




## CITY OF GAINESVILLE

*Parks, Recreation & Cultural  
Affairs*

# Memo

To: Cynthia W. Curry, Interim City Manager

Via: Andrew W. Persons, Special Advisor for Sustainable and Equitable Economic  
Development 

From: Roxana Gonzalez, Parks, Recreation and Cultural Affairs Director 

Date: October 3, 2022

Re: Thelma A. Boltin Center Wild Spaces & Public Places Project Update

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This memorandum is offered as an update on the Thelma A. Boltin Center Wild Spaces & Public Places (WSPP) project.

A presentation was made to the Historic Preservation Board (HPB) on September 6, 2022 by Staff and Wannemacher Jensen Architects, Inc. The full transcription of the discussion can be found in Attachment A. Wannemacher Jensen Architects, Inc.'s presentation slides can be viewed in Attachment B.

Wannemacher Jensen Architects, Inc. presented renderings showing a complete recreation of the auditorium building and the architect discussed the future building's inclusion of exposed wood, pendant lighting, and raising the ceilings, all of the interior aspects that really made that space fantastic. The current floor plan and the proposed floor plan were presented, highlighting the programmatic advantages. The wing on the east side of the building was discussed as well as the back of house and other auxiliary spaces. The relocation of the building further north on the property was discussed.

Many of the Historic Preservation Board members made comments after the presentation. Some HPB members requested a less modern east building wing. Other HPB members requested that the design team focus on the wing of the building being more in harmony with the auditorium.

A follow-up meeting will be held in November 2022 to discuss the revised renderings and the final architectural report.

CC: Phil Mann, Special Advisor to the City Manager  
Betsy Waite, Wild Spaces & Public Places Director  
David Risor, Assistant Facilities Manager

*Peter McNiece* - City of Gainesville Parks, Recreation and Cultural Affairs, we have been coming to you every month to give you updates on the Thelma Boltin Center. A couple of things to mention before I introduce guest speaker. We have gotten in contact with Rick Gonzalez from REG Architects, we have worked out the details of that arrangement, he is working on that plan now, his deadline to turn over his findings is about six weeks from now so that we can present that information at the November 1<sup>st</sup> Historic Preservation Board meeting.

We also used the last few weeks to meet with a lot of our community members who use the center, mostly dance groups, to talk about what kind of surfaces they need for their dance, what kind of air conditioning, electrical, sound, things like that so we could understand what the community needed in the new building, regardless of which path the city decides to take. The end result we want to be the same; providing the community with a facility that meets their needs and will serve the community for another 80 years.

We did also make some progress with our architects, Wannemacher Jensen Architects, and we invited them to come to this meeting today to present the direction we were going and let them discuss from architects to architects directly, and between people who were well versed in historic preservation, so that I wasn't the intermediary clouding the discussion. We were fortunate enough to get Jason Jensen here from Wannemacher Jensen Architects, and he has a short presentation to show you with some of our concept plans.

*Jason Jensen* – Thank you very much for having us over. This is a project that we have been working on for quite some time, through a couple of iterations, and doing the exploration and seeing that come through, we were working on the full renovation plans previously, so this is an evolution of that.

Taking the stakeholder concepts, and giving you some context of what you are looking at, the existing building is about 8300 square feet, and with the additions and the community needs to modernize this facility and also fulfill the sustainability aspects of this in the programming, when I say sustainability I don't mean just from energy efficiency, but sustainability from a program standpoint, that they are able to maintain their programming for the next 75 years. So we want to be conscious of this. Our firm has two specialties, one is historic preservation: we have many casinos and auditoriums that we have preserved and have been very precise and looked back in history for how those were put together. The community centers, we have done 50 of those, and making sure that they really serve the community on each aspect of those is really important.

This is an image that shows an enlarged plaza. When we think about these events and the outdoor spaces are seen as pre-function spaces and those are very important so we have patios that can be programmed, outdoor space that can be programmed, and allow this to be another event and park space that can essentially tie this corridor to the Thomas Center as well, all the way down the street, and to make sure we provide some presence for the historic context.

This is a complete recreation of the auditorium building, so the process would be to do full investigations with 3D scans of both the exterior and the interior, and really bring this back to the glory of the images that you've seen in the past; the exposed wood, pendant lighting, raising the ceilings, all of the interior aspects that really made that space fantastic. Then incorporating all of the exterior materials as they were, looking at the detailing, really have that be a true recreation of that space.

Keeping in mind the elevation changes you have in that existing building, we would have all of that now flow in the modernization and the ADA compliance of the new facility, one thing you'll notice here is that the historic building is really proud and up front and prominent. We have a large addition in order to make this a true community center, and how does that pay homage to this building and not detract from that?

This shows the existing building on the left and the rendering on the right just reemphasizing that it would be an exact match, the only difference would be that the new building would be slightly longer, adding a bay for back of house and green room, so that when they are doing performances you have a way to get off stage left, stage right, the green room, and those types of things so that you do have space. But for all intents and purposes, all of the materials, the mullions, everything would be recreated.

This shows the plaza and how the auditorium building is prominent, the park space is a new front to that space, and to the new addition which we are calling the multi-purpose wing. Here you have some patio that is separated by landscape, you have a new entry that is pushed back from the front of the auditorium.

There are a few logistical aspects of the building that we wanted to focus on. This is the existing floorplan. You can see in this one that coming into the space you are limited in how you enter the auditorium, that this other space isn't usable, so it is really a one purpose space. If you are using the auditorium, you can't use anything else at the same time. You have a very vibrant dance program here, if you want to have different age groups, or different types of dances happening at the same time, you can't provide that at this point. We want to make sure that the new lobby experience can serve all of those spaces, can serve an office space, and then have all of the appropriate back of house spaces and concessions that can serve that lobby and also serve those multi-purpose spaces. So this represents about 8300 square feet.

In the new plan, you can see that the wing is now pushed back, that provides this park space, here you can see we do have the imprint of the original wing that we intend to be a part of the park space as an outline. With this new plan, there is lobby space that you can enter each of the multi-purpose spaces and the auditorium, there is the kitchen and concessions, the welcome desk and office upon entry, the restroom facilities which had to be greatly enlarged from the existing facility, and all the back of house serving all the functions of the space. This kitchen can serve these multi-purpose rooms, which can be divided so that you can have up to three spaces at one time.

The programming between the new and the existing building is vastly different, but we want to make sure we are holding the essence of that auditorium, and then providing that backup that can allow this center to move into the next 75 years and have enough flexibility to serve the community well, to be able to supervise, and be something that can hold that legacy of Thelma Boltin from a teaching and arts standpoint and really convey that. This multi-purpose space really provides teaching spaces that are missing from the existing building.

With that, I can answer any questions you may have or bring back Staff to speak as well.

*HPO Kathleen Kauffman* – Do you have any more renderings of the new wing? The recreation of the auditorium wing is exactly what this Board has been asking to see. Or is the new wing still very conceptual?

Thelma A. Boltin Discussion

Staff Liaison: Kathleen Kauffman

*Jason Jensen* – The recreation of the auditorium, that is really about the very historic windows and the essence of that auditorium space. Because the new wing is such a drastic scale change, we're taking the tactic that we don't want the wing to take away from what is truly a historic recreation. We don't want to take the existing wing and just make it bigger which would place it out of scale to the auditorium. So that is why we are changing the orientation, we are setting it back, we do intend to use all the same materials and the material palette, we intend to have the slope on that roof, and use a metal roof system that is used throughout the neighborhood. The final materials, and the final cladding of the building still has an evolution to go through. The main points I would like to get across is the full recreation, how we are paying homage to that, how the new portion is being placed back to make the recreated building proud, and the park space has prominence, and that we have more glass in the entryway to provide connections to the park as part of that modernization. But the evolution of exactly what are those materials shouldn't drive the full decision right now, in my opinion, because we have so much time left to build on that.

*Chair Jay Reeves* - Seeing it again and looking at it, I understand what you are saying about it but it does not seem compatible with the auditorium portion of the building. Given that you are in a historic district with a pretty strict context with an important historic building, I think it needs to be much more compatible in this case.

*Jason Jensen* – Compatible but not replicating...

*Chair Reeves* – Not necessarily replicating because you aren't building it back exactly like it was. However, the materials and everything needs to be consistent with the rest of the building because right now it is glaringly obvious that it's an addition to the building. It looks like an addition to a historic building and I don't think that is what you want to portray either.

*Jason Jensen* – Well, somewhat. I want it to be clear what was built to replicate and what was separate. I think we want to be conveying that story when we are not standing with the building, we want you to understand the difference. There is a lot of precedence for additions that were done at different times, those become stand-alone parts that can be preserved. I think yes, on the materials, yes we want it to really flow with that, we just have to work on that balance.

*Chair Reeves* – I appreciate the point you are making but at the same time remember, you have to be in context with the buildings throughout the district and the neighborhood. Think about the Thomas Center and the way it is portrayed, which was a series of additions too, from an original house, it needs to have a consistent theme that fits with the overall neighborhood as well, and not just be talking to....

*Jason Jensen* – Understood, understood. I think that can be done by keeping the same materials but just have more glass for the entry, for instance. There is some nuance to that, you can make it a nice balance.

*Vice Chair Bill Warinner* – As I understand the Guidelines state, that when you are doing an addition, you should be seeking harmony, not trying to make it look like it was always there. But this little glimpse that we had today, to me, does not suggest harmony with the auditorium. It would seem to need to be a lot more compatible to accept.

*Jason Jensen* – I think harmony is a great way to explain that, it's such a balance...



Thelma A. Boltin Discussion

Staff Liaison: Kathleen Kauffman

*Bill Warinner* – I don't want to see a building just parked next to the auditorium that could have been built anywhere else.

*Jay Reeves* – Keeping in mind this is very conceptual at this point, maybe not even in the direction we are going.

*Bill Warinner* – I have another question. The role of Rick Gonzalez [REG Architects] in this process; I would like to have a better understanding of that. I know Rick and know he is tremendously experienced with historic preservation, and I would like to have a better understanding.

*Jason Jensen* - Separate role, separate task. If you look back at the original additions and modifications when we were looking at the renovations that would be the minimum to get the building to code and that architect will have that and will have the ability to look at the existing building to continue down that process. So there are two 3<sup>rd</sup> party reviews happening now.

*Board Member Michael Hill* – I really appreciate the presentation, I like this concept. But like some of the other members have said I do say, when we learned about the Secretary of the Interior's Guidelines for Rehabilitation and renovation, one big thing is that it needs to look like it was always there and it needs to be reversible. I get that it is a government building but it still has to go through the process which everyone else in the district has to go through, so I would just please advise as you continue to just make sure you are considering the Secretary of the Interior's Guidelines. Thank you.

*Board Member Liz Hauck* – I love your vision of replicating the building, I think you are doing a good job there. Not a fan of the super modern addition, I don't think it goes well with the neighborhood, even though it's conceptual. One thing I would ask that you do as you are designing this building is to be sure that you are working very closely with the City's facilities department, to ensure that you are designing a building that they can continue to care for. I know a lot of times there is a real urge to put in all the new sustainable elements, and then you design it, and then the City says "oh no, we don't have the means or ability to service this yet" so I just want to make sure you are working with them closely together so that when we get to a point where it's time to move forward on this project we don't stumble on these kinds of things.

*Jason Jensen* – Absolutely, the materials, and all of that, even with the stakeholders who need correct dance floors, and that sort of thing, will be taken into consideration. I do have a question to you all as a Board, assuming compatibility and harmony can be achieved through that addition, what are your thoughts on the placement, the park aspect of that, as a tactic of how we are looking at the addition to the existing recreation?

*Jay Reeves* – That is one way it actually is distinguishing itself as being new to the site and to the auditorium. Having the street presence being maintained even though it is pushed back slightly is what we want to see, that street presence, just like it is now, and that façade it still has a presence to the other street even though it is further back. And I understand the site constraints you are dealing with; if you look at the current site plan, the building does have a lot of the site back behind the building that isn't very well used, so I can certainly understand that as a concept, definitely.

Thelma A. Boltin Discussion

Staff Liaison: Kathleen Kauffman

*Board Member Michelle Hazen* – I have a question, I'm not seeing it in the images, but I believe we have some really beautiful live oak trees on the property, are those being preserved?

*Jason Jensen* – I know there are quite a few trees on the site, both in the front and the back, and I'm not exactly sure which ones are staying, we are going to affect some trees on the site, but I know we are taking painstaking look especially to the front trees in that front presence, those that are kind of known as part of the building, to be maintained. That is something that we know, even through construction that we know we have to pay close attention to.

*Jay Reeves* – Another point I would like to bring up is the City's Downtown Strategic Plan is just becoming public right now and part of that is the Greenway which is Sweetwater Branch which flows by this site and is potentially going to be opened up, so make sure, as you move forward with the project, that their plans are taken into consideration, because that could end up affecting that end of the property.

*Jason Jensen* – Absolutely. We are planning for the multi-purpose to really take advantage and being more connected to that green space.

*Board Member Phil Haight* – Can we look forward to another presentation next month? Or will we have to wait until this is actually being presented to us as the final?

*Jason Jensen* – I understand that Parks will certainly be updating you but I don't really know when the next threshold will be for another presentation. We will keep on updating you if it moves in this direction so that you will have multiple opportunities to see this. Like I said, this is a concept, the main push for this is let's figure out what the community needs for this facility to be sustainable and functional for dance programs, yoga, performance space, event space, to happen, sometimes at the same time. What would this space have to look like in order to fulfill those purposes into the future? So I think we have that, we have a program that meets all those needs, we understand those logistics, and then the exact details and materials we have plenty of time to work through those.

*Peter McNiece* – What we have is two bad options right now...we were proceeding with a renovation of the building, and then we encountered all the structural problems. So what we have asked Rick Gonzalez to do is to take his experience and do a proposal for the complete restoration of the historic building, factoring in all the structural repairs and changes that would have to be made, so that we can come up with a scope of work and a projected cost for what that would look like. Right now, we would be making decisions on which path to take without having good information on what that path would cost the City of Gainesville and taxpayers.

But remember, the rules have changed. The building codes that were in effect back in 1942 have changed tremendously and whatever we end up doing with this building is most likely going to involve some substantial changes to storm water, and a lot of that usable space that you see now, it's underutilized, that may be taken up with storm water retention ponds. You asked about the trees; there is a heritage oak in the very front of the building that is the focal point of the site, and there are no plans, and I have not heard anyone discuss, taking out that tree at all.

End of Presentation. Public Comment on Thelma Boltin Center that followed:

Thelma A. Boltin Discussion

Staff Liaison: Kathleen Kauffman

*Melanie Barr* – The greenest building is the one that is already built... because you are not taking the Thelma Boltin to the dump. That's the greenest building. We see a new larger building being presented that engulfs the lot. This is encircled by a residential area, this is not the senior center out by Wal Mart, where there is parking and people come and go. People live here, and a lot of people work at home now, and if there is going to be a larger building, there is going to be a lot more coming and going, there is going to be bigger events, multiple events, and as far as I know, the Duckpond neighborhood residents that live there have not been contacted about this, and I would say they are stakeholders. They were talking about stakeholders as being the people that use the building... they don't all have to use this building, there are other parks and the senior center that can still be used.

This plan also destroys a tall [tree] in the back of the building, near the fireplace that was built in 1943 (almost 80 years old, for the soldiers), and that tree possibly dates to the founding of Gainesville, 1869, it's a very tall tree, it would be destroyed by this very large addition. The fireplace would be destroyed, where the soldiers gathered, the shuffleboard courts would be destroyed and there are people that plant things now in the back, there is a community garden. There are lovely plantings back there by a garden group, so it is used by the community. There was talk about how the flood zone/storm water would take up so much of the site. The Masonic Lodge is a tiny site and they have their storm water in front of the building under the ground. They cut that out and they were able to do that. In terms of making a replica,

I have read this to you before, but I want to mention the Tampa Housing Authority said "they have two homes that are in poor shape and it would be cheaper to raze them than to replace them with replicas. But we need to save our history, not destroy it. This is a passion project, so it's not going to make total fiscal sense, but it's the right thing to do. There's talk about structural problems... here's the Thelma Boltin and here is the structural problem. A sagging roof, over the stage. Now you know this is a much bigger building, it does not go over the floor, it is just over the stage area, and there is some pressure that goes down into the concrete into the foundation, but there are other buildings that have roof problems and that looks like it is a bit worse (showing photo) and this building was saved. That building is in Pennsylvania. And if we are going to talk about roof problems and structural problems, here is a building that doesn't even have a roof (showing photo). You can see a chimney here, a gable there. And here is how it looks now.

So anything is possible, all it takes is money, and this is a historic building, from the WWII era, we have no other building like this. It's significant for Thelma Boltin as a person, she never married or had children. She was a hostess to the soldiers, she was the director of the recreation center, and that included Teen Time, where the teenagers went and saw rock bands including rock n roll Hall of Fame people like Tom Petty, he attended those dances, Stephen Stills [Crosby, Stills, and Nash] played there, I think the Allman Brothers played there. There is a very significant rock n roll history. So maybe architecturally it's not that great, but there is a lot of significance through many different varieties of history. And as you have seen, roof damage, ours is minor, some of these other buildings that didn't even have a roof were saved.

*Kathleen Pagan* – Last time I spoke about this building was how it was included on the website of the Living New Deal, which is a project from Berkley, California, University of Berkley that documents the accomplishments of the New Deal. Some brief numbers on the Living New Deal: there are 3,380 civic facilities, there are 134 buildings or projects of the Federal Works Agency, which is the Federal agency that worked on this building.

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Staff Liaison: Kathleen Kauffman

I couldn't find any extensive records of the Federal Work because the National Archives record group 162, which is the Federal Work Agency, are not yet digitized. So not having access to the University Library, I did find in our public library the archives of the Gainesville Sun. First mention of the building was September 14, 1942, "Proposed Center for Gainesville gets FWA favor, project calls for \$45,000 Recreation building". The article mentions that the Federal Official has suggested standard government plans, but the City already had plans drawn. One action required by the City was donation of the site. The next article, December 13, 1942, mentions that Mellon C. Greely of Jacksonville is serving as architect, taking over the plans drawn by Sanford Goin, a local architect, who is now in the U.S. Navy. The title of that article was "Recreation Center will Start Here on Monday". There was an article dated January 15, 1943, entitled "Tourist Envelopes delivered to Center for Servicemen's Use", presumably that was another location because this building was not yet open, but the article mentions that tourist scenes of the U.F. campus, the pool at Glen Springs, the Hotel Thomas, a residential street, the Gainesville golf course, and the Tung Oil Agricultural Fields were printed in blue on one side of the envelopes that were given to the servicemen.

Michael Gannon [distinguished Florida historian] noted that during the Second World War, Camp Blanding has the fourth largest [military] population in the state of Florida, and of course we know that following the War a lot of the servicemen that had been stationed in Florida returned, and that led to the 1940s and 1950s population growth. As the historic marker notes, the building was dedicated on July 23<sup>rd</sup>, 1943. Just coincidentally I looked today at "This Day in History" site, which said on July 28<sup>th</sup> of the same year which said President Franklin Roosevelt ended the coffee rationing in the United States.

A few other articles I found about the building; November 26, 1943 mentions that the Service Center serves 400 meals to army men. Those were servicemen from UF, the Alachua Army Airfield (which is now our local airport), Camp Blanding and also Orlando, and the Mountbrook Airbase near Williston. So this article about the 400 meals gives special commendation from city officials for the work of the Service Center staff of Mrs. Nell Hurst, Mrs. Fred Bryant, Mrs. Dannie Hampton, Mrs. Gertrude McGill, Mrs. Florrie Morris, and Director Miss Thelma Boltin. So I do think that this image, which is from the Federal Works Agency, it was a postcard, it does show the historic façade of the side that you were discussing earlier that may need some redesign, so maybe that will be informative. And as Melanie noted, other projects within the City do have underground storm water retention areas. Thank you. (Submitted the documents she was using to Staff.)

*Robert Mounts* – Good evening, Mr. Chairman, I'm Robert Mounts. I am the current Board President of the Matheson History museum across the street, and we are very much interested in the downtown strategic plan, and plans for a backway path loop and all of that. Dr. Mark Barrow was co-founder of the Museum and he told me this morning that he and his wife Mary rehabbed, and in some cases relocated, 24 historic homes. Many of which are in the Southeast Historic District, and the average cost was 2/3 what it would cost to demolish and rebuild a new house. That's a big factor. There's no reason for the city taxpayers to build a whole new building or an addition to the building when you can do it economically. You can put on a whole new roof. It couldn't be that difficult. I'm not an architect or engineer, I was a lawyer, but to put on a new roof and to make it safe, and keep it compatible with the neighborhood, and in keeping with the museum across the street (our museum and archives that are two doors down) and to facilitate the development of Sweetwater Park. I am also aware of the investors in Gainesville that are interested in the uncovering of the Creek, that makes sense to develop it as a park, I'd rather see my public money spent on that, as well as private donations. So as a general principal of historic preservation, just rehab the building. Thank you.

Thelma A. Boltin Discussion

Staff Liaison: Kathleen Kauffman

*Tana Silva* – I am shocked to learn that just a few days ago, one Plan Board member told another Plan Board member at a meeting that she “was just ‘fetish-izing’ old buildings”. This is one of the talking points that we are hearing now about some other policies and things that are going on in the City. To me that is just shocking, given the environmental and economic and cultural benefits that preservation is, which we here would all probably agree, that’s just the wrong way to go. In 2016, I know Michelle and Bill and Jay were on the Board, the HPB led the way to getting the City to start discussion and do some research about “Demolition by Neglect,” which this obviously is. If the City owns the property, and is letting the roof fall down, then it’s on the City to restore it and to be leading the way in a renovation economy and a renovation ethic. You all are the perfect people to lead the City in that direction. We’ve asked Santa Fe about increasing its apprenticeships and dual enrollment for construction trades, especially focusing on renovation, because the labor shortage is really effecting anything doing with construction lately. I belatedly sent to Kathleen a copy of the agenda of the Community Development Committee special meeting with the Historic Preservation Board and residents from various neighborhoods from March, 2016. Sal Cumella had come up with wonderful maps, very specific information from other cities like Jacksonville, about how they are handling demolition by neglect and making some accountability stick. Making it so you can’t just come in and demolish something because you think it’s more convenient or it doesn’t fit your idea of what you want there. I think we are in dangerous territory now, with the City and UF, just demolishing stuff, and just going along with whatever professional says that it will cost too much to renovate. I hope that you will lead the way against this idea of “Oh, that’s just fetish-izing old buildings” and that’s just so sad. There’s no place for that in the civil discussion that we should be having.

*Wanda Lloyd* – I’ve only been to the Thelma Boltin Center like three times, and I think it’s a beautiful building. I got very excited when I heard it was going to be renovated. I didn’t know all this discussion was going on about it, so I’m very excited to hear about all that. I teach dance to adults, and I have been doing for five years. We have a big fundraiser called “Teach Me To Dance”, and it raises money to send kids to summer camp. We bring in people here from out of town, to come to this big dance event. So when I saw the Thelma Boltin Center for the first time, it was an exercise space, when I saw it the second time, someone was having a party, but it really wasn’t a party, it was more like a performance and others were sitting and watching. What we do is all participatory from the community, where we invite everyone to come and learn to dance. So my biggest question was, if it is renovated, how big would the spaces be, where people can come and actually dance, and will there be space for people to sit around and watch. I’m not the best with spatial sense. The senior rec center is a pretty good comparison, you can put 15 tables in there, and it’s a nice dance space. But the Thelma Boltin is small comparatively. What is being added, does that mean the auditorium is going to be made larger?

*Jay Reeves* – We are not the ones to best talk to about that. That would be the Parks Department. So contact them at the City and they give you more information. Right now there are two different paths, one is to renovate, the other it to replace, and we don’t know which way it’s going to go yet. Ok, thank you so much.

We are going to close the public comment on the Thelma Boltin Center and move on the Public Hearings.

The Thelma Boltin Center came up again at the end of the meeting, during Board Comment:

Thelma A. Boltin Discussion

Staff Liaison: Kathleen Kauffman

*Liz Hauck* – I have a question about the November meeting. The Thelma Boltin presentation that is being presented, are we voting on it? I'm just trying to get some idea of what we'll be seeing.

*HPO Kathleen Kauffman* – I think the November meeting is the first time we are going to hear anything from the preservation architect. His report is supposed to be done around the middle of October, so that is what is going to be presented to you. I would assume by that time, there will be more headway with the other design, and I will go back and do the minutes carefully on the Thelma Boltin to provide to Parks, to be able to provide to the architect, so that everyone is very clear. From what I heard up here, this Board did not have such an issue with maybe doing the new site of the wing but definitely the architecture and design was off-base.

*Bill Warinner* – yep.

*Jay Reeves* – Yea. Absolutely.

*Liz Hauck* – I am leaning towards saving the building, that's there.

*Kathleen Kauffman* – It will be really wonderful to finally be able to see what Rick Gonzalez comes up with.

*Liz Hauck* – I appreciate the other architect coming and presenting what they are working on too, because I realize that we have to keep an open mind about the possibilities for this building. But I really want to see what an architect who focuses on preservation says about this, rather than just one structural engineer that says "oh it's just easier to tear it down".

*Kathleen Kauffman* – I'm sure you'll hear a wonderful presentation from REG Architects. I just kind of chuckled to myself when Michelle said earlier that three different engineers will tell you three different things. Because we have all been there, we've been in this business long enough to know that that could be the case.

*Jay Reeves* – It all depends on who you hire.

*Bill Warinner* – I will go on record as saying that so far, from the Wannemacher Jensen Architects presentation, that they demonstrated very little understanding of historic preservation generally, and especially as it relates to this project.

*Michael Hill* – I concur with that. There are these things, like the Secretary of the Interior's Standards of Rehabilitation that speak to that....

[Resident got up to speak to Board] *Melanie Barr* – I wanted to say something about that. They said that we have spoken to the stakeholders. What about the neighbors in this neighborhood? They have never come to the Duckpond neighborhood meetings. They haven't sent out a flyer, or a handout, or a mailer. So a lot of the neighbors don't even know this could happen. And they are proposing a big, big building. I forgot to mention earlier, where is the parking? They want a much bigger building so you can have a wedding going on here and a concert going on there...

*Jay Reeves* – Well there is a parking lot in front of the building but it isn't very big.

Thelma A. Boltin Discussion

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*Melanie Barr* – Right. It's just a little triangle lot.

*Jay Reeves* – And I'm not familiar with what the increase in size is that they are talking about, I'm not sure if it's doubling....

*Melanie Barr* – It appears to double. It's going to cover the fireplace, it's going to cover the shuffleboards, it's going to cover the garden.

*Jay Reeves* – If they rebuild it, all that is gone anyway.

*Melanie Barr* – Where is the parking? If they are making it so big, people are going to be parking all over the neighborhood.

*Jay Reeves* – These are all questions that will come up if we go down the road of "new building". Which right now we are not going down that road just yet.

*Melanie Barr* – The neighborhood doesn't even know. Who is a "stakeholder" if not the actual neighbors?

*Jay Reeves* – The neighborhood will know.

*Michael Hill* – Take it upon yourself, Melanie. Make sure the neighborhood finds out.

End of Thelma Boltin discussion.





# THELMA A BOLTIN CENTER

View from South lawn







**THELMA A BOLTIN CENTER**  
View from NE 5th St







# THELMA A BOLTIN CENTER EXISTING V. NEW AUDITORIUM







# THELMA A BOLTIN CENTER

View from corner of NE 2nd Ave and NE 5th St



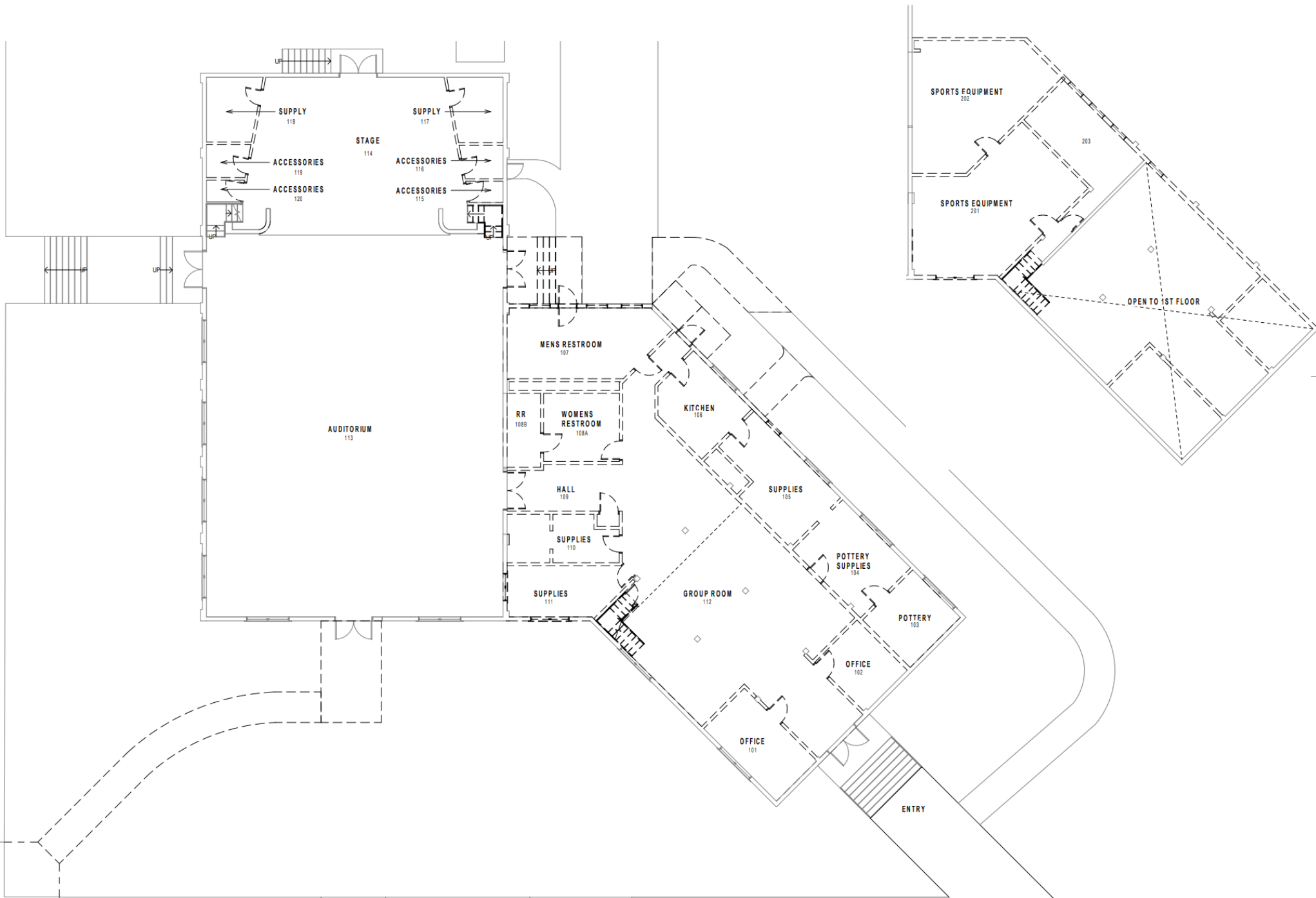




# THELMA A BOLTIN CENTER

Entrance and private deck view



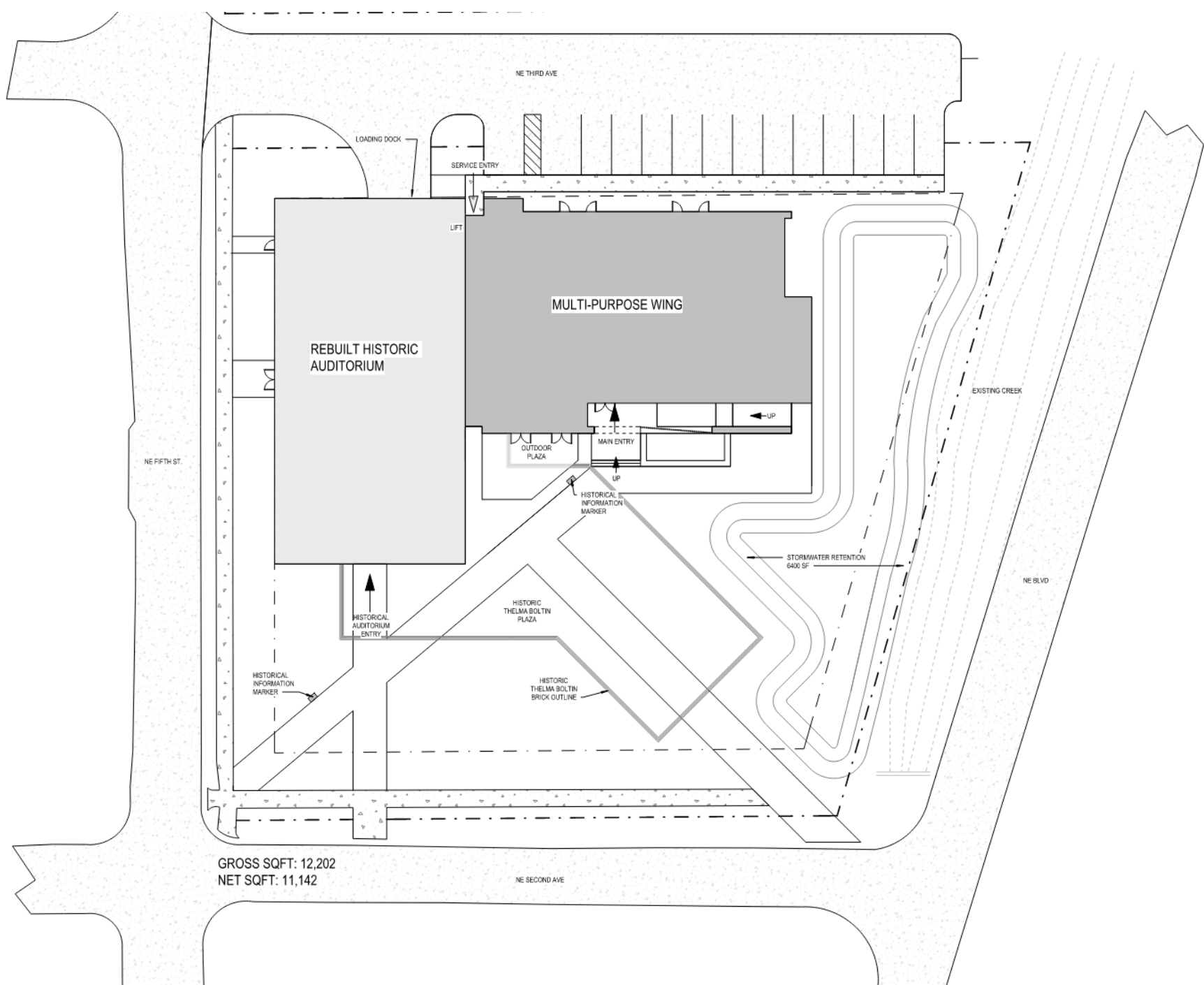


# THELMA A BOLTIN CENTER

## EXISTING PLAN

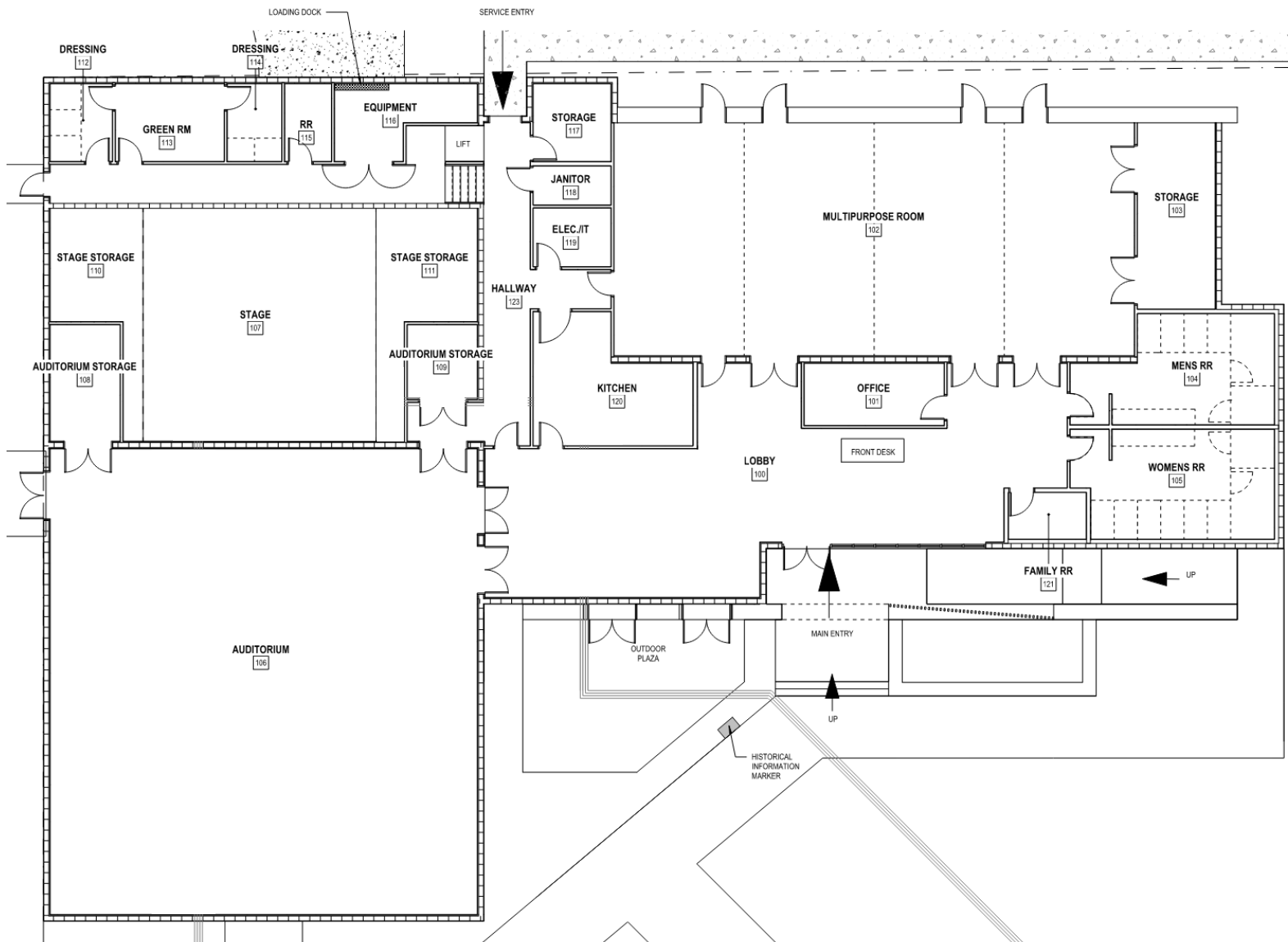






# THELMA A BOLTIN CENTER PROPOSED SITE PLAN





1 LEVEL 1 - FLOOR PLAN  
1/8" = 1'-0"

# THELMA A BOLTIN CENTER PROPOSED PLAN





MANHATTAN CASINO







MANHATTAN CASINO





THELMA A BOLTIN CENTER





THELMA A BOLTIN CENTER

