



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Thomas Jefferson Elementary School

Other names/site number: Jefferson School

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1040 S. Vicentia Avenue

City or town: Corona State: CA County: Riverside

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

 A B x C D

	State Historic Preservation Officer	8/9/17
Signature of certifying official/Title:		Date
<u>California Office of Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Joe Edson H. Beall
Signature of the Keeper

9.28.17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Education/School

Current Functions

(Enter categories from instructions.)

Education/School

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals/Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete, stucco, clay, wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Thomas Jefferson Elementary School, located at 1040 S. Vicentia Avenue in Corona, California, is located within a residential quarter adjacent to Corona's historic Sixth Street and the roughly one block south of, and outside, Grand Boulevard, which encircled the original townsite. The tall, one-story stacked concrete school with basement was designed in the Spanish Colonial Revival style and possesses character-defining features, materials, and details. Materials such as stucco, concrete, wood, clay tile, decorative ceramic tile and wrought iron are found throughout, and features include thick stuccoed walls, a low-pitched clay tile roof, wood-framed windows, arched openings, exposed wood trusses, concrete columns and medallions, and carved wood and wrought iron detailing. The school was constructed in 1927, and the south wing containing the library was added a few years later, in 1931. Subsequent additions were made in the late-1940s, 1950s, and in recent years, which expanded the school to fill the large property and also added modular buildings to the campus. Only the original 1927 building with 1931 addition, which retains a high level of integrity, along with the front and rear adjacent landscaping, which are part of the original setback and site development, are included in this nomination.

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Narrative Description

This Spanish Colonial Revival style school faces east on Vicentia Avenue at the southwest corner of Tenth Street. The historic T-shaped portion of Jefferson School is comprised of a 1927 main building and a 1931 library wing with connecting pergola, totaling more than 10,000 square feet. Reinforced concrete foundation walls support the extended complex, which includes basement space, and the whole is capped by a low-pitched cross-gabled roof topped with red clay barrel tile. The roof ends in very narrow eaves with a visible gutter system that appears to be original and integrated into the design of the complex over walls sheathed in smooth stucco with parts of the library wing simple painted concrete. Fenestration consists of wood-framed, symmetrically arranged awning and casement windows, and a central entry on the main building is offset on the sprawling façade.

The main building (1927) is rectangular in shape with a symmetrical plan and houses original classrooms, administrative offices, and restrooms within a center, side-gabled mass flanked by dropped, front-gabled, nearly flush masses and a small rear, side-gabled mass that was elongated in 1931 to accommodate the planned, early enlargement of the school. Concrete walls flare at the base to form a subtle pier effect that shelters a partially subterranean basement. Fenestration on the main building consists of tall, three-sash awning, smaller two-sash awning, and arched casement windows with one-piece concrete sills. Ribbons of three windows are paired on each forward-facing masses. Each window is comprised of three awning sash, vertically divided into four panes, that open in unison from an interior crank. Smaller, matching, two-part awning sash are set apart from, and near the outside edge of these gable ends. The awning assemblages are repeated on the rear of the side masses, with an HVAC unit replacing one window in each gable end, and another pair is centered on the rear of the central mass. The entrance is divided into five arched bays supported by six concrete columns decorated with medallions of floral design. The center three bays access the main entry, which is raised by five concrete steps and covered by a wide eave overhang. Three arched, wooden French doors provide access to this original portion of the school. The central entry is also immediately flanked by arched casement windows on the façade, which also face each other from within the raised entry. Two sets of rear stairs positioned where the central mass and side masses adjoin remain but lead to openings that have been filled. A long interior north-south hall runs the full length of the original school building and features arched openings and exposed, painted trusses. Original classrooms feature built-in cabinets, shelves, and cloakrooms with coat hangers. Doors have been replaced by doors with small peer-through safety glass windows within original openings. The central hall is accessed on each end by wide, original entry openings within arched alcoves. Side doors have been replaced and existing sidelights have been boarded, but original vertically divided, four-part hopper-style transoms are extant. The north alcove, which is quoined and decorated with two concrete medallions, painted blue, is accessed by a concrete landing elevated by eight east-west facing steps bordered by a low, concrete wall with exposed aggregate top. An accessible ramp has replaced the front-facing original steps in recent years.

The 1931 south wing houses the library, restrooms, and classrooms, and features a small, front-

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facing (east) rotunda with a rounded hip roof before the gabled rear rectangular mass. The façade of the rotunda is segmented into eight bays by round precast concrete columns supporting arched openings with carved relief detail, all topped by a thick cornice. The rounded columns pierce the roof to emerge as squared, pointed pinnacles. This mock pergola supports a moderate eave overhang and frames eight sets of three wood-framed, six-light casement windows with red tile sills and arched divided-light casement transoms. Remaining fenestration consists mostly of paired single casement windows with red tile sills separated by miniature pilasters. An end wall chimney is found on the north wall near the front of the wing, and a small, arched breezeway near the rear separates additional rooms with a basement, now used for storage. The roof ridge of this rear portion is slightly offset and the rear yard-facing portion of the balustrade is lined with wrought iron uprights, which may indicate two-phase construction within what historic accounts document as a single project. The pergola that runs the length of the north elevation with arched openings on each end is accessed by three concrete steps on the east and secured with double wrought iron gates on the east and towards the rear along the north elevation, and a gate also faces south within the former breezeway; all gates bear the initials, "T.J." for Thomas Jefferson, for whom the school was named. Originally built as an auditorium, the interior retains the elevated stage, small wings, and backstage area as well as exposed wooden rafters, trusses, and Spanish style ceramic tiles on the interior face of the fireplace in patterns of orange, yellow, beige, and blue.

The south-facing, rear side of the main building was modified in 1931, as planned for in the original design, when it was lengthened and a pergola added to the front to link the south wing to the main building. The pergola features arched openings on each end and is sheltered by an extension of the side-gabled roof with exposed wood ceiling and rafters that supported by square concrete posts and balustrade with carved decorative wood lintel. A ribbon of five windows on the rear of this elongated mass and two matching ribbons on the west end of the south elevation of the south wing mimic the original awning windows of the main building and blend the design of the two phases of construction. The windows are slightly separated by the pilasters and silled with the red tile used on the south wing and are vertically divided into three rather than four panes, nearly matching the awning windows of the main building; the center window of each assemblage has been replaced with an HVAC unit. Two small windows have been enclosed on the east and west elevations of this added portion, although sills, lintel and original opening dimensions remain intact.

Jefferson School is deeply set back from Vicentia Avenue, which is bordered with a turfed parkway and palm street trees. Four concrete walkways lead to the school from the public sidewalk, and the front setback is manicured with turf, shrubs, and mature sugar pine, palm, and other tree species. A small plaque on the front lawn from the Corona Historic Preservation Society indicates the school's local historic designation. Although the school property has been modified and enlarged over time, including separate rear additions in the late-1940s and 1950s and modular buildings that are not a part of this designation, Jefferson School maintains excellent integrity, and its location, setting, feeling, association, materials, workmanship, and design are intact in the sprawling historic portion of the school along Vicentia Avenue.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1927-1931

Significant Dates

1927
1931

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Wilson, G. Stanley
Austin, W. Horace

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Thomas Jefferson Elementary School, located in Corona, California, is eligible for the National Register of Historic Places under Criterion C as a locally significant example of municipal Spanish Colonial Revival architecture by architects W. Horace Austin, who designed the original school in 1927, and W. Horace Austin, who designed the south wing with connecting pergola and library in 1931. The period of significance is 1927-1931, spanning the period from original construction and the later wing's completion.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C: Architecture

Thomas Jefferson Elementary School, known locally as Jefferson School, was designed by W. Horace Austin in 1927 and opened to students in 1928, and as planned for in Austin's original five-room design, a south wing was added in 1931, by famed local architect G. Stanley Wilson to enlarge the school and realize the twelve-room capacity approved by the then Corona School District (now Corona-Norco Unified School District). Significance rises from its design as an excellent representation of the Spanish Colonial Revival style and the work of both architects W. Horace Austin and G. Stanley Wilson (Criterion C). Character-defining features, materials, and details include thick stuccoed walls, a low-pitched clay tile roof, wood-framed windows, arched openings, exposed wood trusses, concrete columns and medallions, and carved wood and wrought iron detailing. Jefferson School maintains excellent integrity of location, setting, feeling, association, materials, workmanship, and design, which are intact in the sprawling historic portion of the school along Vicentia Avenue. Although the school property has been modified and enlarged over time, including separate rear additions in the late-1940s and 1950s and modular buildings that are not a part of this designation, as well as new interior classroom doors, the infill of a few rear windows, and the addition of an accessible concrete ramp, these alterations are not intrusive to the historic and prominent front portion and have contributed to the continued original use of the property as a school over the changing decades of the 20th century, making it now the city's oldest school still in use.

Founded as South Riverside in 1886 during the railroad town settlement era of the west from 1869-1889 and incorporated as the City of Corona ten years later in 1896, Jefferson School is located in the city of Corona, Riverside County, California, approximately 45 miles southeast of Los Angeles. The city began as a colony founded by Robert B. Taylor, an Ohio investor who partnered with Adolph Rimpau of Anaheim and George L. Joy, Samuel Merrill, and A. S. Garretson, all of Iowa, to establish the South Riverside Land and Water Company. The community was shaped by the extension of the railroad and the rise of the Park Movement, the growth of the southern California citrus industry, and the careful engineering and city planning of noted civil and hydrologic engineer, Hiram Clay Kellogg and others that gave the new town the nickname "Circle City" for its defining feature, Grand Boulevard, a mile-wide circle on the

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landscape enclosing the original townsite.¹

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With townbuilding foremost in the minds of founding fathers, the fledgling community quickly established water rights and secured water from the Temescal Valley, the Victorian Santa Fe railroad depot and Hotel Temescal were constructed (1887; both no longer extant), stores and churches were erected, trees planted, and groves laid out, and residences emerged along with a town newspaper, the South Riverside Bee (1887). Similarly, even before the incorporation of the city, town colonists identified the importance of education. Classes began soon after the town was laid out in a one-room wood-framed schoolhouse at the corner of East 8th and Howard Streets built in 1886² until a grand Victorian structure was opened in 1889 on 10th Street (no longer extant). By 1894, Corona School, also known as the first Lincoln School, housed a high school on the second floor.

By the incorporation of the City in 1896, the Corona School District was in place, and the first decades of the 20th century saw the need for greater space. Additions were made to existing facilities, and new schools were constructed in the city. With population growing approximately 65% in the first two decades of the 20th century,³ newspaper coverage, school board minutes, and Jefferson School Parent Teacher Association (PTA) meeting notes reflect concerns over properly accommodating and educating the city's growing population and reveal the importance of education, expansion planning and funding of Jefferson School. Aside from hiring staff and establishing salaries, meeting in the various houses of the members or school rooms, the focus of the school board was the issuance of bonds to raise funds, location of potential school sites, property acquisition, and school construction.⁴ The first high school on Main Street was constructed in 1907, and throughout 1910, the board judiciously researched and eventually contracted the design of a new grammar school, Washington Elementary by architect Leo Kroonen, Sr., which was constructed on Grand Boulevard in 1911 (demolished 1950).⁵ Overcrowded conditions led to the construction of a second high school on West 6th Street in 1923 and the reuse of the original high school building as the Corona Junior High School. The Classical Revival style high school building designed by architect F.P. Burnham was demolished in 1941 after a new junior high school building was constructed on the campus in 1936.⁶ The second Corona High School on 6th Street (1923), designed by G. Stanley Wilson, is still extant and used as office space.⁷

Despite this aggressive early-20th century construction program, need continued to grow, leading to additions at various schools, including the gym and shops of the high school and the

¹ Jennifer Mermilliod. 2011. National Register of Historic Places Registration Form. Grand Boulevard Historic District.

² Mary Winn and Kathleen Dever. No date. "The Early History of the CNUSD" Video presentation transcript on file with the Corona Historic Preservation Society (CHPS).

³ Census.gov. "Census of Population and Housing". Accessed October 2016, <http://www.census.gov/prod/www/decennial.html>.

⁴ Winn, Mary M. (Bryner) (transcriber). 1997. School Board Minutes: Corona School District, 1910-1917; CHPS. No date. "Historical Highlights from Thomas Jefferson Elementary P.T.A. Minutes." Unpublished manuscript on file with the Corona Historic Preservation Society.

⁵ Winn 1997, 1-15.

⁶ Winn 2006, 76-78.

⁷ *Ibid*, 80-81; Corona-Norco Schools Educational Foundation (CNSEF). 2012. "From One Room: An Amazing Ride Through the 125 Year History of Corona-Norco Schools." Presentation accessed July 10, 2016, http://www.cnsef.org/cms/lib/CA07001321/Centricity/Domain/38/An_Amazing_Ride.pdf.

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addition to the Norco grammar school both by architect G. Stanley Wilson, and an addition to the junior high school by W. Horace Austin, as well as the construction of Jefferson School in 1927.⁸ After debating the current and future educational needs of the growing community, the school district selected architect W. Horace Austin of Long Beach to design Jefferson School.⁹ A prominent architect in the Long Beach community, referred to by some as the “‘dean’ of Long Beach architects,” Austin was active in Long Beach and in the broader Southern California region throughout the 1920s and 1930s.¹⁰ Austin’s imprint on the built environment of Long Beach is significant. He designed the Young Men’s Christian Association (YMCA) branch there in 1920 and in 1923 collaborated with Harvey H. Lochridge to create a new Long Beach Civic Center, an “eight-story classical building” with “an arcaded entrance and four domed towers.”¹¹ The Farmers and Merchants National Bank of Los Angeles (1922-23), Long Beach’s first skyscraper and a towering symbol of the city’s rapid development in the 1920s, featured a Beaux Arts exterior and is attributed in part to him.¹² Austin also designed the Mediterranean Revival style Ambassador Apartment Building in 1925, now a designated historic city landmark.¹³ He is perhaps most well-known for his final project and part of a 1930s WPA initiative, the 1941 Streamline Moderne Main Terminal Building of the Long Beach Municipal Airport, which was built to resemble a ship, with decks and railings lining the roof,¹⁴ which completed shortly before his death in partnership with Kenneth Wing, another local master architect in Long Beach.

Austin’s architectural presence can also be found throughout Southern California. His work is found in the Perris Union High School in Perris, California,¹⁵ and he also worked with architect Frank Lansdowne on the original Mission-style main building of the Bowers Museum located in Santa Ana.¹⁶ City halls seemed to be one of his trademarks as Austin’s involvement in the

⁸ Winn 1997, 24.

⁹ Winn, Mary Bryner, 2006. *Postcard History Series: Corona*. Charleston: Arcadia Publishing, 82; Dever, Kathleen L. and Mary Winn. 1997. “Thomas Jefferson Elementary School: Commemorating Seventy Years, 1927-1997.” Brochure on file with CHPS.

¹⁰ Ivers, Louise. 2008. “Long Beach Civic Center,” Long Beach Heritage, accessed June 3, 2016, <http://www.lbheritage.org/index.php/advocacy/current-advocacy-issues/98-long-beach-civic-center>.

¹¹ *Ibid*.

¹² Pacific Coast Architecture (PCAD). 2005-2015. “William Horace Wallace (Architect).” Accessed June 3, 2016, <http://pcad.lib.washington.edu/person/1016/>.

¹³ archINFORM. 1994-2016. “W. Horace Austin, Architect.” Accessed June 3, 2016, <https://eng.archinform.net/arch/83926.htm>; LB Development Services (LBDS). No date. “Ambassador Apartment Building,” accessed June 3, 2016, <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5052>.

¹⁴ University Library. 1983. “Wing, Kenneth (Audio Interview #2 of 2).” California State University Long Beach (CSULB) University Library Digital Repository, accessed 2016. <http://symposia.library.csulb.edu/iii/cpro/DigitalItemViewPage.external;jsessionid=621682DE8DBD8FEE2B6A973E0327AED6?lang=&sp=1001348&sp=T&sp=1&suite=def>; PCAD. 2005-2015. “City of Long Beach, Long Beach Municipal Airport (LGB), Main Terminal Building, Long Beach, CA (1941),” accessed June 3, 2016, <http://pcad.lib.washington.edu/building/12243/>; The Living New Deal. No date. “Long Beach Municipal Airport – Daugherty Field – Long Beach, CA.” University of California Berkeley, Department of Geography. Accessed June 3, 2016, <https://livingnewdeal.org/projects/long-beach-municipal-airport-daugherty-field-long-beach-ca/>.

¹⁵ PCAD. “Austin, W. Horace, Architect (Practice),” accessed June 3, 2016, <http://pcad.lib.washington.edu/firm/666/>.

¹⁶ Bitetti, Marge, Guy Ball, and the Santa Ana Historical Preservation Society. 2006. *Images of America: Early Santa Ana*. San Francisco: Arcadia, 103.

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design of city hall buildings in Seal Beach (1929), Placentia (1934), and Santa Ana (1934-1935) attest.¹⁷ While the Seal Beach City Hall was built in the Spanish Colonial Revival style, Santa Ana's city hall featured an Art Deco design. Austin may have been involved in other projects in Corona as well. Newspaper records indicate that Austin prepared plans for a proposed addition and repairs to the Corona city library in 1928, although it is unclear whether or not these plans came to fruition.¹⁸ Newspaper records also confirm school board minutes, that Austin received a contract for an addition to the Corona Junior High School in 1927,¹⁹ which included "the shops, boys shower and locker rooms, home economics quarters and the art studio."²⁰

Austin's design for Jefferson School was realized in the summer of 1927. The site on the corner of Vicentia Avenue and Tenth Street was selected that May, and Jefferson School was built over four short months for \$28,000 by Long Beach builder, C. Haverlandt, which included \$5,000 for the property.²¹ In September of that year, the 163 students registered who enrolled at Jefferson began classes at Lincoln and attended school there until January 1928, when Jefferson School opened its doors to 159 students. It was dedicated the following month on February 18, 1928 and included five original classrooms.²² Spanish Colonial Revival style, which enjoyed particular popularity in the early twentieth century between the years 1915 and 1931, the year Wilson would complete the addition of the south wing of Jefferson School. In the early twentieth century, architectural revivals of the Spanish, Mediterranean, and Mission styles were spurred by the popularity of international expositions in the same period and the romanticization of the "Spanish fantasy past." Although the Revival spread internationally, it was concentrated in California and Florida, both places with histories of Spanish colonialism.

The opening of Jefferson School could not have come too soon as just months before, newspaper headlines boasted record highs in enrollment at the start of the school year. In September 1927, one newspaper account proclaimed:

With an increased registration to a total of 1,430 pupils, the largest in the history of the city... registration figures on the first day showed a good gain in the number of pupils.... The new Thomas Jefferson school building will be ready for occupancy about December 15, according to the work of the contractor. This building will relieve considerable of the (sic) in the Washington school as well as in Lincoln.²³

Possibly as a result of managing the never-ending construction program to keep up with growing need, this time, the new school was designed for future planned expansion. Whether the idea originated with the school board or with Austin, another 1927 article covering the construction of the new grammar school documents that the school was "so constructed that an addition to bring the total to 16 classrooms can be constructed in the future," explaining, "The

¹⁷ PCAD. 2005-2015. "William Horace Wallace (Architect)."

¹⁸ "Special Session of City Council Held Last Night," *Corona Daily Independent* (CDI) 1 May 1928.

¹⁹ "Architect Austin Gets Contract for New School Plans," CDI 26 March 1927; "Notice to Contractors," CDI 29 June, 1927; "Notice to Contractors," CDI 6 July 1927.

²⁰ Corona Junior High School. 1937. *La Corona*. Yearbook.

²¹ Winn, Mary Bryner. 2005. *Images of America: Corona*. Charleston: Arcadia Publishing, 72.; "New School Contract Goes to Long Beach Concern," CDI 6 August 1927.

²² *Ibid.*; Dever and Winn, 1997; Winn 2005, 72.

²³ "School Opens as Enrollment Sets New High Record," CDI 12 September 1927.

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board contemplates a growth in the city will eventually require the additional rooms.”²⁴ The need for the new school and its planned expansion reflect the growth of the city and, as a consistent part of the Corona community, the school history charts the city’s development over time. Despite a boom in construction in the 1920s and early 1930s, notes from the February 12, 1931 Jefferson School PTA meeting document a visit by district superintendent, Glen D. Wight, who provided “an interesting talk on the crowded conditions existing in the Corona schools at present.”²⁵

Indeed, a south wing was added in 1931, which was used as an auditorium and cafeteria before soon also becoming the school library.²⁶ The south wing, or library wing was designed by G. Stanley Wilson and built by the Pinkerton-Jameson Company, and it features one of the school’s most unique and defining features in both the exterior and interior tile work and Spanish style architecture.²⁷ The school’s PTA minutes documents the immediate and continued use of the wing for meetings and events through the years. An active group, the PTA took an dynamic role in student life by providing milk, hot soup, shoes and socks, eyeglasses, and dental care for those in need in the depressed 1930s. During World War II, the school housed a Junior Red Cross Program as well as students from Norco while the Norco School was used an Army base beginning in December of 1941, and additional classrooms were built in 1949 and 1954.²⁸ The school district had become the Corona Unified School District in 1948 and as other early schools in the region were annexed into the Corona district, including Rugby School (1916, burned 1955) in Temescal Valley and Norco School (1925) in Norco as well as others, the name changed again to the Corona-Norco Unified School District 1970. Modifications like the addition of accessible ramps and new doors as well as the expansion of the campus over the decades have allowed the school to grow and continuously serve the Corona community since opening its doors in 1928.

G. Stanley Wilson was a leading practitioner of the Spanish style and holds an essential place in the architecture of Southern California. As a 1917 news article asserted, Spanish Architecture, California, and Wilson were each so associated with each other that “all three seem partners to a triumvirate.”²⁹ Born George Stanley Wilson in England in 1879, Wilson attended Dr. Hardy’s College of Architecture before coming to Riverside, California in 1895 and beginning work as a carpenter in 1901. In Riverside, he was trained by D.J. McLeod and gained experience working on homes in the growing city, usually bungalows. He also worked with Arthur B. Benton and developed his skill for Spanish Revival and Mission Revival architecture. Wilson worked on some of Riverside’s finest homes before opening his own office and beginning work for Frank Miller in 1909 on Miller’s Mission Inn. First working under architect Myron Hunt, Wilson was part of the Spanish wing addition including the dining room and Spanish Gallery and later designed and oversaw construction of the Rotunda and St. Francis Chapel.³⁰ Wilson’s significance to the now-renowned Mission Inn grants him national significance as the hotel is a National Landmark

²⁴ “High School Board Elected Permanent Officers; Hears Tentative Architects Plans.” 10 May 1927

²⁵ CHPS. No date. “Historical Highlights from Thomas Jefferson Elementary P.T.A. Minutes,” 2.

²⁶ Dever and Winn. 1997; Winn and Dever. No date.

²⁷ *Ibid.*

²⁸ *Ibid.*; CHPS No date.

²⁹ The Riverside Enterprise. 1917. “G. Stanley Wilson.” April 14, 1917. Housed in the City of Riverside Architect File with handwritten notation: 1917 Annual and Convention Number.

³⁰ Evergreen Memorial Historic Cemetery (EMHC). No date. “Founders’ Stories: G. (George) Stanley Wilson.” Evergreen Memorial Historic Cemetery, accessed June 5, 2016, <http://evergreen-cemetery.info/people/g-george-stanley-wilson/>.

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also listed in the National Register of Historic (NRHP) .

In 1923, Wilson earned an architect's license from the International Correspondence School and further embarked on an extensive design career in Riverside and the surrounding communities. He oversaw the renovation of Rouse's Department Store, with elements of 15th-century Spanish Renaissance architecture, in downtown Riverside, now the Culver Center for the Arts, as well as the Aurea Vista Hotel and the Riverside Municipal Auditorium.³¹ In addition, Wilson built several schools in Riverside, beginning with the rebuilding of Alvord School, including the addition of an auditorium in 1924, which is believed to be the first project Wilson undertook after obtaining his architect's license from the International Correspondence School in 1924.³² Wilson went on to build many more schools, including Magnolia, Grant, Fremont, Longfellow, and Lowell, the elementary school at the center of Riverside's significant history of public school integration. He also designed the Riverside City College (RCC) quadrangle as well as All Saints Episcopal Church located across the street from RCC.³³ In addition, he built the adobe Park Avenue Baptist Church (3878 Fourteenth) and Simmons Mortuary (3610 Eleventh Street) in 1925, as well as the Arlington Branch of the Riverside Public Library (9556 Magnolia Avenue).³⁴

While Wilson was very active in Riverside, he undertook projects throughout Southern California, including in Redlands, Corona, Fontana, Upland, Anaheim, Fullerton, Palm Springs and desert communities, from the 1920s through the mid-1950s. He was responsible for the 1930 addition to the Riverside County Courthouse as well as the county jail and county hospital. He also built the Palm Springs High School and the high school in Banning.³⁵ In addition, "Wilson designs found in the surrounding areas include grammar and high schools in Perris, Upland, Hemet, Fontana, and Corona, the Murietta Hot Springs Hotel (1920), the County Tubercular Hospital in Beaumont (1924), the Elsinore Theater (1924), the San Jacinto Women's Club (1927), the Odd Fellows Hall in Pomona (1929), the Redlands post office (1932), and the Perris City Hall (1934)."³⁶ Wilson's connection to Corona was well-established in his enduring relationship with the Corona Unified School District, for whom he built many schools and school additions, including the Jefferson Elementary School and the Corona Junior and Senior High School, Norco, and Home Gardens school projects.³⁷ He also designed the second Corona

³¹ City of Riverside. 2015. Historic Resources Inventory Database: Historic Districts, accessed June 5, 2016, http://olmsted.riversideca.gov/historic/ppty_mtp.aspx?pky=4718; City of Riverside. No date. Architect File: G. Stanley Wilson. Housed in the vertical files of the Community and Economic Development Department, Planning Division.

³² "Dedication of New Building," *Riverside Daily Press* (RDP), 18 December, 1924, accessed June 5, 2016, <http://alvordschools.org/Page/5436>; Alvord Continuation High School. 2012-2017. "G. Stanley Wilson," Alvord Unified School District website accessed June 5, 2016, <http://alvordschools.org/Page/5434>.

³³ EMHC no date, no page; City of Riverside no date, Architect File: G. Stanley Wilson; Winn, Richard and Mary. 2005. Corona High School. National Register Form.

³⁴ PCAD. 2005-2015. "City of Riverside, Public Library, Arlington Branch Library and Fire Hall, Riverside, CA," accessed June 5, 2016, <http://pcad.lib.washington.edu/building/7392/>; EMHC, no page.

³⁵ "G. Stanley Wilson Has Designed Many Public Buildings," *Desert Sun* no. 39. 28 April 1939, accessed June 5, 2016, <http://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=DS19390428.2.100>.

³⁶ Richey, Deborah. 2003. "Fullerton's Mission Inn Connection," *Fullerton Heritage* vol. 9, no. 2, accessed June 5, 2016, http://www.fullertonheritage.org/News_Events/PDF/spring2003.pdf.

³⁷ "Berner's Bid is Low for New School," CDI 9 December, 1935.

"Corona School District, Corona, California: Notice to Contractors," CDI 19 March, 1946, 6; "Down Memory Lane," CDI 25 June, 1968.

"Home Gardens School Plans to be Speeded Up," CDI 10 April, 1945, 1.

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High School, constructed in 1923 in a Mediterranean-Spanish Revival style; this structure was listed in 2005 in the NRHP.³⁸ When the Corona Board of Education decided to undertake an ambitious building program, it awarded Wilson responsibility in 1931, and he remained the architect of choice for Corona's schools for many years, until the early-1950s.³⁹

A member of the American Institute of Architects and California State Board of Architects Examiners, G. Stanley Wilson died in 1958 at the age of 79,⁴⁰ but his mark on Riverside, Corona, and surrounding communities is indelible. Both Austin and Wilson were well versed in the popular architectural styles of the time, especially the Spanish Colonial Revival style, as well as institutional design, and their contribution to Jefferson School and Corona is embodied in the historic main building and south wing. Wilson's addition to the Jefferson School, particularly, represents his invaluable role in the development of Corona and the growth of the city's educational system, which was widely recognized in his time; as a 1952 editorial in the Corona Daily Independent noted: "G. Stanley Wilson is an outstanding school architect. He designed most Corona and Riverside schools, and has a more intimate and complete knowledge of the Corona schools than anyone."⁴¹

"School Board to Hear Two Other Architects at Meeting Tonight," CDI 21 March, 1955.

"Wilson Volunteered Services and Background Knowledge to Expand Corona School Program," CDI 31 October, 1952.

³⁸ CHPS. 2006-2017. "Corona Sites Listed on the State and National Register of Historic Places," accessed July 16, 2016, <http://www.corona-history.org/corona-ca-national-register-sites.html>.

³⁹ "Board Determined to Get Architect's Plans," CDI 16 February, 1954.

⁴⁰ City of Riverside no date, Architect File: G. Stanley Wilson.

⁴¹ "Thinking Out Loud," CDI 31 October, 1952; "Thinking out Loud," CDI 3 February, 1954, 6.

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- 1927b. "School Bond Issue Detailed for Expenditures Among Grades and Items Listed by the Committee." 25 January.
- 1927c. "Bond Issues in Favor by Good Majority of Citizens." 9 February.
- 1927d. "Bids for School Bonds Will Be Opened Next Monday." 8 March.
- 1927e. "Attractive Price Received for Our School Bonds." 15 March.
- 1927f. "Site for School Selected: Tenth and Vicentia Streets." 3 May.
- 1927g. "High School Board Elected Permanent Officers; Hears Tentative Architects Plans." 10 May.
- 1927h. "School Building to Start in Short Time." 29 June.
- 1927i. "Bids Open Today for New Corona School Building." 5 August.
- 1927j. "New School Contract Goes to Long Beach Concern." 6 August.
- 1927k. "School Opens as Enrollment Sets New High Record." 12 September.
- 1927l. "City Schools to Take Up Work of Year on Tuesday." September.
- 1927m. "Lincoln-Jefferson P.T.A. Holds Enthusiastic Meeting Thursday." 21 October.
- 1927n. "Lincoln-Jefferson P.T.A. Holds Its Usually So Well Attended Meeting." 21 November.
- 1927o. "Architect Austin Gets Contract for New School Plans," March 26.
- 1927p. "Notice to Contractors," June 29.
- 1927q. "Notice to Contractors," July 6.
- 1928a. "Lincoln-Jefferson P.T.A. Holds Its Usual Fine Meeting Thursday." 21 January.
- 1928b. "Corona Schools Reflect Growth of Circle City." 14 February.
- 1928c. "Plan for Formal Dedication of New School Soon." 15 February.
- 1928d. "Many Enjoy Fine Dedication Fete of New Building." 20 February.
- 1928e. "Special Session of City Council Held Last Night," May 1.
- 1931a. "Bond Issue for \$85,000 Before Voters Shortly." 21 March.
- 1931b. "School Election Tomorrow Quiet Affair Probably." 26 March.

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- 1931c. "School Board to Open Bids About June 5 is Report." 9 May.
- 1931d. "School Board in Extra Sessions with Much Work." 23 May.
- 1931e. "All Teachers of Corona School But Two Return." 27 May.
- 1935 "Berner's Bid is Low for New School." 9 December.
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- 1946 "Corona School District, Corona, California: Notice to Contractors." 19 March.
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- 1952b. "Wilson Volunteered Services and Background Knowledge to Expand Corona School Program," October 31.
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- 1954b "Thinking Out Loud." 3 February.
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- 1928 Jefferson School
- ca. 1937 Jefferson School
- 1938 Jefferson School

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government

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University
 Other

Name of repository: Corona Historic Preservation Society, Corona-Norco Unified School District

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property approx .34 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Jefferson School Single Point Coordinates:

Latitude: 33.871818

Longitude: -117.576407

Jefferson School Historic Boundary Coordinates:

- | | | |
|------------------------|------------------------|----------------|
| 1. Latitude: 33.871974 | Longitude: -117.576074 | (A; NE Corner) |
| 2. Latitude: 33.871364 | Longitude: -117.576168 | (B; SE Corner) |
| 3. Latitude: 33.871435 | Longitude: -117.576797 | (C; SW Corner) |
| 4. Latitude: 33.872043 | Longitude: -117.576707 | (D; NW Corner) |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is coincident with the original building and Library Wing addition as well as adjacent front and rear landscaping.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the original school building (1927) designed by W. Horace Austin and the early Library Wing addition (1931) designed by G. Stanley Wilson as well as adjacent front and rear landscaping, which retains the historic layout of turf and several mature trees.

11. Form Prepared By

name/title: Jennifer Mermilliod, M.A., Principal, Historian/Architectural Historian
organization: JM Research & Consulting (JMRC)
street & number: 5110 Magnolia Avenue
city or town: Riverside state: CA zip code: 92506
e-mail jennifer@jmrc.biz
telephone: (951) 233-6897
date: January 19, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location (See Google Earth Map, attached).
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map (See Sketch Map, attached).
- **Additional items:** See Corona-Norco Unified School District Resolution No. 92

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to

Thomas Jefferson Elementary School
Name of Property

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the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Jefferson Elementary School

City or Vicinity: Corona

County: Riverside

State: California

Photographer: Jennifer Mermilliod

Date Photographed: March 2014 - February 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 24. Façade of original school and added library wing, camera facing southwest
- 2 of 24. Original school building façade, camera facing west
- 3 of 24. School entry exterior, camera facing northwest
- 4 of 24. School entry interior, camera facing south
- 5 of 24. Close-up of school entry column, camera facing west
- 6 of 24. Close-up of metal medallion on school entry column, camera facing west
- 7 of 24. Left façade gable end, camera facing northwest
- 8 of 24. Juncture of original school building and added library wing, camera facing west
- 9 of 24. Ceiling of east-facing pergola, camera facing south
- 10 of 24. Side entry to original building showing replacement door, camera facing north
- 11 of 24. Library wing addition, camera facing west
- 12 of 24. Beneath north-facing pergola, camera facing east
- 13 of 24. Wrought iron gate with "TJ" initials, camera facing east/southeast
- 14 of 24. Library wing with rotunda, camera facing west
- 15 of 24. Rotunda interior showing rafters and original light fixture, camera facing up/north
- 16 of 24. Library interior trusses, rafters, lights, added lights, & ducts, camera facing east
- 17 of 24. South elevation of library wing with rotunda, camera facing northwest
- 18 of 24. Library wing rear with adjacent modern construction, camera facing southeast
- 19 of 24. North-facing rear pergola of library wing, camera facing southwest
- 20 of 24. Filled window within library wing pergola, camera facing south
- 21 of 24. Rear junction between original building and library wing, camera facing northeast
- 22 of 24. Rear elevation of original building, camera facing east
- 23 of 24. North end with side entry of original building, camera facing southeast
- 24 of 24. Concrete quoining and medallion on north side entry, camera facing south

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

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Sketch Map with Photograph Key



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Jefferson School ca. 1927



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National Park Service

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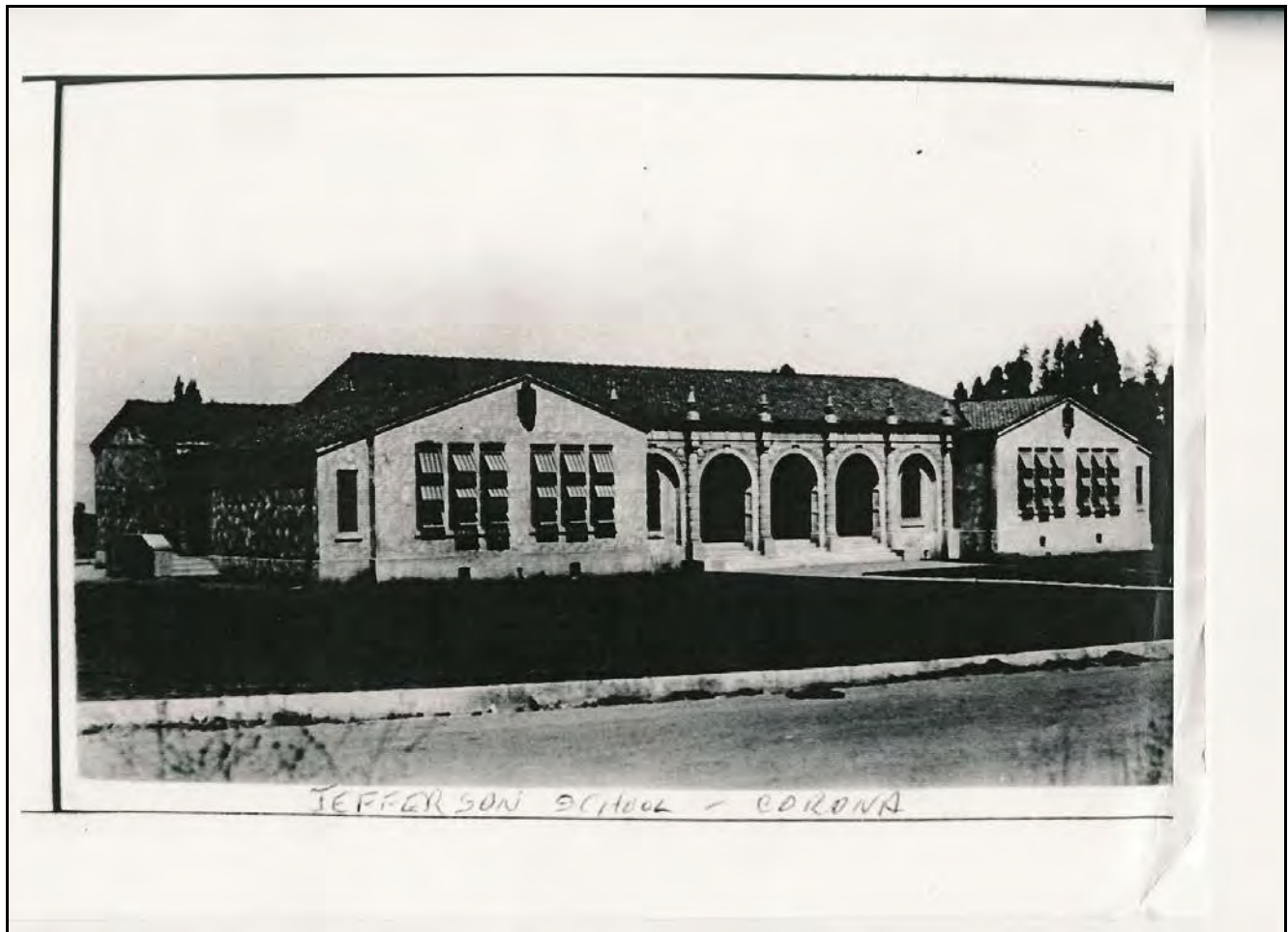
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Jefferson School ca. 1927-1931



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National Park Service

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Jefferson School 1928



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National Park Service

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Jefferson School 1937



United States Department of the Interior
National Park Service

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Jefferson School ca 1937



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Thomas Jefferson Elementary School Large Scale Map



Google Earth

feet
meters



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National Park Service

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Thomas Jefferson Elementary School Small Scale Map



Google Earth



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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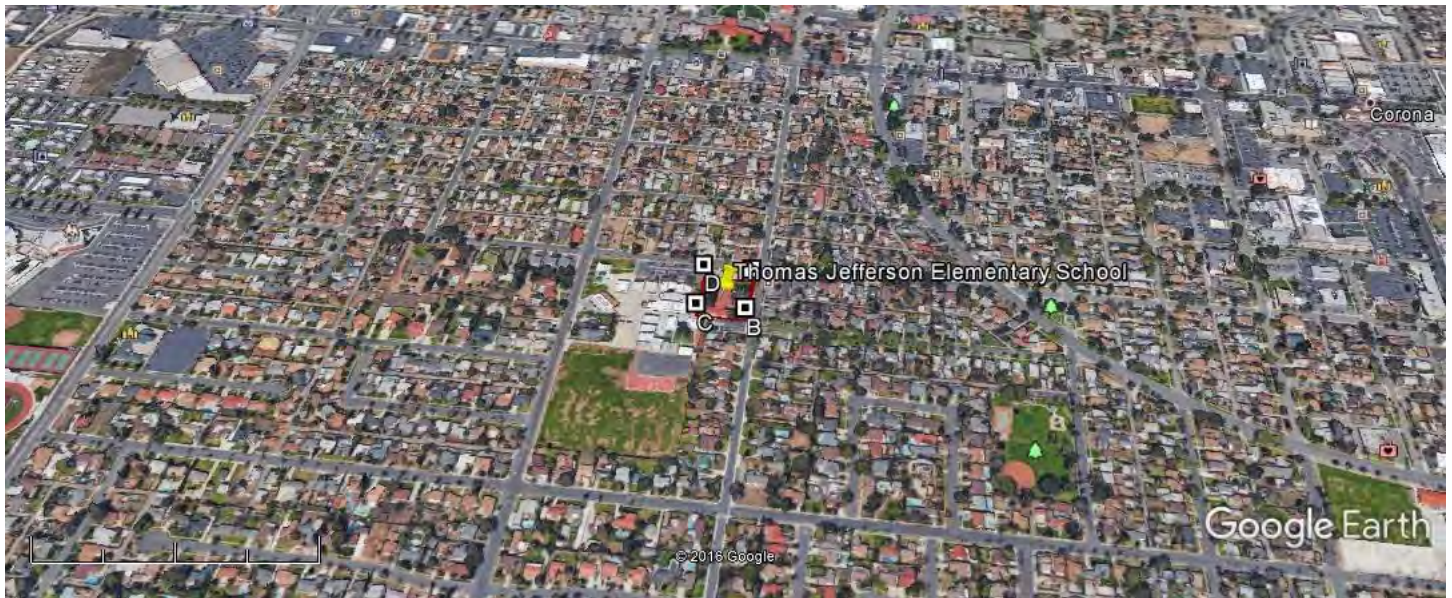
Name of Property
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Section number Additional Documentation

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Thomas Jefferson Elementary School Elevation View Map



Thomas Jefferson Elementary School Historic Boundaries

Coordinates: A: 33.871974, -117.576074 B: 33.871364, -117.576168 C: 33.871435, -117.576797 D:
33.872043, -117.576707









OFFICE

Corona-Huron Schools
cshs.org





















5



















OFFICE



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↓

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/14/2017 Date of Pending List: 9/19/2017 Date of 16th Day: 10/4/2017 Date of 45th Day: 9/28/2017 Date of Weekly List: 10/5/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/28/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 9, 2017

J. Paul Loether
Deputy Keeper and Chief, National Register and National Historic Landmark Program
National Register of Historic Places
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240

Subject: **Thomas Jefferson Elementary School
Corona, Riverside County, California
National Register of Historic Places**

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of nomination for the Thomas Jefferson Elementary School to the National Register of Historic Places. This property is located in Corona, Riverside County, California. On July 28, 2017, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criterion C at the local level of significance, with a period of significance of 1928-1931.

The property is nominated on behalf of the property owner, the Corona-Norco Unified School District, who submitted a letter of support for the nomination.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julianne Polanco".

by Julianne Polanco
State Historic Preservation Officer

Enclosures

**Thomas Jefferson Elementary School
Corona, Riverside County, California
National Register of Historic Places**

Thomas Jefferson Elementary School is located adjacent to Sixth Street in Corona, one block south of Grand Boulevard. The tall, one-story, T-shaped stacked concrete school building was designed in the Spanish Colonial Revival style. Walls are stucco, with concrete, wood, clay tile, decorative ceramic tile and wrought iron as its architectural materials. The clay tile roof is of low pitch. Constructed in 1927, a south wing with connecting pergola containing the library was added in 1931. Subsequent non-contributing additions were made in the 1940s and 1950s, in addition to more recent portable buildings. Fenestration consists of wood-framed, symmetrically arranged awning and casement windows. A central entry is offset on the main building façade.

The property is eligible under Criterion C as a significant local example of Spanish Colonial Revival municipal architecture, designed by G. Stanley Wilson and W. Horace Austin. The property retains a high degree of historic integrity in all aspects. Austin, designer of the 1927 school, was an already prominent architect, referred to as “the dean of Long Beach architects.” He designed the Long Beach YMCA in 1920, and in 1923 collaborated with Harvey H. Lochridge to create a new Long Beach Civic Center. His work can still be found throughout Southern California, from the Perris Union High School to city hall buildings in Seal Beach, Placentia, and Santa Ana.

Wilson, designer of the 1931 library addition, was a leading practitioner of Spanish Colonial Revival style architecture in southern California. His early work included design of elements of Frank Miller’s Mission Inn, working under architect Myron Hunt in 1909. Earning his architect’s license in 1923, Wilson undertook many projects in Riverside, frequently involving Spanish Colonial Revival architecture, schools, courthouses, municipal and commercial architecture.

The property is nominated on behalf of the property owner, the Corona-Norco Unified School District, who have provided a letter of support for the nomination.

Staff supports the nomination as written and recommends that the State Historical Resources Commission determine the Thomas Jefferson Elementary School eligible for the National Register of Historic Places under Criterion C at the local level of significance, with a period of significance of 1927-1931. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register of Historic Places.

William Burg
State Historian II
June 30, 2017

**2016-2017
RESOLUTION NO. 92**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE
CORONA-NORCO UNIFIED SCHOOL DISTRICT SUPPORTING PROPOSED
LISTING OF THE 1927-31 THOMAS JEFFERSON ELEMENTARY SCHOOL
STRUCTURES IN THE NATIONAL REGISTER OF HISTORIC PLACES.**

WHEREAS, WHEREAS, the Board of Education of the Corona –Norco Unified School District has reviewed the National Register of Historic Places nomination for the 1927-31 Thomas Jefferson Elementary School Structures located at 1040 S. Vicentia Avenue in Corona; and

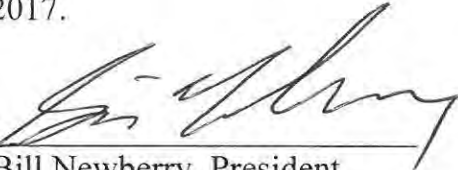
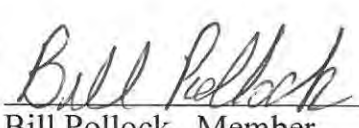
WHEREAS, the Board of Education deems that the applicant has submitted a complete application and followed proper notification procedures for National Register of Historic Places nomination; and


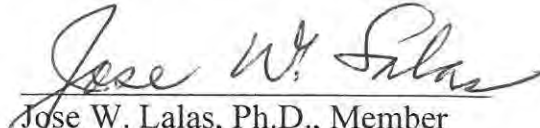
WHEREAS, the Board of Education believes that the application provides an exhaustive architectural description and statement of significance; and

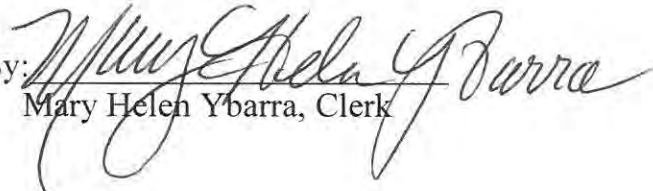
WHEREAS, the Board of Education believes that the 1927-31 Thomas Jefferson Elementary School Structures meet Criterion C of the National Register of Historic Places criteria as an excellent representation of the Spanish Colonial Revival style and the work of architects W. Horace Austin and G. Stanley Wilson, and the oldest school still in use in the City of Corona.

NOW THEREFORE, BE IT RESOLVED that by adoption of this Resolution, the Board of Education supports the proposed listing of the 1927-31 Thomas Jefferson Elementary School Structures in the National Register of Historic Places.

ADOPTED, SIGNED AND APPROVED, by the Board of Education of the Corona-Norco Unified School District, Riverside County, State of California, on February 21, 2017.

By:  Bill Newberry, President  Bill Pollock, Member

By:  John Zickefoose, Vice President  Jose W. L alas, Ph.D., Member

By:  Mary Helen Ybarra, Clerk