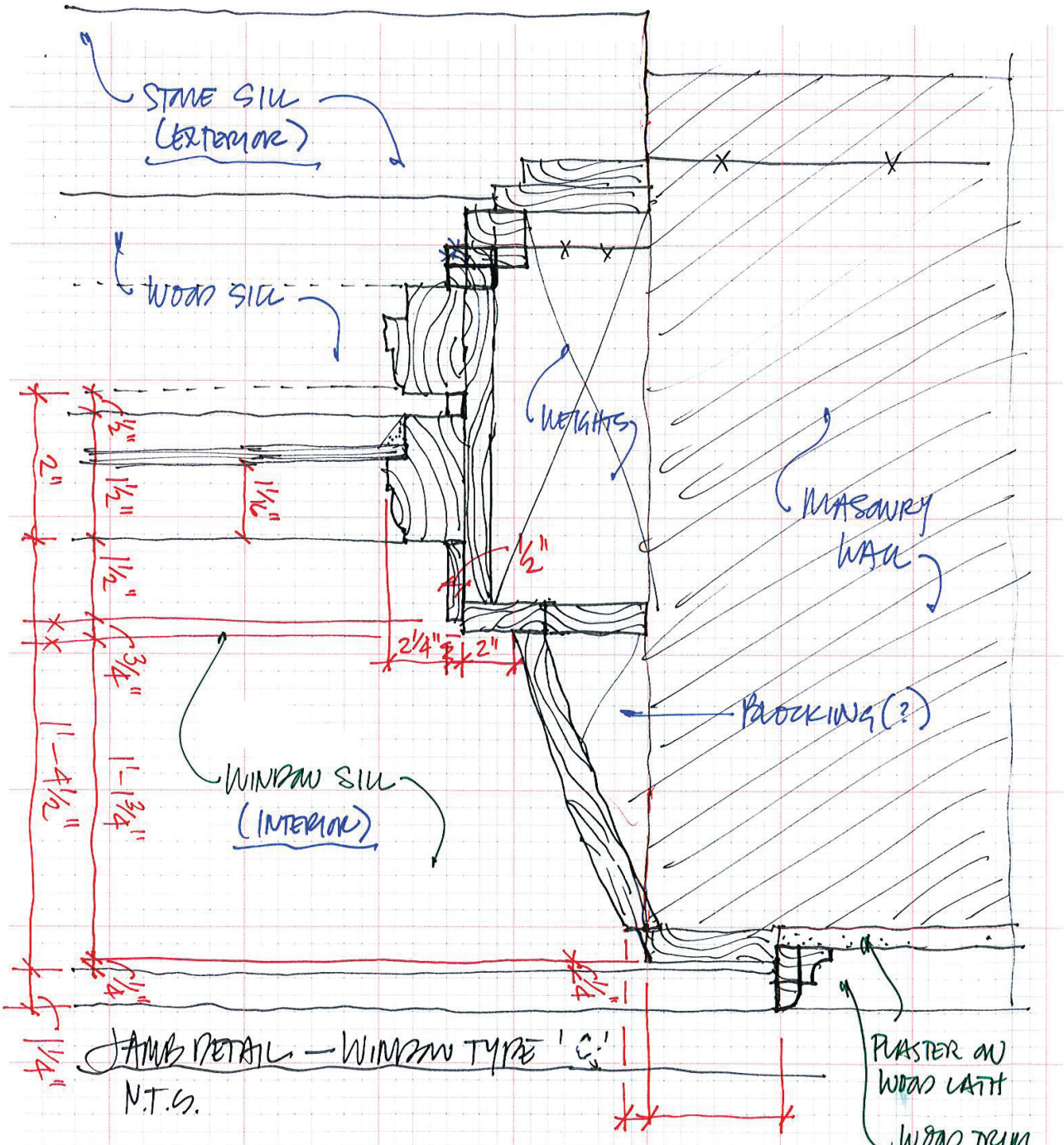
PROJECT: TURNHALLE-WINDOWS 103-112 NO HP13001.03
DESCRIPTION: WIND. TYPE 'C' JAMB DETAIL DATE 3/27/2013
BY: DZ SHEET 4 OF 11

WINDOWS 103-112 MAIN HALL

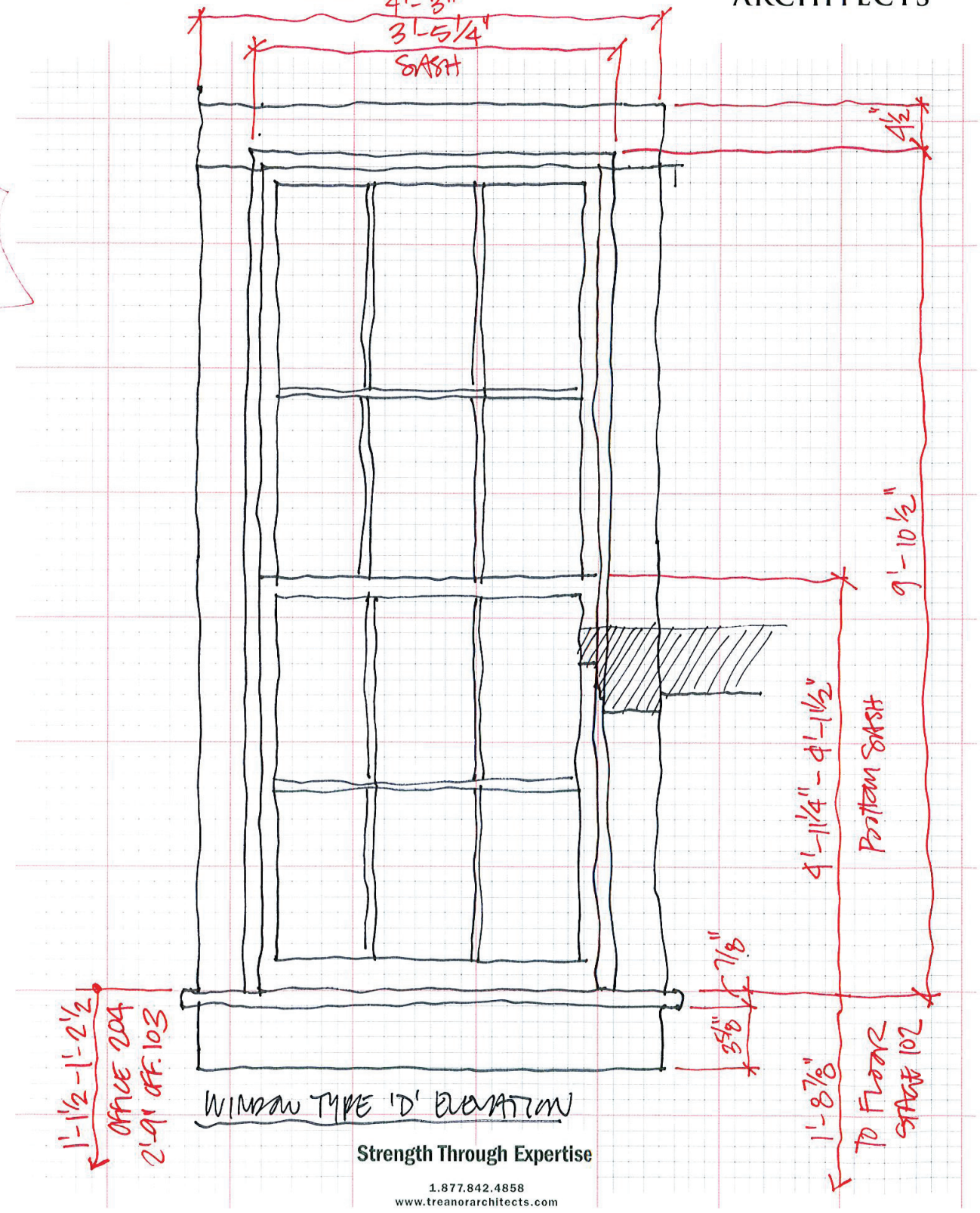
TREANOR ARCHITECTS



201-203
015-016
113-116

PROJECT: TURNHALLE - WINDOWS 101-102, HP13.001.0B
DESCRIPTION: WINDOW TYPE (D) DATE 4/4/2013
BY: TDA SHEET 5 OF 11

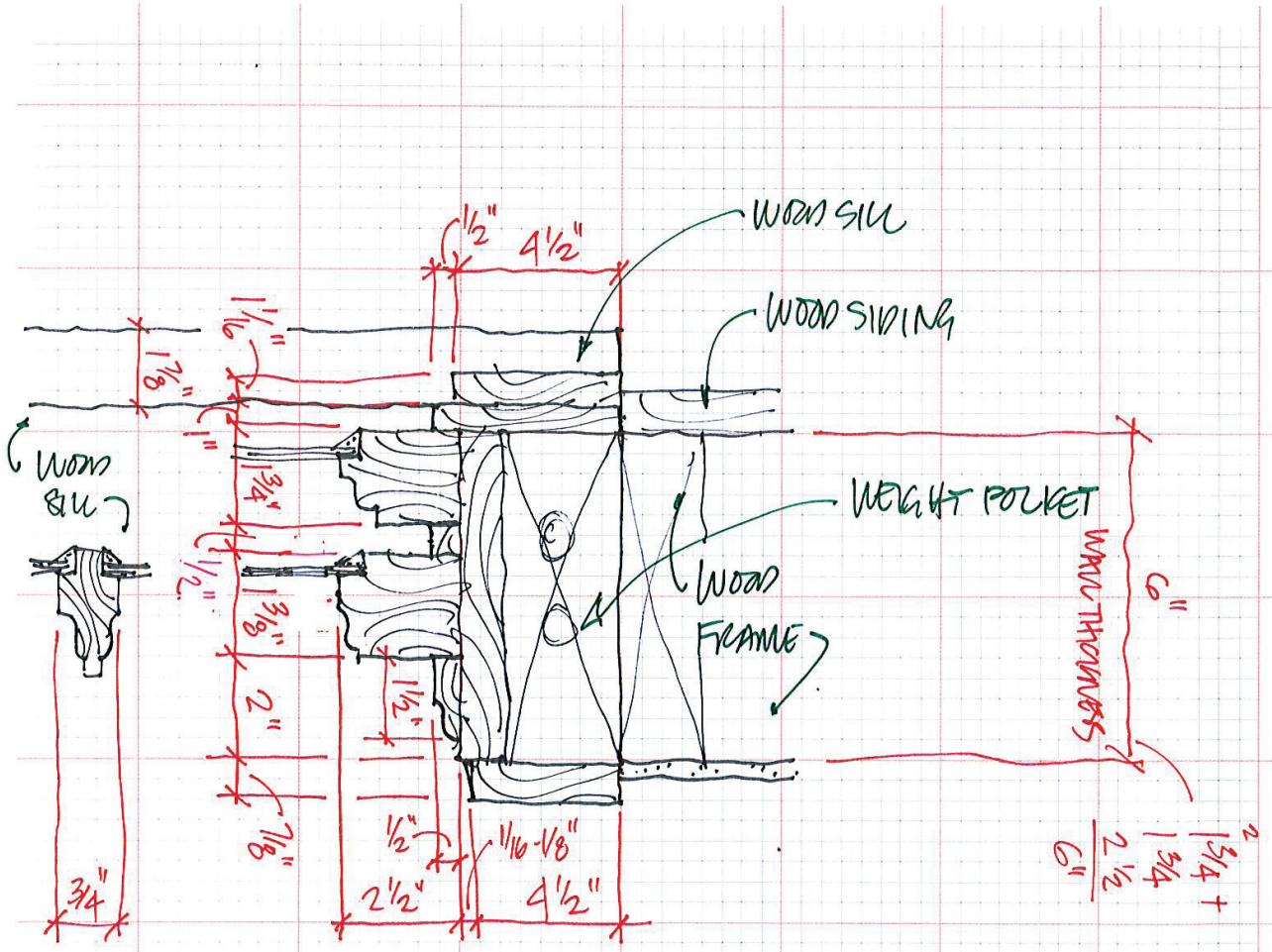
TREANOR ARCHITECTS



WINDOW TYPE 'D' ELEVATION

PROJECT: TURNHALLE-WINDOWS 015-016, 201-203 101-102, 113-116 NO. TP13.001.01B
DESCRIPTION: WINDOW TYPE 'D' DATE 4/4/2013
BY: DZ SHEET 6 OF 11

TREANOR ARCHITECTS



WINDOW TYPE 'D' - JAMB DETAIL
N.T.S.

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PROJECT: TURNHALLE NO.
DESCRIPTION: WINDOW CONDITION DATE 4/5/2013
BY: DG SHEET 7 OF FRAMES 11

TREANOR ARCHITECTS

WOOD IN GOOD CONDITION MP.

BASEMENT * MANY INT. OF WINDOWS NOT VISIBLE

#	TYPE	CONDITION
001	B1	FAIR CAN NOT VIEW INTERIOR ~~GOOD~~, BOTH SASH INTACT, EXT. SASH KICKED IN @ BOTTOM, 12-½" DIAM HOLES @ HEAD OF FRAME & @ SILL FOR BARS. FR. GOOD COND.
002	B1	~~POOR~~ FAIR, EXT. SASH MISSING/EXPOSING SUB SILL (~~B~~ POOR COND). INT. SASH GOOD COND. PL @ JAMBS @ E. WALL DETERIORATED, MISSING BARS.
003	B1	FAIR, MISSING BARS, EXT. SASH: GOOD COND, CRACKED STONE SILL
004	B1	FAIR, DRY ROT @ EXT. SILL, TERMITE? OR TERMITES DAMAGE @ EXT. FRAME, BOTTOM OF EXT. SASH KICKED IN
005		

NORTH ELEV.

006 EXT. BARS	B1	POOR MISSING INT. SASH & WD SILL, MISSING PLASTER @ JAMBS
007 EXT. BARS	B1	POOR MISSING EXTERIOR ~~INTERIOR~~ SASH(?) INTERIOR SASH RELOCATED TO EXT. ~~EXT~~. SASH MISSING WHAT APPEARS TO BE PULL HOOK ~~INT~~. SASH GOOD ~~GOOD~~ COND., MISSING INT. PLASTER @ JAMBS M.O. WALLS FAILING., INT SILL NEEDS REBUILD EXT. FRAMES

WEST ELEV.

008 EXT. BARS	B2	GOOD AWNING HOOK INTACT, MISSING ~~PL~~ PL @ JAMBS MISSING INT. WD SILL, HAS WHAT APPEARS MISSING LOOK → TO BE ORIG. WD SCREEN, TERMITE(?) DAMAGE @ EXTERIOR FRAME
009 EXT. BARS	B2	GOOD AWNING HOOK INTACT, DID THIS TYPE HAVE WD SILS? EXT. WD SCREEN INTACT W/ HOOK.
010 EXT. BARS	B2	GOOD, HOOK INTACT, PL @ JAMBS MISSING OR ~~PL~~ CRACKED

SOUTH ELEV. * ALOT OF DEBRIS IN WINDWELLS

EXT. WD SCREEN INTACT W/ HOOK

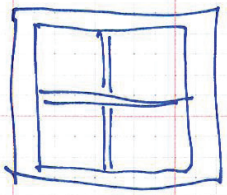
PROJECT: TURNHALLE NO.
DESCRIPTION: WINDOW CONDITIONS. DATE 4/5/2013
BY: DH SHEET 8 OF 11

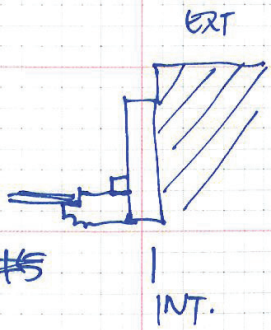
TREANOR ARCHITECTS

BASEMENT CONT'D

#	TYPE	CONDITION
011	B2	FAIR, SCREEN INTACT W/ HOLES (BOTTOM BEAD MISSING) TRACE DRY ROT OF WOOD (DUE TO SUN) EXT. MULLIONS OF SASH MISSING OR DAMAGED
012	B2	~~POOR~~ FAIR, MISSING SCREEN BARS INTACT, BOTTOM 6" EXT. FRAME ROTTED A LOT OF DEBRIS IN WINDOW WELL (DID NOT REMOVE)
013	B2	POOR, SCREEN INTACT NO PNT REMAINING @ EXTERIOR
014	B3	POOR, MISSING 3 GLZG UNITS R/C OF PIPE PENETRATIONS, TERMITE DAMAGE @ EXT. FRAME HEADS SASH FRAME EXT. APPEARS TO BE GOOD-FAIR COND.
015	A	POOR DOUBLE-HUNG. EXHAUST FAN @ UPPER SASH MD. @ BOTTOM 12" ROTTED OR DAMAGED
016	A	POOR CONDITION

SOUTH ELEV.





~~015~~

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PROJECT: TURNHALLE NO.
DESCRIPTION: WINDOW CONDITIONS. DATE 4/4/2013
BY: RG SHEET 9 OF 11

TREANOR ARCHITECTS

FIRST FLOOR

* MANY GLAZED UNITS REPLACED, SOME ORIGINAL

#	MRE	CONDITION
101	D	GOOD, 1 CRACKED UNIT, MISSING ROPE, SILL @ EXT. HAS METAL FLASHING, LOCK/PULL HOOK INTACT
102	D	GOOD, , MISSING ROPE, LOCK/PULL INTACT
103	C	GOOD COND, ROPES, LOCK/PULL INTACT COULD NOT OPEN,
104	C	GOOD, ~~LOCK~~ 1 CRACKED UNIT, ROPES BROKEN, LOCK BROKEN, MISSING PULL, BOTTOM SASH MULLION MISSING @ HORZ., UPPER SASH FALLEN IN FRAME BY 1", & PART OF STOP MISSING PARTING
105	C	GOOD, ROPES/HOOK INTACT, PARTING STOP DAMAGED @ UPPER LEFT CORNER
106	C	GOOD, 1 CRACKED UNIT, ROPES BROKEN, MISSING PULL & PART OF LOCK
107	C	FAIR, PULL & PART OF LOCK MISSING MORE PNT DEGRADATION THAN ON N. SIDE WINDOWS, REPAIR BOTH → EXT. SILL — WD ROT, INT. SILL WATER DAMAGED BOTTOM RAILS OF UPPER & LOWER SASH W/ ROT
108	C	GOOD, HOOK & ROPES INTACT → MISSING HALF LOCK EXT. WD SILL ROTTED

EAST ELEV.

WEST ELEV.

PROJECT: TURNHALLE NO.
DESCRIPTION: WINDOW CONDITIONS DATE 4/4/2013
BY: DM SHEET 10 OF 11

TREANOR ARCHITECTS

FIRST FLOOR

#	TYPE	CONDITION
SOUTH ELEVATION		
109	C	GOOD, RUPES & 2 CRACKED UNITS, HDWR INTACT EXCEPT 1/2 LOCK, DRY ROT @ EXT. WD. SILL, INT. SILL CRACKED
110	C	GOOD, 3 UNITS CRACKED, HDWR INTACT, ROPES BROKEN, WD ROT @ EXT. SILL
111	C	GOOD, 1 UNIT CRACKED, HDWR INTACT, ROPE BROKEN, UPPER SASH FALLEN 2", EXT. SILL ROTTED, EXT. WD SCREEN (ORIG?)
112	C	GOOD, 1 UNIT CRACKED, PULL MISSING, LOCK INTACT, ROPES BROKEN, WATER STAINING @ INT. SILL, → SOME ROT, EXT. WD SCREEN (ORIGINAL?), EXT. SILL @ LOWER EDGE MISSING
REPLACEMENTS	D	GOOD, NEW REPLICATED WINDOWS (EXT. SILLS, SASH & FRAME), ~~FRAME~~ & INT. TRIM ORIG. BOTTOM SASH LIFTERS FOR EXHAUST FAN, CAN NOT SEE ROPES, EXT. SILL @ LOWER EDGE ~~MISSING~~ ROTTED
114	D	GOOD, NEW, ROPES DETERIORATING (NYLON?), SECURITY BARS @ EXT., VINES GROWING OVER WINDOW, SOME WD ROT ALREADY @ EXT. SILL
EAST ELEV.		
115	D	FAIR-POOR, 1 UNIT REMOVED, HDWR INTACT, ROPES BROKEN, WD ROT @ EXT. SILL, PARTING BEAD MISSING @ RT. SIDE & @ TOP ~~BOTTOM~~ SASH, UPPER SASH FALLEN 1", BOTTOM 3" FRAME ROTTED OR MISSING
116	D	FAIR, HDWR INTACT, ROPES BROKEN, WD ROT @ INT/EXT. SILLS AND BOTTOM 3" OF FRAMES

PROJECT: TURNHALLE NO.
DESCRIPTION: DOOR TYPES/CONDITIONS DATE 4/4/2013
BY: DG SHEET 1 OF 6

TREANOR ARCHITECTS

BASEMENT DOORS:

DOOR 002-3 – FAIR

- SAME AS 102-4 W/ TRANSOM
- NON-ORIGINAL HINGES
  - ORIG. KNOB LATCH HOUR
  - ORIG. WORKING TRANSOM W/ OPENER

DOOR 004-1

- NON-ORIGINAL
- SOLID CORE WOOD DOOR – NO PROFILES

DOOR 002-2 – MISSING DOOR – DOOR

DOOR 003-1-FAIR.

ORIG.
BEADBOARD DOOR W/ 2 STRAP HINGES
'2' BACK FRAMING

DOOR 003-2-FAIR

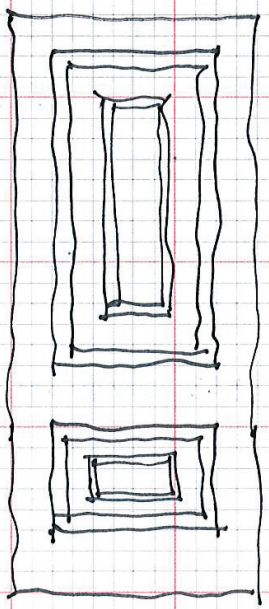
BEADBOARD DOOR W/ NON-ORIG. HINGES
NO OTHER HDWR.

PROJECT: TURNHALLE NO.
DESCRIPTION: DOOR TYPES / CONDITIONS. DATE 4/4/2013
BY: PR SHEET 2 OF 6

TREANOR ARCHITECTS

FIRST FLOOR DOORS:

MAIN DOOR 1012-1



- PAIR OF ORIGINAL, HIGHLY ORNATE, LID DOORS.
- ORIGINALLY HALL 2nd SET OF INTERIOR SWINGING DOORS W/ 3 HINGES EA. SOUTH SET HINGES ARE INTACT
- DO-ORIG. DOOR LATCH HARDWR INTACT - 2 ADD'L SETS LOCKS
- MAIL SLOT CUT INTO NORTH LEAF
- HARDWARE: (1) BOTTOM LOCKS (INTO FLOOR) MISSING @ N. LEAF
  (2) 3 HINGES EA. INTACT
  (3) LATCHES/LOCKS: LOCKS - SEE ABOVE
  (4) LOCK @ S. LEAF HEAD

DOORS: FRAME IN FAIR CONDITION:
- SEVERAL LAYERS PAINT
- EXTERIOR PARTING BEAD DAMAGED
- EXTRA STRAP HINGE @ BOTTOM OF N. LEAF
- BEEN REPAIRED SEVERAL TIMES BEFORE

* CAN WE DO PAINT ANALYSIS?
- CRACKED / CHECKED LID THROAT
- THRESHOLD HAS MAJOR CRACK.

over

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PAGE 3 OF 6 . TURNHALLE

DOOR 101-1 —TO STAIR NO.1 TO BASEMENT

- 2 STRAP HINGES AND LOCK/LATCH INTACT, MISSING BOTH KNOBS
- WD PANELED DOOR
- 3/4" THICK W/ 3/4" 2IG-2AG FRAMING ON BACK
- OUTER EDGE PIECE DAMAGED @ BOTTOM

PANELED DOOR

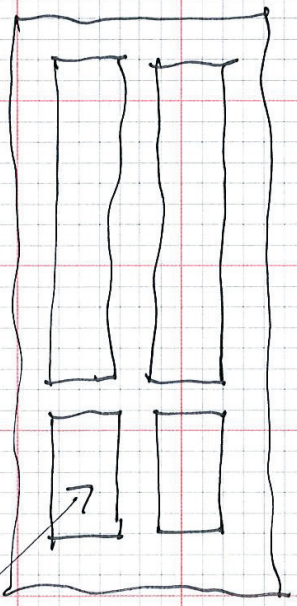
PROJECT: TURNHALLE NO.
DESCRIPTION: DOOR TYPES/CONDITIONS DATE 9/4/2013
BY: DM SHEET 4 OF 6

TREANOR ARCHITECTS

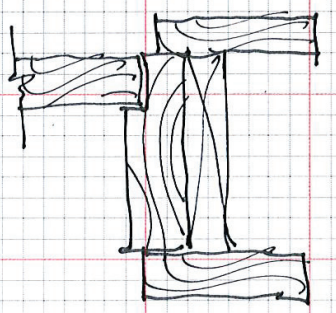
FIRST FLOOR DOORS:

DOOR 102-1, DOOR 102-2 (MISSING DOOR, FRAME INTACT).

DOOR



DOOR (R/C MISSING DOOR)



JAMB DETAIL

- DOOR CONDITION
- RETAINS ORIG. LOCKSET HDWR; 2 HINGES, PORCELAIN KNOBS
- WOOD THRESHOLD

DOOR 102-3 - GOOD COND.

- SAME TYPE AS 102-1
- MISSING BOTTOM PANEL
- RETAINS ORIG. LOCKSET HDWR; 2/2 HINGES ARE NEW LOCKSET RETURN MISSING

DOOR 102-4 → HAS A TRANSOM 

- SIMILAR TO 102-1 BUT HIGHLY ORNATE → POOR COND.
- HEAVY WATER DAMAGE
- RETAINS 2/3 ORIG. HINGES
- MISSING ORIG. LOCKSET

PROJECT: TURNHALLE NO.
DESCRIPTION: DOOR TYPES/CONDITIONS DATE 4/4/2013
BY: DL SHEET 5 OF 6

TREANOR ARCHITECTS

FIRST FLOOR DOORS:

DOOR 103-1 – GOOD COND.

- SAME AS 102-1
- RETAINS 1/2 ORIG. HINGES AND ORIG. PORCELAIN KNOBS
  NO LOCKING HDWR
  ORIG. LATCH
-

DOOR 103-2 – FAIR

- SIM. TO 102-1 W/ TRANSOM 
- RETAINS ORIG. 3 HINGES / KNOBS W/ LOCK.
-

DOOR 103-3 – POOR

- SAME AS 103-2
- RETAINS 1(?)/3 HINGES
  MISSING DOOR KNOBS / LATCH
- MISSING BOTTOM 2 PANELS.
  BOTTOM 1-2 INCHES ROTTED

CAN THIS BE REPAIRED?

- ORIG. HAD AN EXT. SCREEN DOOR (?) SEE 1 HINGE
- TRANSOM APPEAR TO FALL OUT OF OPENING.

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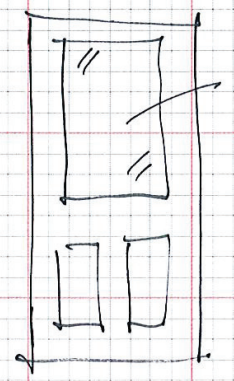
PROJECT: TURNHALLE NO.
DESCRIPTION: DOOR TYPES/CONDITIONS DATE 4/4/2013
BY: PY SHEET 6 OF 6

TREANOR ARCHITECTS

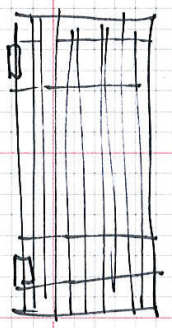
SECOND FLOOR DOORS

DOOR 204-1 – ~~GOOD~~ FAIR



- 2 ORIG. HINGES INTACT
- MISSING GLAZING
- MISSING ALL OTHER HDWR.

DOOR 203-1 – GOOD



- BEADBOARD DOOR
- ORIG. LOCK INTACT, MISSING KNOBS

DOOR 202-1 – POOR

DOOR OPENING INTO VEST. 202 FROM STAIR NO. 2 – POOR

- MISSING DOOR, FRAME! ORIG. 2 HINGE LOCATIONS INTACT

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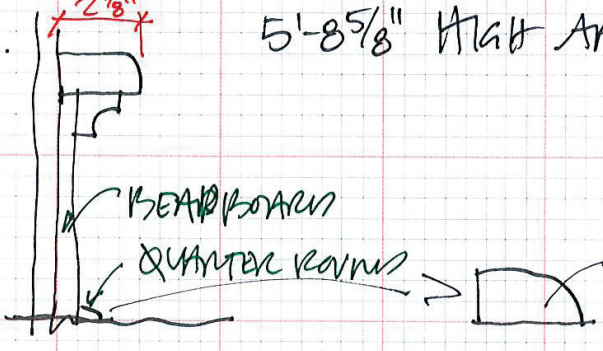
PROJECT: TURNHALLE NO.
DESCRIPTION: MOLDING PROFILES DATE 4/4/2013
BY: DG SHEET 1 OF 5

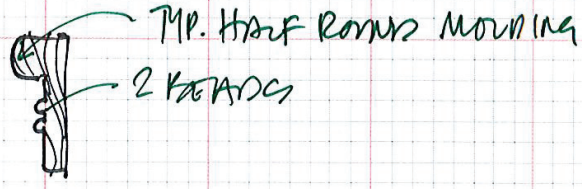
TREANOR ARCHITECTS

MAIN HALL 101 – MOLDINGS

- STAGE – 1'-8" ABOVE FIN FL.
- WOOD WAINSCOT – 2'-9½ HIGH ABOVE FIN. FL.
  5'-8⅝" HIGH ABOVE FIN. FL. @ EAST WALL (STAGE)

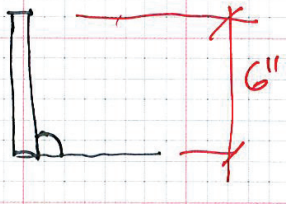


- PICTURE MOLDING @ WINDOW HEADS



STAGE 102 – MOLDINGS

- WOOD BASE



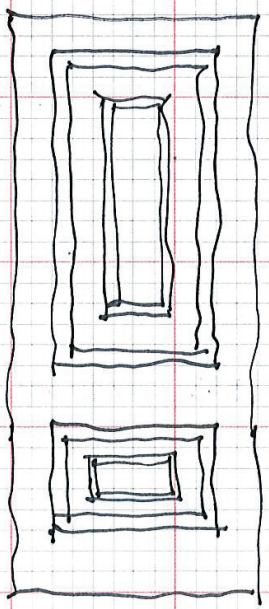
- WOOD WAINSCOT @ SOUTH (PARTIAL) & WEST WALLS
  4'-0½" TALL
  MISSING TO RIGHT OF DOOR 102.1
  NO OTHER MOLDINGS

PROJECT: TURNHALLE NO.
DESCRIPTION: DOOR TYPES / CONDITIONS. DATE 4/4/2013
BY: PR SHEET 2 OF 6

TREANOR ARCHITECTS

FIRST FLOOR DOORS:

MAIN DOOR 1012-1



- PAIR OF ORIGINAL, HIGHLY ORNATE, LID DOORS.
- ORIGINALLY HALL 2nd SET OF INTERIOR SWINGING DOORS W/ 3 HINGES EA. SOUTH SET HINGES ARE INTACT
- DO-ORIG. DOOR LATCH HARDWR INTACT
  - 2 ADD'L SETS LOCKS
- MAIL SLOT CUT INTO NORTH LEAF
- HARDWARE: (1) BOTTOM LOCKS (INTO FLOOR) MISSING @ N. LEAF
  (2) 3 HINGES EA. INTACT
  (3) LATCHES/LOCKS: LOCKS - SEE ABOVE
  (4) LOCK @ S. LEAF HEAD

DOORS: FRAME IN FAIR CONDITION:
- SEVERAL LAYERS PAINT
- EXTERIOR PARTING BEAD DAMAGED
- EXTRA STRAP HINGE @ BOTTOM OF N. LEAF
- BEEN REPAIRED SEVERAL TIMES BEFORE

* CAN WE DO PAINT ANALYSIS?
- CRACKED / CHECKED LID THROAT
- THRESHOLD HAS MAJOR CRACK.

OVER

PAGE 3 OF 6 . TURNHALLE

DOOR 101-1 —TO STAIR NO.1 TO BASEMENT

- 2 STRAP HINGES AND LOCK/LATCH INTACT, MISSING BOTH KNOBS
- WD PANELED DOOR
- 3/4" THICK W/ 3/4" 2IG-2HZ FRAMING ON BACK
- OUTER EDGE PIECE DAMAGED @ BOTTOM

PANELED DOOR

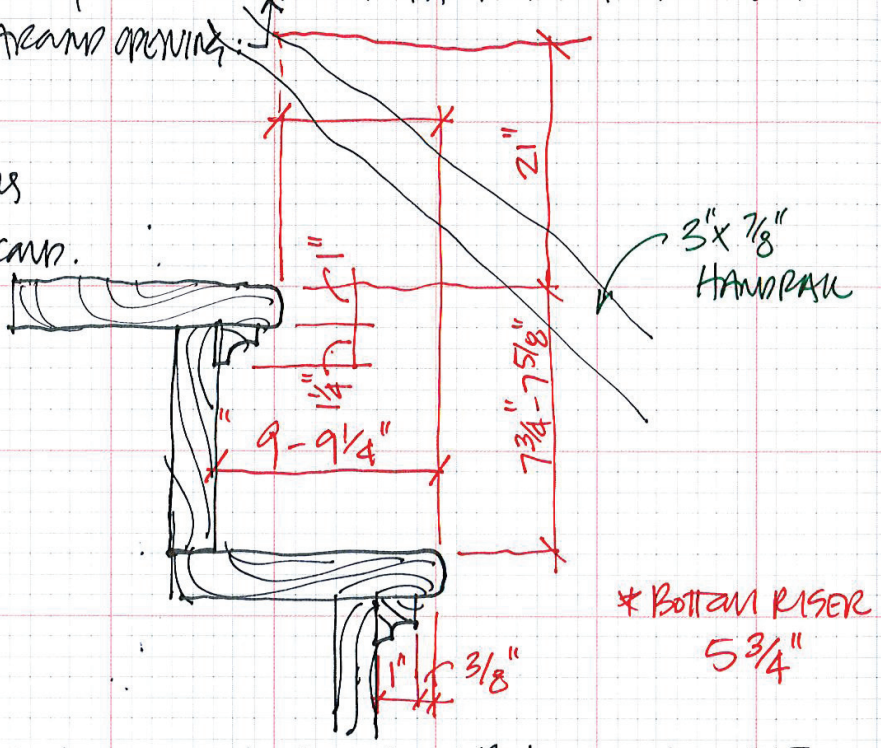
PROJECT: TURNHALLE NO.
DESCRIPTION: MOLDING PROFILES DATE 9/4/2013
BY: TR SHEET 4 OF 5

TREANOR ARCHITECTS

STAIR NO. 1 – 1ST TO BALCONY

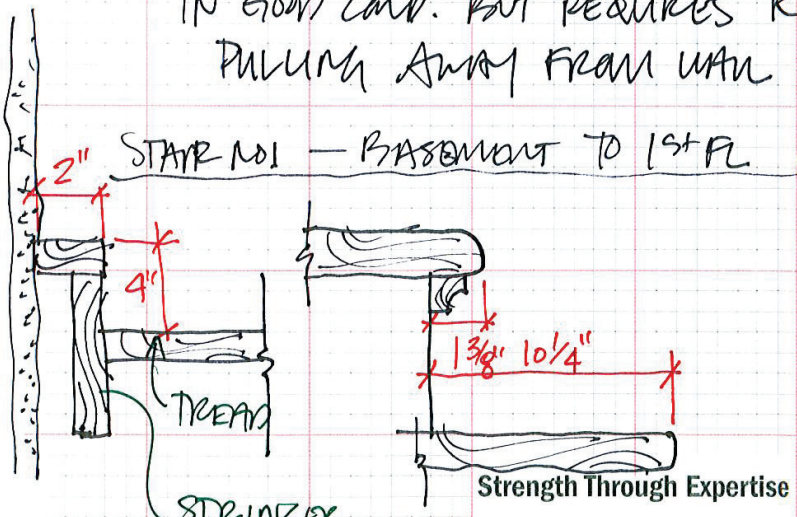
BAND RAILING IN BALCONY ARCH OPENING: 2'-9½" HIGH FROM FIN. UP. FLOOR

TREADS/RISERS
WOOD, FAIR COND.



- TOP 5 TREAD NOSINGS WORN, MAY NEED REPLACEMENT
- IN GOOD COND. BUT REQUIRES REBUILDING @ WINDER PULLING AWAY FROM WALL

STAIR NO1 – BASEMENT TO 1ST FL (SAME)



STRINGER DETAIL @ WALL

4'-3⅝" WIDE

* MANY NOSINGS HAVE BEEN DAMAGED OR ARE MISSING

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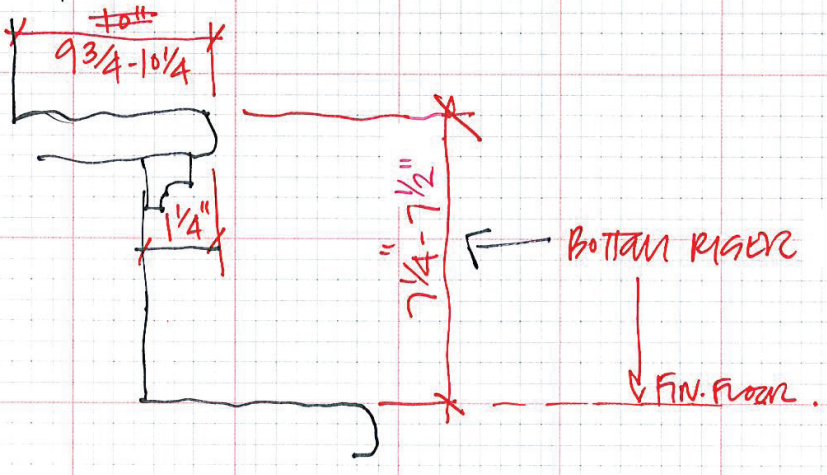
PROJECT: TURNHALLE NO.
DESCRIPTION: MOLDING PROFILES DATE 4/4/2013
BY: DG SHEET 5 OF 5

TREANOR ARCHITECTS

STAIR NO. 2 — 1st – 2nd FLOORS

- TREAD / RISER PROFILE SAME AS STAIR NO. 1
- 

- NON-HISTORIC RAILING: 29 1/2" ABOVE NOSING
- ~~THE~~ BEADBOARD WAINSCOT ON EACH SIDE STAIR
  - 3'-4" NOSING TO TO WAINSCOT
  - → SAME AS IN MAIN HALL 101

STAIR NO. 2 — ~~1st~~ BASEMENT TO 1st

10" TREADS (NOSING TO NOSING)

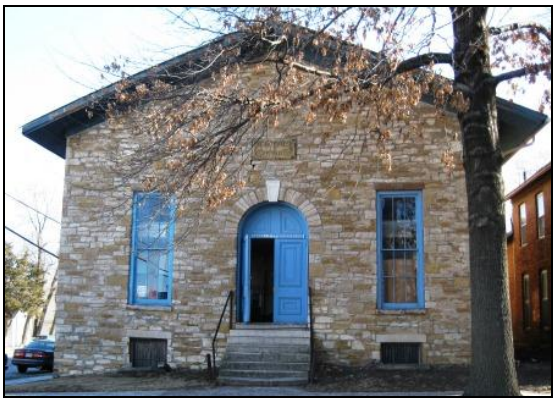
MISSING ⊓ @ UNDERSIDE OF NOSING

Appendix 5.
Asbestos Screening Report

Hernly ASSOCIATES, Inc.
ARCHITECTS
ENVIRONMENTAL CONSULTANTS
GRANT ADMINISTRATORS

920 Massachusetts, Suite 2
Lawrence, KS 66044

ASBESTOS SCREENING REPORT



900 Rhode Island
Lawrence, Kansas 66044

PREPARED FOR:

Mike Goans
Project Coordinator
Lawrence Preservation Society, Inc.
PO Box 1073
Lawrence, Kansas 66044
(785) 764-6678

PREPARED BY:

Hernly Associates, Inc.
Katie Burnham
AHERA Asbestos Inspector Cert. #
7ACT0417121R-1990
920 Massachusetts, Ste. 2
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TEL: (785) 749.5806
FAX: (785) 749.1515
www.hernly.com
HA Project No.: 130116-01K

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1.2 Procedures 3
1.3 Findings 3
1.4 Conditions & Limitations 4
APPENDIX A AHERA ASBESTOS INSPECTOR CERTIFICATES 5
APPENDIX B LABORATORY TESTING DATA 7
APPENDIX C SITE PHOTOS 10

ENVIRONMENTAL CONSULTANT:
HERNLY ASSOCIATES, INC.

PROJECT CONTACT: Katie L. Burnham 1/29/2013
Name Date

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1.0 INTRODUCTION

1.1 Executive Summary

On 1/16/2013, a pre-renovation asbestos screening was completed at 900 Rhode Island in Lawrence, Kansas by Katie Burnham of Hernly Associates, Inc. The purpose of the inspection was to determine the presence, location, and approximate quantity of friable and non-friable ACBM (asbestos containing building materials) or suspected ACBM at visible and readily accessible areas of the interior and exterior of the subject structure. A total of 6 samples were collected of items of concern. If renovation and/or demolition work is conducted within the building, it is possible that additional suspect materials will be discovered behind walls, between floors, under flooring materials such as carpet or multiple layers of vinyl flooring, etc. Further testing is recommended if additional suspect materials are exposed. **The analytical results indicated that 1 of the 6 samples collected contained greater than 1% asbestos. Please see the section of this report entitled *Findings* for a detailed list of all asbestos-containing materials identified or assumed to be present.**

1.2 Procedures

The following is a brief overview of the activities that took place during this inspection:

- Information was gathered from the Client regarding the reasons for requesting an asbestos inspection, and the specific building materials of concern.
- A space-by-space inspection of the interior of the building was conducted moving through from the basement up to the 2nd floor.
- All readily accessible and immediately available suspect materials were sampled, quantified, and assessed for friability.
- Samples were submitted to an NVLAP accredited laboratory for analysis.

1.3 Findings

On 1/16/2013, a pre-renovation asbestos screening was completed at 900 Rhode Island in Lawrence, Kansas by Katie Burnham of Hernly Associates, Inc. The purpose of the inspection was to determine the presence, location, and approximate quantity of friable and non-friable ACBM (asbestos containing building materials) or suspected ACBM at visible and readily accessible areas of the interior and exterior of the subject structure. A total of 6 samples were collected of items of concern. If renovation and/or demolition work is conducted within the building, it is possible that additional suspect materials will be discovered behind walls, between floors, under flooring materials such as carpet or multiple layers of vinyl flooring, etc. Further testing is recommended if additional suspect materials are exposed. **The analytical results indicated that 1 of the 6 samples collected contained greater than 1% asbestos. Please see *below* for a detailed list of all asbestos-containing materials identified or assumed to be present.**

Based on conversations with the Client, it is understood that the subject building is going to be completely remodeled. Please remember that all work involving ACM should always be conducted by properly trained and accredited workers utilizing the required containment, signage, and protective equipment.

IDENTIFIED ACBM

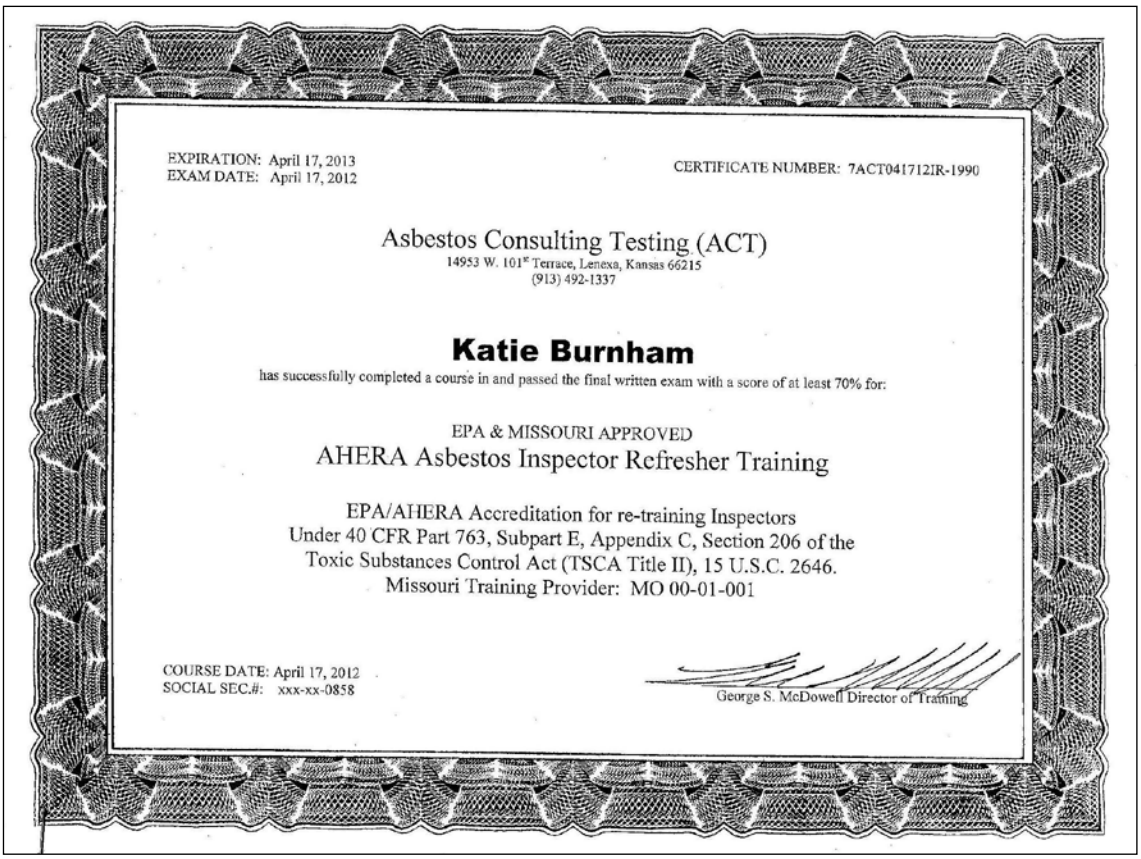
SAMPLED MATERIAL		ACBM LOCATION	ACBM CHARACTERISTICS ASSESSMENT			
#	Item Description	Exterior	Type	Friable/ Non-friable	% Asbestos	Amount of Material
3	Exterior siding	South wall of the rear addition	Miscellaneous	Non-friable	20%	Entire exterior south wall of the rear addition

1.4 Conditions & Limitations

Staff of Hernly Associates, Inc. has performed the Client requested tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. The inspection was intended to locate visible and readily accessible asbestos-containing materials (ACM) and did not include destructive or invasive sampling. Therefore Hernly cannot guarantee that this Inspection has identified all asbestos-containing materials present at the subject property on the date of the Assessment. All quantities of asbestos-containing materials listed in this report are approximate and should not be used for the purpose of obtaining bids from asbestos contractors or for use in writing a scope of asbestos-related work. All quantities and locations should be confirmed by the asbestos abatement company before entering into any contractual agreements. Hernly cannot and will not warrant that the Inspection that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards.

The results reported and conclusions reached by Hernly are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. Hernly assumes no obligation to advise the client of any changes in any real or potential asbestos hazards at this structure that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the client with the contract for services.

APPENDIX A
AHERA ASBESTOS INSPECTOR CERTIFICATES



EXPIRATION: April 17, 2013
EXAM DATE: April 17, 2012

CERTIFICATE NUMBER: 7ACT041712IR-1990

Asbestos Consulting Testing (ACT)
14953 W. 101st Terrace, Lenexa, Kansas 66215
(913) 492-1337

Katie Burnham

has successfully completed a course in and passed the final written exam with a score of at least 70% for:

EPA & MISSOURI APPROVED
AHERA Asbestos Inspector Refresher Training

EPA/AHERA Accreditation for re-training Inspectors
Under 40 CFR Part 763, Subpart E, Appendix C, Section 206 of the
Toxic Substances Control Act (TSCA Title II), 15 U.S.C. 2646.
Missouri Training Provider: MO 00-01-001

COURSE DATE: April 17, 2012
SOCIAL SEC.#: xxx-xx-0858

George S. McDowell Director of Training

APPENDIX B
LABORATORY TESTING DATA

SCHNEIDER LABORATORIES GLOBAL

INCORPORATED

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LABORATORY ANALYSIS REPORT

Asbestos Identification by EPA Method[1] 600/R-93/116, EPA 600/M4-82-020
Using SLI A6

ACCOUNT #: 2193-13-3729
CLIENT: HERNLY ARCHITECTS
ADDRESS: 920 MASSACHUSETTES ST. STE#2
LAWRENCE, KS 66044
PROJECT NAME: Turnhalle
JOB LOCATION: 900 RI Lawrence KS
PROJECT NO.: 130116-02MK
PO NO.:

DATE COLLECTED: 1/16/2013
DATE RECEIVED: 1/18/2013
DATE ANALYZED: 1/21/2013
DATE REPORTED: 1/21/2013

SampleType: BULK

Client Sample No.	SLI Sample/ Layer ID	Sample Identification/ Layer Name	PLM Analysis Results: Asbestos Fibers	PLM Analysis Results: Other Materials
1	31751352	Plaster Walls		
Layer 1:		Plaster Gray, Granular	None Detected	100% NON FIBROUS MATERIAL
Layer 2:		Skim Coat White, Granular	None Detected	100% NON FIBROUS MATERIAL
2	31751353	Subfloor		
Layer 1:		Fibrous Material Brown, Fibrous	None Detected	65% CELLULOSE FIBER 35% NON FIBROUS MATERIAL
Layer 2:		Mastic Tan, Soft	None Detected	100% NON FIBROUS MATERIAL
3	31751354	Transite		
Layer 1:		Transite Gray, Hard	20% CHRYSOTILE	80% NON FIBROUS MATERIAL
4	31751355	Workshop		
Layer 1:		Drywall White, Powdery	None Detected	4% CELLULOSE FIBER 96% NON FIBROUS MATERIAL

Total Number of Pages in Report: 2

Results relate only to samples as received by the laboratory. Visit www.slabinc.com for current certifications.

Samples analyzed by the EPA Test Method are subject to the limitations of light microscopy including matrix interference. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. This method has a reporting limit of 1% or greater. Visual estimation contains an inherent range of uncertainty. This report must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other gov't agency endorsement.

Account - Workorder 2193-13-3729 (Continued) Page 2 (Continued)

Client Sample No.	SLI Sample/ Layer ID	Sample Identification/ Layer Name	PLM Analysis Results: Asbestos Fibers	PLM Analysis Results: Other Materials
5	31751356	Stage Counter Top		
Layer 1:		Counter Top Multi-Colored, Fibrous	None Detected	65% CELLULOSE FIBER 35% NON FIBROUS MATERIAL
6	31751357	Stage Fiber Boad Wall		
Layer 1:		Fiber Board Gray, Fibrous	None Detected	65% CELLULOSE FIBER 35% NON FIBROUS MATERIAL

Analyst: Ali Musa

Reviewed By: Hind Eldanaf, Microscopy Supervisor

Total Number of Pages in Report: 2

Results relate only to samples as received by the laboratory. Visit www.slabinc.com for current certifications.

Samples analyzed by the EPA Test Method are subject to the limitations of light microscopy including matrix interference. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. This method has a reporting limit of 1% or greater. Visual estimation contains an inherent range of uncertainty. This report must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other gov't agency endorsement.

APPENDIX C
SITE PHOTOS

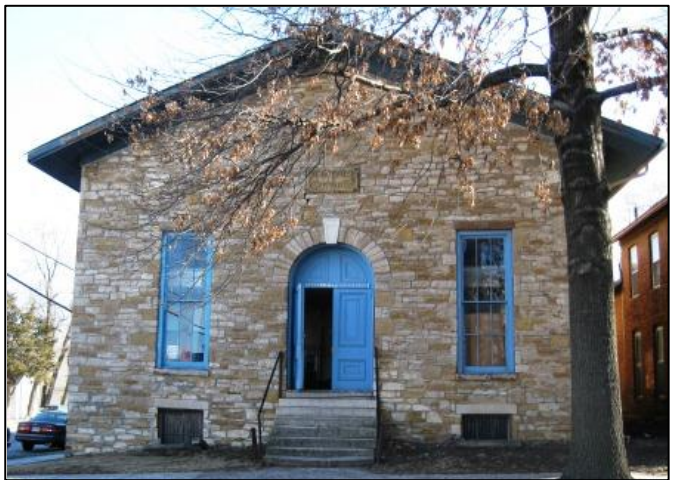
Asbestos containing siding on south rear side of building

Appendix 6.
Mold Screening Report

Hernly ASSOCIATES, Inc.
ARCHITECTS
ENVIRONMENTAL CONSULTANTS
GRANT ADMINISTRATORS

920 Massachusetts, Suite 2
Lawrence, KS 66044

MOLD SCREENING REPORT



900 Rhode Island
Lawrence, Kansas 66061

PREPARED FOR CLIENT:

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Project Coordinator
Lawrence Preservation Society, Inc.
PO Box 1073
Lawrence, Kansas 66044
(785) 764-6678

PREPARED BY:

HERNLY ASSOCIATES, Inc.
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HERNLY ASSOCIATES, INC.

PROJECT CONTACT: Katie L. Burnham 1/30/2013

Name Date

INTRODUCTION

Hernly Associates, Inc. (Hernly) was contracted by Mike Goans, Project Coordinator with Lawrence Preservation Society, Inc. to conduct a Mold Screening of the structure located at 900 Rhode Island in Lawrence Kansas. The purpose of the project was to confirm the readily apparent and visible presence or absence of mold growth in the structure through visual survey and the collection and microscopic analysis of air samples for non-cultured spore count (Mold Screening).

Access to the site was coordinated with Mike Goans, Project Coordinator. Katie Burnham, Hernly Inspector, conducted the investigation on 1/16/2013.

Mold in our Environment

Molds are a natural and important part of our environment and are found virtually everywhere. Molds produce tiny spores to reproduce. These spores can be found in both indoor and outdoor air and on indoor and outdoor surfaces. When mold spores land on a damp spot, they may begin growing and digesting whatever they are growing on in order to survive, leading to adverse conditions. In response to increasing public concern, a number of government authorities, including the United States EPA, California Department of Health Services and New York City Department of Health, have developed recommendations and guidelines for assessment and remediation of mold. Websites for these organizations can be found at the end of this report.

While it is generally accepted that molds can be allergenic and can lead to adverse health conditions in susceptible people, there are no widely accepted or regulated interpretive standards or numerical guidelines for the interpretation of microbial data. The absence of standards often makes interpretation of microbial data difficult and controversial. This report has been designed to provide some basic interpretive information using certain assumptions and facts that have been extracted from a number of peer reviewed texts, such as the American Conference of Governmental Industrial Hygienists (ACGIH). In the absence of standards, the user must determine the appropriateness and applicability of this report to any given situation. Identification of the presence of a particular fungus in an indoor environment does not necessarily mean that the building occupants are or are not being exposed to antigenic or toxic agents.

None of the information contained herein should be construed as medical advice or a call to action for evacuation or remediation. Only a qualified physician should make any decision relative to medical significance.

SCOPE OF WORK

HERNLY conducted the following scope of work:

- Conducted a walk-through visual survey of the immediately available/accessible areas of the structure.
- Collected and analyzed 1 outdoor air sample for non-cultured spore counts.
- Collected and analyzed 3 indoor air samples for non-cultured spore counts.
- Prepared a written report summarizing the Screening activities, findings, conclusions, and remediation options for consideration.

METHODS

AIR SAMPLE COLLECTION AND ANALYSIS

The air sampling strategy and protocols used in this project are designed to detect total fungal spores (both living and non-living) airborne microbial spores.

Air samples were collected on "Air-O-Cell" cassettes (37-mm diameter) utilizing a high volume-sampling pump calibrated to a flow rate of 15 liters per minute. The Air-O-Cell cassette is 37 mm in diameter and houses a sticky spore collection media. The intended purpose of the air-sampling is to draw air through the cassette and trap fungi particles by impaction on the sticky spore collection media.

Air samples were collected from the exterior of the unit; this sample serves as a control and comparison sample for this Screening. The remaining samples were collected from the basement, the main floor, and from the 2nd floor of the structure.

After sample collection the cassettes were removed, re-sealed, placed into a plastic "zip-lock" bag, and shipped via overnight courier to Hayes Microbial Laboratories in Midlothian, VA for direct microscopic examination. Microscopic examination is used by an analytical laboratory to identify the type and determine the airborne concentration of fungal spores. This technique does not allow for the differentiation between *Aspergillus* and *Penicillium* spores. In addition, depending on morphology, other

non-distinctive spores are reported in categories such as *Ascospores* or *Basidiospores*. All samples are graded with the following debris scale for data qualification:

ND: No background/particles detected – The absence of particulates could indicate improper sampling as most air samples typically capture some particles during the testing process. Possible pump malfunction; recollect samples.

1: Good visibility, a few particles detected or no crowding of particles - reported values not affected by debris. Extremely light background. No spores will be uncountable.

1+: Very light background; less than 1% of small spores may be uncountable; decent visibility

2: Light background. Less than 3% of small spores may be uncountable

2+: Moderate background. Less than 5% of small spores may be uncountable. Particles beginning to crowd – Non-microbial particulates can mask the presence of fungal spores. As a result, actual values can be higher than the numbers reported. Higher debris ratings increase the probability of this bias.

3: Moderate/Heavy background. 5% to 25% of small spores and less than 5% of large spores may be uncountable. Particles beginning to overlap or are overlapping. Counts reported may vary drastically and actual values can be higher than the numbers reported.

3+: Heavy background. More than 25% of small spores and more than 5% of large spores may be uncountable. Poor visibility, particles overlap or are overlapping – Excessive debris detected in the sample. Counts reported may vary drastically and actual values can be higher than the numbers reported. The sample should be collected at a shorter time interval, or other measures should be employed to reduce the collection of non-microbial debris. A rating of 3+ may only allow for a count from the perimeter of the sample slide.

4: Sample unreadable. Recollect sample

SURFACE TAPE SAMPLING

Per client instruction no tape samples were collected at this structure.

BUILDING SURVEY

Hernly conducted a visual survey of the readily available and immediately accessible building areas for visible evidence of water damage and possible mold growth. The Client informed Hernly that the roof has had leaks, this was evident at the time of the inspection.

General Information

Weather conditions:	Sunny, light winds
Date of Construction:	1869
Apparent Building Use:	Commercial/Community Bldg.
Setting:	Residential
Grading:	Drainage appears to be sufficient
Tree cover:	Approx. 30%
Roof Condition:	Poor, leaks
Gutter condition:	Seemingly Fair - some missing components
Downspout condition:	Seemingly Fair
Foundation condition:	Seemingly Good
Siding:	Wood/Transite/Stone
Windows:	Wood
Decks:	Small entry decking at rear of structure
Heating/Cooling System	Appears to be in working order where in use
Humidifier in use	NA
Dehumidifier in use	NA
Rooms targeted for appearance of visible mold	All

DATA INTERPRETATION

According to ACGIH, "Data from individual sampling episodes is often interpreted with respect to baseline data from other environments or the same environment under anticipated low exposure conditions." In the absence of established acceptable exposure limits, it is often necessary to use a comparison standard when interpreting data. In this instance, it will be necessary to sample the suspect area as well as a non-suspect area. According to ACGIH, "...active fungal growth in indoor environments is inappropriate and may lead to exposure and adverse health effects."

Total Fungal Spores

According to ACGIH, ".... differences that can detected with manageable sample sizes are likely to be in 10- fold multiplicative steps (e.g., 100 versus 1000...)". Following this logic, if total fungal spores are ten (10) times greater in the sample from a suspect area than in the negative control sample collected from a non-suspect area, then that sample area may be a fungal amplification site.

Mycelial Fragments

Mycelium is a fungal mass that constitutes the vegetative or living body of a fungus. Following the same logic above, if total mycelial fragments are ten (10) times greater in the suspect sample than in

the negative control, then the sample area is considered to be a fungal amplification site. The presence of mycelial fragments provides evidence of microbial growth.

Mycotoxins

Molds can produce toxic substances called Mycotoxins. More than 200 Mycotoxins have been identified from common molds, and many more remain to be identified. Some of the molds that are known to produce Mycotoxins are commonly found in moisture-damaged buildings. Exposure pathways for Mycotoxins can include inhalation, ingestion, or skin contact. Although some Mycotoxins are well known to affect humans and have been shown to be responsible for human health effects, for many Mycotoxins, little information is available, and in some cases research is ongoing. Some molds can produce several toxins, and some molds produce Mycotoxins only under certain environmental conditions. The presence of mold in a building does not necessarily mean that Mycotoxins are present or that they are present in large quantities.

Water Indicator Molds

Certain authorities identify certain molds whose presence indicates excessive moisture. The presence of a few spores of indicator mold should be interpreted with caution. Additionally, it should be recognized that these named molds are not necessarily the only ones of potential significance.

Indoor vs. Outdoor Comparisons

There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments

FINDINGS

AIR -O-CELL CASSETTE AIR SAMPLES			
Outdoor Comparison Levels			
Room/Area Description	**Sample Number**	**Results**	
		Comparison Level Total Spore Concentration in spores/ m^3	**Comparison Level Individual Spore Concentrations (#Spores/ m3)**
Outdoors (Rear of building)	4	193	Aspergillus/Penicillium 13; Basidospores 20; Bipolaris/Drechslera ND; **Chaetomium sp. ND; Cladosporium100**; Epicoccum ND
AIR -O-CELL CASSETTE AIR SAMPLES			
Indoor Levels			
Room/Area Description	**Sample Number**	**Results**	
		Total Spore Concentration in spores/ m^3	**Spores found at levels above Exterior sample levels (#Spores/ m3)**
Main Floor	1	66	*none significantly* higher than outdoor levels*
2nd Floor office	**2**	**447**	***Chaetomium sp. 80; Cladosporium 300***
Basement	3	233	*none significantly* higher than outdoor levels*

ND: None Detected; MRL: Minimum Reporting Limit; *See Data Interpretation Section Above

DISCUSSION

- Elevated airborne mold spore levels were identified in the 2nd floor office, possibly due to water intrusion from roof leaks.
- Slightly elevated airborne mold spore levels were identified in the basement air; this could be due to the outside air being very dry and cold in comparison to the interior air of the basement which was the only heated area of the building.
- Areas of water staining/damage evident from roof leaks on ceilings and walls on the main level and 2nd floor.
- The structure has been vacant for several months and the upper floors were not heated at the time of the inspection.

CONCLUSIONS

Some degree of remediation is recommended at this dwelling. Please see below for further details.

REMEDIATION OPTIONS

These Options do not consider, and are independent of, any remedies necessary to repair any structural or cosmetic damage that may exist in the structure, as well as any remedies which may be necessary to prevent all future water intrusion events occurring. These Options are not meant to be and should not be construed to be the only possible means for addressing the issues identified by the analytical laboratory results, related events from Homeowner, and/or the visual observations. Additional generalized remediation options are provided as Appendix B as a courtesy to the Client and to aid in any future remediation efforts.

Please remember that qualified personnel experienced with microbial remediation solutions should perform any remedial intervention. The following outline suggests the options which can be considered to help to accomplish at least a minimum remediation of the property described in this document.

All remediation individuals that may be exposed to the indoor air of the dwelling should employ, at a minimum, all precautions and recommendations as described for a Level I abatement, as described by the New York City Department of Health, Guidelines on Assessment and Remediation of Fungi in Indoor

Environments. These recommendations are outlined in Appendix B of this report. All remediation staffs must also follow all applicable OSHA requirements for the health & safety of all persons.

For additional information see the following web sites:
http://www.ci.nyc.ny.us/html/doh/html/epi/moldrpt1.html; and,
http://www.epa.gov/mold/i-e-r.html

Note that the following remediation options are based upon the results of the analytical laboratory results and the information obtained by our investigation on the date of and at the time of the survey. The remediation process itself may expose additional areas requiring treatment. This report is solely intended to help identify the presence and approximate degree of mold at the subject property and should not be considered a remediation protocol. In summary, based on this mold Survey, HERNLY offers the following options for consideration:

- **All water and moisture sources should be corrected prior to any remediation.**
- **Repair any and all water leaks, including the roof.**
- **Replace any missing/damaged gutter components.**
- **Replace or clean (if possible) any visibly damaged/stained materials including walls, floors, ceilings, trim, etc., as well as any other mold damage that's uncovered during that process, such as studs, lathe or insulation.**
- **Once work is complete, additional air sampling is recommended to see if airborne spore levels have been sufficiently reduced.**

Additional recommendations

- **Porous materials can hold on to mold spores long after the original source of the fungal growth is remedied. It is highly recommended that as many porous materials as possible be carefully removed and laundered or disposed of. Carpet, curtains, furniture, etc. will continue to hold mold spores and odor for some time if they are not removed. If moisture levels rise again, these items can also begin growing mold anew.**
- **Thoroughly clean all non-porous, cleanable surfaces remaining within the basement with a detergent and water solution. Bleach is not necessary to kill mold spores.**
- **Trim all of the bushes and trees that are growing near the exterior of the home. These can trap moisture against the house and lead to moisture and potential mold problems.**

- **Replace the furnace filter frequently during the remediation process using high efficiency filters if possible. At the end of all work, install another fresh filter.**

Other steps that may be considered include:

- **Use a dehumidifier to further reduce ambient moisture levels.**
- **Have the ductwork professionally cleaned**
- **Have the indoor air Filtered by a professional mold remediation company using a HEPA filtered negative air machine.**
- **Also see the additional general guidelines listed at the end of this report.**

Professional Remediation Considerations:

- *Mold remediation should be performed by a trained and qualified mold remediation professional. Contact a licensed/certified mold remediation professional to create a mold remediation protocol and to perform the mold remediation.*
- *The remediation proposal from the mold remediation professional needs to document all contractor information and credentials.*
- *All remediation proposal activities, specifics, methodology and location(s) to be remediated should be clearly and specifically detailed in the proposal.*
- *As part of their remediation proposal, the mold remediation company should provide a written warranty for successful remediation verified by passing third party clearance testing.*

REFERENCES

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Government Industrial Hygienists, Cincinnati, OH (1999).
- EPA: The Inside Story. A Guide to Indoor Air Quality, United States Environmental Protection Agency and the United States Consumer Product Safety Commission, Washington DC (1995).
- Health Canada: Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate. Health Protection Branch, Health Canada, Ottawa, Ontario (1989).
- IIRC: Standard and Reference Guide for Professional Water Damage Restoration, 2nd Ed. Institute of Inspection, Cleaning and Restoration, Vancouver, WA (1999).

- Field Guide for the Determination of Bio logical Contaminants in Environmental Samples. American Industrial Hygiene Association, Fairfax, VA (1996).
- Standards of Practice for the Assessment of Indoor Environmental Quality, Volume I: Mold Sampling, Assessment of Mold Contamination. Indoor Environmental Standards Organization (2002).

Table I: Summary of Specific Mold Characteristics

Fungi	Environmental Indicator		Growth Indoors
Alternaria			Alternaria can grow indoors on a variety of substances.
Arthrinuim			*Arthrinium* is a widespread fungus found on plants. It is rarely found growing indoors.
Ascospores	☣	💧	Ascospore is a general classification for spores produced by sexual reproduction and can include *Aspergillus*, *Penicillium*, and *Ascotrica*. Frequently found growing on damp substrates.
Aspergillus/Penicillium-like	☣	💧	*Aspergillus* and *Penicillium* spores are indistinguishable via direct microscopic examination. *Aspergillus* tends to colonize continuously damp materials such as damp wallboard and fabrics. *Penicillium* is commonly found in house dust, on water-damaged wallpaper, behind paint and in decaying fabrics.
Aureobasidium		💧	*Aureobasidium* is commonly found in a variety of soils. Indoors, it is commonly found where moisture accumulates, especially bathrooms and kitchens, on shower curtains, tile grout, windowsills, textiles, and liquid waste materials.
Basidiospores			Basidiospore is a general classification of spore that is commonly found in gardens, forests and woodlands. They are also agents of dry, white and brown rot.
Bipolaris/Dreschlera			*Bipolaris* and *Drechslera* can grow on a variety of substrates.
Botrytis			A mold that can be found associated with indoor plants.
Chaetomium	☣	💧	*Chaetomium* can be commonly found on damp sheetrock paper.
Cladosporium			*Cladosporium* is a common outdoor mold that can colonize continuously damp materials such as damp wallboard and fabrics.
Curvularia			*Curvularia* can grow on a variety of substrates.
Epicoccum			*Epicoccum tends to colonize continuously damp materials such as damp wallboard and fabrics.*
Fusarium	☣	💧	*Fusarium* colonize continuously wet materials such as soaked wallboard and water reservoirs for humidifiers and drip pans.
Memnoniella			*Memnoniella* can be found growing on a variety of cellulose-containing materials.
Nigrospora			*Nigrospora* is rarely found growing indoors.
Oidium/Peronospora			Both of these organisms are plant pathogens and cannot grow on indoor surfaces.
Pithomyces/Ulocladium		💧	*Pithomyces* are rarely found indoors. *Ulocladium* colonize continuously damp materials such as wallboard and fabrics.
Rusts			Rusts are plant pathogens and only grow on host plants.
Smuts/Myxomycetes			Smuts do not usually grow indoors. They are parasitic plant pathogens that require a living host. Myxomycetes are occasionally found indoors.
Stachybotrys	☣	💧	*Stachybotrys* colonizes continuously wet materials such as soaked wallboard and water reservoirs for humidifiers and drip pans.
Stemphylium			*Stemphylium* is rarely found growing indoors.
Torula			*Torula* can grow indoors on cellulose containing materials.
Unidentified Conidia			An uncharacteristic fungal spore that does not lend itself to classification via direct microscopy.

☣ -Potential Toxigenic Mold

💧 -Potential Water Indicator Mold

General guidelines to help to prevent fungal growth include, but are not limited to:

1. The purpose of mold remediation is to remove the mold to prevent human exposure and damage to building materials and furnishings. It is necessary to clean up mold contamination, not just to kill the mold. Dead mold is still allergenic, and some dead molds are potentially toxic. The use of a biocide, such as chlorine bleach, is not recommended as a routine practice during mold remediation, although there may be instances where professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain in the air (roughly equivalent to or lower than the level in outside air). These spores will not grow if the moisture problem in the building has been resolved.

   If you choose to use disinfectants or biocides, always ventilate the area. Outdoor air may need to be brought in with fans. When using fans, take care not to distribute mold spores throughout an unaffected area. Biocides are toxic to humans, as well as to mold. You should also use appropriate PPE and read and follow label precautions. Never mix chlorine bleach solution with cleaning solutions or detergents that contain ammonia; toxic fumes could be produced.

   Some biocides are considered pesticides, and some States require that only registered pesticide applicators apply these products in schools. Make sure anyone applying a biocide is properly licensed, if necessary. Fungicides are commonly applied to outdoor plants, soil, and grains as a dust or spray-examples include hexachlorobenzene, organomercurials, pentachlorophenol, phthalimides, and dithiocarbamates. Do not use fungicides developed for use outdoors for mold remediation or for any other indoor situation.

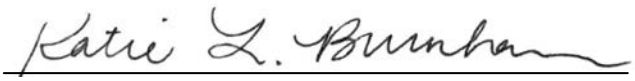
2. All existing conditions that have contributed to the establishment of fungal reservoirs within the building must be remedied either before, or concurrent with, remediation efforts. The repair of conditions that allow water intrusion and/or high humidity levels is mandatory for successful remediation. Failure to correct circumstances that promote biological growth will lead to a failed remediation program.

3. At a minimum, all visible fungi must be removed, including any and all substrate/building material that cannot be properly and effectively cleaned. All wetted materials that are not disposed of must be thoroughly and completely dried and properly cleaned. Areas that have developed fungal growth must be removed or cleaned and treated with a biocide and/or a biocide encapsulate. Items that cannot be thoroughly and effectively cleaned must be properly disposed of.

4. Properly and adequately seal all floor, wall and/or ceiling openings (holes, cracks, gaps, etc.) between the interior and the attic, and where applicable, the crawl space.

5. Attached with this report is information regarding the use of mold resistive coatings. Remediated molded areas are susceptible to future contamination due to high humidity levels and the real possibility that all mold spores will not be removed from the structure, no matter how extensive the cleaning protocol. These coatings limit future growth potential and form a barrier between any remaining mold spores and the indoor atmosphere.

Respectfully,



Katie Burnham
American Indoor Air Quality Council Certified Residential Mold Inspector #13591

APPENDIX A – ADDITIONAL REMEDIATION OPTIONS

In all situations, the underlying cause of any and all moisture infiltration and water accumulation must be rectified or fungal growth will recur. Any initial water infiltration should be stopped and cleaned immediately. If the source of water is elevated humidity, relative humidity should be maintained at or below about 50% to help inhibit mold growth. A Physician should be consulted to determine if this level of humidity will cause any sort or type of health effect. Emphasis should be on ensuring proper repairs of the building infrastructure so that water damage/infiltration, excess humidity and moisture buildup does not recur.

The size of the area impacted by fungal contamination primarily determines the type of remediation. The sizing levels are based on professional judgment and practicality. Currently, there is not adequate empirical data to relate the extent of contamination to frequency or severity of health effects. The goal of remediation is to remove or clean contaminated materials in a way that prevents the emission of fungi, spores and dust contaminated with fungi from leaving a work area and entering an occupied or any non-remediation area, while protecting the health of workers performing the abatement, as well as any and all persons occupying the structure where work is occurring. The listed remediation options are offered for consideration, based upon an attempt to achieve the Client's goal. However, due to the general nature of these options, it is the responsibility of the person(s) conducting remediation to ensure the remediation options implemented are safe, appropriate and adequate. The listed remediation options are not meant to be an all inclusive listing of all possible options, nor are they meant to exclude other similarly effective options. All possible options, including those not listed herein, and any changes to the remediation options listed, however, should be carefully considered prior to implementation.

Non-porous (e.g., metals, glass, and hard plastics) and semi-porous (e.g., wood and concrete) materials that are structurally sound and are visibly moldy can typically be thoroughly and completely cleaned/decontaminated and then reused. When using any cleaning solution, it is very important to always follow the Manufacturer's recommendations for use, as well as for utilization of personal protective equipment. Cleaning/decontamination should be done using an appropriately stiff brush or cleaning pad and non-ammonia based household detergent solutions (remember, mixing ammonia and bleach renders dangerous and toxic fumes). Disinfecting of the surfaces should then be accomplished using a solution of water and bleach (1/2 cup of bleach per gallon of water). Let disinfected areas dry naturally; as this extended time is important to help kill mold. Porous materials such as ceiling tiles and insulation, and wallboards with more than a small area of contamination should be removed and discarded. Porous materials (e.g., wallboard and fabrics) that can be completely and thoroughly decontaminated and cleaned, may be able to be reused, but should be discarded if at all possible. A professional restoration consultant should be contacted when restoring porous materials with more than a small area of fungal contamination. Routine Screenings should be conducted to confirm the effectiveness of remediation work.

Level 1: Small Isolated Area (10 S.F. or less) - e.g., ceiling tiles, small areas on walls

- Properly trained construction staffs are usually able to conduct small isolated area remediation. Such persons should receive training on proper clean up methods, personal protection, and potential health hazards. This training can be performed as part of a program to comply with the requirements of the OSHA Hazard Communication Standard (29 CFR 1910.1200)
- Respiratory protection (e.g., minimum N100 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended. Gloves and eye protection should be worn.

- The work area should be unoccupied. Vacating people from spaces adjacent to the work area is not absolutely necessary, but is always recommended, especially in the presence of infants (less than 12 months old), persons recovering from recent surgery, immune suppressed people, people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity pneumonitis, and sever allergies), and when the integrity of the work area containment is in question.
- Although containment of the work area is not absolutely necessary in very small work areas, dust suppression methods and all other methods to prevent migration of contaminants from the work area, such as misting (not soaking) surfaces prior to remediation, are recommended.
- Contaminated materials that cannot be cleaned should be properly removed from the building in a sealed plastic bag. There are typically no known or special requirements for the disposal of moldy materials.
- The work area and all areas used by remedial workers for egress should be properly and thoroughly cleaned with a damp cloth and/or mop and detergent solution.
- All areas should be left dry and visibly free from all contamination and debris.
- Following the completion of all remediation work and final cleanup, clearance testing should be accomplished. At the very least, testing should encompass a visual Screening of the remediated area(s) and air sampling.

Level II: Mid-Sized Isolated Areas (10 - 30 sq. ft.) - e.g., individual wallboard panels.

- Remediation can usually be conducted by regular building maintenance staff. Such persons should receive training on proper clean up methods, personal protection, and potential health hazards. This training can be performed as part of a program to comply with the requirements of the OSHA Hazard Communication Standard (29 CFR 1910.1200).
- Respiratory protection (e.g., N100 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended. Gloves, eye protection and all other forms of personal protective equipment (PPE), as mandated by OSHA and/or as recommended by the manufacturer's MSDS, should be properly used and worn.
- The work area should be unoccupied. Vacating people from spaces adjacent to the work area is not absolutely necessary, but is always recommended, especially in the presence of infants (less than 12 months old), persons recovering from recent surgery, immune suppressed people, people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity pneumonitis, and sever allergies), and when the integrity of the work area containment is in question.
- The work area should be covered with a plastic sheet(s) and sealed with tape before remediation, to contain all dust, contaminants, spores, and debris.
- Dust suppression methods and all other methods necessary to prevent migration of contaminants from the work area, such as misting (not soaking) surfaces prior to remediation, are recommended.
- Contaminated materials that cannot be cleaned should be properly removed from the building in sealed plastic bags. There are typically no known or special requirements for the disposal of moldy materials.
- The work area and all areas used by remedial workers for egress should be thoroughly and completely HEPA vacuumed (a vacuum equipped with a High-Efficiency Particulate Air filter) and cleaned with a damp cloth and/or mop and an appropriate decontamination/detergent solution.
- All areas should be left completely dry and free from all contamination and debris.

Level III: Large Isolated Areas (30 - 100 square feet) - e.g., several wallboard panels. A health and safety professional with experience performing microbial investigations should be consulted prior to remediation activities to provide oversight for the project. The following procedures, ***at a minimum***, are recommended:

- Personnel trained in the handling of hazardous materials and equipped with appropriate PPE, including, but not limited to respiratory protection, (e.g., N100 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended. Gloves, eye protection and all other forms of personal protective equipment (PPE), as mandated by OSHA and/or as recommended by the manufacturer's MSDS, should be properly used and worn at all times.
- The work area should be covered with a plastic sheet(s) and sealed with tape before remediation, to contain all dust, contaminants, spores, and debris.
- Seal ventilation ducts/grills in the work area and all areas directly adjacent with plastic sheeting.
- The work area and areas directly adjacent should be unoccupied. Further vacating of people from spaces near the work area is recommended, especially in the presence of infants (less than 12 months old), persons having undergone recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity pneumonitis, and severe allergies), and when the integrity of the work area containment is at all in question.
- Dust suppression methods and all other methods necessary to prevent migration of contaminants from the work area, such as misting (not soaking) surfaces prior to remediation, are strongly recommended.
- Contaminated materials that cannot be cleaned should be properly removed from the building in sealed plastic bags. There are typically no known special requirements for the disposal of moldy materials.
- The work area, all surrounding areas and all areas used by remedial workers for egress should be thoroughly and completely HEPA vacuumed and cleaned with a damp cloth and/or mop and an appropriate decontamination/detergent solution.
- All areas should be left completely dry and free from all contamination and debris.

Level IV: Extensive Contamination (greater than 100 contiguous square feet in an area) A health and safety professional with experience performing microbial investigations should be consulted prior to remediation activities to provide oversight for the project. The following procedures are recommended:

- Personnel trained in the handling of hazardous materials equipped with:
  - Full-face respirators with high efficiency particulate air (HEPA) cartridges
  - Disposable protective clothing covering both head and shoes
  - Gloves
  - All other PPE as may be necessary to protect the health and safety of all personnel
- Containment of the affected area:
  - Complete isolation of work area from occupied spaces using plastic sheeting sealed with duct tape (including ventilation ducts/grills, fixtures, and any, all other penetrations and/or openings)
  - The use of an exhaust fan with a HEPA filter exhaust to generate negative pressurization
  - Airlocks and decontamination room
- The work area and areas directly adjacent should be unoccupied. Further vacating of people from spaces near the work area is recommended, especially in the presence of infants (less than 12 months old), persons having undergone recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity pneumonitis, and severe allergies), and when the integrity of the work area containment is at all in question.
- Contaminated materials that cannot be cleaned should be properly removed from the building in sealed plastic bags. The outside of the bags should be cleaned with a damp cloth and a detergent solution or

HEPA vacuumed in the decontamination chamber prior to their transport to uncontaminated areas of the building. There are typically no known special requirements for the disposal of moldy materials.

- The contained area and decontamination room should be HEPA vacuumed and cleaned with an appropriate damp cloth and/or mop with a decontamination/detergent solution and be completely decontaminated and clean prior to the removal of any isolation barriers.
- Air monitoring should be conducted prior to occupancy to determine if the area is fit to reoccupy.

Level V*: Remediation of HVAC Systems - Small Isolated Area of Contamination in the HVAC System* (<10 square feet)

- Remediation can often be conducted by regular, but knowledgeable, building maintenance staff. Such persons should receive training on proper clean up methods, personal protection, and potential health hazards. This training can be performed as part of a program to comply with the requirements of the OSHA Hazard Communication Standard (29 CFR 1910.1200).
- Respiratory protection (e.g., N100 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134) is recommended.
- Gloves, eye protection and all other forms of personal protective equipment (PPE), as mandated by OSHA and/or as recommended by the manufacturer's MSDS, should be properly used and worn at all times.
- The HVAC system should be shut down prior to any remedial activities.
- The work area should be covered with a plastic sheet(s) and sealed with tape before remediation, to contain all dust, contaminants and debris.
- Dust suppression methods and all other methods that are necessary to prevent the migration of contaminants from the work area, such as misting (not soaking) surfaces prior to remediation, are strongly recommended.
- Growth supporting materials that are contaminated, such as, but limited to, the paper on the insulation of interior lined ducts and filters, should be properly removed and properly disposed of. Other contaminated materials that cannot be decontaminated/cleaned should be properly removed in sealed plastic bags and properly disposed of. There are typically no known special requirements for the disposal of moldy materials.
- The contained area and decontamination room should be HEPA vacuumed and cleaned with an appropriate damp cloth and/or mop with a decontamination/detergent solution and be completely decontaminated and clean prior to the removal of any isolation barriers.
- All areas should be left completely dry and free from all contamination and debris.
- A variety of biocides are recommended by HVAC manufacturers for use with HVAC components, such as, cooling coils and condensation pans. HVAC manufacturers should be consulted for the products they recommend for use in their systems.

Areas of Contamination in the HVAC System (>10 square feet). A health and safety professional with experience performing microbial investigations should be consulted prior to remediation activities to provide oversight for remediation projects involving more than a small isolated area in an HVAC system. The following procedures are recommended:

- Personnel trained in the handling of hazardous materials equipped with:
  - Respiratory protection (e.g., N100 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended.

  - Gloves and eye protection
  - Full-face respirators with HEPA cartridges and disposable protective clothing covering both head and shoes should be worn.
  - All other PPE as may be necessary to protect the health and safety of all personnel
- The HVAC system should be shut down prior to any remedial activities.
- Containment of the affected area:
  - Complete isolation of work area from the other areas of the HVAC system using plastic sheeting sealed with duct tape.
  - The use of an exhaust fan with a HEPA filter exhaust to generate negative pressurization.
  - Airlocks and decontamination room if contamination is greater than 30 square feet.
- Growth supporting materials that are contaminated, such as, but not limited to, the paper on the insulation of interior lined ducts and filters, should be properly removed and properly disposed of. Other contaminated materials that cannot be decontaminated/cleaned should be properly removed in sealed plastic bags and properly disposed of. When a decontamination chamber is present, the outside of the bags should be cleaned with a damp cloth and a detergent solution or HEPA vacuumed prior to their transport to any uncontaminated areas of the building. There are typically no known special requirements for the disposal of moldy materials.
- The contained area and decontamination room should be HEPA vacuumed and cleaned with an appropriate damp cloth and/or mop with a decontamination/detergent solution and be completely decontaminated and cleaned prior to the removal of any isolation barriers.
- All areas should be left completely dry and free from all contamination and debris.
- Air monitoring should be conducted prior to re-occupancy with the HVAC system in operation to determine if the area(s) served by the system are fit to reoccupy.
- A variety of biocides are recommended by HVAC manufacturers for use with HVAC components, such as, cooling coils and condensation pans. HVAC manufacturers should be consulted for the products they recommend for use in their systems.

PLEASE NOTE: If abatement procedures are expected to generate a lot of dust and/or spores (e.g., abrasive cleaning of contaminated surfaces, demolition of plaster walls) or the visible concentration of the fungi is heavy (blanket coverage as opposed to patchy), then it is typically recommended that the remediation procedures for Level IV are followed.

APPENDIX B – LABORATORY RESULTS

HAYES
MICROBIAL CONSULTING
3005 East Boundry Terrace, #F
Midlothian, VA 23112, USA
804.562.3435 Fax: 804.447.5562

Hernly Associates
920 Massachusetts, Suite #2
Lawrence, KS 66044
Ph.: 508-865-4360 Fax.: 508-865-6380

Spore Trap Analysis
SOP #HMC101

HMC #13000710

Job Number:	**130116-02MK**	Job Name:	**Turnhalle**	Date Collected:	**01/16/2013**
Collected by:	**Katie Burnham**		**900 Rhode Island**	Date Received:	**01/18/2013**
Email:	**katie@hernly.com**		**Lawrence, KS 66044**	Date Reported:	**01/18/2013**

HMC ID Number	13000710 - 1	13000710 - 2	13000710 - 3	13000710 - 4
Sample ID#	1	2	3	4
Sample Name	Main Floor	2nd Floor Office	Basement	Outdoors
Sample Volume	150 liters	150 liters	150 liters	150 liters
Limit of Detection	7 spores/M3	7 spores/M3	7 spores/M3	7 spores/M3
Background	3	4	4	3
Fragments	ND	13 /M3	ND	ND

Organism	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total
Alternaria							1	7	3.0%	4	27	14.0%
Ascospores	2	13	19.7%	3	20	4.5%	2	13	5.6%	5	33	17.1%
Aspergillus|Penicillium	2	13	19.7%	7	47	10.5%	14	93	39.9%	2	13	6.7%
Basidiospores							10	67	28.8%	3	20	10.4%
Bipolaris|Drechslera	2	13	19.7%									
Chaetomium				12	80	17.9%						
Cladosporium	3	20	30.3%	45	300	67.1%	8	53	22.7%	15	100	51.8%
Curvularia												
Epicoccum	1	7	10.6%									
Fusarium												
Memnoniella												
Myxomycetes												
Pithomyces												
Stachybotrys												
Stemphylium												
Torula												
Ulocladium												
Unspecified Spore												
Total	10	66		67	447		35	233		29	193	

Water Damage Indicator | Common Allergen | Slightly Higher than Outside Air | Significantly Higher than Outside Air | Ratio Abnormality

Signature: Chris Schmidt **Date:** 01/18/2013 **Reviewed by:** Stephen N. Hayes **Date:** 01/18/2013

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MICROBIAL CONSULTING
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920 Massachusetts, Suite #2
Lawrence, KS 66044
Ph.: 508-865-4360 Fax.: 508-865-6380

Spore Trap Information

HMC #13000710

Limit of Detection	The Limit of Detection is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.
Blanks	Results have not been corrected for field or laboratory blanks.
Background	The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of Aspergillus and Penicillium may be obscured. The background is rated on a scale of 1 to 4 and each level is determined as follows: **ND** : No background detected. (Pump or cassette malfunction.) Recollect sample. **1** : <5% of field occluded. No spores will be uncountable. **2** : 5-25% of field occluded. **3** : 25-75% of field occluded. **4** : 75-90% of field occluded. **5** : >90% of field occluded. Suggest recollection of sample.
Fragments	Fragments are small pieces of fungal mycelium or spores. They are not identifiable as to type and when present in very large numbers, may indicate the presence of mold amplification.
Indoor/Outdoor Comparisons	There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.

Water Damage Indicators	These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem.
Common Allergens	Although all molds are potential allergens, these are the most common allergens that may be found indoors.
Slightly Higher than Outside Air	The spore count is slightly higher than the outside count and may or may not indicate a source of contamination.
Significantly Higher than Outside Air	The spore count is significantly higher than the outdoor count and probably indicates a source of contamination.
Ratio Abnormality	The types of spores found indoors should be similar to the ones that were identified in the outdoor sample. Significant increases (more than 25%) in the ratio of a particular spore type may indicate the presence of abnormal levels of mold, even if the total number of spores of that type is lower in the indoor environment than it was outdoors.

Color Note	Fungi that are present in indoor samples at levels lower than 200 per cubic meter are considered insignificant. Insignificant spore counts are not color coded on the report.

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APPENDIX C – INSPECTOR CERTIFICATE

Environmental Solutions Association

This certification of training is awarded to

KATIE BURNHAM

For successfully completing the required course study and examination given by ESA.

Certified Mold Assessment

Bernie Katz

Bernie Katz, Training Director
Environmental Solutions Association

Completed: January 17th, 2008

ESA
Environmental Solutions
Association

Appendix 7. Lead-Based Paint
Inspection Report

Hernly ASSOCIATES, Inc.
ARCHITECTS
ENVIRONMENTAL CONSULTANTS
GRANT ADMINISTRATORS

920 Massachusetts, Suite 2
Lawrence, KS 66044

1/21/2013

Mike Goans
Lawrence Preservation Society, Inc.
PO Box 1073
Lawrence, Kansas 66044

Subject: Notice of Lead-Based Paint Inspection (NOTICE)
900 Rhode Island Street, Lawrence, Kansas 66044

Please find enclosed the Lead-Based Paint Inspection (Inspection) report for the Commercial Building located at **900 Rhode Island Street, Lawrence, Kansas 66044**. The Inspection was conducted in general accordance with HUD guidelines (24 CFR 35.1320 [b]) and HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint in Housing* (August 2012) and any applicable and State of Kansas Guidelines. This NOTICE has been generated in conjunction with HUD Guidelines 24 CFR 35.125. Michelle Nelson a licensed Lead Hazard Risk Assessor (Kansas Certification #KS05-4153) with Hernly Associates, Inc. (Firm License #KS00-1030) performed the Inspection for the above referenced site on 1/16/2013 using an RMD LPA-1 x-ray fluorescence (XRF) lead paint analyzer (Serial #1546).

Inspections consist of a visual examination of properties and a surface-by-surface examination of surface coatings (e.g., paint, stain, varnish, shellac, polyurethane, etc.) on immediately available and easily accessible interior and exterior trim components and other surfaces of buildings which are located on inspected properties. Per Client instruction the storage shed located on the property was not included in this inspection.

Hernly Associates, Inc. has identified that lead-based paint (LBP) is present on all exterior painted wood siding and trim components including the fascia/soffit, window & door components and the exterior gutter system, on all interior painted surfaces & components of all basement (Free State Glass) rooms, on all painted surfaces and components of the 1st floor D stairwell, on all workshop door & window components, on all stage window & door components, on the 2nd floor D stairwell door components, on the 2nd floor hallway door components, on the office floor and all door & window components, on the 2nd floor B stairwell walls & stair components, on all auditorium painted surfaces & components, and on the balcony walls, railing, baseboards and wall mounted coat hangers. A complete list of tested components and their locations can be found within the attached *Lead-Based Paint Inspection Report*. A complete copy of the report is enclosed with this Notice or can be viewed at the offices of the Lawrence Preservation Society, Inc., PO Box 1073, Lawrence, Kansas 66044. If you would like further information on the Inspection of this property or on lead hazards and their health effects, please contact Mike Goans, Project Coordinator at (785) 764-6678 or Larry Hopkins at (785) 218-4697.

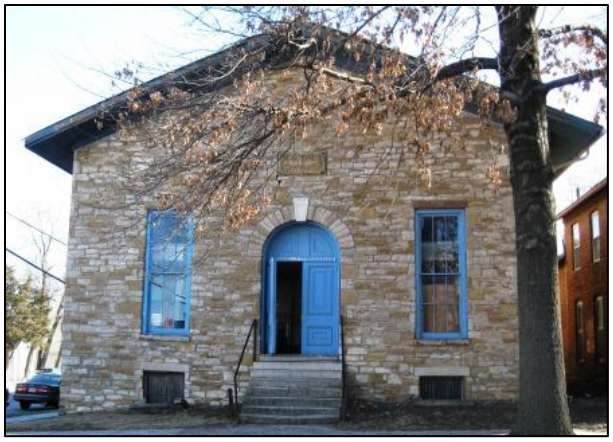
Sincerely,

Larry D. Hopkins
LBP Project Manager

Hernly ASSOCIATES, Inc.
ARCHITECTS
ENVIRONMENTAL CONSULTANTS
GRANT ADMINISTRATORS

920 Massachusetts, Suite 2
Lawrence, KS 66044

LEAD -BASED PAINT INSPECTION REPORT



SUBJECT PROPERTY:
900 Rhode Island Street
Lawrence, Kansas 66044

PREPARED FOR:

Mike Goans
Project Coordinator
Lawrence Preservation Society, Inc.
PO Box 1073
Lawrence, Kansas 66044
(785) 764-6678

OWNER:

Lawrence Preservation Society, Inc.
PO Box 1073
Lawrence, Kansas
(785) 764-6678

PREPARED BY:

Hernly Associates, Inc.
State of Kansas Lead Activity License #KS00-1030
Michelle Nelson, Assessor #KS05-4153
920 Massachusetts, Suite #2
Lawrence, Kansas 66044-2898
TEL: (785) 749-5806
FAX: (785) 749-1515
info@hernly.com
www.hernly.com
HERNLY Project No.: 130116-02MK
1/21/2013

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ENVIRONMENTAL CONSULTANT:
HERNLY ASSOCIATES, INC.

PROJECT CONTACT: Michelle Nelson 1/21/2013

Name Date

NOTICE: **This entire report and all subsequent attachment pages (hereafter referred to as Report) represent the on-going work product of Hernly Associates, Inc. This Report is intended solely for the purpose of use by reference for the Client and/or Owner named above and only for the above-indicated property. Due to the fact that this Report represents the on-going work product of Hernly Associates, Inc., the information contained therein is considered privileged and confidential. Any use of this Report information for any purpose other than the intended review by the specific party(ies) named above is strictly prohibited. No part of this Report may be in any way distributed or copied, without the expressed written consent and permission of a Corporate Officer of Hernly Associates, Inc. If any specific written consent and permission is granted, this Report must be copied in its entirety and distributed only to the specific party to whom the written consent and permission is granted. Hernly Associates, Inc. shall not be liable for any intentional or unintentional use or misuse of any portion of this Report by any person or any entity for whom specific written permission was not granted and specifically provided.**

PART I: EXECUTIVE SUMMARY

IDENTIFYING INFORMATION

A Lead-Based Paint (LBP) Inspection (Inspection) was conducted at 900 Rhode Island Street in Lawrence, Kansas 66044 for Mike Goans, Project Coordinator, Lawrence, Kansas 66044 (785) 764-6678 on 1/16/2013. Michelle Nelson, a Certified Risk Assessor (Kansas License No. KS05-4153), conducted the Inspection. Based upon conversations with the Owner and/or Client, and to the knowledge of this Assessor, there has not been any previous LBP testing at this property. Further information concerning this structure can be obtained from the Owner and/or Client.

This Inspection consisted of a visual examination of the indicated property and a surface-by-surface examination of surface coatings (e.g., paint, stain, varnish, shellac, polyurethane, etc.) on immediately available and easily accessible interior and exterior trim components, per Client instruction the storage shed located on the property was not included in this inspection. Testing was accomplished using an x-ray fluorescence (XRF) lead-in-paint analyzer. The Inspection was conducted in general accordance with HUD guidelines (24 CFR 35.1320 [b]) and HUD's Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (August 2012) and applicable and State of Kansas Guidelines. The results of the Inspection are summarized below.

SUMMARY OF RESULTS

Location & Type of Identified Lead-Based Paint

As a result of the LBP Inspection which was conducted on 1/16/2013, it was found that as of the date of the Inspection lead-based paint (LBP) is present:

- **On all exterior painted wood siding and trim components including the fascia/soffit, window & door components and on the exterior gutter system**
- **On all interior painted surfaces & components of all basement (Free State Glass) rooms**
- **On all painted surfaces and components of the 1st floor D stairwell**
- **On all workshop door & window components**
- **On all stage window & door components**
- **On the 2nd floor D stairwell door components**
- **On the 2nd floor hallway door components**
- **On the office floor and all door & window components**
- **On the 2nd floor B stairwell walls & stair components**
- **On all auditorium painted surfaces & components**
- **On the balcony walls, railing, baseboards and wall mounted coat hangers**

The analytical results from this effort identified that the following components and surfaces are coated with LBP, as defined in the 1988 Section 302 Amendment to the Lead-Based Paint Poisoning Prevention Act, by Title X of the 1992 Housing and Community Development Act, any enacted addendums to this rule, and/or State of Kansas standards.

Wall Identification Guide: The exterior wall that contains the front entry to the building is labeled as the A wall of the building. Proceeding clock-wise around the building, label the remaining walls B, C, and D respectively. The interior room walls correspond to the exterior walls.

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 Building									
015	A	BsmtWindow	Lft	Casing	P	Wood	White	>9.9	QM
016	A	BsmtWindow	Lft	Bars	P	Metal	White	>9.9	QM
007	A	Fascia	Rgt		P	Wood	Blue	>9.9	QM
017	A	BsmtWindow	Rgt	Bars	P	Metal	White	>9.9	QM
018	A	BsmtWindow	Rgt	Casing	P	Wood	White	>9.9	QM
057	A	Door Casing	Rgt		P	Wood	Blue	5.1	QM
058	A	Door Jamb	Rgt		P	Wood	Blue	5.2	QM
059	A	Door Face	Rgt		P	Wood	Blue	>9.9	QM
061	A	Siding	Rgt		P	Wood	Tan	>9.9	QM
008	A	Soffit	Rgt		P	Wood	Blue	>9.9	QM
013	A	Window	Lft	Casing	F	Wood	Blue	8.0	QM
014	A	Window	Lft	Sash	F	Wood	Blue	>9.9	QM
012	A	Window	Lft	Sill	F	Wood	Blue	8.6	QM
009	A	Window	Rgt	Casing	F	Wood	Blue	>9.9	QM
010	A	Window	Rgt	Sash	F	Wood	Blue	>9.9	QM
019	A	Door	Ctr	Casing	F	Wood	Blue	>9.9	QM
020	A	Door	Ctr	Jamb	F	Wood	Blue	>9.9	QM
021	A	Door	Ctr	Face	F	Wood	Blue	>9.9	QM
026	B	Window 4	Lft		F	Wood	Blue	8.0	QM
027	B	Window 5	Lft		F	Wood	Blue	8.7	QM
030	B	BsmtWindow	Lft		F	Wood	Blue	4.3	QM
031	B	Door Casing	Lft		F	Wood	Blue	>9.9	QM
032	B	Door Jamb	Lft		F	Wood	Blue	>9.9	QM
033	B	Door Face	Lft		F	Wood	Blue	>9.9	QM
034	B	Siding	Lft		F	Wood	Tan	>9.9	QM
025	B	Window 3	Ctr		F	Wood	Blue	>9.9	QM
029	B	BsmtWindow	Ctr		F	Wood	Blue	2.7	QM
023	B	Window 1	Rgt		F	Wood	Blue	>9.9	QM
024	B	Window 2	Rgt		F	Wood	Blue	>9.9	QM
028	B	BsmtWindow	Rgt		F	Wood	Blue	>9.9	QM
043	C	Door Face	Lft		F	Wood	Tan	>9.9	QM
044	C	Door Casing	Lft		F	Wood	Tan	>9.9	QM
045	C	Door Jamb	Lft		F	Wood	Tan	8.1	QM
039	C	BsmtWindow	Ctr		P	Wood	Blue	>9.9	QM
062	C	Door Casing	Ctr		P	Wood	Tan	>9.9	QM
063	C	Door Jamb	Ctr		P	Wood	Tan	>9.9	QM
064	C	Door Face	Ctr		P	Wood	Tan	>9.9	QM
035	C	Siding	Rgt		F	Wood	Tan	3.4	QM
036	C	Downspout	Rgt		P	Metal	Tan	2.3	QM
037	C	BsmtWindow	Rgt		P	Wood	Blue	2.8	QM
040	C	Door Casing	Rgt		P	Wood	Blue	>9.9	QM
041	C	Door Jamb	Rgt		P	Wood	Blue	7.4	QM
042	C	Door Face	Rgt		P	Wood	Blue	>9.9	QM
038	C	Window	Ctr		F	Wood	Tan	8.8	QM
050	D	Window 4	Lft		F	Wood	Blue	>9.9	QM
051	D	Window 5	Lft		F	Wood	Blue	>9.9	QM
052	D	Window 6	Lft		F	Wood	Blue	>9.9	QM
053	D	BsmtWindow	Lft		P	Wood	White	>9.9	QM
054	D	BsmtWindow	Lft		P	Wood	White	>9.9	QM
049	D	Window 3	Rgt		F	Wood	Blue	>9.9	QM
055	D	BsmtWindow	Rgt		P	Wood	White	>9.9	QM
056	D	BsmtWindow	Rgt		P	Wood	White	>9.9	QM
Interior Room 001 Free State Glass									
089	A	Door Casing	Lft		P	Wood	Green	>9.9	QM
090	A	Door Face	Lft		P	Wood	Green	>9.9	QM
066	A	Beam	Ctr		F	Wood	Gray	>9.9	QM
068	A	Wall	W Ctr		P	Plaster	Gray	>9.9	QM
065	A	Ceiling	Ctr		F	Wood	Gray	>9.9	QM
069	A	Window	Lft		F	Wood	Gray	>9.9	QM
067	A	Column	Ctr		F	Wood	Cream	8.7	QM

085	B	Door Casing	Rgt		F	Wood	Cream	9.4	QM
086	B	Door Face	Rgt		F	Wood	Cream	3.4	QM
071	B	Wall	W Ctr		P	Plaster	Gray	>9.9	QM
072	B	Wall	L Ctr		P	Wood	Gray	6.2	QM
070	B	Window	Ctr		F	Wood	Gray	7.6	QM
078	C	Door Casing	Ctr		F	Wood	Gray	1.0	QM
079	C	Door Face	Ctr		F	Wood	Gray	5.8	QM
073	C	Wall	L Ctr		P	Wood	Green	>9.9	QM
075	C	Wall	U Lft		F	Tin	Gray	1.0	QM
074	C	Wall	U Ctr		F	Wood	Gray	>9.9	QM
076	C	Ceiling	Lft		F	Tin	Gray	1.0	QM
077	C	Window	Lft		P	Wood	White	>9.9	QM
082	D	Door Casing	Lft		P	Wood	Green	>9.9	QM
084	D	Door Casing	Lft		F	Wood	Green	>9.9	QM
091	A	Bathroom	Ctr	Ceiling	P	Wood	Tan	>9.9	QM
092	A	Bathroom	Ctr	Wall	P	Plaster	Tan	8.6	QM
093	B	Bathroom	Ctr	Wall	P	Plaster	Tan	9.8	QM
097	B	Bathroom	Lft	Door csg.	P	Wood	Tan	6.0	QM
098	B	Bathroom	Lft	Door face	P	Wood	Tan	>9.9	QM
094	C	Bathroom	Ctr	Wall	P	Wood	Tan	>9.9	QM
095	D	Bathroom	Ctr	Wall	P	Plaster	Tan	2.9	QM
102	A	Hall	Lft	Wall	P	Plaster	Gray	7.5	QM
099	B	Hall	Lft	Ceiling	P	Wood	Tan	>9.9	QM
100	B	Hall	Lft	Wall	P	Wood	Gray	6.6	QM
106	B	Hall	Lft	Door csg.	P	Wood	Tan	4.8	QM
101	C	Hall	Lft	Wall	P	Wood	Gray	2.5	QM
103	D	Hall	Lft	Wall	P	Plaster	Gray	5.6	QM
104	D	Hall	Rgt	Door face	P	Wood	Tan	>9.9	QM
105	D	Hall	Rgt	Door csg.	P	Wood	Tan	1.6	QM
081	D	Wall	W Lft		P	Wood	Green	2.4	QM
109	B	Storage	Rgt	Door csg.	F	Wood	Green	9.4	QM
Interior Room 002 1st FL D Strwell									
116	A	Door	Ctr	Casing	P	Wood	Green	>9.9	QM
110	B	Ceiling	Rgt		F	Wood	Green	>9.9	QM
117	B	Door	Lft	Casing	P	Wood	Green	>9.9	QM
118	B	Door	Lft	Face	P	Wood	White	>9.9	QM
113	C	Wall	W Ctr		F	Wood	Green	>9.9	QM
119	C	Door	Ctr	Face	P	Wood	Gray	>9.9	QM
120	C	Door	Ctr	Casing	P	Wood	Gray	8.8	QM
114	D	Wall	W Ctr		F	Plaster	Green	1.0	QM
115	D	Wall	L Ctr		F	Wood	Green	1.0	QM
121	D	Door	Rgt	Casing	P	Wood	Green	>9.9	QM
122	D	Door	Rgt	Face	F	Wood	Gray	>9.9	QM
123	D	Stairs	Rgt		P	Wood	Gray	>9.9	QM
Interior Room 003 Workshop									
131	A	Door Casing	Ctr		F	Wood	Black	>9.9	QM
132	A	Door Face	Ctr		F	Wood	Gray	>9.9	QM
133	B	Door Face	Lft		F	Wood	Gray	>9.9	QM
134	B	Door Casing	Lft		F	Wood	Black	>9.9	QM
135	C	Door Casing	Lft		F	Wood	Black	>9.9	QM
136	C	Door Face	Lft		P	Wood	Cream	>9.9	QM
137	D	Window	Lft	Casing	F	Wood	Black	>9.9	QM
Interior Room 004 Stage									
153	A	Door Casing	Rgt		P	Wood	White	>9.9	QM
154	A	Door Face	Rgt		P	Wood	White	>9.9	QM
155	C	Door Face	Rgt		P	Wood	White	>9.9	QM
156	C	Door Casing	Rgt		P	Wood	White	>9.9	QM
157	C	Window	Lft	Casing	P	Wood	White	>9.9	QM
158	C	Window	Lft	Sash	P	Wood	White	>9.9	QM
160	D	Door Casing	Rgt		P	Wood	Green	>9.9	QM
161	D	Door Face	Rgt		P	Wood	Green	>9.9	QM
Interior Room 005 2nd FL D Strwell									
166	D	Door	Rgt	Casing	F	Wood	Brown	>9.9	QM
Interior Room 006 2nd FL Hall									

172	B	Door Casing		Ctr		F	Wood	Brown	>9.9	QM
174	C	Door Face		Lft		F	Wood	White	>9.9	QM
Interior Room 007 Office										
184	A	Door		Rgt	Casing	F	Wood	White	>9.9	QM
187	C	Floor		Ctr		P	Wood	Gray	6.9	QM
185	C	Window		Ctr	Casing	P	Wood	White	>9.9	QM
Interior Room 009 2nd FL B Strwell										
201	D	Wall	W	Ctr		P	Wood	Green	>9.9	QM
202	D	Stairs		Ctr		P	Wood	Gray	>9.9	QM
Interior Room 010 Auditorium										
214	A	Ceiling		Ctr		I	Plaster	White	>9.9	QM
217	A	Wall	L	Lft		P	Wood	Tan	>9.9	QM
219	A	Wall	L	Lft		P	Wood	Green	>9.9	QM
209	A	Window		Lft	Sash	P	Wood	White	6.0	QM
222	A	Window		Rgt	Sash	F	Wood	Green	5.4	QM
223	A	Window		Rgt	Sill	F	Wood	Green	>9.9	QM
220	A	Door		Lft	Casing	F	Wood	Blue	2.8	QM
221	A	Door		Lft	Face	F	Wood	Blue	>9.9	QM
224	B	Wall	W	Lft		F	Wood	Green	>9.9	QM
226	B	Wall	L	Lft		F	Wood	Tan	>9.9	QM
228	B	Window		Ctr	Casing	P	Wood	White	>9.9	QM
229	B	Window		Ctr	Sash	P	Wood	White	8.0	QM
231	C	Wall	L	Ctr		P	Wood	White	>9.9	QM
232	C	Door		Lft	Casing	P	Wood	White	>9.9	QM
233	C	Door		Lft	Face	P	Wood	White	>9.9	QM
234	C	Door		Rgt	Casing	P	Wood	Green	>9.9	QM
239	D	Stage		Rgt	Floor	P	Wood	Brown	>9.9	QM
238	D	Wall	L	Rgt		F	Wood	White	>9.9	QM
Interior Room 011 Balcony										
210	A	Board		Lft		P	Wood	Gray	4.6	QM
211	B	Wall	H	Lft		F	Wood	Gray	>9.9	QM
213	B	Railing		Lft		F	Wood	Gray	>9.9	QM
208	D	Baseboard		Ctr		P	Wood	White	>9.9	QM
Calibration Readings										
---- End of Readings ----										

DISCLOSURE REGULATIONS

A copy of this complete report must be made available to new lessees (tenants) and/or must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled *"Protect Your Family From Lead in Your Home"* and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children, as well as to ensure that all persons can be protected, from LBP hazards.

FUTURE REMODELING PRECAUTIONS

It should be noted that during this Inspection, a limited number of very specific areas were tested for the presence of LBP. All lead-based paint which was identified by the XRF analyzer is detailed in this report. Because of the age of this structure, additional Inspections and/or lead hazard risk assessments should occur at any and all specifically untested areas, prior to the conduct of any future activities that may in any way impact a substrate, surface, component, and/or surface coating. Dust and/or soil sample collection and analysis should follow any hazard control activity, repair, remodeling, or renovation effort, and any other work efforts that may

in any way disturb known or assumed LBP and/or any lead containing materials. These Testing activities will help the Owner and all Contractors to protect the health and safety of the occupants, the Workers and the neighborhood. Details concerning lead safe work techniques and approved hazard control methods can be found in the HUD publication entitled: *"Guidelines for the Evaluation and Control of LBP Hazards in Housing"* (August 2012).

CONDITIONS & LIMITATIONS

Hernly Associates, Inc. (HERNLY) and the applicable personnel have performed the Client requested tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the testing. HERNLY cannot guarantee and does not warrant that this Testing has identified all lead-based paint (LBP) and/or LBP Hazards which may have been present on the property as of the date of the Testing. Due to our narrow scope of work, HERNLY also cannot and will not guarantee that any/all other possible adverse environmental factors and/or conditions affecting the subject property were identified on the date of the Testing. It is not at all or in any way possible to test every part of every interior or exterior surface of any property or structure to identify all LBP or LBP Hazards. This is why federal and state agency protocols and standard industry practices dictate that components and/or substrate types are grouped together based upon generally accepted factors of homogeneity (e.g., Owner supplied data, color, appearance, apparent functional uses, etc.). HERNLY cannot and will not warrant that the Testing that was requested by the Client and/or Owner will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the Client and/or Owner to know and abide by all applicable laws, regulations, and standards.

The results reported and conclusions reached by HERNLY are solely for the benefit of the above named Client. The results and opinions in this report, based solely upon the analytical results provided to HERNLY, as well as the conditions found on the property as of the date of the Testing, will be valid only as of the date of the Testing. HERNLY assumes no responsibility and has no obligation to advise the Client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the Client with the contract for services.

Please remember that based upon standard industry practices and federal/state protocols, lead-based paint testing, as well as dust lead testing and soil lead testing, occurred at a very limited number of locations in the structure; LBP, LBP Hazards and/or Lead-Containing Materials (LCM) could still be present in the unit at any and all areas not specifically tested as part of this Testing effort. Great care should be taken by the Client and Contractor if, at a later date, any repair, repainting, maintenance, remodeling, landscaping, or renovation activities, or any similar types of activities, disturb any dust, soil, paint, component, and/or substrate where the concentrations of lead are not specifically and empirically known. In lieu of any additional testing, all surfaces, components, substrates, dusts, soils, and Paint should be assumed to contain hazardous and dangerous levels of lead.

It should also be noted that concentrations of lead which are identified in surface coatings, dust and/or soil, which are less that the guideline and/or statutory levels, does not mean that there is not a real potential for human health risks. Instances of higher than normal blood lead level concentrations have been reported in individuals who occupy structures where LBP and/or LBP Hazards (as indicated by State and Federal definition) were not identified.

PART II: SITE & FIELD TESTING INFORMATION

BUILDING CONDITION SURVEY

Date of Construction:	1869
Building Use:	Commercial/Community Building
Setting:	Urban
Front Entry Faces:	West
Interior Wall & Trim Materials:	Plaster, wood w/wood trim
Window Construction:	Wood
Siding Material:	Stone/Wood/Transite
Lot Type:	Flat
Overall Building/Site Condition:	Appears to be Fair

PAINT CONDITION INFORMATION

EPA and HUD have also provided specific definitions for the terms *intact*, *deteriorated greater than de minimis levels*, and *deteriorated less than de minimis levels* when these terms are used to describe surface coating conditions. These definitions are most typically associated with surface conditions only. Usage of these terms in describing conditions other than those associated with surface coatings are not known to be defined by EPA or HUD. Lead concentrations that meet or exceed the HUD published levels (e. g., greater than or equal to 1.0 milligrams per centimeter square [$\geq$ 1.0 mg/cm^2]) are identified as being potentially dangerous. To aid in the interpretation of the paint condition information, please refer to the following HUD definitions and criteria for specific interior and exterior surfaces.

EPA/HUD Definitions for *Intact, Fair,* and *Poor* Paint Conditions

Building Component(s)	**Intact**	**Deteriorated (less than) <de minimis levels**	**Deteriorated (greater than) >de minimis levels**
Exterior components with large surface areas (siding, etc	Entire surface is Intact	Deteriorated paint is observed at less than or equal to 20 square feet (S.F.) of component	Deteriorated paint at more than 20 S.F. of component
Interior components with large surface areas (walls, ceilings, etc.)	Entire surface is Intact	Deteriorated paint is observed at less than or equal to 2 S.F. of component	Deteriorated paint at more than 2 S.F. of component
Int. & Ext. components w/ small surface areas (Soffits, baseboards, etc.)	Entire surface is Intact	Deteriorated paint is observed at less than or equal to 10% of the total surface area of component	Deteriorated paint at more than 10% of the total surface area of the component

PAINT INSPECTION RESULTS

A Lead-Based Paint Inspection conforming with HUD guidelines (24 CFR 35.1320[a]), EPA regulations (40 CFR 745.227[b]), and HUD's Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (August 2012), was accomplished at the above indicated property on immediately available and accessible interior and exterior surfaces and components. On 1/16/2013 a total of 245 tests (assays) were taken at all listed testing combinations, using an x-ray fluorescence analyzer (XRF). Lead concentrations that meet or

exceed the HUD published levels identified as being potentially dangerous (e. g., greater than or equal to 1.0 milligrams per centimeter square [≥ 1.0 mg/cm^2]) were encountered on the components and locations listed below:

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 Building									
015	A	BsmtWindow	Lft	Casing	P	Wood	White	>9.9	QM
016	A	BsmtWindow	Lft	Bars	P	Metal	White	>9.9	QM
007	A	Fascia	Rgt		P	Wood	Blue	>9.9	QM
017	A	BsmtWindow	Rgt	Bars	P	Metal	White	>9.9	QM
018	A	BsmtWindow	Rgt	Casing	P	Wood	White	>9.9	QM
057	A	Door Casing	Rgt		P	Wood	Blue	5.1	QM
058	A	Door Jamb	Rgt		P	Wood	Blue	5.2	QM
059	A	Door Face	Rgt		P	Wood	Blue	>9.9	QM
061	A	Siding	Rgt		P	Wood	Tan	>9.9	QM
008	A	Soffit	Rgt		P	Wood	Blue	>9.9	QM
013	A	Window	Lft	Casing	F	Wood	Blue	8.0	QM
014	A	Window	Lft	Sash	F	Wood	Blue	>9.9	QM
012	A	Window	Lft	Sill	F	Wood	Blue	8.6	QM
009	A	Window	Rgt	Casing	F	Wood	Blue	>9.9	QM
010	A	Window	Rgt	Sash	F	Wood	Blue	>9.9	QM
019	A	Door	Ctr	Casing	F	Wood	Blue	>9.9	QM
020	A	Door	Ctr	Jamb	F	Wood	Blue	>9.9	QM
021	A	Door	Ctr	Face	F	Wood	Blue	>9.9	QM
026	B	Window 4	Lft		F	Wood	Blue	8.0	QM
027	B	Window 5	Lft		F	Wood	Blue	8.7	QM
030	B	BsmtWindow	Lft		F	Wood	Blue	4.3	QM
031	B	Door Casing	Lft		F	Wood	Blue	>9.9	QM
032	B	Door Jamb	Lft		F	Wood	Blue	>9.9	QM
033	B	Door Face	Lft		F	Wood	Blue	>9.9	QM
034	B	Siding	Lft		F	Wood	Tan	>9.9	QM
025	B	Window 3	Ctr		F	Wood	Blue	>9.9	QM
029	B	BsmtWindow	Ctr		F	Wood	Blue	2.7	QM
023	B	Window 1	Rgt		F	Wood	Blue	>9.9	QM
024	B	Window 2	Rgt		F	Wood	Blue	>9.9	QM
028	B	BsmtWindow	Rgt		F	Wood	Blue	>9.9	QM
043	C	Door Face	Lft		F	Wood	Tan	>9.9	QM
044	C	Door Casing	Lft		F	Wood	Tan	>9.9	QM
045	C	Door Jamb	Lft		F	Wood	Tan	8.1	QM
039	C	BsmtWindow	Ctr		P	Wood	Blue	>9.9	QM
062	C	Door Casing	Ctr		P	Wood	Tan	>9.9	QM
063	C	Door Jamb	Ctr		P	Wood	Tan	>9.9	QM
064	C	Door Face	Ctr		P	Wood	Tan	>9.9	QM
035	C	Siding	Rgt		F	Wood	Tan	3.4	QM
036	C	Downspout	Rgt		P	Metal	Tan	2.3	QM
037	C	BsmtWindow	Rgt		P	Wood	Blue	2.8	QM
040	C	Door Casing	Rgt		P	Wood	Blue	>9.9	QM
041	C	Door Jamb	Rgt		P	Wood	Blue	7.4	QM
042	C	Door Face	Rgt		P	Wood	Blue	>9.9	QM
038	C	Window	Ctr		F	Wood	Tan	8.8	QM
050	D	Window 4	Lft		F	Wood	Blue	>9.9	QM
051	D	Window 5	Lft		F	Wood	Blue	>9.9	QM
052	D	Window 6	Lft		F	Wood	Blue	>9.9	QM
053	D	BsmtWindow	Lft		P	Wood	White	>9.9	QM
054	D	BsmtWindow	Lft		P	Wood	White	>9.9	QM
049	D	Window 3	Rgt		F	Wood	Blue	>9.9	QM
055	D	BsmtWindow	Rgt		P	Wood	White	>9.9	QM
056	D	BsmtWindow	Rgt		P	Wood	White	>9.9	QM
Interior Room 001 Free State Glass									
089	A	Door Casing	Lft		P	Wood	Green	>9.9	QM
090	A	Door Face	Lft		P	Wood	Green	>9.9	QM
066	A	Beam	Ctr		F	Wood	Gray	>9.9	QM
068	A	Wall	W Ctr		P	Plaster	Gray	>9.9	QM
065	A	Ceiling	Ctr		F	Wood	Gray	>9.9	QM
069	A	Window	Lft		F	Wood	Gray	>9.9	QM
067	A	Column	Ctr		F	Wood	Cream	8.7	QM

085	B	Door Casing	Rgt		F	Wood	Cream	9.4	QM
086	B	Door Face	Rgt		F	Wood	Cream	3.4	QM
071	B	Wall	W Ctr		P	Plaster	Gray	>9.9	QM
072	B	Wall	L Ctr		P	Wood	Gray	6.2	QM
070	B	Window	Ctr		F	Wood	Gray	7.6	QM
078	C	Door Casing	Ctr		F	Wood	Gray	1.0	QM
079	C	Door Face	Ctr		F	Wood	Gray	5.8	QM
073	C	Wall	L Ctr		P	Wood	Green	>9.9	QM
075	C	Wall	U Lft		F	Tin	Gray	1.0	QM
074	C	Wall	U Ctr		F	Wood	Gray	>9.9	QM
076	C	Ceiling	Lft		F	Tin	Gray	1.0	QM
077	C	Window	Lft		P	Wood	White	>9.9	QM
082	D	Door Casing	Lft		P	Wood	Green	>9.9	QM
084	D	Door Casing	Lft		F	Wood	Green	>9.9	QM
091	A	Bathroom	Ctr	Ceiling	P	Wood	Tan	>9.9	QM
092	A	Bathroom	Ctr	Wall	P	Plaster	Tan	8.6	QM
093	B	Bathroom	Ctr	Wall	P	Plaster	Tan	9.8	QM
097	B	Bathroom	Lft	Door csg.	P	Wood	Tan	6.0	QM
098	B	Bathroom	Lft	Door face	P	Wood	Tan	>9.9	QM
094	C	Bathroom	Ctr	Wall	P	Wood	Tan	>9.9	QM
095	D	Bathroom	Ctr	Wall	P	Plaster	Tan	2.9	QM
102	A	Hall	Lft	Wall	P	Plaster	Gray	7.5	QM
099	B	Hall	Lft	Ceiling	P	Wood	Tan	>9.9	QM
100	B	Hall	Lft	Wall	P	Wood	Gray	6.6	QM
106	B	Hall	Lft	Door csg.	P	Wood	Tan	4.8	QM
101	C	Hall	Lft	Wall	P	Wood	Gray	2.5	QM
103	D	Hall	Lft	Wall	P	Plaster	Gray	5.6	QM
104	D	Hall	Rgt	Door face	P	Wood	Tan	>9.9	QM
105	D	Hall	Rgt	Door csg.	P	Wood	Tan	1.6	QM
081	D	Wall	W Lft		P	Wood	Green	2.4	QM
109	B	Storage	Rgt	Door csg.	F	Wood	Green	9.4	QM
Interior Room 002 1st FL D Strwell									
116	A	Door	Ctr	Casing	P	Wood	Green	>9.9	QM
110	B	Ceiling	Rgt		F	Wood	Green	>9.9	QM
117	B	Door	Lft	Casing	P	Wood	Green	>9.9	QM
118	B	Door	Lft	Face	P	Wood	White	>9.9	QM
113	C	Wall	W Ctr		F	Wood	Green	>9.9	QM
119	C	Door	Ctr	Face	P	Wood	Gray	>9.9	QM
120	C	Door	Ctr	Casing	P	Wood	Gray	8.8	QM
114	D	Wall	W Ctr		F	Plaster	Green	1.0	QM
115	D	Wall	L Ctr		F	Wood	Green	1.0	QM
121	D	Door	Rgt	Casing	P	Wood	Green	>9.9	QM
122	D	Door	Rgt	Face	F	Wood	Gray	>9.9	QM
123	D	Stairs	Rgt		P	Wood	Gray	>9.9	QM
Interior Room 003 Workshop									
131	A	Door Casing	Ctr		F	Wood	Black	>9.9	QM
132	A	Door Face	Ctr		F	Wood	Gray	>9.9	QM
133	B	Door Face	Lft		F	Wood	Gray	>9.9	QM
134	B	Door Casing	Lft		F	Wood	Black	>9.9	QM
135	C	Door Casing	Lft		F	Wood	Black	>9.9	QM
136	C	Door Face	Lft		P	Wood	Cream	>9.9	QM
137	D	Window	Lft	Casing	F	Wood	Black	>9.9	QM
Interior Room 004 Stage									
153	A	Door Casing	Rgt		P	Wood	White	>9.9	QM
154	A	Door Face	Rgt		P	Wood	White	>9.9	QM
155	C	Door Face	Rgt		P	Wood	White	>9.9	QM
156	C	Door Casing	Rgt		P	Wood	White	>9.9	QM
157	C	Window	Lft	Casing	P	Wood	White	>9.9	QM
158	C	Window	Lft	Sash	P	Wood	White	>9.9	QM
160	D	Door Casing	Rgt		P	Wood	Green	>9.9	QM
161	D	Door Face	Rgt		P	Wood	Green	>9.9	QM
Interior Room 005 2nd FL D Strwell									
166	D	Door	Rgt	Casing	F	Wood	Brown	>9.9	QM
Interior Room 006 2nd FL Hall									

172	B	Door Casing		Ctr		F	Wood	Brown	>9.9	QM
174	C	Door Face		Lft		F	Wood	White	>9.9	QM
Interior Room 007 Office										
184	A	Door		Rgt	Casing	F	Wood	White	>9.9	QM
187	C	Floor		Ctr		P	Wood	Gray	6.9	QM
185	C	Window		Ctr	Casing	P	Wood	White	>9.9	QM
Interior Room 009 2nd FL B Strwell										
201	D	Wall	W	Ctr		P	Wood	Green	>9.9	QM
202	D	Stairs		Ctr		P	Wood	Gray	>9.9	QM
Interior Room 010 Auditorium										
214	A	Ceiling		Ctr		I	Plaster	White	>9.9	QM
217	A	Wall	L	Lft		P	Wood	Tan	>9.9	QM
219	A	Wall	L	Lft		P	Wood	Green	>9.9	QM
209	A	Window		Lft	Sash	P	Wood	White	6.0	QM
222	A	Window		Rgt	Sash	F	Wood	Green	5.4	QM
223	A	Window		Rgt	Sill	F	Wood	Green	>9.9	QM
220	A	Door		Lft	Casing	F	Wood	Blue	2.8	QM
221	A	Door		Lft	Face	F	Wood	Blue	>9.9	QM
224	B	Wall	W	Lft		F	Wood	Green	>9.9	QM
226	B	Wall	L	Lft		F	Wood	Tan	>9.9	QM
228	B	Window		Ctr	Casing	P	Wood	White	>9.9	QM
229	B	Window		Ctr	Sash	P	Wood	White	8.0	QM
231	C	Wall	L	Ctr		P	Wood	White	>9.9	QM
232	C	Door		Lft	Casing	P	Wood	White	>9.9	QM
233	C	Door		Lft	Face	P	Wood	White	>9.9	QM
234	C	Door		Rgt	Casing	P	Wood	Green	>9.9	QM
239	D	Stage		Rgt	Floor	P	Wood	Brown	>9.9	QM
238	D	Wall	L	Rgt		F	Wood	White	>9.9	QM
Interior Room 011 Balcony										
210	A	Board		Lft		P	Wood	Gray	4.6	QM
211	B	Wall	H	Lft		F	Wood	Gray	>9.9	QM
213	B	Railing		Lft		F	Wood	Gray	>9.9	QM
208	D	Baseboard		Ctr		P	Wood	White	>9.9	QM
Calibration Readings										
---- End of Readings ----										

Wall Identification Guide: The exterior wall that contains the front entry to the building is labeled as the A wall of the building. Proceeding clock-wise around the building, label the remaining walls B, C, and D respectively. The interior room walls correspond to the exterior walls.

Some of the test locations exhibited levels of lead-in-paint below HUD's definition of LBP, but in great enough quantities to be detected by the XRF analyzer. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning. Should these or any potential LBP painted components and/or surfaces be disturbed in any manner that generates dust, debris, and fumes/vapors, extreme care must be taken to eliminate the spread of all dusts, debris, and fumes/vapors. Because of the age of the structure, it should be assumed that any and all painted surfaces, components, or surfaces not specifically tested as part of this investigation, or any previous investigations, are coated with LBP, and that any renovation and all repair activities in these areas dictate the use of safe work practices which limit dust generation and area contamination.

Testing was performed by Michelle Nelson, a State of Kansas certified Risk Assessor, using the Radiation Monitoring Device (RMD) LPA-1 X-ray Fluorescence analyzer (1546, State of Kansas License #22-B804, State of Missouri Registration #IRM-136). Please refer to *Appendix A – XRF Lead-In-Paint Analytical Data* for a detailed (room-by-room) analytical report.

ADDITIONAL NOTES:

Please remember that lead-based paint testing occurred at a limited number of specific locations in the structure; LBP and/or lead containing materials (LCM) could still be present in the unit at areas not specifically tested as part of this Inspection regime. Great care should be taken by the Client or any Contractors if, at a later date, any repair, maintenance, remodeling, or renovation activities disturb any surface coating where the concentrations of lead are not specifically known. In lieu of any additional testing, all surfaces and surface coatings should be assumed to contain hazardous and dangerous levels of lead.

APPENDIX A
XRF LEAD-IN-PAINT ANALYTICAL DATA

PLEASE NOTE: The paint inspection table listed below is generated by computer software that is created and supplied by the XRF device manufacturer. In their software, designations of intact, fair and poor are used when describing the area of deteriorated paint. The XRF device manufacturer does not supply software that allows for a description of paint as intact or deteriorated. Nor does the manufacture's software allow for a description of whether paint is at, above or below de minimis levels. In an effort to compensate for this manufacturer's software inability, please note the following:

Paint listed as intact (e.g., I) on the following XRF Report should be considered to be entirely free of deterioration.

Paint listed as fair (e.g., F) on the following XRF Report should be considered to be deteriorated in areas that are below de minimis levels.

Paint listed as poor (e.g., P) on the following XRF Report should be considered to be deteriorated in areas that are equal to or greater than the de minimis levels.

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: 900 Rhode Island, Lawrence, KS

Inspection Date: 01/16/13
Report Date: 1/18/2013
Abatement Level: 1.0
Report No. S#01546 - 01/16/13 13:09
Total Readings: 245
Job Started: 01/16/13 13:09
Job Finished: 01/16/13 15:59

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 Building									
015	A	BsmtWindow	Lft	Casing	P	Wood	White	>9.9	QM
016	A	BsmtWindow	Lft	Bars	P	Metal	White	>9.9	QM
007	A	Fascia	Rgt		P	Wood	Blue	>9.9	QM
017	A	BsmtWindow	Rgt	Bars	P	Metal	White	>9.9	QM
018	A	BsmtWindow	Rgt	Casing	P	Wood	White	>9.9	QM
057	A	Door Casing	Rgt		P	Wood	Blue	5.1	QM
058	A	Door Jamb	Rgt		P	Wood	Blue	5.2	QM
059	A	Door Face	Rgt		P	Wood	Blue	>9.9	QM
060	A	DoorThreshol	Rgt		P	Wood	Blue	0.3	QM
061	A	Siding	Rgt		P	Wood	Tan	>9.9	QM
008	A	Soffit	Rgt		P	Wood	Blue	>9.9	QM
013	A	Window	Lft	Casing	F	Wood	Blue	8.0	QM
014	A	Window	Lft	Sash	F	Wood	Blue	>9.9	QM
012	A	Window	Lft	Sill	F	Wood	Blue	8.6	QM
009	A	Window	Rgt	Casing	F	Wood	Blue	>9.9	QM
010	A	Window	Rgt	Sash	F	Wood	Blue	>9.9	QM
011	A	Window	Rgt	Sill	F	Wood	Blue	0.1	QM
019	A	Door	Ctr	Casing	F	Wood	Blue	>9.9	QM
020	A	Door	Ctr	Jamb	F	Wood	Blue	>9.9	QM
021	A	Door	Ctr	Face	F	Wood	Blue	>9.9	QM
022	A	Railing	Ctr		F	Metal	Black	-0.2	QM
026	B	Window 4	Lft		F	Wood	Blue	8.0	QM
027	B	Window 5	Lft		F	Wood	Blue	8.7	QM
030	B	BsmtWindow	Lft		F	Wood	Blue	4.3	QM
031	B	Door Casing	Lft		F	Wood	Blue	>9.9	QM
032	B	Door Jamb	Lft		F	Wood	Blue	>9.9	QM
033	B	Door Face	Lft		F	Wood	Blue	>9.9	QM
034	B	Siding	Lft		F	Wood	Tan	>9.9	QM
025	B	Window 3	Ctr		F	Wood	Blue	>9.9	QM
029	B	BsmtWindow	Ctr		F	Wood	Blue	2.7	QM
023	B	Window 1	Rgt		F	Wood	Blue	>9.9	QM
024	B	Window 2	Rgt		F	Wood	Blue	>9.9	QM
028	B	BsmtWindow	Rgt		F	Wood	Blue	>9.9	QM
043	C	Door Face	Lft		F	Wood	Tan	>9.9	QM
044	C	Door Casing	Lft		F	Wood	Tan	>9.9	QM
045	C	Door Jamb	Lft		F	Wood	Tan	8.1	QM
039	C	BsmtWindow	Ctr		P	Wood	Blue	>9.9	QM
062	C	Door Casing	Ctr		P	Wood	Tan	>9.9	QM
063	C	Door Jamb	Ctr		P	Wood	Tan	>9.9	QM
064	C	Door Face	Ctr		P	Wood	Tan	>9.9	QM
035	C	Siding	Rgt		F	Wood	Tan	3.4	QM
036	C	Downspout	Rgt		P	Metal	Tan	2.3	QM
037	C	BsmtWindow	Rgt		P	Wood	Blue	2.8	QM
040	C	Door Casing	Rgt		P	Wood	Blue	>9.9	QM
041	C	Door Jamb	Rgt		P	Wood	Blue	7.4	QM
042	C	Door Face	Rgt		P	Wood	Blue	>9.9	QM
038	C	Window	Ctr		F	Wood	Tan	8.8	QM
050	D	Window 4	Lft		F	Wood	Blue	>9.9	QM
051	D	Window 5	Lft		F	Wood	Blue	>9.9	QM
052	D	Window 6	Lft		F	Wood	Blue	>9.9	QM
053	D	BsmtWindow	Lft		P	Wood	White	>9.9	QM
054	D	BsmtWindow	Lft		P	Wood	White	>9.9	QM

046	D	Siding		Rgt		P	Transite	Tan	-0.5	QM
047	D	Window 1		Rgt		F	Wood	Blue	0.1	QM
048	D	Window 2		Rgt		F	Wood	Blue	0.1	QM
049	**D**	**Window 3**		**Rgt**		**F**	**Wood**	**Blue**	**>9.9**	**QM**
055	**D**	**BsmtWindow**		**Rgt**		**P**	**Wood**	**White**	**>9.9**	**QM**
056	**D**	**BsmtWindow**		**Rgt**		**P**	**Wood**	**White**	**>9.9**	**QM**

Interior Room 001 Free State Glass

089	**A**	**Door Casing**		**Lft**		**P**	**Wood**	**Green**	**>9.9**	**QM**
090	**A**	**Door Face**		**Lft**		**P**	**Wood**	**Green**	**>9.9**	**QM**
066	**A**	**Beam**		**Ctr**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
068	**A**	**Wall**	**W**	**Ctr**		**P**	**Plaster**	**Gray**	**>9.9**	**QM**
065	**A**	**Ceiling**		**Ctr**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
069	**A**	**Window**		**Lft**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
067	**A**	**Column**		**Ctr**		**F**	**Wood**	**Cream**	**8.7**	**QM**
085	**B**	**Door Casing**		**Rgt**		**F**	**Wood**	**Cream**	**9.4**	**QM**
086	**B**	**Door Face**		**Rgt**		**F**	**Wood**	**Cream**	**3.4**	**QM**
071	**B**	**Wall**	**W**	**Ctr**		**P**	**Plaster**	**Gray**	**>9.9**	**QM**
072	**B**	**Wall**	**L**	**Ctr**		**P**	**Wood**	**Gray**	**6.2**	**QM**
087	B	Floor		Rgt		P	Wood	Gray	0.4	QM
070	**B**	**Window**		**Ctr**		**F**	**Wood**	**Gray**	**7.6**	**QM**
088	B	Window		Rgt	DisplayBase	F	Wood	Cream	0.1	QM
078	**C**	**Door Casing**		**Ctr**		**F**	**Wood**	**Gray**	**1.0**	**QM**
079	**C**	**Door Face**		**Ctr**		**F**	**Wood**	**Gray**	**5.8**	**QM**
073	**C**	**Wall**	**L**	**Ctr**		**P**	**Wood**	**Green**	**>9.9**	**QM**
075	**C**	**Wall**	**U**	**Lft**		**F**	**Tin**	**Gray**	**1.0**	**QM**
074	**C**	**Wall**	**U**	**Ctr**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
076	**C**	**Ceiling**		**Lft**		**F**	**Tin**	**Gray**	**1.0**	**QM**
077	**C**	**Window**		**Lft**		**P**	**Wood**	**White**	**>9.9**	**QM**
082	**D**	**Door Casing**		**Lft**		**P**	**Wood**	**Green**	**>9.9**	**QM**
083	D	Door Face		Lft		F	Wood	Gray	-0.2	QM
084	**D**	**Door Casing**		**Lft**		**F**	**Wood**	**Green**	**>9.9**	**QM**
080	D	Wall	W	Lft		P	Plaster	Green	0.6	QM
081	**D**	**Wall**	**W**	**Lft**		**P**	**Wood**	**Green**	**2.4**	**QM**
096	A	Bathroom		Lft	Pipe	P	Metal	Tan	-0.1	QM
091	**A**	**Bathroom**		**Ctr**	**Ceiling**	**P**	**Wood**	**Tan**	**>9.9**	**QM**
092	**A**	**Bathroom**		**Ctr**	**Wall**	**P**	**Plaster**	**Tan**	**8.6**	**QM**
097	**B**	**Bathroom**		**Lft**	**Door csg.**	**P**	**Wood**	**Tan**	**6.0**	**QM**
098	**B**	**Bathroom**		**Lft**	**Door face**	**P**	**Wood**	**Tan**	**>9.9**	**QM**
093	**B**	**Bathroom**		**Ctr**	**Wall**	**P**	**Plaster**	**Tan**	**9.8**	**QM**
094	**C**	**Bathroom**		**Ctr**	**Wall**	**P**	**Wood**	**Tan**	**>9.9**	**QM**
095	**D**	**Bathroom**		**Ctr**	**Wall**	**P**	**Plaster**	**Tan**	**2.9**	**QM**
102	**A**	**Hall**		**Lft**	**Wall**	**P**	**Plaster**	**Gray**	**7.5**	**QM**
099	**B**	**Hall**		**Lft**	**Ceiling**	**P**	**Wood**	**Tan**	**>9.9**	**QM**
100	**B**	**Hall**		**Lft**	**Wall**	**P**	**Wood**	**Gray**	**6.6**	**QM**
106	**B**	**Hall**		**Lft**	**Door csg.**	**P**	**Wood**	**Tan**	**4.8**	**QM**
107	B	Hall		Rgt	Shelf	P	Wood	Tan	0.0	QM
101	**C**	**Hall**		**Lft**	**Wall**	**P**	**Wood**	**Gray**	**2.5**	**QM**
103	**D**	**Hall**		**Lft**	**Wall**	**P**	**Plaster**	**Gray**	**5.6**	**QM**
104	**D**	**Hall**		**Rgt**	**Door face**	**P**	**Wood**	**Tan**	**>9.9**	**QM**
105	**D**	**Hall**		**Rgt**	**Door csg.**	**P**	**Wood**	**Tan**	**1.6**	**QM**
109	**B**	**Storage**		**Rgt**	**Door csg.**	**F**	**Wood**	**Green**	**9.4**	**QM**
108	C	Storage		Ctr	Wall	P	Plaster	Green	0.7	QM

Interior Room 002 1st FL D Strwell

111	A	Wall	W	Ctr		F	Plaster	Green	0.2	QM
116	**A**	**Door**		**Ctr**	**Casing**	**P**	**Wood**	**Green**	**>9.9**	**QM**
112	B	Wall	W	Ctr		F	Plaster	Green	0.2	QM
110	**B**	**Ceiling**		**Rgt**		**F**	**Wood**	**Green**	**>9.9**	**QM**
117	**B**	**Door**		**Lft**	**Casing**	**P**	**Wood**	**Green**	**>9.9**	**QM**
118	**B**	**Door**		**Lft**	**Face**	**P**	**Wood**	**White**	**>9.9**	**QM**
113	**C**	**Wall**	**W**	**Ctr**		**F**	**Wood**	**Green**	**>9.9**	**QM**
119	**C**	**Door**		**Ctr**	**Face**	**P**	**Wood**	**Gray**	**>9.9**	**QM**
120	**C**	**Door**		**Ctr**	**Casing**	**P**	**Wood**	**Gray**	**8.8**	**QM**
114	**D**	**Wall**	**W**	**Ctr**		**F**	**Plaster**	**Green**	**1.0**	**QM**
115	**D**	**Wall**	**L**	**Ctr**		**F**	**Wood**	**Green**	**1.0**	**QM**
121	**D**	**Door**		**Rgt**	**Casing**	**P**	**Wood**	**Green**	**>9.9**	**QM**
122	**D**	**Door**		**Rgt**	**Face**	**F**	**Wood**	**Gray**	**>9.9**	**QM**
123	**D**	**Stairs**		**Rgt**		**P**	**Wood**	**Gray**	**>9.9**	**QM**

Interior Room 003 Workshop

131	**A**	**Door**	**Casing**		**Ctr**		**F**	**Wood**	**Black**	**>9.9**	**QM**
132	**A**	**Door**	**Face**		**Ctr**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
125	A	Wall		W	Ctr		F	Drywall	Tan	-0.2	QM
124	A	Ceiling			Ctr		F	Drywall	White	-0.2	QM
133	**B**	**Door**	**Face**		**Lft**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
134	**B**	**Door**	**Casing**		**Lft**		**F**	**Wood**	**Black**	**>9.9**	**QM**
126	B	Wall		W	Ctr		F	Drywall	Tan	0.1	QM
135	**C**	**Door**	**Casing**		**Lft**		**F**	**Wood**	**Black**	**>9.9**	**QM**
136	**C**	**Door**	**Face**		**Lft**		**P**	**Wood**	**Cream**	**>9.9**	**QM**
127	C	Wall		W	Ctr		F	Drywall	Tan	-0.4	QM
129	D	Chair Rail			Ctr		F	Wood	Green	0.0	QM
128	D	Wall		W	Ctr		F	Drywall	Tan	-0.2	QM
130	D	Wall		L	Ctr		F	Wood	Black	-0.1	QM
139	D	Floor			Lft		P	Wood	Gray	-0.1	QM
137	**D**	**Window**			**Lft**	**Casing**	**F**	**Wood**	**Black**	**>9.9**	**QM**
138	D	Window			Lft	Sash	F	Wood	Green	-0.2	QM

Interior Room 004 Stage

153	**A**	**Door**	**Casing**		**Rgt**		**P**	**Wood**	**White**	**>9.9**	**QM**
154	**A**	**Door**	**Face**		**Rgt**		**P**	**Wood**	**White**	**>9.9**	**QM**
140	B	Wall		W	Rgt		F	Fiberboard	White	0.0	QM
159	C	Bookcase			Ctr		P	Wood	White	-0.2	QM
155	**C**	**Door**	**Face**		**Rgt**		**P**	**Wood**	**White**	**>9.9**	**QM**
156	**C**	**Door**	**Casing**		**Rgt**		**P**	**Wood**	**White**	**>9.9**	**QM**
141	C	Wall		W	Lft		F	Fiberboard	White	0.3	QM
142	C	Wall		W	Rgt		F	Fiberboard	Pink	0.4	QM
157	**C**	**Window**			**Lft**	**Casing**	**P**	**Wood**	**White**	**>9.9**	**QM**
158	**C**	**Window**			**Lft**	**Sash**	**P**	**Wood**	**White**	**>9.9**	**QM**
148	D	Cabinet			Ctr	Frame	F	Wood	Peach	0.1	QM
149	D	Cabinet			Ctr	Door face	F	Wood	Peach	0.3	QM
150	D	Cabinet			Ctr	Interior	F	Wood	Peach	0.5	QM
151	D	Cabinet			Ctr	Shelf	F	Wood	Peach	0.3	QM
152	D	Cabinet			Ctr	Drawer	F	Wood	Peach	0.4	QM
160	**D**	**Door**	**Casing**		**Rgt**		**P**	**Wood**	**Green**	**>9.9**	**QM**
161	**D**	**Door**	**Face**		**Rgt**		**P**	**Wood**	**Green**	**>9.9**	**QM**
143	D	Wall		W	Lft		F	Fiberboard	Pink	0.4	QM
144	D	Wall		W	Rgt		F	Fiberboard	Green	-0.2	QM
145	D	Wall		W	Rgt		F	Wood	Green	0.0	QM
146	D	Baseboard			Ctr		F	Wood	Peach	0.1	QM
147	D	Floor			Ctr		P	Wood	Gray	0.4	QM

Interior Room 005 2nd FL D Strwell

162	A	Door Face			Ctr		P	Plaster	Green	0.2	QM
163	B	Door Face			Ctr		P	Plaster	Green	-0.1	QM
164	D	Door Face			Ctr		P	Plaster	Green	0.2	QM
166	**D**	**Door**			**Rgt**	**Casing**	**F**	**Wood**	**Brown**	**>9.9**	**QM**
165	D	Stairs			Ctr		F	Wood	Gray	0.0	QM

Interior Room 006 2nd FL Hall

167	A	Wall		W	Rgt		P	Plaster	Green	-0.4	QM
168	A	Wall		L	Rgt		P	Wood	Green	0.4	QM
172	**B**	**Door**	**Casing**		**Ctr**		**F**	**Wood**	**Brown**	**>9.9**	**QM**
169	B	Wall		L	Rgt		P	Plaster	Green	-0.1	QM
173	C	Door Casing			Lft		F	Wood	White	0.0	QM
174	**C**	**Door**	**Face**		**Lft**		**F**	**Wood**	**White**	**>9.9**	**QM**
170	C	Wall		L	Rgt		P	Wood	Green	-0.2	QM
175	D	Door Face			Ctr		F	Wood	Green	-0.1	QM
176	D	Door Casing			Ctr		F	Wood	Green	-0.2	QM
171	D	Wall		L	Rgt		P	Wood	Green	-0.2	QM
198	D	Floor			Ctr		P	Wood	Gray	0.3	QM

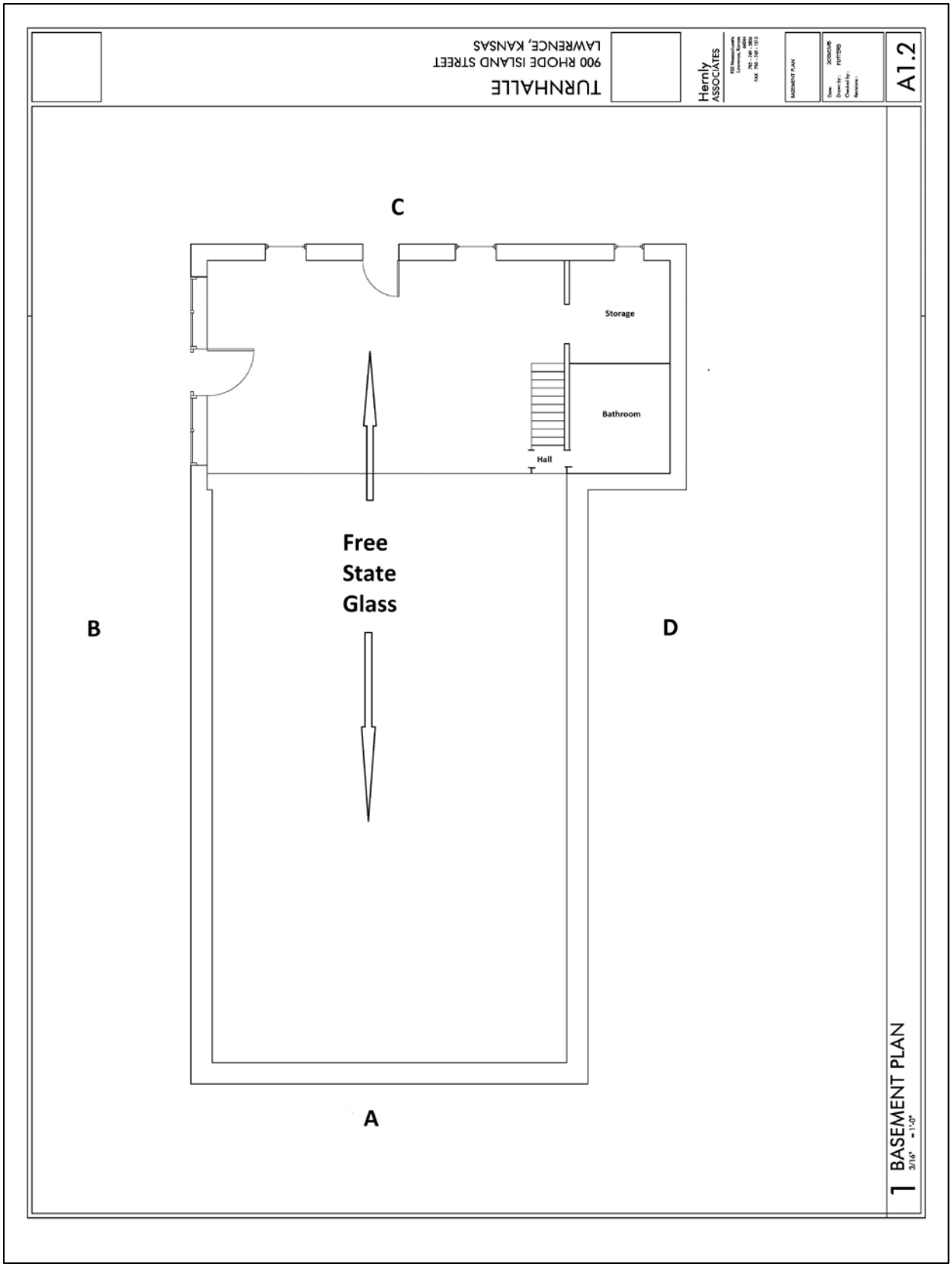
Interior Room 007 Office

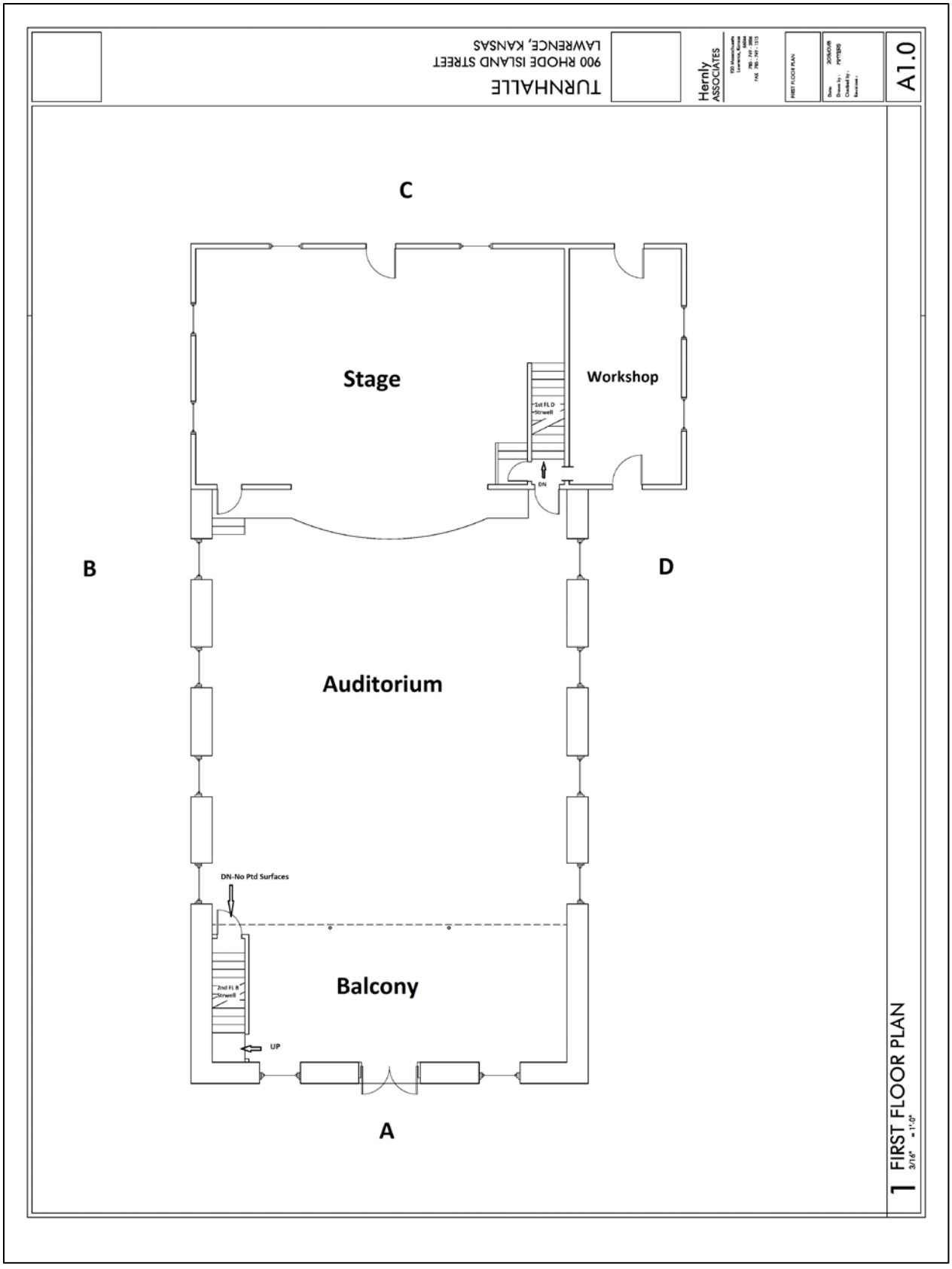
177	A	Wall		W	Ctr		F	Wood	White	-0.2	QM
183	A	Door			Rgt	Face	F	Wood	White	-0.1	QM
184	**A**	**Door**			**Rgt**	**Casing**	**F**	**Wood**	**White**	**>9.9**	**QM**
178	B	Wall		W	Ctr		F	Plaster	White	-0.2	QM
179	C	Wall		W	Ctr		F	Plaster	White	-0.2	QM
187	**C**	**Floor**			**Ctr**		**P**	**Wood**	**Gray**	**6.9**	**QM**
185	**C**	**Window**			**Ctr**	**Casing**	**P**	**Wood**	**White**	**>9.9**	**QM**

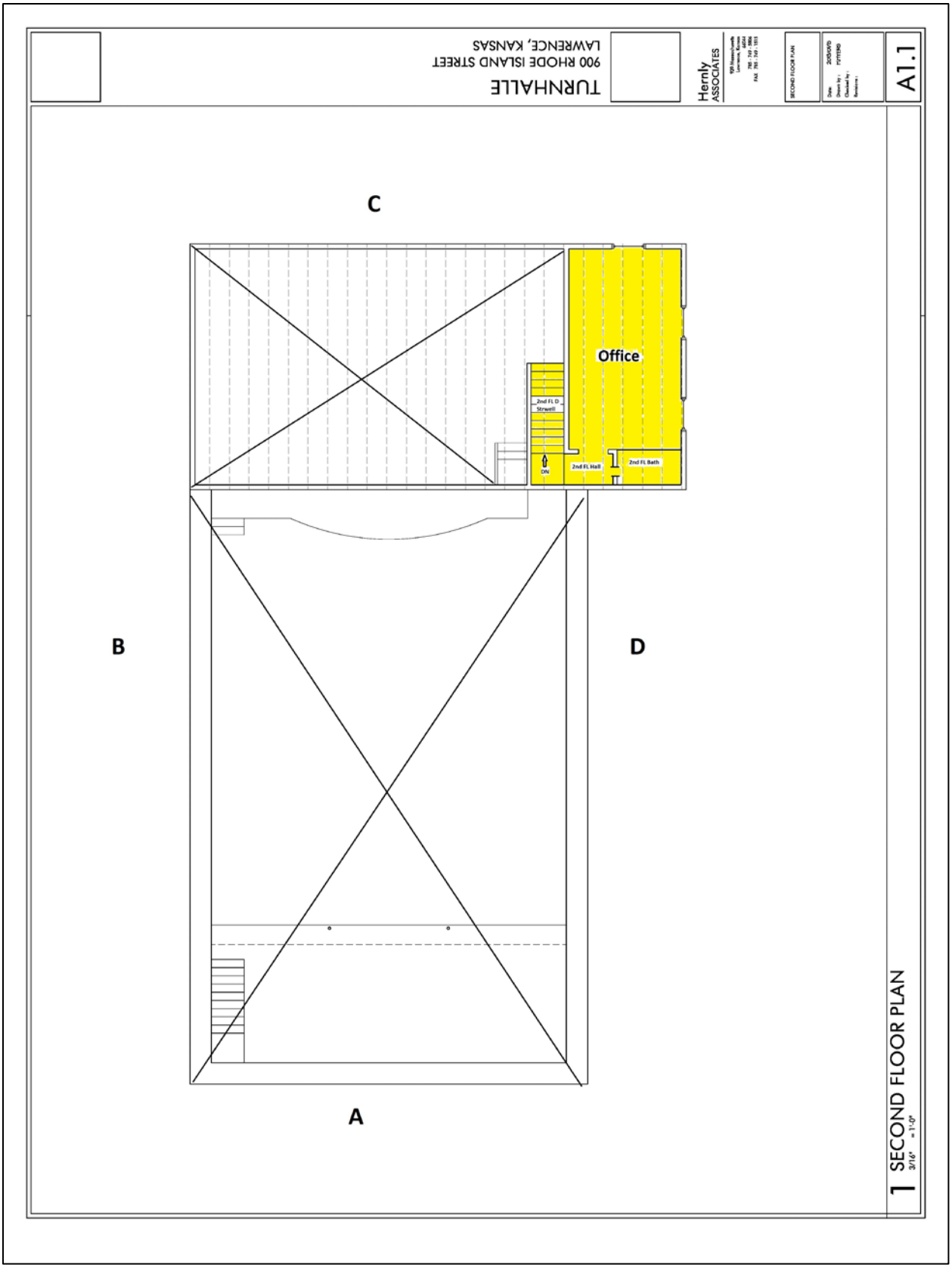
186	C	Window		Ctr	Sash	F	Wood	Green	0.0	QM
182	D	Chair Rail		Ctr		F	Wood	White	0.1	QM
180	D	Wall	W	Ctr		F	Plaster	White	-0.1	QM
181	D	Wall	L	Ctr		F	Wood	Yellow	0.1	QM
Interior Room 008 2nd FL Bath										
188	A	Wall	W	Ctr		F	Wood	Green	0.0	QM
193	B	Door Casing		Ctr		F	Wood	Green	0.1	QM
194	B	Door Face		Ctr		F	Wood	Green	0.1	QM
189	B	Wall	W	Ctr		F	Wood	Green	-0.2	QM
190	C	Wall	W	Ctr		P	Plaster	Green	-0.1	QM
195	D	Board		Ctr		F	Wood	Green	0.1	QM
196	D	Sink		Ctr		P	Metal	Green	0.0	QM
191	D	Wall	W	Ctr		P	Plaster	Green	0.0	QM
192	D	Wall	L	Ctr		P	Wood	Green	0.1	QM
197	D	Floor		Ctr		P	Wood	Gray	-0.2	QM
Interior Room 009 2nd FL B Strwell										
199	A	Wall	W	Ctr		P	Plaster	Gray	0.3	QM
200	B	Wall	W	Ctr		P	Plaster	Gray	0.2	QM
201	**D**	**Wall**	**W**	**Ctr**		**P**	**Wood**	**Green**	**>9.9**	**QM**
202	**D**	**Stairs**		**Ctr**		**P**	**Wood**	**Gray**	**>9.9**	**QM**
Interior Room 010 Auditorium										
214	**A**	**Ceiling**		**Ctr**		**I**	**Plaster**	**White**	**>9.9**	**QM**
227	A	Door Face		Rgt		F	Wood	Tan	-0.2	QM
215	A	Wall	W	Lft		P	Plaster	Pink	-0.1	QM
216	A	Wall	W	Lft		P	Plaster	Tan	0.6	QM
217	**A**	**Wall**	**L**	**Lft**		**P**	**Wood**	**Tan**	**>9.9**	**QM**
218	A	Wall	W	Lft		P	Plaster	Blue	0.2	QM
219	**A**	**Wall**	**L**	**Lft**		**P**	**Wood**	**Green**	**>9.9**	**QM**
203	A	Ceiling		Ctr		P	Plaster	Gray	-0.3	QM
209	**A**	**Window**		**Lft**	**Sash**	**P**	**Wood**	**White**	**6.0**	**QM**
222	**A**	**Window**		**Rgt**	**Sash**	**F**	**Wood**	**Green**	**5.4**	**QM**
223	**A**	**Window**		**Rgt**	**Sill**	**F**	**Wood**	**Green**	**>9.9**	**QM**
220	**A**	**Door**		**Lft**	**Casing**	**F**	**Wood**	**Blue**	**2.8**	**QM**
221	**A**	**Door**		**Lft**	**Face**	**F**	**Wood**	**Blue**	**>9.9**	**QM**
224	**B**	**Wall**	**W**	**Lft**		**F**	**Wood**	**Green**	**>9.9**	**QM**
225	B	Wall	W	Lft		P	Plaster	Tan	0.4	QM
226	**B**	**Wall**	**L**	**Lft**		**F**	**Wood**	**Tan**	**>9.9**	**QM**
228	**B**	**Window**		**Ctr**	**Casing**	**P**	**Wood**	**White**	**>9.9**	**QM**
229	**B**	**Window**		**Ctr**	**Sash**	**P**	**Wood**	**White**	**8.0**	**QM**
236	C	Stage		Rgt	Front	F	Wood	Brown	0.1	QM
230	C	Wall	W	Ctr		P	Plaster	White	-0.2	QM
231	**C**	**Wall**	**L**	**Ctr**		**P**	**Wood**	**White**	**>9.9**	**QM**
235	C	Floor		Rgt		P	Wood	Stained	0.0	QM
204	C	Ceiling		Ctr		P	Plaster	White	-0.6	QM
232	**C**	**Door**		**Lft**	**Casing**	**P**	**Wood**	**White**	**>9.9**	**QM**
233	**C**	**Door**		**Lft**	**Face**	**P**	**Wood**	**White**	**>9.9**	**QM**
234	**C**	**Door**		**Rgt**	**Casing**	**P**	**Wood**	**Green**	**>9.9**	**QM**
239	**D**	**Stage**		**Rgt**	**Floor**	**P**	**Wood**	**Brown**	**>9.9**	**QM**
237	D	Wall	W	Rgt		F	Plaster	White	0.3	QM
238	**D**	**Wall**	**L**	**Rgt**		**F**	**Wood**	**White**	**>9.9**	**QM**
Interior Room 011 Balcony										
210	**A**	**Board**		**Lft**		**P**	**Wood**	**Gray**	**4.6**	**QM**
205	A	Ceiling		Ctr		P	Plaster	Gray	0.2	QM
211	**B**	**Wall**	**H**	**Lft**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
212	B	Floor		Lft		F	Wood	Gray	-0.1	QM
206	B	Ceiling		Ctr		P	Plaster	Gray	-0.1	QM
213	**B**	**Railing**		**Lft**		**F**	**Wood**	**Gray**	**>9.9**	**QM**
208	**D**	**Baseboard**		**Ctr**		**P**	**Wood**	**White**	**>9.9**	**QM**
207	D	Ceiling		Ctr		P	Plaster	White	0.0	QM
Calibration Readings										
001									0.9	TC
002									1.1	TC
003									0.9	TC
004									-0.1	TC
005									-0.1	TC

```
006                                                          0.1    TC
240                                                          1.0    TC
241                                                          1.0    TC
242                                                          0.9    TC
243                                                          0.0    TC
244                                                         -0.1    TC
245                                                          0.1    TC
                      ---- End of Readings ----
```

APPENDIX B
SITE DRAWING & FLOOR PLAN


TURNHALLE
900 RHODE ISLAND STREET
LAWRENCE, KANSAS
Hernly
ASSOCIATES
A1.2
C
Storage
Bathroom
Hall
Free
State
Glass
B
D
A
1 BASEMENT PLAN
3/16" = 1'-0"


TURNHALLE
900 RHODE ISLAND STREET
LAWRENCE, KANSAS
Hernly ASSOCIATES
FIRST FLOOR PLAN
A1.0
C
Stage
Workshop
2st FL D
Strwell
DN
B
D
Auditorium
DN-No Ptd Surfaces
Balcony
2nd FL B
Strwell
UP
A
1 FIRST FLOOR PLAN
3/16" = 1'-0"


TURNHALLE
900 RHODE ISLAND STREET
LAWRENCE, KANSAS
Hernly ASSOCIATES
SECOND FLOOR PLAN
A1.1
C
Office
2nd FL D
Stowell
2nd FL Hall
2nd FL Bath
DN
B
D
A
1 SECOND FLOOR PLAN
3/16" = 1'-0"

APPENDIX C
PHOTO REFERENCE LOG

	
Deteriorated LBP on the exterior siding, trim, window, gutter/downspout components	Deteriorated LBP on the exterior window components & window bars
	
Deteriorated LBP on the interior basement ceiling, beam and column	Deteriorated LBP on interior 1st floor window components
	
Deteriorated LBP on the interior balcony half wall, railing components, baseboards and floor	Deteriorated LBP on the interior basement bathroom walls and trim

APPENDIX D
COPIES OF LEAD LICENSES/CERTIFICATES

Kansas Department of Health and Environment

Be it known, that having properly filed application with the Kansas Department of Health and Environment,

Hernly Associates

is hereby licensed as a

Lead Activity Firm

KS00-1030

Date: June 20, 2012

Expiration Date: June 30, 2014

Secretary, Robert Moser, MD
Kansas Department of Health and Environment

Kansas Department of Health and Environment

Be it known, that having properly filed application with the Kansas Department of Health and Environment,

Michelle Nelson

is hereby certified as a

Risk Assessor

Certification Number : KS05-4153

Date: March 22, 2011

Expiration Date: May 9, 2013

Secretary, Robert Moser, MD
Kansas Department of Health and Environment

Certificate of Achievement

This is to certify that

Michelle Nelson
Hernly Associates, Inc.
on the 13th day of April 2007, successfully completed the factory training for

RMD's LPA-1 Lead Paint Inspection System

including, but not limited to the topics of Radiation Safety, DOT Regulations, and the Proper Use of the Instrument.

Sia Afshari, Product Manager RMD
44 Hunt St., Watertown, Massachusetts

APPENDIX E
ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA

GLOSSARY OF TERMS, DEFINITIONS, STANDARDS, AND RESOURCES

COMMON LBP TERMS

LBP: Any and all paint that contains at least 1 milligram of lead per square centimeter of surface area (1.0 mg/cm^2). This may be expressed as 0.5% lead by weight and/or 5000 parts per million lead concentrations by dry weight.

LBP Hazards: Housing conditions that cause human exposure to unsafe levels of lead from paint. These conditions include, but are not necessarily limited to: deteriorated lead-based paint; friction, impact, or chewable surfaces; lead-contaminated dust; or, lead-contaminated soil.

Surface Coating: Any and all paints, stains, varnishes, shellacs, epoxies, lacquers, polyurethanes, etc.

House Wall Identification Guide: The exterior wall that contains the front entry to the house is labeled as the A wall of the house. Proceeding clock-wise around the house, label the remaining walls B, C, and D respectively. The interior room walls correspond to the exterior walls.

Visual Inspection: A visual evaluation of interior and exterior paint and surfaces in an effort to try to identify specific conditions that contributes to LBP hazards. A certified risk assessor or a Housing Quality Standards inspector trained in visual assessments should perform these inspections.

Paint Testing: Testing of specific surfaces that are coated with paint, by XRF (x-ray florescence) or lab analysis, to determine the lead content of these surfaces, performed by a certified LBP inspector or certified risk assessor

Risk Assessment: An on-site investigation to help determine the nature, severity, location, and existence of LBP hazards. This can include paint testing, dust and soil sampling, water sampling and a visual inspection. The risk assessment report identifies lead hazards and potential options for lead hazard control. A certified risk assessor must conduct the assessment.

Clearance Examination: Clearance is performed after hazard reduction, rehabilitation, renovation, repair, modernization, or maintenance activities to determine if a unit is safe for occupancy. It involves a visual inspection, analysis of dust and soil samples, and preparation of a report. A certified risk assessor that is independent from the company or individual conducting the lead hazard control activities should conduct the clearance examination.

X-Ray Fluorescence Analyzer (XRF): This device, often called a XRF, is used to help identify levels of lead in paint without disturbing the painted surfaces themselves. The unit uses gamma radiation to measure the lead content in the paint on a per square centimeter basis. Users of this device must be specially trained and licensed as Lead Inspectors and be licensed by State radioactive material regulatory licensing agencies.

Environmental Intervention Blood Lead Level (EIBLL): The level of lead in blood that requires intervention in a child under the age of seventy-two (72) months. This is typically defined as a blood lead level of 20 µg/dL (micrograms per deciliter) of whole blood or above for a single test, or blood levels of 15-19 in two tests taken at least three months apart.

KEY UNITS OF MEASUREMENT

µg (Microgram): A microgram is 1 one thousandth (1/1000th) of a milligram or 1 one millionth of a gram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces.
mg (Milligram): a milligram is 1 one thousandth of a gram.
µg/dl (microgram per deciliter): Used to measure the level of lead in children's and adult's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

µg/ft² (micrograms per square foot): The unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in µg/ft².
mg/cm² (milligrams per centimeter square): Used to report levels of lead in paint thru XRF testing.
PPM (parts per million): Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: µg/g, mg/kg or mg/l.
PPB (parts per billion): Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: µg/l.

EPA/HUD Published LBP Standards

Dust-thresholds for Lead-Contamination

• Floors	Less than (<) 40 µg/ft²
• Interior Window Sills	<250 µg/ft²
• Window Troughs	<400 µg/ft²

Soil-thresholds for Lead Contamination

• Play areas used by children 6 and under	<400 µg/gram or 400 parts per million (PPM)
• Other areas	<1200 µg/gram or 1200 parts per million (PPM)
• Threshold for abatement (per HUD)	<5000 µg/gram or 5000 parts per million (PPM)

ADDITIONAL RESOURCES ON LEAD AND LEAD HAZARDS

NATIONAL CENTER FOR HEALTHY HOUSING
www.centerforhealthyhousing.org

NATIONAL LEAD INFORMATION CENTER
1-800-424 LEAD(5323), Fax: 301-232-3111
www.epa.gov/lead/nlic.htm

HUD'S OFFICE OF HEALTHY HOMES AND LEAD HAZARD CONTROL
www.hud.gov/offices/lead
Voice: (202) 708-1112

THE ALLIANCE FOR HEALTHY HOMES
www.afhh.org

THE ENVIRONMENTAL PROTECTION AGENCY LEAD PROGRAMS
www.epa.gov/opptintr/lead
Voice: 1-800-424 LEAD (5323), Fax: 301-232-3111

KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT
Kansas Healthy Homes and Lead Hazard Prevention Program
WEBSITE: http://www.kdheks.gov/lead/
Email: lead@kdheks.gov
Voice: 1-866-865-3233

HERNLY ASSOCIATES, INC.
VOICE: (785) 749-5806, FAX: (785) 749-1515
E-MAIL: Info@hernly.com
WEBSITE: www.hernly.com

Appendix 8.
National Register Nomination

NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

NATIONAL REGISTER
LISTED
JUL 14 2004

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name North Rhode Island Street Historic Residential District

Other name/site number n/a

2. Location

Street & number 700-1144, 901-1047; 1201-1215 Rhode Island Street ☐ not for publication

City or town Lawrence ☐ vicinity

State Kansas Code KS County Douglas Code 045 Zip code 66409

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Richard D. Pankratz, DSHPO May 18, 2004

Signature of certifying official/Title Date

Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

5. Classification

Ownership of Property
(check as many boxes as apply)

- [ ] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
64	23	buildings
		sites
22	22	structures
		objects
86	45	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Lawrence, Douglas County, Kansas

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

- Domestic/single dwelling
- Domestic/multiple dwelling
- Social/Meeting Hall
- Domestic/singe dwelling
- Domestic/secondary structure

Current Function
(Enter categories from instructions)

- Domestic/single dwelling
- Domestic/multiple dwelling
- Other
- Other: Civic
- Domestic/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

- **OTHER:** National Folk: Gable-Front
- **LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS:**
  - Bungalow/Bungaloid
- **OTHER:** National Folk: Gable-Front-and-Wing
- **OTHER:** Foursquare
- **LATE VICTORIAN:** Italianate
- **LATE VICTORIAN:** Queen Anne
- **OTHER:** National Folk: Pyramidal
- **OTHER:** National Folk: I-House
- **OTHER:** Massed Plan
- **NATIONAL FOLK:** Pyramidal
- **MODERN MOVEMENT:** Ranch Style
- **OTHER:** Minimal Traditional

Materials
(Enter categories from instructions)

foundation	stone
walls	wood
roof	asphalt
other foundation	concrete
other walls	stone
other walls	brick
other walls	stucco
other walls	asbestos
other walls	vinyl
other walls	concrete
other walls	metal

[X] See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance
c. 1857 -- 1935

Significant Dates
N/A

Significant Persons
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
X Local government
☐ University
X Other Name of repository:

Watkins Community Museum, Lawrence, KS

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 19.60 acres

UTM References
(Place additional boundaries of the property on a continuation sheet.)

	Zone	Easting	Northing
1	1/5	3/0/6/5/7/5	4/3/1/5/7/4/5
2	1/5	3/0/6/5/7/5	4/3/1/4/7/2/0
3	1/5	3/0/6/4/8/0	4/3/1/4/6/7/0
4	1/5	3/0/6/4/4/0	4/3/1/4/3/2/5

Verbal Boundary Description
(Describe the boundaries of the property.)

Beginning at point of intersection between the center of the north/south alley east of the residences of the 700 block of Rhode Island Street, and the middle point of E. 7th Street, the boundary proceeds west 165' to the middle of Rhode Island Street. It then proceeds south along Rhode Island for 1355' until it reaches 9th Street. The boundary then proceeds west for 167.5' along the center of E. 9th street to a point in the center of the north/south alley where the boundary proceeds south for 1360' feet. It then proceeds east for 167.5 feet to the middle of Rhode Island Street where it turns south again and proceeds 695' to the center of 12th Street. Here the boundary proceeds west for 245' to the middle of New Hampshire Street, and then turns south along New Hampshire for 245' where it proceeds east again for 245' feet to the middle of Rhode Island Street. There the boundary proceeds east 165' to the center of the north/south alley and then turns north for 3410' to the point of origin.

Property Tax No.

Boundary Justification
(Explain why the boundaries were selected.)

X See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cathy Ambler, Ph.D., Historian, and Elizabeth Rosin, Partner
organization Historic Preservation Services, LLC date August 15, 2003
street & number 323 West 8th Street, Suite 112 telephone 816-221-5133
city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative **black-and-white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

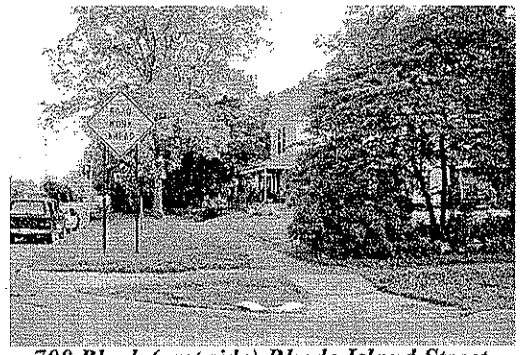
name/title (Multiple)
street & number telephone
city or town state zip code

SUMMARY

LOCATION AND SETTING

The North Rhode Island Street Historic Residential District is located in the East Lawrence neighborhood of Lawrence, Kansas, one block east of the central business district. The historic district encompasses an area of 19.6 acres along Rhode Island Street from 7th Street on the north to approximately the middle of the 1200 block on the south (see Figure 1: City of Lawrence Location Map). It includes both sides of the 900 and 1000 blocks, the east side only of the 700, 800 and 1100 blocks, and the west side only of the 1200 block. The district is bounded on the north by 7th Street, and on the south at 12th Street and the southern lot line of 1215 Rhode Island. The east and west boundaries are the alleys at the rear (east and west) of the Rhode Island Street lots.

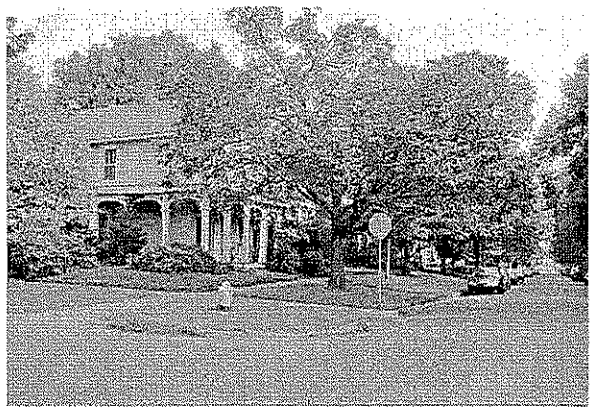
The North Rhode Island Street Historic Residential District illustrates typical residential land use from the last quarter of the nineteenth century and the first quarter of the twentieth century as building patterns in East Lawrence followed local population, social, economic, and architectural trends described in the contexts for Lawrence history.[1] The district includes eighty-seven primary buildings, of which sixty-four are contributing to the historic character of the district. Thirty-five buildings were constructed before 1873; fifteen were built between 1880 and 1895; thirty-four properties date between 1900 and 1935; and three buildings were constructed after 1945, the end of the period of significance. In addition to the primary residential buildings, the proposed district includes thirty-four garages and six barns, one summer kitchen, and three sheds. The majority of the properties were constructed as single-family residences. One building, the Social Services League, was converted to a non-residential, social function during the period of significance. Two other non-contributing buildings were converted from single-family residential and mixed-use commercial functions to multi-family residences. The Turnhalle was constructed as a social hall in the nineteenth century.



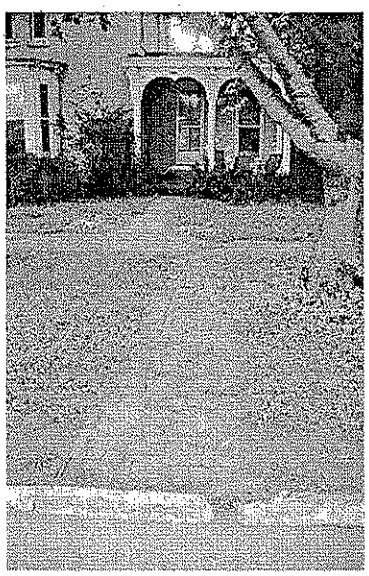
700 Block (east side) Rhode Island Street at 8th Street, Looking North (Photo #17)

[1] These periods are outlined in Deon Wolfenbarger's National Register of Historic Places Multiple Property Documentation Form, "Historic Resources of Lawrence, Douglas County, Kansas," 1997, E-2 to E-30.

The district's cohesive streetscapes create a distinct sense of neighborhood and a strong residential boundary, contrasting dramatically with the commercial area to the west. Asphalt paves most of Rhode Island Street, although original brick pavement is exposed on the 900 and 1200 blocks. The difference in street level between the blocks with a brick street surface and those with an asphalt street surface is perceptible. The sections of brick street reveal the original street depth, which, when compared to the siting of the adjacent houses, emphasizes the role of the street as a drainage system.



900 Block (west side) Rhode Island Street, Looking North from 10th Street (Photo #30)



Brick front walk, 728 Rhode Island Street (Photo #13)

Limestone curbing is extant, with the exception of the 1100 block near the Douglas County buildings. Four structures also retain curbside limestone hitching posts. Grass easement strips with mature shade trees separate the streets from the sidewalks, creating a smooth transition between public and private spaces (Photo numbers 17, 30).

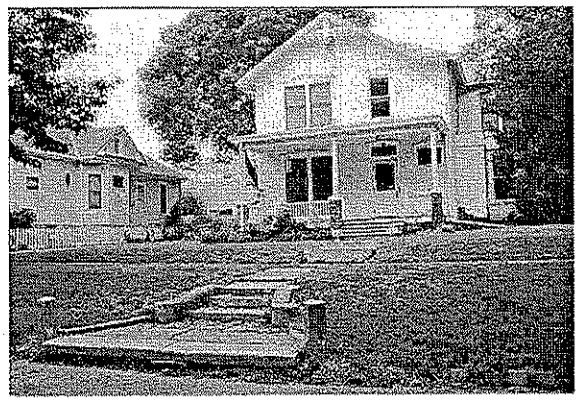
Brick, Limestone, and Concrete Sidewalk (west side) 900 Block Rhode Island Street (Photo #27)

Pedestrian-friendly sidewalks line both sides and ends of all blocks. They are a mixture of brick, concrete, and limestone.[2] The 700 block of Rhode Island is mostly brick, but four houses have concrete patches and another has a limestone sidewalk. Along the 800 block of Rhode Island Street, all walks are brick except at the parking lot at the south end of

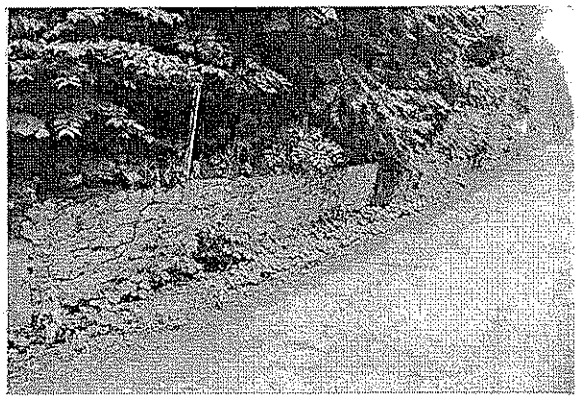
[2] At corners, sidewalks are ADA compliant.

the block. In the 900 block, sidewalks are a mixture of brick and concrete. Concrete is predominant along the 1100 and 1200 blocks. Many houses have front walks leading from the sidewalk to the front porch or stoop. Some of these are brick and others are concrete or limestone (Photo numbers 13, 27).

Sited to face the street, the district's residences occupy the narrow city lots delineated in the original townsite plan. Six houses face the numbered streets at the ends of blocks. Six historic houses (**702, 732, 917, 923, 1007, and 1017 Rhode Island Street**) occupy double lots or one-and-one-half lots. The extra lot width is typical of older neighborhoods where residents occasionally purchased an extra lot with neighbors to provide side yards for gardens or green space (Photo # 36). The non-historic apartment building at 1021 Rhode Island occupies a double lot.



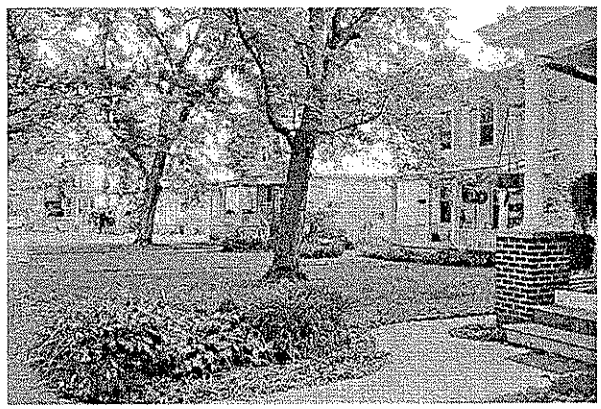
Setting and Hitching Posts, 923 Rhode Island Street (Photo # 36)



Retaining Walls in Alley Behind 730 Rhode Island Street (Photo # 10)

Other irregular lots are found in the 1200 block of Rhode Island Street. An alley did not divide this block because these lots were created from land subdivided from South Park rather than delineated in the original plan (see Figure 3: Detail of Proposed District Area).

Houses are typically situated near the center of their lots, which enhances the cohesiveness and rhythm of the district. However, the early construction of many houses and the undulating terrain often resulted in uneven setbacks from the street line. This is particularly notable along the 700 block of



Variances in Setbacks, Looking North from 922 Rhode Island Street (east side of 900 Block, Photo # 35)

Rhode Island Street. Because of its proximity to the Kansas River, its early development landscape was affected by undulating ground with runoff gullies and a grade that slopes north toward the river. The effect on the landscape is evident, particularly along the alley where retaining walls were frequently constructed to help adjust yards to the downward slope of the land (Photo #s 10, 35).

Moving south through the district, the topography levels off by the 800 and 900 blocks of Rhode Island Street, but setbacks remain varied. Streets originally followed the ups and downs of the topography but were leveled over time. Eventually, the affect of leveling changed how some structures related to the street. An example of this is the Turnhalle building at 900 Rhode Island Street. The structure's front door was roughly at street level when built; however, leveling the street raised the entry several feet above grade. The vertical variations in settings are particularly noticeable among the houses at the north end of the 900 block and add to the distinctive character of the historic district. The variation in setbacks becomes less noticeable from 10th Street to 12th Street.

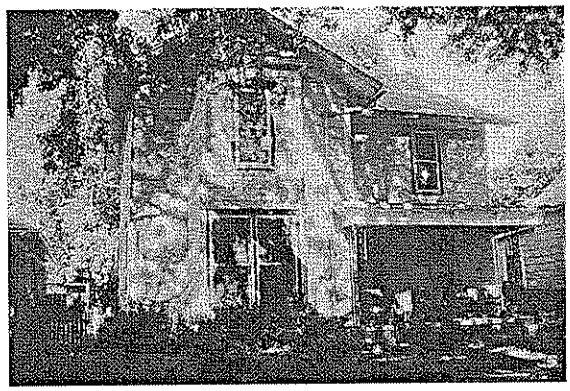
ARCHITECTURAL STYLE AND TYPE

The residential designs that comprise the North Rhode Island Street Historic Residential District include a variety of vernacular building forms and architectural styles that reflect the eighty-year continuum of new construction. While the buildings in the district reflect the evolution of architectural styles over an eighty-year period, the relationship between them, based on location, streetscape, building materials, workmanship, mass, and scale, creates a district with a strong and distinct neighborhood identity.

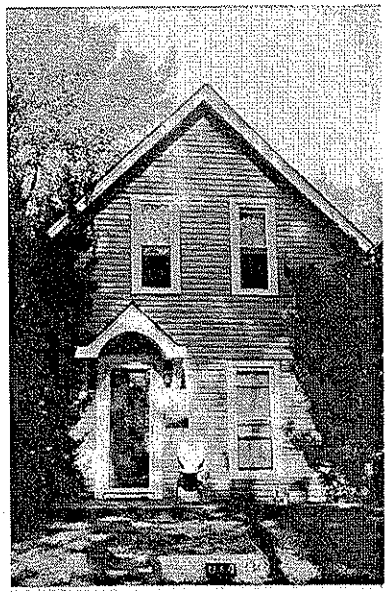
The vast majority of contributing buildings are two stories in height, and 60 percent have wood-frame construction. Examples of one-story or one-and-one-half-story buildings and stone or brick masonry construction are also common. The contributing buildings retain architectural features and physical forms that reflect the design trends and styles popular during their period of construction. Architectural ornament includes Italianate and Late Victorian jigsawn porch elements and cornice brackets, Neoclassical porch columns, and Craftsman period knee braces and battered porch piers. These elements are found on high style buildings as well as vernacular building forms such as the Gable-Front National Folk House or Bungalow.

The types of alterations made to historic buildings vary. Most buildings retain their original windows, although many now have metal storm windows. Some porch details have been lost, although the majority of properties retain their distinctive porch elements. In general, additions are complementary and are set to the side or rear of the original building.

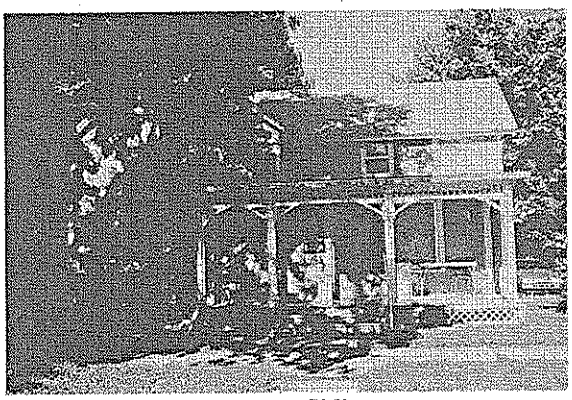
Non-contributing buildings constitute less than 28 percent of the district. However, it is important to note them because many non-contributing buildings were deemed so solely because of asbestos or vinyl siding. If the siding were removed from these buildings, only a few would remain non-contributing to the district. The siding neither interferes with nor compromises the district's strong sense of visual integrity. Examples of residences with siding include **910, 1028 and 1032 Rhode Island Street**. These houses, in particular, would be considered contributing if the siding were removed (Photo #s 113, 105, 106).



Asbestos Siding,
1028 Rhode Island (Photo # 105)

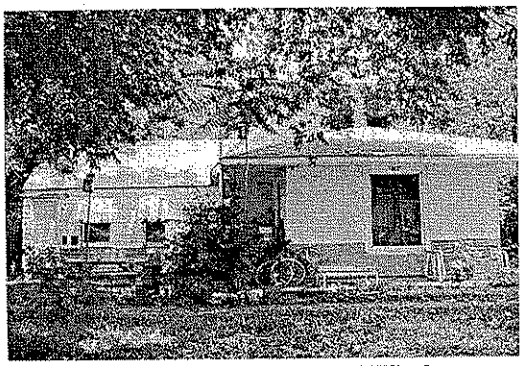


Vinyl Siding,
910 Rhode Island Street
(Photo # 113)

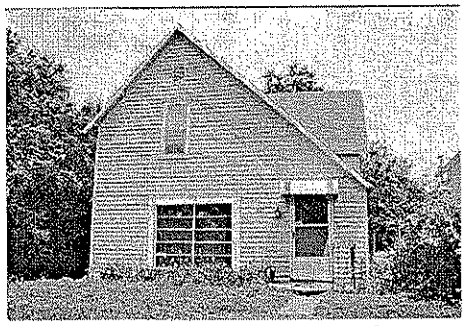


Asbestos Siding,
1032 Rhode Island Street (Photo # 106)

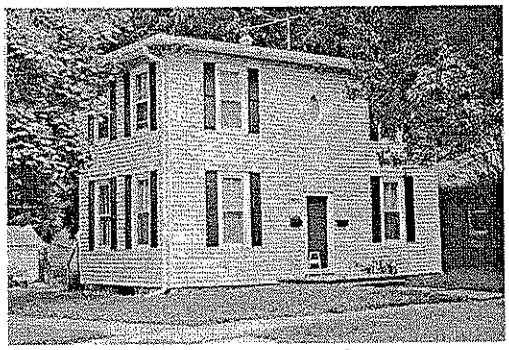
Other non-historic alterations in the district include inappropriate remodeling, new additions, and/or porch replacements, such as those evident at **822** and **826 Rhode Island Street**. Vinyl siding and new windows have significantly compromised the integrity of **1000 Rhode Island Street**. Porch infill has substantially changed the look and feel of the Bungalow at **1025 Rhode Island Street** (Photo #s 80, 81, 6, 3).



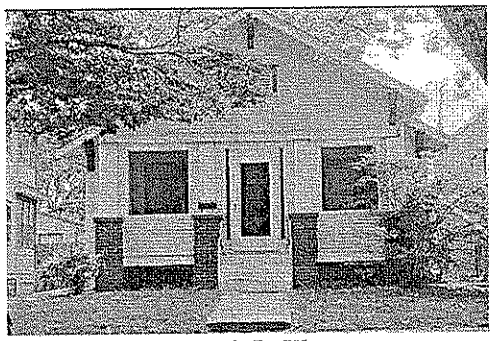
Inappropriate Addition and Windows, 822 Rhode Island (Photo # 80)



Inappropriate Porch and Window Alterations, 826 Rhode Island (Photo # 81)



Vinyl Siding and Inappropriate Window Replacement, 1000 Rhode Island (Photo # 6)



Porch Infill, 1025 Rhode Island Street, Looking West (Photo # 3)

DISTRICT PROPERTIES

1) 305 East 7th (702 Rhode Island Street)

Date of Construction:1869
Contributing Status: **C**

This two-story brick dwelling has a rectangular footprint and a gable-front roof. Fenestration includes one-over-one and multi-light, double-hung wood windows. The roof shape and plan define the property's vernacular Gable-Front National Folk House form. The tight eaves, symmetrical façade, and square stone window lintels and sills express elements of Greek

Revival architecture. The Craftsman style of the one-story, full-width, flat-roofed porch with battered piers suggests an alteration date during the early twentieth century.

Outbuilding: A one-and-one-half-story wood-frame garage with a gable-front roof is behind the dwelling, facing the alley. The garage has stucco walls and a poured concrete slab. The main elevation includes paneled overhead garage doors, a paneled man door, and a section of horizontal wood siding. This treatment suggests that the garage may originally have held two smaller garage bays. A non-historic window fills the opening in the gable peak.

This property retains a high degree of integrity, and the primary dwelling is a contributing element to the historic district. The garage, which has been altered, does not contribute to the significance of the property.

2) 708 Rhode Island Street *Date of Construction:* c. 1886 *Contributing Status:* **C**

This two-story dwelling has clapboard siding, a shallow hip roof, and an L-shaped footprint. The massing, roof shape, bracketed eaves, and tall, narrow, two-over-two, double-hung wood windows convey the property's Italianate style.

This property retains a high degree of integrity and is a contributing element to the historic district.

3) 712 Rhode Island Street *Date of Construction:* 1890 *Contributing Status:* **C**

This one-and-a-half-story dwelling has clapboard and wood shingle siding and a rectangular footprint. The multi-textured siding, complex roof form, front oriel, and decorative roof finial express the building's Queen Anne style. Fenestration includes one-over-one, double-hung windows.

The property retains a high degree of integrity and is a contributing element to the historic district.

4) 714 Rhode Island Street *Date of Construction:* 1890 *Contributing Status:* **C**

This two-and-a-half-story dwelling is clad with clapboard and wood shingle siding. It has a rectangular plan and gable-front roof. A one-story hip roof porch spans the full width of the main façade and wraps around one side of the building. Battered piers resting on brick bases support the corners of the porch roof. Fenestration includes one-over-one, double-hung wood windows. The multi-textured siding conveys elements of Queen Anne styling, while the Craftsman style porch piers suggest an early twentieth century alteration.

Outbuilding: A one-story wood-frame garage with asbestos shingle siding and a gable-front roof is behind the house, facing the alley. The garage has tight eaves. A paneled wood overhead

door fills the single garage bay. The design of the garage suggests that the asbestos shingle siding is its original fabric.

This property retains a high degree of integrity. Both the primary dwelling and garage contribute to the significance of the property.

5) 716 Rhode Island Street *Date of Construction:* 1890 *Contributing Status:* **C**

This two-story clapboard dwelling has an L-shaped footprint and an intersecting clipped gable roof. The massing and roof shape convey the vernacular Gable-Front-and-Wing National Folk House form, while the wood shingled gable peaks and the tall, narrow, two-over-two, double-hung windows express elements of Late Victorian styling. A one-story shed roof porch covers the front of the wing.

Outbuilding: A wood-frame outbuilding with a T-shaped plan and side-gabled roof is located behind the dwelling next to the alley. Wide lap siding covers the walls. Rafter tails are visible at the eaves. The gable roof on the extension to the south end has the same orientation as the main roof, but is lower in height. A wood privacy fence appears to bisect the structure.

This property retains a high degree of integrity, and the primary dwelling is a contributing element to the historic district. The outbuilding, which has been altered, does not contribute to the significance of the property.

6) 720 Rhode Island Street *Date of Construction:* 1870 *Contributing Status:* **C**

This two-story clapboard dwelling has a rectangular plan and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. Fenestration includes one-over-one, double-hung wood windows. The dwelling is oriented with its entrance on a side elevation perpendicular to the street.

Outbuilding: Behind the dwelling, near the alley, a one-story stucco garage with a pyramidal hip roof rests on a poured concrete slab. Fenestration includes one-over-one, double-hung windows. There is a man door in addition to the garage door.

This property retains a high degree of integrity. Both the primary dwelling and garage contribute to the significance of the property.

7) 724 Rhode Island Street *Date of Const.:* c. 1861; alt. c. 1864 *Contributing Status:* **C**

This two-story brick dwelling has a rectangular footprint and a gable-front roof with tight eaves. The massing, symmetrical façade, and square stone window lintels and sills imbue the

vernacular Gable-Front National Folk House form with elements of Greek Revival styling. A one-story hip roof porch spans the front façade.

Outbuilding: Facing the alley at the east property line, there is a one-story wood-frame garage/shed with a front-gable roof. The structure rests on a poured concrete slab. Wide lap siding covers the walls. Rafter tails are visible at the eaves. A pair of hinged doors made of vertical boards fills the single garage bay in the asymmetrical east façade.

This property retains a high degree of integrity. Both the primary dwelling and the garage/shed contribute to the significance of the property.

8) 728 Rhode Island Street *Date of Const.:* 1871; alt. c. 1950s *Contributing Status:* **C**

This two-story brick dwelling has a shallow gable-front roof with tight eaves. A one-story wing with a full-width porch extends to one side of the main block to form an L-shaped footprint. Centered in the front façade of the main block is a polygonal oriel. Fenestration includes tall, narrow, one-over-one wood windows. Conveying the Italianate style of the property are the massing, roof shape, oriel with bracketed eaves, and the delicate posts and brackets of the porch.

This property retains a high degree of integrity and is a contributing element to the historic district.

9) 732 Rhode Island Street *Date of Const.:* c. 1865; alt. c. 1869 *Contributing Status:* **C**

This two-story dwelling has clapboard siding, a rectangular plan, and a side-gabled roof with narrow eaves. The symmetrical façade features paired, one-over-one, double-hung wood windows and a shed roof porch with turned posts and jigsaw details. The massing and roof shape convey the property's vernacular Massed Plan National Folk House form, while the porch and windows convey elements of Late Victorian styling.

Outbuilding: A one-story wood-frame outbuilding with a gable-front roof is on the east property line, next to the alley. The structure rests on a foundation of thin limestone slabs. Board-and-batten siding covers the walls.

This property retains a high degree of integrity. Both the primary dwelling and outbuilding contribute to the significance of the property.

10) 738 Rhode Island Street *Date of Construction:* 1915 *Contributing Status:* **C**

This two-story dwelling has clapboard siding and a rectangular plan. The side gable roof extends forward to incorporate a porch across the full width of the façade. The massing and roof shape convey the property's vernacular bungaloid form. The short, round porch columns

resting on tall, square base piers; knee braces, and banded windows express elements of Craftsman architectural styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

11) 740 Rhode Island Street *Date of Construction:* 1869 *Contributing Status:* **C**

This two-story dwelling has clapboard siding and a slight L-shaped plan. A one-story porch spans the width of the front façade and wraps around one side. Square posts support the corners of the porch roof. Fenestration includes one-over-one, double-hung wood windows. The roof shape conveys the property's vernacular Gable-Front National Folk House property type.

Outbuilding: A nearly square, one-story, wood-frame outbuilding with a pyramidal hip roof is on the east property line, next to the alley. Wide lap siding covers the walls. Fenestration includes small one-over-one, double-hung windows and four-light hopper windows. A four-paneled man door is located in the north elevation. The building is raised above the level of the alley with large limestone blocks creating a retaining wall.

This property retains a high degree of integrity, and both the primary dwelling and outbuilding contribute to the significance of the property.

12) 307 E. 8th Street *Date of Construction:* c. 1900 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has a nearly square, rectangular footprint and a truncated hip roof. A gable-front dormer rises at the center of the front roof slope. Jigsaw woodwork adorns the gable peak. A shed roof porch with turned wood posts covers the nearly symmetrical front elevation. Fenestration includes one-over-one, double-hung wood windows with simple, molded surrounds. The plan and footprint convey the property's Pyramidal National Folk House form.

This property retains a high degree of integrity and is a contributing element to the historic district.

13) 800 Rhode Island Street *Date of Construction:* 1901 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has an irregular footprint. Supplementing the gable-front main roof are additional gabled wings and dormers. Conveying the Queen Anne style of the building are the massing and roof shape as well as patterned wood shingles in the gable peaks and the wrap-around spindlework porch. Fenestration includes one-over-one, double-hung wood windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

14) 808 Rhode Island Street *Date of Construction:* 1867; alt. 1870 *Contributing Status:* **C**
This one-story brick dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey the vernacular Gable-Front National Folk House property type. Spanning the front of the dwelling is a hip roof porch with spindle posts and jigsaw brackets and spandrels that express Late Victorian architectural styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

15) 812 Rhode Island Street *Date of Const.:* 1867; alt. c. 1873 *Contributing Status:* **C**
This two-story brick dwelling has a rectangular footprint and a shallow side gable roof with narrow eaves. The massing and roof shape define the vernacular I-house National Folk House form. Fenestration includes six-over-six, double-hung wood windows with arched tops and square stone sills. Centered in the main façade is a one-story shed roof porch with square posts at the front corners.

This property retains a high degree of integrity and is a contributing element to the historic district.

16) 816 Rhode Island Street *Date of Const.:* 1867; alt. c. 1870s *Contributing Status:* **C**
This one-story clapboard dwelling has a T-shaped footprint and an intersecting gable roof. The massing and roof shape define the building's vernacular Gable-Front-and-Wing National Folk House property type. Fenestration includes double-hung wood windows.
Outbuilding: A one-story wood-frame outbuilding with a side gable roof stands on the east property line next to the alley. There are gaps between the horizontal wood boards that clad the walls. Rafter tails are visible below the roof eaves and the shed rests on a poured concrete foundation. A man door made of vertical boards hangs near the center of one gable end.

Although the historic porch has been removed, the dwelling retains sufficient integrity to be a contributing element to the historic district. The outbuilding also contributes to the significance of the property.

17) 822 Rhode Island Street *Date of Construction:* c. 1906 *Contributing Status:* **NC**
This one-and-a-half-story dwelling has asbestos shingle siding, a rectangular footprint, and a clipped gable roof. At the rear of the dwelling is a two-story wing with a shed roof. The massing, roof shape, dormers, and exposed rafter tails on the rear dormer express the property's

Craftsman architectural style. A hip roof porch with wrought iron posts spans the width of the front elevation. Fenestration includes one-over-one, double-hung windows.

Outbuilding: A one-story wood-frame garage with a gable-front roof is near the east property line, next to the alley. Shiplap siding covers the walls and rafter tails are visible below the eaves. A paneled wood door fills the single garage bay in the south end. A gravel parking pad is in front of the garage.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage retains its historic integrity and contributes to the significance of the property.

18) 826 Rhode Island Street *Date of Construction:* c. 1910 *Contributing Status:* **NC**

This one-and-a-half-story clapboard dwelling has a rectangular footprint and an intersecting gable roof. Fenestration includes one-over-one, double-hung windows and non-historic plate glass windows. The front elevation has an asymmetrical roofline with a saltbox profile.

Alterations to this property have compromised its integrity and it does not contribute to the significance of the historic district.

19) 828 Rhode Island Street *Date of Construction:* c. 1880 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has an L-shaped plan created by a rear addition. The main block has a gable-front roof shape that defines its vernacular Gable-Front National Folk House property type. Fenestration includes one-over-one, double-hung windows. Some of the windows have non-historic metal awnings. The rear one-story addition also has a gable-front roofline.

This property retains sufficient integrity to be a contributing element to the historic district.

20) 830 Rhode Island Street *Date of Construction:* c. 1915 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has a rectangular plan and a gable-front roof. The gabled porch roof and shed dormer convey the building's vernacular bungaloid form, while the exposed rafter tails and porch design suggest elements of Craftsman styling. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

21) 836 Rhode Island Street *Date of Construction:* c. 1907 *Contributing Status:* **C**

This two-story clapboard dwelling has an L-shaped plan and an intersecting gable roof. The massing and roof shape convey the building's vernacular Gable-Front-and-Wing National Folk House form. The one-story porch across the wing has turned porch posts with jigsaw brackets. Fenestration includes one-over-one, double-hung windows. These features express elements of Late Victorian architectural styling.

Outbuilding: A one-story stone outbuilding with a rectangular footprint and a flat roof is on the east property line next to the alley. The roughly coursed limestone blocks are ashlar faced with dressed stone blocks forming quoins at the front corners of the structure. A single man door is in the north end of the outbuilding, facing a dirt parking pad.

This property retains a high degree of integrity. Both the dwelling and outbuilding contribute to the significance of the property.

22) 900 Rhode Island Street *Date of Construction:* 1869 *Contributing Status:* **C**

This two-story stone building has a rectangular footprint and an intersecting gable roof. The massing and roof shape of the main block define its vernacular Gable-Front National Folk property type. Fenestration includes tall, narrow double-hung windows. Attached to the rear of the building is a small room with a shed roof that rests on a stone foundation. It has wide lap siding, a small three-light window, and a hinged man door constructed of vertical boards.

This property retains a high degree of integrity and is a contributing element to the historic district.

23) 904 Rhode Island Street (McFarland House) *Date of Construction:* c. 1870
Contributing Status: **C**

This two-story brick dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey the building's vernacular Gable-Front National Folk House form. Conveying elements of Greek Revival and Victorian architectural styling are the symmetrical façade, sloping eaves, double-hung wood windows, and delicate posts supporting the flat roof of the one-story full-width front porch.

This property retains a high degree of integrity and is a contributing element to the historic district. It is listed in the Lawrence Register of Historic Places.

24) 908 Rhode Island Street *Date of Construction:* c. 1910 *Contributing Status:* **C**

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof with sloping eaves. The massing and roof shape convey the property's vernacular Gable-Front National Folk House form. Centered in the main façade is a small, one-story gabled porch

featuring turned posts. Fishscale shingles in the gable peaks and the turned posts convey elements of Late Victorian styling. Fenestration includes one-over-one, double-hung windows. The paired windows on the second story of the main elevation have arched tops. Flanking the main entry are multi-light sidelights.

This property retains a high degree of integrity and is a contributing element to the historic district.

25) 910 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **NC**

This one-and-a-half-story dwelling has a rectangular footprint and a gable-front roof. Vinyl siding covers the building. The massing and roof shape convey the property's vernacular Gable-Front National Folk House form. Fenestration includes four-over-four, double-hung windows. Carved brackets support a gabled hood with flared eaves over the front stoop.

While this property generally retains a high degree of integrity, the vinyl siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

26) 912 Rhode Island Street *Date of Construction:* c. 1907 *Contributing Status:* **NC**

This one-and-a-half-story dwelling has asbestos shingle siding. The irregular footprint and hip roof with intersecting gables conveys its vernacular bungaloid form. The flat roof front porch with classical columns also expresses elements of Neoclassical styling. Fenestration includes one-over-one, double-hung wood windows.

Outbuilding: A one-story, wood-frame garage with vinyl siding and a poured concrete slab is at the east property line, next to the alley. A paneled overhead door fills the single bay in the gable end.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

27) 916 Rhode Island Street *Date of Construction:* c. 1918 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width one-story gable-front porch convey the building's vernacular bungaloid form. The square porch posts, flared eaves, and shed roof dormer express

elements of Craftsman styling. Fenestration includes double-hung windows and multi-light fixed windows.

Outbuilding: On the east property line, next to the alley is a one-story, wood-frame, gable-front garage. Clapboard siding covers the walls. A driveway from Rhode Island Street provides access to the garage.

This property retains a high degree of integrity, and the dwelling is a contributing element to the historic district. The garage does not contribute to the significance of the property.

28) 922 Rhode Island Street *Date of Construction:* c. 1935 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. A shed roof front porch covers the front elevation. A gabled dormer rises from the side roof slope. The massing and roof shape convey the building's vernacular bungaloid form. Fenestration includes one-over-one, double-hung windows.

Although there are slight alterations to the original porch, this property retains a high degree of integrity and is a contributing element to the historic district.

29) 924 Rhode Island Street *Date of Construction:* 1870 *Contributing Status:* **C**

This two-story clapboard dwelling has a rectangular footprint and a very shallow hip roof. The massing, roof shape, and wide bracketed eaves convey the property's Italianate style. Fenestration includes six-over-six, double-hung windows. A one-story shed roof porch covers the symmetrical front façade.

Outbuilding: Along the alley, at the east property line is a one-story, wood-frame garage with a side gable roof. The structure rests on a concrete foundation. Rolled asphalt siding imprinted with a brick pattern covers the gable end walls. Wide sliding doors constructed of horizontal lap siding cover the double garage bays in the north gable end.

This property retains a high degree of integrity and the dwelling is a contributing element to the historic district. The integrity of the garage has been compromised and it does not contribute to the significance of the property.

30) 928 Rhode Island Street *Date of Construction:* 1884 *Contributing Status:* **C**

This two-story clapboard dwelling has an L-shaped footprint and a very shallow hip roof. The massing, roof shape, boxed eaves, and tall, thin, paired one-over-one, double-hung windows convey its original Italianate style. The wrap-around porch with classical columns appears to be an early twentieth century alteration.

Outbuilding: Along the alley, at the east property line is a one-story, side-gabled, concrete block garage. A single overhead door fills one gable end.

The property retains a high degree of integrity and the dwelling is a contributing element to the historic district. The garage does not contribute to the significance of the property.

31) 932 Rhode Island Street *Date of Construction:* c. 1892 *Contributing Status:* **C**

This two-and-a-half-story clapboard dwelling has an irregular footprint and a hip roof with intersecting gables. The massing, complex roof shape, one-over-one, double-hung wood windows in hooded surrounds, and trim details convey the building's Late Victorian styling.

Although it appears that the original porch has been removed, this property otherwise retains a high degree of integrity and is a contributing element to the historic district.

32) 938 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **NC**

This one-and-a-half-story dwelling has aluminum siding. The L-shaped footprint and intersecting gable roof shape convey its vernacular Gable-Front-and-Wing National Folk House property type. Fenestration includes one-over-one, double-hung windows.

While this property generally retains a high degree of integrity, the aluminum siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

33) 940 Rhode Island Street *Date of Construction:* c. 1900 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The symmetrical, gable-front façade, which features cornice returns and oval porthole windows flanking paired one-over-one double-hung windows, and the full-width front porch with classical columns convey the property's Colonial Revival styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

34) 946 Rhode Island Street *Date of Construction:* c. 1868 *Contributing Status:* **NC**

This two-story stucco dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey the property's vernacular Gable-Front National Folk House form, while the symmetrical façade, sloped eaves, and six-over-one, double-hung wood windows express elements of Greek Revival styling. A one-story hip roof porch spans the width of the front façade.

Based on comparisons to similar dwellings in the neighborhood, it appears that stucco now covers the original stone walls. This alteration compromises the integrity of the property and it is a non-contributing element to the historic district.

35) 946 1/2 Rhode Island Street *Date of Construction:* c. 1924 *Contributing Status:* **C**

This two-story clapboard dwelling has a rectangular plan and side-gabled roof. The massing and roof shape convey its vernacular Massed Plan National Folk House form. A one-story shed roof porch with classical columns spans the symmetrical front façade. Fenestration includes one-over-one, double-hung wood windows.

This property retains a high degree of integrity and it is a contributing element to the historic district.

36) 1000 Rhode Island Street *Date of Construction:* 1885 *Contributing Status:* **NC**

This two-story dwelling has a rectangular footprint and a shallow hip roof. Vinyl siding covers the building. The massing, roof shape, and bracketed eaves convey its original Italianate architectural style. Fenestration includes one-over-one, double-hung windows and paired casement windows.

Removal of the original front porch and replacement of the original siding, windows, and front door have compromised the integrity of this property. It does not contribute to the significance of the historic district.

37) 1004 Rhode Island Street *Date of Construction:* c. 1922 *Contributing Status:* **C**

This one-story limestone and clapboard dwelling has a rectangular footprint and gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The gabled front porch, stone wall cladding, and three-over-one, double-hung windows express elements of Craftsman architectural styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

38) 1008 Rhode Island Street *Date of Construction:* c. 1886 *Contributing Status:* **C**

This one-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The fenestration, composed of two-over-two, double-hung windows, arranged singly and in pairs, in slightly molded surrounds, and the porch covering the long façade of the wing express elements of Late Victorian and Craftsman styling.

Outbuilding: On the east property line, next to the alley, is a one-story wood-frame garage with wide lap siding and a poured concrete foundation. The front slope of the side-gabled roof has extremely wide eaves that shelter the garage entrance.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

39) 1012 Rhode Island Street *Date of Construction:* c. 1886 *Contributing Status:* **NC**

This one-story dwelling has asbestos shingle siding, an L-shaped footprint, and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The projecting oriel with two-over-two, double-hung windows and the porch covering the long façade of the wing convey elements of Late Victorian and Craftsman styling.

Outbuilding: East of the dwelling, toward the alley, is a one-story wood-frame garden shed with a gable-front roof. The structure rests on cement piers. Plywood sheeting and narrow lap siding cover the walls. A pair of hinged doors constructed of vertical boards and cross bracing cover the single opening in the gable end.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

40) 1016 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **NC**

This two-story dwelling has asbestos shingle siding, an L-shaped plan, and a gable-front roof. The roof shape conveys its vernacular Gable-Front National Folk House form, while the paired two-over-two, double-hung windows in molded surrounds express elements of Italianate styling. A shed roof porch is on one side of the main block.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

41) 1020 Rhode Island Street *Date of Construction:* 1871 *Contributing Status:* **NC**

This one-and-a-half-story dwelling has asbestos shingle siding, a rectangular footprint, and an intersecting gable roof. The massing conveys its vernacular I-house National Folk House form.

The intersecting front gable; one-over-one, double-hung windows; and full-width front porch express elements of Late Victorian styling.

Outbuilding: Behind the dwelling, on the south property line, is a small one-story wood-frame garage with a front-gabled roof and rolled asphalt siding. A pair of vertical board doors hung on a sliding track covers the opening in the west-facing front gable end. A driveway connects the garage to Rhode Island Street.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises the National Register eligibility of the dwelling, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

42) 1024 Rhode Island Street *Date of Construction:* 1963 *Contributing Status:* **NC**

This one-story dwelling has a rectangular footprint and a hip roof. Fenestration includes one-over-one, double-hung windows arranged in pairs and flanking a fixed picture window. A small entry porch is notched out of one front corner. Thin slabs of limestone cover the lower walls. The massing, roof shape, tight eaves, and windows convey its Ranch House style.

Outbuilding: At the east property line, facing the alley, is a one-story wood-frame garage with a poured concrete foundation, wide lap siding, and a hip roof with vented cupola. Two paneled overhead doors fill the two garage bays. There is also a single man door. The design of the garage suggests a construction date in the mid-twentieth century.

While this property is an excellent example of Ranch House style residential architecture, its construction date is outside the period of significance for this historic district and it is a non-contributing element to the district. Likewise, the garage post-dates the district's period of significance and it is also non-contributing.

43) 1028 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **NC**

This two-story dwelling has asbestos shingle siding, an L-shaped footprint, and an intersecting gable roof. The massing and roof shape convey its vernacular, Gable-Front-and-Wing National Folk House form. Tall, thin, one-over-one, double-hung windows in slightly molded surrounds and the bracketed porch that spans the first story of the wing express elements of Italianate styling.

While this property generally retains a high degree of integrity, the asbestos shingle siding and non-historic picture window in the front façade compromise its National Register eligibility,

making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

44) 1032 Rhode Island Street *Date of Construction:* 1870 *Contributing Status:* **NC**

This one-and-a-half-story dwelling has asbestos shingle siding, an L-shaped footprint, and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The two-over-two, double-hung windows and the full-width porch with jigsaw spandrels and brackets express elements of Late Victorian architectural styling.

Outbuilding: At the east property line, next to the alley, is a one-story, wood-frame garage with a hip roof and concrete slab foundation. Vertical wood siding covers the walls. A paneled metal overhead door fills the single garage bay in the south elevation.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it is non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

45) 1036 Rhode Island Street *Date of Construction:* 1871 *Contributing Status:* **C**

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The gabled front porch with wood posts and exposed rafter tails expresses elements of Craftsman styling. Fenestration includes six-over-six, double-hung windows.

Outbuilding: At the east property line, facing the alley, is a one-story wood-frame garage. Resting on a poured concrete foundation, the garage has wide lap siding and a pair of hinged doors that fill its single bay.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

46) 1042 Rhode Island Street *Date of Construction:* 1892 *Contributing Status:* **C**

This one-and-a-half-story dwelling has an irregular footprint and a hip roof with intersecting gables. Siding includes clapboards, as well as patterned shingles in the gable peaks. The

massing, complex roof form, varied siding, and polygonal porch with delicate turned posts and jigsaw spandrels and brackets convey the property's Queen Anne architectural style.

Outbuilding: On the east property line, facing the alley, is a one-story wood-frame garage with a clipped gable roof, lap siding, and a poured concrete slab. Paneled overhead doors fill each of the two garage bays. A tripartite window in the south elevation provides additional illumination to the interior.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

47) 1046 Rhode Island Street *Date of Construction:* c. 1885 *Contributing Status:* **NC**

This two-story apartment building has brick cladding on the first story and clapboards on the second story. It has a rectangular footprint and a side gabled roof with stepped parapet end walls. Fenestration includes pairs of small, one-light sliding windows. The main façade has two entries with gabled hoods and single sidelights.

Outbuilding: Behind the dwelling, facing the alley, is a wide, three bay garage with a side gable roof. Vinyl siding covers the one-story wood-frame structure, which rests on a poured concrete slab. Paneled, metal overhead doors fill each of the bays. A single man door is at one end of the main, east-facing elevation.

This building originally housed a grocery store. It has been significantly altered from its original appearance. Neither the primary building nor the outbuilding contribute to the significance of the historic district.

48) 1106 Rhode Island Street *Date of Const.:* 1871; alt. c. 1890 *Contributing Status:* **C**

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form, while the double-hung windows and shed roof front porch with delicate turned posts and jigsaw spandrels and brackets express elements of Late Victorian styling.

Outbuilding: Behind the dwelling, spanning the length of the property along the alley, is a series of connected outbuildings. All are wood-frame with wood lap siding, concrete slabs, and side gable or shed roofs.

Although the dwelling is in very poor condition, it retains a high degree of integrity. Both the dwelling and outbuildings contribute to the significance of the historic district.

49) 1120 Rhode Island Street *Date of Const.:* c. 1888; alt. c. 1920 *Contributing Status:* **C**
This one-story clapboard dwelling has a rectangular footprint and a hip roof. The massing and roof shape convey its vernacular bungaloid property type, while the full-width front porch with slightly battered wood posts expresses elements of Craftsman styling.

Outbuilding: At the east property line, next to the alley, is a wood-frame shed with wood lap siding and a gable roof. It has a small shed roof extension on the south side. A man door in the west elevation provides access to the interior.

This property retains a high degree of integrity. Both the dwelling and outbuilding contribute to the significance of the historic district.

50) 1124 Rhode Island Street *Date of Const.:* pre-1873; alt. c. 1920 *Contributing Status:* **C**
This two-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. A shed roof porch covers the front of the wing. Fenestration includes one-over-one, double-hung windows.

Outbuilding: At the southeast corner of the property, facing the alley, is a one-story wood-frame garage with a side gable roof. The structure has wood lap siding and rests on a poured concrete slab. A wood door on a sliding track covers the vehicular opening in the east elevation. A man door of paneled wood and a square window opening pierce the north elevation.

This property retains a high degree of integrity, and both the dwelling and garage contribute to the significance of the historic district.

51) 1128 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **NC**
This two-story dwelling has a rectangular footprint, a gable-front roof, and asbestos shingle siding. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The full-width front porch has a gable-front roof. Fenestration includes single-light and multi-light, double-hung windows.

Outbuilding: Behind the dwelling is a small wood shed with vertical board siding and a flat-roofed, carport-like element projecting toward the alley.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored,

the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

52) 1130 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **NC**

This two-story dwelling has a rectangular footprint, a gable-front roof, and asbestos shingle siding. The massing and roof shape convey its vernacular Gable-Front National Folk House form. Fenestration includes single-light and multi-light, double-hung windows. A gabled porch covers the front elevation.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

53) 1132 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **C**

This two-story clapboard dwelling has a T-shaped plan and an intersecting gable roof. The massing and roof shape of the main block convey the property's vernacular Gable-Front National Folk House form. A hip roof porch with turned posts covers the first story of the main block. Fenestration includes double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

54) 1140 Rhode Island Street *Date of Construction:* c. 1907 *Contributing Status:* **C**

This two-story clapboard dwelling has a T-shaped footprint and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The wrap-around porch has classical columns. Fenestration includes one-over-one, double-hung windows in simple surrounds.

Outbuilding: At the east property line, next to the alley, is a one-and-a-half-story, two bay wood-frame garage with wood lap siding and a hip roof. A series of glazed, bi-fold, paneled wood doors fill the vehicle bays. A driveway from Rhode Island Street provides access to the garage.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

55) 1142 Rhode Island Street *Date of Construction:* c. 1901 *Contributing Status:* **C**

This two-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width front porch convey its vernacular Four Square property type. The cornice returns in the gable peak; one-over-one, double-hung windows; symmetrical façade, and classical porch columns convey elements of Colonial Revival styling.

Outbuilding: At the east property line, next to the alley, is a one-story wood-frame garage with a gable-front roof and a shed extension on the north. The structure has wood lap siding. The door that fills the single vehicular bay is made of thin vertical wood boards. A driveway from Rhode Island Street provides access to the garage.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

56) 1144 Rhode Island Street *Date of Construction:* 1907 *Contributing Status:* **C**

This two-and-a-half-story clapboard dwelling has a cross-shaped footprint and an intersecting gable roof. The massing, roof shape, and wrap-around porch with turned posts express its Late Victorian architectural style. Fenestration includes one-over-one, double-hung windows.

Outbuilding: At the rear property line, adjacent to the alley, is a one-story wood-frame garage with a gable roof and wood lap siding.

This property retains a high degree of integrity. The dwelling is a contributing element to the historic district, although the garage does not contribute to the significance of the property.

57) 1201 Rhode Island Street *Date of Construction:* c. 1920 *Contributing Status:* **C**

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The gabled porch that spans the front elevation has square wood posts. Fenestration includes two-over-two, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

58) 1205-07 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **C**

This two-story dwelling has an L-shaped footprint and an intersecting gable roof. Siding includes clapboards on the upper story and wing and stucco on the first story of the main block. Fenestration includes one-over-one, double-hung windows. Classical columns support the roof of the porch that covers the front façade. The massing and roof shape convey the property's vernacular Gable-Front-and-Wing National Folk House form.

This property retains a high degree of integrity and is a contributing element to the historic district.

59) 1211 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has an irregular footprint and an intersecting gable roofline. The form and massing define its vernacular Gable-Front-and-Wing National Folk House form. Fenestration includes four-over-one, double-hung windows. The wide wrap-around porch with slightly battered wood posts expresses elements of Prairie School styling.

Outbuilding: Behind the dwelling, facing the alley, is a one-story wood-frame garage with wide, wood lap siding. Plywood sheets cover the vehicular opening in the front elevation.

This property retains a high degree of integrity. While the dwelling is a contributing element to the historic district, the garage does not contribute to the significance of the property.

60) 1215 Rhode Island Street *Date of Construction:* c. 1922 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has an irregular footprint and an intersecting gable roof. The massing, roof shape, and full-width front porch convey its vernacular bungaloid form. Exposed rafter tails and slightly battered porch posts resting on brick base piers also express elements of Craftsman styling.

Outbuilding: Behind the dwelling, facing the alley, is a one-story wood-frame garage with a gable-front roof. The structure has wood lap siding and rests on a poured concrete slab. The single overhead garage door has an off-center placement.

This property retains a high degree of integrity. While the dwelling is a contributing element to the historic district, the garage does not contribute to the significance of the property.

61) 205 E. 12th Street *Date of Construction:* c. 1927 *Contributing Status:* **C**

This one-and-a-half-story dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and front porch, which is notched out of one of the front corners, convey its vernacular bungaloid form. The multi-textured wood siding (clapboards and shingles), kneed braces, and multi-light, double-hung windows convey elements of Craftsman styling.

Outbuilding: Slightly behind the dwelling, along the east property line, is a one-story two-car garage. The wood-frame structure rests on a poured concrete slab and has wood lap and shingle siding that matches that of the dwelling. Other distinctive features include Craftsman-style knee

braces at the front corners of the roof and paneled bi-fold wood doors made of bead board and laid on a bias.

This property retains a high degree of integrity. Both the dwelling and garage are contributing elements to the historic district.

62) 1047 Rhode Island Street *Date of Construction:* c. 1914 *Contributing Status:* **C**

This two-story dwelling has clapboard siding, a rectangular footprint, and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The wrap-around porch has square wood posts. Fenestration includes double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

63) 117 E. 11th Street *Date of Construction:* c. 1914 *Contributing Status:* **NC**

This two-story dwelling has asbestos shingle siding, a rectangular footprint, and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House property type. Square wood posts support the one-story shed roof porch that covers the main façade. Fenestration includes one-over-one, double-hung windows.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

64) 115 E. 11th Street *Date of Construction:* c. 1910 *Contributing Status:* **NC**

This one-and-a-half-story dwelling has asbestos siding. The rectangular footprint, gable-on-hip roof with an intersecting pedimented gable wing, and integrated corner porch convey the property's vernacular bungaloid form. A classical column supports the porch roof. Fenestration includes one-over-one, double-hung windows.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

65) 1041 Rhode Island Street *Date of Construction:* c. 1868 *Contributing Status:* **C**

This one-and-a-half-story dwelling has a rectangular footprint and a gable-front saltbox roof. The massing and roof shape convey the property's vernacular Gable-Front National Folk House

form. A flat roof porch with square posts covers the façade of the main gable-front block. Fenestration includes one-over-one, double-hung windows.

Outbuilding: At the west property line, next to the alley, is a one-and-a-half-story wood-frame garage with a clipped gable roof and wide lap siding. It appears the garage has been converted into a residence. Fenestration includes small fixed windows. Sliding glass doors now replace the original garage door.

This property retains a high degree of integrity. Both the dwelling and outbuilding are contributing elements to the historic district.

66) 1039 Rhode Island Street *Date of Construction:* c. 1950 *Contributing Status:* **NC**

This one-and-a-half-story dwelling has original asbestos shingle siding, a rectangular footprint, and a side gable roof with a prominent intersecting front gable dormer. A one-car garage is integrated into the main façade of the dwelling. Fenestration includes six-over-six, double-hung windows. The garage has a paneled overhead door. The massing, roof shape, tight eaves, multi-light windows, and integrated garage convey the property's Minimal Traditional architectural styling.

Although this property retains a high degree of integrity, it was constructed after the period of significance and is a non-contributing element in the historic district.

67) 1033 Rhode Island Street *Date of Construction:* 1875 *Contributing Status:* **C**

This two-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The massing and roof shape convey the property's vernacular Gable-Front-and-Wing National Folk House form. The wrap-around porch has a flat roof and classical columns. Fenestration includes two-over-two and one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

68) 1027 Rhode Island Street *Date of Construction:* c. 1912 *Contributing Status:* **C**

This two-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width front porch convey the property's vernacular Four Square building form. The wide eaves with cornice returns, the square porch posts, and the three-over-one, double-hung windows express elements of Prairie School architectural styling.

Outbuilding: West of the dwelling, near the alley, is a wood-frame gable-front garage. This non-historic structure has a poured concrete foundation and grooved plywood siding. Paneled metal overhead doors fill each of the two garage bays.

Overall, this property retains a high degree of integrity, and the dwelling is a contributing element to the historic district. However, due to its age garage does not contribute to the significance of the property.

69) 1025 Rhode Island Street *Date of Construction:* c. 1922 *Contributing Status:* **NC**

This one-story clapboard dwelling has a rectangular footprint and a gable-front roof. The front gable extends forward from the front wall to form the porch roof. The massing, roof shape, and integrated front porch convey the property's vernacular bungaloid form, while the battered porch piers and wide eaves with knee braces express elements of Craftsman style architecture. Fenestration includes one-over-one, double-hung windows. The front porch is now enclosed.

Outbuilding: At the west property line, next to the alley, is a one-story wood-frame garage with a side gable roof. Modern board-and-batten siding covers the walls. Two paneled overhead doors fill the two garage bays in the west elevation.

While this property generally retains a high degree of integrity, the enclosure of the front porch compromises the National Register eligibility of the dwelling and it is non-contributing to the historic district. In the future, if the original porch configuration was restored, this dwelling may become a contributing element to the historic district. Likewise, the garage is non-contributing to the significance of the property.

70) 1019 - 21 Rhode Island Street *Date of Construction:* 1964 *Contributing Status:* **NC**

This two-story brick apartment building has a symmetrical façade. Windows are arranged in pairs and in a tripartite configuration of smaller casement windows flanking a picture window. Wood shingle awnings cover all window openings. The bottoms of the first-story windows are at ground level. A panel of patterned brick is centered at the cornice of the main façade. A flat roof porch shelters the main entry.

This property was constructed in 1964, after the period of significance for the historic district and it is a non-contributing element.

71) 1017 Rhode Island Street *Date of Construction:* c. 1920 *Contributing Status:* **C**

This two-and-a-half-story dwelling retains its original concrete shingle siding. It also features a rectangular footprint, and a pedimented gable-front roof with wide eaves. The massing, roof

shape, and full-width flat roof front porch convey the property's Prairie School architectural styling. Fenestration includes double-hung windows.

Outbuildings: There are two secondary buildings to the west of the main dwelling, near the alley. The first is a one-and-a-half-story wood-frame building with a mansard roof. Resting on a poured concrete foundation, the first story has wide lap siding and the second-story gable ends are wood shingled. The north wall is brick. Fenestration includes single and paired six-over-six, double-hung windows as well as small square hopper windows in the side walls. The first story contains a pair of oversized hinged doors. Awnings cover both the first- and second-story openings. The building's appearance suggests that it was constructed as a barn or carriage house with second story living space.

The second building is across the yard to the south. The one-and-a-half-story poured concrete building has a hip roof with several wall dormers. The form of this building and the size and placement of the upper story openings suggest it may have functioned as a carriage house or other animal shelter. Boards now cover the upper story openings. First-story fenestration includes one-over-one, double-hung windows and hopper windows.

This property retains a high degree of integrity. The dwelling and barn/carriage house are contributing to the significance of the property, although the second outbuilding is non-contributing.

72) 1007 Rhode Island Street *Date of Construction:* c. 1900 *Contributing Status:* **C**
This one-and-a-half-story stucco dwelling has an L-shaped footprint and an intersecting gable roof. The wrap-around porch has delicate wood posts and jigsaw brackets and spandrels that convey the property's Late Victorian architectural style. Fenestration includes one-over-one double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

73) 1005 Rhode Island Street *Date of Construction:* 1908 *Contributing Status:* **C**
This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width gable-front porch convey the property's vernacular bungaloid form. Additional features include fishscale shingles in the gable peaks and cornice returns in the main façade. Fenestration includes one-over-one, double-hung wood windows. The wood porch posts rest on stone base piers.

This property retains a high degree of integrity and is a contributing element to the historic district.

74) 1001 Rhode Island Street *Date of Construction:* 1866 *Contributing Status:* **C**

This two-story brick dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape, double-hung windows with dressed stone lintels and sills, and the front entry surrounded by multi-light sidelights and transom convey elements of Greek Revival styling. The jigsawn front porch and paired front doors suggest a Late Victorian Eastlake-inspired alteration dating to the late nineteenth century.

This property retains a high degree of integrity and is a contributing element to the historic district.

75) 211 E. 10th Street *Date of Construction:* c. 1914 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has a rectangular plan and a gable-front roof. The massing and roof shape define the property's vernacular Gable-Front National Folk House form. Cornice returns adorn the main gable. Classical columns resting on stone base piers support the gable-front porch roof. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

76) 945 Rhode Island Street *Date of Construction:* c. 1857 *Contributing Status:* **C**

This two-and-a-half-story brick dwelling has an L-shaped footprint formed by a rear two-story wing. The clapboard wing gives the building an intersecting gable roofline. The massing and roof shape of the main block convey the property's vernacular Gable-front National Folk House form. The symmetrical façade of the main block, the treatment of the eaves, and the double-hung windows with stone lintels convey elements of Greek Revival styling, while the arched porch spandrels and column details express Late Victorian architectural details.

Outbuilding: Behind the dwelling is a one-story brick summer kitchen with a gable roof and brick foundation. There are two man doors in one side wall. Although the summer kitchen is in poor condition, it is a rare example of this property type and is a contributing element to the historic property.

This property retains a high degree of integrity and is a contributing element to the historic district. It is individually listed on the Register of Historic Kansas Places.

77) 941 Rhode Island Street *Date of Construction:* c. 1857 *Contributing Status:* **C**

This two-story frame dwelling. The narrow rectangular footprint, which is one bay deep, and the side gable roof with wide sloping eaves define its vernacular I-house National Folk House form. Fenestration includes one-over-one, double-hung windows arranged singly and in loose

pairs. A one-story porch spans the front elevation. Classical columns support the flat porch roof.

Outbuilding: Behind the house, next to the alley, is a rectangular flat roof shed. This wood-frame structure has board-and-batten siding.

This property is listed on the Lawrence Register of Historic Places.

78) 937 Rhode Island Street *Date of Construction:* c. 1900 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a side gable roof with a prominent gable-front dormer. Fenestration in the dormer includes a bay window with classical pilaster detailing. A full-width porch across the front also has classical columns. These features express the vernacular Colonial Revival character of the property.

Outbuilding: At the west property line, adjacent to the alley, is a one-story wood-frame garage. The structure has a concrete slab foundation and wood, lap siding.

This property retains a high degree of integrity. While the dwelling is a contributing element to the historic district, the garage is non-contributing to the significance of the property.

79) 933 Rhode Island Street *Date of Construction:* c. 1868 *Contributing Status:* **C**

This two-story stucco dwelling has an L-shaped footprint and a shallow hip roof. Fenestration includes six-over-six, double-hung windows with dressed stone lintels. Wide eaves and square porch piers convey Craftsman styling. However, the appearance of the wall cladding suggests that this is a non-historic treatment.

Outbuilding: On the rear property line, at the alley, there is a two-story wood-frame barn with a side gable roof. The structure rests on a concrete slab. On the west elevation of the first story, the shiplap wall siding has been removed to enable automobile parking. Rafter tails visible at the eaves have decorative ends.

Although it appears that this house was originally stone, the existing stucco siding appears to be a historic alteration. The property otherwise retains a high degree of integrity, and the dwelling is a contributing element to the historic district. Alterations to the outbuilding diminish its integrity and it is non-contributing to the significance of the property.

80) 927 Rhode Island Street *Date of Construction:* c. 1907 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has an irregular footprint and a hip roof with an intersecting front gable. The front gable forms the roof of the porch that covers the front elevation. The building's massing, roof shape, and porch define its vernacular bungaloid form.

80) 927 Rhode Island Street *Date of Construction:* c. 1907 *Contributing Status:* **C**
This one-and-a-half-story clapboard dwelling has an irregular footprint and a hip roof with an intersecting front gable. The front gable forms the roof of the porch that covers the front elevation. The building's massing, roof shape, and porch define its vernacular bungaloid form. The fishscale shingles and three-part window in the front gable as well as the classical porch columns convey elements of Neoclassical styling.

Outbuilding: On the west property line, at the alley, there is a one-story wood-frame garage with a gable-front roof. The structure has clapboard siding and rests on a concrete slab foundation. The north elevation contains an overhead garage door made of paneled wood.

This property retains a high degree of integrity. Both the dwelling and outbuilding are contributing elements to the historic district.

81) 923 Rhode Island Street *Date of Construction:* c. 1868 *Contributing Status:* **C**
This two-story clapboard dwelling has an irregular footprint and a shallow, intersecting gable roof. A two-story bay projects on one side elevation. A flat roof porch spans the front and wraps around the other side of the dwelling. The one-over-one, double-hung windows have decorative molded surrounds. A triangle of jigsaw bargeboard decorates the eaves. The massing, window treatment, and eave detail define the Italianate style of the building.

Outbuilding: On the west property line, next to the alley, there is a two-story wood-frame barn with a side gable roof. Centered in the west elevation, an oversized wood door operates using a sliding roller system. Second-story windows appear to be non-historic and do not match the size of the original window openings.

This property retains a high degree of integrity, and the dwelling is a contributing element to the historic district. Alterations to the garage diminish its integrity, and it is non-contributing to the significance of the property.

82) 917 Rhode Island Street *Date of Construction:* c. 1914 *Contributing Status:* **C**
This two-and-a-half-story clapboard dwelling has a rectangular footprint and a hip roof. The massing, roof shape, hip dormer, and full-width porch convey the property's vernacular Four Square form. The wide eaves add an element of Prairie School styling to the design. Squat columns resting on stone piers support the porch's pedimented gable. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

83) 913 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* **NC**

This two-story brick dwelling has a two-story wing clad with asbestos shingles. The main block and wing form an L-shaped footprint and have an intersecting gable roofline. The massing and roof shape of the main block conveys the property's vernacular Gable-Front National Folk House form. Fenestration in the main block features one-over-one, double-hung windows set in slightly arched surrounds.

Outbuilding: To the west of the dwelling is a non-historic concrete block outbuilding with a flat roof. Openings include bands of three door-sized plate glass windows and a single man door. A sizable gravel parking area separates this structure from the alley.

This property retains a fair level of integrity. Although asbestos shingles have been applied to the wing, the dwelling retains sufficient integrity to be a contributing element to the historic district. The outbuilding is a non-contributing element due to its age.

84) 909 Rhode Island Street *Date of Construction:* c. 1924 *Contributing Status:* **C**

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. A one-story gabled porch covers the façade. The massing, roof shape, and porch configuration convey the vernacular bungaloid form, while the knee braces along the front eaves and the slightly battered porch piers convey elements of Craftsman styling. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and contributes to the significance of the historic district.

85) 905 Rhode Island Street *Date of Construction:* c. 1865 *Contributing Status:* **C**

This two-story stone building has a rectangular footprint and an intersecting gable roof. The building's massing and roof shape convey its vernacular Gable-Front National Folk House form. Fenestration includes one-over-one, double-hung windows. Connected to the main building by a small hyphen is a concrete block addition with a flat roof faces the alley. The design suggests that it was constructed in the twentieth century after the Social Services League assumed ownership of the property.

The property retains high degree of integrity and is a contributing element to the historic district.

86) 901 Rhode Island Street *Date of Construction:* c. 1865 *Contributing Status:* **C**

This two-story dwelling has an L-shaped footprint and an intersecting gable roof. Aluminum siding covers the building. The massing and roof shape convey its vernacular Gable-Font-and-Wing National Folk House form. The Craftsman styling of the wrap-around front porch with

battered piers appears to be an early twentieth century alteration. Fenestration includes double-hung windows.

While this property generally retains a high degree of integrity, the aluminum siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

87) 219 E. 9th Street *Date of Construction:* c. 1920 *Contributing Status:* **NC**

This one-story dwelling now houses a commercial business. It has a rectangular footprint and a saltbox style gable roof. Wood shingles cover the building. The swooping roofline and paired multi-light windows suggest elements of Tudor Revival styling. Attached to the rear of the dwelling is a one-story two-bay garage with a gable-front roof oriented to face the alley. Plywood sheets fill the two openings in the main façade.

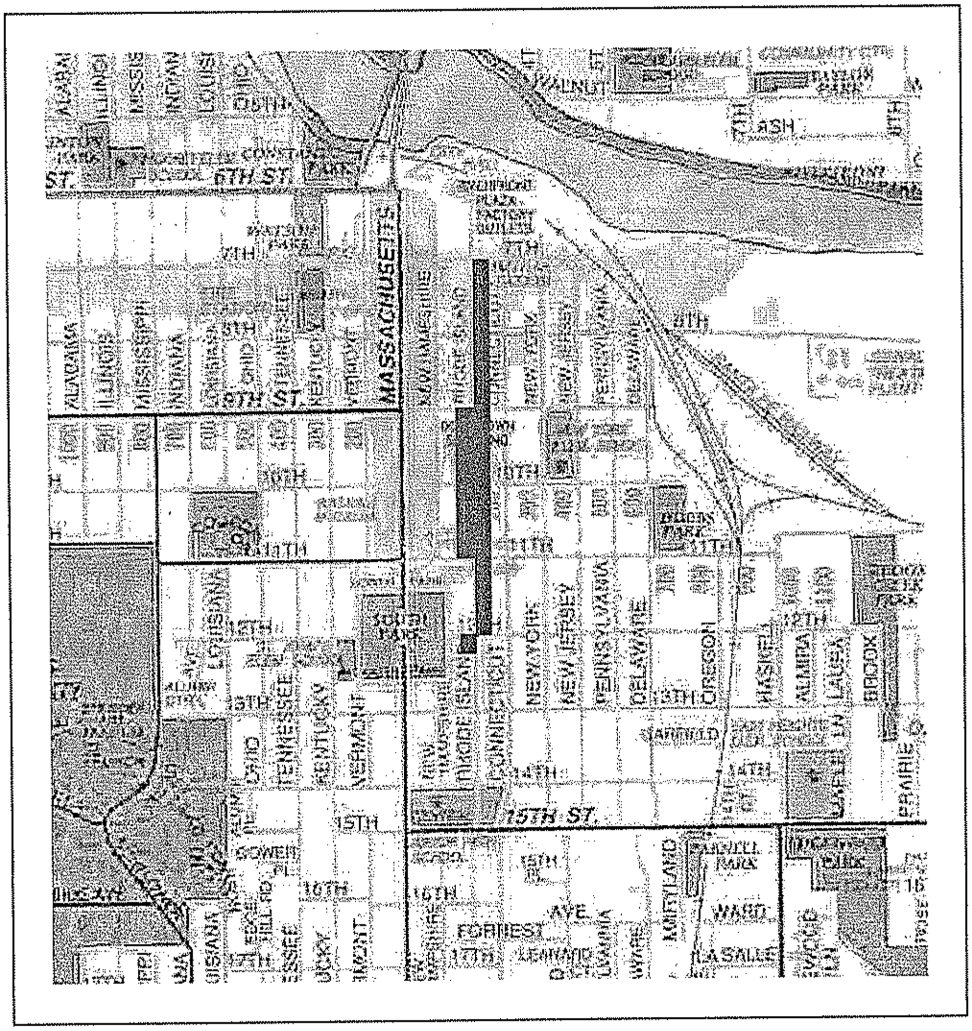
Alterations to this property have compromised its integrity and it is non-contributing to the significance of the historic district.

88) 806 Rhode Island Street *Date of Construction:* 1901 *Contributing Status:* **NC**

Although the house at 806 Rhode Island Street has been demolished, there is a historic shed near the alley. This one-story wood-frame outbuilding has vertical wood siding and a gable-front roof. A man door is cut in a side elevation.

Although the shed retains a high degree of integrity, without the primary dwelling the property is non-contributing to the significance of the historic district.

Figure 1: Location of District Within the City of Lawrence



STATEMENT OF SIGNIFICANCE

The proposed North Rhode Island Street Historic Residential District is significant under National Register Criterion A in the area of COMMUNITY PLANNING, and under Criterion C in the area of ARCHITECTURE for its association with the history of Lawrence, Kansas as described in the Multiple Property Documentation Form *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). Located within the original townsite plan on the west side of the East Lawrence neighborhood, the houses in the district date from the contextual periods of community planning and development defined in the MPDF: the Settlement Period, 1854-1863; the City-Building Period, 1864-1873; the Agricultural and Manufacturing Period, 1874-1899; and the Quiet University Town Period, 1900-1945. The buildings in the district, and its residential housing in particular, represent a direct response to changes in the community's population, social, economic, and architectural trends during these periods, as the district developed to meet the changing needs and demands. The architecture in the district also reflects the architectural styles and vernacular property types described in the MPDF, including Late Victorian Houses, National Folk Residences, "Comfortable" Houses, and Twentieth Century Revival and American Movement Houses. The variety of architectural styles within the district is typical of central town residential areas where construction occurred in a scattered approach over an extended period in the community's history. The district includes eighty-five contributing resources, forty-six non-contributing properties, four vacant lots, and one parking lot.[1] The period of significance begins with the construction of the earliest extant buildings circa 1857 and continues to 1935, the latest construction date for a contributing property. Building occurred steadily throughout this nearly eighty-year period of significance (Figure 2: Construction Date Map).

DISTRICT DEVELOPMENT HISTORY

The North Rhode Island Street Historic Residential District parallels Massachusetts Street, the central business district of Lawrence, which is two blocks to the west. Near the historic center of the City, the district represent the historical contexts of city growth as development proceeded outward and south from Massachusetts Street. This area contains some of the oldest surviving residences in Lawrence (Figure 2: Construction Date Map).

Settlement Period (1854-1863)

As a territorial frontier settlement, this period of Lawrence history was filled with turmoil. Much of the housing constructed was temporary; therefore, most surviving older residences in the district date from the decade following 1863. Land was contested in East Lawrence during early

[1] Three of the vacant lots are adjoining in the 1100 block of Rhode Island Street. One lot is in the 700 block of Rhode Island Street, and the parking lot is in the 800 block of Rhode Island Street.

settlement days, and the proximity of the East Lawrence neighborhood to low-lying river areas created a fear of illness. The undulating topography created difficult building conditions. Taxed at lower rates than lots on the west side of town, however, the proposed district remained attractive to settlers.

Land ownership was a powerful motivation for many settlers and, in this district, early residents speculated in lots and built houses not only for their families, but also to rent. It was a diverse area settled by people of mixed socioeconomic, ethnic, and social backgrounds. Early houses were usually of wood construction, but most of the few surviving from this period are built of locally made brick or native stone.

Although constructed in the late 1860s, after the Settlement Period, the five houses in the 1200 block of Rhode Island Street stand on land that during the Settlement Period was within the boundary of South Park. Without an alley, and sited facing Rhode Island Street, the oddly shaped lots are reminders of how large the park might have been had speculators not carved a perimeter of building lots from its original size.

The district retains two Settlement Period houses — the Shalor Eldridge House at 945 Rhode Island Street and the Hendry House at 941 Rhode Island Street. Both are listed in the Lawrence Register of Historic Places; the Shalor Eldridge House is also listed on the Register of Historic Kansas Places.

City Building Period (1864-1873)

As the town expanded further east, west, and south, the proximity of the district to the heart of the Lawrence commercial area and to the river made this district a densely populated and popular residential neighborhood for working people as well as for many merchants who wished to be close to their businesses on Massachusetts Street. The 1869 *Bird's Eye View of Lawrence* shows more than fifty buildings or structures standing in the district, many of which were houses. Rhode Island Street was a major residential avenue, and of those structures constructed before 1873, thirty-five remain extant.[2]

The arrival in Lawrence of the Kansas Pacific Railroad in 1864 and the Leavenworth, Lawrence, and Galveston Railroad in 1867 brought jobs, immigrants, and a demand for housing. Between 1860 and 1870, the City's population increased by nearly seven thousand residents, which created

[2] Two of these date from the Settlement Period. Because many of Lawrence's early records were lost during Quantrill's Raid in 1863, the *1873 Douglas County Atlas* provides the best record of early construction. Although their exact date of construction is not known, extant buildings that appear in the atlas have been dated "pre-1873" or "c. 1873."

a critical housing shortage. Every empty room filled as families took in boarders. Lawrence would not see such an increase in population again until after World War II.

The thirty-two extant houses constructed in the district during this busy time are scattered throughout the district, but the 700 block of Rhode Island Street has the highest concentration. This block was closest to both manufacturing areas near the river and the commercial district along Massachusetts Street. Two of the district's southern blocks were close to both town and South Park. Children in the northern part of the district could easily walk to New York School, built in 1868 in the 900 block of New York Street, one block to the east of the district. Children in the southern part of the district walked to Quincy School, built in 1867 on the north side of South Park, just west of Massachusetts Street at 11th Street. Within blocks of work, river, school, or South Park's open space, the proposed district was attractive because residents could easily reach most of the locations required by their daily activities.

Native Germans and German-Americans dominated the population in the proposed district. Although they lived throughout Lawrence, the low cost of land in East Lawrence attracted these groups, many of whom were among the town's early speculators. Many Germans were well off, owning downtown businesses and other lots and houses in the neighborhood. A social center – the stone Turnhalle – built in 1869 at 900 Rhode Island Street, was the home of a *Turnverin* — a health, social, assistance, and cultural center for Germans in Lawrence. The clustered presence of German and German American residents close to the hall reflects the significance of this cultural institution in the proposed district.

The first public transportation in Lawrence, a horse-drawn streetcar, began operation in 1871. The car traveled along Massachusetts Street south to 12th Street where it turned west. The accessibility of the public transportation further enhanced the popularity of the district.[3]

Two district homes constructed during this time period are listed as local landmarks. The McAllaster house, constructed in 1861 at 724 Rhode Island Street was partially destroyed in Quantrill's Raid, and rebuilt in 1864. The other is a stone structure, the Social Services League building at 905-907 Rhode Island Street. Originally built as a residence around 1865, an additional house was added on the south side in 1888. The Social Services League purchased the property in 1937. This civic organization included various charities and the Civic Improvement Department of the City Federation of Women's Club.

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[3] Walter Michener, *A Narrative on Public Transportation Lawrence, Kansas* (Lawrence, Kansas: Lawrence-Douglas County Metropolitan Planning Office, January 1997), n. p. Also see *Douglas County Atlas*, New York: F. W. Beers, 1873.

Agriculture And Manufacturing, Foundations Of Stability (1874-1899)

After the national financial collapse in 1873, Lawrence's building boom ended. Compared to the prosperous ten-year City Building Period, over the next twenty-five years builders erected only fifteen houses in the proposed District. Many houses, such as those at 712, 714, and 716 Rhode Island Street were built as speculative rental properties. As the district matured during this period, it was populated with middle- to lower-income residents and wage workers who rented rather than owned their homes. German residents on Rhode Island Street continued to form the nucleus of a stable community until the turn of the century, but as this population group aged, they became less active in the community. While its location close to manufacturing areas and railroad jobs once made the district prosperous, the nature of the district changed as Lawrence's industrial base shifted. Local regard for the East Lawrence neighborhood declined.

Quiet University Town, (1900-1945)

Between the turn of the twentieth century and World War II, local commercial and industrial interests in Lawrence stabilized as the importance of the University of Kansas increased and the City continued to grow slowly.

In the early part of the century, streets such as Rhode Island were graded and paved, prompting property owners to raise the grade around their homes. It was also a time when small neighborhood businesses flourished, and there were several grocery stores in or near the district. In 1913, the Stanford and Ewing grocery at 1046 Rhode Island Street was centrally located in the proposed district. The grocery eventually became Palmateer and Son (1929-1930) after the Ewing family moved south to start a grocery on the 1300 block of Rhode Island Street.[4]

By 1922, the district lay in a densely settled area of the City that was part of a three-block wide residential zone flanking Massachusetts Street, roughly between 7th and 19th streets. Compared to other parts of Lawrence, where 50 percent of the lots remained vacant, lots in the North Rhode Island Street Historic Residential District were in demand. Thirty-four houses were built between 1900 and 1945, completing the construction of the historic housing stock. Many of the new buildings continued to be speculative or rental houses, such as those at 800 and 806 Rhode Island Street.[5] The area retained a mixed demographic character and, in 1917, had the highest proportion of the City's foreign-born residents among the City's wards. The McFarland house at 904 Rhode Island Street, constructed between 1904 and 1905, is listed as a local historic landmark.

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[4] *1913 Lawrence City Directory* (Kansas City, Missouri: R. L. Polk and Co., 1913); *1929-1930 Lawrence City Directory* (Lawrence, Kansas: J. E. Calnon, Publisher, 1930).

[5] 806 Rhode Island Street was demolished after 1995.

Other District Features

There is one parking lot in the 800 block of Rhode Island Street and there are four empty lots in the district. One lot in the 700 block serves as a side yard for a multi-family residence and three in the 1100 block belong to Douglas County. Infill construction at 1024, 1019-1021, and 1039 Rhode Island Street took place after 1945.

DISTRICT ARCHITECTURE

The North Rhode Island Street Historic Residential District includes eighty-five contributing resources dating from circa 1857 to 1935 and forty-six non-contributing resources built between circa 1873 and 1964. The district also includes four vacant lots and one parking lot. While the neighborhood is overwhelmingly single-family residential, there are two non-historic, multi-family buildings, in addition to the Turnhalle and the Social Services League buildings. The buildings in the district reflect the diversity of architectural styles and vernacular property types described in the MPDF. The four architectural subtypes (Late Victorian Residences, National Folk Residences, "Comfortable" Houses, and Twentieth Century Revival and American Movement Houses) illustrate the historic development contexts (Settlement Period (1854-1863), City-Building (1864-1873), Agriculture and Manufacturing, Foundations of Stability (1874-1899), and Quiet University Town (1900-1945)) for the City of Lawrence.

Of the eighty-seven primary buildings in the district, sixty-two represent variations of the National Folk Residence. These include twenty-seven Gable-Fronts, thirteen Bungalows, twelve Gable-Front-and-Wings, three I-houses, three Four Squares, two Massed Plans, and one Pyramidal Square houses. Other vernacular buildings include one Multi-Family Walk-Up and one Two-Part Commercial Block. Some of the vernacular houses are adorned with elements of popular architectural styles. Porches, in particular, commonly feature Victorian-influenced jigsawn brackets and/or turned posts, Neoclassical columns, or battered Craftsman style posts.

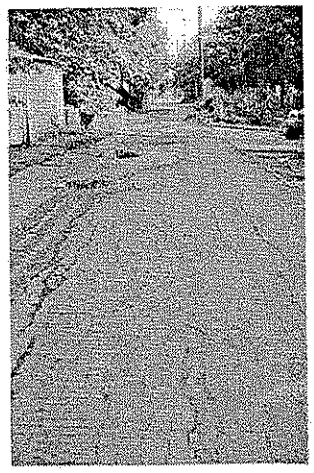
Examples of the National Folk House forms found in the district include the I-house at 812 Rhode Island (Photo number 79) and the Gable-Front houses at 702 Rhode Island (photo number 76) and 740 Rhode Island (Photo number 11). The Gable-Front-and-Wing form is seen at 1132 Rhode Island (Photo number 56) and 1211 Rhode Island (Photo number 54). The house at 307 East 8th Street (photo number 18) illustrates the Pyramidal Square house form, which is frequently associated with working class neighborhoods.

The vernacular houses constructed in the district after the turn of the twentieth century reflect evolving national tastes. The Four Squares and Bungalows, in particular, illustrate the transition from the more formally organized homes of the late nineteenth century to the informal, less structured family living of the twentieth century. Typical examples include the Bungalows at 909

Rhode Island (Photo number 64) and 1215 Rhode Island (Photo number 53), the latter of which is a simple bungalow variation. A good example of a Four Square is 1027 Rhode Island (Photo number 60).

The high style architecture of the remaining twenty-four dwellings in the district includes six Italianate, four Queen Anne, three Late Victorian, three Craftsman, two Colonial Revival, two Prairie School, two Tudor Revival, one Minimal Traditional, and one Ranch House style designs. Notable examples include the Italianate house at 924 Rhode Island (photo number 66), the Queen Anne houses at 712 Rhode Island (photo number 74) and 1042 Rhode Island (photo number 57), and the reserved Colonial Revival found at 937 Rhode Island (Photo number 68).

The district also includes forty-four secondary outbuildings. These include thirty-four garages, six barns, one summer kitchen, and three sheds. Of these, twenty-two were constructed during the period of significance and retain sufficient integrity to be contributing to the character of the property and the district. Some notable examples include the historic summer kitchen at the Eldridge House property at 945 Rhode Island Street (listed on the Kansas Register of Historic Places); the historic barn at 806 Rhode Island Street, which occupies a lot that no longer retains its historic dwelling; and the series of connected buildings at 1100 Rhode Island Street that are associated with the Delahunty property next door at 1106 Rhode Island Street. The Delahunty family operated a moving and storage business to which these structures were related. The historic outbuildings were generally constructed using materials similar to the historic cladding of the house, such as clapboards, shingles, or stucco. Several retain their original doors that fold open, while some have modern overhead doors that fill the original garage bay opening. The non-historic garages are of concrete block or wood frame construction with a range of siding, including vertical plywood sheets, asphalt shingles, or wide lap siding. Many of the non-historic garages accommodate two vehicles and have overhead doors.



Eastern District Boundary, Alley Behind 826 Rhode Island Street

The limestone curbs, so important to defining the character of the district's streetscapes, became a barrier to curb cuts when residents began to own automobiles early in the twentieth century. The barns and carriage houses are the only outbuildings in the district that are accessed from the street via driveways and curb cuts. The district also includes three non-historic curb cuts that access parking areas in front of houses. Fortunately, the original neighborhood plan included alleys that continue to provide access to garages and parking areas. As a result, there are very few curb cuts within the district. Paved with concrete or overlaid with asphalt, the alleys continue to provide

access to small garages, sheds, and parking pads. At the eastern boundary of the proposed district, the alley behind 826 Rhode Island Street illustrates its parking and utilitarian functions.

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5) 15/306440/4315340

6) 15/306520/4315745

VERBAL BOUNDARY DESCRIPTION:

See Sketch Map.

BOUNDARY JUSTIFICATION:

Historic residential land use, density, and the integrity of the resources determined the boundaries of the North Rhode Island Street Historic Residential District. Along Rhode Island Street, the district forms a cohesive residential street that is distinct from the commercial activities of Massachusetts Street one block to the west and from other residential areas to the east.

PHOTOGRAPHIC LOG:

Photographer: Cathy Ambler
Date of Photographs: June 2003
Location of Negatives: Lawrence/Douglas County Planning Department, Lawrence, Kansas

Photo No.	Location	Feature	Camera View
1	1025 Rhode Island St.	Porch In fill	W
2	1000 Rhode Island St.	Vinyl Siding; Windows	SE
3	Alley, eastern boundary of district, behind 740 Rhode Island St.	Retaining Walls	NW
4	740 Rhode Island	Asbestos Removed	E
5	728 Rhode Island St.	Brick Sidewalk to Street	E
6	700 Block (east side) Rhode Island St. at 8th St.	Streetscape	N
7	307 E. 8th Street	House; no survey sheet	S
8	Alley, eastern district boundary, at 826 Rhode Island St.	Brick	N
9	900 Block (west side) Rhode Island St., at 909 Rhode Island St.	Three types of sidewalks	NW
10	900 block (west side) Rhode Island St., at 10th St.	Streetscape	N
11	900 Block (east side) Rhode Island St. at 922 Rhode Island St.	Variances in housing setbacks	N
12	923 Rhode Island St.	Setting and hitching posts	W
13	1215 Rhode Island St	Bungaloid	W
14	1211 Rhode Island St.	Gable-Front-and-Wing	W
15	1132 Rhode Island St.	Gable-Front	E
16	1042 Rhode Island St	Queen Anne	E
17	1027 Rhode Island St.	Four Square	W
18	909 Rhode Island St.	Bungalow	W
19	924 Rhode Island St.	Italianate	E
20	937 Rhode Island St.	Colonial Revival	W
21	712 Rhode Island St.	Queen Anne	E
22	702 (305 E. 7th) Rhode Island St.	Gable-Front, Hitching Posts	E
23	812 Rhode Island St.	I-House	E
24	822 Rhode Island St.	Inappropriate modifications	E
25	826 Rhode Island St.	Inappropriate modifications	E
26	1012 Rhode Island St.	Asbestos Siding	E
27	1028 Rhode Island St.	Asbestos Siding	E
28	1032 Rhode Island St.	Asbestos Siding	E
29	910 Rhode Island St.	Vinyl Siding	E

PROPERTY OWNER	PROPERTY ADDRESS		MAILING ADDRESS	CITY, STATE	ZIP
WILLIAM & AILEEN HOLLIDAY	702	RHODE ISLAND	702 RHODE ISLAND	LAWRENCE, KS	66044
AILENN ELSE	708	RHODE ISLAND	702 RHODE ISLAND	LAWRENCE, KS	66044
DAVID LEARNED	712	RHODE ISLAND	1127 SUNSET DR	LAWRENCE, KS	66044
TIMOTHY NAUMAN	714	RHODE ISLAND	714 RHODE ISLAND	LAWRENCE, KS	66044
MARK & STEPHANIE OLSON	716	RHODE ISLAND	716 RHODE ISLAND	LAWRENCE, KS	66044
VICKI SCALES & JAMES DIVNEY	720	RHODE ISLAND	4984 REPUBLIC RD	OSKALOOSA, KS	66066
ANTHONY PETERSON	724	RHODE ISLAND	724 RHODE ISLAND	LAWRENCE, KS	66044
JAMES POWER	728	RHODE ISLAND	347 N. 100 RD	OVERBROOK, KS	66524
KATHLEEN WALSH	732	RHODE ISLAND	732 RHODE ISLAND	LAWRENCE, KS	66044
JOE BICKFORD & MARCI FRANCISCO	738	RHODE ISLAND	946 OHIO	LAWRENCE, KS	66044
RHODE ISLAND WATCH LLC ET AL	740	RHODE ISLAND	1636 LEARNARD AVE	LAWRENCE, KS	66044
LINDA LIPS	800	RHODE ISLAND	PO BOX 1285	LAWRENCE, KS	66044
PETER HOWELL	808	RHODE ISLAND	808 RHODE ISLAND	LAWRENCE, KS	66044
U.B. INVESTMENTS ATTN: ROBERT MORRISON	812	RHODE ISLAND	1022 AVALON RD	LAWRENCE, KS	66044
JAMES JACKSON	816	RHODE ISLAND	2230 SE 37TH ST	TOPEKA, KS	66605
RONALD & ELIZABETH CALLAWAY	822	RHODE ISLAND	2008 JENNY WREN RD	LAWRENCE, KS	66047
C.W. ALTENBERND & JUDY GREEN	826	RHODE ISLAND	PO BOX 1391	LAWRENCE, KS	66044
BRUCE & C. WARREN BANNING	828	RHODE ISLAND	1321 N. 1100 RD	LAWRENCE, KS	66046
BRUCE & C. WARREN BANNING	830	RHODE ISLAND	1321 N. 1100 RD	LAWRENCE, KS	66046
BRUCE & C. WARREN BANNING	836	RHODE ISLAND	1321 N. 1100 RD	LAWRENCE, KS	66046
WILLIAM WEMPE	901	RHODE ISLAND	663 E. 550 RD	LAWRENCE, KS	66047
PHILIP ERNST & EDNA ERNST TRUSTEE	900	RHODE ISLAND	826 MASSACHUSETTS	LAWRENCE, KS	66044
PHILIP ERNST & EDNA ERNST TRUSTEE	904	RHODE ISLAND	826 MASSACHUSETTS	LAWRENCE, KS	66044
SOCIAL SERVICE LEAGUE OF LAWRENCE	905	RHODE ISLAND	905 RHODE ISLAND	LAWRENCE, KS	66044
JERRY PRUITT	909	RHODE ISLAND	PO BOX 9826	JACKSON, WY	83002
ALAN & MARY TERRY C/O PATRICK DEBOLD	913	RHODE ISLAND	3777 OHIO RD	OTTAWA, KS	66067
WENDY LINDSEY	910	RHODE ISLAND	910 RHODE ISLAND	LAWRENCE, KS	66044
BURDETT & MICHAEL LOOMIS	908	RHODE ISLAND	701 LOUISIANA	LAWRENCE, KS	66044
CHRISTINE MORRIS & JEFFREY CLARK	917	RHODE ISLAND	2339 CREEKWOOD DR	LAWRENCE, KS	66049
A.B. & MARY RIALS	912	RHODE ISLAND	912 RHODE ISLAND	LAWRENCE, KS	66044
IRENE TSUNETA & KATHERINE HARRIS	916	RHODE ISLAND	916 RHODE ISLAND	LAWRENCE, KS	66044
ANDREW PETERSON & ROSA SALAZAR	923	RHODE ISLAND	923 RHODE ISLAND	LAWRENCE, KS	66044
JAN BROCKER & BRANDY SUTTON	922	RHODE ISLAND	PO BOX 702	LAWRENCE, KS	66044
GUNDA GEORG	924	RHODE ISLAND	900 ARKANSAS	LAWRENCE, KS	66044
DENISE MODIN	927	RHODE ISLAND	927 RHODE ISLAND	LAWRENCE, KS	66044
JOE BICKFORD & MARCI FRANCISCO	928	RHODE ISLAND	946 OHIO	LAWRENCE, KS	66044
PAUL & MARIANNE HORVATH	933	RHODE ISLAND	917 TENNESSEE	LAWRENCE, KS	66044
MIKE & MARY JACOBSON	932	RHODE ISLAND	3100 TRAIL RD	LAWRENCE, KS	66049
DANA & MARLA ADKINS-HELJESON	937	RHODE ISLAND	937 RHODE ISLAND	LAWRENCE, KS	66044
AILEEN ELSE C/O SOFIANA OLIVERA & MONICA ABALAN	941	RHODE ISLAND	13 E. 8TH	LAWRENCE, KS	66044
FIRST CITY LC ATTN: MARCIA FRANSISCO	938	RHODE ISLAND	946 OHIO	LAWRENCE, KS	66044
BETTY LEECH TRUSTEE C/O MARY PIKE	945	RHODE ISLAND	945 RHODE ISLAND	LAWRENCE, KS	66044
JOHN & CHERIE RALSTON	940	RHODE ISLAND	940 RHODE ISLAND	LAWRENCE, KS	66044
MICHELE NJOROGE	946 1/2	RHODE ISLAND	301 ARROWHEAD DR	LAWRENCE, KS	66049
ROBERT BLOOM TRUSTEES & NORMA BLOOM	946	RHODE ISLAND	4040 W. 14TH	LAWRENCE, KS	66049
JEROME LANGDON	211	E. 10TH	21050 W. 106TH ST	OLATHE, KS	66061
SERINA HEARN, MARY & JAREK PIEKALKIEWICZ	1001	RHODE ISLAND	1539 VERMONT	LAWRENCE, KS	66044

PATRICE KAY TRUSTEES & SANDRA KENNEDY	1000	RHODE ISLAND
DAVID & CARLA DEHETRE	1005	RHODE ISLAND
RONALD & ELIZABETH CALLAWAY	1004	RHODE ISLAND
PAUL & MARIANNE HORVATH	1007	RHODE ISLAND
SHARON ZEHR	1008	RHODE ISLAND
PAUL & MARIANNE HORVATH	1017	RHODE ISLAND
MARK LAWSON & SYBIL JONES	1012	RHODE ISLAND
SEAN & JILL RILEY	1016	RHODE ISLAND
MIDWEST LAND TRUST ATTN: ROBERT RUSSELL	1021	RHODE ISLAND
STEVEN & KATHY MCDOWELL	1020	RHODE ISLAND
MARTIN TULEY & LOVENA STAMATIOU-TULEY	1025	RHODE ISLAND
GINA WESTERGARD	1024	RHODE ISLAND
CHARLES & KATHRYN BRANSON	1027	RHODE ISLAND
KEITH ASHMAN	1028	RHODE ISLAND
SARA KAPFER	1033	RHODE ISLAND
ROBERT & MARY MUNSCH	1032	RHODE ISLAND
JAMES DUNN	1039	RHODE ISLAND
STEPHEN ALLEN	1035	RHODE ISLAND
JAMES DUNN	1041	RHODE ISLAND
ANNE UNDERWOOD	1042	RHODE ISLAND
ANNA PERCIVAL	115	E. 11TH
RONALD SCHNEIDER & MARGARET FARLEY	117	E. 11TH
RONALD SCHNEIDER & MARGARET FARLEY	1047	RHODE ISLAND
JAMES DUNN	1046	RHODE ISLAND
RAYMOND BARLAND	1106	RHODE ISLAND
DG CO BOARD OF CO COMMISSIONERS ATTN: COUNTY CLERK	1120	RHODE ISLAND
JOE BICKFORD & MARCI FRANCISCO	1124	RHODE ISLAND
GWENDOLYN CLAASSEN	1128	RHODE ISLAND
LANCE ROUTLEDGE	1130	RHODE ISLAND
JILL ENYART	1132	RHODE ISLAND
KAREN HAWK	1140	RHODE ISLAND
ALBERTINA BRINK C/O EVA VLACH	1144	RHODE ISLAND
ALLEN LEVINE	1201	RHODE ISLAND
ELIZABETH BROSIUS	205	E. 12TH
MAHMOOD & MARGARET HASSANI-SADI	1205	RHODE ISLAND
REED BRINTON	1211	RHODE ISLAND
CARL & MELISSA ARNETT	1215	RHODE ISLAND
LINDA LIPS	307	E. 8TH
WILLIAM WEMPE	219	E. 9TH
LINDA LIPS	806	RHODE ISLAND

5326 ROSEWOOD DR	ROELAND PARK, KS	66205
1005 RHODE ISLAND	LAWRENCE, KS	66044
2008 JENNY WREN RD	LAWRENCE, KS	66047
917 TENNESSEE	LAWRENCE, KS	66044
1127 SUNSET DR	LAWRENCE, KS	66044
917 TENNESSEE	LAWRENCE, KS	66044
1012 RHODE ISLAND	LAWRENCE, KS	66044
1016 RHODE ISLAND	LAWRENCE, KS	66044
787 OWEN POINT RD	CAMDENTON, MO	65020
511 TENNESSEE	LAWRENCE, KS	66044
1341 STRONG AVE	LAWRENCE, KS	66044
840 SHAWNEE RD	POMONA, KS	66076
1027 RHODE ISLAND	LAWRENCE, KS	66044
1028 RHODE ISLAND	LAWRENCE, KS	66044
1033 RHODE ISLAND	LAWRENCE, KS	66044
3021 WELLINGTON CT	LAWRENCE, KS	66049
936 KENTUCKY	LAWRENCE, KS	66044
1121 N. 1350 RD	LAWRENCE, KS	66047
936 KENTUCKY	LAWRENCE, KS	66044
1042 RHODE ISLAND	LAWRENCE, KS	66044
132 PAWNEE AVE	LAWRENCE, KS	66046
1979 E. 1600 RD	LAWRENCE, KS	66044
1979 E. 1600 RD	LAWRENCE, KS	66044
936 KENTUCKY	LAWRENCE, KS	66044
2305 VERMONT	LAWRENCE, KS	66046
1100 MASSACHUSETTS	LAWRENCE, KS	66044
946 OHIO	LAWRENCE, KS	66044
1128 RHODE ISLAND	LAWRENCE, KS	66044
1130 RHODE ISLAND	LAWRENCE, KS	66044
1132 RHODE ISLAND	LAWRENCE, KS	66044
1140 RHODE ISLAND	LAWRENCE, KS	66044
1144 RHODE ISLAND	LAWRENCE, KS	66044
1536 LEARNARD AVE	LAWRENCE, KS	66044
205 E. 12TH	LAWRENCE, KS	66044
235 SYCAMORE TERR	STAMFORD, CT	6902
2720 VERONA TERR	SHAWNEE MISSION, KS	66208
1215 RHODE ISLAND	LAWRENCE, KS	66044
PO BOX 1285	LAWRENCE, KS	66044
663 E. 550 RD	LAWRENCE, KS	66047
PO BOX 1285	LAWRENCE, KS	66044

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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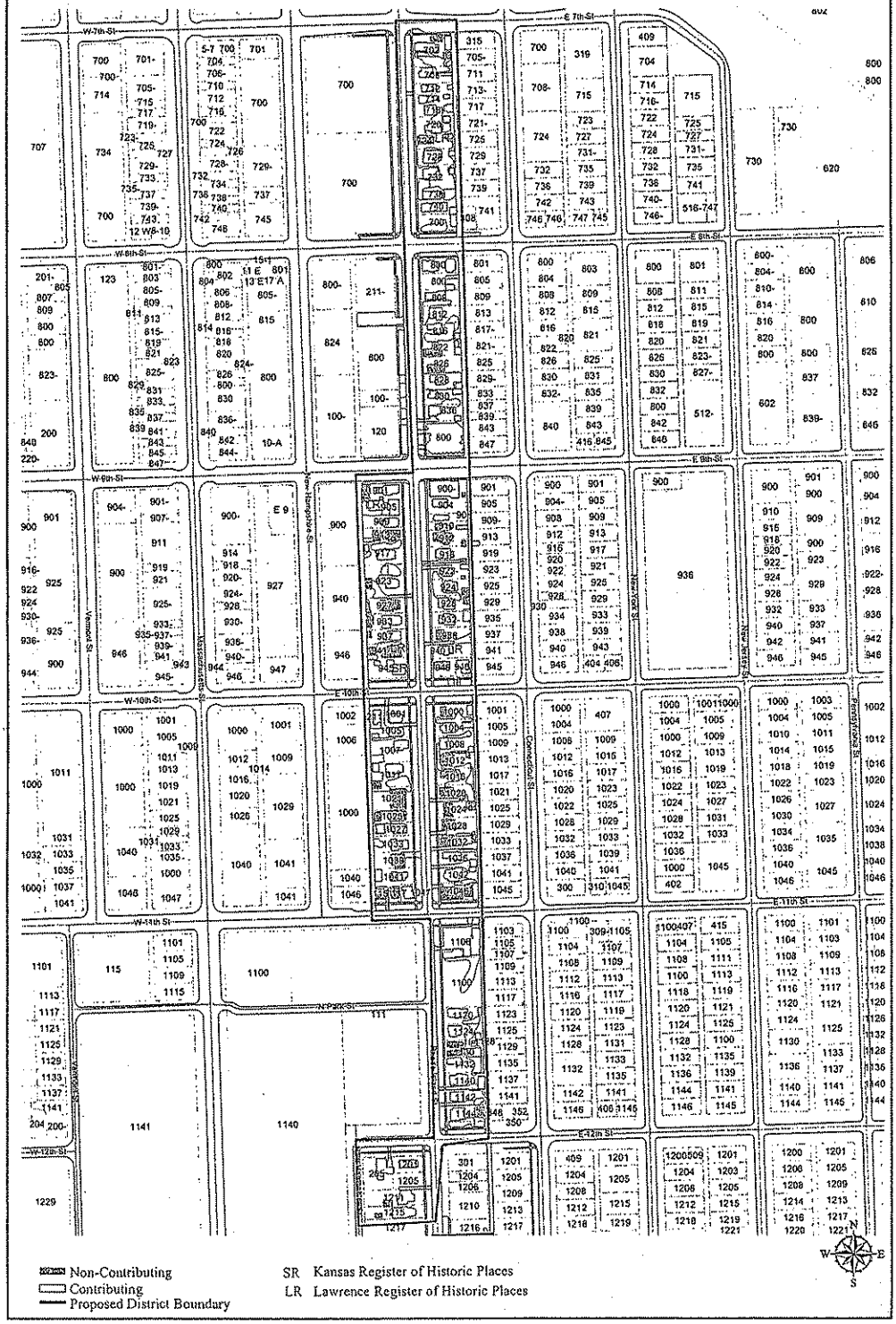
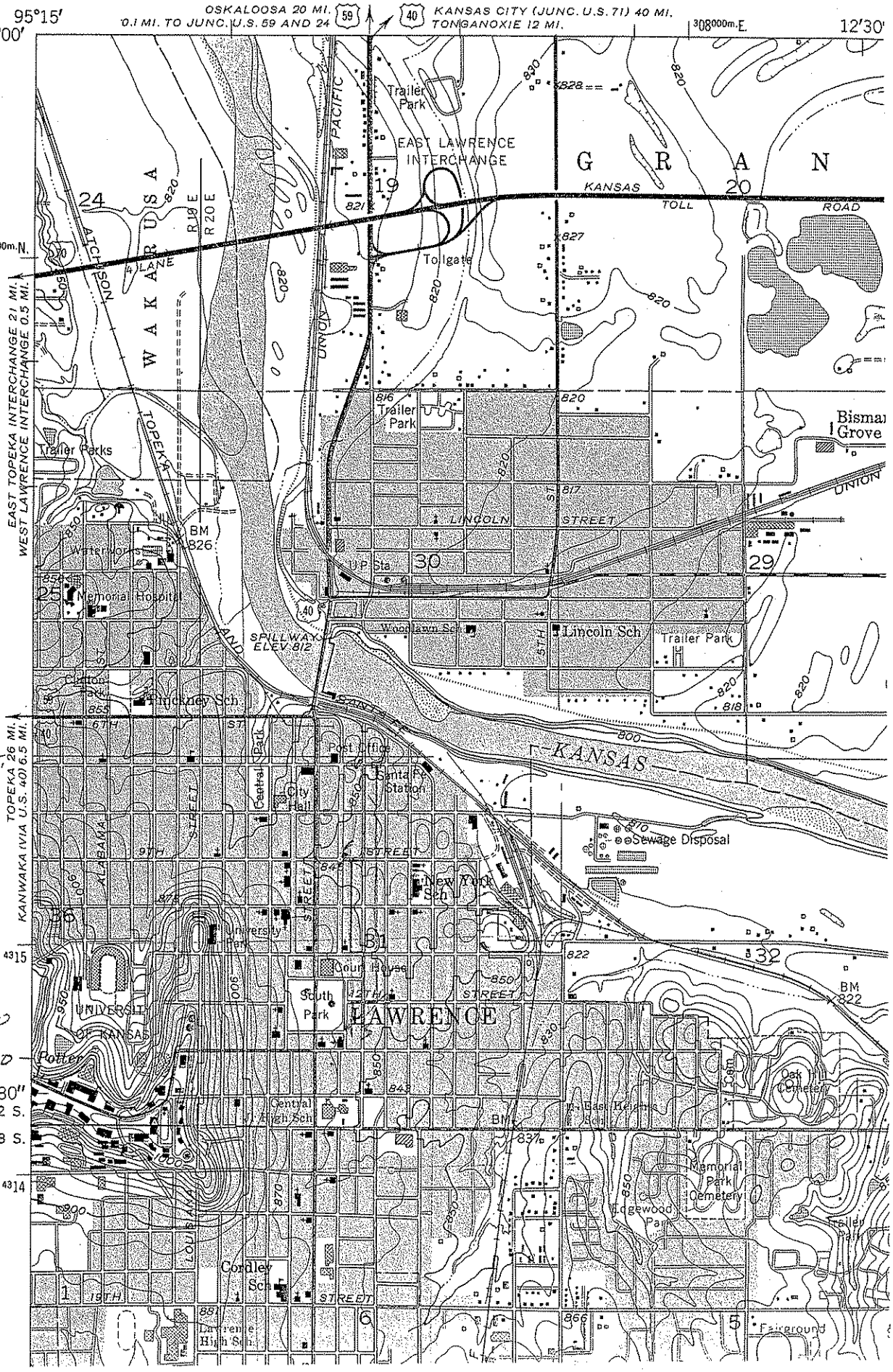
Preliminary Boundaries for North Rhode Island Historic District



6962 III SE
(WILLIAMSTOWN)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



NORTH RHODE ISLAND STREET HISTORIC RESIDENTIAL DISTRICT, LAWRENCE, DOUGLAS COUNTY, KANSAS

UTM REFERENCE:

1) 15/306575/4315745
2) 15/306575/4314720
3) 15/306480/4314670
4) 15/306440/4314670
5) 15/306440/4315340
6) 15/306520/4315745