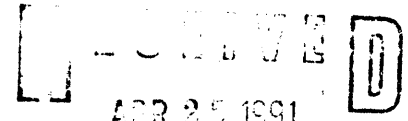


636

United States Department of the Interior  
National Park Service



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 N/A  
other names/site number SOUTH OF CAMPUS NEIGHBORHOOD

2. Location

street & number area bounded by W.2nd & W.6th Sts.; Normal & Cherry Sts. N/A not for publication  
city, town CHICO N/A vicinity  
state CALIFORNIA code CA county BUTTE code 007 zip code 95928

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>116</u>	<u>49</u> buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>116</u>	<u>49</u> objects
			<u>2</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 2

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.  
Kathryn Gualtieri 4-17-91  
Signature of certifying official Date  
California State Historic Preservation Officer  
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 6/24/91  
[Signature]  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

DOMESTIC: Single Dwelling

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---

Current Functions (enter categories from instructions)

DOMESTIC:

---

---

---

Single Dwelling

Multiple Dwelling

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---

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---

**7. Description**

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Architectural Classification

(enter categories from instructions)

Italianate

---

Queen Anne

---

Colonial Revival

---

Bungalow/Craftsman

---

---

Materials (enter categories from instructions)

foundation concrete; brick

---

walls wood; stucco

---

---

roof asphalt

---

other

---

---

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**Describe present and historic physical appearance.**

The South of Campus Historic District comprises the heart of the original residential neighborhood established when General John Bidwell laid out the townsite of Chico (first filed Dec. 1860, extension recorded Jan. 1863). The streets are on a grid pattern running northeast to southwest and northwest to southeast. The district encompasses most of the northern half of this old neighborhood.

The elevation of the area varies between 190 and 200 feet above sea level, and is virtually flat, without any other surface geographical features of note. The district includes 12 whole blocks and 11 partial blocks. There are 165 listed structures and sites, of which 116 are contributors and 49 are non-contributors. Two are listed on the Nat'l Reg.; they are: Stansbury Home, 307W.5th St., (#75000424), and Allen-Sommer-Gage House, 410 Normal Ave., (#77000288).

The structures are predominantly residential, with a small number of commercial and non-residential buildings. The residential structures include single family, multi-family and apartment units. The commercial and non-residential structures include a church and adjacent rectory and church school, a law office, restaurant (and bar), grocery store, mortuary, auto garage and service station, barbershop, laundromat, dry cleaners, and Pacific Telephone Co. building. These businesses are located in several areas, the largest concentration being at the corner of W. 5th Street & Ivy, which has been a commercial corner since before the turn of the century. These commercial buildings are of varied construction and style, including exposed brick, stucco, concrete block, and even a quonset hut.

The structures in the district date predominantly from 1862 to 1930, with only a handful built since then. There are about an equal number of one and two-story residential structures. The size of these buildings varies from small cottages to large 2-1/2 story homes on raised basements. All of them are of wood frame construction except for one 2-story brick home at 702 W. 3rd Street. A few of the large old homes have retained their original quarter block (ex.: 307 W. 5th St., 413 W. 5th St., 611 W. 5th St.) or double lot property, with large yards and mature trees and shrubs.

Many of the homes have been converted to student rentals to accommodate the large student population at C.S.U.C. which is adjacent to the district on the north.

From the earliest days the neighborhood was the most desirable and prestigious place to live in Chico, due to its established setting, proximity to the downtown business district on its east side, the location of most of the community's churches, the proximity of the railroad depot on the west side, and the area's institution of higher learning - the State Normal School - on the north side, with the adjacent Bidwell Mansion. As a result, most of the largest and most expensive homes of the most prominent citizens of the community were located in this neighborhood. The Chapman Addition of 1871 to the southeast, and Oakdale addition of the late 1870's, also to the southeast,

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)

Architecture  
Exploration/Settlement

Period of Significance

c.1862 - 1930  
1860 - 1930

Significant Dates

N/A  
N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

Laid out ca. 1860-63 by Gen. John Bidwell as part of the original city of Chico townsite, the proposed South of Campus District is a large portion of Chico's original residential neighborhood. As such, it is essential to an understanding of the city's architectural and social heritage and evolution. Chico (and the District) were part of Bidwell's original vast (22,000 acre) Rancho Del Arroyo Chico. Before the townsite was platted on the south side of Big Chico Creek opposite Bidwell's homesite, Bidwell's home (now Bidwell Mansion State Historic Park) and ranch buildings were the only established pre-1860 "settlement" in the area. Bidwell's vision for his city established, in the area proposed for registration, a pleasant neighborhood for middleclass families and workers, laid out in a traditional mid-western grid. Architecturally, the district contains the complete spectrum of residential building types found in Chico from 1862 to 1930, and thus is standing evidence of the history of the city's architectural heritage. A vital (and for many years the only) economic center on the historical north-south Shasta Road, Chico has played a significant role in the settlement of north-central California. The proposed District is thus also significant because it represents an historic record of settlement, including homes of residents of varied ethnic backgrounds, particularly Jewish.

The South of Campus District represents a microcosm of the history and settlement of the city of Chico. The land on which Chico was founded may be traced to two 1844 land grants made by Micheltoarena, then governor of Mexico. The grants were made based on maps drawn by John Bidwell in 1843, as part of his work as an aide to John Sutter, founder of Sacramento. When Bidwell decided to settle permanently in northern California, he acquired a total of 26,000 acres from the above two grants and established his Rancho Chico. By 1853, he had built a two-story adobe, then a general store, a flour mill, and by 1868, a large Italian Villa-style home (National Register #72000216) well-suited to a man with both community status and political ambitions. A few years earlier, in 1860, he had hired surveyor J.S. Henning to lay out a townsite between Big Chico and Little Chico Creeks. A far-sighted and generous man, he gave one block to each church in town, land for the building of schools, and a square block to the city (now the Central Plaza Park, the center of downtown Chico).

As a small city Chico prospered. By 1870 the California & Oregon Railroad was extended north through Chico, a number of boarding houses and businesses on the edge of the proposed District were established to handle the resulting commercial traffic.

See continuation sheet

**9. Major Bibliographical References**

Chico Historic Resource Survey: Final report. (1983), prepared by Chico Heritage Association  
Sanborn Map and Publishing Company. Chico, California 1884, 1886, 1890, 1902, 1921  
Map of the town of Chico, surveyed December 10, 1862, (prepared) by Charles H. Wilcox,  
county surveyor. Recorded January 1863 in the county records of Butte County.  
Public Records of Butte County, Meriam Library, C.S.U.Chico comp. by Mary Ellen Bailey.  
ANCHOR Publication, 3rd ed., 1985  
Records and maps of the Midvalley Title Company, Chico, CA.  
Records and maps of Bidwell Title Company, Chico, CA.  
Real Estate Information Services, TRW. Planning Office, City of Chico.  
Assessment Books, City of Chico, Butte County: 1869, 1871, 1873, 1880, 1887, 1892,  
1897, 1902 "assessed to all owners, when known..."  
Building permits. Issued by town and city of Chico, CA from 1902-1917. Taken from  
the minutes of the City Board of Trustees, Chico, CA. Council Library, City  
of Chico municipal offices.  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:**

Chico Heritage Association

**10. Geographical Data**

Acreeage of property 52+ acres

**UTM References**

A 

1	0
---	---

5	9	9	3	1	0
---	---	---	---	---	---

4	3	9	8	1	5	0
---	---	---	---	---	---	---

Zone Easting Northing

B 

1	0
---	---

5	9	9	6	2	0
---	---	---	---	---	---

4	3	9	7	7	9	0
---	---	---	---	---	---	---

Zone Easting Northing

C 

1	0
---	---

5	9	9	2	2	0
---	---	---	---	---	---

4	3	9	7	4	1	0
---	---	---	---	---	---	---

D 

1	0
---	---

5	9	8	9	0	0
---	---	---	---	---	---

4	3	9	7	8	0	0
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See continuation sheet

**Verbal Boundary Description** From the intersection of W. 2nd St. and Cherry St., general northeast along W. 2nd St. to nearly Salem St. at W. 3rd St.; then nearly straight southeast to just south of W. 6th St., near the intersection of Normal Ave.; then nearly straight Southwest to the intersection of W. 6th St. and Cherry St.; then in a meandering line northwest to the intersection of W. 2nd St. and Cherry St.. On the north boundary is

See continuation sheet

**Boundary Justification** The northern boundary is the southern edge of the California State University, Chico, campus, which marks what is left of the historic boundary of this neighborhood. The eastern boundary is the western edge of the commercial center of town. The southern and western boundaries were decided based on the presence or lack of contributing structures. These boundaries represent the most contiguous selection of remaining historical properties in the area between Big and Little Chico Creeks.

See continuation sheet

**11. Form Prepared By**

name/title John Gallardo; Giovanna R. Jackson; Elizabeth Stewart  
organization Chico Heritage Association date 30 December 1988  
street & number P.O. Box 2078 telephone (916) 345-7522  
city or town Chico state CA zip code 95927

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provided additional early building sites, but into the 1930's, the neighborhood still retained its prestige and dignity.

As the Normal School, established in 1887, grew and became first the State Teachers College, then State College and finally, California State University, Chico, the increased need for rental units for the growing student population caused an increased number of homes in the area to be converted into "multi-family" units. In the process, some of these structures lost their architectural integrity. Also, nearly a dozen University fraternities and sororities now occupy large, old homes in the district.

In the 1960's one entire block of homes was leveled to build a Pacific Telephone Co. large, 3-story masonry building with adjacent parking lot. One entire block is also occupied by St. John the Baptist Catholic Church and adjoining church school, rectory, and playground/parking lot. One half-block of homes was razed for a large apartment complex on Chestnut Street between 5th and 6th Streets. In 1985, the Catholic Church bulldozed one of the area's most historic homes, the Camper-Walker House, 1872, 444 W.5th Street, for an office building and parking lot. The Catholic Church has owned and occupied the church site since it was deeded to them by John Bidwell in 1869. Most of the block not occupied by the current church and rectory was, at one time, sold by the Church for homesites but the Church subsequently re-purchased the block for its own use.

Most of the streets in the district contain large, old shade and ornamental trees, both evergreen and deciduous. Among the varieties are: sycamore, black walnut, palm, coast redwood, orange, pecan, and chestnut. Some of the black walnut trees, such as along the northeast corner of W. 3rd Street and Chestnut, are more than 75 years old and are very large. A half dozen of the coast redwoods are at least 100 years old. One large remaining chestnut tree at 238 Normal Ave. has attained unusually great size and age. These trees, with their prominent size and abundant shade, frame and delineate the neighborhood and help to give it a sense of time and place. A number of concrete and metal hitching posts and at least two curbside carriage stepping stones further add to a sense of a bygone era.

There are two structures in the district which are individually listed in the National Register of Historic Places; the Allen-Sommer-Gage House, c1862, at 410 Normal Avenue, and the Stansbury House, 1883, at 307 W. 5th Street.

The district contains a multitude of architectural styles including: Italianate, Colonial Revival, Craftsman, Vernacular, Greek Revival, Stick, Stick Eastlake, Dutch Colonial Revival, Prairie, Tudor Revival, Monterey Revival, Queen Anne, and Gothic Revival. (Two blocks contain 6 houses on one street but most have 4 or 5 per block-front.)

Some of the homes have been restored to their original look but some have been insensitively remodeled, stuccoed, added to without thought of compatibility with the original structure, or otherwise compromised.

C.S.U.C. has leveled more than 6-1/2 blocks of the finest homes of this original neighborhood to build University-related structures and parking lots and has plans to destroy at least another half-block containing six contributing structures in the district. Further pressures for rental capacity for students endangers much of the integrity of the rest of the district.

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## DESCRIPTIONS OF INDIVIDUAL BUILDINGS:

1. 627 W. 2nd Street

This 1 1/2-story, clapboard Bungalow features Craftsman details in the large central dormer, such as exposed purlins, stickwork in the peak, and a band of 4 windows. The front-sloping gable is upheld by 3 truncated stucco piers which rest on the low stucco porch walls. The off-center front door is flanked by 2 large single-pane windows with vertical panes across the tops. A wood frame, gabled garage sits back at the SW corner of the lot. The house was built in the early 1920s. (TRW) The houses on this block of W. 2nd St. all have several steps up from the public sidewalk.

2. 635 W. 2nd Street

Two sets of entrance steps lead up to this 1-story, stucco bungalow. The hip roof with exposed rafters has a central dormer with a small window and slated vents. The entrance portico is held up by 2 square piers. An open terrace with a low wall is on the right side of the entrance. The single-pane, glass front door is centered between 2 sets of triple windows, a solid pane flanked by narrow, double-hung windows. It was built in the early 1920s. (TRW)

3. E. E. Shepherd Home  
647 W. 2nd Street

One of Chico's best-maintained examples of a Craftsman Bungalow, the cross-gable roof features a large main gable intersected by a smaller gable extending from the rear extension through to form the front porch. A smaller dormer gable sits back on the left front roof slope. All of the gables have louvered openings and are faced with shingles while the body of the house is faced with clapboards. Craftsman style brackets, rafter ends and notched bargeboards are evident in the eaves and gables. The house was built in 1915 by Walter Hann, one of Chico's premier, early 20th century craftsmen, for Elmer E. and Minnie Shepherd, a Schilling spice salesman and his wife. (CHBS)

4. 729 W. 2nd Street

This 2-story, clapboard cottage with square side bays has been converted into 3 apartments. Two doors on the second level open onto the roof of the open veranda which is supported by 3 turned posts. The transom over the front door and double-hung windows add to the overall appearance of a late 19th century building although it was probably built around 1910-1920. (TRW)

5. 737 W. 2nd Street

This is a 1 1/2-story, hip-roofed Colonial Revival cottage with a centered dormer. The main floor is clad in clapboards and the basement level has weather board. The roof has deep eaves and a boxed cornice. A flattened bay and an inset porch are on either side of the paneled front door. There are two turned posts on the porch and a knobbed post at the top of the rather long flight of steps. A door

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to a basement apartment has been cut in under the porch and is protected by a canvas awning. The house was built about 1910. (TRW)

6. 749 W. 2nd Street Non-Contributor

This stucco box features 3 steep gables layered on the street facade. c.1930s. (TRW)

7. Hall - Van Hook Funeral Chapel  
341 W. 3rd Street

This stucco, conservative Mediterranean Villa features a recessed entry with decorative wrought iron lamps and an oak multipaned door with side lights. There is a door on the NE corner and french doors open off of the Normal St. end. Marquees are over all entrances. Bands of multipaned casement windows, smaller single casements, and arched casements are asymmetrically placed across the facade. The basic, low hip roof, rectangular building has been added to at the rear by a chapel with large arched windows, offices, and a covered area for the business vehicles. This is one of Chico's oldest businesses, evolving out of the furniture and mortuary business established by Thomas Bicknell in 1889. (See also District #65.) This building dates from 1927 and is one of the westernmost businesses of the downtown business area. (CHBS; interview with owner)

8. 421 W. 3rd Street

This 2-story, hip-roofed house was stuccoed over at some point. Craftsman details are still seen in the beveled rafter tails and the pergola entrance portico resting on 2 large columns (now covered with wavy plexiglass.) Paired windows are to the right of the porch and centered in a "pop-out" section on the 2nd level. Two entrance doors indicate its transformation to an apartment. A long driveway on the east side leads to the rear. It was probably built in the first decade of this century. (TRW; Sanborns)

9. 429 W. 3rd Street

Many similar Craftsman Bungalows in wood, stucco and cement were built throughout town in the 'teens and 'twenties. Their well-maintained, almost original appearance indicates their continued popularity. It is unusual for a small house in this neighborhood not to have been added to, remodeled or otherwise tampered with in some way. This gabled house, with open terrace across the front, has Craftsman details in the "carved" and notched rafter ends. A curved pediment resting on sturdy paired columns forms an entrance portico. Triple windows are on either side of the multipaned front door and sidelights. A small terrace opens off of the dining room through french doors on the east side. The interior retains its fireplace and dining room built-in bookcases and cabinets. A driveway leads to a small garage. (TRW)

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## 10. 430 W. 3rd Street

"Clapboard" siding has been used to cover this hip-roofed, single-story house now used by the University for offices. The porch across the front has arched openings and an embedded pebble ceiling. It was built sometime between 1903 and 1921. (TRW)

11. W. B. Dean House  
442 W. 3rd Street

This 2-story, flat-roofed building with a strong horizontal emphasis is Chico's best example of Prairie style. Wide, extending cornices are counter-balanced by series of casement windows with vertical sash. Simple, massive piers support the projecting porch. A compatibly designed garage sits at the NE corner of the lot and a University "temporary building" occupies another portion. The interior is intact inspite of its use as University offices. It was built around 1920 for W. B. Dean, Pacific Coast manager for Diamond Match Co. The design for this house was readily available since there are similar houses in Orland, outside of Oroville, and in Fresno. (CHBS)

## 12. SE corner of W. 3rd and Chestnut Streets Non-Contributor

This open lot provides a welcome oasis in an area of dense building and a half block from a 3-block stretch of parking lots. The 1921 Sanborn map indicates that a residence was once on this site.

The north side of the 500 block of W. 3rd Street is Chico's only intact example of a Post-Victorian residential street and provides a buffer to the parking lot facing W. 2nd St. behind the houses and the visual devastation of the Pacific Bell property directly across the street. It also provides a connecting link between the eastern and western portions of the district along 3rd St. The University purchased these properties in the 1960s with the view of using them for eventual parking spaces. They are in surprisingly good condition for having suffered from deferred maintenance over the years. They have been vacated in the last year in preparation for demolition. However, community outcry and intervention at the state level have temporarily halted their destruction while alternatives are sought.

13. H. W. Crew House  
504 W. 3rd Street

The broad, cross-gambrels of the roof and the paired slender columns supporting the 2nd floor overhang define this 1 1/2-story house as in the Colonial Revival style. Horizontal siding covers the 1st floor while patterned shingles face the raised basement and gables. The segmented gable facing 3rd St. has a slightly bowed set of 3 double-hung windows. The east-side slanted-bay windows are almost hidden by an enclosed sleeping porch extending from the 2nd floor and supported by large posts. The double entrance doors have leaded glass transoms and the interior still has remnants of dark wood wainscoting and molding. It has a large stairway added at the rear as have all of the multistoried buildings on this block. Local builder, A. J. Bryan, built this house in 1903 for pharmacist H. W. Crew and a similar house the same year for Crew's sister. (See District #41) (CHBS)



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14. Rouke-Haile House  
512 W. 3rd Street

This 2 1/2-story house is basically in the Shingle mode with Queen Anne asymmetry and Colonial Revival details. Horizontal siding covers the 1st and 2nd floors and shingles cover the raised basement and gables. The steeply pitched front gable extends through the 2nd floor on the east side. A 2-story bay window with a Palladian-inspired window in the gable above and a cameo window above the porch all provide front interest. On the east side is a 2-story truncated, tower-like extension with a pyramid roof reminiscent of the Queen Anne style. There are 2 transomed entrances opening off of the cutaway porch. Margaret Rouke had this built in 1903 by local builder, L. Van Vlack. An almost identical design can be seen in a c.1900 Colusa house. (CHBS)

15. C. C. Richardson House  
520 W. 3rd Street

This 2-story, boxy, clapboard house with low, hip roof and central dormer is in the Colonial Revival style. A front porch extends across the front and has short, stocky columns resting on low walls. The windows are double-hung with diamond panes in the upper sashes of the 1st floor and 14/1 on the 2nd floor. Fluted pilasters with Ionic caps form the corner boards. The dark wood details of the interior are intact. It was built around 1907 for Dr. Landis probably for speculation. C. C. Richardson bought it in 1910 and moved in next to his parents. (CHBS)

16. J. V. Richardson House  
528 W. 3rd Street

This boxy, clapboard house has 4 porch columns supporting the overhanging 2nd floor. The basement has been stuccoed and remodeled into living space. A gabled entry with window has been added to the right of the stairs. Pacific granite is used for the terraced stoop. J. V. Richardson, a founder of the local resort, Richardson Springs, had this house built in 1907. (CHBS)

17. Charles Ball House  
536 W. 3rd Street

This 1 1/2-story ell has a gable roof sloping toward the street to form the porch roof. Inappropriate wrought iron is used for porch supports. Some of the original glass 2/2 double-hung windows and the glass and paneled door with transom remain. A recent exterior stair on the west side leads to the attic rooms. Several additions have been made to the rear over the years. It has been resided with "clapboard" and "board & batten" aluminum. This may be one of Chico's oldest extant structures. It appears to have been built for Charles Ball, pioneer watchmaker and mayor, around 1869, on the NE corner of W. 2nd & Chestnut Streets. It was moved in the 1920's to this site to make way for a beautiful Spanish Revival house (removed by the University in 1980.) (CHBS)

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18. W. H. Zwisler House  
544 W. Third Street

The boxy, symmetrical shape and low, hip roof with central gabled dormer indicate the Colonial Revival style. Narrow clapboards cover the first floor and shingles cover the second. The porch, within the overhang of the 2nd floor, has a brick base with a long elliptical arch springing from short square piers at either end. Exposed rafter tails and notched brackets supporting the dormer gables indicate Craftsman details. An outsized gable has been added at the rear. W. H. Zwisler, clothing store proprietor, apparently had this built around 1914. In the 1960's, it was used as the Wesley Foundation student center. (CHBS)

19. Pacific Bell Company Non-Contributor S  
side of the 500 block of W. 3rd Street (Block 69)

This hulking, 3-story, faceless rectangular building, 2-story addition, and attendant parking lot devastated an entire block of 19th century homes in the 1960's. It is one of the worst examples of neighborhood planning in the community.

20. 625 W. 3rd Street

A shiplap cottage with hip roof, this small dwelling appears to be from an earlier period, indicative of the staying power of certain stylistic details in rural areas. The definition of the structure by the application of flat, board molding and the stick-like balustrade and decorative trim on the front porch are from the Stick style. The stone fireplace and shed dormer are most often seen in Craftsman bungalows. A hitching post remains at the curb. It was probably built over a former stable as a rental for Kate Bowers (District #131) in 1902. (CHBS)

21. Roseanna O'Hair House  
628 W. 3rd Street

This single-story cottage with drop siding and low-pitched hip roof is typical in shape and proportion of many late 19th century small homes. But its centered, gabled porch, supported by 4 square-cut posts, corner boards with vestiges of capitals, and the low wall gable formed by a narrow boxed cornice and plain frieze are indications of a rural interpretation of the Greek Revival style. The brick foundation is covered with shingles. Cast iron vents are visible in the eave soffits. It was built for Roseanna O'Hair around 1884. (CHBS)

22. White House  
642 W. 3rd Street

The bellcast gambrel roof defines this house as in the "Dutch Mode" of the Colonial Revival style. It is a 2-story, rectangular house with horizontal wood siding. A single-story bay window is located on the west side. There are 2 shed roof dormers. A partially enclosed porch supported by 4 Tuscan columns extends the full length of the south facade. A large gingko tree grown from a cutting off the

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Bidwells' tree is in the front yard. It was built for Florence and Richard White in 1902. Her parents lived on the next corner to the east. (District #130) He was school superintendant and Assistant District Attorney in the 1880's and 1890's. He also was City Clerk, Attorney and Recorder and designed the first city seal. (CHBS)

23. Walker House  
702 W. 3rd Street

This is a 2-story, T-shaped building of stretcher bond brick in the Italianate style. The low hip roof is rimmed with a boxed cornice with brackets and a plain frieze. The round-headed windows are emphasized by segmental arches of radiating bricks. There is a single-story bay window on the 1st floor facing Ivy St. The centered main entrance is recessed and has sidelights and a fan light. The original flat-roofed portico with balustrade has been replaced with a plain gable roof on round wooden posts. The leg of the T is single-story with a porch on either side. Jefferson Walker, whose brickyard supplied the brick for most of the commercial buildings and schools in town until 1902, built this house for himself in 1875. It is one of the few remaining brick residences in Chico. (CHBS)

## 24. 710 W. 3rd Street Non-Contributor

This 2-story wood and brick Ranch style house was built in the early 1950s. (TRW)

## 25. 711 W. 3rd Street Non-Contributor

This is a 2-story apartment house with an open veranda through the center. It was built in the 1960s. (TRW)

## 26. 717 - 719 W. 3rd Street Non-Contributor

This is a single-story, gable roofed building with brick facing on the basement level. It is possibly a stuccoed older building.

## 27. 721 W. 3rd Street Non-Contributor

Only the high proportions and sloping pyramid roof indicate the 19th century origins of this remodeled cottage which now has aluminum slider windows and 2 levels of porch roofs.

## 28. 728 W. 3rd Street

This is a 1-story, gable fronted cottage with exposed rafters and purlins. The original narrow clapboard facing is still on the facade while the rest of the structure has been resided with asbestos shingles. The cutaway porch has recently added turned posts and balusters. The double-hung windows are 7 vertical panes over one. A new open-gable portico on turned posts extends over the steps. It was built about 1920. (TRW)

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29. 734 W. 3rd Street Non-Contributor

This 2-story, 4-plex with "shingle" siding and aluminum sliders has its side elevation facing the street.

30. 739 W. 3rd Street Non-Contributor

The general form, 2 short porch columns, and terraced stoop of a Classical Revival cottage remain but the building has otherwise been remodeled with stuccoing, metal windows, and basement entrance.

31. 745 W. 3rd Street

This is a 1 1/2-story, hip roofed cottage. Narrow clapboards face the body and shingles face the raised basement level. A vented dormer is over the recessed centered entry. There is a slanted bay on the NW side of the facade and 2 on the west side with an entrance to the basement apartment. The windows are aluminum double-hung replacements. It was built sometime during the 'teens of this century. (TRW; Sanborns; City D.)

32. 746 W. 3rd Street

This large 2-story, multigabled Queen Anne style house has been stuccoed over its original wood siding. But the shingled gables, belt courses at the window sill level, double-hung windows, and corner boards help retain its overall original appearance. The SW corner is a large canted bay; another bay is on the west side. A porch extends from the bay across the front and is supported by plain posts with a stick railing. A very large, wooden deck and 2 stairways were added at the rear. It was built between 1890 - 1902. (Sanborn)

33. 319 W. 4th Street

This 2-story, drop-siding Classical Revival box with Queen Anne style shingled, multiple gables has a veranda across the front supported by square columns on the low porch wall. A bulging balustrade encircles the top of the porch. A flattened bay with hood ornament is at the 2nd floor level. Two doors with broken pediments open off of the porch. A square side bay with beautiful carved brackets is the only vestige of the original 1-story Eastlake cottage which was greatly enlarged between 1902-1921 and remodeled in the late 1970s. (interview; Sanborn)

34. 330 W. 4th Street

This is a large, 2-story, stucco house with a flared hip roof and shed dormer. There is a bay window on the left side of the facade. The cutaway porch has an open brickwork, low wall and 1 large round column. The double-hung windows are in sets of 2 or 3. The irregular plan extends back into the lot and there is a driveway on the west side. It was built before 1921. (Sanborn)

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35. 331 W. 4th Street Non-Contributor

This stucco bungalow was gutted several years ago.

36. 341 W. 4th Street Non-Contributor

This former 1890s, gabled cottage has been stuccoed, added to and remodeled to form contemporary architects' and designers' offices.

37. A. Abraham House  
413 W. 4th Street

This 2-story stucco residence features Chico's only Secessionist details in the patterning in the eave soffits and surface applied design. The original living room chandelier was a Secessionist design of helmeted heads. Two 1-story projections extend from the west and east sides, the latter having a crenallated parapet. It is entered from a straight, side approach stair. There is a small, compatibly designed garage opening onto 4th St. It was built in 1918 for Albert Abraham, local merchant, and probably designed by the Oser Brothers, locally born architect/engineers with an office in San Francisco. (CHBS)

38. 414 W. 4th Street

The steep, shingled gable facade appears to be superimposed over a hip-roof base which is actually dormers. The front door is centered between 8/1 double-hung windows and is protected by a plain portico supported by 4 square posts. A door at the second level opens onto the porch roof which has a stickwork balustrade. It was built before 1921 for Jennie McIntosh. (Sanborn)

39. 420 - 422 W. 4th Street

This 2-story, clapboard house has a low, hip roof with a gable dormer faced with fish-scale shingles. A first floor broad bay is between the front portico and a cutaway porch. Two Tuscan columns on low wing walls support the flat portico roof which has a balustrade and french doors opening onto it. Both porch doors have narrow transoms and all windows are 1/1. A terraced stoop leads up to the front portico. It was built between 1902 - 1921. (Sanborn)

40. 428 W. 4th Street

This is a simple clapboard Colonial Revival cottage. Drop siding faces the raised basement and the stairway. A garage has been incorporated into the basement. A square bay with pyramid roof extends over the double garage doors. The cutaway porch is reached by a steep set of steps. It was built between 1902 - 1921. (Sanborn)

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41. Lizzie Crew Canfield House  
429 W. 4th Street

This rectangular, 1 1/2-story clapboard house on a raised basement is topped by 2 intersecting gambrel roofs. The segmented gables are faced with octagonal shingles. Four evenly-spaced Tuscan columns on the shingled porch walls visually support the overhanging gable. A rear garage of the same period, has been converted into an apartment. It was built in 1903 by A. J. Bryan for Lizzie Crew Canfield, as was a similar one on 4th St. for her brother (District #13). (CHBS)

42. L. A. McIntosh House  
440 W. 4th Street

This square, 2-story house was once Chico's grandest example of the Colonial Revival style. The corner boards are giant Ionic pilasters. The 2 columns that support a simple flat portico with plain balustrade are the remnants of the 4 giant Ionic columns that once supported a large double-story portico with full entablature. A basket arch is supported by 2 squat columns with Ionic caps on either side of the recessed entry. There is a clinker brick fireplace on either side of the building and a port-cochere on the east with a matching curved veranda on the west side. A used brick and plain wrought iron fence define the boundaries of the corner lot. It was built for L.A. McIntosh in c.1908 as a grand home in which to entertain, with a music and dancing room on the 3rd floor. Its current use as a fraternity house has led to its misuse and deterioration.

43. 441 W. 4th Street

This 2-story L-shaped house appears to have been resided with shingles. The low, front-facing gable overhangs the first floor, creating the open porch with 5 square posts upholding it. The windows are all double-hung. It was built around 1902. (Sanborn)

44. 611 W. 4th Street

Originally this was a turn-of-the-century, rectangular, gabled house with a small gabled projection toward 4th Street. It has since had a variety of additions creating its current multigabled appearance. The additions have continued the use of the original drop siding. There is a variety of wood-framed windows. The original entry was on Hazel St. but it now faces 4th St. with columns on either side of the partial-glass door with large side lights. The well-maintained, large rear yard is hidden by a vine-covered fence. (Board minutes 1902)

45. 626 - 628 W. 4th Street

This mid-1880's, hip-roofed "box" was moved to this site in the 1950s from 3rd and Salem Sts. The roof is finished with boxed eaves and there are grill vents in the frieze. Square bays are on the left front and the west sides. The front porch has 3 Tuscan columns on a low wall. The recessed french doors probably replaced a door with side-lights. The transom remains. A side entrance has been added on the west. (interview; Sanborn)

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46. Eames Cottage (1 of 3)  
629 W. 4th Street

One of 3 identical rectangular cottages built in 1903 by Charles Eames behind his Soda Works. (see also District #67) The broad clipped-gable roof faces the street with 2 small 9-light windows centered in the fishscale-shingled gable. A line of dentil-like decoration divides the gables from the shiplap clad body. The porch has turned posts and small Eastlake-like brackets. Centered transomed doors open to the porch. (CHBS)

47. 630 W. 4th Street Non-Contributor

A large, rectangular, 2-story apartment building with a double veranda running its length, it replaced an early 1880s residence.

48. Eames Cottage (1 of 3)  
637 W. 4th Street

This is identical to District #46 but has been resided with asbestos shingles. (CHBS)

49. Rev. Jesse Wood House  
644 W. 4th Street

The Italianate style was used for this 1870s, 2-story, shiplap house. The low hip roof has simple brackets at the overhanging eaves. There are 2, angular 1-story bays at each side with the same bracketed eaves. The central door with rectangular transom is protected by a small open portico with a shed roof, bracketed eaves and turn posts. A 1-story addition is at the rear. This house was built for Rev. Jesse Wood about 1873 and is typical of residences of the period in its symmetry, simplicity of detail and workmanship. (CHBS)

50. Eames Cottage (1 of 3)  
645 W. 4th Street

This is identical to District #46 but has been painted to highlight its features. (CHBS)

51. 720 W. 4th Street

This single-story 'high box' is faced with narrow clapboards and has a cement foundation and stoop. Four truncated piers on a low clapboard wall support the porch roof which echoes the lines of the clipped hip roof of the body of the house. The door and double-hung windows are symmetrically spaced. Although this was probably built in the 1920s, it resembles in general form and materials the 19th century cottages referred to here as "high boxes" with hip roofs and 4-post front porchs. (Sanborn)

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52. Stansbury House National Register #75000424  
307 W. 5th Street

This is Chico's best surviving square bay Italianate residence; built in 1883.

53. 330 W. 5th Street

A former ell-shaped building, the deep gables and double-hung windows are still in evidence. At some point, the ell was filled in and a cement Bungalow-style, L-shaped porch was added. The battered piers and vestiges of a pergola remain. According to the 1886 Sanborn map, this was the Presbyterian parsonage, the church being at the NE corner of W. 4th & Broadway until 1910.

54. 331 W. 5th Street Non-Contributor

This former 1880s, L-shaped cottage has been stuccoed and remodeled into a small commercial building.

55. 345 W. 5th Street

This is a rectangular brick commercial structure. A large plate glass window with multipaned transom windows is on either side of the recessed entry. One set of plate glass and transoms is at the NW corner of the building. It was originally built in the 1920s as a grocery store replacing an earlier dwelling. (interview; Sanborn)

56. Guy Kennedy House  
413 W. 5th Street

This large, 2-story, clapboard-sided house is a classic box with a Craftsman veranda, now enclosed, exposed rafters, clinker brick fireplace, and "carved" brackets supporting the entry gable. An addition has been made on the SE side and the kitchen remodeled. Otherwise, this gracious home is intact, including much of its period detail. A garage remains at the rear of this large lot. It was built for Guy Kennedy, lawyer and city attorney, in 1916, by Chester Cole, architect for the Presbyterian Church and University buildings of the 1920s. (CHBS)

57. 428 W. 5th Street

This is a good extant example of a comfortable, middle-class home of the early 1880s. It is a 2-story, symmetrically arranged house clad in drop-siding and with a low hip roof. The front veranda has 4 round posts with low walls; the east side is screened in. The windows are all double-hung, 2/2 and the door has narrow sidelights. An addition has been made to the rear. A low, wooden garage is at the NW corner of the lot. Two slender palm trees are on either side of the front walk. (Sanborn)



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58. W. J. Costar House  
505 W. 5th Street

This large, 2 1/2-story, rectangular house is dominated by its several gables. A broad, clipped gabled covers the main body of the house. A pedimented, smaller forward gable dominates the facade. The pedimented entrance portico exhibits an entablature that becomes a small segmental arch with keystone. The basement, 2nd floor and gables have various patterned shingles, while the ground floor is faced with narrow clapboards. There are brackets beneath the 2nd floor overhang. A slightly curved bay window is echoed in the curved NW corner. An enclosed entrance with a gabled roof leads to the basement, marring the front. A large addition has been made at the rear. It was built for real estate developer and Assemblyman, W. J. Costar, in 1903 by A. S. Comstock, local contractor. (CHBS)

59. 511 - 513 W. 5th Street

This stucco-with-wood-trim duplex is in the Period Revival style popular in the 1920s. It has a long gable with a wide, intersecting clipped gable facing 5th St. Wood trim gives the 2 triple, vertical multipaned windows an arched look. The doors at either side are arched with eave brackets above and wrought iron lamps. A decorative brick wall shields the open front stoops. (Sanborn)

60. 519 - 521 W. 5th Street

A 2-story, rectangular stucco duplex, wood 1/2-timbering at the 2nd floor gives it a Tudor Revival look. It has a pyramid roof with a wall dormer and multipaned vertical windows. Bracketed, shingled hoods are over the recessed arched front doors. A small 1st floor bay under a gabled projection breaks the square plane. There is a single story at the rear. This was probably built in the early 1920s. (Sanborn)

61. 527 - 531 W. 5th Street

This large, 2-story stucco box has an eyebrow dormer vent in the low hip roof. Narrow eaves give it a trimmed appearance. A large porch with an open terrace above dominates the facade. The east corner is canted. A side entrance has a partial hip roof. There are pairs of multipaned vertical casements. Both porchs are reached by wide steps with terraced stoops. In 1903, W. B. Dean (see District #11) was granted a building permit for this lot. (Board minutes 1903)

62. 541 W. 5th Street

This 2-story, Colonial Revival cottage has a bell-cast hip roof. A wide bay with closed gable extends from the NE corner and a porch within the roofline extend from the bay. Two columns on the low porch wall support the roof. An arched entry to the basement apartment is under the porch. It has been resided with wide "clapboards." There is a garage at the rear. J. H. Smith, a bicycle repairman, was granted a building permit for this lot in 1906. (Board minutes 1906)

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63. 545 - 549 W. 5th Street Non-Contributor

This site has several small stucco buildings with tiled gable and hip roofs. It originally had a gas station.

64. C. C. Mathews House  
606 W. 5th Street

The Colonial Revival was used for this 2-story, rectangular shingled residence capped with a hip roof with dormer. The 2nd floor overhangs the enclosed porch. Three equal segmental arches spring from the cement walls of the porch. An addition was made to the west side. It was built about 1906, for C. C. Mathews, a bookkeeper. (CHBS)

65. Bicknell House  
611 W. 5th Street

One of this districts largest houses, this is a 2 1/2-story house on a brick foundation and is in the Queen Anne style. Several intersecting gables cover its picturesque massing. There are a variety of textures in the shiplap siding of the 1st floor and the shingles of the upper part of the house. One small eastern gable is filled with textured stucco and several of the other gables have decorative rows of saw-tooth shingles. Solid sunbursts decorate the gable peaks. The front veranda curves to the west side with a low-pitched conical roof and is supported by a series of slim columns. A large lunette window faces east. The house was built in 1898 for Thomas Bicknell who established a furniture/mortuary business in 1889. (see District #7) (CHBS)

66. P. E. O'Hair House  
618 W. 5th Street

This is one of Chico's few Gothic Revival cottages exhibiting decorated bargeboards. This small clapboard house has steeply-pitched cross gables with boxed cornices with friezes. The open veranda extends around 3 sides. An east-side porch has been enclosed and an addition was made at the rear. It was built for fireman P.E. O'Hair about 1883. (CHBS)

67. Eames House  
630 W. 5th Street

Originally a "Classic Box" with a Queen Anne octagonal tower, this was remodeled around 1910 by architect Julia Morgan. The tower cap was removed and the veranda was replaced by a heavier-looking one supported by 2 square piers. A 2nd floor addition has been added to the east. A. G. Eames had this house built in 1895 next to his Chico Soda Works. (CHBS)

68. 631 W. 5th Street Non-Contributor

This large, stucco box with hip roof and paired double-hung windows was built around 1935. (TRW)

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69. 640 - 642 W. 5th Street Non-Contributor

The former site of the Chico Soda Works, this is a 1-story, cement-block commercial building with metal marquee. There are 2 large palm trees at the curb.

70. 645 W. 5th Street Non-Contributor

This is a 1-story stucco commercial structure built about 1935. (TRW)

71. 648 W. 5th Street Non-Contributor

On the site of the former Chico Soda Works, this is a 1930s small commercial building with tiled dado and flat metal marquee. There are 2 large palm trees on the Ivy St. side.

72. 5th Street Rooming House  
731 W. 5th Street

This 2-story "Italianate Box" is typical of the early 1870s. The only decorative treatment on the clapboard structure is the use of double brackets under the eaves. There is a low-pitched, hip roof with wall pediments at the center of each side. An open veranda with flat roof and plain posts extends across the facade. By 1902, it was divided in 2, with 2 front doors opening onto separate stairhalls. It was probably built as a rooming house for people associated with the railroad since it was built c.1873, within a few years after the railroad arrived and is about 2 blocks from the depot. (CHBS)

73. 735 W. 5th Street Non-Contributor

This is a contemporary 2-story apartment house with gabled roof and board & batten siding.

74. 749 W. 5th Street Non-Contributor

This is a 1-story stucco commercial building with a wood & brick facade.

75. 324 W. 6th Street

An excellent example of a single-story Italianate with front veranda, this house retains the original design and materials, and is intact, with the exception of a small addition, an enclosed porch, on the east side. The house was moved to this site about 1915 from the Junction area. It was built about 1880. (CHBS)

76. 345 W. 6th Street

This is a 2-story house with intersecting gables. The proportions and symmetry are those of an early 1880s residence. A square bay extends from the west-side gable with an entrance at the

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first floor. Two transomed doors open off of the veranda which is curved at the west end and has turned posts and balustrade. The building has been resided with asbestos shingles. A 1-story gabled addition is on the east side. (Sanborn)

77. 403 W. 6th Street Non-Contributor

This was originally identical to 411 W. 6th, next door, but has been stuccoed and the porch remodeled.

78. 406 W. 6th Street Non-Contributor

This 2-story, multigabled structure has been stuccoed and remodeled on the first floor so that little remains of its original 1880s appearance except the sunburst gables.

79. 411 W. 6th Street

This single-story cottage is similar to many from the 1900s. It is clad in drop-siding and has a closed, clipped gable with an arched vent facing the street. Cement steps and stoop lead up to the porch which is supported by small truncated piers on low walls. The central recessed door is topped by a transom. (Sanborn)

80. 414 W. 6th Street

This 1 1/2-story, raised basement cottage has a low-pitched, front-facing open gable with rafter ends exposed and a large vent at its peak. Wide clapboards cover the body of the house while shingles cover the basement and gables. The cutaway porch features segmental arches springing from square posts. (Sanborn)

81. 419 W. 6th Street

This one-story house is clad in drop siding, the raised basement is surfaced with "stone", and the multiple gables have shingles and sunburst designs. The open, centered porch rests on turned posts with plain balustrades. Steps lead to a side entrance. It was built between 1902 - 1921. (Sanborn)

82. 420 W. 6th Street

This cottage is a mirror image of its neighbor to the east, 414 W. 6th St.

83. 431 W. 6th Street

This is a classic example of a simple stucco California Bungalow. A long gable runs across the body of the house with a large broad gable resting on slightly truncated piers forming the open porch. A gable vent, knee-brace brackets and exposed rafters complete the design.

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84. 445 W. 6th Street Non-Contributor

This former hip-roofed, rectangular box has been resided and rewindowed.

85. 504 W. 6th Street Non-Contributor

Originally a Queen Anne cottage with gable dormers, this 1880s house has been altered by the addition of a sleeping porch across the veranda. (Sanborn)

86. 518 W. 6th Street

This 1-story "box", clad in drop siding, with a pyramid roof and a 4-post open porch is typical of turn-of-the-century cottages. The front door and one of the double-hung windows have been changed. (TRW)

87. 519 W. 6th Street Non-Contributor

This is a 2-story apartment box clad in asbestos shingles.

88. 527 W. 6th Street

This is a delapidated, salt-box cottage with clapboard siding. A shingled, enclosed porch with 2x4 posts extends across the front. An addition was made at the rear. It was built between 1890 - 1921. (Sanborn)

89. 530 W. 6th Street

The first floor of this 2-story house was a Colonial Revival cottage with drop siding. Bay windows are at the front and the east side. A cutaway porch extends from the front bay to a turned post. Two doors open off of the porch. The 2nd-story was apparently added to accomodate a duplex. It is a gabled, shingled level with a pair of double-hung windows centered under a plain hood. The original house was built between 1902 - 1909. (Tax)

90. 535 W. 6th Street Non-Contributor

This 2-story house has been remodeled with a variety of wood sidings and aluminum windows.

91. 543 W. 6th Street

This single-story cottage with drop-siding has a front sloping gable roof finished with wooden shakes. A porch extends across the front, resting on 4 turned posts with a plain low balustrade. Triple, double-hung, 2/1 sash windows are on either side of the front door. An addition, with matching siding but with metal sliders, is on the east side. This cottage is shown on the 1886 Sanborn map.

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92. 544 W. 6th Street

This 2-story, clapboard house with a hip roof has a single-story rear addition. A veranda stretches across the front with 4 plain posts with braces at the outside corners and a plain, stick balustrade. A picket fence on cement coping defines the property. It was built between 1890 - 1902. (Tax)

93. 605 W. 6th Street Non-Contributor

This is a 2-story, early 1880's house which has been remodeled with inappropriate additions.

94. 621 W. 6th Street

This is a single-story "box" with drop-siding and a high hip roof. The porch rests on 4 rounded posts and has an open railing. Double-hung windows have been retained. There is a small rear addition. This house is shown on the 1890 Sanborn map.

95. 622 W. 6th Street Non-Contributor

This was probably a Queen Anne cottage similar to many in this neighborhood. It has been stuccoed, the front porch replaced and otherwise remodeled with inappropriate doors and windows.

96. 624 W. 6th Street Non-Contributor

This is a small, post-War bungalow with front gable, set far back in the lot.

97. 629 W. 6th Street

A simple rectangular house clad in drop-siding, it is topped with a front-facing open gable. The open porch is supported by 4 thin posts. Double-hung windows are used. A low cyclone fence is at the sidewalk. It was built before 1921. (Sanborn)

98. 643 W. 6th Street Non-Contributor

This is an open lot.

99. 706 W. 6th Street

This is a single-story, hip-roofed "box" on a high raised basement. The body of the house is clad in drop-siding while the basement level is sheathed in plywood. The porch, set between 2 double-hung windows, rests on 4 turned posts and is open to stairs at each end. A plain balustrade is used. There is minimal landscaping used on this corner lot. It was built between 1890 - 1902. (Sanborn)

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100. 718 W. 6th Street

This single-story "box" is similar to its neighbor, 706 W. 6th St., but it is not as wide. Its smaller porch has its steps ascending directly to the front door in the traditional manner. Turned balusters are in keeping with the turned porch posts. The siding, which extends directly to the ground, evens out the visual interest although the basic, original appearance is maintained. It was built between 1890 - 1902.

101. 719 W. 6th Street

A gabled, ell cottage, the porch is in the ell with plain posts and balustrade. The house is clad in clapboard down through the foundation. The double-hung 2/2 windows are symmetrically arranged. A small 'appliance extension' is added to the east side. It was built between 1902 - 1921. (Sanborn)

102. 727 - 731 W. 6th Street

This is a small, gabled cottage with a 4-post open porch. It was built before 1921. (Sanborn)

103. Bryan House  
730 W. 6th Street

Intersecting gambrel roofs dominate this Colonial Revival, 1 1/2-story house. Shingles cover the basement level, beveled siding the 1st floor and square butt shingles are used in the segmented gables. A canted corner bay balances the cutaway porch with its 2 columns. A boxy 1-car garage has been added to the front east side. The house was built at the back of the lot of local architect, A.J. Bryan's, home. (District #104) In 1903, he built several similar homes: District #13, 41, 164.

104. 742 W. 6th Street Non-Contributor

Only vestiges of local architect A.J. Bryan's late 19th century residence remain in the roofline and the gable treatment of this remodeled building.

105. Barnard House  
238 Normal Avenue

The original building was a 2-story, boxy Italianate with square bay windows on the facade and south side. In the early 1910's, the front bay was removed and a Greek Revival portico was added with 2 sets of triple double-story Ionic columns supporting a pediment with a bull's eye window. A veranda, with matching columns and bracketed cornice, was extended into a porte-cochere. The 2nd floor opens to a balcony with a turned balustrade. At the rear is a later 2-story addition. The iron cresting was returned to the hip roof during its recent restoration. Dr. C.C. Mason had the original Italianate built in 1884. T.H. Barnard, State legislator and owner of a local livery stable, purchased it in 1891 and is responsible for its current style. (CHBS)

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106. Sherwood House  
310 Normal Avenue

The beautiful stickwork of this house remains only on the 2nd floor and the south side. The lower floor has been stuccoed. This is a tall, rectangular-plan building with front and side rear 2-story bay windows. A veranda extends from the front bay. The original double doors remain. Eastlake stickwork is used freely on the shiplap-sided building with elaborate knobbed brackets under the eaves. A rear, single-story addition was added at a later date. It was built for wagon-maker, William H. Sherwood, in 1883. (CHBS)

107. 321 Normal Non-Contributor

This 2-story house with brackets in the gable was remodeled using a variety of wood sidings.

108. 322 Normal

This 1-story, hip roofed box had its porch filled in to create another room. The 2 side porch posts were incorporated into the new room which has a triple multipaned window off-center. There is an addition at the rear and a tiny gabled shed in the NW corner of the lot. A hitching post remains at the curb. This house is listed in the 1884 Sanborn map.

109. Waterland Apartments  
327 Normal Avenue

One of Chico's first apartment buildings, this is a 2-story, rectangular structure with shingle siding. Shallow square bays project at either end and a gabled section has been added at the north end. The decorative details are a stylistic jumble. There are bands of casement windows across the body of the building and sets of 3 double-hung sashes in the bays. There are Italianate brackets at the projecting cornice and exposed rafters in the gabled addition. The original building was from about 1880; it was remodeled by G.F. Waterland in 1914, which probably explains its eclectic appearance. (CHBS)

110. Chester Cole Residence  
334 Normal Avenue

This is a 1 1/2-story, shingled house on a raised basement. A large gabled dormer dominates the front sloping gambrel roof. The open cutaway porch is supported by 2 Tuscan columns. Double-hung windows are symmetrically placed across the facade. A double-car garage is shared with 342 Normal. It was built about 1903, for Jennie McIntosh. Local architect, Chester Cole resided here from 1918 to about 1933. (CHBS)



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111. Copeland House  
342 Normal Avenue

This is almost identical to its next door neighbor, 334 Normal, except for the triple windows in the gable and the first floor. The columns have been replaced by pairs of 2x4s. It too was built for Jennie McIntosh about 1903. (CHBS)

112. 343 Normal Avenue Non-Contributor

This empty lot is the site of the c1885, G. F. Waterland House, demolished in the summer of 1988. (CHBS)

113. Allen-Sommer-Gage House National Register #77000288  
410 Normal Avenue

One of Chico's oldest documented houses, it is in the Greek Revival style.

114. 417 - 419 - 421 Normal Avenue

This pre-1884, 1-story, clapboard cottage has been added to several times to create its asymmetric shape. The several intersecting gables are clad with multicolored shingles and have ornaments at their peaks. A gabled bay projection at the NW corner features hood ornaments of brackets and pendants. A veranda with turned posts and a low, plain balustrade extends around 3 sides of the front. (Sanborn)

115. 429 Normal Avenue

A Classical Revival "Box" built in the first decade of this century, this 2-story, hip-roofed, stucco building has no applied decorative detail. The first floor extends several feet to the south. The windows have narrow framing and are all double-hung. Those on the 2nd floor are in sets of 4 with 3 vertical panes in the upper sashes. The open portico is supported by 3 plain columns. A handicap access ramp covers the former front lawn. A 2-car parking pad is in the SW corner of the lot. (City D.; Sanborn)

- 116-1. 440 Normal Avenue Non-Contributor

This is a 3-story, stucco with wood panel inserts, apartment building with an interior "courtyard" garage on the 1st floor.

- 116-2. 445 Normal Avenue Non-Contributor

This is a square, 1-story, cement block office building.

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117. 529 Normal Avenue

This single-story, gable-front house has a Colonial Revival cottage form with Craftsman details in the notched, exposed purlins and rafters. The wide gable has a louvered vent at its peak and a narrow pent roof across the bottom. The front porch is within the overhang of the gable and features 4 square posts with notched "capitals" on a low, clapboard wall. A shallow bay is balanced with a set of double-hung windows on the opposite side of the centered front door. A low "granite" wall with cement cap defines the front of the property. This well-maintained house was probably built in the 1910's. (Sanborn)

118. 530 Normal Avenue

This single-story "Pioneer Cottage" was probably built in the 1870's. It has been resided with wide "clapboard" siding and now sits on a cement foundation. The low pyramid roof is finished with a boxed eaves and a plain frieze. The windows are double-hung but their moldings are hidden by the siding. The replaced front door still retains its transom. The open porch is supported by 4 square posts, but turned pilasters at the joining of the porch and house indicate the look of the original porch posts. Three large redwood trees at the curb dominate this small cottage. (Sanborn)

119. Nottelman House  
541 Normal Avenue

Chico's only example of the Monterey Revival style, this stucco, tile-roofed house features multipaned casements with french doors opening onto the 2nd floor veranda. An angled stairway extends from the veranda and a recent (1987) single-story, compatible addition has been added to the north end. The remnants of a rear, walled garden remain and a picket fence surrounds the corner lot. Frederick Nottelman had this home built for himself by Sacramento builder, George Pearl, in 1929. (CHBS)

120. Cosby Home  
327 Chestnut Street

Originally this was an ell-shaped house facing W. 4th St. with a veranda with turned posts and Eastlake trim. Around 1900, it was moved to this site and by the late 1920's, it had assumed its present appearance. The ell was filled in, creating 2 uneven gables. Bands of double-hung windows were added across the front and lower side of the new section. A portico with 2 Tuscan columns and a paneled entablature with plain balustrade shelters the front, glass-paneled door with side lights and transom. George B. Cosby, Civil War veteran and later State Adjutant General, had this home built in 1872. (CHBS)

121. 411 - 415 Chestnut Street

This 3-level, Craftsman Airplane Bungalow was added at the back of the lot facing W. 4th St. Low-pitched gables with exposed purlins overlap at each level. Two large, round columns uphold the entry porch gable. Vertically divided bungalow casement windows and doors are used throughout.

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The ground level, with a door, was added later since its gable is steeper and purlins are smaller. It was built in the early 1920's, by Mrs. M.E. Clark. (Tax)

122. St. John the Baptist Catholic Church Rectory Non-Contributor  
416 Chestnut Street

The Catholic church is the only church still remaining on the original block given to it by John Bidwell, in 1867. This large, basilican building replaced a much smaller redwood Gothic Revival church in 1910. It is in a basic Romanesque Revival design with a sturdy 2-story, square tower with an open belfry protected by a pyramid roof on 12 columns. A grand staircase extends across the front of the building and leads up to 2 heavy, round-arched doorways. Projecting setback buttresses divide the side walls into 6 bays, each with a tall, round-headed window with an oculus window above. The interior was remodeled in the 1960's. The early 20th century stained glass windows are a treasure. A large basement extends under the whole building. (CHBS)

The formerly wood sided rectory has been stuccoed and had several windows removed and inappropriately replaced.

An asphalt playground/parking lot covers the SE quarter of this block. The half-block facing W. 5th St. was sold for residences during the 19th century. Those lots were repurchased for the expansion of the church school (District #137) in the 1920's. A 110 ft high redwood tree, planted from a Yosemite seedling in the 1880's, remains at the entrance to the school yard.

123. 435 Chestnut Street Non-Contributor

The historic 1870's Camper House was demolished in 1985, in order for this 2-story, stucco and wood-paneled office building to be constructed in 1987. Several large evergreen trees have been retained.

124. 525 Chestnut Street Non-Contributor

This 1/2 block is covered by a series of 2-story, stucco apartment buildings set in a U-shape with a parking lot in the center.

125. 530 Chestnut Street

This is a single-story, hip-roofed box with drop-siding built about 1901. Gable dormers, covered with scalloped shingles and with louvered vents, sit at the center of each side. The open porch sits on turned posts which have small bracket details. Windows have been replaced, with a large 12-light window on either side of the front door. Multiple additions have been appended to the rear and a garage with apartment above opens off of the side alley. (Tax; Sanborn)

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## 126. 608 Chestnut Street Non-Contributor

An 1880's cottage, this house has been resided with a variety of wood siding and the windows replaced.

127 Reynolds House  
206 Hazel Street

This is a single-story, Greek Revival cottage built c.1878. The front-facing, intersecting gable and the end gables feature gable returns and a plain frieze. The porch, of a later date, extends across the facade on 4 Tuscan columns set on a low, drop-siding wall. A hip-roofed addition with a lower porch addition extends from the rear. A wood-frame, gabled garage opens onto 2nd St. The fruit and nut packing family, the Reynolds, lived here from 1919 - 1959. (CHBS)

## 128. 216 Hazel Street Non-Contributor

This is a wood frame, post-War, gabled house within the scale of the neighborhood.

## 129. 224 - 226 Hazel Street Non-Contributor

This is a post-War, cement block "Ranch" style house with a brick and picket fence edging the sidewalk.

130. Earll House  
238 Hazel Street

This is a 2-story, wood-frame house with the vertical emphasis and the applied wooden details of the Stick-Eastlake style. The square bay on the front facade, with squeezed peiment on the 2nd level and a pent roof at the 1st, was originally visually balanced by an elaborate entrance portico. The gables at the front and side are ornamented with turned gable braces. The original red metal roof with iron cresting extends into boxed eaves with curved brackets. A decorative string course surrounds the house at the middle of the 2nd level. Low cement coping, set back from the sidewalk, surrounds the property. It was built for the proprietors of a local hardware store, William and Nancy Earll, with all millwork done here in Chico.

131. Kate Bower House  
308 Hazel Street

This 2-story, hipped and gabled house exhibits characteristics of the Stick style. Gables on the north and east sides are shingled and have decorative bargeboards. Small brackets are spaced beneath the boxed cornice, with larger scroll brackets at corners and in the brows of the canted bay on the east side. A sunburst panel is centered above the first floor east window. String courses delineate the 1st, 2nd and attic levels. It was built around the turn-of-the-century for Kate Bowers, widow of a local rancher. (CHBS)

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132. 316 Hazel Street Non-Contributor

This is a pre-1884, wood-framed, gabled cottage hidden by a stuccoed front addition.

133. 318 Hazel Street

This is a shingled, cross-plan, 2-story house with intersecting gables, built c1913. Shallow bays extend the north and south sides. Square pillars on low board & batten walls visually uphold the 2nd floor. The front gable exhibits vertical stickwork in the peak. There is a 2-story addition at the rear. The next lot is used as a side yard by the resident fraternity. A wrought iron fence on a low cement wall extends across the property. (City D.)

134. 346 Hazel Street

This Mediterranean Revival bungalow is stuccoed and has a tile intersecting-gable roof. It features a recessed entry, end-wall chimney, multipaned windows and a small recessed porch on the side elevation. Metal awnings have been placed over all openings. It was built in the 1920's.

135. 412 Hazel Street Non-Contributor

This is a 2-story, 4-plex with central inner stairwell. A parking lot takes up the entire front of the property.

136. 420 Hazel Street

This is a 2-story, rectangular house clad with weatherboard and with a shingled skirt. The pyramid roof has narrow eaves. The porch has been framed in but the original porch columns and transomed door are still visible. The house covers most of the lot. It was built between 1902 - 1921. (Sanborn)

137. Notre Dame School  
435 Hazel Street

The original U-shaped building with 2-story classroom section and 1-story entrance built in 1928, was extended with a classroom/convent wing in 1979. The flat stucco walls, tile roofs and decorative tile roundels indicate the Mediterranean influence favored by local architects, Cole & Brouchoud, for their school buildings. Two levels of large multipaned windows face 4th St. A stained glass window, of the same quality as those in the adjacent church (District #122), provides light for the landing of the interior stairway. The original gymnasium was converted to classrooms and a new gym built in the playyard in the 1950's. (CHBS)

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138. Bicknell Cottage (1 of 3)  
530 Hazel Street

One of a set of 3 identical Queen Anne cottages built at the turn-of-the-century, this one is fairly intact except for the creation of a basement apartment which resulted in stuccoing that level and adding metal frame windows. It is a gabled box clad with drop-siding. Double-hung windows are symmetrically spaced around the building. The main interest is provided in the varied pattern shingles in the gable and the porch with turned posts and brackets. The original panel and glass door is topped by a transom. These houses were built for Thomas Bicknell at the back of his large Queen Anne house (see District #65). Large palm trees are spaced along the curb.

139. 531 Hazel Street

Although this single-story, hip roofed cottage has been stuccoed, it still retains most of its original look. An intersecting hip roof forms the porch which rests on 4 large columns on a low wall. A gable dormer is centered over the entrance. The glass-paneled door has side lights. A recent 2-story, hip roof section has been added to the south.

140. Bicknell Cottage (1 of 3)  
536 Hazel Street

The center cottage is the most intact although the porch balustrade has been replaced with solid panels. (CHBS)

141. Bicknell Cottage (1 of 3)  
544 Hazel Street

This is the most altered of the 3 cottages. A basement apartment is evident from the wood framed windows at that level. A 2nd door was added to the right of the original and there are now pairs of double-hung windows on either side of the original porch which is reached by a set of cement steps. Recently, the drop-siding was stuccoed. (CHBS)

142. 204 Ivy Street Non-Contributor

This former hip-roofed box has been stuccoed and its windows replaced.

143. 224 Ivy Street

This shingled Colonial Revival cottage sits on a raised basement and is capped with a hip roof with boxed eaves and plain frieze. A gable, closed with a pent roof, extends out to form the porch and rests on 3 chunky columns on a low wall. A set of 3 double-hung windows with vertical panels over fixed sashes visually balances the porch. A terraced stoop leads to the centered door. The view to the rear is closed by large solid wood gates on both sides. There are no trees in front of this house which was built between 1902 - 1914. (Sanborn;City D.)

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## 144. 225 Ivy Street

A clapboard, T-shaped bungalow, this small house has Craftsman treatment in the gables. A gable extends to form the porch which is upheld by 2 pairs of small square columns on a low wall. Entry is from the side. A large gable is seen behind the porch gable at the ridge of the front slope. All gables have lattice vents at the peaks, pierced and notched barge boards, and knee brace brackets. It was built in the early 1920's. (Sanborn;City D.)

## 145. 228 Ivy Street

This Italianate cottage was built on a high brick basement. It features 2 boxed-cornice pediments at the center of the street facade, one at the roof line and a smaller one at the porch eaves. The porch is supported by 4 turned posts. Pairs of double-hung, 2/2 windows are on either side of the recessed entry with its paneled door and transom. The house was built by Walker & Merwin about 1883. (see also District #23) (CHBS)

## 146. 235 Ivy Street

A well-preserved "English Cottage", this small stucco house has a steep-pitched intersecting gable roof. The front gable is clipped with one side sloping down to form an arched entry porch. It was built about 1930. (City D.)

147. George Crosette House  
305 Ivy Street

This clapboard, multigabled cottage has had many additions and renovations. The small entrance portico is supported by a Tuscan column on the open side. The balcony balustrade, newel posts and balustrade at the front steps were made by the current owner. The recessed entry features paneled double doors. A carriage step at the curb has the name of one of the former owners carved in it, George Crosette. The house was built for J. Errington about 1871. It was noted in 1883, that Crosette, editor of the forerunner of the local newspaper, was having the house transformed. (CHBS)

## 148. 315 - 317 Ivy Street Non-Contributor

This is a resided, 2-story residence with an overhanging 2nd story.

149. Ormsby House  
318 Ivy Street

A square, single-story Italianate cottage, this house has had a columned porch from a later stylistic era and a room on the south side added. The basic Italianate details are retained: low hip roof, centered squeezed pediment at the cornice, detailed brackets, and quoins. It was built in 1881 for local businessman, John M. Ormsby. (CHBS)

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150. 325 - 327 Ivy Street

This 2-story, rectangular gabled house has Craftsman details in the exposed rafters and the knee brace brackets in the open gable. The porch which is under the 2nd floor overhang, is supported by a set of 3 posts with a curved bracket at each corner. Two doors open to the porch. Although it has been resided, it still contributes the look of a pre-1930 structure to the district. It was moved here in 1952, when the University demolished the residences along W. 1st St. (interview)

151. F.M. Jackson House  
330 Ivy Street

This shiplap-sided, single-story Italianate cottage has a low hip roof with boxed cornice over a plain frieze. The windows are paired double-hung 4/4 sashes. The porch is supported by plain square posts. The glass door is recessed within a paneled entryway. Turned newel posts at the bottom of the front steps' balustrade appear to be original. Local jeweler, Frank M. Jackson had this house built in 1881. (CHBS)

152. J.F. Fordham House  
342 Ivy Street

Similar to the 2 Italianate cottages next to it, this one has small pediments with stylized floral designs centered on each eave and brackets under the boxed cornice. The porch with its square tapered piers and exposed rafters appears to be an early 20th century addition. There is a small wood frame garage on the north side. An addition has been made to the rear. It was built in 1878, for J.F. Fordham, a brickmaker. (CHBS)

153. 506 Ivy Street Non-Contributor

There has been a garage on this site since 1921. This quonset hut and cement block garage is from the post-War era.

154. 514 Ivy Street

This large, rectangular building has a wide, front-facing gable with flared eaves and a gable on the south side. The foundation is covered with plywood creating a contrast to the clapboard body. The front windows have been replaced with aluminum sliders but the south side is intact with double-hung sashes. The recessed door is reached by plain cement steps. It covers most of its lot and has large evergreens on the north side. It was built in the 1910's. (Sanborn; City D.)

155. 528 Ivy Street Non-Contributor

This contemporary, gabled duplex sits back from a large, open parking lot.



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527 Ivy Street

A single-story Italianate cottage, this house features quoins and brackets at the eaves. A small bay window has had its sashes replaced with plate glass. The off-center, open front porch is supported by 3 turned posts and has a cement base. Various additions have been made to the rear. There is a cement coping at the sidewalk. There are no trees on the property. It appears to have been built for W.H. Schooler about 1887. (CHBS)

## 157. 529 Ivy Street

This tiny, open-gable cottage has a small gable extending from the front to cover a canted entrance door and an added oriel window, with plate glass windows, shingled pent roof and sloped base. An open porch with 2 turned posts extends from the smaller gable. It is set far back from the sidewalk. It was built between 1919 - 1914. (Sanborn; City D.)

## 158. 545 Ivy Street Non-Contributor

A stuccoed, rectangular, open-gabled cottage with an open, cutaway porch, this house appears to have been built in the early 1930's. (TRW)

## 159. 547 Ivy Street Non-Contributor

This cottage is a mirror of 545 Ivy.

## 160. 604 Ivy Street

This small clapboard, gabled cottage dates from at least the early 1880's. The open porch fills in the ell with only 1 turned post to indicate its original appearance when a veranda extended around to the 6th St. side. A portion of the house has been extended onto the former porch area. A shed roof was added to the west side. A solid wood fence screens the side yard. (Sanborn)

## 161. 221 Cherry Street Non-Contributor

The only vestiges of the earlier house remaining are the gable returns. The house has been enlarged and resurfaced with swirled stucco.

## 162. 317 Cherry Street

This single-story, clapboard bungalow has a flared hip roof with a gable over the porch. A wide corbeled frieze under the boxed eaves is its most distinctive feature. It has multipaned casements.

## 163. 319 Cherry Street Non-Contributor

A rectangular, plywood cottage, this small house is set-back from the street.

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164. Theodore Schwein House  
527 Cherry Street

This is one of 4 gambrel-roofed residences designed by A.J. Bryan in 1903, one of which is around the corner (District #103). The surface is clad with square butt shingles except for a double, accent row of scalloped shingles in the upper front gable. A single-story, slanted bay window extends from the south side. The porch, under the gable overhang, is supported by triple columns at the corners and a set of 2 in the center. Double-hung windows are used throughout except at the basement level which has metal sliders. Theodore Schwein had this house built across the street from the residences of his brother and his sister and their spouses.

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Bidwell's and others' huge agricultural operations attracted workers; and merchants and families were attracted by Chico's prosperity as well as its important geographic location, moderate climate, and scenic locale. The town's stature was increased when, in 1887, Chico Normal School (now California State University, Chico) was established on eight acres of prime land also donated by Bidwell. By the turn of the Century Chico had an electric railway and its first paved streets, and after 1900 an important industry, the Diamond Match Company, which caused enormous residential growth north and east of the center of Chico and south around its plant.

It is the university, however, that has had the greatest impact on the economic and social development of Chico. The city's largest employer, the university has brought a hundred years of students and faculty to town to ensure Chico's economic growth, stability, and cultural life. However, located as it is on the southern edge of the 117 acre college campus, the proposed South of Campus Historic District has been continually eroded by the university's increasing needs for more classroom buildings, for parking, and for student housing. As an example, a present center of controversy between the City of Chico and the university is a block of houses within the proposed District which the university wishes to remove for parking space. The last intact c.1900 streetscape in the historical center of Chico, these were homes to merchants, professional men, and skilled workers--a small portion of the people who represent the human story of the neighborhood and the history of the settlement of Chico.

The settlement of central Chico, the area within the proposed Historic District, includes the contributions of a number of ethnic groups. Although the Chinese lived outside the boundaries of the District, they contributed to the history of Chico as laborers, cooks, gardeners, and laundrymen. One site excavated adjoining the District is speculated to be the location of a Chinese mortuary. "New Chinatown" (8th Street, between Cherry and Orange Streets) was on the southwestern edge of the proposed district. A number of Jewish families lived around the intersection of Normal Avenue and 4th St.. These were the residences of successful businessmen, owners of valuable downtown commercial property and builders of at least two of Chico's largest office buildings and its largest department store at the turn of the century. One, the Silberstein-Park Building, is on the National Register (#83001175). Important to the merchantile and economic development of Chico, these families established the Beth Israel Congregation.

Architecturally, the proposed South of Campus Historic District reflects the stylistic evolution of local residential building types from the mid-19th century to about 1930. From the c.1862 Greek Revival Allen-Sommer-Gage House (#113, Nat'l Reg. #77000288) to the 1929 Monterey Revival Nottelman House (#119), at least one example of each of the "high" styles of the late 19th and early 20th centuries is found within the neighborhood, with the heaviest concentration from the 1880's and the 1910's and 1920's.

The majority of the buildings are frame construction, particularly the 19th-century examples, except for the brick 1875 Walker House (#23). The earliest buildings rely for their stylistic interest on their use of structural components, scale, roofline, and proportion, rather than on fancy millwork. But by the early 1800's, a house with the intricate detailing of the 1883 Earll House (#130) could use all locally produced millwork. Large houses of major architectural significance are at the corners of 3rd and 5th Streets, reflecting the social importance these

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streets once held. Similar large homes once lined 1st and 2nd Streets, but have been destroyed by university expansion. Aside from the Catholic church (#122) and the small commercial structures catering to neighborhood needs, the remaining building forms are comprised of cottages and bungalows. From the earliest vernacular structure (e.g., #17, Charles Ball House, c.1869) to the Italianate cottages on Ivy Street (#151, #152, #156), the 1903 Colonial Revival cottages of West 5th Street (138, #140, #141), and the Craftsman Bungalow on West 3rd Street (#9), the range of stylistic options available to California valley builders during this period is readily apparent. The proposed District is thus a tangible and irreplaceable statement of the history of Chico architecture from its early years into the 20th century.

The major threat to the integrity of this neighborhood is the continuing needs of the university at its northern border for classroom and parking expansion and student housing. Since 1950, six blocks of homes along West 1st and West 2nd Streets have been demolished to provide space for classroom buildings and parking lots. Another block within the proposed District was leveled in the 1960's by Pacific Bell, creating an intrusive area of asphalt and a dominating, overscale building. Due to the desirable nearness of the South of Campus District to the university and the pressing housing needs of an expanding student population, this neighborhood has evolved into essentially a student residential area. Because of this, the integrity of the area is dangerously and continually threatened by the land needs (and right of eminent domain) of the university, by pressure from out-of-town as well as local developers, and by the mostly unsupervised wear and tear of the resident student population. A National Register designation for the South of Campus District will be an important step in the community's battle to preserve the area's historic integrity, and indeed, existence.

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Scollards & R. L. Polk & Company's City Directories: 1905, 1907, 1913-1931  
1871 Bird's Eye View Map of Chico. Augustus Kock, artist.  
Letter written by Mary S. Silsby in Chico, April 3, 1864, from a copy made of the original by John Nopel.  
Notes from a class on the History of Butte County, taught by John Nopel. Verne Pullins, guest lecturer.  
Map of city of Chico, J. S. Henning, surveyor, filed for record Dec.5, 1860  
History of Butte County, Wells & Chambers, 1882

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the campus of California State University, Chico; on the east is the downtown commercial business district; on the south is the (mixed) residential neighborhood; and on the west is a mixed residential and commercial/warehouse area.

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All properties are located within the South of Campus Neighborhood District, Chico, California 95928.

Photographs were taken by Denise Corona and John Gallardo in the Spring and Fall, 1988.

Negatives location: Chico Heritage Association

STREETSCAPES

- A. North side of 500 block of W. 3rd Street  
View West from Chestnut Street
- B. North side of 500 block of W. 3rd Street  
View East from Hazel Street
- C. West side of 200 block of Ivy Street  
View South from W. 2nd Street
- D. Northwest corner of W. 3rd and Ivy Streets
- E. North side of 600 block of W. 3rd Street  
View East from Ivy Street
- F. Northeast corner of W. 4th and Chestnut Streets
- G. South side of 600 block of W. 4th Street  
View East from Ivy Street
- H. South side of 500 block of W. 4th Street  
View West from 5th Street
- I. North side of 700 block of W. 6th Street  
View West from Ivy Street

INDIVIDUAL PROPERTIES

- 1. 627 W. 2nd Street  
North facade
- 2. 635 W. 2nd Street  
North facade
- 3. 647 W. 2nd Street  
North facade

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4. 729 W. 2nd Street  
North facade
5. 737 W. 2nd Street  
North facade
6. 749 W. 2nd Street  
North facade
7. 341 W. 3rd Street  
North and West facades
8. 421 W. 3rd Street  
North facade
9. 429 W. 3rd Street  
North facade
10. 430 W. 3rd Street  
South facade
11. 442 W. 3rd Street  
South and West facades
12. West 3rd and Chestnut Streets (open lot)  
view from Northwest
13. 504 W. 3rd Street  
South facade
14. 512 W. 3rd Street  
South facade
15. 520 W. 3rd Street  
South facade
16. 528 W. 3rd Street  
South facade
17. 536 W. 3rd Street  
South facade
18. 544 W. 3rd Street  
South facade



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- 19A. Block 69  
Northwest side
- 19B. Block 69  
West extension: North and West sides
- 19C. Telephone Company  
Southeast corner
  
- 20. 625 W. 3rd Street  
North facade
  
- 21. 628 W. 3rd Street  
South facade
  
- 22. 642 W. 3rd Street  
South and East facades
  
- 23. 702 W. 3rd Street  
South and East facades
  
- 24. 710 W. 3rd Street  
South facade
  
- 25. 711 W. 3rd Street  
North and East facades
  
- 26. 717-719 W. 3rd Street  
North facade
  
- 27. 721 W. 3rd Street  
North facade
  
- 28. 728 W. 3rd Street  
South facade
  
- 29. 734 W. 3rd Street  
North facade
  
- 30. 739 W. 3rd Street  
South facade
  
- 31. 745 W. 3rd Street  
North facade
  
- 32. 746 W. 3rd Street  
South facade

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**National Register of Historic Places  
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Section number \_\_\_\_\_ PHOTOGRAPHS Page 4

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- 33. 319 W. 4th Street  
North facade
- 34. 330 W. 4th Street  
South facade
- 35. 331 W. 4th Street  
North facade
- 36. 341 W. 4th Street  
North facade
- 37. 413 W. 4th Street  
North and East facades
- 38. 414 W. 4th Street  
South facade
- 39. 420 W. 4th Street  
South facade
- 40. 428 W. 4th Street  
South facade
- 41. 429 W. 4th Street  
North facade
- 42. 440 W. 4th Street  
South and West facades
- 43. 441 W. 4th Street  
North facade
- 44. 611 W. 4th Street  
North facade and West side
- 45. 626-628 W. 4th Street  
South facade
- 46. 629 W. 4th Street  
North facade
- 47. 630 W. 4th Street  
South and East facades

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National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ PHOTOGRAPHS Page 5

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48. 637 W. 4th Street  
North facade
49. 644 W. 4th Street  
South facade
50. 645 W. 4th Street  
North facade
51. 720 W. 4th Street  
South facade
52. 307 W. 5th Street  
North facade
53. 330 W. 5th Street  
South facade and East side
54. 331 W. 5th Street  
North facade
55. 345 W. 5th Street  
North and West facades
56. 413 W. 5th Street  
North facade and West side
57. 428 W. 5th Street  
South facade
58. 505 W. 5th Street  
North and East facades
59. 511-513 W. 5th Street  
North facade
60. 519-521 W. 5th Street  
North facade and West side
61. 527 W. 5th Street  
North facade
62. 541 W. 5th Street  
North facade
63. 545-549 W. 5th Street  
North side

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**National Register of Historic Places  
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Section number \_\_\_\_\_ PHOTOGRAPHS Page 6

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- 64. 606 W. 5th Street  
South and East facades
- 65. 611 W. 5th Street  
North and West facades
- 66A. 618 W. 5th Street  
South facade
- 66B. 618 W. 5th Street  
South facade detail: bargeboard
- 67. 630 W. 5th Street  
South facade
- 68. 631 W. 5th Street  
North facade and West side
- 69. 640-642 W. 5th Street  
South facade
- 70. 645 W. 5th Street  
North and West facades
- 71. 648 W. 5th Street  
South and West facades
- 72. 731 W. 5th Street  
North facade and East side
- 73. 735 W. 5th Street  
North facade and East side
- 74. 749 W. 5th Street  
North facade and West side
- 75. 324 W. 6th Street  
South facade
- 76. 345 W. 6th Street  
North and West facades
- 77. 403 W. 6th Street  
North facade
- 78. 406 W. 6th Street  
South and East facades

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Continuation Sheet

PHOTOGRAPHS

Section number \_\_\_\_\_ Page 7

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- 79. 411 W. 6th Street  
North facade
- 80. 414 W. 6th Street  
South facade
- 81. 419 W. 6th Street  
North facade
- 82. 420 W. 6th Street  
South facade
- 83. 431 W. 6th Street  
North facade
- 84. 445 W. 6th Street  
North facade and West side
- 85. 504 W. 6th Street  
South and West facades
- 86. 518 W. 6th Street  
South facade
- 87. 519 W. 6th Street  
North facade
- 88. 527 W. 6th Street  
North facade
- 89. 530 W. 6th Street  
South facade
- 90. 535 W. 6th Street  
North facade and East side
- 91. 543 W. 6th Street  
North facade
- 92. 544 W. 6th Street  
South facade
- 93. 605 W. 6th Street  
North and East facades

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PHOTOGRAPHS

Section number \_\_\_\_\_ Page 8

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- 94. 621 W. 6th Street  
North facade and East side
  
- 95. 622 W. 6th Street  
South facade
  
- 96. 624 W. 6th Street  
South facade
  
- 97. 629 W. 6th Street  
North facade
  
- 98. 643 W. 6th Street (open lot)  
view from Northwest
  
- 99. 706 W. 6th Street  
South facade
  
- 100. 718 W. 6th Street  
South facade
  
- 101. 719 W. 6th Street  
North facade
  
- 102. 727-731 W. 6th Street  
North facade
  
- 103. 730 W. 6th Street  
South facade
  
- 104. 742 W. 6th Street  
South and West sides
  
- 105. 238 Normal Avenue  
East facade
  
- 106A. 310 Normal Avenue  
East and North facades
- 106B. 310 Normal Avenue  
West side detail: bay and cornice
  
- 107. 321 Normal Avenue  
West facade
  
- 108. 322 Normal Avenue  
East facade

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- 109. 327 Normal Avenue  
West facade
- 110. 334 Normal Avenue  
East facade
- 111. 342 Normal Avenue  
East facade
- 112. 343 Normal Avenue  
view from West
- 113. 410 Normal Avenue  
East facade
- 114. 419 Normal Avenue  
West facade
- 115. 429 Normal Avenue  
West facade and South side
- 116.1. 440 Normal Avenue  
South side
- 116.2. 445 Normal Avenue  
West facade and North side
- 117. 529 Normal Avenue  
West facade
- 118. 530 Normal Avenue  
A. East facade  
B. View of East facade including redwoods
- 119. 541 Normal Avenue  
West facade
- 120. 327 Chestnut Street  
West facade
- 121. 411-415 Chestnut Street  
West facade
- 122. 416 Chestnut Street  
A. Church: East facade and South side  
B. Rectory: East facade

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Continuation Sheet

Section number PHOTOGRAPHS Page 10

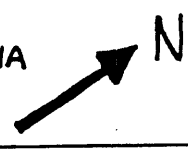
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- 123. 435 Chestnut Street
  - A. View of site and South side of building
  - B. West facade and South side
- 124. 525 Chestnut Street  
View of site from Northwest
- 125. 530 Chestnut Street  
East facade and North side
- 126. 608 Chestnut Street  
East facade
- 127. 206 Hazel Street  
East and North facades
- 128. 216 Hazel Street  
East facade
- 129. 224-226 Hazel Street  
East facade
- 130. 238 Hazel Street  
East facade
- 131. 308 Hazel Street  
East facade
- 132. 316 Hazel Street  
East facade
- 133. 318 Hazel Street  
East facade and South side
- 134. 346 Hazel Street  
East and South facades
- 135. 412 Hazel Street  
East facade
- 136. 420 Hazel Street  
East facade
- 137. 435 Hazel Street  
North facade



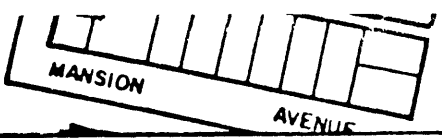
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HISTORIC DISTRICT  
CHICO, CALIFORNIA

Scale 7/8" = 250'

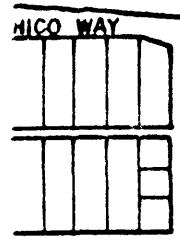


BIG CHICO CREEK

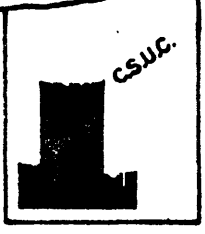
WARNER ST



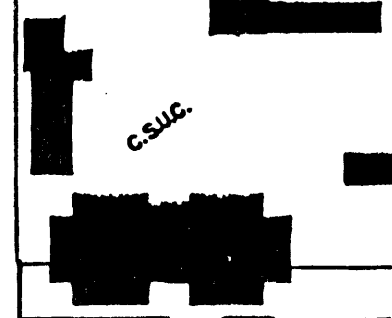
MANSION AVENUE



CHICO WAY



CSUC.



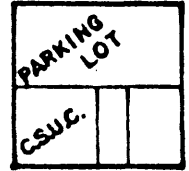
C.S.U.C.

C.S.U.C.

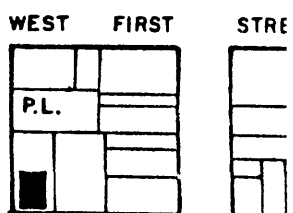
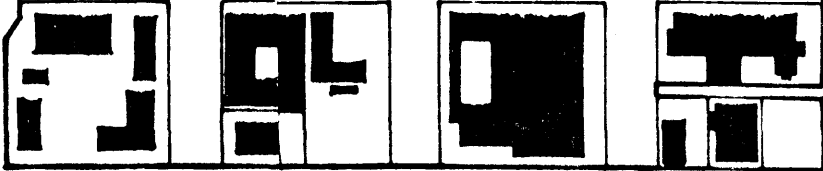
CHIL  
PL  
GRO



STREET

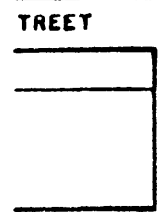


PARKING LOT  
CSUC.

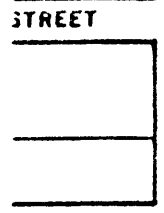
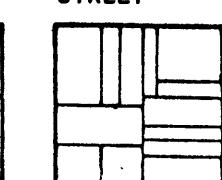
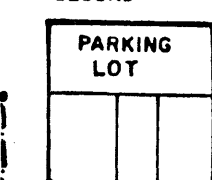
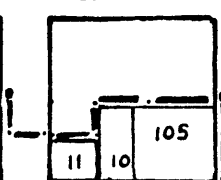
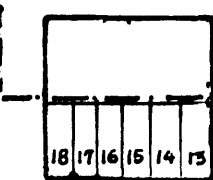
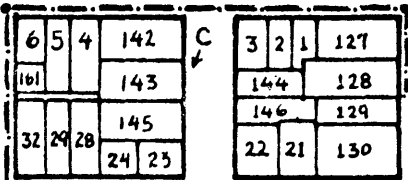


WEST FIRST STREET

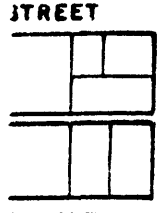
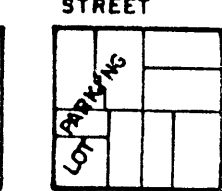
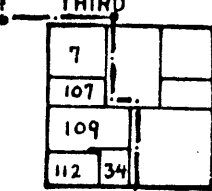
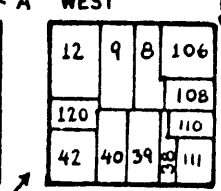
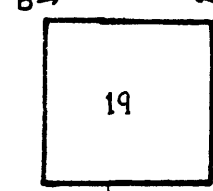
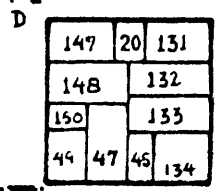
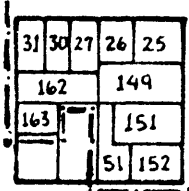
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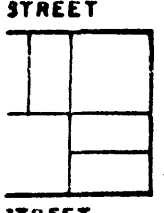
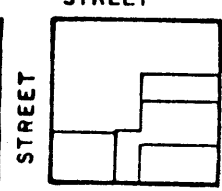
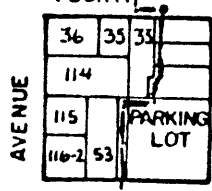
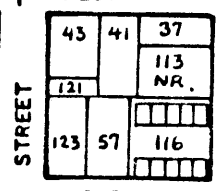
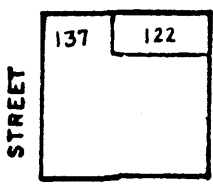
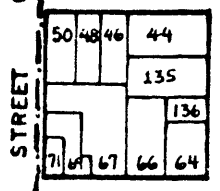
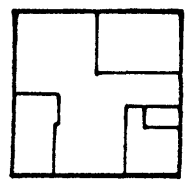
STREET



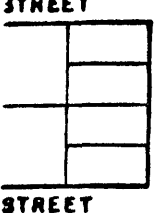
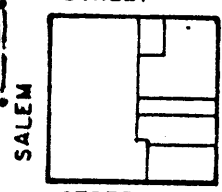
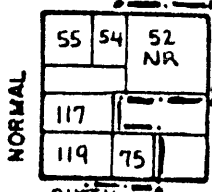
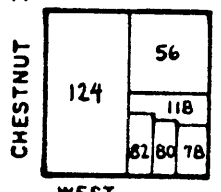
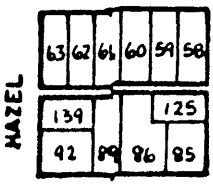
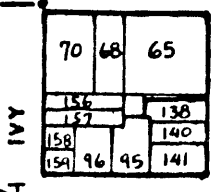
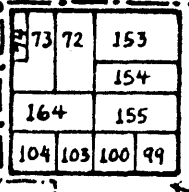
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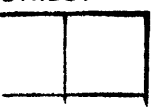
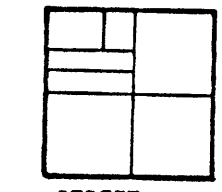
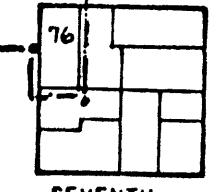
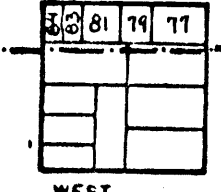
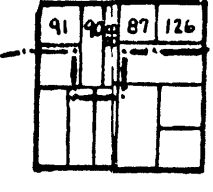
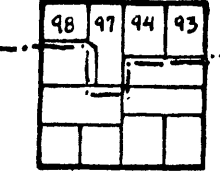
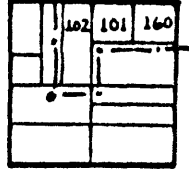
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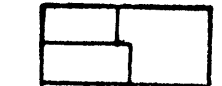
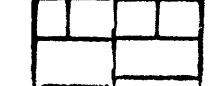
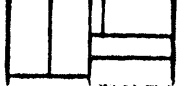
STREET



STREET



STREET



POST OFFICE

BROADWAY

CHERRY STREET

IVY STREET

HAZEL STREET

CHESTNUT STREET

NORMAL AVENUE

SALEM STREET

BROADWAY

WEST SECOND STREET

WEST THIRD STREET

WEST FOURTH STREET

WEST FIFTH STREET

WEST SIXTH STREET

WEST SEVENTH STREET

WEST FIRST STREET

WEST SECOND STREET

WEST THIRD STREET

WEST FOURTH STREET

WEST FIFTH STREET

WEST SIXTH STREET

WEST SEVENTH STREET