

Board Member Gilleece returned to her seat.

- 2. PLANNING CASE P11-0711:** Proposed Certificate of Appropriateness requested by Joe Marca of Marchatects on behalf of Richard Michaelson, to make modifications to the Helgeson Buick Building, eligible for the State Register in the April 2009 Modernist Context Statement. Modifications are proposed for the northerly side of the building located at 8001 Auto Drive, on the northwesterly corner of the intersection of Auto Drive and Detroit Drive in the Riverside Auto Center, Ward #4.

Brian Norton, Assistant Planner, presented the staff report.

Chair Megna noted that project proposes to expose an elevation that is not currently exposed. The wall will get a brick treatment that replicates pretty much what is existing. This is an elevation which doesn't directly face either Detroit or Auto Drive. He asked the applicant to come forward.

Joseph Marca, architect, said that he appreciated working with staff over the last month to find a way to make this site more usable to the new Hyundai dealership going in there and maintaining the significance of the building. He said he would be happy to answer any questions.

Chair Megna stated that this is a building he sees everyday. He offered some comments that he hoped Mr. Marca would take back to his client. This is a pretty extraordinary building. It's integrity is astonishing at this point by which he means the number of details both in gross and micro that are present from its creation. From his perspective, as someone who has built more than a few auto dealerships in his career, it has good potential for continuing its purposes as a retail building. It may also be eligible for some fairly attractive tax treatments under the Federal Code, if the owner wanted to pursue them. He stated that the building was worth saving.

Mr. Marca stated he would be happy to relate that to the Mr. Michaelson.

Chair Megna said he just wanted to encourage them and that this really is a valuable building that needs to be hung onto.

Mr. Marca explained that the plans are to essentially clean it up and preserve its characteristics. They realize that under the Historic Building Code, they don't have to meet Title 24 so that the building has a good chance of being cleaned out consistent with its original design and character.

Chair Megna pointed out that the address for the building is still there. The numbering is metallic, again, that is just one example of the detailing on the building. Another thing is that this building was a Diffenbaugh in-house design. Diffenbaugh, as you may or may not know, built many of the buildings in the original auto center. This is a pretty cool piece of Jetson architecture and it is original.

MOTION MADE by Board Member Leach, **SECONDED** by Board Member Field, **TO APPROVE** Planning Case P11-0711 subject to staff's findings and recommendations.

MOTION CARRIED unanimously.

AYES: Field, Gilleece, Leach, Megna, Preston-Chavez, Treen
NOES: None
DISQUALIFIED: None
ABSTAINED: None
ABSENT: Altamirano, Garafalo, Murrieta

E. MISCELLANEOUS ITEMS:

3. Brief report from the Historic Preservation Officer on recent City Council actions.
4. Items for future agendas.
5. Update on status of major development projects.

Ms. Gettis pointed out the two letters distributed prior to the meeting. She stated that these cases would not be coming before the Board again.

She updated the Board regarding the Trujillo Adobe. Some of the board members may have read about this in the paper and she stated that the Museum is preparing a report that will be going to Council in March to outline options for the City Council to consider. Also, the City Council held a workshop on the Downtown Library EIR and unanimously approved pursuing the option of reusing the building. To what degree it is being reused and what the environmental process will be for this, is to be determined. At least for now, the EIR has been halted. Lastly, she pointed out that today is Chair Megna's last day on the Board. In recognition of his 8 years of service, staff has provided cookies and ice tea for the Board to enjoy.

Chair Megna thanked staff and stated that this has been a great experience. One of the things that does concern him as he steps off the Board is that he is the last person with a high level of understanding of how architecture came to be at this point. One thing he would wish for the Board, either as a formal suggestion or something they may choose to take on themselves is to learn more about architecture. He asked Ms. Gettis to forward the information regarding a workshop at the LA County Museum of Modern Art regarding modernism on March 9. He encouraged everyone to consider this and take advantage of these opportunities to learn more, particularly the Modernist period which will be an interesting battleground in the next decade or so. He described his experience in saving the Thunderbird sign on University Avenue. The Board voted to deny the Certificate of Appropriateness to demolish the sign. Certainly no part of his service on this Board was more painful than sitting in front of LUC that day defending the decision to deny. But an important part of the town's history was saved. He stated that the Board has the responsibility to teach people a bit about why the Board exists and what it does. On occasions when something really valuable is at stake, such as the Thunderbird sign, don't be afraid to take a position. He said good luck to the Board in their efforts to be good stewards of the cultural landscape of Riverside, it's a place worth saving.

Ms. Gettis brought up the need for a future workshop on the Design Guidelines. She has struggled with these and noted that often they do not operate as guidelines. For example, in