



August 21, 2024

Cogstone 5880

To: Mike Khoury
From: Shannon Lopez, Cogstone Resource Management

Re: Letter Report for the Historic Built Environment Compatibility Study 8001 Auto Center Drive Building Project, City of Riverside, Riverside County, California.

The purpose of this study is to determine the potential impacts to the historic Helgeson Buick Showroom located at 8001 Auto Center Drive as a result of the Auto Center Drive Building Project (Project), City of Riverside, Riverside County, California (Appendix A, Figure A-1). The City of Riverside is the lead agency.

The Project involves partial demolition of the rear (northwest elevation) of the existing Helgeson Buick Showroom to make way for future development.

Project Personnel

Cogstone conducted the Built Environment Compatibility study and authored this report. Resumes of key personnel are provided in Appendix B.

- Molly Valasik provided overall QA/QC. Ms. Valasik has an M.A. in Anthropology from Kent State University in Ohio and over 15 years of experience in southern California archaeology.
- Shannon Lopez served as the architectural historian and co-authored this report. Ms. Lopez holds an M.A. in History (with an emphasis in architectural history) from California State University (CSU) Fullerton. She has more than six years of experience in the field of history and architectural history.
- Logan Freeberg made the Geographic Information System (GIS) maps for this report. Mr. Freeberg holds a B.A. in Anthropology from the University of California (UC) Santa Barbara and a GIS certification from CSU Fullerton. He has over 20 years of experience in California archaeology.

BACKGROUND CONTEXT

In December of 2023, Cogstone Resource Management completed a Historic Built Environment Assessment for the 8001 Auto Center Drive Building Project for the current property owner, Richard Michaelson (Lopez 2023). The original Project proposed the complete demolition of the Helgeson Buick Showroom. Cogstone's efforts included background research (such as review of historic documents, photographs, newspaper articles, etc.), consultation with the Old Riverside Foundation, consultation with Scott Watson with the City of Riverside Planning Division, review of documentation which previously evaluated the Helgeson Buick showroom, and an in-person survey.

During Cogstone's consultation in 2023 with the City of Riverside Historic Preservation Division, Scott Watson provided Cogstone with a Department of Parks and Recreation (DPR) 523 record for the Helgeson Buick showroom and a digital copy of the *Survey Report City of Riverside Citywide Modernism Intensive Survey September 2013* (HRG 2013).

The resource was first documented in 2009 as part of the *Modernism Context Statement for the City of Riverside, Certified Local Government Grant*. The building was recommended eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 3 as an "excellent example" of the International Style (Appendix C, Figures C-1 through C-2).

The Helgeson Buick showroom was re-recorded and re-evaluated by the Historic Resource Group (HRG) in 2013. It was noted in the 2013 DPR that a large portion at the back of the showroom was demolished in 2012 and sealed with a masonry wall. As part of HRG's evaluation of the showroom for historic significance, HRG states, "It is significant under the theme Modern Architecture as a good example of a Mid-Century Modern/International Style automobile showroom in Riverside. It does not appear eligible for listing in the National Register of Historic Places due to alterations to the site, including the demolition of two of the original buildings" (HRG 2013, Appendix C, Figure C-3 through C-5).

Review of the *Survey Report: City of Riverside Citywide Modernism Intensive Survey September 2013* provided by Mr. Watson includes the Helgeson Buick as an individual property that appears eligible for listing in the CRHR. The Survey Report assigns the resource the status code 3CS (appears eligible for CR as an individual property through survey evaluation) and 5S3 (appears to be individually eligible for local listing or designation through survey evaluation) (Appendix D, Figure D-1).

As part of Cogstone's consultation efforts for the original 2023 Project, a request for information was sent to the Old Riverside Foundation. Cogstone received a response from Dave Stolte, President of the Old Riverside Foundation, in August of 2023. As part of his response, Mr. Stolte states, "Alterations to the Helgeson Buick building have not affected the appearance of the showroom from three sides. The 2012-2014 demolition was restricted to the rear portion of the structure, leaving the International Style showroom intact and with a great deal of integrity." Mr. Stolte's full response is appended in Appendix E, Figures E-1 and E-2.

Cogstone completed a pedestrian survey and re-evaluation of the showroom and concluded that there appears to be no overall adverse impact to the building's integrity of exterior materials, design, workmanship, association, location, setting, and feeling as compared to the building's recording in 2013. Therefore, Cogstone recommended this building retain its eligibility for listing in the CRHR at the local level under Criterion 3, as it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values (Appendix C, Figures C-6 through C-14).

Recent review of the City of Riverside's online Historic Resource Inventory shows the Helgeson Buick Showroom as recommended eligible for listing but is not officially listed as a historic resource or local landmark at the state or local level. This resource is not currently included in the Office of Historic Preservation's Built Environment Resource Directory (BERD).

According to the *Survey Report: City of Riverside Citywide Modernism Intensive Survey* September 2013:

“All properties previously assigned a CHR Status Code of 5 or higher or assigned a CHR Status Code of 3S, 3CS, 5S3, and 7R as part of this survey are considered to be historic resources under the current provisions of the California Environmental Quality Act (CEQA) and Title 20 of the City of Riverside Municipal Code (Ord. 6263 (1996), as amended).”

As the Helgeson Buick Showroom is assigned the status codes 3Cs and 5S3 by the City, Cogstone reviewed the proposed project and its compatibility with the California Environmental Quality Act (CEQA) and local ordinances (Title 20 of the City of Riverside Municipal Code for Cultural Resources).

CEQA states that: It is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required are intended to assist public agencies in systematically identifying both the significant effects of proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. (California Code, Public Resource Code-PRC § 21002).

PROJECT COMPATIBILITY

The current Project proposes to remove the office space located at the rear (northwest elevation), rework the structure to match the existing design elements, and rework the building’s power source and HVAC system to accommodate the reduction of the building (Appendix F, Figures F-1 through F-6).

The modifications proposed by the Project will remove approximately one-fourth of the building’s overall footprint at the rear of the building. The view of this building section is largely obscured from street view by the showroom itself and setback from the primary street, Auto Center Drive, and secondary street, Detroit Drive.

To prevent a substantial negative impact to the historic integrity of the building, the Project must limit removal and impacts to the building’s character-defining features which qualify it as eligible for listing in the CRHR and at the local level as an example of the International Style.

Character Defining Features

According to the 2009 survey description and evaluation the building is described as:

“This International Style car dealership is one story in height, covered by a flat roof, and is sited diagonally on the corner of Auto and Detroit Drives. It consists of a square-plan, central interior space and four open, rectangular wings on each side. The roofs of the wings start from below the large central roof. The whole structure is composed of thin steel beams spread apart from each other as supports for the metal roof with exposed and

recessed beams. The roof detail is cornice-like with the upper part of the roof slightly extending over the wide, lower beam.”

Based on this description, the character defining features of this buildings are:

- (Building Orientation) Diagonal orientation and location of the building’s footprint within the parcel
- (Building Footprint) Square plan
- (Roof Style) Flat roof
- (Roof Style) Metal roof with exposed recessed beams
- (Roof Style) Cornice-like roof detail
- (Roof Overhang) Four open rectangular wings which connect to the large central roof
- (Framing) Thin steel support beams
- (Interior) Central interior space

According to the 2013 survey documented by HRG, the building description is:

“It exhibits characteristics of the International Style. The building is oriented diagonally on the parcel. It is rectangular in plan and composed of discrete volumes, with steel frame construction and a flat roof. The central volume is slightly taller than the other volumes and consists of floor-to-ceiling storefront windows on three sides that give it a transparent appearance. The primary entrance is a single, fully-glazed, metal frame door. There are four rectangular volumes projecting from the central showroom. On the primary (south) façade there is a flat-roofed entrance canopy. On the west façade there is an open, flat-roofed carport used to display automobiles. On the east and rear façades there are enclosed office spaces clad in stack bond brick. The eastern wall of the east volume rises above the roofline creating a parapet. There is an addition on the north.”

Based on this description, the character defining features of this buildings are:

- (Building Orientation) Diagonal building orientation
- (Building Footprint) Rectangular plan with discrete volumes
- (Roof Style) Flat roof
- (Roof Overhang) Four rectangular volumes projecting from the central showroom
- (Framing) Steel frame construction
- (Framing) Metal framed door as the primary entrance
- (Windows) Floor-to-ceiling storefront windows on three sides
- (Interior) Enclosed office spaces clad in stack bond brick
- (Interior) Central showroom

In ca. 2012, a very large portion of the rear of the building was demolished which resulted in a substantial impact to the building’s original design, materials, and workmanship (Appendix F, Figure F-7 and F-8). This demolition occurred *after* the building was recommended eligible for listing in the CRHR as an example of the International Style in 2009. When the showroom was re-evaluated by HRG in 2013, HRG stated that the building retained sufficient integrity to convey its historic significance “under the theme Modern Architecture as a good example of a Mid-Century Modern/International Style automobile showroom in Riverside.” The City of

Riverside concurred that this major building alteration did not disqualify it as a historic resource as it is assigned the status code 3CS, 5S3 *Survey Report: City of Riverside Citywide Modernism Intensive Survey September 2013*.

Potential Impacts

Based on the 2009 evaluation, the 2013 survey re-evaluation, the *Survey Report: City of Riverside Citywide Modernism Intensive Survey September 2013*, and consultation with the Old Riverside Foundation it is well established that the International Style showroom and its character defining features (primary area of the building) and not the secondary office space at the rear of the building is what is considered historically significant under Criteria 3. By this precedent, the removal of the building's original materials in and of itself is not sufficient to disqualify its eligibility for listing if it does not impact the character defining features which comprise the resource's International Style.

The Project will remove approximately one-fourth of the building's overall footprint which is comparatively less than the area removed in ca. 2012 (Appendix F, Figure F-1 through F6 and F8). This building reduction will be limited to the rear of the building and focus on the removal of office space but will also remove a portion of the showroom's steel carport which faces the secondary street of Detroit Drive. The International Style showroom which faces the main street of Auto Center Drive will remain extant with minimal negative impact to its character defining features. As was done after the ca. 2012 building reduction, the Project will also infill the exposed area at the back of the building with materials matching the existing, so it will look and feel remain harmonious with the original building design.

Key Site Plan Notes (Appendix F, Figure F-1 through F-6)

- Remove non-facing street building area.
- Add interior structural columns to support reduction in size of building-finish to match existing columns.
- Rework power as required and HVAC system to accommodate reduction in showroom.
- Modify existing accessible stripping and parking stalls.
- Replace and repair asphalt that is damaged after demolition.
- Frame new wall with block to match existing.
- Proposed finish edge of canopy and roof impacted by demolition to match existing.

RECOMMENDATIONS

Based on a review of the Project plans and the precedent set by previous removal of the resource's original materials, Cogstone finds that the building reduction will not disqualify the Helgeson Buick Showroom from its previous recommendations as eligible for listing in the CRHR or at the local level. The International Style Showroom and its character defining features will remain extant.

Cogstone does recognize that the Project proposes to remove a portion of the steel framed carport which faces the secondary street of Detroit Drive. The carport is documented as a character defining feature of the Helgeson Buick Showroom. This section of the carport to be impacted is located at the back of the building and is not clearly visible from the primary street of Auto Center Drive. To mitigate the potential negative impact the Project can:

1. Leave the carport as is; or
2. Following the removal of this portion of the carport, the feature be shored up and provided a finish in a manner that reflects the rest of the carport's original materials and design (as proposed in the Key Site Plan Notes of Appendix F).

References Cited

City of Riverside

2009 "Historic Property Profile: 8001 Auto Dr." Historic resource Inventory. Available at <https://mapriverside.riversideca.gov/GeocortexWV/WebViewer/?app=2d32ffc3b0f1409ea67a5023519d6f00>, accessed July 18, 2024.

Historic Resource Group

2013 "Helgeson Buick". Department of Parks and Recreation (DPR) 523 forms. Prepared March 20, 2013. Copy provided by the California Historical Resources Information System (CHRIS) Eastern Information Center.

2013 "Survey Report City of Riverside Citywide Modernism Intensive Survey September 2013". Prepared for City of Riverside Community Development Department. Available at <https://riversideca.gov/historic/pdf/Modernism-II-Survey.pdf>, accessed July 18, 2024.

Lopez, Shannon

2023 *Historic Built Environment Assessment or the 8001 Auto Center Drive Building Project, City of Riverside, Riverside County, California*. Prepared for Michaelson. December 2023.

APPENDIX A. LOCATION MAP

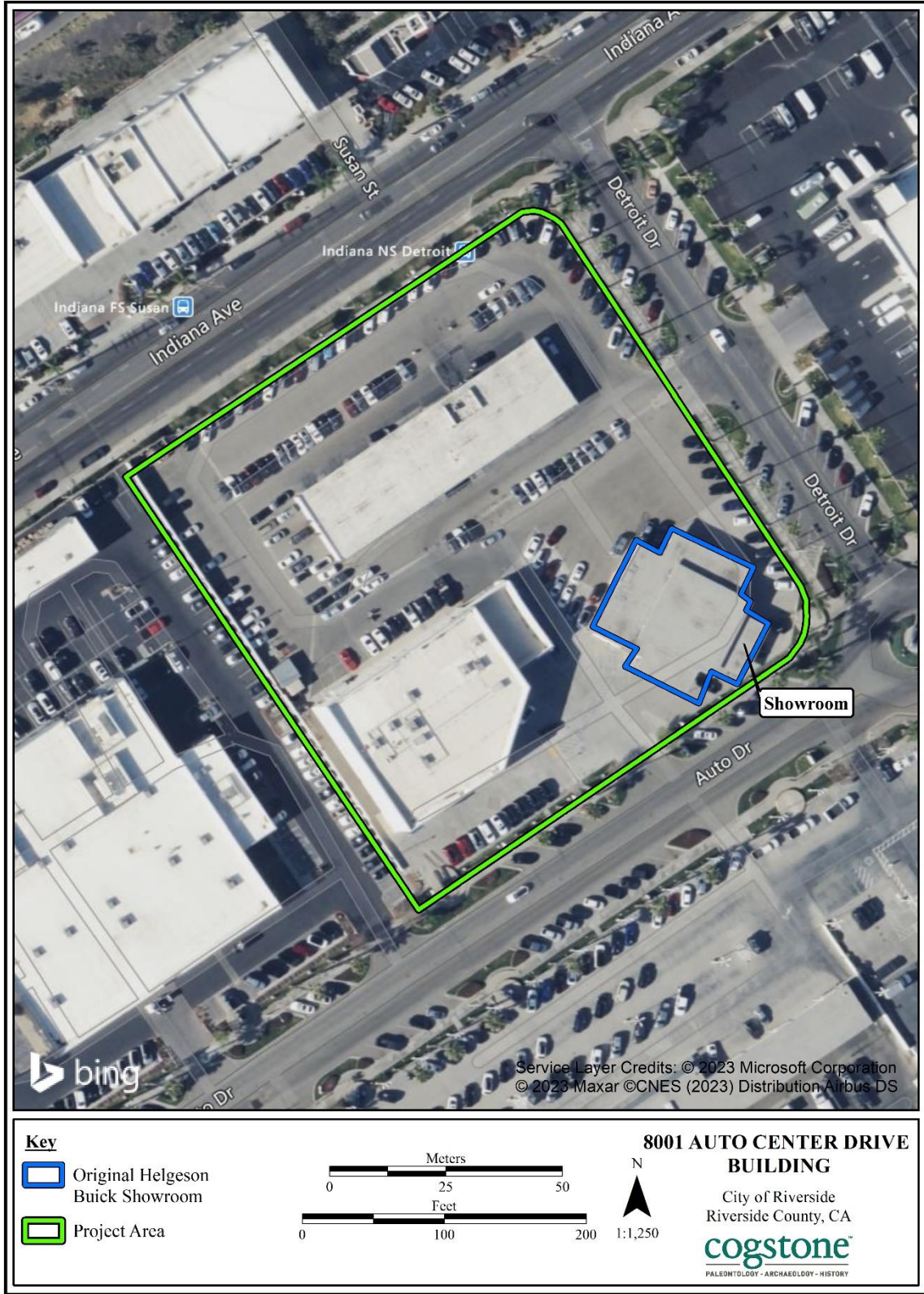


Figure A-1. Current Helgeson Buick Showroom location

APPENDIX B. QUALIFICATIONS

EDUCATION

2009 M.A., Anthropology, Kent State University, Kent, Ohio
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

SUMMARY OF QUALIFICATIONS

Ms. Valasik is a Registered Professional Archaeologist (RPA) with more than 14 years of experience. She is a skilled professional who is well-versed in the compliance procedures of the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California. Ms. Valasik has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. She is accepted as a principal investigator for prehistoric archaeology by the State Office of Historic Preservation's Information Centers.

SELECTED EXPERIENCE

Concord Huntington Park Apartments, City of Huntington Beach, Los Angeles County, CA. This study was conducted to determine potential impacts to cultural resources resulting from the project, which included seismically retrofitting the 15-story apartment building and replacing the roof. Services included records searches, a Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC), a built environment survey, and preparation of a Cultural Resources Assessment Report. Department of Parks and Recreation (DPR) 523 series forms were completed for the building, which was recommended not eligible for listing in the National Register of Historic Places (NRHP) nor the California Register of Historical Resources (CRHR) due to a lack of significance. As the entire area is landscaped, hardscaped, or covered by buildings, an archaeological survey was not conducted. The United States Department of Housing and Urban Development (HUD) is the lead agency under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). Sub to Partner Engineering and Science, Inc. Project Manager. 2022-2023

Brown Strauss Industrial Project, City of Banning, Riverside County, CA. Cogstone provided cultural and paleontological assessment services to determine the potential impacts to cultural and paleontological resources during the development of approximately 15 acres of vacant land to construct a steel manufacturing and distribution facility. The project consisted of a 45,000 square foot warehouse, a 3,000 square foot office, two 500 square foot enclosed saw sheds, and an outdoor storage yard and required a General Plan amendment, zone change, and parcel merger. Cogstone conducted cultural and paleontological resources records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), and an intensive pedestrian survey. A Cultural and Paleontological Resources Assessment report was prepared. The City of Banning is the lead agency under the California Environmental Quality Act (CEQA). Sub to Sagecrest Planning+Environmental. Project Manager. 2022-2023

Wilson Warehouse Project, City of Perris, Riverside County, CA. This study was conducted to determine the potential impacts to cultural and paleontological resources during construction of an 83,910-square foot industrial building with associated landscaping and parking areas on the 4.75-acre project area. Cogstone conducted record searches, a Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC), performed an intensive pedestrian survey, and prepared a Cultural and Paleontological Assessment Report. The SLF search indicated that a traditional cultural landscape and two traditional cultural resources are in close proximity to the project area. Based on this information, the project area is considered moderately to highly sensitive for buried prehistoric cultural resources and Cogstone recommended full-time cultural and Native American monitoring for the duration of ground-disturbing activities. The City of Perris is the lead agency under the California Environmental Quality Act (CEQA). Sub to Sagecrest Planning + Environmental. Project Manager. 2022-2023

EDUCATION

- 2022 Certificate in Historic Preservation, The Boston Architectural College, Boston
2018 M.A., History (with an emphasis in architecture), California State University, Fullerton
2012 B.A., History, Minor in Asian-Pacific Studies, California State University, Dominguez Hills

SUMMARY QUALIFICATIONS

Ms. Lopez is a qualified architectural historian with over five years of experience who meets or exceeds the Secretary of the Interior's *Standards and Guidelines for Architectural History*. Her experience includes architectural history research and surveys with photo documentation and recording of built environment resources for local and federal projects. She has extensive knowledge with Native American consultation, consultation with local and state historical societies, and in the analysis of primary and secondary sources. Ms. Lopez is acknowledged as an approved Architectural Historian by Caltrans and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Cultural Resources Use Permit. She is accepted as a Principal Investigator for Architectural History and History by the State Historic Preservation Office (SHPO). Additionally, she is an approved Reader at the Huntington Library by the Los Angeles Office of Historic Resources.

SELECTED EXPERIENCE

Concord Huntington Park Apartments, City of Huntington Beach, Los Angeles County, CA. This study was conducted to determine potential impacts to cultural resources resulting from the project, which included seismically retrofitting the 15-story apartment building and replacing the roof. Services included records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), a built environment survey, and preparation of a Cultural Resources Assessment Report. California Department of Parks and Recreation DPR 523 (DPR 523) forms were completed for the building, which was recommended not eligible for listing in the National Register of Historic Places (NRHP) nor the California Register of Historical Resources (CRHR) due to a lack of significance. As the entire area is landscaped, hardscaped, or covered by buildings, an archaeological survey was not conducted. The United States Department of Housing and Urban Development is the lead agency under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). Sub to Partner Engineering and Science, Inc. Architectural Historian. 2022-2023

Long Beach Market Place Mixed-Use Project, City of Long Beach, Los Angeles County, CA. Cogstone conducted a historic built environment evaluation for this project, which involved the demolition of two existing office buildings and the new construction of a six-story mixed-use development comprised of 390 apartment units with 4,800 square feet of ground floor retail. Services included background research, consultation with local historical societies, and a built environment survey. Three historic in age buildings were recorded on DPR 523 forms and evaluated for listing in the CRHR. A Historic Built Environment Evaluation report was prepared. All work was done in compliance with the mitigation measures for the project. Sub to PlaceWorks. Architectural Historian. 2023

Dominguez Bike Path, City of Carson, Los Angeles County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during the proposed construction of a 12-foot wide asphalt bike path located on approximately 1.13 linear miles along the northern embankment of the Macco Channel and along the eastern embankment of the Dominguez Channel within the Los Angeles County Flood Control District right-of-way. Cogstone's services included records searches, a Sacred Lands File search from the NAHC, intensive cultural, paleontological, and built environment surveys, and preparation of a Cultural and Paleontological Resources Assessment Report. One historic built-environment resource, a segment of the Dominguez Channel Levee System, was recorded on DPR 523 forms and evaluated for historic significance. The assessment report complied with the requirements of the California Environmental Quality Act (CEQA) with the City of Long Beach acting as the lead agency. Due to the possible impacts on waterways, the United States Army Corps of Engineers (USACE) requires Project proponents to obtain a Clean Water Act (CWA) Section 404 permit. The USACE is the lead agency under the CWA and Section 106 of the NHPA. Sub to Geode Environmental. Architectural Historian. 2022

EDUCATION

2018 Geographic Information Systems (GIS) Certificate, California State University, Fullerton
2003 B.A., Anthropology, University of California, Santa Barbara

SUMMARY OF QUALIFICATIONS

Mr. Freeberg has over 20 years of experience in cultural resource management and has extensive experience in field surveying, data recovery, monitoring, and excavation of archaeological and paleontological resources associated with land development projects in the private and public sectors. He has conducted all phases of archaeological work, including fieldwork, laboratory analysis, research, and reporting. Mr. Freeberg also has a strong grounding in conventional field and laboratory methods and is skilled in the use of ArcGIS.

SELECTED EXPERIENCE

Concord Huntington Park Apartments, City of Huntington Beach, Los Angeles County, CA. This study was conducted to determine potential impacts to cultural resources resulting from the project, which included seismically retrofitting the 15-story apartment building and replacing the roof. Services included records searches, a Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC), a built environment survey, and preparation of a Cultural Resources Assessment Report. Department of Parks and Recreation (DPR) 523 series forms were completed for the building, which was recommended not eligible for listing in the National Register of Historic Places (NRHP) nor the California Register of Historical Resources (CRHR) due to a lack of significance. As the entire area is landscaped, hardscaped, or covered by buildings, an archaeological survey was not conducted. The United States Department of Housing and Urban Development (HUD) is the lead agency under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). Sub to Partner Engineering and Science, Inc. GIS Supervisor. 2022-2023

Brown Strauss Industrial Project, City of Banning, Riverside County, CA. Cogstone provided cultural and paleontological assessment services to determine the potential impacts to cultural and paleontological resources during the development of approximately 15 acres of vacant land to construct a steel manufacturing and distribution facility. The project consisted of a 45,000 square foot warehouse, a 3,000 square foot office, two 500 square foot enclosed saw sheds, and an outdoor storage yard and required a General Plan amendment, zone change, and parcel merger. Cogstone conducted cultural and paleontological resources records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), and an intensive pedestrian survey. A Cultural and Paleontological Resources Assessment report was prepared. The City of Banning is the lead agency under the California Environmental Quality Act (CEQA). Sub to Sagecrest Planning+Environmental. GIS Supervisor. 2022-2023

Long Beach Market Place Mixed-Use Project, City of Long Beach, Los Angeles County, CA. Cogstone conducted a historic built environment evaluation for this project, which involved the demolition of two existing office buildings and the new construction of a six-story mixed-use development comprised of 390 apartment units with 4,800 square feet of ground floor retail. Services included background research, consultation with local historical societies, and a built environment survey. Three historic in age buildings were recorded on DPR 523 forms and evaluated for listing in the CRHR. A Historic Built Environment Evaluation report was prepared. All work was done in compliance with the mitigation measures for the project. Sub to PlaceWorks. GIS Supervisor. 2023

**APPENDIX C. 2009 AND 2013 DOCUMENTATION AND EVALUATION OF
THE HELGESON BUICK SHOWROOM**

Historic Property Profile: 8001 AUTO DR

Produced On June 16, 2023



Address:	8001 AUTO	Year Built:	1965
APN:	231240002	Builder:	J. D. Diffenbaugh
Name:	Helgeson Buick	Contractor:	
Architect:	J. D. Diffenbaugh	Style:	International
Original Use:	Commercial	Original Owner:	

Legal Description:

Property Description:

Designations

Date:	Name:	
Level:	Description:	
Plaque Date:	Landmark No:	Merit No:
Plaque Text:		
Remarks:		

Survey Results

Survey Description

Survey Year: 2009

This International Style car dealership is one story in height, covered by a flat roof, and is sited diagonally on the corner of Auto and Detroit Drives. It consists of a square-plan, central interior space and four open, rectangular

Figure C-1. 2009 Historic Property Profile for 8001 Auto Drive, page 1 of 2

wings on each side. The roofs of the wings start from below the large central roof. The whole structure is composed of thin steel beams spread apart from each other as supports for the metal roof with exposed and recessed beams. The roof detail is cornice-like with the upper part of the roof slightly extending over the wide, lower beam. Landscaping includes grass and palm trees. Additions include a circular car platform on the corner, and a boxy, featureless building and trailer north and directly behind the building.

Significance

This building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent example of the International Style. This is a classic example of an International Style car dealership with the floor-to-ceiling glazing, flat roof, exposed structural system, and use of steel framing. In 1965, seven of the city's automobile dealerships moved from their downtown quarters to a jointly owned Auto Center along the freeway at Adams Street. It was one of the first centers of its type in the United States. The idea for the center originated in a discussion among five dealers. Of the original Auto Center buildings, the Helgeson Buick dealership is the most distinctive. J. D. Diffenbaugh was the local contractor, who designed and built this. He was also the contractor for the Blindness Support Services building at 3690-3696 Beatty Drive. The Helgeson Buick dealership retains a high level of integrity as there are no apparent exterior alterations.

Property Type: Commercial

Theme: Architecture

Period of Significance: 1965

Related Features:

Resource Attributes: HP06

Report Citation: Modernism Context Statement for the City of Riverside, Certified Local Government Grant

NRHP Status: 3CS Appears eligible for CR as an individual property through survey evaluation

Applicable Criteria: C Property embodies distinctive characteristics which possess high artistic value

NRHP Eligible

Condition:

Survey Type: Intensive Survey

Figure C-2. Figure C-1. 2009 Historic Property Profile for 8001 Auto Drive, page 2 of 2

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code 3CS, 5S3
Other Listings Review Code	Reviewer	Date

Page 1 of 3 *Resource Name or #: Helgeson Buick

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Riverside West

Date: May 17, 2012

c. Address: 8001 Auto Drive

City: Riverside

Zip: 92504

e. Other Locational Data: APN 231-240-002-2

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This property is located on the northwest corner of Auto Drive and Detroit Drive, and contains a one-story automobile showroom originally constructed for Helgeson Buick in 1965. It exhibits characteristics of the International Style. The building is oriented diagonally on the parcel. It is rectangular in plan and composed of discrete volumes, with steel frame construction and a flat roof. The central volume is slightly taller than the other volumes, and consists of floor-to-ceiling storefront windows on three sides that give it a transparent appearance. The primary entrance is a single, fully-glazed, metal frame door. There are four rectangular volumes projecting from the central showroom. On the primary (south) façade there is a flat-roofed entrance canopy. On the west façade there is an open, flat-roofed carport used to display automobiles. On the east and rear façades there are enclosed office spaces clad in stack bond brick. The eastern wall of the east volume rises above the roofline creating a parapet. There is an addition on the north.

*P3b. **Resource Attributes:** HP6 – 1-3 story commercial building

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. **Description of Photo:** (View, date, accession #) View looking Northwest (March 2013)

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1965, building permit

*P7. **Owner and Address:**

*P8. **Recorded by:**
Historic Resources Group
12 S Fair Oaks Ave, Ste 200
Pasadena, CA 91105

*P9. **Date Recorded:**
March 20, 2013

*P10. **Survey Type:**
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Christopher A. Joseph & Associates, *City of Riverside Modernism Context Statement*, November 2009.
Historic Resources Group, *Citywide Modernism Intensive Survey*, September 2013.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

Figure C-3. 2013 DPR 523 form for Helgeson Buick, page 1 of 3.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Helgeson Buick

B1. Historic Name: Helgeson Buick

B2. Common Name: None

B3. Original Use: Commercial/auto

B4. Present Use: Vacant/not in use

*B5. Architectural Style: Mid-Century Modern/International

*B6. Construction History: (Construction date, alterations, and date of alterations)

Original three structures, noted on building permits as "A", "B", and "C" buildings, completed in 1965. Roof addition (15x66 feet) to unspecified building added in 1990. Spray booth added in 2003. Roof of original structure replaced in 2005. New building for Acura dealership completed in 2005. The smallest of the three original structures ("B" building) was demolished in 2006. Awnings on "C" building at rear of site demolished in 2006. Rear portion (2825 ft²) of main building at southeast corner of site ("A" building) demolished in 2012. Remaining structure was sealed off with a masonry wall.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: William Ficker

b. Builder: J.D. Diffenbaugh

*B10. Significance: Theme: Modern Architecture
Period of Significance: 1965
Applicable Criteria: 3/c

Area: Riverside
Property Type: Commercial/auto

Helgeson Buick at 8001 Auto Drive is a good example of a post-World War II automobile showroom in Riverside. It was constructed in 1965 and designed by architect William Ficker. It exhibits Mid-century Modern and International Style details specific to automobile showrooms of this period, including floor-to-ceiling glazing, flat roof, exposed structural system, and use of steel framing. In 1965, seven of the city's automobile dealerships moved from their downtown quarters to a jointly owned Auto Center along the freeway at Adams Street. It was one of the first centers of its type in the United States. The idea for the center originated in a discussion among five dealers. Of the original Auto Center buildings, only Dutton Motor Company and Helgeson Buick retain sufficient integrity for historic designation. The Helgeson Buick dealership is the most distinctive.

Helgeson Buick retains sufficient integrity to convey its historic significance. It appears eligible for listing in the California Register at the local level of significance, and as a local landmark. It is significant under the theme Modern Architecture as a good example of a Mid-Century Modern/International Style automobile showroom in Riverside. It does not appear eligible for listing in the National Register of Historic Places due to alterations to the site, including the demolition of two of the original buildings. In addition, it does not meet National Register Criterion Consideration G of "exceptional importance" required for properties that are less than fifty years old.

B11. Additional Resource Attributes:

*B12. References:

City of Riverside Building Permits.

City of Riverside Modernism Context Statement, prepared for the City of Riverside by Christopher A. Joseph & Associates, Los Angeles, CA, November 2009.

County of Riverside Property Information Center.
Riverside County Land Information System (LIS).

B13. Remarks:

*B14. Evaluator: Christine Lazzaretto

*Date of Evaluation: March 20, 2013

(This space reserved for official comments.)



Figure C-4. 2013 DPR 523 form for Helgeson Buick, page 2 of 3.



View looking South (March 2013)



View looking Southeast (March 2013)

Figure C-5. 2013 DPR 523 form for Helgeson Buick, page 3 of 3.

2013 SURVEY AND EVALUATION

In 2013, the Helgeson Buick showroom was documented and evaluated for historic significance by the Historic Resources Group. The building was described as an International Style one-story automobile showroom. The building has a rectangular plan, flat roof lines, a steel frame, floor-to-ceiling storefront windows, metal frame doors, and carports. In 2012, the rear portion of the building was demolished. Historic Resource Group recommended this building eligible for listing in the California Register of Historical Resources (CRHR) at the local level "as it retains sufficient integrity to convey its historic significance." The building is also recommended eligible for listing as a local landmark. Its significance represents "a good example of a Mid-Century Modern/International Style automobile showroom in Riverside." The building was not recommended eligible for listing in the National Register of Historic Places (NRHP) due to building alterations and demolition of associated original buildings. At the time of documentation, the showroom was not yet 50 years old and was recommended not eligible for listing in the NRHP under National Register Special Criterion Consideration G "exceptional importance" required for properties that are less than 50 years old. The 2013 site records assigned this resource status codes: 3CS (Appears eligible for CR as an individual property through survey evaluation) and 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation).

2023 SURVEY AND RE-EVALUATION

On November 20, 2023, Cogstone's architectural historian Shannon Lopez conducted a site visit of the Helgeson Buick building at 8001 Auto Center Drive. Ms. Lopez was permitted access to the building's interior by the current owner Richard Michaelson. According to Mr. Michaelson, the interior of the showroom and its associated office space have not been used since the purchase of the property in 2013. Upon visual inspection, the building's interior features appear to be in fair to poor condition due to deterioration and removal of materials which contained asbestos.

Comparison of the building's exterior, as recorded in 2013, and what was observed by Ms. Lopez in 2023 shows no significant alterations to the resource's exterior. Some deterioration of paint and minor rust are visible on the corrugated steel overhang. Overall, there appears to be no adverse impact to the building's integrity of exterior materials, design, workmanship, association, location, setting, and feeling. Therefore, this building retains its 2013 recommended status code of 3CS and 5S3.

HISTORIC CONTEXT- ADDITIONAL BACKGROUND RESEARCH

RIVERSIDE AUTO CENTER

On November 12-14, 1965, a grand dedication ceremony celebrated the opening of the Riverside Auto Center near downtown Riverside. Hailed as the first of its kind in the United States, the complex included a coalition of the seven largest car dealerships on a single site spanning 55 acres; the valuation at the time of its opening was estimated at \$15,000,000 (*Santa Barbara News-Press* 1965; *Daily Record* 1965). An advertisement for the Riverside Auto Center's dedication festivities promised an antique auto show and giveaway, race car display, musical entertainment, children's rides, and appearances by the radio and TV personality Dick Clark, as well as an autograph signing by baseball stars Jim Lefebvre and Jim Gilliam of the Dodgers.

The original complex included a nine-acre central mall which consisted of a restaurant, carwash, and office space, along with multiple facilities to sell and service new and used cars and trucks. The seven contributing dealers included:

- W.E. Boyer, Boyer Motors, Inc. (Lincoln-Mercury)
- J.A. (Red)Moss Sr., Moss Motors (Dodge)
- George Reade Sr., De Anza Chevrolet
- Jack F. Kennedy Jr., Kennedy Pontiac
- Birkett G. Warren, Warren Anderson Ford
- Charles F. Dutton, Rubidoux Motor Co. (Oldsmobile-Cadillac)
- Robert Helgeson, Helgeson Buick Inc. (8001 Auto Center Drive)

While none of these dealership owners were obliged to coordinate their respective building designs with one another, the contemporary style of Mid-Century Modern was a preferred architectural theme as it best showcased their automotive inventories and projected a futuristic aesthetic. Floorplans were open, accommodating to foot traffic, with large window walls to integrate the outside natural environment with their cars as the focal point. According to the

Figure C-6. 2023 DPR 523 form for Helgeson Buick, page 1 of 9.

Riverside Art Museum, the Durrone Motor Company (formally Rubidoux Automotive Co.) is the last dealership of the Riverside Auto Center which remains in its original and relatively unchanged building (Riverside Art Museum [RAM] 2013). Unfortunately, the Auto Center's central mall did not perform as desired and was eventually closed, the parcels divided, and sold to the dealerships (RAM 2013).

At present a total of 25 dealerships occupy the Riverside Auto Center such as (but not limited to):

- Moss Bros. Chrysler Dodge Jeep Ram Riverside
- Riverside Chevrolet
- Fritts Ford
- Walter's Audi
- BMW Of Riverside
- Dutton Buick
- Dutton Cadillac Of Riverside
- Porsche Riverside
- Land Rover Riverside
- Riverside Hyundai (Project Area; 8001 Auto Center Drive)

SHOWROOM HISTORIC SIGNIFICANCE RE-EVALUATION

Criteria A/1

Is this resource associated with events that have made a significant contribution to the broad patterns of our history?

The Helgeson Buick showroom was constructed in 1965 as part of the Helgeson Buick dealership. This dealership was one of seven automotive dealerships which formed the Riverside Auto Center, the first of its kind in the United States upon its grand opening in 1965. While the Helgeson Buick showroom represents a contemporary structure from the Auto Center's original design, its own contributions do not elevate the building to a level of historic significance required for listing in the NRHP or the CRHR.

Criteria B/2

Is this resource associated with the lives of significant persons in our past?

The Helgeson Buick showroom is associated with Robert Helgeson, owner of Helgeson Buick Inc. Helgeson was one of the seven founding auto dealers of the Riverside Auto Center. Mr. Helgeson was a successful automobile dealer and was elected as the president of the Helgeson Buick, Riverside and the president of the Los Angeles Metropolitan Buick Dealers Association in the 1960s. However, the showroom's association with Mr. Helgeson does not elevate this resource to the level of historic significance required for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

Criteria C/3

Does this resource embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction?

In 2013, the Helgeson Buick showroom was documented and evaluated for historic significance by the Historic Resources Group. The building was described as an International Style one-story automobile showroom. The building has a rectangular plan, flat roof lines, a steel frame, floor-to-ceiling storefront windows, metal frame doors, and carports. In 2012, the rear portion of the building was demolished. Historic Resource Group recommended this building eligible for listing in the CRHR at the local level "as it retains sufficient integrity to convey its historic significance." The building is also recommended eligible for listing as a local landmark. Its significance represents "a good example of a Mid-Century Modern/International Style automobile showroom in Riverside". The building was not recommended eligible for listing in the NRHP due to building alterations and demolition of associated original buildings. At the time of documentation, the showroom was not yet 50 years old and was recommended not eligible for listing in the NRHP under National Register Special Criterion Consideration G "exceptional importance" required for properties that are less than 50 years old. The 2013 site records assigned this resource status codes: 3CS (Appears eligible for CR as an individual property through survey evaluation) and 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation).

Figure C-7. 2023 DPR 523 form for Helgeson Buick, page 2 of 9.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HRI# Trinomial
---	--------------------------------

Page 3 of 9 *Resource Name or # The Helgeson Buick Continuation Update

Comparison of the building as recorded in 2013 and what was observed by Ms. Lopez in 2023 shows no significant alterations to the resource's exterior. Some deterioration of paint and minor rust are visible on the corrugated steel overhang. Overall, there appears to be no adverse impact to the building's integrity of exterior materials, design, workmanship, association, location, setting, and feeling as compared to the building's recording in 2013. Therefore, this building retains its 2013 recommended status code of 3CS and 5S3.

Criteria D/4

Has this resource yielded or is it likely to yield, information important in history or prehistory?

Criteria D/4 is most often applied to archaeological sites and districts but can also apply to buildings, structures, and/or objects. This building does not exhibit a local variation of a standard design or construction technique that can yield important information (such as construction expertise or availability of local materials). Due to a lack of significance, this resource is recommended not eligible for listing in the NRHP under Criterion D and the CRHR under Criterion 4.

Integrity

There has been no notable change to the building's integrity of location, design, setting, materials, workmanship, feeling, and association as from what was originally recorded in 2013.

REFERENCES

Daily Record

1965 "Riverside Auto Center Brings 7 Dealer to 55-Acre Site". *Daily Record* (Banning, California). Published: Saturday, November 13, 1965. Page 3. Available at: <https://www.newspapers.com/image/688560546>. Accessed: June 26, 2023.

Historic Resource Group

2013 "Helgeson Buick". *Department of Parks and Recreation*. Copy on file with the City of Riverside Historic Preservation Department.

Riverside Art Museum (RAM)

2013 "The First of Its Kind: The Riverside Auto Center, 1965". Available at: <https://riversideartmuseum.org/exhibits/the-first-of-its-kind-the-riverside-auto-center-1965/>. Accessed: June 26, 2023.

The San Bernardino County Sun

1968 "Antenna Windshield". *The San Bernardino County Sun* (San Bernardino, California). Published: Sunday October 13, 1968. Page 74. Available at: <https://www.newspapers.com/image/61584775>. Accessed: June 15, 2023.

Santa Barbara News-Press

1965 "Seven-Dealer Venture: Riverside Auto Center Reality After 12 Years". *Santa Barbara News-Press* (Santa Barbara, California). Published: Thursday, November 18, 1965. Page 37. Available at: <https://www.newspapers.com/image/929351200>. Accessed: June 15, 2023.

Figure C-8. 2023 DPR 523 form for Helgeson Buick, page 3 of 9.



Key
 Original Building Footprint
 Project Area

Basemap: 1967 Historic Aerial

Meters
0 25 50

Feet
0 100 200

8001 AUTO CENTER DRIVE BUILDING
City of Riverside
Riverside County, CA
1:1,250
cogstone
PALMONTOLLEY - ARCHITECTURE - HISTORY

Figure C-9. 2023 DPR 523 form for Helgeson Buick, page 4 of 9.

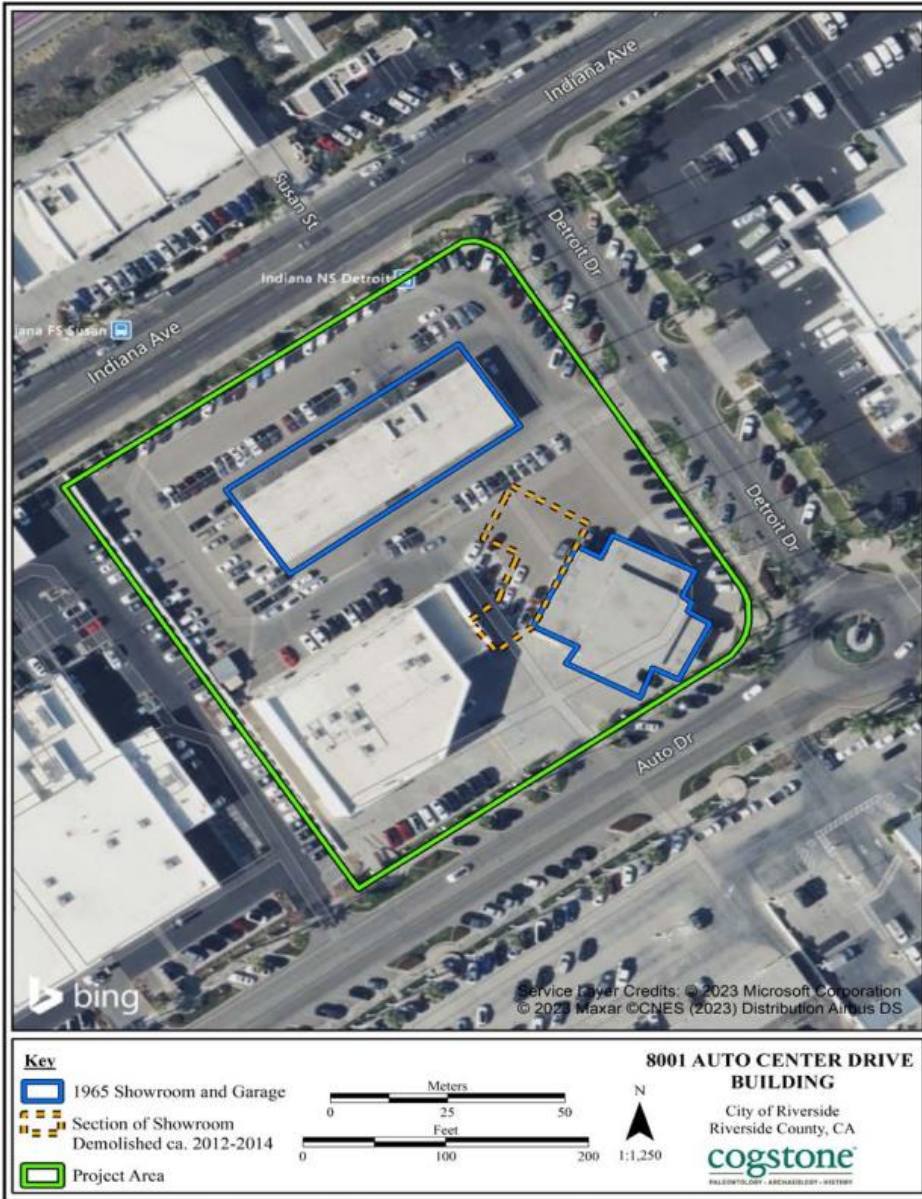


Figure C-10. 2023 DPR 523 form for Helgeson Buick, page 5 of 9.



Northeast elevation. Original building configuration prior to demolition of the southern block of the building in 2012.



Southwest elevation. Original building configuration prior to demolition of the southern block of the building in 2012.

Figure C-11. 2023 DPR 523 form for Helgeson Buick, page 6 of 9.



Main lobby/showroom interior, facing east.



Main lobby/showroom interior, facing north.



Rear of main lobby/showroom, facing secondary office space.



Rear of building (northwest area), office space.



Rear of building (northwest area), office space.



Rear of building (northwest area), office space.

Figure C-12. 2023 DPR 523 form for Helgeson Buick, page 7 of 9.

Exterior



Southern elevation, facing northeast.



Northwest elevation, facing southeast.



Oblique southeast corner, facing northwest.



Northeast elevation, facing southeast.

Figure C-13. 2023 DPR 523 form for Helgeson Buick, page 8 of 9.

Dedication of the Riverside Auto Center (Redlands Daily Facts, 1965, page 2)

Figure C-14. 2023 DPR 523 form for Helgeson Buick, page 9 of 9.

**APPENDIX D. 2013 CITY OF RIVERSIDE CITYWIDE MODERNISM
INTENSIVE SURVEY (EXERPT)**

TABLE 2: INDIVIDUAL PROPERTIES THAT APPEAR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
3535		10th Street	Riverside County Law Library	Ruhnau, Herman	1969	New Formalist	Institutional/civic	3CS, 553
3380		14th Street	Standard Insurance Company	Marr, Clinton	1961	Corporate Modern	Commercial / office	3CS, 553
3512		14th Street	Press-Enterprise Building	Ruhnau, Herman	1958	Mid-century Modern	Commercial / office	3CS, 553
5261		Arlington Avenue	Sears & Roebuck Company Department Store	Luckman, Charles	1963	Mid-century Modern	Commercial / retail	3CS, 553
8001		Auto Drive	Helgeson Buick (former) / Acura of Riverside	Ficker, William (architect); Diffenbaugh, J.D. (contractor)	1965	Mid-century Modern/International Style	Commercial / auto	3CS, 553
8201		Auto Drive	Rubidoux Motor Company	William P. Ficker	1965	Mid-century Modern		3CS, 553
891	West	Blaine Street	Gethsemane Lutheran Church	Marr, Clinton	1961	Mid-century Modern	Institutional / religious	3CS, 553
3903		Brockton Avenue	Brockton Avenue Professional Building	Brown and Rawdon	1973	Mid-century Modern	Commercial/office	3CS, 553
5900		Brockton Avenue	Riverside Osteopathic Hospital (later Knollwood)	Jacobson, Art (construction); Gates, William L. (addition)	1962; 1966 (addition)	Mid-century Modern	Hospital	3CS, 553
5969		Brockton Avenue	Trinity Lutheran Church	Orr, Strange and Inslee	1961	Mid-century Modern	Institutional / religious	3CS, 553
3756		Central Avenue	Provident Federal Savings and Loan	Marr, Clinton	1962	Corporate Modern	Commercial/bank	3CS, 553

SURVEY REPORT

City of Riverside Citywide Modernism Intensive Survey

HISTORIC RESOURCES GROUP

Figure D-1. Excerpt of 2013 Survey Report, Table 2.

APPENDIX E. PREVIOUS HISTORICAL SOCIETY CONSULTATION



OLD
RIVERSIDE
FOUNDATION

P.O. BOX 601 · RIVERSIDE, CA 92502 · (951) 683-2725 · OLDRIVERSIDE.ORG

Ms. Shannon Lopez
Cogstone Resource Management
1518 W. Taft Avenue
Orange, CA 92865

August 25, 2023

RE: Request for Information, Helgeson Buick, 8001 Auto Center Drive

Ms. Lopez,

Thank you for informing Old Riverside Foundation of the proposed demolition of the 1965 Helgeson Buick dealership showroom at 8001 Auto Center Drive (now part of Riverside Hyundai) and asking for comment. This structure is included in the City of Riverside's Modernism Context Statement on pages 35, 75, 86, 91, 121-123 and is listed as an Individual Historic Resource:

"In 1965, seven of the city's automobile dealerships moved from their downtown quarters on Market Street to a jointly owned Auto Center along the freeway at Adams Street. It was one of the first centers of its type in the United States. The idea for the center originated in a discussion among five dealers... Of the original Auto Center buildings, the Helgeson Buick dealership is the most distinctive and intact."

As noted, it was among the original dealerships to establish the Riverside Auto Center, which is now regarded as the first Auto Center in California, if not the world. The City of Riverside produced [this short video](#) for the Auto Center's 50th Anniversary; the Helgeson Buick building is featured among the historic photographs.

Alterations to the Helgeson Buick building have not affected the appearance of the showroom from three sides. The 2012-2014 demolition was restricted to the rear portion of the structure, leaving the International Style showroom intact and with a great deal of integrity.

Old Riverside Foundation believes Riverside's unique heritage and many historic buildings are vital cultural and economic resources that demand protection for our current viability and the continued livability of all residents. Demolition, disposal, and reconstruction of structures is an unsustainable practice that negatively impacts our environment, economy, and residents. The demolition of any historic resource is not a matter to be taken lightly and in this case is unnecessary. With the widespread popularity of Midcentury Modern style, we believe the property owner, and the city as a whole, would greatly benefit from the restoration and continued use of this landmark-eligible structure.

Thank you for the opportunity to participate in the review process. If any more information is needed, please feel free to contact us. Please keep Old Riverside Foundation on your list of contacts for updates on the project.

Sincerely,

Dave Stolte, President

Figure E-5. Historical Society consultation for original project 2023. NOTE. This letter response is for the original Project which proposed to demolish the entirety of the Helgeson Buick building.



PALEONTOLOGY - ARCHAEOLOGY - HISTORY



July 13, 2023 (1st attempt: June 26, 2023)

Old Riverside Foundation
P.O. Box 601
Riverside, CA 92502

RE: Request for Information regarding the Historic Built Environment Assessment for the 8001 Auto Center Drive Building Project, City of Riverside, Riverside County, California.

To Whom It May Concern:

Cogstone Resource Management (Cogstone) is conducting a historic built environment assessment for the 8001 Auto Center Drive Building Project (Project) located at 8001 Auto Center Drive in the City of Riverside, Riverside County, California (Figures 1, 2, and 3).

The Project involves demolishing the existing showroom building at 8001 Auto Center Drive on the corner of Auto Center Drive and Detroit Drive to make way for future development (Figure 4). The International Style building was constructed in 1965. In 2009, the building was documented (by an unknown individual) and recommend as eligible for listing in the California Register of Historical Resources as a local representation of International Style architecture (Figures 5 and 6). Sometime between 2012 and 2014, large sections of the original building were removed, which has negatively affected the building's integrity (Figures 7 and 8).

We are contacting you because we would like to invite members of the Old Riverside Foundation to provide input regarding the redevelopment of the Project area, specifically the proposed demolition of the showroom and its current eligibility for listing is light of its loss of integrity. We appreciate any information regarding the history of the Project area that you may have as well as any comments, issues, and/or concerns relating to the history of the Project area. Please contact me at slopez@cogstone.com or at (714) 974-8300. Thank you for your attention to this matter.

Sincerely,

Shannon Lopez, M.A.
Architectural Historian
(714) 974-8300 x.108
slopez@cogstone.com

1518 West Taft Avenue
Orange, CA 92865
Office (714) 974-8300

Branch Offices
San Diego - Riverside - Morro Bay - Sacramento

cogstone.com
Toll free (888) 333-3212

Federal Certifications EDWOSB, SDB
State Certifications DBE, WBE, UDBE

Figure E-6. Original request for information sent to the Old Riverside Foundation. NOTE. This is for the original Project which proposed to demolish the entirety of the Helgeson Buick building.

**APPENDIX F. PROJECT PLANS AND PREVIOUS BUILDING
DEMOLITION**

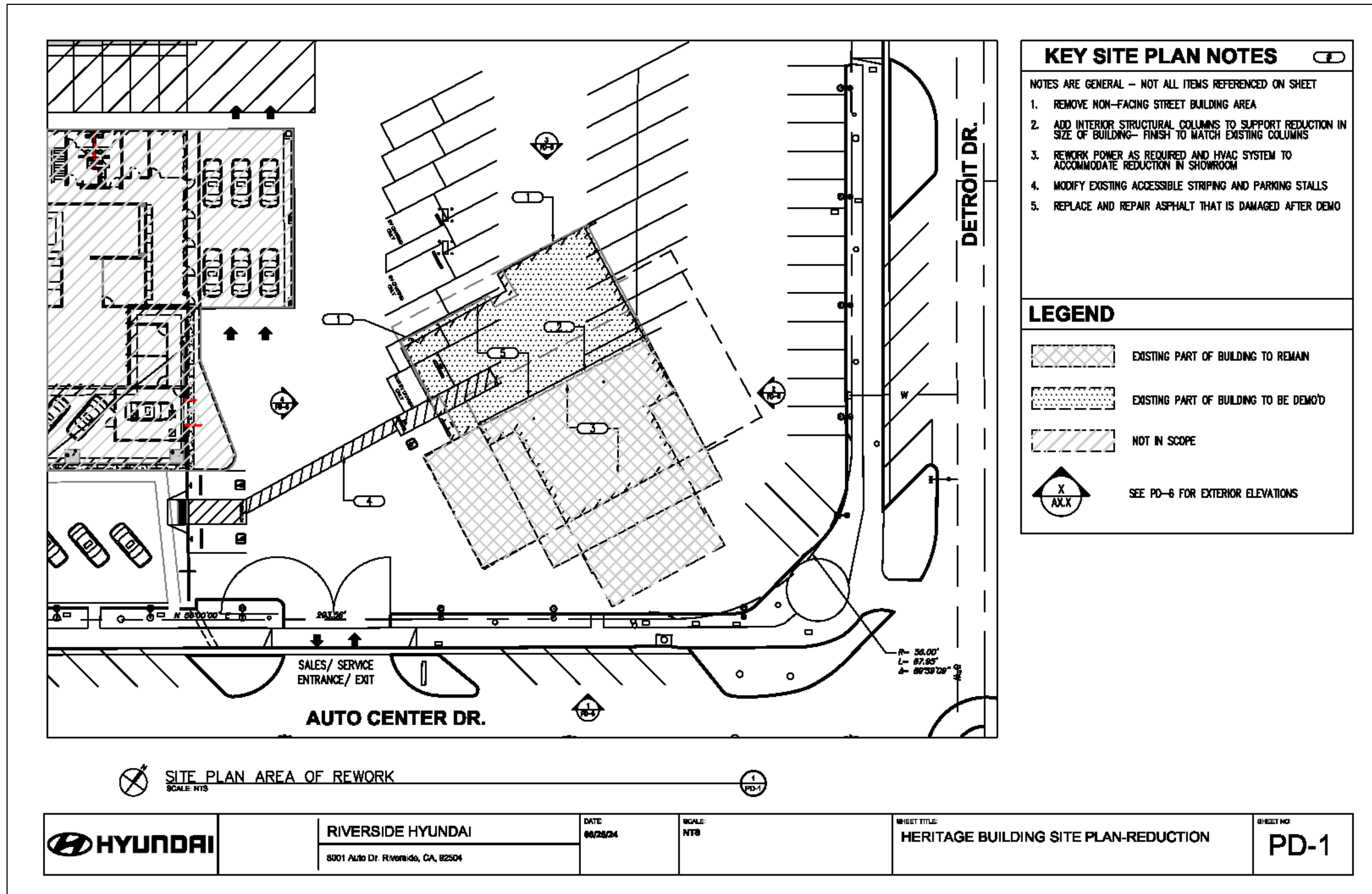


Figure F-1. Proposed Plans for Building Reduction (Provided by Mike Khoury).

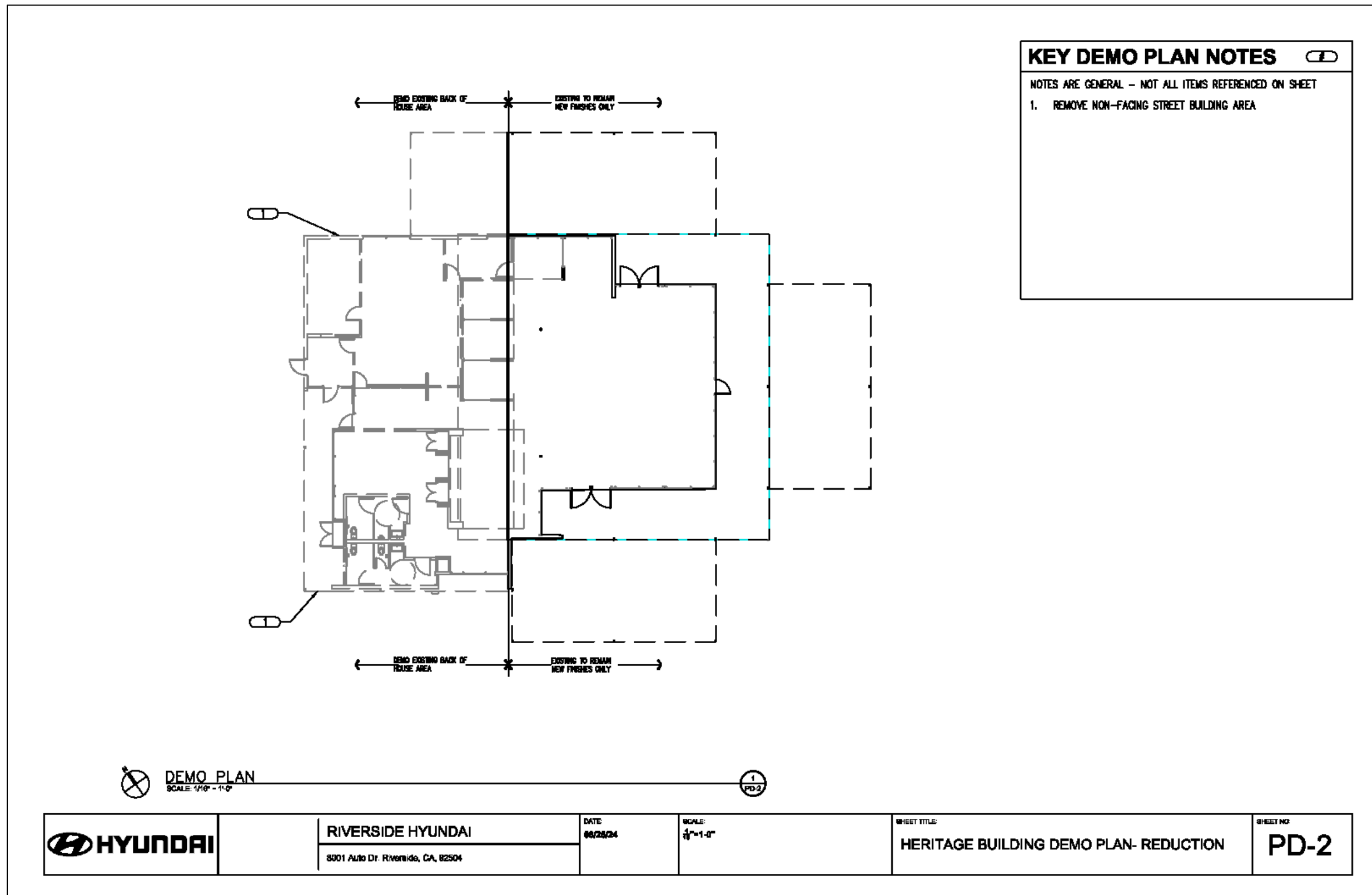


Figure F-2. Floor plan view of the proposed Project (Provided by Mike Khoury).

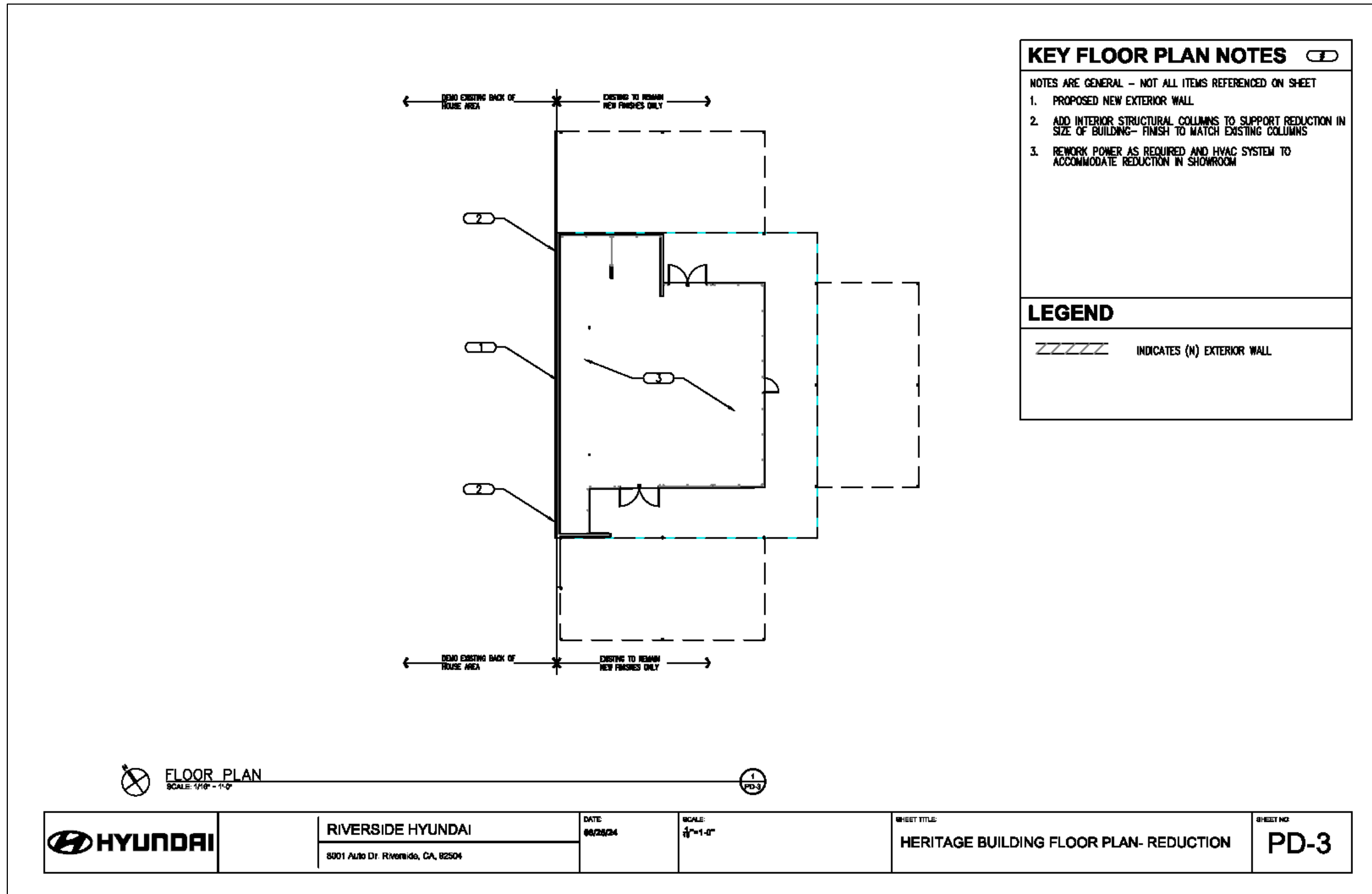


Figure F-3. Floor plan view of the proposed Project (Provided by Mike Khoury).

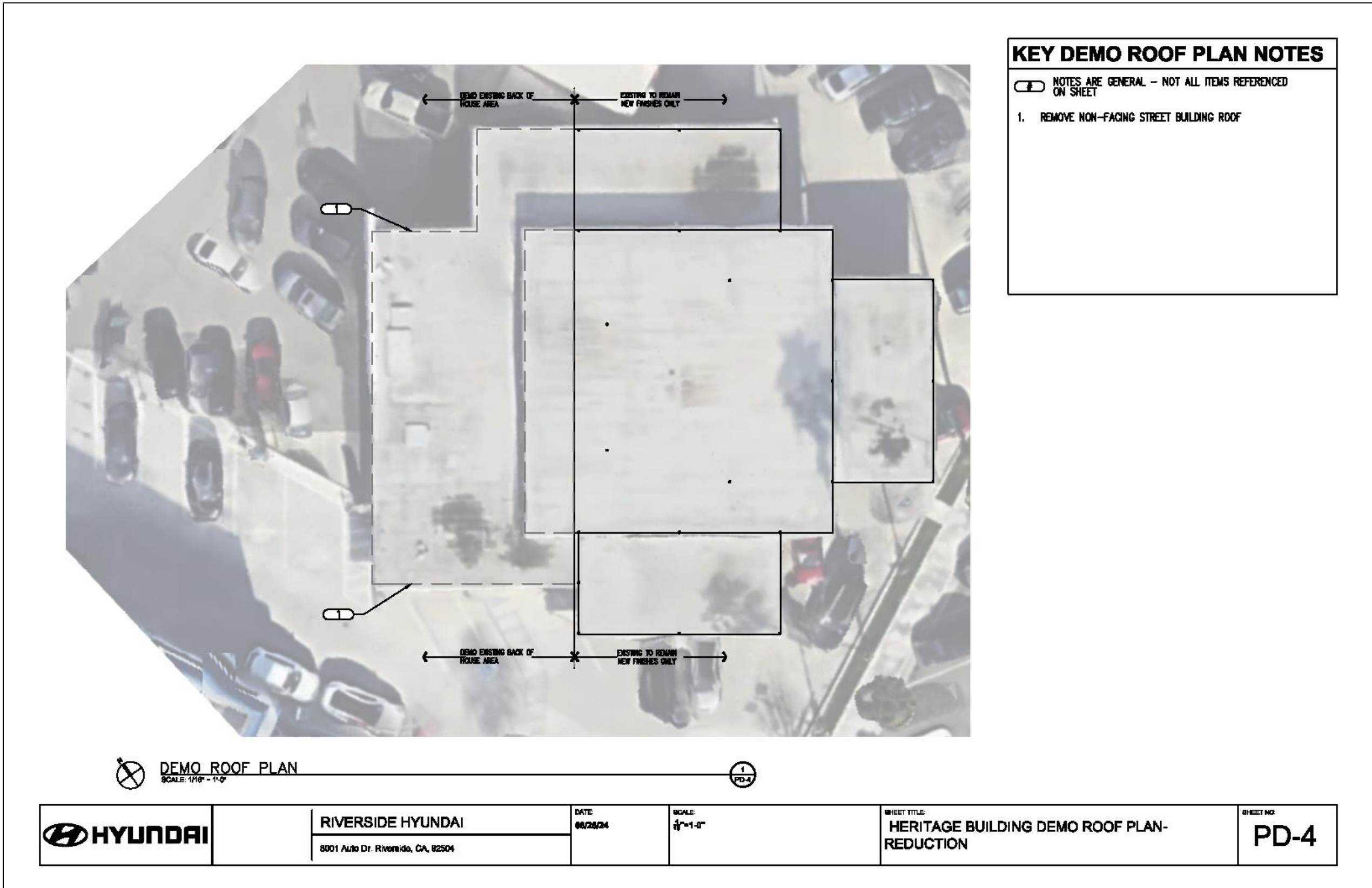


Figure F-4. Floor plan with aerial view of the proposed Project (Provided by Mike Khoury).

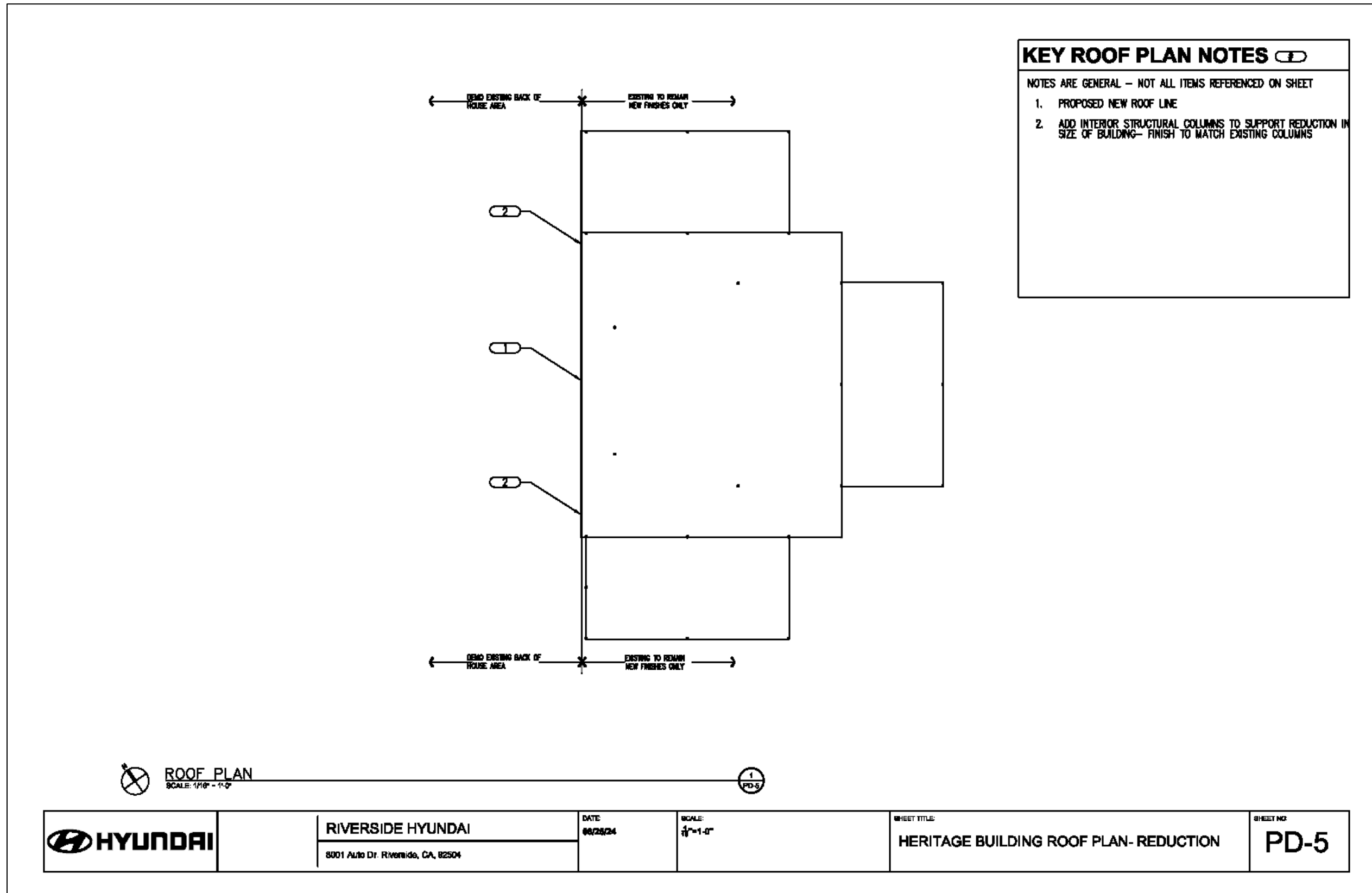


Figure F-5. Floor plan of the proposed Project (Provided by Mike Khoury).

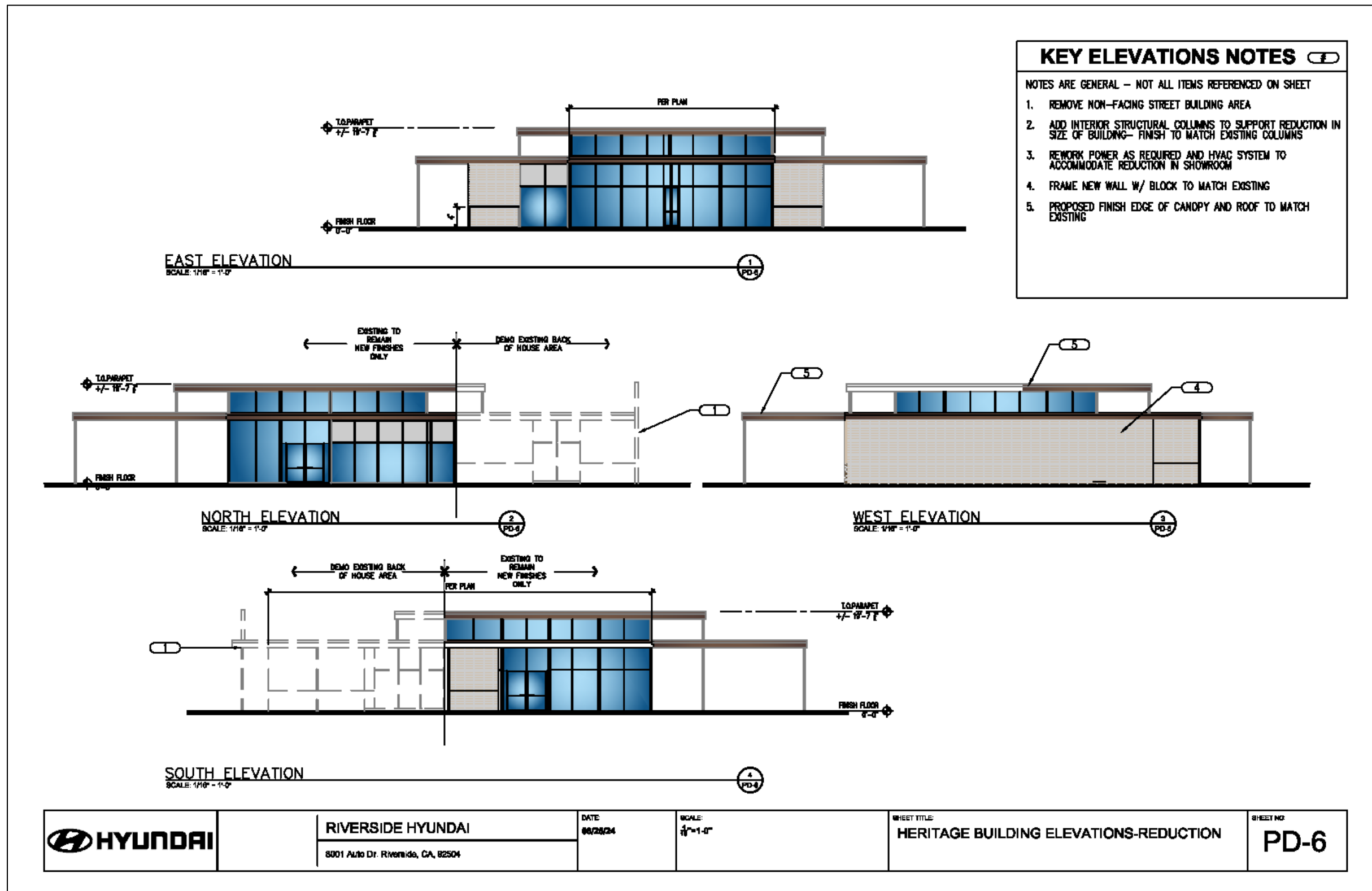


Figure F-6. Proposed Plans for Building Reduction (Provided by Mike Khoury).



Figure F-7. Original footprint of the Helgeson Buick Showroom (1967 aerial photograph).

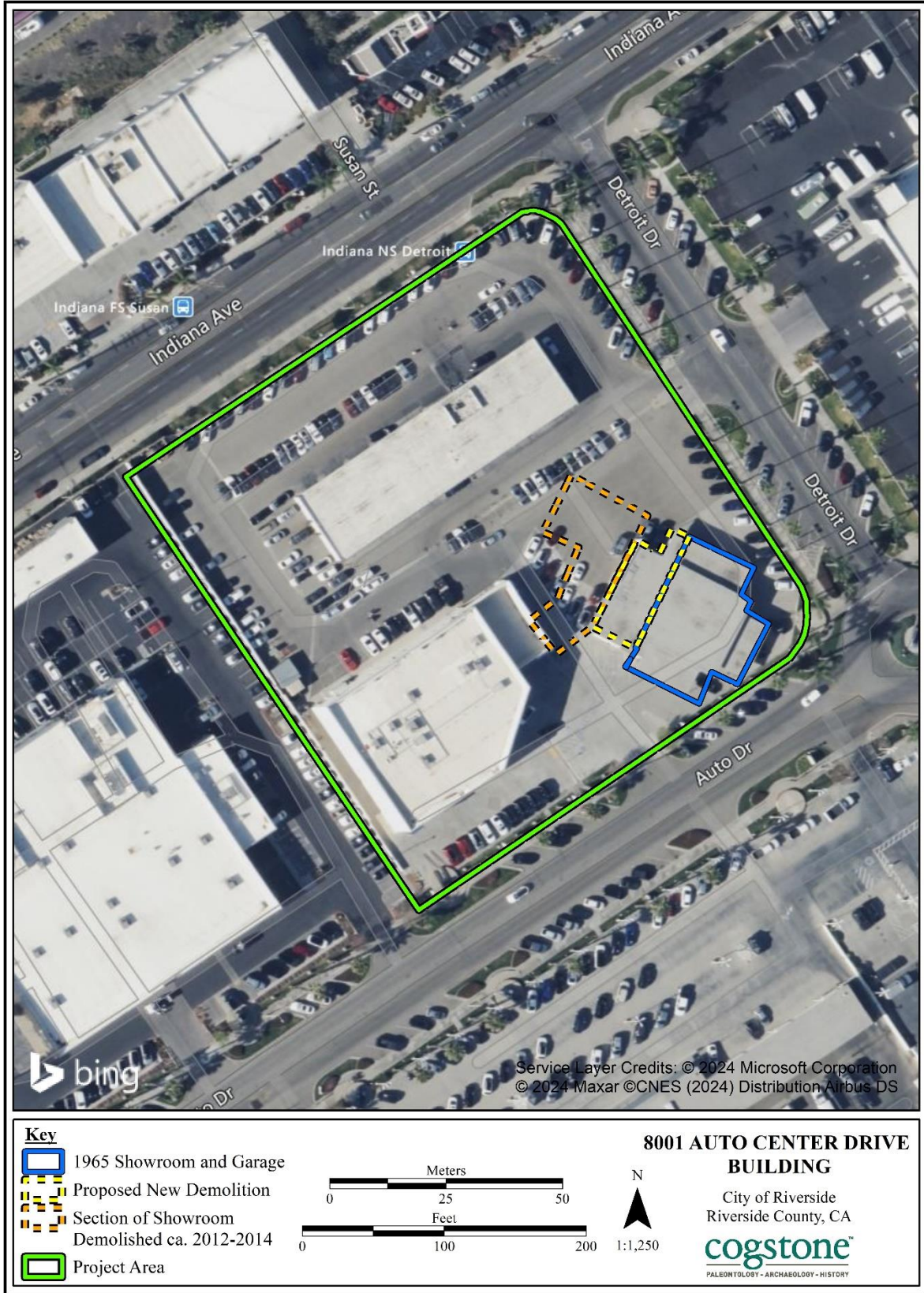


Figure F-8. Previous and proposed partial demolition plans.