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HISTORIC PRESERVATION GRANT APPLICATION

Turnhalle Phase 2 Rehabilitation

Project Address:

900 Rhode Island, Lawrence KS, 66044

Property Owner:

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Project Scope:

Repair and restore the historic windows in the Lawrence Turnhalle. The double hung windows in the 1869 Turnhalle are original to the building. They are a defining feature. The windows along with the rest of the structure suffer from many years of neglect. Their rehabilitation is an integral part of the restoration of the Turnhalle.

The windows require complete restoration including, replacement of damaged glass, repair and replacement of damaged muntins ,stiles, and rails. The windows must be removed and rehung with new sash ropes. All glass must be repointed and reglazed. Lead paint remediation must be performed. The interior surfaces of the windows must be restored. Two windows in the east elevation must be refabricated. Storm windows and screen should be custom built and installed. All surfaces must be caulked, primed and painted.

Schedule of Costs:

The complete cost to accomplish the defined scope of work can be broken down as follows:

Restore 14 windows:	\$36,000
Rebuild 2 windows	\$5,000
Storm windows and screens	\$6,000
Total rehabilitation cost	\$47,000

Timeline for Completion:

September 1, 2014

Meeting the purpose of Chapter 22 of City Code:

The Lawrence Preservation Alliance (LPA) purchased the Lawrence Turnhalle on September 25, 2012 in a bold attempt to save it from years of deterioration and neglect. The family that had owned the building since 1938, had been notified that the property was no longer insurable without significant and numerous repairs. LPA saw Turnhalle as one of the city's most threatened significant historic structures; and one that was nearing the end of its useful life.

Turnhalle (built in 1869) was the social community center for the largest ethnic immigrant group to populate Lawrence in the 19th Century: the German Americans. A social phenomenon not confined to Lawrence, Turnhalles were built all over the United States by Turner Societies, also known as Turnvereins. Their purpose was to provide support to German immigrants integrating themselves into a new country and society, but also to provide a setting where a German way of life, including native language and social customs, could be retained.

As this was happening concurrent with the early growth of Lawrence, the success many of these immigrants found, particularly in downtown shops housed in buildings still in use today, went hand-in-hand with the good fortunes and growth of Lawrence as a city. Turnhalle was an integral part of this success until World War I, and the Lawrence Turnverein retained ownership until 1938, when they sold it to the Ernst family, who were members of the Lawrence Turnverein. From that time until today, Turnhalle has continued as a contributing building to Lawrence commerce and society.

The German culture that the American Turners wished to preserve has dissipated over time. Turnhalles across the country have disappeared due to fire, demolition, and the forces of neglect which are evident here in Lawrence. The Lawrence Turnhalle becomes even more important not only within the city, but for the Midwest and the entire country, as a key element in recognizing this rich, cultural past. The Lawrence Turnhalle, as a contributing property in the North Rhode Island Historic District, is listed on the National Register of Historic Places.

Losing Turnhalle would be a major blow to the ability of future citizens and visitors to understand a major component of our history. But even as it stands currently, its incredible stories remain hidden and underutilized: many Lawrence citizens have trouble placing where Turnhalle is, and precious few know of its significance. Turnhalle's current brush with ruin offers us an opportunity to not only save the structure but do so in a way that it can once again become a vital downtown building whose history and significance can be appreciated by present and future generations.

LPA's goal as purchaser of the Turnhalle is to offer itself as an interim owner for the public good to stop the pattern of deterioration, determine the characteristics that make Turnhalle significant and protect them, and, through a process of careful evaluation, provide a roadmap with a secure starting point to aid a new buyer in completing a sensitive rehabilitation and repurposing of the property.

Evaluation:

LPA's evaluation began within the LPA board itself, and grew to about forty local professionals of varying backgrounds looking at specific aspects of the structure. LPA cleaned it and closed up as many openings as we could. LPA then hired Treanor Architects, working with a structural engineer, to produce a Historic Structures Report (HSR). Some might question the cost of an HSR and the fact that none of those dollars go directly to bricks and mortar. But for a structure as deteriorated as Turnhalle,

proceeding without a holistic understanding of root problems and proper sequencing of solutions would make it more likely that mistakes would be made and rehab monies wasted. With an HSR in hand, granting agencies can be assured that funding requests are grounded in fact and will produce the highest return on investment. An HSR also clearly identifies a structure's character-defining features, which a planned-for legal document called a preservation easement references for future protection.

Within the Turnhalle HSR are lists of specific rehabilitation recommendations, divided into ones that need to be accomplished now, and others a few years down the road. For prospective buyers, who are a necessary component to saving Turnhalle, where before there were countless questions and few answers, that ratio is now reversed. This promotes an efficient rehab sequence and creates a reliable roadmap towards completion of the project.

The HSR is attached to this document by reference and is included in the electronic submittal of this document.

Protection:

While LPA owns Turnhalle, LPA wants to ensure, for the betterment of the city, that its significant characteristics receive protection long after LPA transfers ownership. To that end LPA compiled a history of Turnhalle and the Lawrence Turnverein, and successfully completed a nomination to the Lawrence Landmark Register of Historic Places. LPA is working with an attorney to draft a Preservation Easement for Turnhalle that will require the consent of LPA as the easement holder before any changes to referenced character-defining features can occur. This work is almost complete, and LPA is waiting until it enters into negotiations with an approved buyer to finish some specifics regarding the easement document.

Funding:

Beyond expenditures for evaluation and protection, LPA's goal in spending any additional funds is to first stop the current deterioration and stabilize the structure, and, if additional funds are generated, to contract for high-quality repairs of sensitive features that are irreplaceable and highly significant and that a future owner might be less inclined to complete to the same degree that LPA would.

To date, LPA has raised close to \$190,000 in grant funding and personal donations to benefit Turnhalle. Over \$45,000 has been raised in personal donations from friends of LPA. LPA has also secured three \$5,000.00 grants, one each from the National Trust for Historic Preservation, The Douglas County Community Foundation, and the Shelley Miller Charitable Trust.

In May 2013, LPA was awarded a \$125,000 Natural and Cultural Heritage Program grant from the Douglas County Board of Commissioners. This funding is providing the basis for our Phase I Stabilization Project slated to take place over the next four months, and will cover approximately half of the immediate repairs identified in the HSR. The immediate repair list includes water infiltrations and structural defects within the walls towards the front of the building. The structural defects in front require further study. Movement monitors were placed at strategic areas in August 2013. Over the next six months, those readings will help determine whether those repairs are necessary now or if they can wait a few years. As water infiltration is an immediate and worsening condition LPA decided to address those issues with the county grant funding.

LPA hired Dunfield Design to provide construction documents and project oversight. LPA just hired Trettel Design (Lawrence) as general contractor. The work will correct structural roof failure from the stage area to the east end, replace roofs on both the original structure and the addition, waterproof the connection between the original and the addition at the roofline, provide new gutters and downspouts, rebuild a decorative cornice on the north façade of the addition, provide crickets at the four chimneys on the original building, rebuild a failed foundation wall down to frost line on a southwest corner, rebuild window sills that have failed due to lack of guttering, rebuild a failed sidewalk on the north side, improve drainage at ground level on the south side, and address a number of smaller infiltrations.

Ability to Complete the Project On Time and On Budget:

LPA's ability to complete the project within the proposed timeline and requested funding is best demonstrated by examining its performance on this complex project to date. By mid-December 2012, ten weeks after purchase, the volunteer LPA board made the determination that the best way to proceed was to commission a Historic Structures Report to clearly delineate the building's current condition and develop a rehabilitation plan. LPA concluded that the scope of this report could be accomplished for \$30,000 if the board completed the History Section in-house (saving about \$4,000), and paid \$1,500 for the Environmental Assessment Report (mold, lead and asbestos) separately. At that time, the desired \$30,000 was not in LPA's possession.

By January 15, 2013, an RFP for the HSR was delivered to architecture firms. The timeline was to interview finalists by March 1, and hire a firm by March 15. By March 15, Treanor Architects had been hired and full funding for the HSR had been achieved. The target date for completion of the HSR was July 1, and actual completion missed this deadline by just two weeks. One week's delay was due to our volunteer effort to produce the History Section; the other week was due to Treanor.

By that time LPA had won the county grant of \$125,000 with an application LPA produced in-house. With the HSR in hand, LPA created an RFP for design and project oversight services for the Phase I Stabilization Project. This RFP was delivered to architecture firms in late July, with a reply deadline of August 15. After interviewing finalists, LPA hired Dunfield in mid-September.

David pushed to get design documents done and the project won HRC approval in mid-October. From there a process of hiring a general contractor was initiated. This process included on-site pre-bid walkthroughs with all bidders and interviews with two highly qualified local firms who had each submitted bids below the estimated budget. On December 2 the full LPA board voted to hire Trettel Design as general contractor for the project.

This does not describe every bit of work performed by the LPA in the fourteen months since purchase, but it does delineate a deliberate, constant, step-by-step process performed on a very complex project by a volunteer organization with no paid staff.

With the Phase I work ongoing through March 2014, and a project architect on board, this project will be in motion during the time the City Commission anticipates awarding these funds. Other than a new RFP, no startup will be required to initiate work on this Phase xxx. The only delay could be that the planned work scope will require a specialized skillset and experience level so unique that the contractor LPA hires would likely be a small company whose services are in high demand. Even so, LPA projects that Phase 2 would be completed by September 1, 2014.

Other Projects Completed:

1120 Rhode Island

In February 2010 LPA, working with Tenants to Homeowners (TTH), completed a comprehensive rehabilitation of a one-story, two bedroom house at 1120 Rhode Island. The vacant house had long been a concern for the neighborhood, and it became the preservation component in a larger project in that block by TTH. Through a TTH ownership program, a young couple with one child moved in one month later. In 2011 LPA won a Kansas Preservation Alliance award for the project.

The Varsity House

While there are a number of outstanding preservation needs throughout the city, LPA is the only entity other than the city itself that put any effort into the planning and approval process of the Varsity House project. This effort spanned two years of volunteer time and the expenditure of several thousand dollars.

From initially reviewing some truly horrific early elevation drawings to providing extensive public testimony through a lengthy HRC review process, LPA did its best to improve the neighborhood-compatibility aspect of the project. While staff and the Historic Resources Commission (HRC) concentrated on improving the design of the new construction, LPA tried to drive home the point that rehabilitation of the Varsity House itself at its original location would improve the overall project and help it meet historic guidelines.

LPA began working with Stan Hernly of Hernly Associates, who for pennies on the dollar developed a design concept that would keep the Varsity House in place while meeting all of the developer's density requirements. The main difference was that the Hernly plan utilized a straight parking pattern (like the new Marriot will use), instead of an angled one.

After HRC had ruled that the project as proposed would damage and encroach upon the Oread Historic District, LPA and Hernly began preparing for a Feasible and Prudent Hearing before the Lawrence City Commission. With that hearing looming, Commissioner Mike Amyx began working with the developer and LPA on a compromise that would move the Varsity House closer to the corner, giving the proposed development enough room, while still keeping the prominent corner location that was felt to be important for the Varsity House.

Though LPA was armed with a huge submittal largely developed by Hernly and was fully prepared to attempt to win the hearing, LPA agreed to the compromise less than 24 hours before the scheduled hearing, and the hearing was cancelled.

LPA is grateful to Commissioner Amyx for his work in crafting the compromise. But when the developer contacted everyone concerned sometime later and told everyone that the chosen method of relocation was dismantling, LPA knew that all our efforts to save the Varsity House had gone for naught.

LPA picked itself up and continued on with our work, and not long after the City Commission challenged the developer on his piece-by-piece destruction of the Varsity House. LPA was negotiating to buy the Turnhalle, a structure with every bit of the historic significance of the Varsity House, and likely more. The fact that we recovered from our disappointment from the Varsity House and undertook the huge

leap of faith that is Turnhalle shows our dedication to the belief that our city is stronger when preservation principles are applied, and that LPA is in fact willing to walk the walk.

LPA Financial Outlay:

LPA paid \$16,358.96 in down payment and closing costs for Turnhalle. Environmental assessment was \$1,500. Identifying the scope of the structural repair for the roof over the back addition was an urgent need, and LPA paid \$1,974.20 to have the decrepit interior ceiling over the stage removed to allow access, and \$750.00 to evaluate framing deflections and failed joints, and make an initial repair diagnosis.

Additional repairs LPA has undertaken to date total \$3,000. This amounts to \$23,583.16 in internal funds LPA has spent for purchase and initial repair expense at Turnhalle. LPA has a mortgage commitment of over \$90,000 on the Turnhalle.

The entire board has volunteered time from loading dumpsters with abandoned debris to writing major grant proposals, and the history section of the HSR. Board member Mike Goans has volunteered his time as project manager and has had to be present to perform tasks or meet workers or interested parties virtually every day. Mike has performed these duties much like a hired professional would do, and the value of his in-kind donation is incalculable.

With the tenant LPA inherited from the seller, LPA was losing a few hundred each month in holding costs after rental income was collected. Since September 2013, LPA has received no rental income. The lease is terminated due to water infiltration into the leased space. Thus LPA is now spending close to \$1,500 per month in internal funds to hold Turnhalle.

LPA's goal from the beginning was and continues to be to sell Turnhalle sometime in 2014. Now that LPA is receiving no rental income, the timetable is not moved up but it is certainly more urgent. While always a possibility, it is now more likely that LPA, in saving Turnhalle, will incur financial damage to the organization itself.

The Need for Grant Funding:

LPA has largely tapped out its available sources for major personal donations for Turnhalle. LPA was able to tell those individual donors that their donations would go to rehab expenses that would be recouped at sale. Now that LPA has lost its rental income source and is spending more in holding costs, LPA cannot make that assurance today.

LPA believes that it was able to purchase Turnhalle because the deterioration had progressed to the point that no other responsible buyers in the real-world marketplace were interested. The approximately \$200,000 in immediate repairs, when completed, will not add value to the property; rather, they will restore lost value. This is the money that will place Turnhalle back at the starting line as a viable member of the marketplace, but it is unlikely that a private donor would step up in such a scenario. It will take grant money to do this, and it will be grant money that actually saves Turnhalle.

The Phase I Rehabilitation project will eliminate about half of the immediate repair expense. The grant funding LPA is requesting for Phase 2 would virtually eliminate everything on that list except the structural repair to the masonry on the front wall. Over the next few months LPA will know more about

the root cause of that failure and what combination of repairs will be necessary. This would be an ideal application for a grant from the Kansas Heritage Trust Fund. However, that grant requires a recipient to own the property for five years after being awarded the grant or return the funds on a pro-rated basis. LPA will recommend to the new owner that they should apply for the grant, and help them with it if they wish. But to find additional grant funds to make up the shortfall on the immediate repairs list, the options are now quite limited.

The scope of work LPA is proposing with this grant would fit the criterion LPA has placed on repair expenditures: that repairs include significant architectural features the LPA is more qualified to undertake than virtually anyone else.

Calling the windows at Turnhalle historic is an understatement. They are antiques. Their size is unique and it's remarkable, given that there are no storm windows, they even still exist. The level of experience and qualifications needed to rehabilitate these significant pieces will be very high. A good glazier and a paint job will not be enough. The absolute best outcome for these defining features of Turnhalle will be that this work is accomplished on LPA's watch.

Conclusion:

In the late 1980's, the Union Pacific Depot was set to be torn down, and the Opera House (Liberty Hall), was to be sold at auction on the steps of the Law Enforcement Center. The 600 block of Massachusetts Street was blighted. The Poehler building was abandoned. After the Lawrence Arts Center was built, the Carnegie building was shuttered. Years before this, the Watkins Bank building's future was cloaked in similar uncertainty. The City of Lawrence has a history of involvement in most of these projects.

A great deal of preservation work comes from individuals working on their own personal residences. What would Lawrence be like today if all these important community buildings had been irrevocably altered or lost?

The Lawrence cultural landscape, and our connection as a community, is stronger because individuals and organizations rose up at critical times, and often through great difficulty, were able to accomplish the things that had to be done.

The Turnhalle is in this same uncertain place right now, and the Lawrence Preservation Alliance is working with the community to do everything it can to return the Turnhalle to a position of great value.

LPA does not have alternative sources for funding of this important phase of the Turnhalle Preservation Project

A rehabilitated Turnhalle will be a treasure in and of itself, but with all the exciting things currently going on around it (the Poehler district, the Cultural Arts district, the Santa Fe station, the Lawrence Arts Center, our strong downtown and the new developments on each side of 9th. Street), Turnhalle should take its place within that rich context to strengthen even further our great downtown and city. Grant monies provided by the City will make it much more likely that this still-threatened property will become an integral component with this rich cultural landscape.







GENERAL OVERVIEW

On September 25, 2012, the Lawrence Preservation Alliance (LPA) purchased the Turnhalle at 900 Rhode Island in Lawrence Kansas. LPA has clear title. We have a mortgage on the property and it is assumable. LPA intends to offer the property for purchase by late summer 2013.

The property is zoned CS. The lower level contains 3624 sq.ft. and is currently occupied by a commercial tenant with a lease that can be terminated by either party with a 75 day notice. The space is not partitioned and has one working bathroom. The upper level (main hall), contains 2400 sq. ft. on the main floor, with a raised stage area to the east containing 960 sq. ft. On the west end, there is an balcony containing 840 sq. ft. that is accessible by a rear stairway. To the south of the stage, there are two stacked office spaces of 264 sq. ft. each. There are no working bathroom facilities on the upper level. There are no HVAC systems in the building and the only current heat source is a glass-blowing furnace owned by the tenant.

HISTORIC DESIGNATIONS

Turnhalle is a contributing property to the North Rhode Island District on the State and National Registers of Historic Places, and thus is eligible for the Kansas 25% state tax credit towards qualifying rehab expenses, and, if the use or uses of the property are income-producing, a 20% federal income tax credit.

LPA TASKS PRIOR TO SALE

Before any purchase proposal can be evaluated by the LPA board, LPA is committed to completing a Historic Structures Report (HSR), and placing a legal document known as a preservation easement on the property.

The HSR, to be completed by an architectural consultant working with a structural engineer, is a written document that details the as-is condition of the structure, identifies repairs needed, and describes rehab solutions acceptable to the U.S. Department of Interior. While focusing on each individual repair, it takes a holistic approach overall, and will be essential information to any prospective buyer. **The HSR will be completed by June 30, 2013.**

The preservation easement will require the consent of LPA prior to any alterations to significant character-defining features specifically listed within the easement document. Language in the easement will be keyed to the drawing and photo documentation catalogued in the HSR, so placement of the easement on the property will occur sometime after completion of the HSR. **Thus the earliest LPA will evaluate purchase proposals for Turnhalle will likely be late summer 2013.**

During its time of ownership, LPA will be attempting to apply internal funds and grant funding to rehabilitation tasks outlined in the HSR. These tasks will be emergency measures undertaken to stabilize the building and begin the process of making it weather tight.

PURCHASE PROPOSAL EVALUATION

LPA will evaluate the proposals to purchase based on the following criteria:

- Adherence to the Historic Preservation Easement (when available)
- Ability to complete rehabilitation of building in accordance with Historic Structures Report (when available)
- Details of rehabilitation plan, including schedule
- Proposed usage of structure, emphasis on community uses and public accessibility (residential uses highly discouraged)
- Modifications to interior of structure
- Proposed program to properly maintain and operate the building
- Buyer's organizational details and history
- Proposed purchase price and terms

EXCERPS FROM HISTORIC STRUCTURE REPORT
Complete Report Available on Accompanying Disk
and at lawrencepreservation.org

JULY 25, 2013
Lawrence, Kansas

Turnhalle Historic Structure Report // **TABLE OF CONTENTS**

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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 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, twentytwo 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.

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.

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

Turnhalle Historic Structure Report // **HISTORICAL EVALUATION**

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 domination”.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 fortyeighters 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

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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.

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

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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

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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.

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
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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

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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
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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 *Lawrence 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

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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, threestory 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

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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.

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

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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.

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

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

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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

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LAWRENCE DAILY TRIBUNE NOV. 25, 1869

“TURNERS’ HALL—We are glad to notice that work has been resumed on the German Turners’ Hall. The

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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

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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.

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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.

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.

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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.

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

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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

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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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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

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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.

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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.

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 nonfunctional 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 (nonextant) 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.

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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.

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.

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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 westernmost 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

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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.

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

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this report.

The wood-framed awning basement windows are in fair to poor condition. The sash are approximately 3'-6" wide by 3'-10 1/2" 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 1/2" 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

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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 woodframed 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.

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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 trap 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 $\frac{3}{4}$ " 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 $\frac{1}{2}$ " 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

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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 1/2" 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.

BUILDING ACCESSIBILITY & CODE REVIEW

BUILDING ACCESSIBILITY

The following list of accessibility issues shall not be

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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:

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

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

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accessible spaces

Code violation items:

- o Non-compliant vertical egress

Non-Compliant Stair No. 1:

1. Risers are $7 \frac{3}{4}$ " – $7 \frac{5}{8}$ ", max is 7" (bottom riser is $5 \frac{3}{4}$ ")
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 $7 \frac{1}{4}$ " – $7 \frac{1}{2}$ ", 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

- o Non-existence of required fire rated construction separations between potential different occupancy types (e.g. mechanical and storage rooms, stairways)
- o Non-existence of required emergency egress lighting and signage
- o Non-compliant guard rails at balcony
- o Non-existence of required guards at windows throughout, windowsills are too low – shall not be lower than 42" AFF

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.

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.

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

Turnhalle Historic Structure Report // **STRUCTURAL INVENTORY & ASSESSMENT**

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

Turnhalle Historic Structure Report // **STRUCTURAL INVENTORY & ASSESSMENT**

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:

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

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.

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 (nonextant) for the addition roof. The underground storm piping is deficient.

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.

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

Turnhalle Historic Structure Report // **MEP INVENTORY & ASSESSMENT** 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.

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,
 Turnhalle Historic Structure Report // **MEP INVENTORY & ASSESSMENT**

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

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

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.**

Turnhalle Historic Structure Report // **CLASSIFICATION OF SPACES & FEATURES**

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:

- o Based on historic research, determine the nature of historical significance of each space or form associated with the building.
- o 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.

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.

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.

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.”

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.

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.

Turnhalle Historic Structure Report // CLASSIFICATION OF SPACES & 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:

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

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

- o 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.
- o 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).
- o 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.
- o Alterations to openings (doors, windows, etc.) should be avoided. Consult with a preservation architect.
- o Alterations to historic materials and finishes should be avoided. Consult with a preservation architect.

CLASS "B" SPACES AND FEATURES

- o The interior of the building Class "B" features include:

- o 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.

- o First Floor Spaces (Stair No. 1, Stair No. 2 and Office 103): Wood treads and risers, wainscot, wood floors,

Turnhalle Historic Structure Report // **CLASSIFICATION OF SPACES & FEATURES**

plasterwork.

- o 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:

- o Retain, preserve and maintain existing characterdefining 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.

- o Spaces with a high significance, but moderate integrity should be restored to Class "A" recommendations.

- o Only limited alterations to the volume or form may be acceptable, under the direction of a preservation architect.

- o Only limited alterations to openings (doors, windows, etc) may be acceptable, consult with a preservation architect.

- o Only limited alterations to historic materials and finishes may be acceptable, consult with a preservation architect.

CLASS "C" SPACES AND FEATURES

- o The interior of the building "C" features include:

- o Basement Floor Spaces: Toilet 003 and Storage 004.

- o First Floor Spaces: There are no Class "C" spaces on this floor.

- o 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

Turnhalle Historic Structure Report // **CLASSIFICATION OF SPACES & FEATURES**

- “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.

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:

- o Historic photographs
- o Newspaper articles
- o Sanborn maps, property deeds, other first-hand resources
- o Verbal accounts
- o A careful study of the existing features and building systems
- o 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
Turnhalle Historic Structure Report // **PRESERVATION PLAN**

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
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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 Turnhalle Historic Structure Report // **PRESERVATION PLAN**

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:

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

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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

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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 Turnhalle Historic Structure Report // **PRESERVATION PLAN**

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:

- o 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.
- o 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.

- o 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.
- o Remove the floor level changes between the proposed area of accessible toilets on the first floor and the Main Hall.
- o If the east portion of the basement becomes retail open to the public, provide accessible access to the space.
- o Provide ADA compliant handrails at all existing and new stair cases.
- o Provide all new doors with the ADA compliant widths and clearances. Maintain existing ADA

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compliant door widths and clearances.

- o Provide audible and visual fire alarms.
- o 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.

- o Provide 6 toilets, 4 lavatories, 1 accessible drinking fountain and 1 service sink.
- o Provide new fire sprinkler system throughout the building.
- o 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.
- o Provide code compliant handrails at Stair No. 1.
- o Provide fire-rated construction as required between occupancies.

- o Provide emergency egress lighting and signage.
- o Provide guard rails at end of balcony aisles, full width of aisles at 36" in height.
- o Provide guard rails at main hall windows at 42" in height.

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.

IMMEDIATE REPAIR RECOMMENDATIONS

First Year:

New grading away from the south elevation; possible French drain.

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

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.

Repair or replacement of deteriorated fascia trim in conjunction with roof, gutters and downspout work.

Painting

Replacement of broken or missing glass, and new glazing putty.

Painting at areas at glass replacement.

Replacement of broken or missing glass, and new glazing putty.

Painting at areas at glass replacement

Installation of north-south tie rods at first floor level

Installation of north-south tie rods at balcony 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 roof framing

Reframing of bearing wall at south end of stage wall

COMPLETE BUILDING RESTORATION RECOMMENDATIONS

5-10 Years:

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.

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Installation of new rear door stoops/stairs.

Installation of new sod.

Replace sanitary to main

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.

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.

Restoration of windows including repair or replacement of deteriorated wood components, reglazing, replacement of ropes and weights, replacement of missing or nonhistoric 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.

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

Repair and restoration of smooth plaster

Consider paint analysis prior to plaster restoration

Restoration of decorative frieze in balcony

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

Restoration of wood flooring throughout the building. Take care not to oversand, which will reduce the overall thickness of the flooring

Restoration of flooring in basement. Any new flooring should be compatible with the existing original flooring

Reconstruction of the No. 1 stair to make it structurally

Sound and replacement of missing components: code compliancy upgrades

Restoration of original woodwork to include removal of paint, replacement of missing components, reattachment where required and painting

Consider paint analysis be made prior to wood work restoration

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 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

Installation of guard rails at balcony asiles and Main Hall windows

Reframing Stair No 1

Installation of all new plumbing systems

Installation of all new HVAC systems

Installation of all new lighting and power systems

Installation of all new power distribution system

Installation of sprinkler system

Installation of communication, FA and security system

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.