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United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Orange Intermediate School/Central Grammar School
other names/site number Orange Unified School District Office

2. Location

street & number 370 North Glassell Street not for publication
city, town Orange vicinity
state California code CA county Orange code 059 zip code 92668

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u>
<input type="checkbox"/> public-State	<input type="checkbox"/> site		buildings
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		sites
	<input type="checkbox"/> object		structures
			objects
		<u>1</u>	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.
Stacy R. Craig March 1, 1993
Signature of certifying official Date
California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain):

Barbara Lee

4/13/93

fr

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Education: School

Current Functions (enter categories from instructions)

Education: Education-related

7. Description

Architectural Classification

(enter categories from instructions)

Italian Renaissance

Materials (enter categories from instructions)

foundation _____ concrete

walls _____ concrete

_____ stucco

roof _____ terra cotta

other _____ brick

Describe present and historic physical appearance.

Constructed in 1914, this unique and impressive Lombardic Italian school building consists of a large two-story center section with single-story 35' X 75' wings on the south and north ends and a two-story 48' X 64' wing on the west (rear). The red-clay-tile-clad hipped roof is centered with a prominent gable flanked by square hipped-roof twin towers. The gable and towers form the centerpiece for the symmetrical front (east) facade. Lombardic features include the arched corbel-tables located along the frieze which borders the top of the gable. Glazed brick and tile, in shades of tan, rust, and brown, were used to create the elaborate ornamentation of the friezes and Roman arches. The reinforced concrete exterior of the building is coated with the original Kellastone stucco. The building retains its original wide front lawn, sidewalks, and pepper trees on the north side. It possesses integrity of location, setting, design, materials, workmanship, feeling and associations.

Roofscape:

Crowned with a red-clay-tile-clad hipped roof, neatly trimmed with tile borders and ridges, the Central School/Orange Intermediate School building consists of a large rectangular two-story mass with single-storied wings on the north and south ends and a flat-roofed two-story wing on the west (rear) facade. The single-storied wings feature flat roofs with unbroken parapets. A brick and stucco-clad railing once topped the wings but has been removed. Twin towers, topped with red-clay-tile-clad hipped roofs, flank the main east-facing gable. A small flat-roofed extension can be seen at the back of the main roof, but is barely visible from the front.

Front (east) Facade:

Symmetrical in design, the school building is dominated by a front-facing gable centered in the front facade. Capped with a fringe of red clay tile, bordered with a double row of horizontally-placed glazed brick, the gable face is ornamented with a row of Lombardic-style corbel-tables made of brick. The gable face is centered with a matched pair of arched windows with a continuous lugsill below. Iron grates front the windows and a cast concrete flag holder sits between them.

A ribbon of six large recessed arched windows, each framed with a six-inch band of stucco and outer trim of glazed brick, dominates the center of the gable face at the second level. A single square glazed tile accents the area between each pair of arched windows. Multi-paned wood-framed casement windows and transoms occupy the window spaces.

The parapet of the main entry portico is covered with an elaborate design in tan, brown, and rust brick and glazed tile. A fan-shaped wooden panel fills the central arch. Brick pilasters, used singly and in pairs, flank the main entry and side entrances. Cast concrete capitals accent the tops of the pilasters. The original double doors and windows on each side have been replaced. The portico floor, steps, and piers are made of cast concrete.

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Orange Intermediate School
Orange Co., California

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The stepped-back square towers on each side of the entrance section are decorated with a frieze of diagonally-placed brick, bordered by horizontal bands at the top and bottom. An unusual combination of exposed rafter tails and carved brackets decorates the roof line. Blank arches, banded with radiating brick, top the windows. The windows on both the first and second floors have been replaced. A twenty-piece square of glazed tile occupies the space between the first and second floor windows.

The remainder of the front facade on each side of the center section and towers is stepped back a foot on each side. A wide cornice, accented with exposed rafter tails, emphasizes the eaves on the remainder of the front and side facades. Horizontal brick banding forms a lugsill along the bottom of the banks of six windows on each side. The originals have been replaced with metal-framed sliders. A pair of original multi-paned wood-framed windows are located at each end and are framed with radiating brick-framed blank arches. Pairs of large windows and individual narrow windows occupy the first floor.

The single-storied wings on each end of the two-story section are 35' X 75' in size. They are flat-roofed with unbroken parapets. A stucco-clad railing has been removed. The original band of windows has been replaced, but the lugsill is still in place. The brick lugsills have been painted, as has the banding above the windows. Wide plain stucco pilasters, with no ornamentation, flank the bands of windows in each wing.

The setting of the school is much the same as it was in 1914. The wide lawn features two sidewalks with a wide space between. A row of pepper trees on the north side were planted over fifty years ago. The view from Glassell of the school is quite imposing, not only because the building is so large, but also because the brick and tile banding and red-tile-clad roof are a strong contrast to the cream-colored body of the building.

North Facade:

The north facade features the flat-roofed wing which banks the north end of the main facade. It is topped with a flat roof and unbroken parapet. A band of brown, rust and tan tiles runs across the top. An unusual slanted bay window in the center is accented with recessed panels and dentil trim. The original windows have been replaced with metal-framed sliders. The frieze above features horizontal recessed stucco panels between tile-accented piers. The side entrance, topped with a red-shingle-clad roof trimmed in exposed rafter tails, features a pair of double doors. Heavy square stucco-clad columns with slanted tops, support the cross beam that supports the roof. T-shape braces accent the tops of the columns. A driveway leads down to the basement door near the back of the wing.

South Facade:

The flat-roofed single-storied wing is centered with a shed-roofed portico supported by imposing stucco-clad columns with slanted tops. Cast concrete brackets extend from the columns to the beam along the bottom of the roof. Exposed rafter tails accent the portico roof line. A row of face brick that extends from each side of the portico reaches to the wide flat pilasters at each end of the wing. The windows on each side of the portico are not original. The pair of doors in the center of the portico appear to be about fifty years old. The rectangular transom above has been filled in with wood.

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West (rear) Facade:

The rear facade matches the north and south facades. A two-story wing in the rear is 48' X 64' and is original. Tall narrow windows extend along the south side. A row of tiles forms a lugsill along the bottom. The tiles have been painted. A metal staircase extends down the south side of the wing. A flat-roofed single-storied basement section with small narrow windows is located below the stairs. A single-storied portico with an arched stucco entrance extends from the west facade of the main two-story section, near the south end. There are newer buildings behind the historic building, but they are not connected to it.

The imposing and unusual architecture of the Central Grammar School/ Orange Intermediate School is a fine example of the Lombardic style of architecture and retains its integrity of location, setting, design, workmanship, materials, feeling, and association.

Historic Context:

The architectural style of this impressive building is rare not only in the city of Orange, but also in Orange County. There are few of the schools existing before 1940 that still survive because of the Earthquake Field Act. Of the few that do survive, those built in the 1920's and 30's predominate. The old Orange Union High School Campus, listed on the National Register, is located across the street, to the east. It features a classical architecture and compliments this building. The grouping together paints a picture of Orange as a prosperous town with a good early school system.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from Instructions)

Education _____
Architecture _____

Period of Significance

1914 - 1943

Significant Dates

1914

Cultural Affiliation

N/A

Significant Person

Architect/Bullder

Architect-- Walker, J. Flood

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Designed in the Lombardic Italian style by architect J. Flood Walker of Santa Ana, the Central School building was constructed in 1914. From 1919 until the early 1960's it served as Orange's first junior high. As a center for youth activities, the building was the site of frequent plays, assemblies, athletic events, club meetings and learning experiences. After serving ages five through twelve for the first five years of its existence, the building was converted to the first junior high when the school districts of Orange, Olive, El Modena, Villa Park, and Silverado were formed into the Orange Unified School District. The building was in active use as a junior high until it was converted to the administration building for the school district in the early 1960's. It still serves that purpose. The building is significant for its role in the education of Orange's youth and its unusual and finely-detailed architecture.

History:

A. B. Chapman, co-founder of the city of Orange, deeded the property on which the present building stands to the Board of Trustees of the Orange School District in 1872. In return he received \$1.00 for the 2 1/2-acre site. The first school was constructed here in 1872. In 1886 the large and imposing two-story Central Grammar School was built. An early picture of this building, built in 1914, shows the 1886 school in the background. After this school was finished and occupied by students in the grades Kindergarten through Eighth, the old school was torn down. Five years later the school districts of Orange, El Modena, Olive, Villa Park, and Silverado consolidated into the Orange Unified School District and this building was converted to Orange first junior high school. Students from the towns listed came to Orange to attend this school. In the early 1960's, the school was closed to students and the use of the building shifted to administration.

J. Flood Walker, the architect who designed this imposing building had this to say about it:

The architectural features of the building, which is designed in Lombardic Italian, is the entrance, the motif being taken from the Church of St. Peter and St. Paul of Bologna, Italy, designed by Faustiniano in the Fourth Century A. D. The color scheme adopted is tan and red which will show well in the beautiful green setting, with a foreground of peppers.

The arrangement of the floor plans of the building will prove to be of more than average utility and convenience. There will be four classrooms on each floor, also

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Orange Intermediate School
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two domestic science rooms...together with (school) board and principal's rooms. The assembly hall is also located on the first floor, size 62' by 78', with stage and dressing rooms. Teachers rooms and library are located on the second floor. There are three wide sets of stairs leading to the second floor, also two fire escapes.....the construction is to be of reinforced concrete, the exterior walls being finished in Kellastone stucco, trimmed in old gold tile and old gold pressed brick. The main entrance feature is to be entirely of old gold brick trimmed in stone and tile. The main roof is to be Spanish clay, the natural red in tone."

The junior high years are the important years when children grow into young adults. Through the 1950's the school served as one of the primary social experiences for the children from Orange and surrounding communities. The children learned a new system: moving from class to class instead of remaining all day in the same class room. This created new responsibilities and challenges. Reading old copies of the Orange-Aide, the school's quarterly newspaper, leads to an understanding of the many activities being held at the school. Young singers and dancers were given opportunities to perform during the frequently-given plays, operettas, and assemblies. Each class had a Girls Reserve group which served the community and went on trips together. A variety of athletic teams helped the young men and women to practice physical fitness and gain experiences of value in later life. The Boy Scouts and Girl Scouts met at the school and learned community participation. During education week each year a different theme was highlighted. The winners of an essay contest held by the W. C. T. U. had their papers printed in the Orange-Aide. The subject of the essays was "the evils of liquor and cigarettes. The P. T. A. was a large organization which was active in the extra curricular activities of the school. Heroes, such as Charles Paddock, a runner in the Olympics, appeared in the frequent school assemblies. During nine months of the year, the school was the scene of constant activity geared to the mental, physical and emotional betterment of the students.

The Central Grammar School/Orange Intermediate School building is significant for its role in the education of Orange's children and its fine architectural design. It possesses integrity of location, setting, design, materials, workmanship, feeling and association.

J. Flood Walker, who designed this unique building, was in the Santa Ana/Orange area for only a few years. He moved to San Francisco in 1915.

The school building is one of only two examples of its architectural style in the city of Orange. The other is a single story commercial building within the historic district. That building has had more extensive alterations, including the removal of the original storefront. Thus, the Central Grammar School/Orange Intermediate School building is the largest, most imposing and most intact example of this style. It is also the town's first and oldest junior high school, and the oldest remaining such school in the county.

9. Major Bibliographical References

Reid, Richard The Book of Buildings Rand McNally and Co. 1980
City Directories and County Directories
Orange Daily News May 21, 1914
Orange City News September 29, 1982
Orange California pamphlet
Photos from First American Title Company: before 1916 and the 1950's
Orange-Aide December 14, 1928
February 14, 1929
March 29, 1929
June 3, 1929

Various ephemera located in the historical files at the Orange Public Library, Main Branch
State Historic Resources Survey Sheet from Orange Survey June 1982

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:
Orange Public Library

10. Geographical Data

Acreeage of property 1.75

UTM References

A

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3	7	3	9	3	4	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description Subject property is located at the southwest corner of Glassell Street and Sycamore Avenue. Proceeding from that corner starting at the inside boundary of the city sidewalk south bound along Glassell Street three hundred (300) feet. Turn west and proceed two hundred forty-seven (247) feet. Turn north and proceed one hundred sixty-four (164) feet. Turn west and proceed seventeen (17) feet. Turn north and proceed one hundred thirty-six (136) feet. Turn east and proceed two hundred sixty-four (264) feet along Sycamore Avenue to the inside boundary See continuation sheet of the city sidewalk.

Boundary Justification

The above boundary description was chosen to allow inclusion of the entire historic building along with it's prominent front and side lawn area set-backs to include many mature trees.

See continuation sheet

11. Form Prepared By

name/title Diann Marsh
organization Old Towne Preservation Association date April 10, 1992
street & number 321 East Eighth St telephone 714/541-2441
city or town Santa Ana state CA zip code 9270;

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PHOTOGRAPHS:

ORANGE GRAMMER SCHOOL/INTERMEDIATE SCHOOL

370 North Glassell
Orange, CA

Photographer: Diann Marsh

Date Taken: May 1992

Location of Negatives: Rob Boyce
Old Towne Preservation Association
P. O. Box 828
Orange, CA 92666

1. Front Facade: Taken from the northwest
 2. Front Facade: Taken from the northeast; close-up of center section
 3. Front Facade: Taken from the southeast; close-up of the main entrance
 4. Front Facade: Taken from the northeast; close-up of brick pattern above main entrance. Shows details of capitals and wooden sunburst
 5. North Facade: Taken from the northwest; The side entrance is located to the left of the tree and is sheltered by a red-clay-tile-clad shed-style roof.
 6. North Facade: Taken from the northeast; Side entrance on left of tree and slanted bay near the right side.
 7. North Facade: Taken from the northwest; The slanted bay is in the center. The northwest corner is to the left of the car.
 8. South Facade: The entrance on the south facade matches that on the north facade
 9. West Facade: Taken from the southwest; this is a corner in the rear of the facade (west facade); the wing on the left extends to the west.
 10. West Facade: Taken from the northwest; this section of the rear facade is the westernmost section of the building.
-
11. Historic Photo of school taken before 1916
 12. Historic photo of school taken in the mid-1950's

SYCAMORE ST.

GLASSELL ST.

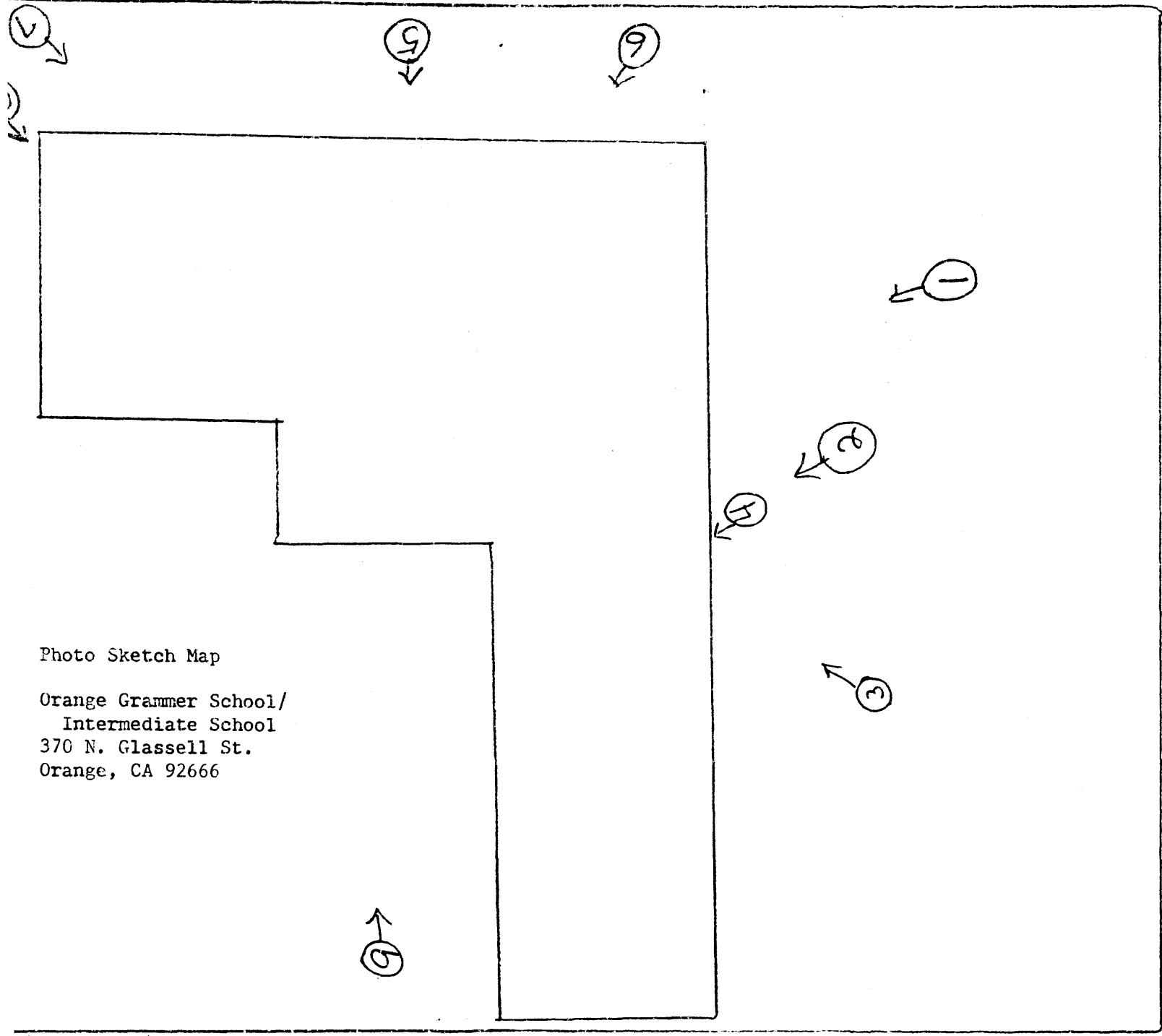


Photo Sketch Map

Orange Grammer School/
Intermediate School
370 N. Glassell St.
Orange, CA 92666

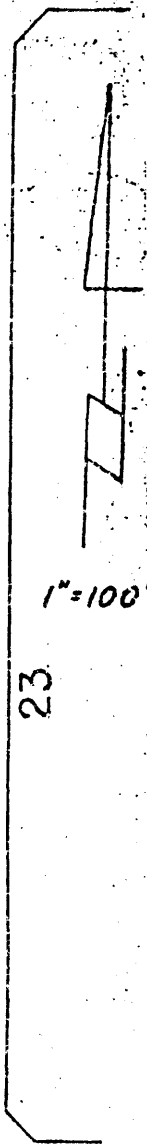
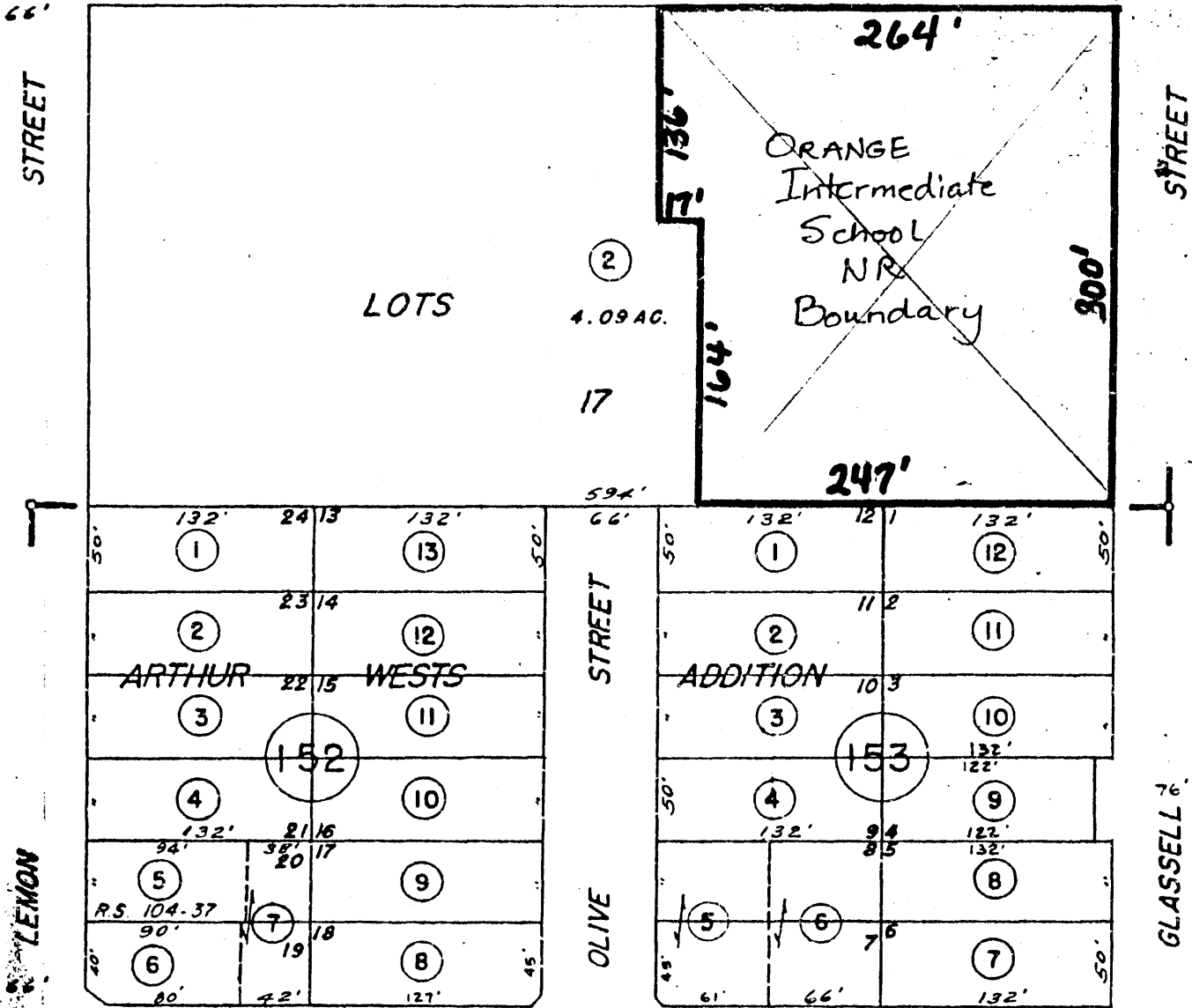
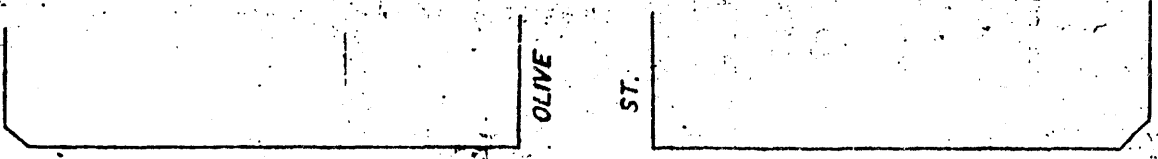
MAP NOT TO SCALE

ALLEY



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NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 39 PAGE 15 COUNTY OF ORANGE CALIFORNIA

3-1-91

3-1-9

9 14