

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address:
City **Chico** Zip **95926** County **Butte**
4. Parcel number:
5. Present Owner: **multiple** Address:
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

Eastwood Park is a virtually intact residential neighborhood dating from 1927 – 29. Its boundaries are: E. 8th St. on the north, Eastwood Ave. on the south, Poplar St. on the east, and Pine St. on the west. It is a visually coherent area both in scale, mostly single-story with steeply pitched roofs, and style derivation, English Cottage Period Revival, and in setback. All of the lots back onto alleys. Forty-one homes are included as part of this district. The major intrusions have been a large boxy apartment complex on the southeast corner of E 9th and Pine and the filling in of several lots on Eastwood Ave with "ranch houses," somewhat breaking the stylistic continuity of that street. The neighborhood is well landscaped with large silver maples lining the streets and each lot well taken care of.

8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983**
- By (name) **Judy Busch**
- Organization **Chico Heritage Association**
- Address: **P.O. Box 2078**
- City **Chico** Zip **95927**
- Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **655 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-001**
5. Present Owner: **Agnes Boller** Address: **820 Orient St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This short L-shaped house has a half-timbered gable facing the front. Its most distinguishing feature is the massive common bond extended chimney wall enclosing the front door. It is clad with horizontal wood siding. This is a rental in a neighborhood of resident owners.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

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Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **667 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-002**
5. Present Owner: **Steve Wellington** Address: **13256 De Foe Ave**
City **Sylmar, CA** Zip **91342** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This house with horizontal wood siding has a half-timbered gable over a row of vertical eight pane windows. The composition shingle roof extends into an arched hood over the front entry. A large two-flue clinker brick chimney has a marquee-type extension supported by thin wrought iron designs. The windows have pull-down interior screens.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

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Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **675 Eastwood**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-003**
5. Present Owner: **Jaquelyn Thomas** Address: **675 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

Steep gabled wings on either end border a cement porch and large recessed front door; which is itself centered by prominent windows on each side. The gables have exposed rafters and a wood shingle roof. The gables are also largely filled by large multi-paned windows. The windows and door all have thick molding. A clinker brick fireplace is in the back interior. A small dormer is above the door and arched vents are on each gable.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

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20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **687 Eastwood Avenue**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-004**
5. Present Owner: **Scott and Amy Baldwin** Address: **687 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This one and a half-story cottage has a broad jerkin head, composition shingle roof. A left, large extended gable includes an arched garden gate and at the right a low-hipped gable extended forwards with plate glass windows on three sides. Set into the angle of the L in this L-shaped house is a tapered, extended stucco chimney with brick decoration and a row of accent bricks on its tapered side. A small dormer rests over the recessed entry on the right. The exterior walls are stucco. The house is being completely restored.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

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- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **697 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-005**
5. Present Owner: **Craig Heping and Janet Palermo** Address: **697 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This English cottage presents a side wall to the street. The gables are all clipped with the front facing one bisected by the large tapered chimney which is accented by a half-arched window on either side in the attic level. After years of renters, this is now being restored by new owners.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

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20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **755 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-001**
5. Present Owner: **Richard Bame** Address: **755 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This 2-story Revival-style cottage has a steep front flared gable with an extended slope in which a circular-shaped garden gate has been set. At the base of the flare is the centered front door, covered by a canvas awning and preceded by open railing on the small porch (which was added). The roof is of composition shingles with two front dormers. The windows are plate glass with side shutters – probably replacements. There is an archway into the dining room. The house is nicely landscaped. The house is occupied by its second owner of six years; the previous owners were the Joe Brattan Sr. family.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

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Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

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Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **767 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-002**
5. Present Owner: **Phillip and Gloria Morgan** Address: **13982 Lindbergh Cir**
City **Chico** Zip **95973** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This one and a half-story stucco cottage has a steep extended slope front gable and a clipped gable on the right side. The roof has wood shingles with a curved eave over the right front semi-circular doorway. The semi-circular entryway echoes the recessed door. The stucco chimney is just off-center with some decorative brick detailing. The casement window in the front gable has side shutters. Inside is a vaulted ceiling and hardwood floor borders. A bedroom has been added to the attic. A fishpond enhances the backyard.



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Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

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Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **775 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-003**
5. Present Owner: **Donald and Barbara Fisher** Address: **775 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This front clipped gable which flares over the centered front door dominates this single-story cottage along with the composition shingle roof. A small front dormer relieves the front of the right side. The stucco has decorative "large spotting." The large plate glass windows are probably replacements. A concrete front walkway approaches the canvass awning covered door and then curves around to the left side of the house – echoing in opposite the flared gable blending into the right side roofline.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **783 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-004**
5. Present Owner: **Lorraine Slattery** Address: **783 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This cottage has the look of a children's playhouse with its rather eccentric façade of 3 semi-circular windows set in the large flared gable, as well as a casement window under a small gable and a centered triangular doorway with small window to the side. The trio of windows consists of a shorter, squat, middle window and 2 long thin side ones next to it. All the windows, as well as the doorway and gable, have heavy molding – focusing one's eye on these details. A low, concrete front porch extends across the front of the house with thin iron poles supporting an added flat roof over the entryway. The roof has composition shingles and the exterior walls are stucco. A brick chimney is to the left of the house. The attic has been altered for use as living quarters.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **797 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-005**
5. Present Owner: **Charles and Erin Kyle** Address: **797 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

The front façade of this 2-story English cottage looks as though it were the side of the gable. Actually, the ivy-covered clipped gable is on the left side. The recessed front entry is approached through a semi-circular stucco archway (with another to its left). A dormer rests to the right of the side gable. The composition shingle roof has an extended slope with a curved eave to the right. The front center is dominated by a stucco chimney which forms part of the exterior wall. 2 windows are set into the chimney. A sun room has been added and the backyard is quite large.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **857 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-447-001**
5. Present Owner: **Arthur and April Gausemel** Address: **857 E 8th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This clipped gable L-shaped one and a half-story cottage has a composition shingle roof and stucco exterior. The steeply pitched gable extends forward on the left with the front door at its right base. A very low front porch extends across the non-gabled front. A stucco chimney is centered in the front flanked by plate glass windows. The chimney widens at the bottom with a slope to the left and is inset with a small window.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **869 E 8th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-447-002**
5. Present Owner: **Ann Rutherford** Address: **866 E 6th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This one-story cottage is dominated by a common bond brick chimney left of center. The roof is composed of composition shingles laid out in an unsuccessful attempt to reproduce a 'thatched' look. Two dormers with leaded glass rest on either side of the dark chimney. The triangular wood and glass front door is recessed on the right and two large sixteen-pane square windows flank the sides of the chimney. The exterior walls have horizontal wood siding. A picket fence parallels the front sidewalk.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **654 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-010**
5. Present Owner: **Agnes Boller** Address: **820 Orient St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This simple stucco cottage is distinguished by its massive straight chimney next to the entrance. A curved hood over the entrance has exposed structural supports. The center window has been replaced by a metal framed one. The room is patterned with six-sided composition shingles. Another small chimney extends from near the roof ridge. The window frames need painting. A flagstone path leads up to the front door.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **656 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-009**
5. Present Owner: **Cynthia Johnson** Address: **656 E 9th St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A simple stucco L-shaped cottage features a clipped front-facing gable and an eyebrow dormer in the long slope of the composition shingle roof. Further interest is provided by the brick "quoin facing" around the entrance. The replacement of the windows with metal framed ones destroys the integrity of the façade.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **676 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-008**
5. Present Owner: **Zena Juhasz** Address: **676 E 9th St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This small brick cottage gives the impression of a little English country church. It is compact with a wide arched entry under a simple gable featuring a vertical plank solid door. The most dominant feature is the unusual chimney gable sloping almost to the ground. Three lattice paned windows, two narrow rectangular ones and an arched center one, disguise the fact that they are part of a chimney wall.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **684 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-007**
5. Present Owner: **Mariam Davis** Address: **684 E 9th St**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

The two large shrubs on either side of the entry almost obscure a dormer with diamond panes on one side and a large gable with an extended slope. A garden entrance is included within the slope of the gable. A simple gable hood with exposed structural supports appears to be a later addition over the entry. A fieldstone path leads up to the sparsely landscaped house.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **693 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-445-003**
5. Present Owner: **Joni German** Address: **1095 Woodland Ave**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

One of the largest homes in the neighborhood, the façade is totally dominated by a large steeply pitched front-facing gable which creates a definite "storybook" look. The heavy paneled glass door is set within a molded entry. A small angled bay projects from the stuccoed gable. Another steep, though front sloped, gable extends at right angles from the front gable. The living room features exposed beams and Aztec motif ceramic tiles around the fireplace. The original owners of this home were Mr. and Mrs. Frank Bentley.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **696 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-442-006**
5. Present Owner: **Richard and Geraldine Meyer** Address: **696 E 9th St**
City **Chico** Zip _____ Ownership is: Public Private
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A brick rectangular house with composition shingle gable roof, its regularity is broken by two steeply pitched front facing gables and a straight chimney. A diamond panel leaded glass window is featured in the larger set-back gable. The smaller gable provides an entry with a round headed door. The windows have all been replaced by metal framed ones. A striped metal awning has been added over the door. The house is surrounded by small shrubs.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **753 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-446-001**
5. Present Owner: **Phillip and Leslie Sunseri** Address: **3104 O St, #301**
City **Sacramento** Zip **95816** Ownership is: Public Private **X**
6. Present Use: **residential w/ 2nd unit** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This house's most distinguishing feature is the "thatched" effect of the wood shingle roof. A large straight-sided chimney with multi-paned narrow windows on either side forms the center of the façade. A large front facing gable has an extended slope on one side and an angled projection which includes an arched garden entrance. A small plain gabled section provides an entry.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **756 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-010**
5. Present Owner: **Janine Rood** Address: **756 E 9th St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

Three front facing steep gables create the façade of this house. One gable extends down to include a garden entry. The living room is on a lower level than the rest of the house. A canvas awning has been added over the entrance in the middle gable. Two large trees stand sentinel on either side of the walk. There are a fish pond and a fountain in the landscaped rear garden. This was the original home of Dr. and Mrs. Hepplewhite who then purchased Orville Tracy's home at 755 Eastwood.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **764 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-009**
5. Present Owner: **Stephen and Kathryn Piluso** Address: **764 E 9th St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

The stone used in the entry extending from the chimney wall is an unusual choice of material for these homes. Two front facing clipped gables, one behind the other, balance the stonework. A large "B" for the owner's name is attached to the stuccoed upper part of the chimney. A small pyramid dormer with double casements is part of the composition shingle roof. The owner has added two owl sentries on the cement coping over the entry.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **769 E 9th St** (**773 E 9th Street**)
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **5-07-6-2**
5. Present Owner: **multiple** Address:
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This textured stucco cottage is dominated by a large and a small gable with a flare and a massive tapered chimney. An arched entryway is provided within the smaller gable. The kitchen was remodeled in 1956.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983**
- By (name) **Judy Busch**
- Organization **Chico Heritage Association**
- Address: **P.O. Box 2078**
- City **Chico** Zip **95927**
- Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **776 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-008**
5. Present Owner: **Jesse Campos** Address: **PO Box 11082**
City **Chico** Zip **95927** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

Craftsman touches distinguish this shiplap cottage. The gable with the extended slope and the smaller gable over the entry both feature pointed exposed purloins and angled bargeboards. Exposed rafters are seen over the narrow double-hung 6/6 windows on either side of the central chimney.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **783 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-446-003**
5. Present Owner: **Theodore Cluver** Address: **PO Box 6214**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A T-shaped façade, the dominating gable extends out towards the street with leaded glass windows on either side of the "Dutch door." Textured stucco provides some interest in what is one of the more simply composed entries. Landscaping includes clipped shrubs and a flagstone path.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **784 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-007**
5. Present Owner: **Sandra Rosas** Address: **784 E 9th St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A clipped gable with molded cornice flares out to provide a side entry off of the open porch. The two large plate glass windows in this clapboard house appear to be replacements. Of interest is the finely detailed arched dormer with leaded glass. There is also a pointed arched leaded glass window in the entry. Originally this cottage had a "thatched" roof, adding to its country look.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **795 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-446-004**
5. Present Owner: **Ferris and Adrienne Smith** Address: **795 E 9th St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A neat stucco cottage, this house is dominated by two gables at either end with a cross gable between. The larger gable curves out over the entry. A large multi-paned window with a flattened arched transom area provides visual interest. A plate glass window beneath the smaller gable appears to be a replacement. The current owner, Mrs. Bobbe Pentico, is an original resident – moving here as a child in 1927.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **796 E 9th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-443-006**
5. Present Owner: **Ailene Dean** Address: **796 E 9th St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

An L-shaped house with a small curved gable over the entry within the angle has a large clinker brick fireplace facing the street. Horizontal wood siding creates a ribbed surface pattern. There is a steeply pitched composition shingle roof. A small bay window extends from the front gable. A shed roof dormer in this gable indicates a second floor in the attic level. It is nicely landscaped.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (Planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **655 Eastwood**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-448-001**
5. Present Owner: **Susan Condon** Address: **653 Eastwood Ave**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A one-story duplex "Storybook" castle with a steep gable on the left ending in rolled eaves, it appears to be a twin to 697 Eastwood. It has a turret entry with three narrow slots just above the curved opening for the front doors. Below the peak of the left gable is a pointed arch louvered vent. The same arch is repeated in the large multi-paned window below, which extends to the foundation. The multi-paned window on the right has two narrow similarly paned windows flanking it.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **665 Eastwood**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-448-002**
5. Present Owner: **Ron Cook and Lucy Whittlesey** Address: **665 Eastwood Ave**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **multi-family residential** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

The front centered bellcast gable with cornice returns and a wide semi-circular brick archway dominate this duplex cottage. The entryways are located behind and to the side of the arch. The steeply pitched roof is of composition shingles. A wide front walkway leads to the low front porch inside the arch giving the effect of an arrow to the walk and sharp gable. A bedroom has been added and the windows are now aluminum. The cellar is dirt. The exterior walls are textured stucco.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **675 Eastwood (677 Eastwood)**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-448-003**
5. Present Owner: **Evelyn Smith** Address: **280 Idyllwild Cir**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

There's no mistaking that this steeply pitched roof cottage is a duplex, but with a difference. The front has 2 gables (one jerkin head), 2 clinker brick entryways: one semi-circular, one segmental with its own brick gable, 2 large windows: the left is casement encased in brick, the right – French doors opening onto a low front porch which extends across the whole front. The roof is of composition shingles and the exterior walls are of horizontal wood siding. A thin chimney dead center is presumably shared by both sides. The cellar is dirt.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10.08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **683 Eastwood**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-448-004**
5. Present Owner: **Evelyn Smith** Address: **280 Idyllwild Cir**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **multi-family residential** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This one-story steeply pitched composition shingle roofed duplex cottage has 2 front gables. A larger gable on the right side with a small gable set into its left base. A small gable is pitched over the narrow, arched stucco entryway. The stucco continues a few feet to the left of the entryway forming a heavy mass in the front, unrelieved even by a small inset window. A large 40-paned window is at each end in front. The rest of the exterior walls are of horizontal wood siding. A low front porch extends across the left two-thirds of the house. A narrow brick chimney rests in the middle of the roof with a shed-roof dormer at its bottom left.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **696 Eastwood**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-445-004**
5. Present Owner: **Dorothy Watson** Address: **696 Eastwood**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A rustic one and a half-story L-shaped steeply gabled home with stucco walls and wood shingled roof, this house has a large gable on the left which extends almost to the porch. The smaller gable on the right has brick facing and a molded cornice and cornice returns.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **695 Eastwood (697 Eastwood)**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-448-005**
5. Present Owner: **George and Bernice Mandville** Address: **697 Eastwood**
City **Chico** Zip **95928** Ownership is: Public Private
6. Present Use: **multi-family residential** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This brick L-shaped one-story Storybook castle has a turret entry and gable roof ending in rolled eaves. Below the steep gable on the right is a pointed arch louvered vent; just below there is a large multi-paned pointed arched window. To the left of the turret with curved arch entry is a large rectangular multi-paned window flanked by two narrow multi-paned windows. Ivy is creeping up the façade, integrating the house with the landscape.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **755 Eastwood**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-449-014**
5. Present Owner: **Ronald and Terry White** Address: **755 Eastwood**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **single family w/ 2nd unit** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A two-story wide gable dominates the façade and extends almost to the ground. The recessed entry is on the right side of the gable, with a small bull's-eye window to its right. On the left side of the gable is a walled-in arched garden entry. Pseudo-half-timbering defines a room on the second floor. The large garage has servants' quarters on the second floor. This was built for Orville Tracy who never actually lived in it. It eventually was bought by Dr. Hepplewhite.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **756 Eastwood**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-446-007**
5. Present Owner: **Clif Johnson** Address: **4139 Willow Landing Rd**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **multi-family residential** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This rather rundown eccentric cottage rental has been known to house as many as eleven male students at a time. The composition shingle roof is medium-hipped with a rounded turret nestled in the angle of the L in this L-shaped house. The base is of brick in which the entry and a small window are located. The exterior has a wavy horizontal stucco design. There are two chimneys.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **787 Eastwood (795 Eastwood)**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-449-016**
5. Present Owner: **Warren and Brenda Magill** Address: **12618 Rue Sienna Nord**
City **San Diego** Zip **92131** Ownership is: Public Private **X**
6. Present Use: **multi-family residential** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

A one-story short L-shaped house with two medium gables, each with arched louvered vents in the peak mark this house. Below the larger gable on the right is a wide arched window. Aluminum framed window has been added to the center entryway.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **835 Poplar**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-447-033**
5. Present Owner: **Kollman Family Trust** Address: **6110 Bowles Rd**
City **Paradise** Zip **95969** Ownership is: Public Private **X**
6. Present Use: **single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This little cottage has exposed rafters in the front right gable (with Craftsman touch), and a roof of composition shingles. The front door is set in the middle with three columns supporting the roof over the entry – two to the left and one on the right. A casement window to the left of the entry stands out because of its dominating molding.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/8)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **845 Poplar**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-447-037**
5. Present Owner: **Darlene Cheryl** Address: **1017 Lori Dr**
City **Chico** Zip **95973** Ownership is: Public Private **X**
6. Present Use: **residential: primary, single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This Revival-style cottage features two clipped gables on either side of the front. The roof is composition shingles and the exterior walls have horizontal wood siding. The front door is set inside one of the gables. A family room has been added. Metal awnings cover the windows.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **905 Poplar**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-447-030**
5. Present Owner: **Mike and Nancy Campos** Address: **774 Hill View Way**
City **Chico** Zip _____ Ownership is: Public Private **X**
6. Present Use: **single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This is a one and a half-story Tudor style cottage with two gables with a molded cornice in the front. The walls are all uneven brick with a brick arched entryway over a semi-circular shaped front door set into a stucco gable. French doors in a bedroom face the front. Dormers appear on both sides in the back and a low-hipped roof extends to the ground over a garden wall.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **915 Poplar**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-447-029**
5. Present Owner: **James Aranguran** Address: **915 Poplar St**
City **Chico** Zip _____ Ownership is: Public Private
6. Present Use: **single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This is a Tudor-style cottage with a clipped gable facing the front with a brick arched entryway over the triangular shaped front door. The roof is composition shingle with a side chimney. There is a low, brick, open porch to the left of the front door. The gable has a molded cornice. Metal awnings cover the windows.



8. Construction Date:
Estimated: _____ Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage: _____
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Eastwood Park was Chico's first stylistically coherent subdivision. It was planned and developed by Oroville E. Tracy between 1926 and 1929. The homes sold for \$4,500 – 6,500, lots included. Mr. Tracy opened Tracy Realty Company in 1911 on W. 2nd St. in Chico and organized the Chico Realty Board in 1917 to do away with the "curbstone broker." Today, Tracy Realty is still family-owned and is one of Chico's oldest real estate firms. Tracy's office and mill were at the east corner of E 9th and Pine Streets now demolished and replaced by a styleless apartment complex. The 41 homes of Eastwood Park have a visual continuity not found elsewhere in Chico, except in recent subdivisions. The continuity stems from not just the uniform setbacks, scale and landscaping but mainly from the use of a Period Revival style. The homes all seem to be storybook interpretations of English cottages. Each is different from the others and none have been substantially remodeled. Although stylistically similar homes are found throughout Chico, Eastwood Park is the only area with a major intact concentration of them providing a charming and highly desirable residential neighborhood.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

**Assessor's Parcel Maps;
Homes of the Moment
1929 catalog of O.E. Tracy residences
Luella Tracy: 5-21-1982
Interviews with present residents**

22. Date form prepared: **6-1983 (updated 10/08)**
By (name) **Judy Busch (planning staff)**
Organization **Chico Heritage Association**
Address: **P.O. Box 2078**
City **Chico** Zip **95927**
Phone:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **Eastwood Park**
2. Historic Name:
3. Street or rural address: **935 Poplar**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-447-028**
5. Present Owner: **Richard and Margaret Vanlaanmartin** Address: **935 Poplar St**
City **Chico** Zip **95928** Ownership is: Public Private **X**
6. Present Use: **single family** Original Use: **residential**

DESCRIPTION

- 7a. Architectural Style: **Period Revival: English Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This Tudor-style cottage has a high stucco gable with a molded cornice at the right forefront of the house. The roof is composition shingle. The semi-circular shaped front door is recessed under a stucco arched entryway. The cottage retreats to the rear in thirds with the gabled section in front, then the entryway, and finally, a third section which features a casement window.



8. Construction Date:
Estimated: Actual: **1926 - 29**
9. Architect: **none**
10. Builder: **O.E. Tracy**
11. Approx. property size (feet):
Frontage: **55** Depth: **125**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **2006**

13. Condition: Excellent: **X** Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **some windows appear changed**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
Residential **X** Industrial Commercial Other:
16. Threats to site: None known Private development Zoning **X** Vandalism
Public Works project Other:
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