

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

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*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 Location: Not for Publication Unrestricted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

*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)