



## MEMORANDUM

To: Darci Hernandez, AIA, LEED AP  
Boulder Associates  
300 Spectrum Center Drive, Suite 730, Irvine, CA 92618

From: Jessica Mauck, Snr. Cultural Resources Project Manager  
Max Bieber, Cultural Resources Specialist  
Kimley-Horn and Associates, Inc.  
3801 University Avenue, Suite 300, Riverside, CA 92501

Date: October 9, 2024

Subject: Cultural Resources Assessment Memorandum for the Pacific Grove Hospital  
Expansion Project at 5900 Brockton Avenue in the City of Riverside, Riverside County,  
California

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Dear Ms. Hernandez,

At the request of Boulder Associates, Kimley-Horn and Associates, Inc. (Kimley-Horn) prepared a Cultural Resources Assessment Memorandum for the Pacific Grove Hospital Expansion Project (Project) at 5900 Brockton Avenue in the City of Riverside (City), Riverside County, California. This address is the location of a historic built environment resource identified as Riverside Osteopathic Hospital. The resource is over 50 years old and was previously recommended eligible for the California Register of Historical Resources (CRHR) and local listing or designation, per Title 20 – Cultural Resources of Riverside Municipal Code (RMC). As part of this study, Kimley-Horn conducted research, a field survey, an updated resource evaluation, and prepared recommendations. All tasks were undertaken, or overseen, by a professional that meets Secretary of Interior Professional Qualifications in Archaeology and Architectural History.

Project Description:

The Project area is located at 5900 Brockton Avenue in the north-central portion of the City of Riverside, Riverside County, California (Figure 1). It encompasses 4.5 acres at assessor parcel number (APN) 218-251-016 within the Woods Streets neighborhood (Figure 2). The proposed Project includes a new 30,000 sq ft addition, replacement of the existing generator, site/parking upgrades, and a covered ambulance drop off, as well as some minor interior remodels within the existing building. The proposed addition is a 1-story facility with a design aesthetic intended to align with the existing residential neighborhood and current building's historical design. The proposed Project would incorporate warm accent colors and textures to convey a welcoming feel. The design also includes vertical louver elements similar to the existing building entry and façade that will camouflage ambulance parking. There is a proposed breeze block concept along the southeast façade that will mimic the breeze block located at the historic building. The roof top mechanical equipment will be located along the south side of the building and screened to reduce visual impact. The overall exterior design is alignment with the clean modern design and the horizontal scale of the existing building.



Figure 1. Project Vicinity Map





Figure 2. Project Area Map

## Natural Setting

The Project area is in the north-central portion of the City in the northwestern portion of the County Riverside, California. The Project site measures approximately 3.75 acres in total and is currently developed with a 34,382 square foot hospital, parking lot, a landscaped green area, a wooden bench shelter, and a garbage shed. The Project area is bordered by Brockton Avenue to the west, Maplewood Place to the north, First Christian Church and Jurupa Avenue to the south, and a mix of commercial and residential development to the east. The Project area is located approximately 1.5 miles south of the Tequesquito Arroyo and the Santa Ana River and 0.8 miles west of Pachappa Hill. The Project is located on Arlington fine sandy loam with 0 to 2 percent slope (USDA Web Soil Survey 2024). The Project site is underlain by Pleistocene-aged alluvial fan deposits (Qoa), derived from rocks of the Temescal Mountains (Dibblee and Minch 2004). The area, like much of California, contains a unique and diverse climate and environment. This regional diversity provided Native Californians the ability to exploit a range of different plants, animals, and natural resources. Today, Riverside is characterized by its Mediterranean climate with warm summers and cool winters.

## Prehistoric Context

Although Alfred Kroeber recorded the territories of southern California tribes in 1925, the ancient territorial borders remain vague for two reasons: first, territorial boundaries were flexible and, secondly, indigenous borders and land use were not recorded until after European contact destroyed native lifeways. Although firm and defining borders cannot be known, archaeological, ethnographic, and historic evidence, such as that provided within the City of Riverside's 2025 General Plan Update, exists to support the prehistoric use of the City, including the Project area, by the Payómkawichum/Luiseño, the Serrano (Maara'yam), and the Cahuilla (Horne and McDougall 2003).

### *Payómkawichum/Luiseño*

The Luiseño language is part of the Cupan group of the Takic subfamily, which also includes Serrano and Kitanemuk, and is considered a part of the larger Uto-Aztecan family (Bean and Shipek 1978). The Luiseño inhabited a territory that extended from Agua Hedionda Creek to the south, near Aliso Creek to the northwest, inland to Santiago Peak, east of Palomar Mountain, and above the valley of San Jose. Overall, their ancestral territory was almost 1,000,000 acres in size, and included most of the San Luis Rey River and Santa Margarita River drainages. Settlements and villages were typically located within valley bottoms and/or along streams or coastal strands near mountain ranges. Group economic activities were restricted to areas owned by the village as a whole, whereas familial gatherings were limited to areas "owned" by the family. Hunting activities engaged both individual and group participation, with the use of bows and arrows for larger game and curved throwing sticks, slings, traps, or pit type deadfalls for smaller animals. They hunted an array of mammals, including deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, antelope, valley and mountain quail, doves, ducks, and other birds. (Bean and Shipek 1978). Other important items were acorns, grasses, manzanita, sunflower, chia, sage, lemonade berry, prickly pear, and pine nuts. Tools for the gathering, storing, and preparing food varied and were generally constructed from local materials (Bean and Shipek 1978).



## *Serrano (Maara'yam)*

The Maara'yam occupied a vast territory of over 7.4 million acres, though the region was sparsely populated and utilized in a seasonal manner with clans occupying valley floors in cool seasons and higher elevations in the warm seasons (San Manuel Band of Mission Indians 2024). Evidence of long-term settlement in the immediate area is indicated by the presence of villages to the north and northeast within the adjacent mountains, Cajon Pass, and Rancho Cucamonga. The village of *Jurupet* was located on either side of the Santa River in the Agua Mansa area, and had close interactions with the Reche Canyon area, both in present-day south Colton. The Maara'yam also interacted with other cultural groups, such as the Cahuilla, Luiseno, Mojave, and Gabrieleño, for the purpose of trade and cultural practices. Across the region, Maara'yam were organized into clans affiliated with one of two exogamous moieties, Coyote or Wildcat. Villages were typically clan-based, and the Maara'yam engaged in specific practices between clans and villages, such as marriage outside their clan (Bean and Smith 1978; Strong 1929; Sutton and Earle 2017). Subsistence strategies focused on hunting and gathering which were supplemented by fishing. Food preparation varied, ranging from baking in earth ovens to parching. Food processing tools included scrapers, bowls, baskets, mortars, and metates (Bean and Smith 1978). Dwellings were usually circular domes that utilized willow and reeds. They also used ramadas, which consisted of a thatched roof supported by vertical poles in the ground that provided shade (Lightfoot and Parrish 2009). Other structures in villages were used for community and ceremonial reason. A lineage leader, or kika', administered laws and ceremonies from a large ceremonial house centrally located in most villages (Bean and Smith 1978; Strong 1929; Sutton and Earle 2017).

## *Cahuilla*

The precontact Cahuilla had nonpolitical, nonterritorial patrimoieties that governed marriage patterns, as well as patrilineal clans and lineages. The two Cahuilla moieties were "coyote" and "wildcat." In the Cahuilla culture, members of one moiety typically married into the opposite moiety, which helped to build strong social and economic alliances. Cahuilla clans contained several family lineages and lived together in large villages. Each clan occupied a territory associated with the village. Settlements, occupied by one or more lineages, could be politically autonomous or allied with several villages under one chief. The hereditary chiefs had religious, economic, and military power and were role models for their people. The prehistoric Cahuilla peoples were, for the most part, comprised of hunters and gatherers. Plants utilized for food consisted mainly of the mesquite bean, which provided the majority of the sustenance for the Cahuilla. The mesquite bean was a major staple, also used for material necessary for shelter, clothing and tools. Fish, birds, insects, and large and small mammals were also available. To gather and prepare these food resources, the Cahuilla had an extensive inventory of equipment including bows and arrows, traps, nets, blinds, spears, hooks and lines, and poles for shaking down pine nuts and acorns, cactus pickers, seed beaters, digging sticks and weights, and pry bars. In addition, the Cahuilla also had an extensive inventory of food processing equipment including hammers and anvils, mortars and pestles, manos and metates, winnowing shells and baskets, strainers, leaching baskets and bowls, knives (made of stone, bone, wood, and carrizo cane), bone saws, and drying racks made of wooden poles to dry fish (Augustine Band of Cahuilla Indians 2024; Bean 1978).

## Historic Context

The first known European activity in Riverside County is in 1772 when Pedro Fages led a party into the San Jacinto Valley in search of deserting soldiers from Spanish colony at San Diego. In 1774, the Juan Bautista de Anza expedition traveled through the general vicinity of Project, along a route that passed from Sycamore Canyon to the Tequesquito Arroyo before continuing west along the Santa Ana River. Additionally, the establishment of the Mission San Gabriel years earlier in 1771 began to have an impact on the communities within the Riverside and San Bernardino valleys, with many being either removed to Missions or to serve as laborers at related facilities, such as the *Asistencia* in modern day Redlands. Leandro Serrano is believed to be the first European to settle in Riverside County in 1818 when priests at Mission San Luis Rey permitted him to settle land in the Temescal Valley. In 1821, Gabrieleño/Tongva neophytes from Mission San Gabriel established Rancho San Gorgonio near present day Banning and Beaumont (Horne and McDougall 2003).

Following the secularization of the missions, most surviving Payómkawichum/Luiseño, Maara'yam/Serrano, and Cahuilla became wage laborers on the ranchos of Mexican California. Land throughout present-day California was organized into Mexican land grants, and these large pastoral estates conducted cattle ranching during the Mexican or Rancho Period (Bacich 2017). American farmers, settlers, traders, miners, and explorers moved into the region. In 1839 the first rancho in Riverside County, Rancho Jurupa, was awarded to Juan Bandini. Rancho Jurupa encompassed approximately 32,000 and the Project falls within the boundary of the original land grant (Figure 3). In 1843, Bandini sold a portion of the Rancho encompassing the principal portion of present day Riverside to Benjamin Wilson (Horne and McDougall 2003). The Treaty of Guadalupe Hidalgo in 1848 ended the Mexican-American War and the Mexican Rancho Period (Del Castillo 1992).

In 1849, Louis Rubidoux purchased the portion of Rancho Jurupa encompassing the Project, which had previously been sold to Benjamin Wilson. California achieved statehood in the U.S. in 1850 and the region saw an influx of immigrants to the area in the second half of the 19<sup>th</sup> century. For the local Native American communities that remained in the area in the 1860s, a smallpox outbreak caused by increased immigration devastated their population. The combination of removal, murder, disease, forced labor, and poor diet contributed to the harmful diaspora of the Payómkawichum/Luiseño, Maara'yam/Serrano, and Cahuilla from established villages to scattered areas for survival (Bean and Smith 1978). During the mid-to-late 1800s, many groups of remaining Native Americans were granted federal recognition as domestic dependent sovereign nations and removed to Reservations, such as the San Manuel, Morongo, and Pechanga Reservations.

California was recognized as a state in 1850, though catastrophic floods and a smallpox epidemic between 1862-1863 followed by a drought that led to large-scale livestock death in 1864 delayed any extensive settlement within Riverside and San Bernardino Counties for some time after statehood was achieved. In the 1870s, the region saw the formation of the early town site named Riverside, the establishment of many agricultural pursuits via fields of planted citrus, grapes, various nuts, etc. and the establishment of the Gage Canal, and the establishment of the Southern Pacific Railway just north within Colton. By the 1880s, the first Chinatown was established in Riverside within the at the southern corner of 8<sup>th</sup> and Main St. by Chinese immigrants who came to support the development of the Gage Canal, railroads, and the growing citrus industry (Horne and McDougall 2003). However, facing racial

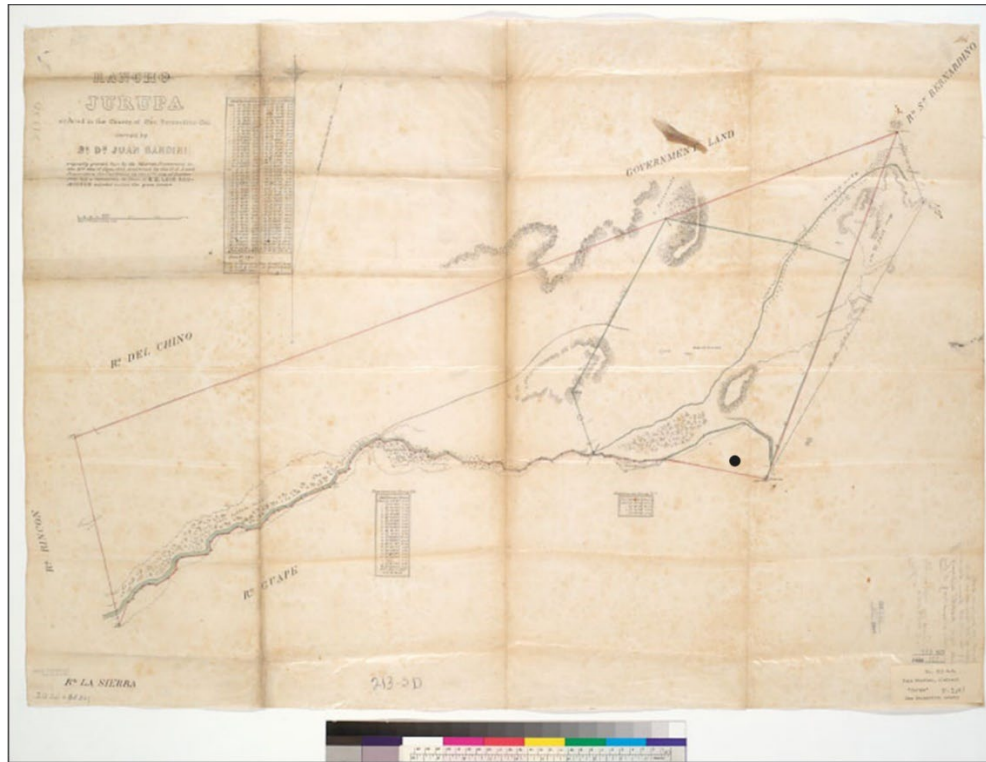


Figure 3. 1854 Map of Rancho Jurupa (includes approximate location of Project area)

and nationalist backlash, they were removed to Tequesquito Arroyo on the northern side of Brockton Ave and Tequesquito Ave just over 1 mile north/northeast of the Project area (Horne and McDougall 2003).

The City of Riverside was incorporated in 1883 and soon became one of the wealthiest cities in the nation as a result of the success of the citrus industry. The population grew rapidly after incorporation, leading to the development of many buildings now considered symbols of the City's early success, such as the Glenwood Mission Inn, Loring Opera House, and National Bank. The City also began absorbing nearby small towns and subsequently developed street grids, bridges, and railway, as well as houses, churches, agricultural and industrial buildings, and community spaces. In 1893, conflicts between the cities of Riverside and San Bernardino led to the residents of Riverside joining with portions of the Temecula and San Jacinto Valleys to form the new county of Riverside. Growth continued in the early 20<sup>th</sup> century with the continuing success and expansion of the citrus industry, with an influx of immigrants from China, Japan, Italy, Mexico, Japan, Korea, and later from areas of America affected by the Dust Bowl and Great Depression (Horne and McDougall 2003). Riverside's second major period of growth occurred in the post-World War II period with the construction of affordable suburban housing and commercial centers. The mid-1950s saw the construction of State Route 91 and U.S. Route 60, as well as the University of California, Riverside (Horne and McDougall 2003).

## Research

As of the final date of this memorandum, the Eastern Information Center (EIC) that holds cultural records for Riverside County is closed. While these records will be transferred to the South Coastal Information Center (SCIC), the date of transfer is unknown and, as such, this study does not include a records search at either repository. However, Kimley-Horn conducted a review of the City of Riverside Historic Resource Inventory and was notified by the City of Riverside about the presence of the historic Riverside Osteopathic Hospital within the Project area. Kimley-Horn also reviewed the City's Municipal Code Title 20 – Cultural Resources, relevant City of Riverside Historic Context studies, and the geomorphology and land use history of the Project area through applicable databases. Kimley-Horn requested a Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC) on October 2, 2024, and the results will be provided to the City upon receipt.

Aside from the Riverside Osteopathic Hospital, Kimley-Horn did not identify any listed or eligible resources within the Project area during the records searches. A review of historical topographic maps and aerial imagery of the Project area was also conducted to review the land use history of the Project area, the visible development history of the identified resource, and to identify sensitivity for previously unrecorded resources within the Project area. This review indicated extensive soil disturbance by 1948 due to agricultural activity (Figure 4). A dirt road was constructed through the subject parcel by 1959 (Figure 5). The hospital building was constructed in 1962 with an addition to the building constructed in 1966, as portrayed by the active construction in Figure 6. By 1967, the building addition was completed (Figure 7). By 2002, additions were made to the hospital parking lot and a landscaped green area had been constructed immediately east of the building. The modern development footprint of the parcel remains similar to the development footprint indicated in the 2002 imagery with minor additions and upgrades (Figure 8).

A cultural resources study was prepared for the City in 2003 that outlined the history of Riverside, periods of significance, and historic landmarks and historic districts designated within the City (Horne and McDougall 2003). This document was limited to providing a broad overview of potentially significant historical themes within the City and, as such, did not provide any details related to specific areas or resources that have been identified as significant within the City. However, it was noted that the building within the Project area was constructed in the 1960s and falls under the identified Post-World War II theme and 1945-1969 period. This period was identified as significant due to its rapid growth of population, annexation of adjacent areas, and shift from agricultural to commercial and urban focus.

A Modernism Context Statement was prepared for the City in 2009 that provides a general framework for the evaluation of mid-century buildings (Grimes and Chiang 2009). William Lee Gates, the architect of the 1966 remodel of the hospital, is identified as a “notable” architect who played an important role in the history of architecture in Riverside (Grimes and Chiang 2009). Gates earned a master's degree in architecture from the University of California, Berkeley in 1951 and was active as an architect in the Riverside area from 1955-1975. In 2013, a Citywide Modernism Intensive Survey was conducted and identified the primary building of the Project as a cultural resource contributing to the Modern Architecture Theme (Historic Resources Group 2013).





Figure 4. 1948 Aerial Imagery of Project area (Historic Aerials)



Figure 5. 1959 Aerial Imagery of Project area (Historic Aerials)



Figure 6. 1966 Aerial Imagery of Project area (Historic Aerials)



Figure 7. 1967 Aerial Imagery of Project area (Historic Aerials)



Figure 8. 2002 Aerial Imagery of Project area (Historic Aerials)

Kimley-Horn was provided a copy of the resource record prepared for the Riverside Osteopathic Hospital by Historic Resources Group in 2013 (Appendix A). At that time, the firm recommended the property eligible for listing in the California Register of Historical Resources (CRHR) at the local level of significance and for local listing, noting it retained integrity and remained a strong example of Mid-century Modern commercial architecture within the City. The resource was not recommended eligible for listing in the National Register of Historic Places (NRHP) as a resource of “exceptional importance”, which would have been a requirement during the 2013 review, as the building was not 50 years old. As of the date of this study, the resource has not been evaluated for potential listing in the NRHP under applicable criteria as a resource that is 50 years or older.

### Field Survey

A field survey of the Project area was performed by Kimley-Horn cultural resources management staff on October 4, 2024 to revisit the previously recorded cultural resource, the Riverside Osteopathic Hospital. The primary building is a Mid-century Modern one-story hospital and was observed to be in a similar condition as the 2013 recording with minor improvements or modifications (Historic Resources Group 2013). The northeastern portion of the Project contains a landscaped recreation area for the hospital with walking paths, a basketball court, and picnic tables. A large parking lot occupies the central and southern portion of the Project. Two modern ancillary structures were observed on the property, which consist of a wooden post and composite-shingle roof shelter with bench seating beneath, and a small concrete masonry garbage shed in the same style as the primary structure. There is a small area in the south of the property bordering Jurupa Avenue that is unimproved, though aerial imagery shows



it previously contained a dirt driveway exiting onto Jurupa Ave (Figures 9-15). No other cultural resources were observed during survey, and it was noted that the likelihood of *in situ* archaeological resources is low due to prior development.

## Evaluation

One previously recorded cultural resource, the Riverside Osteopathic Hospital, was identified in the Project area as a result of this cultural resources assessment. The hospital is a one-story Mid-century Modern building that was designed and constructed in two phases at 5900 Brockton Avenue. The first phase was designed by Art Jacobson in 1962, and the 29-bed wing was designed by William Lee Gates in 1966. The resource was initially recorded in 2013 by Historic Resources Group and recommended eligible for listing in the CRHR and for local significance. Since this recording, the facility has been renamed “Pacific Grove Hospital” and subjected to minor building improvements, such as a new entrance sign, painting the roof trim, and updated landscaping.

As a part of the current study, Kimley-Horn prepared an updated site record conducted an updated evaluation for the resource related to its eligibility for listing in the California Register of Historical Resources (CRHR), National Register of Historic Places (NRHP), and local listing as a Historic Landmark in the City of Riverside, as well as its potential as a “historical resource” under the California Environmental Quality Act (CEQA) (Appendix A). The building was evaluated using the previous historic contexts prepared for the City of Riverside, as well as information compiled within the original resource record. It was identified that the building falls under the identified themes of Modern Architecture as a strong example of Mid-century Modern commercial architecture within the City associated with the period of significance 1962-1966 and was constructed by William Lee Gates, who has been identified as a “notable” architect within the region.

## **CRHR/NRHP**

- *Criterion 1/A:* The resource is a hospital building known as the Riverside Osteopathic Hospital. Though associated with general growth of public service-related buildings in the mid-20<sup>th</sup> century as a result of population growth, research did not indicate the resource is associated with events that have made a significant contribution to the broad patterns of our history. Therefore, it is not recommended eligible under criterion 1/A.
- *Criterion 2/B:* Though the nature of the building indicates this resource has likely intersected with many people in history, research did not indicate the resource is directly associated with the lives of any persons significant to the past. Therefore, this resource is not recommended eligible under criterion 2/B.
- *Criterion 3/C:* The resource was constructed in the Mid-century Modern architectural style by Art Jacobson and William Lee Gates. Gates was identified as a notable architect in the City’s 2009 Modernism Context Statement and embodies the distinctive Mid-century Modern architectural style. Specifically, the building contains simple, geometric volumes, horizontal massing, flat roof with wide overhanging eaves, unornamented wall surfaces, and stone accents. As such, this resource is recommended eligible for listing the CRHR and NRHP under criterion 3/C.
- *Criterion 4/D:* The resource has not yielded and is unlikely to yield important information about the history/prehistory of the region or nation. Therefore, it is not recommended eligible under criterion 4/D.



Figure 9. View of the Building, Facing Northeast



Figure 10. View of Main Entrance of the Building, Facing North





Figure 11. View of the Building, Facing South



Figure 12. Landscaped Recreational Area/Open Space, Facing East





Figure 13. View of the Building Façade, Facing West



Figure 14. View of the Pierced Screen on the West, Facing Southeast



Figure 15. Trash Shed in the Parking Lot, Facing Northwest

*Integrity:* The resource has not moved and continues to be surrounded by residential development and, therefore, retains integrity of location and setting. Minor alterations have occurred, such as updated landscaping and a new roof, though the resource retains key architectural features and its ability to convey its significance as a Mid-century Modern resource. Additionally, the resource continues to operate in its original function within its original setting and, as such, it retains integrity of workmanship, material, design, feeling, and association. Therefore, the resource retains sufficient integrity to convey its significance.

#### *Local Designation*

The resource exemplifies special elements of the city's architectural history (Criterion 1). The resource embodies distinctive characteristics of a style (Criterion 3). The resource represents the work of a notable architect (Criterion 4). The resource does not meet the other criteria. Therefore, Kimley-Horn recommends that the resource meets the City's criteria for local designation as a historic landmark under Criteria 1, 3, and 4.

In conclusion, the Riverside Osteopathic Hospital is recommended eligible for listing in the CRHR under criterion 3 and the NRHP under criterion C, and meets criteria 1, 3, and 4 for local designation within the City of Riverside. Furthermore, the resource retains sufficient integrity to convey its significance. Consequently, the resource meets the definition of a "historical resource" under CEQA.

## Design Review

Given the resource is recommended eligible due to its association with a notable architect, its physical architecture, and its continued value as a strong example of Mid-century Modern architecture within the City, any physical modifications to or within close proximity to the building could potentially cause an adverse impact to the significance of the resource. As such, per Title 20, the Project will require a Certificate of Appropriateness and be subject to a design review by the City's administrative staff and the Cultural Heritage Board to ensure the proposed design is compliant with the Citywide Historic Preservation Design Guidelines. In preparation of this effort, Kimley-Horn conducted a brief review of the current site plan and Project description to ascertain the potential for the proposed Project to adversely impact the resource (Figure 16).

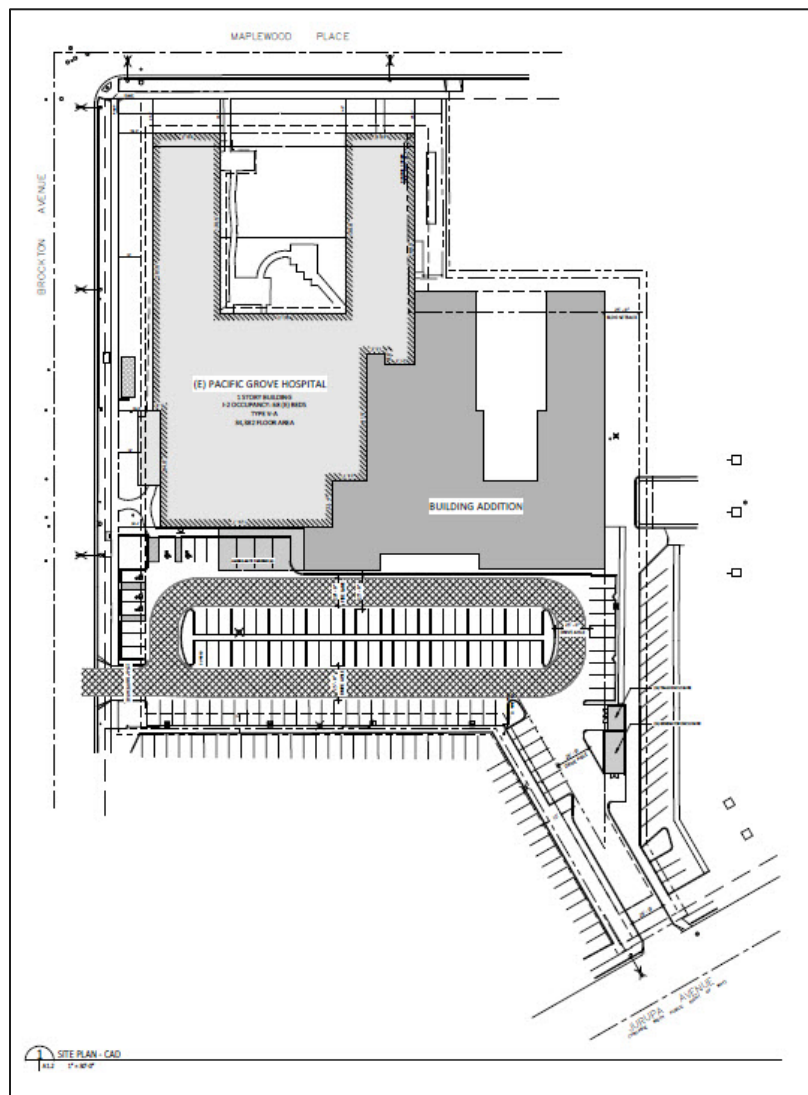


Figure 16. Current Site Plan



Some actions noted within the Project description, such as the replacement of the existing generator and site/parking upgrades, are unlikely to impact the integrity of the resource. The 30,000 sq ft addition to the southeast portion of the existing building has the highest potential to cause an adverse effect to the existing structure. This particular section of the building's exterior is arguably the least capable of conveying key architectural characteristics of a Mid-century Modern building, though does contribute to the overall aesthetic of the structure and maintains integrity (Figures 12-13 and 17-18). Loss of specific features, such as windows, in this location would be a small percentage of the building's total aesthetic. Per the Project description, the addition will maintain a 1-story design that intends to incorporate different elements, such as warm colors and textures, vertical louvers, a breeze block, etc., intended to align with the existing residential neighborhood and current building's historical design and feel. The more visible elements, such as mechanical equipment on the roof or a new location for ambulance parking, are designed with elements intended to reduce visual impact.

Overall, the current plans for the design of the addition are intended to be compatible with the aesthetic and historical significance of the existing building. However, it is recommended that modifications to the design be prepared based on Citywide Historic Preservation Design Guidelines and that the final design, to include generally minor details (i.e. paint colors, materials, etc.), be reviewed alongside the Guidelines to ensure compatibility.



Figure 17. Southeast Exterior of the Building, Facing West



Figure 18. Southeast Exterior of the Building, Facing North

## Recommendations

Kimley-Horn identified one previously recorded historic-era building, the Riverside Osteopathic Hospital, within the Project area that was previously recommended eligible for listing in the CRHR and for local significance. Kimley-Horn conducted an updated significance evaluation for the building and concurs with the prior recommendation, and additionally recommends the resource is eligible for listing in the NRHP. Furthermore, this resource is considered a “historical resource” under CEQA. As such, the Project will require a Certificate of Appropriateness and will be subject to a design review by the City’s administrative staff and the Cultural Heritage Board to ensure the proposed to design is compliant with the Citywide Historic Preservation Design Guidelines. While Kimley-Horn conducted a brief review of the current Project site plan and Project description, which recognized that the design intends to be compatible with the aesthetic and historical significance of the existing building, it is recommended that the final design, to include generally minor details (i.e. paint colors, materials, etc.), be reviewed alongside the Citywide Historic Preservation Design Guidelines. It is assumed that, upon completion of the review process with the Cultural Heritage Board and approval of the design, that the proposed Project would not result in adverse impacts to the significance of the resource. However, it is recommended that the Project include mitigation measures or conditions of approval related to the preparation and adoption of a Construction Monitoring Plan, as identified in CUL-1 below.

No archaeological resources were identified within the Project area as a part of this assessment, and it was determined that the Project area has a low potential for intact buried archaeological resources due to the extent of previous development, subsurface soil composition, and age of geological deposits

underlying the Project area. However, should inadvertent discoveries of archaeological resources or human remains occur during Project implementation, process should be followed to minimize impacts to these findings. As such, CUL-2 and CUL-3 have been included below as guidance for mitigation measures or conditions of approval that should be included as a part of the Project.

- **CUL-1: Construction Monitoring Plan**

Within 60 days of Project commencement, a professional that meets Secretary of Interior (SOI) professional qualifications in Architectural History or Historic Architecture with demonstrable experience in construction monitoring for similar resources shall be retained to draft a Construction Monitoring Plan (CMP) for the Project. The CMP shall outline necessary precautions that will be implemented before and throughout Project implementation to ensure inadvertent damage to the resource does not occur, as well as the processes to follow in the case of inadvertent damage to the resource. The Architectural Historian shall review the resource information and approved designs for the Project to identify specific preservation efforts that should be undertaken and included within the CMP. However, precautions should include, at minimum:

- Training for on-site personnel by City staff or an Architectural Historian before Project commencement (e.g. pre-construction meeting) that identifies the significance of the resources and the processes set forth in the CMP to ensure its preservation, such as barriers around significant features
- Recordation of existing conditions prior to Project commencement of the resource including, at minimum, elevation photographs and detailed photographs of existing cracks, settling, and other fragile areas, all of which shall be reported to the applicant and City via memorandum
- Installation of physical/visual fencing, barriers, flagging, signage etc. around/near historic features that are to be preserved throughout Project implementation.
- On-site construction monitoring by an Architectural Historian during construction activities within/near fragile areas identified prior to Project commencement, as well as during activities that could potentially impact character-defining features, if any
- Recordation and reporting process of any inadvertent damage that occurs to the resource during Project implementation.

Additional precautions may be included at the recommendation of the Architectural Historian, such as consultation with a structural engineer to ensure the resource will remain supported during construction, as well as the installation of vibration monitoring devices prior to Project commencement to ensure vibration levels remain acceptable for preservation efforts. The CMP shall be reviewed by the Project applicant and the City of Riverside, and is subject to final approval by the City. The CMP should be finalized and approved prior to the release of final permits for the Project.



- **CUL-2: Inadvertent Discovery of Archaeological Resources**

In the event that archaeological resources are discovered during Project implementation, all earthwork and ground-disturbing activities will halt within 50 feet of the discovery. An archaeologist meeting the Secretary of Interior's professional qualifications (Qualified Archaeologist) will coordinate with the City of Riverside and identify whether the resource is potentially significant and if it requires further evaluation. If the cultural resources are Native American in origin, the Consulting Tribe(s) must be immediately contacted and consulted regarding potential significance and treatment of the resource. For any potential significant cultural resources, the Qualified Archaeologist will make recommendations to the City to avoid or mitigate impacts to the resource.

Preservation in place (i.e. avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery to excavate the resource along with subsequent laboratory processing and analysis. Disposition of significant Native American archaeological materials, such as reburial or curation by a qualified repository within Riverside County, will be agreed upon by the City and Consulting Tribe(s). Any significant non-Native American archaeological material shall be curated at a public, nonprofit institution with a research interest in the materials within Riverside County, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

All identified archaeological resources will be recorded on appropriate CA DPR 523 series forms and evaluated for significance. All findings will be included within an Archaeological Monitoring Report drafted by the Qualified Archaeologist and submitted to the City and Consulting Tribe(s) for review. Final copies of the Report will be submitted to the City of Riverside, Consulting Tribe(s), and South Coastal Information Center (SCIC).

- **CUL-3: Inadvertent Discovery of Human Remains**

If human remains are encountered during the undertaking, California State Health and Safety Code Section 7050.5 states that excavation shall stop and no further disturbance shall occur within 100 feet of the discovery until the County Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), who will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery within 48 hours of notification. If the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation, the human remains and associated items will be interred on the property with appropriate dignity in a location that will not be subject to future disturbance.



Should there be any questions related to this recommendation or any other information outlined within this report, please do not hesitate to contact me at [jessica.mauck@kimley-horn.com](mailto:jessica.mauck@kimley-horn.com).

Sincerely,

A handwritten signature in black ink, appearing to be "JM".

Jessica Mauck, MA, RPA  
Senior Cultural Resources Project Manager  
Kimley-Horn and Associates, Inc.  
RPA Number: 37243944

A handwritten signature in black ink, appearing to be "Max Bieber".

Max Bieber  
Cultural Resources Specialist  
Kimley-Horn and Associates, Inc.

## References:

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**Appendix A:**  
**Resource Record**

## CONTINUATION SHEET

Property Name: Riverside Osteopathic Hospital

Page 1 of 1 \*Resource Name or # (Assigned by recorder) Riverside Osteopathic Hospital

\*Recorded by: M. Bieber, J. Parra, and J. Mauck \*Date 10/04/2024 ☐ Continuation ☒ Update

In 2024, Kimley-Horn and Associates (KHA) visited the site location and observed the property to be in a similar condition as the 2013 Historic Resources Group recording with minor improvements and modifications to the building and landscaping. Since the previous recording, the facility has been renamed "Pacific Grove Hospital" and a new entry sign has been installed. Other modifications include changing the color of the roof trim and changes to the exterior gardening and landscaping. Historic Resources Group previously recommended the site as eligible for listing in the California Register at the local level of significance, and as a local landmark. KHA concurs with this recommendation, and additionally recommends the resource eligible for listing in the NRHP under criterion C. Furthermore, the 2024 recording noted the property retains sufficient integrity to convey its historic significance.



Figure 1. Overview of building, northeast.



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 #: Riverside Osteopathic Hospital

**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: 5900 Brockton Avenue

City: Riverside

Zip: 92506

e. Other Locational Data: APN 218-251-016-2

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located on the southeast corner of Brockton Avenue and Maplewood Place and contains a one-story office building constructed as the Riverside Osteopathic Hospital. It was designed in two phases: the first in 1962 and the second in 1966. The building is Mid-century Modern in style. It is U-shaped in plan, with a flat roof and a flat parapet clad in vertical wood siding. The building is constructed of a combination of concrete masonry units and wood or steel frame with smooth stucco cladding. There is a flat canopy supported by metal posts that wraps three façades. The primary (west) façade is screened from the street: the northern portion has a pierced, concrete screen; the southern portion has a series of projecting, slanted walls clad in stone. The flat roof of the canopy extends over both screens. The primary entrance is at the southern portion of the primary (west) façade and has double, metal, fully-glazed doors with a transom and sidelights. Fenestration is partially obscured by the screens across the primary façade; visible fenestration includes paired, aluminum sliding windows with transoms.

\*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 Northeast (March 2013)

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1962, 1966, building permits

\*P7. Owner and Address:

\*P8. Recorded by:

Historic Resources Group  
12 S Fair Oaks Ave, Ste 200  
Pasadena, CA 91105

\*P9. Date Recorded:

February 20, 2013

\*P10. Survey Type:

Intensive

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

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):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code 3CS, 5S3

\*Resource Name or # Riverside Osteopathic Hospital

**B1. Historic Name:** Riverside Osteopathic Hospital; Knollwood

**B2. Common Name:** Riverside Center for Behavioral Medicine

**B3. Original Use:** Commercial/office

**B4. Present Use:** Commercial/office

\***B5. Architectural Style:** Mid-century Modern

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

Completed in 1962. Addition (29-bedroom wing) designed by William Lee Gates completed in 1966. Spa added in 1984. Modular office building added in 1991. Roof recovered in 2012.

\***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

**Original Location:**

\***B8. Related Features:**

**B9a. Architect:** Art Jacobson; William Lee Gates

**b. Builder:**

\***B10. Significance:** **Theme:** Modern Architecture

**Area:** Riverside

**Period of Significance:** 1962-1966

**Property Type:** Commercial/office

**Applicable Criteria:** 3/c

The Riverside Osteopathic Hospital at 5900 Brockton Avenue is a good example of Mid-century Modern commercial architecture in Riverside. The first phase was designed by Art Jacobson in 1962; the 29-bed wing was designed by William Lee Gates in 1966. Mid-century Modern is a term used to describe the evolution of the International Style after World War II. Mid-century Modern architecture is more organic and less doctrinaire than the International Style, and it is characterized by more solid wall surfaces. The building exhibits significance character-defining features of the style, including simple, geometric volumes, horizontal massing, flat roof with wide overhanging eaves, unornamented wall surfaces, and stone accents.

William Lee Gates was born in 1926 in Portland, Oregon. He graduated from Oklahoma A&M in 1950 with a bachelor's degree and from the University of California, Berkeley in 1951 with a master's degree in architecture. He served in the U. S. Navy during World War II and the Korean War. During World War II, he was stationed at Iwo Jima and Okinawa, and served as part of the cleanup corps in Hiroshima. Gates first appears as an architect in the Riverside phone book in 1955 under "Burg and Gates"; by 1956 he is listed as a sole practitioner. Gates was a member of the AIA, and he designed numerous small commercial and office buildings in the Magnolia Center, along with the Victoria Presbyterian Church (1958). Gates retired in 1975, and in 1986 he returned to his hometown of Portland where he died on December 23, 2002.

The Riverside Osteopathic Hospital 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 eligible under the Modern Architecture theme as a good example of Mid-century Modern commercial architecture in Riverside. It does not meet National Register Criterion Consideration G of "exceptional importance" required for properties that are less than fifty years old, and therefore it does not appear eligible for listing in the National Register of Historic Places at this time.

**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:** February 20, 2013

(This space reserved for official comments.)







Detail of Rock Pillars on West Façade, looking East (February 2013)



Detail of Pierced Screen on West Façade, looking East (February 2013)