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As a nonprofit 501(c)(3) membership organization, the Lawrence Preservation Alliance depends on your support to help further our mission. For details on membership, go to [www.lawrencepreservation.org](http://www.lawrencepreservation.org).

*(If you know of someone interested in being a member, please share this form with them.)*

**My check (payable to the Lawrence Preservation Alliance) is enclosed.**

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### Membership options:

(Choose your level)

- Student, \$10
- Individual, \$20
- Household, \$30
- Business, \$40
- Contributor, \$50
- Other, \$ \_\_\_\_\_

*The LPA is a 501(c)(3) tax-exempt nonprofit organization. Donations are tax-deductible.*

**Please make checks payable to:**  
Lawrence Preservation Alliance

**Mail this form with your check to:**  
Lawrence Preservation Alliance  
PO Box 1073  
Lawrence, KS 66044

## Thank you!



*LPA Officers:* Dennis Brown (President),  
Jeanette Spencer (Vice President),  
Ernie Eck (Co-Treasurer), Dale Slusser (Co-Treasurer),  
Phil Stinson (Secretary)  
*LPA Board:* Phil Collison, Lindsay Crick, Kate Dinneen,  
Mike Goans, Tim Hossler, Chris Millspaugh, Dale Nimz,  
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# Lawrence Preservation

The newsletter for the Lawrence Preservation Alliance

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## LPA Sells Turnhalle

On December 2, 2014, LPA closed the sale of Turnhalle at 900 Rhode Island to Flint Hills Holding Group LLC, Tony Krsnich principal. Tony has rehabilitated the Pöehler Building and the Cider Gallery in Lawrence as well as larger projects elsewhere. He has extensive experience in utilizing federal and state historic tax credits to help breathe new life into significant structures.

### All objectives met

LPA's intent when it purchased Turnhalle in September 2012 was to be an interim owner that could halt the deterioration that had reached dangerous levels, stabilize the structure, prepare a plan for the building's rehabilitation, provide protection for the property in the future, and find an experienced buyer who could complete the rehab. Failure could have meant the end of LPA as we know it.

LPA won several small grants to commission a Historic Structures Report (HSR), which documented the building's considerable character-defining features and high degree of architectural integrity. The HSR also provided a sequence of repairs to use as a roadmap to bring the building back. A key component of the project was reached when LPA won a Natural and Cultural Heritage grant of \$125,000 from the Douglas County Commission, which allowed LPA to undertake a Phase 1 project that would finally stop the many water infiltrations into the building. That project not only provided much-needed stabilization, but also made a sale possible by bringing the structure's many needs to a point where potential buyers could at least speculate that a rehab could be economically feasible over time.

[www.lawrencepreservation.org](http://www.lawrencepreservation.org)  
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Even with that, only a handful of potential buyers surfaced to purchase Turnhalle. Various business owners, a small general contractor, and a major downtown property owner all studied a purchase before dropping out. It became clear that if LPA wished to encourage community use of Turnhalle as a likely outcome, then someone from the development community would need to make that happen.

### **Historic protections**

Turnhalle is listed on both State and National Registers of Historic Places as a contributing property in the North Rhode Island Historic District. While owning the property, LPA was also successful in listing it as a Landmark on the Lawrence Register of Historic Places.

Added protection, historic in its own right, was a Historic Preservation Covenant Running with the Land that LPA drafted and which was signed by both the buyer and the seller. As holder of the Covenant, LPA has rights in perpetuity that will ensure the preservation of Turnhalle as a cultural asset to the City. While LPA cannot dictate use, it can object to uses if it can show that those uses are damaging the character-defining features listed in the HSR. LPA has the right to periodically inspect the property, and to not allow alterations to its historic aspects unless reasoning is provided that LPA agrees with. These rights remain in force for all future owners of Turnhalle.

### **We could not have done it without...**

YOU!! About 30 wonderful donors stepped up to provide a total of \$50,000, which gave us the security to stand our ground while we searched for an appropriate buyer. This money also helped secure the sale, as we provided Tony with a second mortgage to help him with the considerable rehab expenses yet to come. While LPA is out about \$10,000 in saving Turnhalle (and we would make that deal again without hesitation today), LPA will be \$40,000 stronger when that mortgage is repaid, no later than October 1, 2020, thanks to those donors.

The LPA Board did everything from shoveling wet debris you don't want to know about to performing high-level executive tasks that led to the winning of critical grants and completing the sale. Many other supporters did what they could, from helping with cleanups to donating smaller amounts. These are the things that have to be done whenever an organization such as ours answers the call regarding a preservation emergency.

Finally, we need to thank Tony, and every one of us needs to wish him the best in completing this awesome task. Turnhalle is a cultural goldmine, but it may not be an economic one, and we all need to hope that eventually a profit can be made. Historic buildings in as bad a shape as Turnhalle cannot be resuscitated if real-world economics cannot validate the effort, no matter how courageous that effort may be.

### **Old Housewarming (Members only)**

*1655 Mississippi  
Sunday April 12  
1:30-3pm*

Save the Date! We will gather at the wonderful Craftsman-style bungalow at the corner of 17th and Mississippi, the longtime home of LPA member Mabel Rice, the Fred & Virginia Merrill Distinguished Professor of Advanced Studies at the University of Kansas. Bungalows are associated with the turn-of-the-century arts and crafts movement in decorative arts. A love of nature and hand wrought items made of natural materials are fundamental to the style.

This large bungalow was built around 1916 for W.H. Twenhofel, an assistant professor of geology at KU. From 1932 into the 1970's, the house was owned by Charles Baker, the Director of Libraries at KU. Mabel has completed several upgrades of the house during her time there, always guided in her design decisions by basic precepts of the Craftsman style. We look forward to seeing you there!

### **Special LPA Invitation**

*Judge Stephens House Tour  
340 N. Michigan  
Sunday February 22  
1:30-3pm*

LPA has been given a special invitation from the Allen family to tour the historic Judge Stephens House (1868), which is listed on the National Register of Historic Places. George and Betty Allen, longtime LPA members, began living in this house in 1949 and raised their family there. George and Betty are now deceased, and we are the guests of their son Jeff, representing the Betty S. Allen Trust.

This large brick structure with a full basement sits on a stone foundation and boasts beautiful wood trim and an elegant central staircase. An old stone barn also sits on the property. This property is now for sale, and you can visit [judgestephenshouse.com](http://judgestephenshouse.com) for photos and further details. This special showing is available to you because of your membership in LPA!



**Judge Stephens House, 340 N. Michigan**