

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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NATIONAL REGISTER OHP

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 OLIVE CIVIC CENTER  
other names/site number Olive Community Center/Assembly Hall; Olive School auditorium/gymnasium;  
WPA Official Project (OP) 465-03-2-167; CA O.S.A. file no. 30-26, A-2179.

2. Location

street & number 3038 North Magnolia Avenue n/a  not for publication  
city, town Orange n/a  vicinity  
state CA code CA county Orange code 059 zip code 92665

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> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>0</u> Total

Name of related multiple property listing: n/a Number of contributing resources previously listed in the National Register 0

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.  
Heade R. Craig Date Aug 31, 1993  
Signature of certifying official  
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) \_\_\_\_\_

entered in the National Register  
Delores Byers 10/7/93  
Signature of the Keeper Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

SOCIAL: civic center

EDUCATION: school

EDUCATION: public library

Current Functions (enter categories from instructions)

EDUCATION: school

SOCIAL: civic center

## 7. Description

Architectural Classification

(enter categories from instructions)

20TH CENTURY REVIVALS: Spanish Colonial  
Revival

Materials (enter categories from instructions)

foundation reinforced concrete

walls reinforced concrete

roof red composition shingle

other wood

Describe present and historic physical appearance.

### SUMMARY PARAGRAPH:

The 14,053 square feet Spanish Colonial Revival style Olive Civic Center building and "sunken garden" is and always has been on the school property of Olive Grammar School/Olive Elementary School. The name of the school evolved with the change of school districts, through unification, and the change of school buildings in 1963. It was built into the uppermost elevation of the school property in 1937-1939. The building has a rectangular plan with central salients and was originally crowned with a red clay tile roof. It is constructed of form-poured steel reinforced concrete walls with wood frame (maple) floor in the two-story section. It is, without qualification, different in character and use, from any other building in Olive. The building and "sunken garden" are surrounded by present school buildings, grounds and a parking lot. However, the building and garden stand alone, with some trees and shrubs, within the nominated boundaries. The building generally backs up (on the east) to R-1-7 city of Orange homes and faces and overlooks (on the west) the vast Santa Ana Valley. Inclusion of dates more recent than the 1937-1943 period of significance is offered to provide a better overview within the discussions. The building retains its original integrity of location, setting, design, materials and workmanship, feeling, and associations. The one alteration is the change from red clay tile roof to red composition shingle roof in 1981.

### DISCUSSION:

Olive Civic Center, built into the highest slope of the large Olive Grammar School hillside, was constructed in 1937-1939. In 1939, the Civic Center was in the same proximity to homes of Olive Heights (to the southeast) as it is today. To the east and immediately north, the hillsides were covered with native grass and southern California chaparral. Beyond, to the north and west, were the many acres of lush citrus trees. Today, city of Orange homes have replaced the orchards and chaparral.

Excavation commenced November 8, 1937 and the building was dedicated May 21, 1939. The grounds date back to California's earliest recorded history and are a part of historic *Old Santa Ana*. Olive trees on the site grew from cuttings from the earliest olive trees on the Yorba settlement of *Old Santa Ana*. Being on the high point of the hillside, the building faces the magnificent western sweep of the Santa Ana Valley.

The Spanish Colonial Revival style building has a rectangular plan with central salients and was originally crowned with a red "San Clemente" clay tile roof. It is constructed of form-poured steel-reinforced concrete walls with wood frame (maple) floor in the two-story section. Medallions and tall finials crown three sides of the west facing square pavilion. The one alteration is the change from red clay tile roof to red composition shingle roof in 1981.

See continuation sheet

**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):

SOCIAL HISTORY

EDUCATION

ARCHITECTURE

Period of Significance

1937-1943

Significant Dates

1937

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

ARCHITECT: Spangler, (Mr.) Fay R.

BUILDER: Work Projects Administration

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

SUMMARY PARAGRAPHS:

The Olive Civic Center is significant for its contributions to the social history of the rural, unincorporated community of Olive and the far-reaching agricultural communities within its sphere of influence. It is significant for its role in the education, nutrition, recreation, and athletic and holiday fetes of Olive's youth. It is significant for its participation in the Orange County Free Library system by providing housing for the books that brought learning, travel, and adventure to a small rural community. It is significant for its Spanish Colonial Revival style architecture, and is the only significant building of this style in Olive. It is, without qualification, different in character and use from any other building of this style in Olive.

The Period of Significance is 1937 to 1943, 1943 being the 50 year cut-off; however, the years since 1943 have been included in discussion in this application, as time did not stop. The Civic Center was important to the community and the school from its opening May 21, 1939 to June 9, 1984, the day of the most recent community bar-b-que from the pit [marked on map], and the closing ceremonies of Olive Elementary School as a public school. The years from 1943 to 1984 may be considered epilog in nature. A few notes are included to relate present status.

SOCIAL HISTORY, primary in significance, is herein discussed last, to provide a continuity of context with other related discussions.

SIGNIFICANCE: EDUCATION - School

The Olive Civic Center is significant for its role in the education, nutrition, recreation, and athletic and holiday fetes of the youth of Olive and surrounding rural households.

On May 26, 1939, the 7th and 8th grade Olive Grammar School students presented a play in the new auditorium, the first function held at the Civic Center since the May 21 dedication.

The Civic Center has witnessed school carnivals, special events, and holiday celebrations. It was a center for local and visiting youth activities and tournaments, plays, club

See continuation sheet

**9. Major Bibliographical References**

National Archives, Washington, D.C.  
California Office of State Architect FILE NO. 3026.  
Orange County [California] Archives.  
City of Orange: Building Department and Library.  
Orange Unified School District: Miscellaneous documents provided under the Public Information Act.  
GIBSON, Wayne Dell *The Olive Mill*, Orange County Historical Society, 1975.  
GIBSON, Wayne Dell *Tomas Yorba's Santa Ana Viejo, 1769-1847*, Santa Ana College, Rancho Santiago Community College District, 1976.  
GIBSON, Wayne Dell *Orange County Enigma - The Olive District*, publisher and date not set.  
*Santa Ana Register*: May 14, 1936; May 23, 1939.  
*Orange Daily News*: 1936: April 8, May 4, May 6, May 14.  
1939: March 13, May 3, 6, 13, 16, 19, 20, 22, 26.  
Olive Improvement Association Minutes and files: 1932-1961 [incomplete].  
Flora Fairbairn Burbank, Olive, California.

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: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property Less than one (1) acre.

UTM References

A 

1	1
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4	2	1	9	8	5
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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Verbal Boundary Description

Subject property is located on the upper slope of the present Olive Elementary School, 3038 North Magnolia Avenue, Orange, California 92665. The Civic Center is at the northwest corner of the intersection of North Magnolia Avenue and Bixby Avenue, directly west of the WPA-built retaining wall. The southeast corner of the Civic Center building

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Boundary Justification

The above boundary description was chosen to allow inclusion of the entire Civic Center building, the "sunken garden" including its paved area and garden retaining wall, and enough walking space on the north, east, and south of the building and garden, to approximate the 1939 land improvements relative to the 1939 property lines, as closely

See continuation sheet

**11. Form Prepared By**

name/title Dorothy L. Gibson  
organization none date April 21, 1993  
street & number 3032 Oceanview Street telephone (714) 637-0465  
city or town Orange state CA zip code 92665-1613

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OWNERSHIP OF PROPERTY: Public-local

The recorded owner's name is OLIVE SCHOOL DISTRICT, PO BOX 107 HWY 18 ORANGE, CA.

The Olive Civic Center building is on Orange County Assessor's Parcel No. 360-401-02 which relates to one of the two parcels forming Olive School, the other parcel being No. 360-381-01.

NO. 360-401-02: The Assessor's records, in February 1993, still list the owner as OLIVE SCHOOL DISTRICT, PO BOX 107 HWY 18 ORANGE, CA [PO Box 107 and HWY 18 were early Olive, California designations]: NO SITUS ZIP 92665.

[360-381-01 lists the above information as well as: SITE: 3038 N MAGNOLIA ST, ORANGE, 92665, DES: OLIVE HEIGHTS LOT BLK G.]

The current DAMAR Real Estate Information Service printout, provided by First American Title Insurance Company, in March 1993, lists the following:

NO. 360-401-02: OWNER: OLIVE SCHOOL DISTRICT, PO BOX 107 HWY 18, ORANGE, CA 92665  
ASSESSED YEAR: 1992.

[360-381-01 lists the above, as well as: SITUS: 3038 N MAGNOLIA ST, ORANGE, CA 92665, LEGAL: OLIVE HEIGHTS .]

Any correspondence should currently be directed to: Board of Trustees, Orange Unified School District, 1401 N. Handy, Orange, CA 92667.

[The donated lands that comprised all of Olive Grammar School and the Civic Center site ultimately became property of the Olive School District. On July 1, 1953, through unification of school districts, Olive School District, Olive Grammar School, the District's only school, and the Olive Civic Center building and land became the property of Orange Unified School District.]

On February 18, 1993, a letter of notification of intent to file this application was mailed to the home of each of the seven Orange Unified School District Board members. Each Board member was also provided written rationale and historical background on the site. I asked for timely action on the request [enclosed as SECTION NUMBER 3, PAGE 3]. The Board of Trustees, individually and collectively, has failed to respond.

The owner's formal recognition of the value and historical significance of the building [RESOLUTION NO. 90-120, May 24, 1990, by REPORT NO. X-1 on the May 24, 1990 regular agenda, signed by four (4) of the current seven (7) Trustees] is enclosed.

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February 18, 1993

Board of Trustees  
Orange Unified School District  
1401 N Handy  
Orange, CA 92667

Madam President and Members of the Board:

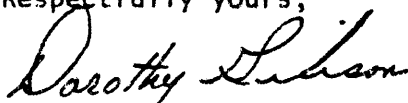
I herein request the Orange Unified School District to acknowledge this request and give approval to submitting the National Register of Historic Places Registration Form to the Office of Historic Preservation in Sacramento. Historic designation is requested for the auditorium/gymnasium building located on the site formerly known as Olive Grammar School] more recently known as Olive Elementary School]. The original application was initiated in July 1989.

This particular historic designation should create no hardship for OUSD. Considering the structure is constructed of steel reinforced concrete, meeting OSA requirements in effect at the time of construction, it is not reasonable to believe the District would have cause to demolish it nor find it cost effective to demolish it, should it ever have the superfluous funds required to pay for demolition. Enclosed is a copy of a May 1, 1938 report relating a Supervisor visit on April 12, 1938 [OSA File 30-26].

The District should appreciate the structure for its architecture and its layout design, if not for its community history. It is the only surviving building of the Olive School District, organized in 1876, and is on the final site of Olive Grammar School.

Respectfully yours,

REQUEST ACKNOWLEDGED: DATE:APPROVE [yes/no]

  
Dorothy Gibson

\_\_\_\_\_  
Lila Beavans, President

\_\_\_\_\_  
John Hurley, Vice-President

\_\_\_\_\_  
Bill Lewis, Clerk

\_\_\_\_\_  
Al Irish

\_\_\_\_\_  
Barry Resnick

\_\_\_\_\_  
Maureen Ashchoff

\_\_\_\_\_  
Robert Viviano

Enclosure

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An important Work Projects Administration project, the Civic Center was listed as Official Project No. (OP) 465-03-2-167 and can be referenced at the National Archives in Record Group 69: WPA Survey of Buildings. The National Archives' files indicate that the WORK PROJECTS ADMINISTRATION construction of a "gymnasium and assembly building on the corner of Bixby Avenue and the Magnolia Avenue Extension" was approved on August 24, 1937 and designated Official Project (OP) 465-03-2-167. The WPA failed to microfilm this project folder. The National Archives regrets that the WPA destroyed the original documents after microfilming and they are unable to locate additional documents relating to the Project. The Still Pictures Branch of the National Archives was unable to locate any cataloged photographs of the Project. [The Deed of Right of Way/Magnolia Avenue Extension was made by the Jotham Bixby Company on January 7, 1939.]

Excavation for the Project commenced Monday, November 8, 1937. The completed Project was dedicated May 21, 1939. This Spanish Colonial Revival style building was constructed on the highest elevation of the large, newly acquired parcel of the Olive School District.

This parcel was donated as DEED OF GIFT dated June 12, 1936, by the Jotham Bixby Company, for the express purpose of building the Olive Civic Center. [Deed and map enclosed]

Built into a slope, it has a rectangular plan with central salients. On the front (west) side, the basement level of the tall center section is one-half above ground. The building was originally white in color and crowned with a red clay tile roof. Today, it is off-white with a red composition shingle roof. The two-story and one story roofs are gabled. The building is unusual in design and construction for the town of Olive. It was constructed of form-poured steel-reinforced concrete walls with wood frame (maple) floor in the two-story section. The basement has a concrete floor. The exterior surface of the two-story section shows marks of form boards. The one-story section has plywood form marks rather than marks of form boards.

The walls have a 16'6" minimum height at the side walls of the two-story section and match the roof pitch at gable ends with heights in excess of 24 feet. The two-story section has a central pavilion (29'2" wide) with two (26'3") flanking wings, stepped back 5' easterly. This section's over-all dimensions are 82 feet wide by 68 feet deep (plus the 5' center projection). The maximum dimensions of the one story section are 40 feet wide by 46'8" deep, making a total building width of 122 feet.

The central pavilion has three very large industrial size multi-pane steel frame recessed windows with a six-light awning section in the center as the operable sash. At the base of the parapet is a wide horizontal accent band with moldings at top and

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bottom. In each of the bays above is a three-dimensional cast medallion ornament (7 in total), each containing a head in bas relief, and each presumed to be of an historic personage, decorating the frieze. The top of the parapet has a trim band similar to the first with concave curves between the pilasters. The pilasters are crowned with tall free-standing finials (8 in total) on the parapet. This projecting square, flat-roof center section contains most of the elaborate detailing of the building. 1964 floor plan drawings indicate the area of the main floor is 7,418 square feet; the area of the basement is 6,635 square feet; the total square footage being 14,053.

A "cloister", 12'x39' area, with tile floor, overlooks a patio with an area of 1,500 square feet. An impressive 47'4" wide bank of nine (9) steps provides a sweeping descent to the "sunken garden." "Sunken garden" is a term the people and newspapers used in 1939 to describe the large wall-protected flat area at the bottom of the bank of wide steps, which possibly was designed for a grand garden. That flat area is now paved with asphalt. "Cloister" is a mis-applied word they used for the roof-covered west facing porch of the one-story section. The concrete walls of the entire building are now painted an off-white color, with a pleasing subdued Mediterranean blue color on the exterior wood.

ROOFSCAPE:

The building was originally crowned with a red clay tile roof. Notes in the California Office of State Architect FILE NO. 30-26, Application 2179 state: "March 29, 1938. Roofing tiles as specified except that cover tiles be changed from the hand-made as specified to machine-made 'San Clemente' as manufactured by L. A. Brick & Clay Products." The red clay tiles were removed under Orange Unified School District Deferred Maintenance Project #4 (d). The contract date was June 11, 1981 and the roofing contractor was D. J. Roofing. The original clay tiles were in service 42 years. The composition singles probably fit the school district's budget, whereas the cost of clay tile replacements might seem unwarranted. In 1992, neither work records nor documentation of rationale for removing the tiles could be provided by the school district nor the roofing company. The red clay tiles were replaced with red color composition shingles. Future restoration to red clay tile is conceivable.



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The walls have a 16'6" minimum height at the side walls of the two-story section and match the roof pitch at gable ends with heights in excess of 24 feet. The two-story area is stepped gable. The one-story section has a broken gable, the change of pitch occurring at an open porch. The roof structure is sloped at approximately 5/12 pitch.

The two-story section is spanned by angle trusses spaced at 15 feet on center, more or less. These trusses are seated on the concrete walls. The steel trusses, as well as the wood sheathing, are openly visible throughout. The high (16'6" minimum to 24' maximum) ceiling of the two-story section is comprised of but not limited to Chevron-type steel braces applied to the interior roofing framing to transfer lateral loads to intermediary concrete walls and diagonal rod bracing at the perimeter of the roof. The roof of the one-story section is framed with 2x8s at 24" on center with roof covering of 1x6 butt sheathing. The 2x8s are supported by steel beams which span between steel trusses, which provide positive roof slope.

In the "L" of the gable and flat wing are lower sections with shed roofs. A small, lower section jutting from the rear (east) wall also has a shed roof. The eaves have exposed notched rafters. Extending to the right (south) is a long, one-story offset gable wing with bell extension over a west facing arcade.

FRONT (WEST) FACADE:

The building is dominated by the two-story section, having a central pavilion with two flanking stepped back wings. The central pavilion has very large multi-pane steel frame recessed windows with a six-light awning section in the center as the operable sash. Between these windows and at the corners of the pavilion are pilasters, each crowned with a tall, free-standing finial on the parapet. Above each window is a three-dimensional medallion with a face in profile. There are three medallions and four finials on the west face of the pavilion, continuing around each corner of the square roofline with an additional four medallions and four finials, equally divided on the north and the south faces. Windows on the side wings are smaller multi-pane steel frame recessed windows, partly or totally operable, depending on the size. Windows of the one-story section, to the right (south) are similar to those of the wings of the two-story section.

The left (north) end of the one-story section has a double door entrance opening from the foyer onto the west facing porch and uncovered, wall enclosed patio. There is a second (single) door at the right (south end of the same wall. There are exposed carved rafter tails along the eaves. The rafters measure 4"x6" and are 26" apart. The beams and ceiling of the porch are hand-hewn wood. Serving as westerly porch roof supports are 9"x9" hand-hewn wood beams set into four 18"x18" concrete column supports. The columns are 86 3/4" high. The top edges are rounded on the east and west top edges, flowing to the beam drop. Double 3"x1/4" steel plates, 2 1/2" diameter plates, and 1" square-head bolts can be seen along the massive beam above the column supports. The distance between each column is 11'9".

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The floor under the porch overhang appears to be white glazed concrete tiles, each being 36"x36" (13 squares north/south and 4 squares east/west). The open patio concrete floor is 39' x 23'2".

The patio enclosure wall is red brick, plastered and painted to match the building, on all faces except the exterior faces. The walkway opening columns appear to be 15"x15" red brick pillar blocks. The alternating courses are one 18"-long brick and two 8 1/2"-long bricks, end to end. A low, neatly trimmed hedge is adjacent to the west exterior face of the 23" high x 9" deep patio wall. A sidewalk runs the entire width of the building. An impressive 47'4" wide bank of nine (9) steps provides a sweeping descent to the "sunken garden."

The "sunken garden" is presently an asphalt-paved open area which accommodates the lunch tables for the school's students. Immediately to the south of the bank of steps is a high, painted concrete retaining wall topped with chain link fencing, necessitated by the severe change in elevation due to the cut out for the "sunken garden." There is a concrete (handicapped) ramp incorporated into the sidewalk/steps at the northwest corner of the building. Steel security grids, painted to match the concrete walls, cover some windows. They could be removed if necessary.

The one-story section boasts a wood burning fireplace and double chimney, which is believed to be unusual in such a building. The chimney is visible from the front, rear, and south sides of the building.

The concrete walls are currently painted an off-white color. All exterior wood, including the doors, are painted a pleasant subdued Mediterranean blue, as is the chain link fencing atop the concrete walls that afford protection between the walkways and basement stairs, doors, and windows.

### NORTH (SIDE) FACADE:

The north wall is a plane of the two-story section. In the north wall are three large multi-pane steel frame recessed windows with opening center sections. Above them floats a fixed transom window. In the peak is a small circular window. Two smaller upper and basement windows are in the wing section to the right of the set of three large windows. There are two multi-pane steel frame recessed windows accessing the basement, as well as a 7' wide concrete stairway at the left end of the north wall. The stairway lands at double doors which directly access the banquet room/cafeteria.

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There is a 44'6" x 12'4" concrete driveway ramp at the rear of the building, between the WPA-built retaining wall and the building's wall-protected walkway/ramp to rear double doors. These doors directly access the gymnasium/auditorium. The concrete ramp abutts 25' wide asphalt extensions at each end, terminating at the sidewalk to the south, but curving around the north-to-west end to ultimately access the parking lot and sidewalks. All windows on the east wall are multi-pane steel frame recessed windows, as throughout the building. The small one-story section jutting from the rear wall is accessed from inside the gymnasium/auditorium and has a shed roof. It was probably incorporated into the original design for storage purposes. A concrete stairwell accesses the basement Boy Scouts meeting room. An additional door accesses the larger meeting room of the one-story section, near the south end of the wall.

SOUTH (SIDE) FACADE:

The south wall of the one-story section features above ground windows as well as basement windows, the latter protected by a concrete well enclosure, topped with chain link fencing. There are three glazed ornamental tiles approximately 4"x4" imbedded in the peak of the south wall. They are bird designs in shades of blues and reds on a cream background. The significance of the three tiles is unknown. They were not an afterthought, as they are visible in the architect's drawing, which appeared in the May 14, 1936 *Santa Ana Register*. On the south wall of the two-story section is one multi-pane steel frame recessed window. There is one similar window in the wing section of the wall. In the peak is a small circular window.

BASEMENT:

The original ceiling in the basement is plaster, whereby the structural floor system is covered. On November 29, 1955, the Olive Improvement Association requested Orange Unified School District, the new owner of the school and Civic Center, to install acoustic ceiling tiles, improved lighting and a ventilation system in the dining hall. This is discussed in depth on pages 7-7, 7-8, 7-9.

Six inch by six inch posts at approximately nine feet on center each way support a built up series of girders. These are believed to support the floor joists above, which would then have a span of approximately nine feet. The basement floor is sealed concrete.

Three concrete stairwells access the basement from the exterior: one on the east (rear) to the Boy Scouts' meeting room; one on the north, directly into the banquet room/cafeteria; and one on the west, into the kitchen passage. A 41"x44" steel door, 6'10" south of the northwest corner of the building, and near sidewalk level at the exterior

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access, suggests some form of delivery chute, possibly for the pantry of the very large professional-design kitchen. The west stairwell, "chute" door, and multi-pane steel frame recessed windows of various sizes, are partially depressed behind the wide apron of sweeping concrete steps that extends the full width of this section. A fourth (interior) stairway sweeps gracefully from the south side of the foyer. This wide, carpeted stairway has a landing mid-flight and terminates at the south end of the banquet room.

INTERIOR: LIBRARY

A room to the right of the foyer of the one-story section contained a public library which could hold 1,300 volumes and has a floor space 13 x 18 feet. The Orange County Free Public Library was housed in this southwest corner room. The library ceased operation after the June 9, 1961 annexation of the Civic Center and school to the city of Orange.

CLUB ROOMS

A club room was provided in the one-story section, as well as an additional meeting room 26 x 40 feet. A small kitchenette was provided adjacent to the meeting rooms. The wood-burning fireplace is on a central wall in the 26 x 40 feet meeting room. This room has east facing windows. A double chimney rises above the one-story section.

GYMNASIUM/AUDITORIUM

The maple floor gymnasium, which also serves as an auditorium, can seat 650 and measures 80 x 50 feet. A junior basketball court 42 x 74 feet is still in use. The 28 x 17 feet stage in the auditorium could also be used as an orchestra room. The dressing rooms with showers, 16 x 14 feet, could be entered from the outside tennis courts, which the WPA also built as part of the project, or from the gymnasium.

BASEMENT

The basement banquet room/cafeteria can seat 300 to 350 persons and measures 80 x 50 feet, with an adjoining professional kitchen measuring 28 x 18 feet. An exterior basement stairway accesses the kitchen passage from the west. Women's dressing rooms and powder room and men's dressing rooms opened from the banquet room. Quarters for Boy Scouts were in the basement and the entrance was a separate one via stairs from the rear (east) exterior wall of the building.

CIVIC CENTER ON SCHOOL PROPERTY:

The Olive Civic Center is and always has been on school property of Olive Grammar School/Olive Elementary School. The name of the school evolved with the buildings. From its construction years, beginning in 1937, until 1963, the Civic Center was across the street [Bixby Avenue] from the school buildings, but was on school-owned property. The city of Orange abandoned the segment of Bixby between Magnolia and Olive Avenues on October 8, 1963. That segment was blended with the school's grounds. With the razing

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of the 1919 school buildings and construction of new school buildings in 1963, the Civic Center has since been in the midst of new school buildings, redesigned school grounds, and a parking lot. A classroom wing of the 1963-built facilities is 15 feet from the south wall of the Civic Center building and occupies a portion of Bixby Avenue as it existed in 1939. An additional then and now reference is a very old California Pepper tree that stood across the street from the Civic Center, next to the lone-standing school building shown on the SANBOURN MAP. That tree trunk is 17 feet 6 inches from the south face of the 1963 classroom wing which is built on the abandoned section of Bixby Avenue.

Quotations within the following discussion will illustrate why it is impossible to separate the Civic Center from the educational aspects inherent to the Olive School District, and later to the Orange Unified School District.

An April 24, 1935 letter from the Olive Improvement Association to Jotham Bixby Company in Long Beach states: ". . . WE HAVE BEEN FAVORED IN THE PAST BY YOUR COMPANY, IN THE EFFORT TO BRING OLIVE OUT AMONG THE OUTSTANDING COMMUNITIES OF ORANGE COUNTY, THAT WE FEEL ENCOURAGED TO SEEK YOUR HELP AGAIN. . . WE REALLY FEEL THAT YOU HAVE BENEFITED TO A VERY CONSIDERABLE EXTENT, AS WELL AS WE, BY THE IMPROVEMENTS IN BIXBY BASE BALL PARK AND BIXBY DRIVE. WE FEEL, ALSO, THAT YOU WILL BE BENEFITED STILL MORE, BY THE BUILDING OF A COMMUNITY CENTER ADJOINING BOTH. YOUR PROPERTY NORTH OF THE SCENIC DRIVE IS IDEAL FOR THE OPENING OF A SUB-DIVISION OF HOMES, AND THE CORNER THAT WE WANT FOR A COMMUNITY CENTER, WHEN IMPROVED BY A BUILDING OF WHICH WE ALL COULD BE PROUD, WOULD BE THE MAGNET TO DRAW ATTENTION. WE PROPOSE GETTING THE LABOR, WHICH IS THE MAJOR PORTION OF THE EXPENSE, THROUGH THE S.E.R.A. AND FEEL THAT NOW IS THE TIME, IF EVER TO START AGITATION ON THE SUBJECT. . . IF OLIVE EVER GETS ANYWHERE IN CIVIC IMPROVEMENT, IT WILL HAVE TO START WITH A CIVIC CENTER, AND WE NEED YOUR HELP. WILL YOU SET A DATE WHEN A COMMITTEE CAN WAIT ON YOU?" The Jotham Bixby Company complied with the request by the enclosed DEED OF GIFT dated June 12, 1936. It is important to know that a clause in this DEED, which provided the land on which the Civic Center was built, states on page one: ". . . for and in consideration of the use of said property for school purposes . . .", and states on page 2, ". . . so long as said property shall be devoted to and used for school purposes, and in the event that the said property herein above described shall cease to be used for school purposes, then and in that event the title thereto shall revert to and revest in the Grantor herein, its successors and assigns, with right of re-entry."

In early 1936, the Building Committee of the Olive Improvement Association distributed a flyer calling a meeting for "FEBRUARY 28, 1936, AT 7:30 P.M. AT THE PUBLIC SCHOOL BUILDING IN OLIVE." The flyer stated, in part: "THIS BEING AN UNINCORPORATED AREA WE HAVE NO ORGANIZATION WHICH CAN SPONSOR THE BUILDING OF A PROJECT OF THIS KIND EXCEPT OUR PUBLIC SCHOOL BOARD. . . WE WANT YOU TO UNDERSTAND THAT THIS BUILDING PROJECT WILL BE UNDER THE SUPERVISION OF YOUR SCHOOL BOARD, AND GOVERNED BY THE SCHOOL LAWS OF CALIFORNIA, AND WILL NOT BE A PUBLIC DANCE HALL, AS HAS BEEN RUMORED, BUT IT IS PLANNED FOR THE SOLE PURPOSE OF A COMMUNITY MEETING PLACE OF ANY ORGANIZATION IN OUR MIDST." There was a dance hall, saloon, and two pool halls in Olive, but they accommodated social needs of some individuals in ways not duplicated by the Civic Center. The Olive Civic Center provided a family oriented atmosphere.

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Thus, the seed was planted, germination began, and the Olive Civic Center came to fruition in May 1939. The Olive Civic Center was conceived by and for the township of Olive and its rural neighbors, and was largely financed by these citizens and the Olive School District. The Olive Improvement Association was the civic entity; however, the Board of Trustees of the Olive School District, and later the Orange Unified School District, have always held ownership of the Civic Center building and grounds, and improvements.

CHANGES TO BUILDING:

The one alteration to the Civic Center building is the change from red clay tile roof to red composition shingle roof in 1981.

In 1955, the Olive Improvement Association requested the following modifications to its own building. With installation over, not in place of the original plaster ceiling of the basement, it has not been considered an alteration to the historical integrity of the building. The November 29, 1955 letter to Orange Unified School District asked that "ACOUSTICAL TILE BE INSTALLED IN THE KITCHEN, DINING HALL AND TEACHERS' DINING ROOM; AND THAT A VENTILATING SYSTEM BE INSTALLED IN THE BASEMENT; AND THAT THE LIGHTING SYSTEM BE IMPROVED. THE ASSOCIATION BELIEVES THAT WHEN THE ABOVE MENTIONED IMPROVEMENTS ARE MADE, THE EFFICIENCY OF THE BUILDING WILL BE IMPROVED MANY FOLD. AT THE PRESENT TIME, OVER 200 PUPILS AND TEACHERS EAT IN THE DINING ROOM DAILY. CAMPAIGNS HAVE BEEN ORGANIZED TO CUT DOWN THE AMOUNT OF NOISE, HOWEVER, DUE TO THE LOW CEILING AND CONCRETE WALLS EVERY EFFORT HAS BEEN TO NO AVAIL. IT IS ALMOST IMPOSSIBLE TO UNDERSTAND A SPEAKER DUE TO POOR SOUND CONTROL IN THE DINING HALL. THE LIGHTING IS VERY POOR IN THE DINING HALL. THERE IS ABSOLUTELY NO CROSS VENTILATION IN THE ROOM. . . THE CHILDREN, AS WELL AS THE COMMUNITY, WOULD BENEFIT GREATLY FROM THE IMPROVEMENTS MADE." The February 21, 1956 Minutes of the Olive Improvement Association discuss ". . . THE PROMPT INSTALLATION OF THE ACOUSTICAL TILE IN THE CAFETERIA DINING HALL. THE ACOUSTICS IN THE ROOM HAVE IMPROVED BEYOND MEASURE."

An air conditioning unit was installed in the gymnasium/auditorium during the first leaseholder's term [post 1984]. The large diameter duct emerges from a small window above and to the north of the stage opening. The duct, extending to mid-point in the open ceiling, secured by strap hangers, and hung from the steel crossbeams, in no way affects the integrity of the building.

The first leaseholder to occupy the building following the June 1984 closure of Olive Elementary School as a public grammar school, made a few cosmetic alterations in the form of removeable wall partitions at the south end of the dining room and within the stage cavity in the auditorium/gymnasium. The present leaseholder is in the process of removing the cosmetic alterations, and has requested old photographs in an effort to protect the integrity of the building as cleanup progresses.

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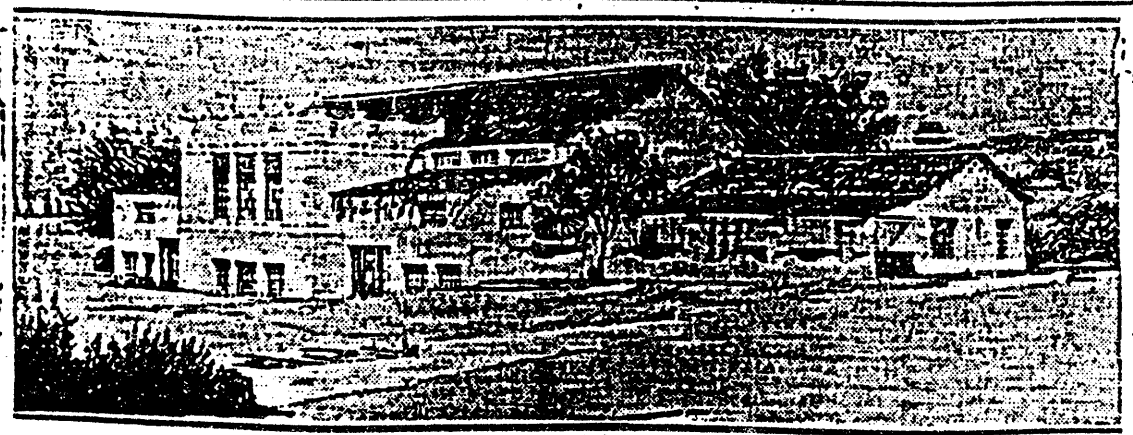
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1. Published: Santa Ana Register, Orange County, CA May 14, 1936  
[ARCHITECT'S DRAWING]

**COMMUNITY CENTER PLANNED FOR OLIVE**  
 Below is the architect's drawing of the community center planned for a site on Bixby drive in Olive. The school district recently voted \$8000 towards the project. *5-14-36*



2. Published: Santa Ana Register, Orange County, CA May 23, 1939

**Beautiful Building Is Completed** *5-23-39*



The entire community of Olive and hundreds of visitors dedicated an \$88,000 building on the Olive hills, Sunday. The building is to be used as a gymnasium for the Grammar school and as a community center. Set in sunken garden, the structure is a beautiful example of modified Mediterranean architecture. White walls, red tile roof and the blue skies form a striking contrast. The grounds are still to be landscaped. Tables seen above were erected for the barbecue attended by approximately 700 persons. Men and women as well as boys and girls living in and near Olive, brought hoes and shovels to the grounds Saturday in getting the picnic place in readiness for the barbecue.

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meetings and learning experiences. As auxiliary classrooms, the Kindergarten classes were initially held in the auditorium, once they were added to the school's enrollment in the late 1940's. The orchestra class was eventually moved to a meeting room in the one-story section of the Civic Center.

Until Olive Elementary School closed in June 1984, due to low enrollment, the Civic Center was used for ceremonies by every graduating class of Olive Grammar School and Olive Elementary School since 1939.

The basement banquet room/dining hall also served as a school cafeteria. It daily served hot lunches to the Olive School students, as well as the students of neighboring German Lutheran School, however, on separate lunch schedules. At that time, it was unusual for a grammar school to have a cafeteria. [In November 1955, over 200 Olive School pupils and teachers ate in the cafeteria/dining hall daily.

The Civic Center was a clubhouse for the 4-H Club. It served as a clubhouse for the Boy Scouts of America. A separate room with an additional exterior private basement entrance on the east wall was specifically incorporated into the building design for the Boy Scouts.

[Since 1984, the Civic Center has continued to serve the education and recreation related needs of the youth of the private school (grades 7-12) which leases the Civic Center and school facilities from Orange Unified School District.

SIGNIFICANCE: EDUCATION - Library

The Orange County Free Public Library was housed in the southwest corner room of the one-story section of the Olive Civic Center. The room is to the right of the main entrance, off the foyer, and has a floor space 13 feet by 18 feet. The library could hold 1,300 volumes.

The on-site public library served the students of Olive School without the burden of outlay and acquisition being placed on the Olive School District. Although it served the general population, it provided much nourishment for the the eager minds of the children, which might otherwise have gone hungry due to living in a rural environment. The library ceased operation at Olive after the June 9, 1961 annexation to Orange.

SIGNIFICANCE: ARCHITECTURE

The Olive Civic Center architecture is an example of Spanish Colonial Revival. The massive building dominates the uppermost elevation of the Olive School grounds. It is the only significant building of this style in Olive and is, without qualification, different in character and use, from any other building in Olive. It is the most stately building to ever dress these rural environs.

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Olive is built-out. It is unlikely there were more than the present four or five possible examples of this style architecture in Olive. Other buildings in Olive that might be considered of this style are not and never were in the same league as the Civic Center. Four of the five are very small, one-story stucco homes. The fifth is an adobe brick home. The integrity of each has been compromised. Most of the pre-1943 homes are still in use in Olive. Other than the five homes mentioned, most are small, wood, turn-of-the-century California bungalows or small, stucco California bungalows. Some of the tiny wood homes were once worker quarters.

The Civic Center is the best representative example of this style architecture in Olive. The integrity of the Civic Center is excellent. The quality of design and execution is outstanding. Then vs Now comparisons of workmanship, materials, and design are drawn by most who see the Civic Center. The Civic Center is always considered superior.

The Spanish Colonial Revival style Olive Civic Center was designed by architect (Mr.) Fay R. Spangler of Santa Ana. The building was built by the WPA as an official Work Projects Administration project. It is known as WPA Official Project (OP) 465-03-2-167. Blue prints and construction files are currently available for inspection at the California Office of State Architect, FILE NO. 30-26, A-2179. The building is post-Field Act in design and construction. The obvious knowledge of seismic design is evident.

The art, incorporated in the seven extraordinary bas relief images above the windows of the central pavilion of the two-story section, is, to this day, captivating.

Exhaustive research on Mr. Spangler did not provide any information. He is a name and signature on official documents.

SIGNIFICANCE: SOCIAL HISTORY

The Olive Civic Center is significant for its many contributions to the social history of the Olive community. In serving as a Civic Center for the rural agricultural community of Olive and its neighbors within its sphere of influence, since its dedication on May 21, 1939, the building has been used as a meeting hall; a banquet hall; clubhouse for numerous organizations; reception hall; social hall; an auditorium; theatre; gymnasium; and centralized rural [and city] voting site.

It provided a meeting place and banquet hall for the prominent Olive Improvement Association until the late 1960's. It was a meeting and banquet hall for the citrus grower associations. As a meeting hall, banquet hall, and social hall, it witnessed countless public meetings, wedding receptions, and dances. It was a clubhouse for the Santa Ana Canyon Women's Club and the Olive Men's Club. The Olive Civic Center provided a family oriented atmosphere. There was a dance hall, saloon, and two pool halls in Olive, but they accommodated social needs of some individuals in ways not duplicated by the Civic Center.



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Orange County, CA 92665Section number 8 Page 4SOCIAL SIGNIFICANCE: Community Profile

The town of Olive was established on the site of the old Yorba settlement, known before 1869 as *Santa Ana*. A map of "Anaheim and Vicinity of 1851" shows the location of the home of Desiderio Burruei on the later site of Olive Grammar School/Olive Elementary School. When the *Rancho Santiago de Santa Ana* was partitioned in 1868, the lands passed into the hands of the "Americans."

The first industrial development was the establishment of the Olive Flouring Mill, powered by the waters of Santa Ana Valley Irrigation (S.A.V.I.). It began operation November 4, 1882. In the boom days of 1887, land about the community was sub-divided. The flouring mill, Olive Grammar School, Olive Post Office, a church, a general store, saloon, hotel, and blacksmith were the principal non-residential buildings. At the same time, the Central Railroad (Santa Fe Railroad) established St. James, a railroad paper town, about one-quarter mile south of Olive. The intent was to swallow the cultural identity of Olive. Olive survived and celebrated its victory by moving the train station to a location approximately opposite the 1939 Civic Center site and moving the grammar school to BLOCK G on the western slope of the hillsides of Olive Heights.

In the early 1900's, many people of German ancestry moved into the area, established orange groves, and built three citrus packing houses to process and ship their fruit. They also built the German Lutheran Church and School.

Being a rural agricultural area, Olive had no Chamber of Commerce; however, the Olive Improvement Association acted in that capacity by electing representatives, and paying dues to the Associated Chambers of Commerce of Orange County. The small community continued to prosper, reaching its apex in 1929, and like the rest of the country, suffered severely from the effects of the depression. Even the abundant "golden crop" was dumped into the bed of the nearby Santa Ana River to support prices.

The August 1926 SANBOURN MAP depicts the following businesses in the town of Olive: Padre Tile Company, First National Bank of Olive, Olive Fruit Company, Olive Heights Citrus Association, Olive Hillside Groves, Clement Lumber Company, A.T. & S.F. Railroad freight and passenger station, Wells Fargo office, St. Paul's German Lutheran Church and School, Olive Grammar School, Olive Garage, Olive Heights Sanitarium, Lattice Nursery, a hotel, dance hall, meat and grocery store, two pool halls, a barber, two restaurants, blacksmith, bakery, drug store, post office, general store and two gas stations: Standard Oil (later Union Oil) and Richfield. The bank failed in 1932. In 1940 the hotel was gone, but a motel filled the void.

In the early 1930's, Olive was known as "The Gateway City", because it was "the last gas" for about 24 miles along the Santa Ana Canyon Highway to Corona and points east and north.

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Olive was never divided by the ethnic diversity that was manifest in the nearby cities of Santa Ana and Orange, and town of El Modena, which maintained segregated schools, dividing the white and hispanic communities. A long-time Olive resident said: "Growing up in Olive, if you didn't speak Spanish, you didn't have playmates."

Today, there is little left of the Olive businesses. The Olive Garage now houses an air conditioning business. The Lutheran Church is now home to North Orange Christian Church and is scheduled for annexation to Orange in June 1993. One of the old service stations is an auto repair shop; the other station is gone. A portion of what remained of a packing house is a stucco manufacturing business. The motel is a small apartment complex. The last packing house, Olive Heights Citrus Association (Sunkist) had not been operating for some time when it was destroyed by fire the night of December 6, 1988. The other old buildings are gone. Most businesses, in areas formerly known as Olive, are actually now in the city of Orange, as annexations have gradually eaten away at the historical fabric and character of the town since the first annexation to Orange (June 9, 1961) and the residential building boom that followed.

With all the time that has lapsed and all the changes the community has experienced, the Olive Civic Center still stands proudly, and maintains its integrity, on the uppermost rise of Olive's school grounds.

SOCIAL SIGNIFICANCE: Population-Voter Profile

A parallel could be drawn between the unincorporated town of Olive's Civic Center/Olive Improvement Association and a city hall/city council/chamber of commerce. They provided the vast array of services and policy making one associates with the incorporated entities.

The community had a one-to-one relationship with its leaders and advisors. Correspondence to legislators in Sacramento and Washington, D.C., and the Orange County Board of Supervisors was on-going. The community's pleasures and displeasures were made known in correspondence and night telegrams, and duly noted in Minutes of the Olive Improvement Association. E.B. McCoy [Effie] was the long-time Secretary of the Olive Improvement Association. Professionally, she was the station agent and telegrapher at Santa Fe Railroad's Olive Station, as well as the on-site Wells Fargo agent. The Olive Improvement Association's correspondence is distinctive by the ALL CAPS produced by the telegraph typing equipment she used. The Olive improvement Association meetings and dinners in the Civic Center dining hall were well attended. Despite being an unincorporated area, Olive was a dues paying member of the Associated Chambers of Commerce of Orange County.

The Olive community was against school unification and did not hesitate to share its concerns, through the Olive Improvement Association, in letters to legislators in Sacramento. It appears the Olive School District did not join Orange Unified School District until well after the O.U.S.D. July 1, 1953 unification. In May 1954, Olive still had not joined O.U.S.D., but had in November 1955.



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SOCIAL SIGNIFICANCE: Population-Voter Profile [continued]

In the May 5, 1936 school bond election for building the Civic Center, 196 votes were cast. A copy of the Official Tally List and the last page of the Official Poll List provide a first-hand glimpse at the past. Olive's sphere-of-influence is graphically depicted thereon.

The Orange County Registrar of Voters could not locate any data for Olive prior to 1964. Votes cast from 1964 to 1984 ranged from a low of 249 in 1964 to a high of 528 in 1972. Votes cast from 1986 to the present [1993] were not available; however, the voter registration during this period dropped from a high of 428 in 1988 to a low of 290 in 1992. This could reflect the ongoing parcel by parcel annexation to the city of Orange. Registration data was not available for 1964 to 1984. The core of Olive should be similar today to that of the period of significance. The rural areas that contributed to the make up of Olive during 1939-1943 undoubtedly would swell the core figures.

The voters in the Olive School District came from far and wide, not just Olive proper. These people shopped in Olive and depended upon the Olive Civic Center for civic [government and fire services] needs, social needs and recreational facilities, in addition to the education of their children. The WPA also built tennis courts on the school grounds [on BLOCK G], as a part of the Project. [Plans are in progress for these tennis courts to be refurbished by the present Civic Center leaseholder and to be returned to community and student use.]

NOTE: After June 1984, the polling site was moved from the Olive Civic Center to the Olive Volunteer Fire Station and to the North Orange Christian Church. A request to the Orange County Registrar of Voters is currently under consideration to return the consolidated Olive and Orange polling precincts to the Civic Center auditorium/gymnasium.

The Orange County Office of Census Statistics was unable to provide data for the township of Olive, other than the 1990 census tract [Tract No. 762.98] recorded as 344 [population].

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Orange County, CA 92665Section number 8 Page 7HISTORY:

The May, 1936 voter approval of \$8,000 in bonds, in an era of world-wide depression, by a margin of almost 4 to 1, was remarkable. The special bond election was carried by a vote of 156 to 40. A two-thirds vote in favor of the proposition was required by law. Balloting on the bonds was done at a consolidated precinct located in the Olive Grammar School. The bonds were sold by the Orange County Board of Supervisors on June 2, 1936.

Although sponsored by the Olive Improvement Association, the community project was under the supervision of the Olive School District Board and governed by the School Laws of California. It was the duty of the Olive School District Board to submit the plans to the Work Projects Administration. Application for WPA funds was made in May 1936. The application was granted October 27, 1937, through the efforts of Congressman Harry R. Sheppard. A ground breaking ceremony was held November 1, 1937. Construction commenced November 8, 1937. The structure was originally considered for construction by the S.E.R.A., but was changed to the Work Projects Administration.

The proposed community building was expected to cost about \$15,000. However, the cost skyrocketed, and the Olive School District supplied more funds. An August 5, 1940 letter from the WPA indicates costs incurred to the Federal Works Agency, Work Projects Administration, under Work Project No. 9777 were: Labor \$18,510.25; non-labor \$3,535.05; for a total of \$22,045.30. A California Office of State Architect document states: "Estimated cost of Building \$48,000. Actual Cost \$84,877." Some newspaper accounts put the cost at \$88,000.

Property for the project, at the northwest corner of North Magnolia Avenue and Bixby Avenue, was donated by the Jotham Bixby Company, which owned property near the existing Olive Grammar School. Mr. Bixby's June 12, 1936 Gift Deed provided two and one-half (2.5) acres for the project, and land for the roads. [A photocopy of the Deed and map are included with this application.]

Being constructed into a hillside, the massive 122 x 82 feet reinforced concrete structure is composed of a basement, being approximately one-half story above grade; the upper story, one-half story below grade. The project required almost eighteen months to complete. When final grading was completed, the site formed a practical and beautiful unit within the past and present grounds of the respective school facilities.

The new building was open for inspection during the afternoon and evening of Sunday, May 21, 1939, with the dedication proper held in the spacious auditorium from 6 to 7 p.m. The Honorable Franklin G. West, Superior Court Judge of Orange County, delivered the dedicatory address at 6:30 p.m. More than a thousand persons were estimated to have attended the dedication ceremonies and bar-b-que. In Judge West's patriotic dedication address, he stressed the fact that Americans are the most fortunate people of the world because they live in a free country and may enjoy the community freedom symbolized in the



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new civic building. Congressman Harry R. Sheppard's representative was in attendance, as well. Included in the various entertainments was the WPA Chorus, under the direction of Dudley Page Harper. The chorus sang several selections. The evening closed with the singing of *America* by the entire audience. The new civic center was officially open for use. The civic and social activities of groups in Olive, and nearby communities, had a civic center, overlooking the Santa Ana Valley, that was "second to none in the county, or in fact the state rural districts."

Contrary to popular belief, drawings, blue prints, daily construction and test reports, and correspondence pertaining to the Olive Civic Center building are on file in the California Office of State Architect [FILE No. 30-26, Application No. 2179 filed October 26, 1937]. The civic center plans were drawn by Fay R. Spangler, a Santa Ana architect. Exhaustive research did not reveal any information regarding Mr. Spangler.

The building was designed primarily for community use. However, by a restriction of Deed and by the decision made by the Olive Improvement Association during the initial stage of planning of the Olive Civic Center, the facilities have always been shared with Olive Grammar School and Olive Elementary School, as well as the private school which currently leases the property. In the past, the gymnasium hosted games and tournaments with other schools, and other youth groups requesting to use the facilities.

On June 8, 1939, five Olive Grammar School 8th graders received diplomas in the first graduation ceremony held in the auditorium/gymnasium. Records were not available for the school year 1938-39; however, records for the year 1939-40 show the Total Enrollment 92, the A.D.A 80, and the number of teachers 3. The school housed grades 1-8. School graduations, among other festivities, were held in the auditorium until June 1984, a span representing 45 years of highlights and achievements in the education, athletics, and special activities of the youth of Olive, and their proud parents.

Flora Fairbairn Burbank, a native daughter of Olive and long-time secretary at Olive School, said: "The (civic) center was booked every night until the school was closed in (June) 1984." The site provides a link to the past for its graduates; for the pioneers of Olive; and for the newcomers who voted there and renewed friendships and reminiscences on voting days and at special events. One would be pressed to find a public site with more meaning to its community.

A bronze plaque is affixed to the street-side face of the retaining wall stairs' upper landing. It reads: "BUILT BY THE UNITED STATES WORK PROJECTS ADMINISTRATION 1940." The date on the plaque could be referenced to the closing of the California Office of State Architect file in 1940.

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Orange County, CA 92665Section number 8 Page 9OLDEST AND ONLY SURVIVING BUILDING:

The following information will provide an insight as to how the Olive Civic Center building came to be the oldest and only surviving building on the final site of the Olive School District. The demise of Olive School District occurred in the mid-1950's as a consequence of unification with Orange Unified School District.

On June 6, 1876, the Los Angeles County Board of Supervisors authorized the formation of the Olive School District. The original grammar school site was about one-quarter mile south of the present Olive Elementary School. The Olive Milling, Land and Improvement Company subdivided the hillside land and named it Olive Heights. The Olive Milling Company offered to move the schoolhouse and place it on one of the company's prime lots: BLOCK G - LOT 4. The building was moved to this site in 1893. In April 1895, the milling company donated to the Olive School District all of BLOCK G, except LOT 11. Here, for 24 years, stood the pride of Olive: a magnificent white, two-story schoolhouse that dominated the landscape for miles. Olive's mission-style schoolhouse opened October 20, 1919. This building was just a few yards north and west of Olive's former Pride.

Olive School District and it's only school, Olive Grammar School, ceased to exist when Orange Unified School District officially acquired both through unification. The Olive Improvement Association was a staunch foe of school unification and did not hesitate to convey its position to legislators in Sacramento. The official unification date of Orange Unified School District was July 1, 1953; however, Olive School District was a hold-out. Pros-and-cons of school unification was related in the May 1954 Minutes of the Olive Improvement Association. In November 1955, Olive School was a part of Orange Unified School District.

In 1963, the mission-style school was demolished. Orange Unified School District constructed a new elementary school on the land: Olive Elementary School. It should be noted that the Civic Center was planned for the hillside site that incorporated the mission-style school; however, when plans for the modern red brick and stucco school buildings and redesigned grounds were drawn, the massive Civic Center building became a finely integrated focal point of the reconstructed campus. It is by these means that the Olive Civic Center building is the oldest and only surviving building on the final site of the Olive School District. A majority of the new buildings are on the Civic Center portion of the former school district.

HISTORIC CONTEXT:

The Olive Civic Center originally was in the township of Olive, but on June 9, 1961 it became a property in the city of Orange. The school's 8.35 acres were a small part of the total 132 acres in Annexation No. 157. The Civic Center has been associated with the Olive Heights Historic District. It was included in the May 1992 revised City of Orange Historic Resources Inventory. There are still occupied neighboring homes in adjacent Olive Heights which date back to the earliest days of the American settlement of Burrue Point, a late 1800 name for the *Old Santa Ana* settlement.



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HISTORIC CONTEXT: [continued]

The first village in Orange County, other than San Juan Capistrano Mission, was founded at the place now known as Olive. In 1771, Fr. Junípero Serra designated this place to be the site for the fourth mission in his mission chain. Plans changed in 1772. The mission planned for Olive was eventually built at San Gabriel. In 1780, Governor Felipe de Neve planned to establish the second *pueblo* in all of California at this site. Again, plans did not reach fruition. This early settlement was once the central headquarters of the vast *Rancho Santiago de Santa Ana*. In 1869, it lost its old name, *Santa Ana*.

In early 1992, the media shared the news that the County of Orange had revealed that archaeological excavation on another probable portion of the Tomas Yorba settlement (across the street from the civic center/school site, on Orange-Olive Road, and to the southwest approximately 200 yards) yielded artifacts relating to the very early history of the area. The site on Orange-Olive Road has been assigned the State of California Archaeological Site Number CA-ORA-1324H. Both sites are associated with *Old Santa Ana* (State Landmark SHL No. 204). A stone monument and bronze plaque are installed in a landscaped setting at the northwest corner of the intersection of Orange-Olive Road and Lincoln Avenue, within view of the civic center/school site.

History abounds within and around this very special building known as Olive Civic Center.



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Continuation SheetSection number 10 Page 2VERBAL BOUNDARY DESCRIPTION [continued]:

fifty-four feet six inches (54'6") north and fifty-five feet six inches (55'6") west of the center Orange County Surveyor monument sink in the intersection of Bixby and Magnolia Avenues.

Starting at a point at the southwest corner of the "sunken garden" asphalt, proceed north one hundred nineteen feet (119') along the east edge of the adjacent sidewalk, to the north edge of the east-west sidewalk. Turn east and proceed seventy-two feet one inch (72'1") along the north edge of the sidewalk to the west edge of concrete area. Turn north and proceed nine feet (9'). Turn east and proceed twenty-eight feet (28'). Turn north and proceed nine feet (9') to the south face of the WPA-built retaining wall. Turn east and follow the south face of the wall seventy-one feet (71') to the rear curve in the wall. Continue the curve, proceeding south one hundred fifty-seven feet (157') along the west face of the wall. Turn west and proceed one hundred seventy four feet eight inches (174'8"), ultimately along the north edge of wide sidewalk, to the steps. Turn north [down the steps] twenty-two feet (22'), returning to starting point at the southwest corner of asphalt.

[The north boundary has two jogs, necessitated by the location of a tree in a planter and the south end of the school's administration building.]

BOUNDARY JUSTIFICATION [continued]:

as possible, without impacting the present classroom buildings.

The center-most of five (5) triangulated Orange County Surveyor monument sinks is 30'6" east of the west face of the WPA-built retaining wall on the school property. The south-east corner of the Civic Center building is 54'6" north and 55'6" west of the center monument sink. Thus, the southeast corner of the building would generally be 55 feet from center line of Bixby Avenue and 55 feet from center line of Magnolia Avenue. Allowing 30 feet from centerline to each property line, the building would be generally 25 feet inside the east and south property lines of 1939.

The east (rear) Civic Center wall is 25 feet from the retaining wall on the property line, as established from the center of Magnolia Avenue (extension). Ideally, the south boundary measurement would lie 25 feet from and parallel to the south wall of the building. Such measurement would approximate the actual property line of the 1939 parcel donated to the school district for the Civic Center, as established from the center of Bixby Avenue. It was possible to use the 25 feet measurement for the east boundary; however, only 15 feet of grounds distance from the south wall of the building could be used without impacting the 1963-built classroom wings. The northeast corner of the building is 20'2" from the north boundary used. This measurement is to the massive retaining wall and, there again, falls short of using a uniform 25 feet space all around the building. To measure beyond 20 feet on the north would create a point across the retaining wall and within the parking lot. The retaining wall is a reasonable and permanent boundary for the north boundary, as well as an actual boundary for the east boundary. The west boundary used is the edge of the asphalt-paved open space of the "sunken garden."

 See continuation sheet

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BOUNDARY JUSTIFICATION [continued]:

The sidewalk of another classroom wing abutts the asphalt.

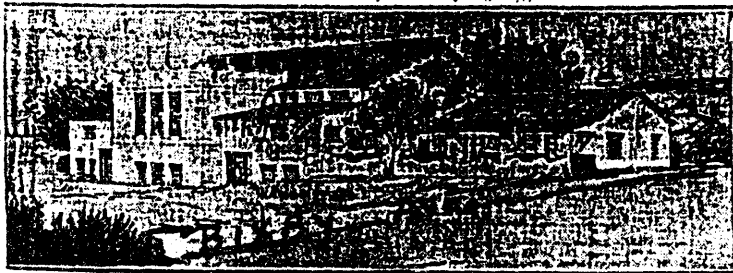
From 1939 to 1963, the Civic Center improvements consisted of the Civic Center building and "sunken garden", trees, lawn, and a large permanent underground bar-b-que, visible only by a heavy steel cover flush with the lawn. The lawn, bar-b-que pit, and densely shaded public park/rest stop for travellers was visible from old Santa Ana Canyon Road [Highway 18] and are sketched on included maps. However, the park/rest stop and bar-b-que pit are not included in this application. Today, this park-like area is much as it was from 1939-1963; however, it is used by the community on special occasions and during non-school hours. The imagery of these selected boundaries is conveyed on an enclosed map, created from a 1926 SANBOURN MAP and extrapolated givens.

A photo copy of the Deed and map of the land given to the Olive School District for the construction of the Civic Center is submitted with this application.

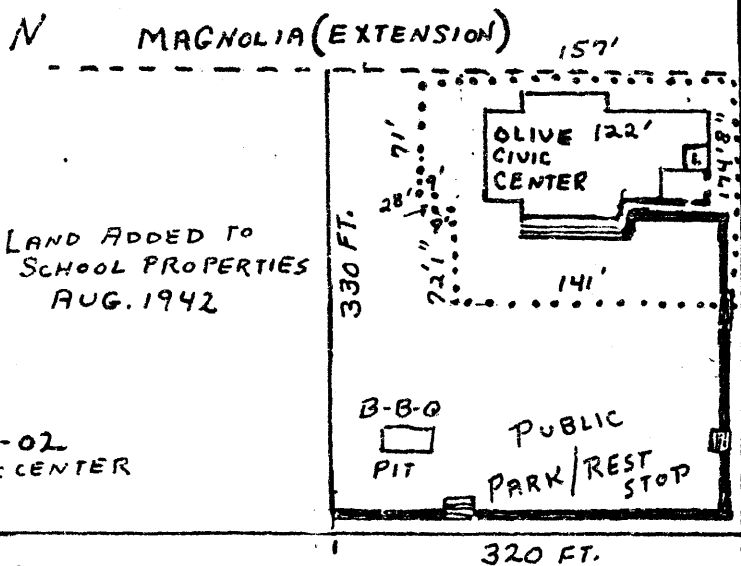
Periodic land additions to Olive School District/Olive Grammar School (including the land for the Civic Center) have placed the Olive Civic Center building and grounds in the post-1963 position of being totally encompassed by the Olive Elementary School buildings, grounds, parking lot, and playing fields. In August 1942, the Olive School District purchased additional land from the Jotham Bixby Company, adjacent to the Civic Center parcel, on the north, thus completing the grounds of the school as we know it today.

# COMMUNITY CENTER PLANNED FOR OLIVE

Below is the architect's drawing of the community center planned for a site on Bixby drive in Olive. The school district recently voted \$8000 towards the project. 5-14-36



(GENERALLY UNDEVELOPED:  
HILLSIDE BRUSH AND WILD GRASS  
on slopes to rear of building.)



PARCEL  
360-401-02  
INCL CIVIC CENTER

← TO  
ORANGE  
OLIVE RD.

OLIVE AVE.

BIXBY AVE

..... INVISIBLE BOUNDARIES USED FOR  
THIS APPLICATION.

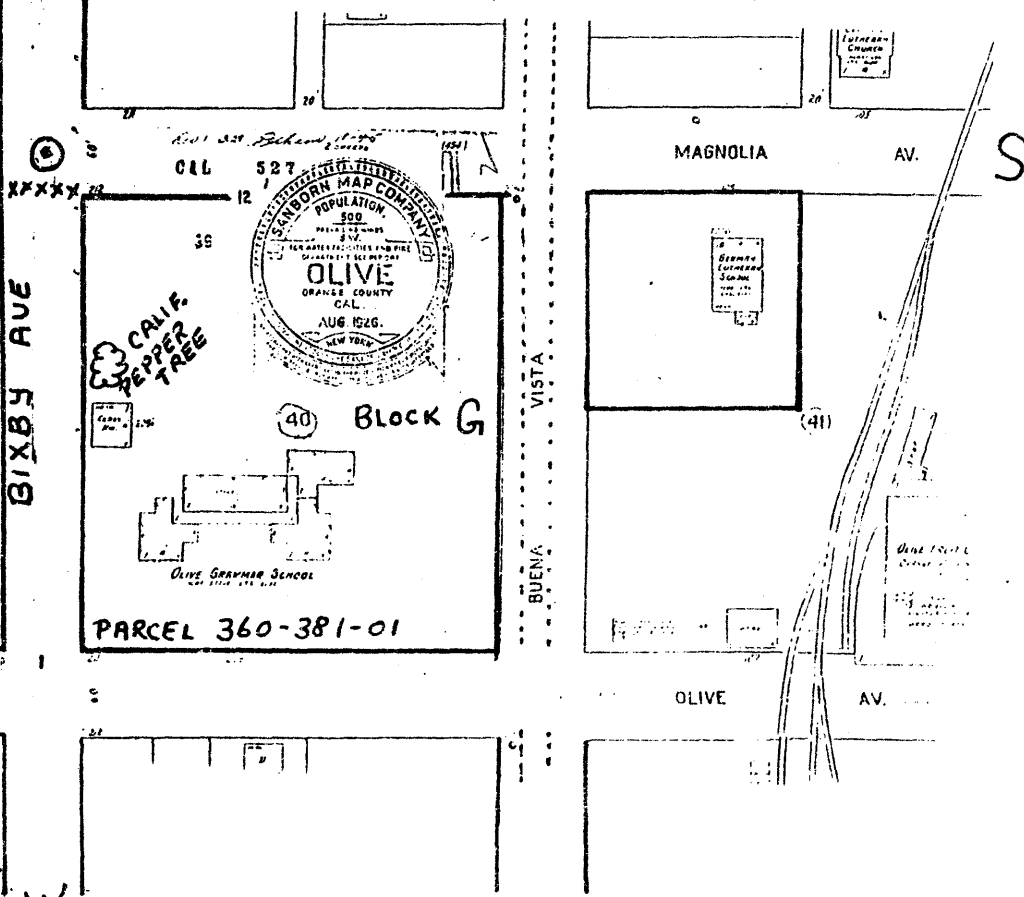
SCALE 7/16" = 60'

[L] DENOTES PUBLIC LIBRARY

MAP DESIGNED to provide references to the 1939  
land and building configurations.  
Mission style school on BLOCK G, PARCEL 360-381-01.  
German Lutheran School across Buena Vista Avenue.  
In 1939, Bixby Avenue was completely open E-W, with  
the new OLIVE CIVIC CENTER across BIXBY, in the N.W.  
corner of the intersection of Bixby and Magnolia.  
Note: new Magnolia Avenue (extension).  
When the WPA built the massive retaining wall along a  
greater portion of the perimeter of the two parcels,  
Bixby was closed at Magnolia. The considerable  
difference in elevation was accommodated by a double  
set of concrete stairs, denoted by XXX on this map.

SINCE 1940: A retaining wall parallels N wall of  
Civic Center, runs N-S along Magnolia, E-W along  
Buena Vista, N-S along Olive, to Orange-Olive jct.

(OLIVE HEIGHTS HOMES)



PARCEL 360-381-01

W

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## PHOTOGRAPHS

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The building has not changed since July 1989, when primary photos were taken. Photo No. 4, rear [east] wall, was re-photographed March 14, 1993. The early March 1993 removal of a metal storage barn from the southeast corner provided a timely, uncluttered view of the east wall. PHOTOS NO. 14 and 15 were taken June 3, 1993, per request from Sacramento.

OLIVE CIVIC CENTER  
ORANGE, CALIFORNIA

ROBBE GIBSON PHOTOGRAPHIC [PHOTOGRAPHERS: see individual photos]

DATES [see individual photos]

3032 OCEANVIEW STREET, ORANGE, CALIFORNIA 92665

CONTENTS:

1. FRONT [WEST] VIEW	July 1989	Robbe Gibson - Photographer
2. FRONT [LONG VIEW]:SOUTH & WEST	July 1989	" " "
3. REAR [EAST] & SIDE [NORTH]	July 1989	" " "
4. REAR [EAST] & SIDE [SOUTH]	March 14, 1993	" " "
5. BUILDING IN PERSPECTIVE TO ITS SURROUNDINGS AND SANTA ANA RIVER	April 16, 1993	" " "
6. PORCH BEAM & SUPPORT DETAILS	March 9, 1993	Dorothy Gibson - Photographer
7. MEDALLIONS: NORTH FACE OF PAVILION	March 9, 1993	Judith Sobel - Photographer
8. MEDALLIONS: SOUTH FACE OF PAVILION	March 9, 1993	" " "
9. GYMNASIUM/AUDITORIUM CEILING/ ENGINEERING	March 9, 1993	" " "
10. GYMNASIUM/AUDITORIUM CEILING/ ENGINEERING	March 9, 1993	" " "
11. GYMNASIUM/AUDITORIUM CEILING/ ENGINEERING: BRACE CLOSE-UP	March 9, 1993	" " "
12. FOYER MOLDING/CEILING DETAILS	March 9, 1993	" " "
13. BASEMENT: STRUCTURAL SUPPORTS	March 9, 1993	" " "
14. FRONT: FULL ELEVATION VIEW [WEST] No. 1	June 3, 1993	Robbe Gibson - Photographer
15. FRONT: FULL ELEVATION VIEW No. 2	June 3, 1993	" " "

X

see continuation sheet

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OLIVE CIVIC CENTER  
ORANGE, CALIFORNIA  
ROBBE GIBSON PHOTOGRAPHIC  
DATES: SEE INDIVIDUAL PHOTOGRAPHS  
3032 OCEANVIEW ST., ORANGE, CA 92665-1613

1. FRONT [WEST] VIEW

July 1989 Robbe Gibson -  
Photographer

Looking at two-story section:  
Central pavilion with north [left] and  
south [right] wings.  
Three of the seven medallions and four  
of the eight finials.  
One-story section is to the right [south]:  
roofline barely visible.  
Bank of nine steps to "sunken garden."  
Retaining wall continues in front of one-story  
section.  
Form board impressions in concrete are easily  
seen in pavilion.  
Basement stairway to kitchen passage.  
A door in each wing accesses gym/auditorium  
via stage/dressing room passages.

2. FRONT [LONG VIEW] FROM SOUTHWEST CORNER

July 1989 Robbe Gibson-  
Photographer

Looking at south facing walls; double entry  
doors [to left] under porch, patio and patio  
wall; carved wood rafter tails of eaves;  
double chimney; three ceramic tiles in peak  
of one-story section.  
"Sunken garden" is out of view at left edge  
of photo.  
Two medallions and finials on south face of  
pavilion.  
Metal storage barn [at rear southeast corner]  
removed in early March 1993.  
Removable security grids cover some windows.  
The grass edge of the sidewalk emerging from the lower  
right corner of foreground of photo is referenced to the  
south boundary used in application. The high retaining  
wall behind building is the east boundary used. The eastern-  
most 9' jog in the north boundary is actually around the  
palm tree at left margin of photo.

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12. INTERIOR: EAST WALL OF FOYER March 9, 1993 Judith Sobel -  
 Details of form impressions in concrete Photographer  
 walls.  
 Intricate scalloped frieze accents foyer  
 wall at hand-hewn wood ceiling beams and  
 butt sheathing.

13. BASEMENT BANQUET ROOM/CAFETERIA " "  
 Looking at west [left] and north [right]  
 walls, through the 9-foot on-center 6"x6"  
 posts.  
 Acoustic ceiling tiles conceal the original  
 plaster ceiling.  
 Steel beams support the structural wood  
 floor system. Concrete floors in basement.  
 White marks are sunlight peeking through  
 coverings on windows.  
 Room has been used for storage since 1984.

14. FRONT: FULL ELEVATION VIEW [WEST] No. 1 June 3, 1993 Robbe Gibson -  
 Front [WEST] view taken with wide-angle lense Photographer  
 from roof of a school classroom wing adjacent  
 to west edge of sunken garden paving. It is  
 impossible to photograph the full width of this  
 building otherwise, except from the air. Unfortunately,  
 due to the close proximity of the classrooms to the Civic  
 Center, most of the "garden" paving is not visible;  
 however, unavoidably, the roof of the classroom wing  
 is visible. At building ground level, there is not  
 enough distance to capture the full width. At "garden"  
 ground level there is not enough distance, and shrubbery  
 blocks view of the one-story section. The ground behind  
 the classroom wing from which photo was taken drops  
 severely and the elevation continues to drop into the  
 Santa Ana Valley. See photo No. 5 for elevation  
 reference.

The angle in this photo illustrates various architectural  
 features and structural elevations of the building. A  
 portion of the "sunken garden" retaining wall is captured.  
 The high perimeter retaining wall is at rear. R-1-7 city  
 of Orange homes rise to rear of property.

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15. FRONT: FULL ELEVATION VIEW [WEST] No. 2 June 3, 1993 Robbe Gibson -  
Photographer

This view is similar to PHOTO NO. 14.

However, this view shifts the angle of perspective.

The bank of steps which access Bixby Avenue (next to utility pole at right) are captured, as well as the east end of the classroom wing which is built over the abandoned segment of Bixby Avenue.

A former leaseholder painted the west-facing windows with water-base paint to reduce the heat in the newly air conditioned gymnasium/auditorium.

The chainlink fence seen at left margin, between palm tree and building, is atop the retaining wall used for north boundary.