

Bellville Turnverein Pavilion Restoration Project



Bellville Turnverein Pavilion Restoration Project

BTPRP Representatives/Board of Directors:

- Austin County Historical Commission John Grube
- Bellville Historical Society Tom Barron, Bettie Carrell,
Don Conrad, Linda Feux, Pam
Traylor
- Friends of Bellville Courtney Robertson
- Bluebonnet Society Jill Brandt, Anne Ford, Annye
King

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Turnverein Pavilion

- Iconic and Historic German Dance Hall
- Unique 12 Sided Structure
- Build in 1897 by Joachim Hintz
- First round dance hall
- Distinctive shape with cupola is a highly recognizable image and has been used to represent Texas dance halls for years
- Registered Texas Historical Marker #11703
- Central place for community to gather, celebrate and socialize for 120 years

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- **PROJECT OBJECTIVE:**

To make improvements to the Turnverein Pavilion while maintaining its historical character to make it more appealing for local and tourist related events to increase its utilization while preserving the historic building for future generations.

- **PRESENT SITUATION:**

The Turnverein suffers from low utilization and without air conditioning; its use is limited to the fall and spring seasons. Also, maintenance and repair is minimal jeopardizing the integrity and longevity of the structure. No group or individual promotes the facility.

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Major Improvements/Repairs Suggested:

- New doors and windows including exterior shutters
- Modernize restrooms. Move door to men's room to entry hall if possible
- Convert kitchen to catering kitchen
- Install new interior lighting and light exterior of building
- Install A/C
- Remove gas heaters and replace with modern heating system (Combo a/c-heat)
- Insulate walls and under building if feasible and cost effective
- Paint interior and exterior, replace rotten wood through out including on cupola
- Refinish dance floor
- Replace auxiliary tables and chairs
- Replace Romex wire with shielded wire
- Evaluate need for an updated sound system
- Improve landscaping around building and grounds to improve drainage and curb appeal
- Replace deteriorated access roads
- Place signage with Turnverein logo along Highways 36 & 529
- Other improvements as may be identified during Building Condition Assessment including requirements to meet American Disability Act and present day codes

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Accomplishments To Date:

1. Formed Texas Non Profit Association, elected Board of Directors
2. Submitted documents for 501(c)3 non-profit status
3. Researched history of Turnverein with particular attention to construction materials and methods. Solicited old photos of buildings and events
4. Visited other Austin County halls
5. Met with Texas Historical Commission regarding project and available tax credits and THC policies and procedures regarding planned work on a Texas Historical Marker
6. Met with President of Texas Dance Hall Preservation for advice, support and assistance
7. Developed Restoration Plans and Schedules
8. Interviewed five Historical Architects , requested proposals from three
9. Selected Historical Architect for Building Condition Assessment
10. Produced "I AM A Turnvereiner" buttons
11. Trifold and rack card in production, web site operational but work in progress
12. Started fund raising

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Action Plan:

1. Hire Historic Architect to conduct Building Condition Assessment
 - Evaluate Building Condition listing needed repairs and modifications and options for incorporating Suggested Improvements
 - Develop Conceptual Plan & Conceptual Cost Estimate to implement Project. Both critical to fund raising efforts.
 - Secure Texas Historical Commission approval for program
2. Raise Funds
3. Conduct Final Engineering, Procurement & Construction
4. Establish a vehicle to manage and promote facility
5. Establish Endowment for continued maintenance and repair

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Sources of Funds:

1. Building Condition Assessment (\$20k)
 - BEDC

2. Prepare Grant Applications
 - BTPRP
 - BEDC

3. Final Engineering, Procurement & Construction
 - BEDC
 - Private & Public Foundations
 - Local, Regional, State and National Grants
 - Individual Contributions

4. Maintenance & Repair Endowment
 - Tax Credits

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Benefits to City:

- Increased rental revenue
 - Now \$300, increase to \$800-\$1000 (See attached market data)
- Increased usage/rentals
 - Weddings:
 - 10 Bellville weddings YTD at Harmonie Hall
 - 40 weddings at Cat Spring Hall 2016
 - Trend to “Destination Weddings”, especially in historic buildings
 - Other:
 - Wedding & family reunions
 - Dances (Asleep At The Wheel tour Oct. 29th),
 - Concerts (Bands are eager to book halls at discounted rates)
 - Community and business meetings
 - Trade shows
 - Luncheons
 - Sales presentations
 - Parties including company holiday parties
 - Art and antique shows
 - Choral events

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Benefits to City (cont'd):

- Added Direct Sales to City Businesses
 - Caterers
 - Florists
 - Photographers
 - Rentals
 - DJ's
 - Bands
 - Clothing purchase and rental
 - Salons
 - Grocery and liquor stores

- Added Indirect Sales to City Businesses
 - Restaurants, bars, shops and gas stations

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Benefits to City (cont'd):

- Added Tourism
- Historic Preservation:
 - Preserves historic building for future Bellville generations
 - The only remaining monument to Bellville's rich German heritage

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Schedule:

- Aug - Sept 2017 Building Condition Assessment
- Oct - Nov 2017 Develop Conceptual Plans & Costs
- June 2017 - April 2018? Fundraising
- Jan - Feb 2018 Final Engineering & Design
- Mar - April 2018 Final Plan & Budget, Final THC Sign Off
- April - June 2018 Screen General Contractor, Solicit Bids, Select GC
- July - Aug 2018 Procure Material
- Aug - Dec 2018 Construction

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“Gut Heil!”

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Thanks!