

# CHICO HERITAGE ASSOCIATION

p.o. box 2078 chico, ca 95927

## OLD BUILDINGS AND NEW PROSPERITY

October 15-17

CHA is co-sponsoring the first California rural preservation conference for the State Office of Historic Preservation (OHP) in October. Last February several CHA board members mentioned to Kathryn Gualtieri (head of OHP) an interest in having a small workshop with some nearby communities. Six months later, we are in the midst of organizing a full-scale conference with speakers such as Senator Jim Neilson, Kirk West, President of the California Chamber of Commerce, and Dan Walters, *Sacramento Bee* columnist, as well as preservation-related speakers from 16 communities between Hanford and Alturas!

The conference emphasis is on how to make profitable and productive use of California's rural heritage with the first day devoted to preserving buildings and the second day dealing with using preservation to revitalize downtowns and encourage tourism.

We have a small matching grant from OHP to help defray some of the expenses. Once again, as with the Building Survey, we can match the funds with volunteer time--and we need LOTS of help to do all of the millions of things that help make a conference run smoothly. If you can help a few hours with any of the following, please call Liz Stewart (345-6986):

Hospitality Suite (Holiday Inn)--Wednesday and Thursday nights after the dinners

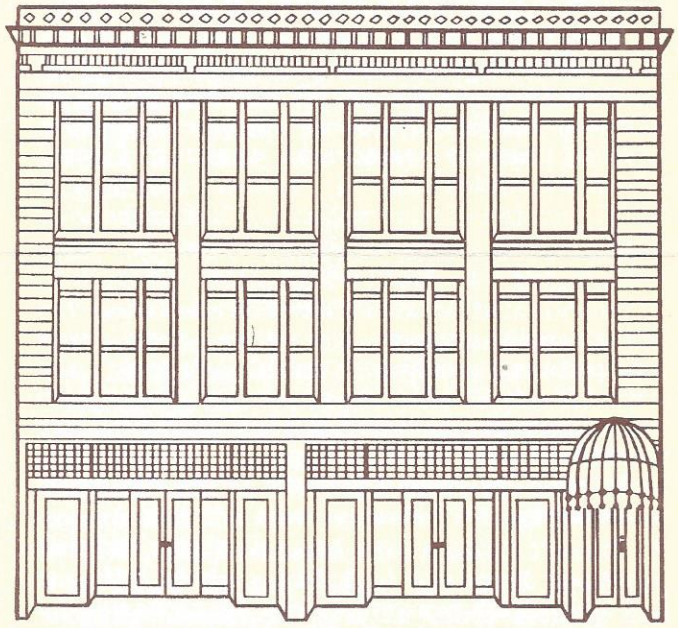
Registration--Wednesday night, Thursday and Friday mornings

Sales Table--Oversee our walking tour pamphlets and booklets from other communities

A-V Room--Videos and slide shows that aren't part of speakers' programs

and a myriad of other things (stuffing registration folders, typing lists, hosting, etc.)

NORTHERN CALIFORNIA  
**RURAL PRESERVATION CONFERENCE IN CHICO**  
 "OLD BUILDINGS AND NEW PROSPERITY"  
 OCTOBER 15-16-17



Current CHA members will get a discount registration fee of \$30. Volunteers who put in at least 4 hours will have the fee waived. Student fee will be \$10. Everyone else will be \$40 before October 10, and \$50 thereafter.

This is a wonderful opportunity for all of us! Usually preservation conferences are a bit far away and a bit costly. This is our own conference right here in Chico! I hope you are all able to take part in it!

If you haven't received a registration form by now, please call Giovanna Jackson, 345-2005 (p.m.), or Liz Stewart, 345-6986.

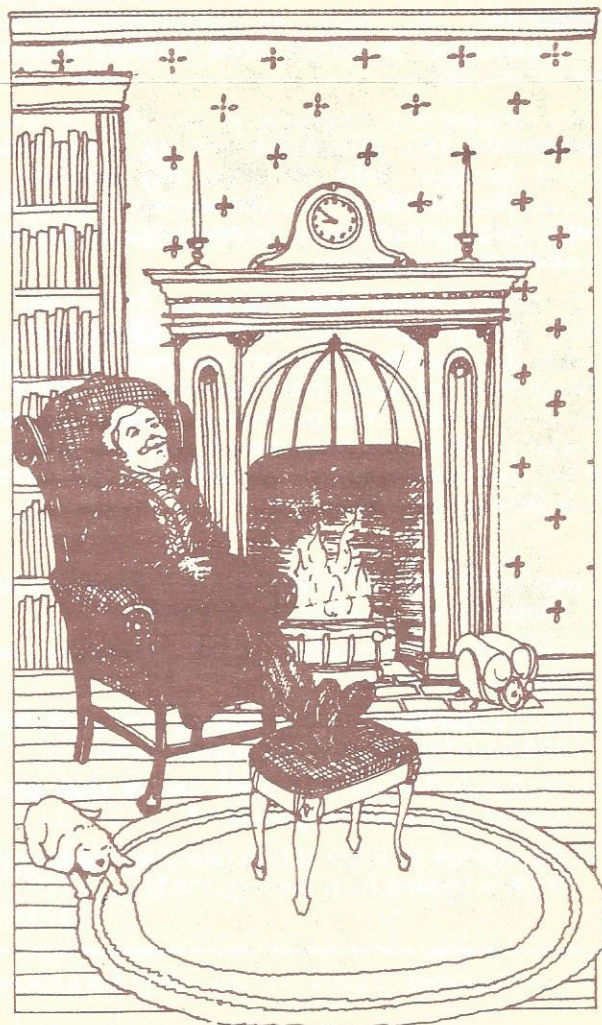
*A good building is good not as a whole but as a part -- a part of the whole that is its street, its neighborhood, its city.*

Robert Campbell, Architect (quote from Harvard Magazine)

## SHOO FLY

- \* Those of you who haven't seen this section of the CHA newsletter before may wonder "why shoo fly?" Well, we have borrowed this title from a miscellaneous items column published in the 1870's Butte Record, George Crossette of Chico, publisher. It will be used as our "catch all" heading as well for many assorted items of interest.
- \* Giovanna Jackson and Michele Shover have prepared the National Register certification forms for the S.P. Depot. This certification will be used by the City to apply for State preservation grant funds to rehabilitate the building.
- \* Many nineteenth and early twentieth century Chico homes are of the period where decorative sawn boards or lattice embellish porch railings or foundations. A source for this work (some of which can also be used in place of turned balusters) is Peter Holly, 3111 2nd Ave. So., Minneapolis, MN 55408 (phone 824-2333). A pamphlet is available at your request.
- \* Jerry and JoAnn Powers are completely rehabilitating a charming 1890's cottage at 1182 Olive Street in Chapman's Addition. Keep an eye on the little flat space on their roof where Jerry plans to replace the miniature "fence" called "cresting".
- \* Roger Willis has requested placement on Chico's historical building list. His fine bungalow at 1448 Esplanade is to be rehabilitated as an office. Placement on "the list" will exempt him from some code stipulations which would destroy the architectural integrity of his building. Chico Heritage has provided a letter endorsing the addition of this building to the historic building list in part because of its Esplanade location.
- \* Doesn't Colliers (aka Masonic Lodge, 1871) at 1st and Broadway look like a whole different building? It's wonderful paint job picks out the building's fine detail. The Masons, who own the structure, deserve our thanks.
- \* The Mullens house at 1505 Oleander will be rehabilitated as a handsome convalescent home--keep your eye's on it!
- \* Renovating retired school buildings into substantial apartments is the vogue in New York. Tenants love the big windows and old oak floors. Rosedale School was a "natural" for this type of treatment.
- \* In a small Iowa city, the second stories of antique business buildings in the downtown are being rehabilitated into sophisticated apartments whose owners or renters praise the convenience and the 19th century high ceilings, fine wood detail and in some cases, rooftop space for box gardens. In Chico, the space above Zucchini and Vine is equivalent to what the Iowans have developed.

- \* J and J Electric has new inventory including handsome lighting pieces for buildings designed in the Art Deco period.
- \* Parade magazine notes that "One of today's most popular collecting styles is turning rooms into treasure troves of Victoriana. Even if you want to live with just a few pieces, the richly illustrated Victorian Splendor will inspire by showing you how it was done in its heyday and how appreciators are restoring and decorating Victorian homes now. Written by Allison Kyle Leopold, published by Stewart, Tabori and Chang; hardcover \$29.95, paper \$18.95."
- \* Check out our CHA sign on the Nettleman Building (125 West 3rd Street). We're now an "official" part of downtown thanks to Tim Simonds (designer) and Laurence Boag (co-installer)!
- \* Antique buildings need antique compatible windows. Now Pilla, Marvin, Andersen and other companies make stock windows that emphasize authentic detail and have a traditional look.
- \* A city council election is coming up. Be sure to ask candidates what they've done for our older buildings and neighborhoods at the heart of Chico.



## OUT OF THE FLAMES

Rick and Nancy Ostrom's rental house at 847 Rio Chico Way was nearly destroyed by a fire last winter. The Ostroms considered tearing it down, but in the end called on contractor Ken Dietz and talented cabinet-makers Dennis and Dan Dietz (Ken's brothers) to create a sparkling, elegant home for a Chico State sorority. The sisters will enjoy the selection of leaded and stained glass windows the Ostroms shopped the north state to find. They will live with an embossed tin ceiling and rich wainscoting in the livingroom. Every bedroom offers a special design feature. Every doorway and window is framed like a fine picture. The sorority has settled in the house on a lease-purchase agreement. The commitment by owners and contractors is a credit to themselves, a jewel for its occupants, and a gift to the street. Note: Many Chico homes have shingled foundations and second stories needing refurbishment. Ken Dietz can cut and apply shingles to owner's specifications. He has also developed an extensive collection of architectural artifacts, some of which he used on the Ostrom house.

Michele Shover

## After



## BOARD OF DIRECTORS

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## Before



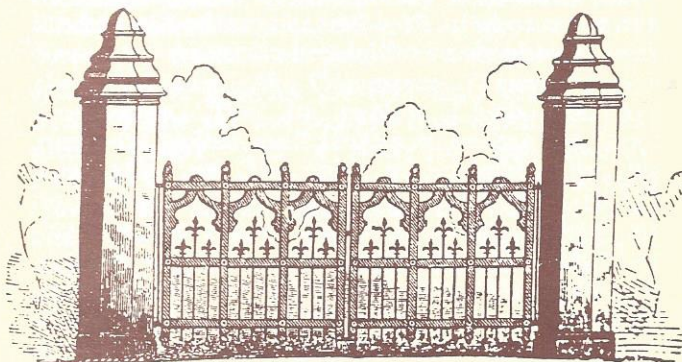
## STAR BILLING IN SOUTHEAST CHICO

When a national advertising firm, J.Walter Thompson, came to Chico to film a Burger King ad for television, they searched for one house to film—a house that would represent those solid American values to which the corporation wanted its name and image linked. Did the filmmakers choose a home in a Drake subdivision? On Vallombrosa? Estates Way? None of the above. They chose Evelyn Bruce Post's 1906 home facing Park Avenue at East 20th Street in Chapman's Addition.

The producer of the tv spots contracted with Mrs. Post for the use of her front porch for a fee. Mrs. Post, taking such an opportunity in characteristic stride, agreed, providing the company meet her stipulations: no use of her home's interior facilities and a thorough clean-up. Mrs. Post reports that the crew respected the agreement to her full satisfaction.

The irony should escape no one: powerful, wealthy "outsiders" came to Chico seeking—and paying to photograph—just the kind of building some local builders seek demolition permits to destroy. A preservation ordinance with some teeth is the only recourse for this community to preserve its fragile architectural heritage.

Michele Shover



## OLD HOUSE JOURNAL

It's time to renew or start your Old-House Journal subscription. CHA is again able to offer a substantial discount for subscribing to the old-home lovers' best source of advice. One year subscriptions are only \$14--the regular rate is \$18--save 22%! And just think, you help CHA at the same time because we get to keep half of each subscription you send in with us.

Even if you aren't an avid do-it-yourselfer, this little magazine is really invaluable--check the list of "Old-House Mistakes", and the stories of others' travails and triumphs in restoring their homes, the continuing series on building styles, and the ever-popular "Remuddle of the Month". All are fun and informative!

Just send your check for \$14 (made out to Chico Heritage Association) to P.O. Box 2078, Chico 95927 by October 30th. Be sure to include "O-HJ" in a corner of your check so we'll know that it's for the subscription.

## OUR PRESERVATION CELEBRATION - THE PIG OUT

On June 8th participants in CHA's third annual Pig Out for Preservation partied on the grounds of the Little Chapman Mansion in Chapman's Addition. Nearly 150 people gathered under the trees, many in crisp "summer whites", for barbecued ribs, cool drinks, a delectable selection of salads and Swenson's ice cream cones. Bob Malowney not only prepared the publicity posters but he and Barbara took charge of the croquet competition. Special guests included Margie Parker, Evelyn Bruce Post and Hester Patrick in the senior generation and a delightful group of children--the preservationists to succeed us.

Credit goes to many CHA members for the creativity in providing a memorable day: Jacki Headley and Nancy Lindahl deserve principal credit for planning and execution. Each devoted twelve hours on the day of the event and Jacki also devoted many days prior to the 8th. Their husbands, Graham Hutton and Carl Lindahl, were cheerful recruits from set-up to clean-up. John Anderson missed breakfast and lunch to stay on the scene to help. Tim Simonds trucked in and out four truckloads of tables and chairs.

When party time arrived, Richard Jackson was ready with the well-stocked bar for which Sierra Nevada Beer provided a keg. Young Justin Quiggle patiently gave ride after ride to children in little Molly Lindahl's red wagon. Liz Stewart handled ticket sales while Emily Newton and Giovanna Jackson helped with a variety of tasks. Ray's Liquors provided dry ice for the ice cream; Wendy Brown brought one of her special country bouquets for the serving table while her daughters' lemonade stand earned \$17. Delicious

## The 15 Common Old-House Mistakes

(and the OHJ issues that address them)

1. Sending oak woodwork out to be dip-stripped (August 1982)
2. Disregarding the lead hazard when stripping paint (May 1982)
3. Tearing down plaster that could be saved (October 1980)
4. Choosing the wrong replacement windows (April 1982)
5. Repairing a wood porch without correcting decay conditions (October 1981)
6. Expecting a paint-on coating to correct your wet basement (June 1981)
7. Paying for a new roof when the old one is fixable (April 1983)
8. Using polyurethane on a floor without considering the alternatives (May 1981)
9. Painting your house in colors that don't do it justice (April 1981)
10. Throwing out sliding pocket doors that could be repaired (May 1983)
11. Installing vinyl or aluminum siding (April 1980)
12. Ripping out broken plaster cornices when repair is possible (December 1984)
13. Replacing a slate roof that could have been repaired (May 1980)
14. Reactivating a fireplace without a proper flue lining (September 1982)
15. Painting over alligatored wall surfaces (July 1984)



ribs were prepared by James Makamura. Donors of salads included Jane Marvin, Robie Amer, Laurence Boag, Vivian Shaw, Pattie Hannemann, John Gallardo, Giovanna Jackson, Nancy Lindahl and Jacki Headley. Breads were provided by Ponce's, Brucks and Safeway.

The day was a delight and generated a handsome infusion to our treasury. Watch for next year's repeat performance--even bigger and (if it's possible) better!

## 1986 DECORATOR'S DREAM HOUSE

The home selected this year by the Butte-Glenn Medical Society Auxiliary for the Decorator's Dream House is a 1929 "Spanish Colonial Revival" style home built by Susie Miller who was Director of the First National Bank of Chico and owner of a large farm. The home, now located at 2204 Oak Park Avenue, originally stood on the corner of West 2nd Street and Chestnut Streets. In 1968 CSUC purchased the home and in May of 1980 Mr. Jon Morehead purchased and moved it to its current location. It is now owned by Cliff and Deni Vinsenhaller.

The home will be open for house tours from September 20th through October 5th, 10-4 Monday, Tuesday, Wednesday, Friday and Saturday; 10-7 on Thursdays; and 11-3 on Sundays. Special luncheons/brunches, complete with fashion shows or musical entertainment, are planned throughout the week. For more information and lunch/brunch reservations, call 343-5650.

## TOURS AND OTHER EVENTS

September 20 - October 5:  
Decorator's Dream House, Chico

Show house - 14 rooms in a 1920s Spanish-style home decorated by 14 designers. 2204 Oak Park Avenue (916)893-2141.

October 5:  
House Tour, Alameda

Alameda Victorian Preservation Society tour of restored, decorated homes. (415)523-0213.

October 15-17:  
Rural Preservation Conference, Chico

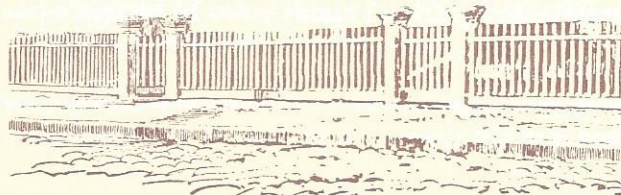
Don't forget this one! CHA is co-sponsoring it in conjunction with the State Office of Historic Preservation. All types of programs will be offered covering such topics as economic development, building rehabilitation, downtown revitalization, etc. (916)345-2005 or (916)345-6986.

October 15-19:  
The 40th National Trust Preservation Conference

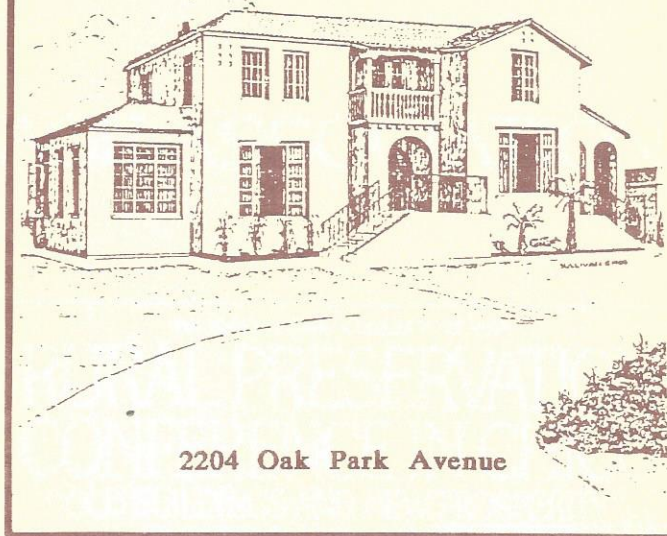
Kansas City, Missouri

October 18-19  
Petaluma Living History

Life at Petaluma Adobe as it was in the 1830s: demonstrations of blacksmithing, weaving, candlemaking, baking, more. 11-4, 3325 Adobe Road. (707)762-2785.



Decorator's Dream House



2204 Oak Park Avenue

## THE FATE OF THE OLD S.P. DEPOT

By a six to one vote, Chico City Council Members have mandated major actions on behalf of preserving the depot at Fifth and Orange. The building will be reroofed, stabilized pending rehabilitation, and the City will apply for a State preservation grant. A high priority is also to reopen the Amtrak waiting room.

Council Members Mary Andrews, Shelton Enochs, Karl Kumli, Charles Nelson, Bill Nichols and Mayor Georgie Willis all recognized the value of this building to the community. They also recognized its potential for commercial development. Mike McGowan, speaking from the floor on behalf of Bud Tracy, indicated that investors may be interested in developing commercial use of the depot. Chico firemen are considering investing in the building to create their long-desired museum. This is an appropriate idea since Chico firemen took personal risks to save the depot from last April's conflagration.

Speaking on behalf of preservation were Chico Heritage board members Ray Murdoch, Robb Cheal and Giovanna Jackson. Ray and Robb have also worked on behalf of this project with the Chamber of Commerce Transportation Committee. Ten to twelve Chico Heritage members waited until 10:30 p.m. before the depot issue came up. The spirit of leadership on this issue was captured by the Council itself in the ensuing discussion. Chico is fortunate to have six council members who understand the historical value of this structure, and who can project its potential for valuable public and commercial space in the immediate future.

Michele Shover

ADDRESS CORRECTION  
REQUESTED

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Permit No. 543

CHICO HERITAGE ASSOCIATION  
P.O. BOX 2078 Chico, CA 95927



CHICO HERITAGE ASSOCIATION

P.O. BOX 2078

CHICO, CA 95927

(916) 895-3848

Please help Chico Heritage Association preserve and enhance the historic cultural resources of our city. We need your membership and your participation. Become a part of Chico. Join Chico Heritage Association.

I want to become a member of Chico Heritage Association: \_\_\_\_\_

Please renew my membership in Chico Heritage Association: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

- \$ 5 Senior/Student \_\_\_\_\_
- \$ 10 Individual \_\_\_\_\_
- \$ 25 Family \_\_\_\_\_
- \$ 50 Business/Prof \_\_\_\_\_
- \$ 50 Supporting \_\_\_\_\_
- \$100 Patron \_\_\_\_\_

Activities I would like to help with:

- Preservation legislation \_\_\_\_\_ Typing \_\_\_\_\_ Programs/Tours \_\_\_\_\_
- Education/Publicity \_\_\_\_\_ Baking cookies for fund raisers \_\_\_\_\_
- Advisory on preservation planning \_\_\_\_\_ Membership \_\_\_\_\_
- Fund raising \_\_\_\_\_ Telephone \_\_\_\_\_ Other: \_\_\_\_\_