



South Campus Neighborhood Project

# Neighborhood History

REPORT

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**History 105: Global Environmental History | Spring 2016**

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**Resilient Cities Initiative**

Institute for Sustainable Development  
California State University, Chico



# The South Campus Neighborhood Project

The South Campus Neighborhood Project is an award-winning neighborhood improvement planning effort coordinated by the Resilient Cities Initiative at California State University, Chico and the Public Works-Engineering Division at the City of Chico, CA. The project is focused on the public rights-of-way in Chico, California's South Campus Neighborhood, a six by seven square-block area bound by 2nd Street to the North, 9th Street to the South, Orange Street to the West and Salem Street to the East. Immediately adjacent to both downtown Chico and the University, it is Chico's oldest residential neighborhood and was laid out by the town's founder, John Bidwell, in the 1860's.

The neighborhood today is densely populated with university students and is also home to a number of small businesses, restaurants, bars, churches, community organizations, a school, a fire station, a police station, a railway station and transit center. Given its location, population and mixed uses, the neighborhood faces a unique set of circumstances and challenges. This three-year project aims to assess existing conditions and to develop and refine neighborhood improvement concepts to address a range of identified issues. The neighborhood improvement planning process is focused on concepts for complete streets and public works that will enhance public health and safety, quality of life, sense of place and environmental sustainability.

➤ *More information can be found online at <http://scnpchico.com/>*

# City of Chico Public Works-Engineering

The overall Mission, Vision and Goal of the City of Chico Public Works Department is to provide the best possible Quality of Life through our abilities to protect, plan, construct and maintain the physical assets of the City. This is achieved through teamwork, integrity, professionalism, innovation, respectful customer service, value to the citizens of Chico, accountability and stewardship of the City's infrastructure and public resources. We serve the public in a manner that supports the rich heritage of Chico, as well as progressing into future improvements desired by the community in a sustainable manner. We continue to look for new technology that assists in meeting these goals so that we can operate at the most efficient level and continue to be at the leading edge of modern standards.

Our Mission, Vision and Goals include ensuring public safety through detail oriented and strategic improvements to mitigate unsafe operation and use of our Public property; Providing safe, sustainable, integrated and efficient transportation systems to enhance the City of Chico's economy and livability for all modes of transportation; Efficiently and effectively providing a reliable, sustainable and cost effective sanitary sewer and storm water collection system for our residents and businesses in-line with our overall Mission and Vision. We are stewards of the natural environment and through responsible practices, we construct and maintain our natural environment to the highest of standards. We will continue to make the City of Chico a leader in sustainable and clean practices so that our residents can experience the quality of life that is desired for an infinite length of time.



# The Resilient Cities Initiative

The Resilient Cities Initiative (RCI) is an interdisciplinary university-community partnership program established by the Institute for Sustainable Development at California State University, Chico in 2016. The RCI connects real-world community sustainability projects – identified and funded by partner agencies – with faculty expertise and student innovation from departments and disciplines across the University’s academic colleges. The RCI recruits partner agencies through a competitive selection process and matches projects with existing courses across the university’s curricula. Partner agencies are able to harness incredible momentum for their projects in large part because the partnership is realized on a bigger scale than more typical one-off university-community projects. Faculty are able to opt-in and augment their existing curriculum with real-world projects that have been identified, funded and supported by the leadership and staff of the partner agency – ultimately delivering their students’ work for consideration and implementation.

The RCI is a member of the Educational Partnerships for Innovation in Communities (EPIC) Network, a nationwide network of over 25 universities that have replicated the highly successful Sustainable City Year Model that was established at the University of Oregon in 2009. The model is based on university-community partnerships with a defined geographic and temporal scope, focused on advancing sustainability and the social good, leveraging the multidisciplinary knowledge and capacity of the university to ‘move the needle’ on pressing community issues. The RCI directly engages hundreds of CSU, Chico students each academic year, providing impactful opportunities for them to put theory to practice in their own community and region, connecting them with decision-makers in practitioners in their fields of study, and helping develop the next generation of workforce professionals and leaders.



# Course Participants

**History 105: Global Environmental History | Spring 2016 | Dr. Timothy Sistrunk**

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# Executive Summary

With the exception of Bidwell Mansion, the South Campus Neighborhood retains more historic character and value than any other area of Chico for a number of reasons:

1. At 154 years of age, it is Chico's oldest residential neighborhood.
2. It has direct ties to city-founder John Bidwell, who established it in 1862.
3. It includes Chico's railway station, critical to the growth of the community, and location of several historically-significant events.
4. It was home to Chico's first schools and many of its early churches, some of which still stand.
5. Many, perhaps most, of the residences are over 100 years old and tell the story of the development of American architectural styles during the later-nineteenth and early-twentieth centuries.
6. It was home to Chico's "New Chinatown," a full-block of residences, businesses, and a house of worship for the local Chinese community.
7. Chico's early Jewish community made it their home.
8. It contains many old-growth trees, one of the city's defining characteristics.
9. It has a rich history of interesting events and cultural developments that helped shape the growth of the greater community.
10. Most of the South Campus Neighborhood was included into the National Register of Historic Places on June 24, 1991 in recognition of its value as a historical and cultural resource.



While a significant portion of the SCN's historic character remains wholly or partially intact, it is jeopardized by:

1. Further alterations to structures without consideration of their value to Chico's history and the development of the community.
2. Demolition of historic structures.
3. Future student housing and parking needs created by further expansion of the university.
4. Continued neglect on the part of property owners, particularly landlords who rent to students.



**Figure 1: 1863 Plat Map**

*John Bidwell's plat map that shows the initial layout of the Neighborhood, every block neatly arranged into eight identical lots.*



# Introduction

This element of the South Campus Neighborhood Project Existing Conditions Report (ECR) addresses the history of the neighborhood in order to provide some background and context for the rest of the ECR.

Because history is a multi-disciplinary field, some crossover with other elements of the ECR is inevitable, but the authors have minimized this to the greatest extent possible.

## Methodology

The authors, Rodney Thomson and Chris Paintner, are graduate students with the History Department at California State University, Chico (CSUC or Chico State) and have experience in researching and producing local history. Since the focus of this report is to chronicle the South Campus Neighborhood (SCN), the authors deprioritized analysis in favor of creating a fact based account of the history. After evaluating initial data, they decided to tackle this element via two approaches. First, they produced an overarching historical narrative for the physical development of the SCN from its founding in 1862 to present. Second, they provided a cultural history of the neighborhood that focuses on major events, developments, and issues with the intent of showing how the district evolved over time, and how it has interacted with and contributed to the greater Chico community. These two approaches discuss the history of a number of notable structures and institutions in the SCN as well as its people with the goal of demonstrating the rich heritage of the South Campus area and its contributions in shaping Chico's unique story.

Due to time constraints, the authors have focused their research on published secondary sources, particularly in reference to the historic structures that contribute to the character and history of the SCN. A tremendous amount of gratitude is owed to George Thompson of Special Collections in CSUC's Meriam Library, who voluntarily gathered up several reports of exceptional value to crafting this element of the ECR, in particular the Chico Historic Resource Survey published in 1983 by the Chico Heritage Association. The authors likewise leaned heavily on the efforts of local historians, professional and

amateur, whose prior work proved instrumental in assembling this element. The voices of Michele Shover, William H. “Old Hutch” Hutchinson, Clarence F. McIntosh, Pam Bush, Darcy Davis, Golda Hulen, George W. Huang, Vida Shepard, Joseph F. McGie, and other dedicated individuals who have written books, articles, web pages, and contributions for the Butte County Historical Society’s journal, the Diggin's, are all heard within these pages. So are those of a number of CSUC history students, whose papers for Dr. Michael Magliari’s Archival Research Seminar and Introduction to Public History courses likewise contribute to the present work. In terms of primary research, the authors relied on contemporary articles published in the various local newspapers that remain an important resource for Chico’s history. Other primary sources utilized herein include diaries, interviews, and autobiographies. The authors have made the decision to avoid footnotes in the hopes of providing a more accessible end product. A select bibliography is included at the end of this element.

This element is by no means a complete history of the South Campus Neighborhood. It touches on highlights only. But the authors hope it sheds some light on this important and early Chico neighborhood, and illustrates both the historical and cultural value of the SCN to the community. It is the authors’ contention that the SCN, Chico’s premier residential district, is worth preserving in some significant form for future generations.

## Findings

As noted above, the authors have divided the findings of this element of the Report into two broad categories: a history of the physical development of the Neighborhood, followed by its cultural development. The authors use the word “cultural” as a catch-all term for the people of the Neighborhood, important events, external influences, and its relationship with CSUC. The first section follows a generally linear progression from initial planning of the district by John Bidwell into the 1930s, by which point most of the homes had been built and the architectural character of the SCN was established, and discusses significant changes in the SCN. The second section relies on a more topically-based arrangement to aid in both assembly and comprehension.



# History of the South Campus Neighborhood

## Part 1: Residential Development

For the purposes of this Report, and indeed for most local historians, the history of Chico begins with John Bidwell. Born in 1819 in New York, he crossed the Sierra Nevada Mountains as an early pioneer in 1841 when California was still a province of Mexico called Alta California. After some years of adventure, he used the money he made panning for gold and running a store at Bidwell's Bar to purchase Rancho Arroyo Chico, acquiring half in 1849 and the other half in 1851. According to both local legend and plot maps housed in the CSUC Meriam Library's Special Collections, Bidwell established the town of Chico in 1860. Two years later, in 1862, he laid out what is today known as the South Campus Neighborhood. Bidwell laid out the streets for this, Chico's original residential neighborhood, in a grid pattern with eight lots per block. Over time he donated land to local churches and for the building of schools.

A city map drawn in 1871 – the year before Chico incorporated – reveals a growing community (**Figure 2**). Less than a decade after the foundation of the Neighborhood, residences occupied many of Bidwell's carefully laid-out blocks, the dwellings interspaced with small orchards, gardens, or pasturage. Both Cherry and Orange Streets ran shorter than the rest, starting at West 4th Street and ending at West 9th Street. The original Catholic church in Chico, St. John the Baptist, was the sole building on its block. A Gothic Revival-style structure built in the 1860s, parishioners entered through the bell steeple on Chestnut Street. Catacornered to it on West 5th and Hazel Streets stood Brown's Chapel Congregational Church, run by the Reverend J. H. Woodman. The chapel occupied the second floor of the post office building, and Woodman held Congregational services starting in 1867. Chico's 16-member Congregational community worshipped there until 1874 when fire destroyed the building. A third early SCN church, the Methodist Episcopal Church North, sat on the eastern edge of the SCN, on Salem Street between West 3rd and West 4th Streets. The California and Oregon Railroad arrived in the city in 1870, and built a station on Orange Street between West 4th and West 5th Streets. The line ran southeast to northwest along the edge of town,

and split just north of the station into a second line that ran eastwards down the length of Front Street (today known as First Street), where it veered onto the Esplanade, passing in front of Bidwell’s mansion and into the Chico Vecino (now known as the Avenues).



**Figure 2: 1871 “Bird’s Eye View” Map**

*By 1871, numerous buildings— residences, churches, businesses, and the railroad station— dotted the Neighborhood’s landscape.*

Laborers migrated to Chico to take advantage of the exceptional agricultural potential of Butte County, while others came to enjoy the region’s climate and growing prosperity. Homes soon dotted Chico’s first residential district, of which the oldest surviving is the Allen-Sommer-Gage residence at 410 Normal Avenue. When Bidwell laid out the city, Normal Avenue originally bore the name “Sycamore Street,” but the city gave it its new name after the founding of the State Normal College. R. H. Allen had it built in 1861

out of sugar pine lumber, and he ran a private school on the home's second floor starting in 1862. He charged a \$2.50 monthly tuition, and had eighteen students. In 1865 the Chico School District made Allen principal of the town's first permanent public school (a temporary school located in a barn on Main Street had operated for only five months in the first half of 1861). The new school opened in 1867, cost \$2,500 to construct, and was located on Salem Street, between West 7th and West 8th Streets, just three blocks from Allen's residence. Starting in 1895, the Salem Street School housed a private high school, but this only lasted a handful of years and was abandoned by 1902 when the City built the first Chico High School at the end of Hazel Street where it intersected at West 1st Street.

Early Chico had other private schools, and more well-to-do families in the area favored them over the public schools. The Woodman Academy, located on the block bordered by Chestnut, Hazel, West 5th, and West 6th Streets, proved the most popular. Operated by the Reverend Woodman and his wife, the Academy took up the entire block and students who did not live nearby boarded there during the week. Also known as the Chico Academy, it appears to have operated until sometime between 1888 and 1904, by which time the lot had been subdivided into eleven smaller parcels. Another private institution, Mrs. A. A. Cooper's Primary School, sat across from the Salem Street School.

In 1880, C. J. Sommer purchased Allen's residence, and it remained in his family for more than a hundred years, at times rented out to others, in whole or in part. One renter was Robert Pennell, the State Normal School's second principal (1893-97), and he held formal receptions on the lawn in front of the house. Sommer's daughter, Helen, married Edward C. Gage and the couple eventually inherited the residence. The Sommers were the proud owners of Chico's first telephone, which provided a direct connection to their business on the corner of Broadway Street and West 2nd Street, downtown. The Hibbard & Sommer store sold stationery, musical instruments, books, silverware, and jewelry. Today, the Allen-Sommer-Gage home is listed on the National Historic Registry (#77000288).

Contemporary to Allen, Charles Ball constructed his house on the corner of West 2nd and Chestnut Streets in 1869. Ball was a well-known local watch-maker and later President of the Chico Board of Trustees (1876-

79), a position synonymous with that of mayor prior to 1923. Ball's home was relocated to its present location at 536 West 3rd Street in the 1920s, making it one of the so-called "Language Houses," the row of large victorian homes facing south on West 3rd Street between Chestnut and Hazel Streets. Another building relocated within the neighborhood is the Cosby residence. Blake Cosby, a Civil War veteran and retired general who served for the Confederacy under Robert E. Lee. Cosby came to Chico to farm, but soon gave up that vocation at the request of his wife and moved into town. He originally built his home on the corner of West 4th and Chestnut Streets. Cosby sold the home in 1875 when he was appointed secretary of the California State Department. Cosby was also responsible for another Chico first: he owned the city's first indoor bathtub. A later owner, L. A. McIntosh, moved the house to its present location at 327 Chestnut Street circa 1911 in order to build a new, more expansive home on the original parcel.

Jefferson Walker's two-story brick home at 702 West 3rd Street is another excellent example of a building with historical significance in the SCN. It displays elements of Federal-Adamesque style architecture that includes a low pitched hipped roof, recessed ornamental entry with paneled door, and one story entry porch with slim, widely-spaced classical columns. Walker, a local brick maker and contractor, built the home in 1875, later adding on to provide storage for his business. One of only a few brick homes in Chico, he used materials of his own manufacture in its construction. Walker's business quickly expanded, and he required as much space as he could find to store more than one million bricks for sale in the year he constructed his home. He produced the bricks used to construct many of Chico's earliest buildings, of which the Lusk Building is a surviving example.

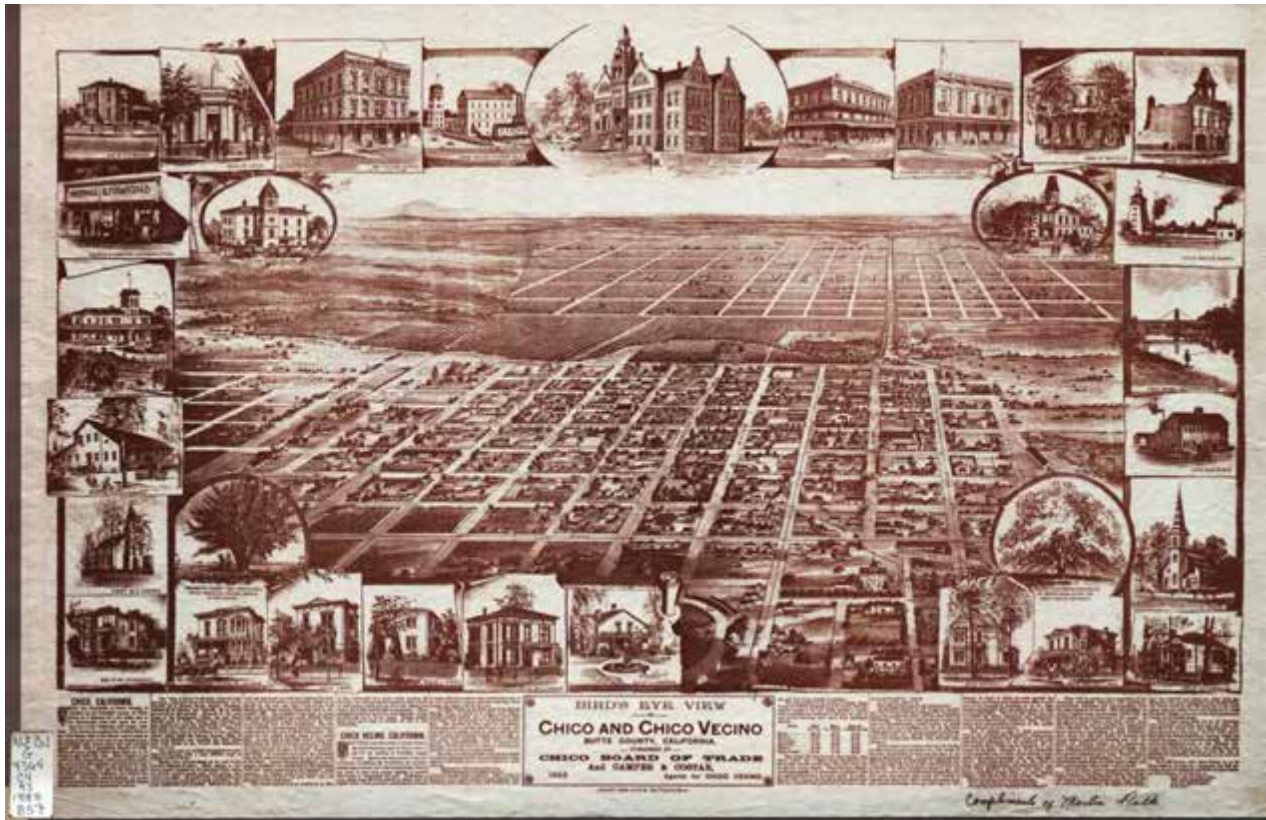
George Crosette, owner and editor of Butte County's first newspaper, the Butte Record, moved to Chico from Oroville and purchased the small multi-gabled cottage at 305 Ivy Street in 1878, which he renovated in 1883. Originally built for J. Errington in 1871, the carriage step at the curb of the property has Crosette's name etched into it, and indicates the extent of his 1883 renovations. This home is one of the older surviving houses in the SCN. In 1973, entrepreneur James Roth purchased the property and converted it into a rental aimed at the increasing number of enrollees at CSUC. Later that year Roth, who had opened Chico's first Taco Bell in 1967 at 450 Broadway Street, where William Sherwood's business once stood,



renovated and sold the home to the Meier family. It has since undergone frequent renovations and repairs for different tenants since that date, a process which has threatened the historical integrity of the property.

The South Campus Neighborhood continued to grow through the remainder of the nineteenth century. A map commissioned by the Chico Board of Trade in 1888 shows Orange and Cherry Streets extended to the former Front Street, now renamed First Street (**Figure 3**). The large two-story house at 310 Normal Avenue was constructed by wagon maker and blacksmith William Sherwood in 1883. This building offers an excellent example of late nineteenth-century stick-style architecture, although the lower floor has been stuccoed and the stick work remains visible only on the south-side of the second floor of the structure. Sherwood opened a wagon repair and blacksmithing shop at 450 Broadway Street in 1879, and remained in business until 1901, a testament to the demand for wagon repairs in Chico. In the recurring advertisements he ran in the Chico Enterprise Record, Sherwood promised work done "from the best of material" and took commissions "of all kinds done to order."

The Salem Street School was expanded at some point after 1881, and the original one-story building transformed into a two-story with a bell cupola and flagpole on top. It served as a public elementary school into the 1950s (another early classroom building was relocated to 3rd Avenue in the Chico Vecino to serve as that neighborhood's first school). But the State Normal School made the most notable addition to the community during the 1880s. A fierce competition with Red Bluff broke out over which community should house the state's third normal school. Chico came out on top in April 1887, thanks in part to community efforts to raise a remarkable \$10,000 for construction, and a generous grant by Bidwell of 10 acres of land from his cherry orchards on Big Chico Creek. Contractors laid the cornerstone in April, 1888, and Principal Edward Timothy Pierce declared the school open the following year, before construction had been completed.



**Figure 3: 1888 “Bird’s Eye View” Map**

*The Neighborhood continued to grow over the decades.*

*This map shows, among other things, the original Catholic Church, Salem Street School, and the new Normal School, today’s CSU, Chico.*

One of the greatest proponents of Chico’s fight for the State Normal School, local attorney F. C. Lusk remained on its board of supervisors for 25 years. In 1883 he built an eponymously-named building on the corner of West 2nd and Salem Streets, in part from bricks he purchased from local brick-maker, Jefferson Walker, who had “the finest brick in town” according to the June 29, 1883 edition of the Chico Enterprise. An Italianate palazzo-style masonry building, Lusk had his offices on the first floor and lived on the second. Involved in a number of investments, by 1888 he was also the vice president of the Bank of Butte County. The Lusk building later served as home for a local fraternal organization, the Annie K. Bidwell

Parlor of the Native Daughters of the Golden West (1933-76), and since then has housed Madison Bear Garden. This transition resulted in the elimination of most of the building's historic character on the interior, but left much of its exterior architectural integrity, gaudy paint job notwithstanding.

Chico's population reached 3,300 at the beginning of the 1880s, and the town's premier neighborhood continued to grow as people built homes, adding to the character of the district. At the time of this writing, more than 20 homes survive from that decade, in various states of original architectural integrity. Of these, the Stansbury home is the best preserved. Like the Allen-Sommer-Gage residence, it is on the National Historic Register (#75000424). Local physician Dr. Oscar Stansbury built the home in 1883 after moving to California from Mississippi in 1872. While raising his growing family, Dr. Stansbury built a thriving medical practice, seeing patients in his home, making rounds in his carriage, and organizing and running Chico's first hospital. The last Stansbury, Miss Angeline, lived in the house all 91 years of her life. After she passed in 1974, the city acquired the property in 1976, and today it is maintained by a local non-profit group formed for that purpose, The Stansbury Home Preservation Association, Inc.

In 1885 the local Presbyterian Church built a parsonage at 331 West 5th Street, across the street from the Stansbury residence. While this building has been modified over the years, it still retains some of its nineteenth-century character. The same cannot be said of the Stansbury home's next-door neighbor. This L-shaped cottage has since received a coat of stucco (probably sometime in the 1940s or 1950s), and been remodeled into a gift shop called Grace Junior's. Founded by former circus owners, Grace and Arvel Allread, today the store is owned and operated by their daughter, Poni Mosier. Prior to its present location, Grace Junior's sat in the lobby of the Sequoia Hotel on the corner of West 5th and Salem Streets. The 1880s also witnessed the construction of one of Chico's first apartment buildings, the Waterland Apartments at 327 Normal Avenue (still named Sycamore Street at the time).

The SCN continued to enjoy a building boom throughout the 1890s and well into the new century. New residences flourished as once large lots subdivided to accommodate more buildings, while others expanded to accommodate the needs of new owners. The property at 346 Hazel Street offers one example



of changes in SCN appearance and demographics throughout the twentieth century. Roland Diller purchased the existing house on that property in 1895 when its address was 318 Hazel Street, and extensively remodeled it to make room for his family. He also purchased neighboring property to allow for expansion, which may have resulted in the property's eventual change of address. After Diller's tragic death in an auto accident in 1907 his family retained the home until its sale in 1955, when further renovations by the new owners radically altered the structure to the extent that it no longer resembles the original design. Recurring renovations to make room for student tenants reflect the frequent changes in ownership of this property and the efforts of landlords to maximize its potential as a rental.

Although the SCN has remained predominantly residential, over time a variety of businesses have made it their home. After acquiring the California Oregon Railroad, Southern Pacific Railroad constructed a new passenger station in 1892 to replace that of its predecessor. As more passenger traffic arrived, more hotels and boarding houses appeared. By the early years of the new century, the Western Hotel sprung up across from the station to accommodate travelers. Over the years a number of luminaries have arrived in Chico via this station, including four American presidents, three sitting and one future. Truman, Eisenhower, and Kennedy all stopped and gave speeches before large crowds while on the campaign trail. Richard Nixon, running as Eisenhower's vice presidential candidate in 1952, got off his train, the Dick Nixon Special, at the station to use the telephone. He called Eisenhower and asked that he be allowed to remain on the ticket in spite of damning allegations of campaign finance improprieties. In 1946 RKO Pictures used the station to film scenes for its movie *Magic Town*, starring Jimmy Stewart and Jane Wyman.

The railroad was not the only locus for business in the SCN. Sierra Pacific Lumber Company owned a full block just south of the Western Hotel, and a block east of the lumber yard stood the Bank of Chico, run by Orrin Gowell. Local businessman Albert G. Eames built his home at 630 West 5th Street, right next to his Chico Soda Works, which took up a corner of the block. A postcard from 1910 shows seven custom delivery wagons bearing the company logo arrayed in front of the factory, which brewed beer as well as various sodas. In the northeast corner of the SCN, in 1904 industrialist Andrew Carnegie donated \$10,000 for construction of a public library in Chico. This resulted in a building with both Romanesque and Queen



Anne architectural features, located on the corner of Salem and West 2nd Streets, across from the Lusk building. The library was extensively remodeled under the guidance of the firm Story and Brouchoud in the 1940s, resulting in the building's current form. It ceased functioning as a library in 1977, and three years later the city committed it to its present purpose as the Chico Museum.

The small Queen Anne style cottage at 536 Hazel Street was built along with two other small properties by local mortician Thomas Bicknell in 1898 behind his own home at 611 West 5th Street. Bicknell intended to lease the three properties to working class families and individuals, and thereby further diversify his business holdings, which included his mortuary, a Chinese funeral chapel, and a furniture business. Some of the earliest tenants included William and Julia Smith, a married couple who were part owners of Hallum House, a large lodging house in Chico at East 2nd and Wall Streets. Throughout the 1940s and 1950s, William Christ, a longtime custodian and maintenance worker at Chico State, rented the home.

St. John's Episcopal Church, now at 228 Salem Street, was for many years the oldest church in continual use in the Chico area, from its construction in 1904 until the congregation sold the building in 1982. The new owners Bill and Amy Pang converted it into a Chinese restaurant and tiki bar called Dynasty and Shell Cove, respectively, but they left many of the original fixtures intact. The Pangs' operations closed in 1991, and in 1994, an Anglican congregation purchased the building and it re-opened for religious services on February 19, 1995 as St. Augustine of Canterbury Anglican Church. The building, with its steeply-sloped roofs, pointedly-arched windows, and broad porches, offers an excellent example of Gothic Revival architecture. However, the church was originally at the corner of West 5th Street and Broadway Street, outside the SCN, before the congregation sold that land to the Federal Government for the construction of a post office and relocated the building to its current location. Arthur B. Benton designed the building in 1903 at the behest of Chico's Episcopal community. Lewis Morris Wilkins, Chico's Episcopal Mission Priest from 1901 to 1906, headed the building committee responsible for planning the construction project, which included prominent SCN residents Doctor Oscar Stansbury and hardware store owner Arthur Nichols. The committee turned to the renowned Los Angeles architect because of his work on other Episcopal churches in Southern California. Benton's original plans for the building



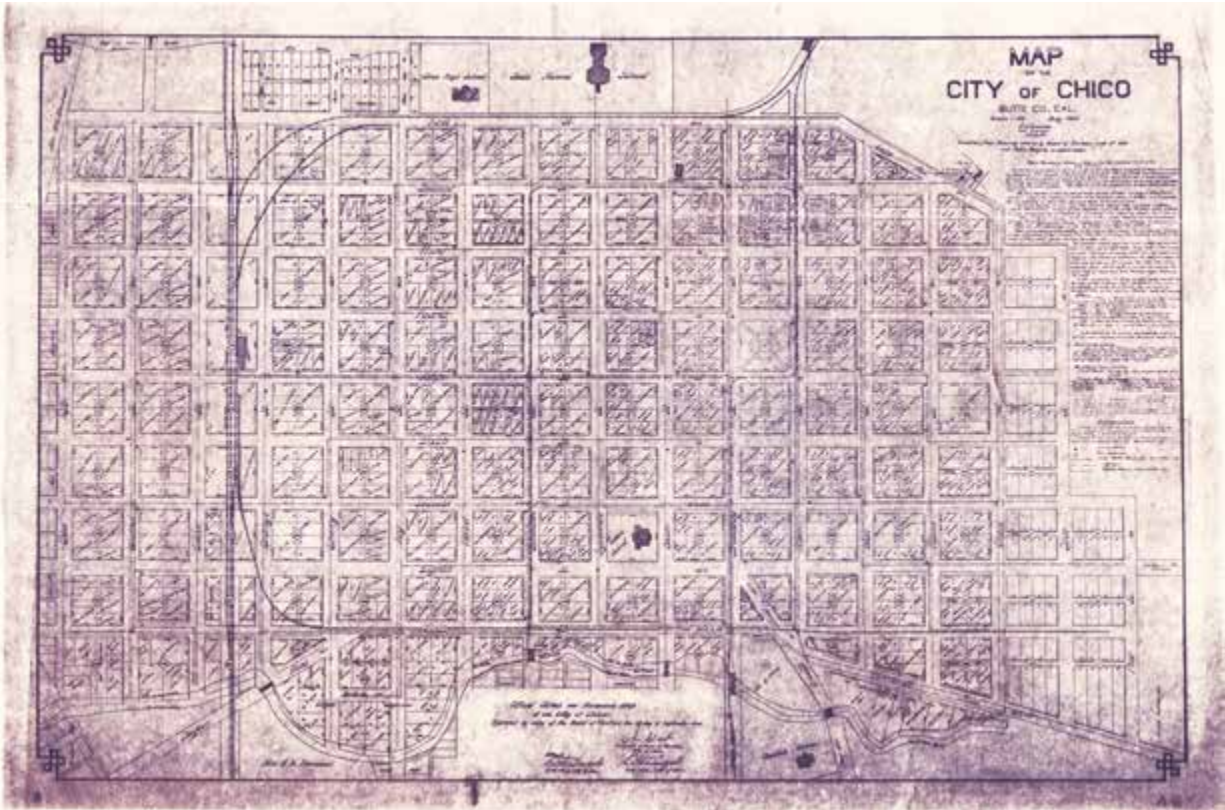
included a stone base and bell tower, but the prohibitively high cost estimates, between \$14,000 and \$20,000, led the architect to substitute the more expensive stone with brick. Services started in January, 1905, and the parish community incorporated in 1910, when it consecrated the church in the name of St. John the Evangelist. It was relocated to its present location in the SCN just two years later, in 1912.

In the second decade of the new century the SCN got its own medical facility, the Sacramento Valley Hospital. Local rancher Henry Haile had this Colonial Revival style structure built as his residence in 1906, and the Neubarth family converted it into a medical facility after purchasing it in 1914. The building retained this function for many decades until a subsequent owner, Amelia Ackers, left it to the Catholic Archbishop in Sacramento. This eventually resulted in its use as the Newman Catholic Center for several years. Today the Newman Catholic Center serves young adult college students and is located on the corner of West 3rd and Cherry Streets in a purpose-built facility.

In the early years of the twentieth-century, six people constructed six homes along the 500 block of West 3rd Street. According to the Chico Heritage Association, these homes provide “Chico’s only intact example of a Post-Victorian residential street,” as well as a visual link between the eastern and western halves of the SCN. From east to west, these residences were built for H. W. Crew (1903), Margaret Rouke (1903), C. C. Richardson (ca. 1907), J. V. Richardson (1907), Charles Ball (discussed above), and W. H. Zwisler (ca. 1914). Over the years, these structures have had a variety of purposes and a number of names. After half a century as private residences, they were acquired by CSUC in the late 1960s, a time of rapid growth in both student and faculty population. At one point, the Sociology Department resided in the Charles Ball house, and in 1969 an unknown assailant tried to burn it down with two Molotov cocktails during a period of extreme campus unrest. That same year, the fledgling Black Studies Program was housed in the C. C. Richardson house. It became a locus for Chico State’s small-but-active Black Student Union, and in 1971 author Alex Haley took time to visit with union members there. In the 1960s the Zwisler home was occupied by a Wesley Foundation serving Chico State students, run by Methodist minister Richard Gould. Later, the buildings became what is known as the “Language Houses,” run by the Department of Foreign Languages and Literature at CSUC. During this period, the university let the physical condition of the



homes deteriorate because it intended to convert the entire block into a parking structure to help rectify Chico State's considerable parking problem. At this point, the group of residences became known as the "South Chico Six," the center of controversy over the preservation and appropriate use of this historic neighborhood. The university's plans were opposed by the Chico Heritage Association and others. Ultimately, CSUC sold all six buildings to local businessman Wayne Cook, who since refurbished them and now rents them to students.



**Figure 4: 1904 Plat Map**

*This plat map, updated from the original 1863 version, shows how the shape of the Neighborhood changed over its first thirty years. Lots have merged and divided; homes and businesses fill the district. This map is particularly important for Chico's early history, as it indicates the owner of each lot.*

Up the street from the Language Houses, Thomas Bicknell built a Mediterranean-villa style funeral home on the corner of West 3rd and Normal Avenue in 1927. It retains its original function today as Bidwell

Chapel. The same year Bicknell built his business, the local Catholic church started construction of its two-story parochial school, Notre Dame. It stood along Hazel Street behind the new masonry church building, constructed circa 1908 dubbed St. John the Baptist Catholic Church. In 1910, the Sequoia Hotel opened on the corner of West 5th and Salem Streets, and in 1919 the Hotel Oaks followed suit just three blocks north at the corner of Salem Street and West 2nd Street, across the street from the Lusk building. Chico's finest hotel and restaurant for much of the twentieth century, the Oaks closed in 1969 and the city replaced it with a parking lot. In 1980, North State National Bank purchased the then-deteriorated Sequoia house and renovated it into a bank. The building continues to serve in that function today as a branch of Tri Counties Bank.

Construction slowed in the SCN in the 1930s, in part due to a want of space, but also due to the effects of the Great Depression, which hit Butte County just as hard as any place else in the country. By the end of the decade, more than 12 percent of all county residents were receiving government assistance. By then the architectural character of the SCN was firmly established, and through it, one can trace a history of favored American architectural styles from the later-nineteenth through the early-twentieth centuries. According to the Chico Heritage Association's 1983 survey, the South Campus Neighborhood contains examples of "Italianate, Colonial Revival, Craftsman, Vernacular, Greek Revival, Stick, Stick Eastlake, Dutch Colonial Revival, Prairie, Tudor Revival, Monterey Revival, Queen Anne, and Gothic Revival" style construction. Most of these buildings were constructed prior to 1930, many – perhaps most – of the homes in the area are over 100 years old. They provide a glimpse into Chico's past, and offer a tangible sense of local history unequaled by any other neighborhood in the community.

Architecture is only one of two defining aspects of the South Campus Neighborhood. Early on, its residents inherited John Bidwell's passion for trees, which have played an important role in establishing the SCN's character since its inception. Bidwell, an amateur horticulturist, and his wife Annie brought cuttings and seedlings from around the globe to Chico and planted them throughout the community. He plotted the SCN to meet the needs of the trees, laying out the streets so each side received an equal amount of sunshine throughout the day. The residents and the city worked in tandem to plan tree



plantings, and even codified this cooperative spirit into the city charter. Section 99 called for the creation of a Tree Commission responsible for the pruning, replanting, and care of the trees, while residents of the SCN retained the power to select the species planted by the Tree Commission.

Neighborhood residents also gathered together to celebrate the community's trees in 1912 at the city's "Ar-Bo-Ray-Ah" festival. The event represented a massive effort on behalf of Chicoans, many of whom lived in the SCN, that demonstrated the depth of their exuberance for trees. During this two-day festival, citizens hung over 5,000 lights down Main Street and Broadway, and gathered for pageants to judge the most beautiful baby and flower. Organizers also constructed a large dance pavilion between East 4th, East 5th, Main, and Wall Streets that covered an entire city block, providing dance space for a thousand couples. Residents of the SCN helped make this festival possible, illustrating how highly they valued their trees.

## Part 2: Cultural Development and Events

The physical development of the Neighborhood provides only half the history. Because of its role as Chico's premier residential neighborhood and its 145-year-long history, this area has witnessed many important developments and shifts in the culture of the community. Furthermore, events have occurred in this district that have helped shape the town and the university in important ways.

According to a pamphlet published by the Butte County Board of Supervisors in 1888, a man with as little as \$10 in his pocket could purchase an acre of the best farmland in Chico's earliest days. By the time the Board published its short tract extolling the county's virtues, the value of property had fluctuated between \$5 and \$75 per acre "according to quality and locality." By then the SCN was well established with many homes and a number of businesses, and it is likely that property prices ran towards the higher end of that range. This was supported by the changing shape and ownership of lots in the later part of the nineteenth century. In some cases, owners subdivided parcels to accommodate two homes, while others merged properties into larger units to allow for businesses – like Eames' soda works – or larger homes – like that



of the mortician, Thomas Bicknell. By 1904, a number of successful businessmen and well-to-do families owned property throughout the district.

Thanks to its role as Chico's principle residential district and the number of businesses it contained, the SCN was incorporated into Chico's electric streetcar service in the early years of the twentieth century. The arrival of the Diamond Match Company north of Little Chico Creek in 1903 brought rapid growth and expansion to the city, and the existing transportation infrastructure failed to meet the demands created by the influx of workers employed at the factory. Located outside the SCN at West 16th Street and Chestnut Street, the Diamond Match Factory operations generated high volumes of traffic and required stronger connections to Chico-proper through public transportation. As a result, Fred M. Clough, a manager at the factory, petitioned the city in 1904 to construct a streetcar line connecting the factory, the suburbs around the factory, and the downtown heart of Chico. The city approved the plan in May of 1904, and the Chico Electric Railway Company incorporated on August 15. The company issued stock to fund construction of the line, with one-third purchased by Chico residents and two-thirds by the Diamond Match company. In total, four-and-a-half miles of track were constructed, including a line cutting through the heart of the SCN along Chestnut Street that turned right onto West 2nd Street and carried passengers through downtown and back to the factory.

Residents of the Neighborhood gathered at the West 2nd Street Station on January 2, 1905 for the first day of rail service. Riders purchased souvenir tickets for twenty-five cents and experienced an enjoyable trip around Chico, despite several slow-downs and stalls when peak afternoon ridership overloaded the rail system's temporary power supply at the match factory. Four cars operated along the line: two single cars, numbers fifty-one and fifty-two, and the two-car combination vehicle, numbers twenty and twenty-one, that operated as a single unit carrying fifty-six passengers. Although the first service made stops every twenty-five minutes, the superintendent of the railway pledged to provide service at fifteen-minute intervals between every stop. The low volume of traffic could not justify the expense of operating in the SCN and in 1905 the Northern Electric Company purchased the line. In 1910 the company demolished the Chico rails and abandoned any claims to the right-of-way, starting with the route down Chestnut Street.

As a residential district, property crime posed a serious problem for the SCN. Deputy Constable James "Teddy" Peck was promoted to full officer in 1900 to replace W. J. Benner, who had decided to retire due to poor health. Peck confronted one of the most brazen crime sprees experienced by the community, shortly after his promotion. Late in the evening on September 10, Dr. Stansbury awoke to the sound of loud voices outside his window. He discovered two men on the lawn and, assuming they needed emergency medical care, queried them about the purpose of their visit at so late an hour from his second-story window. The two quickly fled the Stansbury residence and the doctor phoned Officer Peck to report the mysterious pair. After hanging up the phone, the doctor discovered that the men had broken into his home and rifled through the pockets in his clothes before stealing \$75 of jewelry from a locked chest kept hidden in the house. Officer Peck later learned that, in addition to the Stansbury residence, several other homes in the neighborhood were also the victims of robbery, including that of Thomas Bicknell at 611 West 5th Street. Peck furiously peddled his bicycle for several blocks until he reached the SCN, and proceeded west on foot from Dr. Stansbury's home toward the railroad tracks that parallel Orange Street, the direction in which the two men had run. When he caught them near the tracks at West 6th Street and Orange Street, Peck pulled out his pistol and attempted to place the men under arrest. One of the suspects drew a weapon of his own and he and Peck exchanged gunfire to no effect. Shaken but unharmed, the police officer pursued the two subjects toward West 7th Street, where he observed two more suspected accomplices crossing the railroad tracks. While he made no arrests that night, multiple groups of thieves working together explains how so many houses in the SCN were burglarized in such a short span of time. Many of the residents blamed the break-ins on the Ringling Brother's Circus, which they believed attracted an unsavory criminal element to the town and had arrived the day after the robberies via the railroad. However, the crime wave continued in the SCN for the rest of the month, long after the departure of the circus, with no conclusive arrests or convictions.

Officer Peck also investigated "Chico's Rock Throwers," a bizarre and unsolved mystery that attracted attention, nationally and internationally, to the town of Chico. For a decade, starting in 1919 and continuing until 1929, small rocks thrown by an unknown source intermittently pummeled the roof of a



warehouse located on the edge of the SCN at West 6th and Orange Streets. The rocks even began to fly inside the building, prompting many to blame a supernatural source as the only possible origin for the flying stones. In the aftermath of World War I, an intercontinental interest in spiritualism was underway, and letters from across the nation and the world began flowing into Chico offering various solutions to the mysterious rock throwers. One writer from China proposed that Buddha was angry and, for the modest fee of \$100, he could calm the angry deity and end the flying rocks. Tourists from other parts of California also traveled by rail to Chico, disembarking from the nearby train station on West 5th Street and walking to the warehouse to eagerly seek rocks thrown by the mysterious force. Clarence Charge, an employee at the warehouse, recalled the arrival of a group of approximately twenty tourists by rail that degenerated into a brawl over a rock that fell near the group.

Neighborhood resident and former Chico mayor, John Ellis Rodley, lived adjacent to Bicknell's property at the corner of West 5th and Ivy Streets (since demolished to make room for several small businesses and a parking lot). Rodley was convicted of fraud in 1901 after presenting a false Will to the courts in an attempt to claim the fortune of local resident Alfred Fuller, who was believed to have died with no heir. The former mayor served several years in San Quentin prison for his efforts. He returned to the SCN after his release, but never ran for office again. Instead, he practiced medicine, his lifelong vocation and passion. Rodley was one of the few doctors willing to treat Chinese patients, and he worked closely with the New Chinatown community.

Chico's New Chinatown, constructed in the 1890s, lay in a single block bounded by West 7th, West 8th, Cherry, and Orange Streets and consisted primarily of single-story brick houses and small gardens. Unfortunately, it was ultimately destroyed by a fire in 1939. Jefferson Walker, a successful brick maker who lived in the SCN, most likely provided the bricks used to build many of the structures in Chico's Old Chinatown. Walker was a founding member of the "Chico Immigration Association of Butte County," along with John Bidwell and other prominent local businessmen. The community was not immune to the anti-Chinese sentiment sweeping California during the 1870s and 1880s, and the Immigration Association formed to oppose local anti-Chinese boycotts against Chinese-owned businesses and businesses with

Chinese employees. Walker himself employed several Chinese workers at his brickyards near New Chinatown on Orange Street. Tenants have been the primary occupants of the property since the Walker family sold the home in 1946 to Malcolm McKay, who converted the property to a boarding house. Like many of the homes in the SCN, family dwellings have slowly given way to rentals as the influx of students changed the demographics throughout the twentieth century.

Chinese immigrants provided valuable services for the SCN. They worked as cooks and domestic help, raised and sold produce, and operated laundries on West 5th Street near the Southern Pacific Railroad Depot. Although some white residents complained bitterly about competition from Chinese labor at anti-Chinese group meetings, their attempts to establish competing services consistently ended in failure because they could not match the affordable prices offered by Chinese laundries and produce sellers. George Crosette, a resident of the SCN, owned and edited Butte County's first newspaper, the Butte Record, which he had renamed the Chico Record after relocating to Chico in 1873. His paper provided a platform for racially-based political demagoguery and fueled anti-Chinese attitudes in Butte County during the 1870s and 1880s. Crosette, a fierce Democratic Party partisan, was elected president of Chico's "Anti-Coolie League" in 1876. The league, an organization consisting of 31 members of the Chico business community, organized boycotts against Chinese-owned businesses and those that employed Chinese workers. Despite the hostility and racism the Chinese faced, many SCN residents found themselves drawn to their culture and viewed the immigrant community's traditions and practices with intrigue and wonder. During the celebration of the Chinese New Year festival in February, curious observers gathered to watch traditional Chinese theatre at the Southern Pacific Railroad depot. They also marveled at the procession of celebrants marching from the Joss House, the local house of worship on West 8th Street, to Chico's Old Chinatown on Flume Street before circling back to return to the temple. After they completed the circuit, the Chinese entered the temple for traditional religious services that focused on ancestor veneration. According to one visitor, the interior of the Joss House was "breath taking," featuring a "beautiful and expensive gold-leafed, wood-carved alter, a priceless wood-carved plaque, wood-carved panels, alter tables, etched glass paneled lanterns, pewter altar sets, brass emblems and gongs." Unfortunately, the



Joss House no longer stands since it was seriously damaged in a fire that consumed the rest of New Chinatown in 1939, and was finally torn down in 1946 after unsuccessful attempts by local businessman Sanford Hann to relocate and turn it into a museum.

Along with their religious traditions, the Chinese brought their culinary culture and skills to the SCN. Chin Shee Hom opened a Chinese noodle shop on Orange Street, south of the Western Hotel, that was popular with the greater Chico community, and in fact served more white customers than Chinese. Chin Shee Hom's husband, Joe Hom, was a member of one of Chico's earliest Chinese families, and in 1908 opened a dining room attached to the Western Hotel. The hotel catered to heavy-drinking lumbermen attracted to Chico by the logging demanded by the Diamond Match Company, and to the SCN by the rail depot on West 5th Street. The Hom children recalled occasionally spending their mornings collecting and cleaning liquor bottles, discarded by the Western's patrons during a night of heavy drinking and gambling. In what may have been Chico's earliest recycling program, they received ten cents for every three bottles returned. Like many youngsters in Chinatown, the Hom children walked to the Salem Street School for their education.

Chico's early Jewish community also made the SCN their home. Local businessmen Morris Oser, Dave Breslauer, Samuel Korn, and attorney J. Oscar Goldstien, all lived in close proximity to one another in the Neighborhood, and in 1917 united to form the leadership of what is today known as Congregation Beth Israel. The downtown synagogue, the only one in California north of Sacramento, could accommodate 100 worshippers, and included a wooden Ark crafted by the Diamond Match Company that housed a hand-scribed Torah scroll donated by the Breslauers.

On occasion, Chico has attracted national media attention for sensational or embarrassing events. In 1965 media outlets throughout the state looked on in amazement while the city arrested and tried Assistant Professor of History Edmond di Tullio for profanity, an obviously trumped-up charge intended to rid the town of its most vocal anti-war activist. A similar situation occurred in 1970 when twelve Chico State students and three faculty were arrested and tried for conspiracy after trying to obstruct traffic on West

First Street where it used to run through campus. Both attempts at silencing dissent ultimately failed in the courtroom, and brought mockery and derision on the community from outside observers who felt that the city had gone too far. Chico attracted unwanted media attention once again in 1987 when a riot broke out in the South Campus Neighborhood. The precipitating case occurred during the Pioneer Days, an event that typically included block parties and dances within the SCN during which streets would be closed off (with city permission) for the celebrations. But over the years Chico State's once-quiet western-themed festival had evolved into ten days of bacchanalian revelry and increasingly anti-social behavior, including drunk-driving deaths, fights, sexual assault, and murder. The event reached its nadir on April 24, 1987 when students congregated around the intersection at West 5th and Ivy Streets around mid-afternoon. Chico State President Robin Wilson had issued a prior warning that, should any inappropriate behavior occur that year, he would cancel Pioneer Days forever. Some people decided to put Wilson's words to the test, and by that evening the intersection had transformed into a war zone. Rioters smashed windows, tore down business awnings, burned furniture, crushed cars, and battled with police who made 37 arrests. Wilson blamed Playboy, which had declared Chico State America's number-one party school earlier that year, and MTV, which had encouraged revelers to flock to Chico. He also cancelled Pioneer Days. Many missed the event, which had a long history in the community, and the city instituted Rancho Chico Days as a replacement. This resulted in a second, larger riot in 1990, this time north of the campus. Nostalgia notwithstanding, Pioneer Days' costs had come to exceed any benefits.

From its early days, the SCN contained both homes and businesses, the latter liberally mixed in among the former. That condition has slowly changed over time, as businesses closed to be replaced by housing. Today, the South Campus Neighborhood is more residential than ever. Businesses are primarily located along the three sides not bordered by the university, and housing – principally student housing – makes up most of the area's interior. West 5th Street is an exception, and in this regard it maintains at least some aspect of its historical character. This street has traditionally had significant commercial elements at both ends of the SCN and at the Ivy Street intersection, and that remains the case today. Overall, however, the district today is significantly less commercial in character than at any time in the past. The reduction in



importance of the railroad contributed to this shift, eliminating the need for hotels like the Western and similar enterprises that catered to the needs of travelers and itinerant workers.

One factor more than any other which has impacted the SCN most is the university. Directly and indirectly, CSUC has had the most influence on the changing face of the SCN for two reasons: proximity and growth. In spite of numerous cultural clashes between town and gown – clashes which began almost as soon as the State Normal School opened in 1889 – most residents have felt that Chico State has brought considerable prosperity to the city. While that is inarguably the case, the presence of the university has also hurt the SCN. The expansion of the campus' physical footprint has resulted in the destruction of a total of five full, and two partial, blocks of homes and businesses that were once part of the district. This occurred most recently along the southeast side of West 2nd Street in order to build a parking lot and structure on either side of Chestnut Street. For the university, parking continues to present a problem. In spite of the construction of various lots and two parking structures, the approximately 18,000 people who make up the Chico State community continue to struggle to find places to park their vehicles. During peak hours it is not unusual to have to go as far as West 8th Street to find parking.

This has been a problem since the 1960s, the greatest decade in terms of growth for the university. But that issue pales in many ways to that of housing, and it is the demand for student housing that has had the greatest visual and cultural impact on the SCN to date. As noted throughout this element, many historic and once-stately homes have been converted into student residences, or sorority and fraternity houses. Others have been demolished to make way for apartment buildings. More than a few buildings obviously suffer from neglect, and parts of this historically-important area now appear run down as a result. At the time of this writing – two weeks after the conclusion of the spring 2016 semester – piles of garbage and discarded furniture left on sidewalks or in the streets provide a visible sign of the apathy many college residents and their landlords display towards the SCN.

The SCN's early residents represented a cross-section of early settlers to the region: minorities, entrepreneurs, missionaries, craftspeople, and laborers alike. It also has enjoyed the benefits – and



participated in the conflicts – brought on by the influx of Chinese during the Gold Rush. Many stayed after gold deposits played out to establish Chico’s Chinatowns, and the SCN’s Joss House remained a source of communal pride even after it burned down – long after the local Chinese community had moved on. The culture and residents of the neighborhood have changed and shifted over time to incorporate new technologies, like rail travel, and meet the challenges posed by growing and increasingly diverse populations that accompanied the expansion of Chico State. As that institution grew and became increasingly important to the commercial success of the community, it fostered change in the SCN to accommodate the growing student population rather than the established families that made up most of the district’s early residents. `

Today, the South Campus Neighborhood is over 150 years old. In spite of the inevitable changes brought on by time and shifting priorities, it remains a valuable representative of the historical development of both the Chico community and that of the young state of California. Unfortunately, this irreplaceable heritage has not survived the years unscathed, and it continues to face threats from a variety of sources. More than a few buildings have been altered without consideration of their historic character. Some received a coat of stucco when that type of finish became fashionable during the mid-twentieth century, and others have had their physical appearance modified to the extent that their original architectural characteristics have vanished. Worse, more than a few buildings have been destroyed, as in the 1960s when Pacific Bell demolished an entire block of nineteenth-century homes to construct a building that was out of character with the SCN which makes one wonder how it got past the review process. The university has also done its share of damage to the SCN, destroying many historic homes as it tries to meet the demands of a student population that has grown by approximately 500 percent since 1960. While grassroots activism has abated the threat to turn the Language Houses into a parking structure for the time being, other properties converted into student housing face the potential of further haphazard remodeling and deterioration at the hands of residents and landlords who seem to lack an understanding of their important historical significance. As a result, parts of the SCN present an inconsistent façade, with some buildings in markedly better shape than others even along the same block.



The forecast is not entirely grim, however, because significant aspects of the SCN's original character remain relatively intact. So much so, in fact, that most of the district was entered en masse into the National Register of Historic Places in June 1991 in recognition of its historical and cultural significance.

# Recommendations for Continued Analysis

Those portions of the South Campus Neighborhood bounded by West 2nd, West 6th, Chestnut, and Cherry Streets are already included in the National Register of Historic Places (“Register”). Furthermore, two residences within the SCN have been specifically entered in the Register: the Stansbury and Allen-Sommer-Gage homes. The authors’ first recommendation is to conduct further study within the district to determine whether any more structures or locations qualify for addition to the Register. At present, requirements to be added include:

1. The property must be at least 50 years old;
2. It must “look much the way it did in the past”;
3. It must be associated with historically important events, activities, developments or people, have a significant design history, or have the potential to provide fruitful results through archaeological investigation.

While virtually all the residences in the SCN are well over 50 years old, at this point many will probably run afoul of the second requirement. Regardless, further pursuit along this avenue is advisable as a significant step towards long-term preservation of this valuable heritage resource.

Second, the authors of this element recommend that it be determined whether any location or structure in the SCN qualifies as a California Historical Landmark. Requirements are similar to, but stricter than, those for entry into the National Historic Register.

Our third recommendation is to survey property owners to gauge their feelings toward the SCN and its preservation as a culturally-valuable resource because significant conservation and/or restoration efforts will necessitate their involvement. Collected data would contribute to the formulation of plans for future preservation efforts, and provide some guidance on how best to co-opt homeowners and landlords into the process.



# Recommendations for Potential Actions

One fact remains unquestionable: without cooperative action on the part of the City of Chico, the university, and property owners, the historic character of the South Campus Neighborhood will continue to deteriorate and eventually vanish. This would be a loss to the entire Chico community, as its roots are found in this very district. Some efforts at preservation appear in order, and the authors of this element offer the following general suggestions:

1. Build awareness of the SCN as an important historical and cultural resource. One way to accomplish this would be through the creation of a walking tour of the district that visits key locations with each relevant building provided with a sign or plaque describing its relevance to the development of the community. This would in effect be a local version of the California Historical Landmark program. Such designations should be easily noticed by passers-by, but visually coherent with the historic character of the SCN. The university would also be able to offer incoming students and parents invitations to participate in the walking tour as a way to introduce new members of the SCN community to the rich history surrounding the campus. An annual event could also foster awareness, such as a festival that celebrates the history of the district and its importance to the development of the greater Chico community.
2. Take steps to mitigate future degradation of the historic appearance of the SCN. While it may be too late to institute anything like covenants, conditions, and restrictions, education and incentives could be employed to convince property owners of the value of maintaining the communal heritage inherent to the district.
3. Consider creation of laws intended to protect and preserve the SCN. In particular, buildings with historical or cultural value should be saved from demolition or any modifications that would alter their original architectural integrity.

Protecting the South Campus Neighborhood is not a job for just the city and university. Fortunately, there are several resources in the community that could contribute in a meaningful way. Foremost is the Chico Heritage Association. Its members know more about the architectural history of Chico than anyone else. There are also a number of local historians and archivists capable of providing valuable input. The South Campus Neighborhood has value for the entire Chico community, and should be preserved as a valuable local resource.



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