

File ID: 2026-01032

5/20/2026

Ordinance Listing 1445 45th Street as a Landmark on the Sacramento Register of Historic and Cultural Resources (M26-009) [Published 05/08/2026]

File ID: 2026-01032

Location: 1445 45th Street (APN 0080-332-009-0000), District 4

Recommendation: Conduct a public hearing and upon conclusion pass a **Motion** recommending the City Council: 1) Pass a motion determining the listing of 1445 45th Street as a landmark on the Sacramento register of historical and cultural resources is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which exempts actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) Adopt an ordinance listing 1445 45th Street as a landmark on the Sacramento register of historic and cultural resources.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796, sdecourcy@cityofsacramento.org, Community Development Department

Presenter: Hannah Taube, Preservation Intern, (916) 808-2796, HTaube@cityofsacramento.org, Community Development Department

Attachments:

1-Description/Analysis

2-Ordinance

3-Historic Resource Evaluation

Description/Analysis

Issue Detail: In 2025, the property owner of 1445 45th Street retained the services of Historic Environment Consultants, who prepared the historic evaluation for this property, which has been revised by City staff. Staff presented a statement of nomination to the preservation director, who concluded at a public hearing on May 14, 2026, that the property appears eligible for listing in the Sacramento register pursuant to the criteria provided in Sacramento City Code section 17.604.210.A.1. iii. Staff has prepared a draft ordinance (Attachment 2) which justifies listing the property on the Sacramento register.

A notice of the public hearing describing the proposed landmark listing was sent to the property owners of 1445 45th Street. No objections to listing have been received by staff.

Policy Considerations: The City Council has found “that significant aspects of the City’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity, its livability, marketability and urban character.” (City Code, § 17.604.100.A.) To this end, the city code directs the preservation director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento register” and to “initiate proceedings to nominate resources for listing on the Sacramento register.” (City Code, §§ 17.604.100.C.2 and 17.604.220.)

The nomination of 1445 45th Street for listing as a historic landmark on the Sacramento register is consistent with Sacramento 2040 General Plan goal HCR-2.3, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, “The City shall maintain and update the Sacramento register of historic and cultural resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts...”

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The listing of 1445 45th Street as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from CEQA review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city’s site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

Sustainability: Not applicable.

Commission/Committee Action: On May 14, 2026, in accordance with City Code section 17.604.220, the preservation director held a public hearing, reviewed the historic analysis prepared by Historic Environment Consultants, which has been revised by city staff (Attachment 2), and concurred with the draft statement of nomination as revised, and directed staff to prepare a draft

ordinance (Attachment 1) for review and consideration by the preservation commission.

Rationale for Recommendation: Listing of 1445 45th Street (**Figure 1**) as a landmark on the Sacramento register is consistent with the historic preservation chapter of the City Code (City Code, chapter 17.604) and the goals of the 2040 General Plan. Listing the nominated resource on the Sacramento register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties. 1445 45th Street is eligible as a distinctive example of Colonial Revival architecture. Its significant features and characteristics include its arched entrance surround, brick quoining, and decorative brackets. (City Code, § 17.604.210.A.1.a.iii.)



Figure 1: 1445 45th Street, view east

The building at 1445 45th Street has integrity of location, design, setting, materials, workmanship and association.

The building retains a high degree of historic integrity of all six aspects. The neighborhood and building remain mostly unchanged. The building has had little to no alterations since initial construction, outside of the addition of a chimney on the north side of the central bay. All elements on the façade appear to be in near original condition.

The building at 1445 45th Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. It has been well-maintained and retains a high level of integrity with regard

to its location, design, setting, materials, workmanship, and association. 1445 45th Street is a significant and unique representation of the Colonial Revival style in Sacramento.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

ORDINANCE NO. ____

Adopted by the Sacramento City Council

[Date Adopted]

AN ORDINANCE LISTING 1445 45TH STREET AS A LANDMARK ON THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

BACKGROUND

- A. The city council has found “that significant aspects of the city’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character.” (Sacramento City Code, § 17.604.100.A.)
- B. To this end, the city code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento register of historic and cultural resources (“Sacramento register”).
- C. On May 15, 2026, the preservation director reviewed a statement of nomination and determined that the property at 1445 45th Street (“Nominated Property”) is eligible for listing on the Sacramento register a landmark. On May 20, 2026, the preservation commission concurred with the findings of the preservation director and recommended the city council list the Nominated Property as a landmark in the Sacramento register.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

- A. 1445 45th Street meets the requirements for listing as a landmark on the Sacramento register as a landmark under Sacramento City Code section 17.604.210.A.1.a.iii.
 - i. The building at 1445 45th Street embodies the distinctive characteristics of a type, period, or method of construction. (Sacramento City Code, § 17.604.210.A.1.a.iii.)

The house is a fine example of Colonial Revival residential architecture in the 20th century. Significant features and characteristics include: a side gable roof, metal sash divided-lite windows, evenly spaced fenestration/door openings, unpainted brick cladding, brick quoining, central massing with smaller side wings, brick chimneys

with decorative caps, arched decorative front entrance, paneled front door, bracketed soffit, bay window, arched garage door openings, and scupper boxes. Therefore, the house meets criteria for listing in the Sacramento register of historic and cultural resources under Sacramento City Code section 17.604.210.A.1.a.iii, as an embodiment of distinctive characteristics of the Colonial Revival architectural design of the early-to-mid 20th century.

- ii. The building at 1445 45th Street has integrity of location, design, setting, materials, workmanship and association, as judged with reference to the criterion in Sacramento City Code section 17.604.210.A.1.a.iii. (Sacramento City Code, § 17.604.210.A.1.b.)

The building retains a high degree of historic integrity of all six aspects. The neighborhood and building remain mostly unchanged. The building has had little to no alterations since initial construction besides the addition of a chimney on the north side of the central bay. All elements on the façade appear to be in near original condition.

- iii. The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of chapter 17.604 of the Sacramento City Code. (Sacramento City Code, § 17.604.210.A.1.c.)

The building at 1445 45th Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regard to its location, design, setting, materials, workmanship, and association. 1445 45th Street is a significant and unique representation of the Colonial Revival style in Sacramento.

- iv. The city council has considered the factors set forth Sacramento City Code section 17.604.210.A.2 and determined those factors do not apply.

Table of Contents:

Exhibit A: Significant Features and Characteristics

A. Primary Elevation

Significant features and characteristics include: Significant features and characteristics include: a side gable roof, metal sash divided-lite windows, evenly spaced fenestration/door openings, unpainted brick cladding, brick quoining, central massing with smaller side wings, brick chimneys with decorative caps, arched decorative front entrance, paneled front door, bracketed soffit, bay window, arched garage door openings, and scupper boxes.



45th Street Elevation (Primary)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 1445 45th Street

P1. Other Identifier: Weaver House

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Sacramento

*b. USGS 7.5' Quad Sacramento East Date 2015 T 8N; R 5E; ___ ¼ of Sec ___; _____ B.M.

c. Address 1445 45th Street City Sacramento Zip 95819

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor Parcel Number: 008-0332-009-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building is a 6,112-square-foot two-story, wood-framed single-family residence with an irregular horizontally oriented four-part plan. The central block is flanked on either side by slightly recessed two-story wings. A one-story, three-car garage is attached to the building on the south. The building is topped by a low-pitched side-gabled roof clad in wood shingles, with slight eaves finished by a cornice with evenly spaced modillions. Exterior walls are clad in red brick laid in a running bond pattern with dark, rough bricks slightly projecting throughout. Windows are primarily metal casement type with divided lights. The facade features an accentuated entrance consisting of a recessed paneled door surrounded by a classical surround of fluted pilasters, entablature, and a semicircular pediment with dentil molding detailing. (**Photograph 1**) The entrance is accessed by a straight brick walkway with a small landing and metal railings. (**See Continuation Sheet**)

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View facing southeast, April 2026

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1941, Sacramento building permits

*P7. Owner and Address
Jason Paul Kinney
1445 45th Street
Sacramento, CA 95819

*P8. Recorded by: (Name, affiliation, address)
Don Cox, Historic, Environment Consultants
5420 Home Court
Carmichael, CA 95608

Edited and Revised by Hannah Taube, City of Sacramento
300 Richards Blvd, Sacramento 95811

*P9. Date Recorded: April 2026

*P10. Survey Type: Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1445 45th Street

B1. Historic Name: Weaver House
B2. Common Name: 1445 45th Street
B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations)

1941 - Built by Charles Unger

1958 - Original builder, Charles Unger, hired to build a patio and outdoor kitchen

1958–2020 - Minor interior work and electrical modernization

*B7. Moved? No Yes Unknown Date: ____ Original Location: ____

*B8. Related Features: None

B9. Architect: Unknown b. Builder: Charles F. Unger

*B10. Significance: Theme Architecture Area East Sacramento

Period of Significance 1941-1958 Property Type Single-family residence Applicable Criteria A/i and C/iii

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1445 45th Street appears eligible for listing in the Sacramento Register of Historic and Cultural Resources under Criteria A/i and C/iii. Constructed in 1941, with a 1958 addition, the property is associated with the late-phase development of Wright & Kimbrough Tract No. 24 in East Sacramento and reflects broader patterns of streetcar suburb expansion in the early twentieth century. The residence also embodies the distinctive characteristics of the Colonial Revival style as expressed in high-style residential architecture within the “Fabulous Forties” neighborhood. (See Continuation Sheet)

B11. Additional Resource Attributes: HP2

*B12. References:

Sacramento County. *Sacramento County Parcel Viewer*.

Sanborn Map Company. *Insurance Maps of Sacramento, California*. New York: Sanborn Map Company, 1950.
Accessed April 23, 2026.

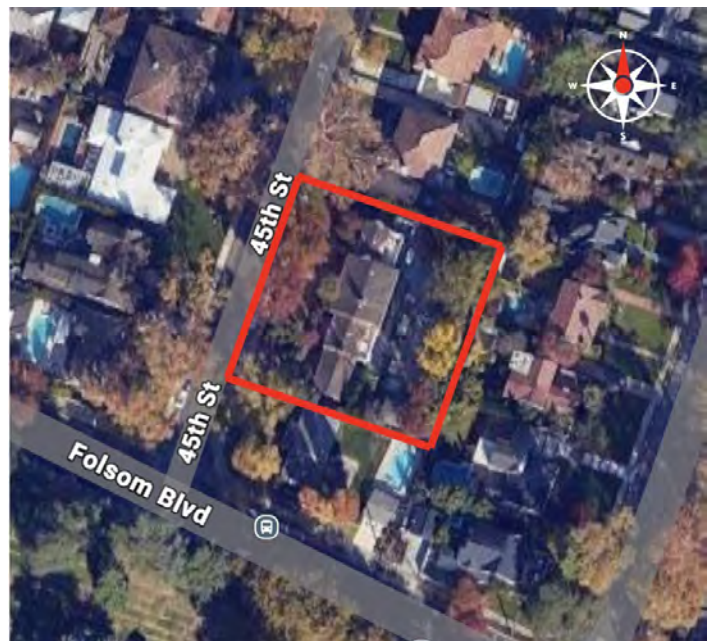
<https://www.loc.gov/collections/sanborn-maps/>

B13. Remarks:

*B14. Evaluator: Don Cox

*Date of Evaluation: April 2026

(This space reserved for official comments.)



P3a. Description (continued):



Photograph 1: View facing east, April 23, 2026.

The exterior corners of the façade feature corbelled brickwork where individual courses project incrementally to form a stepped edge condition. This treatment creates a simplified quoin-like appearance, emphasizing the vertical edges of the building. The facade's left wing features a bay window covered by a shallow metal-clad roof on the ground floor. Centered above this bay window is a pair of wood, divided-light casement windows topped by a shallow wall dormer with a low-pitched hipped roof clad in metal. The central block contains the entryway on the left, with two bays of windows to the right. Each bay features a divided-light casement window with sidelight surrounds to the right. Below these, the siding is clad in wood spandrel panels. **(Photograph 2)** On the second floor are three equally spaced metal divided light casement windows. The right wing of the house features a large metal divided-light window on the ground floor, with a pair of metal, divided-light casement windows centered above on the second floor topped by a shallow wall dormer with a low-pitched hipped roof clad in metal.



Photograph 2. Windows on the central block of the residence at 1445 45th Street. View facing southeast, April 23, 2026.

The attached garage extends from the right wing on the south. Its doors open to a driveway that connects to 45th Street. It is topped by a lower-pitched gabled roof clad in matching shingles. The garage includes three bay openings with paneled doors set within shallow arched openings.



Photograph 3. View facing east, April 23, 2026.

The north elevation features a prominent exterior brick chimney that rises along the wall plane and extends above the roofline, topped by a metal chimney cap. Where the chimney narrows between the first and second floors it is clad in vertically oriented brick in a stacked bond. **(Photograph 4)** The gable is clad in wood siding and features boxed cornice and simple trim.



Photograph 4: View facing southeast, April 23, 2026.

The rear (east) of the building is not visible from the public right of way.

B10. Significance (continued):

Historic Context

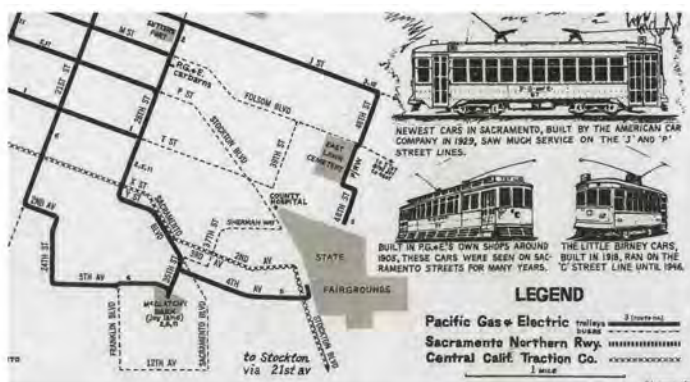
Sacramento's late nineteenth and early twentieth century development followed patterns common to industrializing American cities, where population growth, urban congestion, and shifting middle-class values combined to push residential expansion outward from established city centers. Early Sacramento had grown around the Gold Rush economy and the logic of the central city grid, but as the downtown became increasingly commercial and industrial, the appeal of quieter, more spacious residential districts beyond its edges grew accordingly. Homeownership, family life, and distance from the noise and density of the urban core became defining aspirations of the emerging middle class, and suburban development responded directly to those ideals.¹

The expansion of streetcar infrastructure made those aspirations achievable. Beginning in the late nineteenth century, electric streetcar lines extended outward from Sacramento's urban core, compressing the effective distance between residential neighborhoods and places of employment and commerce. Starting with Oak Park to the southeast of the central city, lines pushing eastward from downtown encouraged the subdivision of agricultural land into planned residential tracts, bringing areas that had been too remote for practical daily commuting within easy reach. By the early twentieth century, streetcar access had transformed East Sacramento from a largely agricultural fringe into one of the city's most desirable addresses for middle- and upper-class residents.²

East Sacramento as a Streetcar Suburb

East Sacramento emerged as one of the city's most prominent streetcar suburbs during this period. Annexed by the City of Sacramento in 1911, the area had previously functioned as agricultural land on the urban fringe. Annexation brought with it the infrastructure investment and subdivision activity that transformed it into a desirable residential district over the following decades, as developers platted tracts and builders constructed the architecturally ambitious residences that came to define the neighborhood's character.³

Streetcar access was central to that desirability. By the early twentieth century, traction lines served the East Sacramento area with direct connections to downtown, and a line running along 46th Street (one block east of the subject property) placed Wright & Kimbrough Tract No. 24 in particularly close proximity to transit. For residents who depended on downtown employment and commerce, that convenience was a meaningful amenity, and it reinforced the neighborhood's appeal among the middle- and upper-class households the tract was designed to attract.⁴



¹ Sean McBride de Courcy, *McKinley Boulevard Tracts One & Two Historic District Survey* (B.A. thesis, California State University, Sacramento, 2010); Christopher J. Castaneda and Lee M. A. Simpson, eds., *River City and Valley Life: An Environmental History of the Sacramento Region* (Pittsburgh: University of Pittsburgh Press, 2013).

² De Courcy, *McKinley Boulevard Tracts One & Two*; Castaneda and Simpson, *River City and Valley Life*.

³ De Courcy, *McKinley Boulevard Tracts One & Two*; Castaneda and Simpson, *River City and Valley Life*.

⁴ De Courcy, *McKinley Boulevard Tracts One & Two*; Castaneda and Simpson, *River City and Valley Life*.

Figure 1. A 1930 map of Sacramento's streetcars and traction lines. Note the trolley line in the center which ran along 46th street, one block to the east of 1445 45th Street. (Source: *Historic Resources Analysis Report for the Stockton Boulevard Strategic Neighborhood Action Plan*)

Wright & Kimbrough Tract No. 24

Wright & Kimbrough were among the most active real estate development firms in early twentieth-century Sacramento, playing a significant role in shaping the city's suburban landscape. Prior to Tract No. 24, the firm had already platted multiple subdivisions in East Sacramento, including Tracts 17, 19, and 20, establishing a pattern of planned residential development that would define the area's growth for decades.⁵

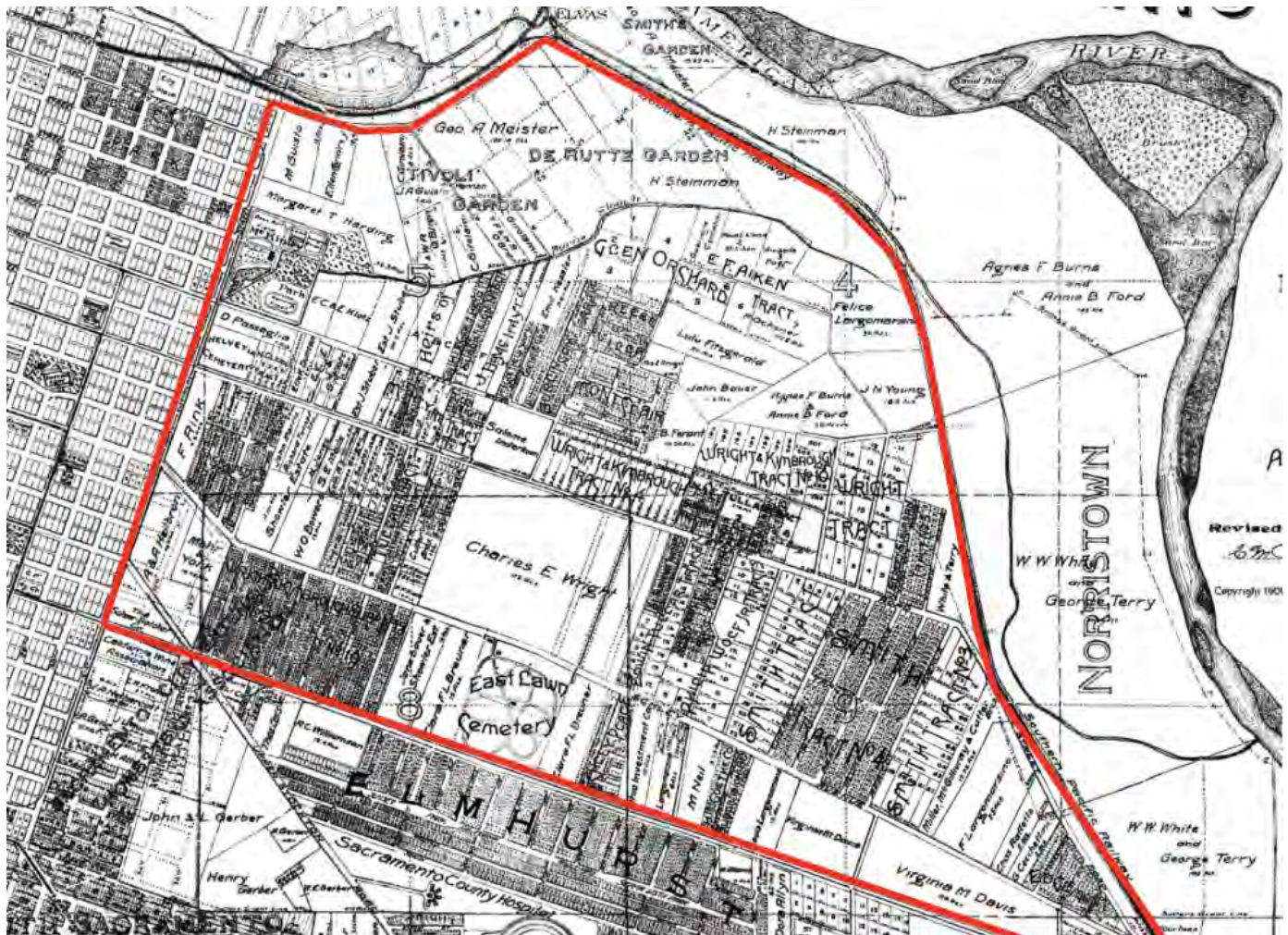


Figure 2. A map of survey plats in East Sacramento in 1908, by which time Wright & Kimbrough had developed six subdivisions within the bounds of East Sacramento. The Charles E. Wright plat at center would become Tract No. 24. (Source: Center for Sacramento History)

⁵ Castaneda and Simpson, *River City and Valley Life*.
 DPR 523C (1/95)

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WRIGHT AND KIMBROUGH
 TRACT NO 24.

LOCATED IN
 SECTIONS 8 & 9, T.8N., R.5E.
 SACRAMENTO CITY, CAL.

Surveyed May 1913. Phinney, Cate & Marshall,
 Scale: 1 inch = 200 feet. Civil Engineers.

*Wright & Kimbrough
 July 24th 1915
 C. R. Root
 Sacramento*

*Sacramento July 24th 1915
 This map is accepted for filing showing
 title vested in Charles E. Wright as per
 opinion of title No. 299 now on file in this
 office. C. R. Root Recorder
 By E. G. Schum Clerk*

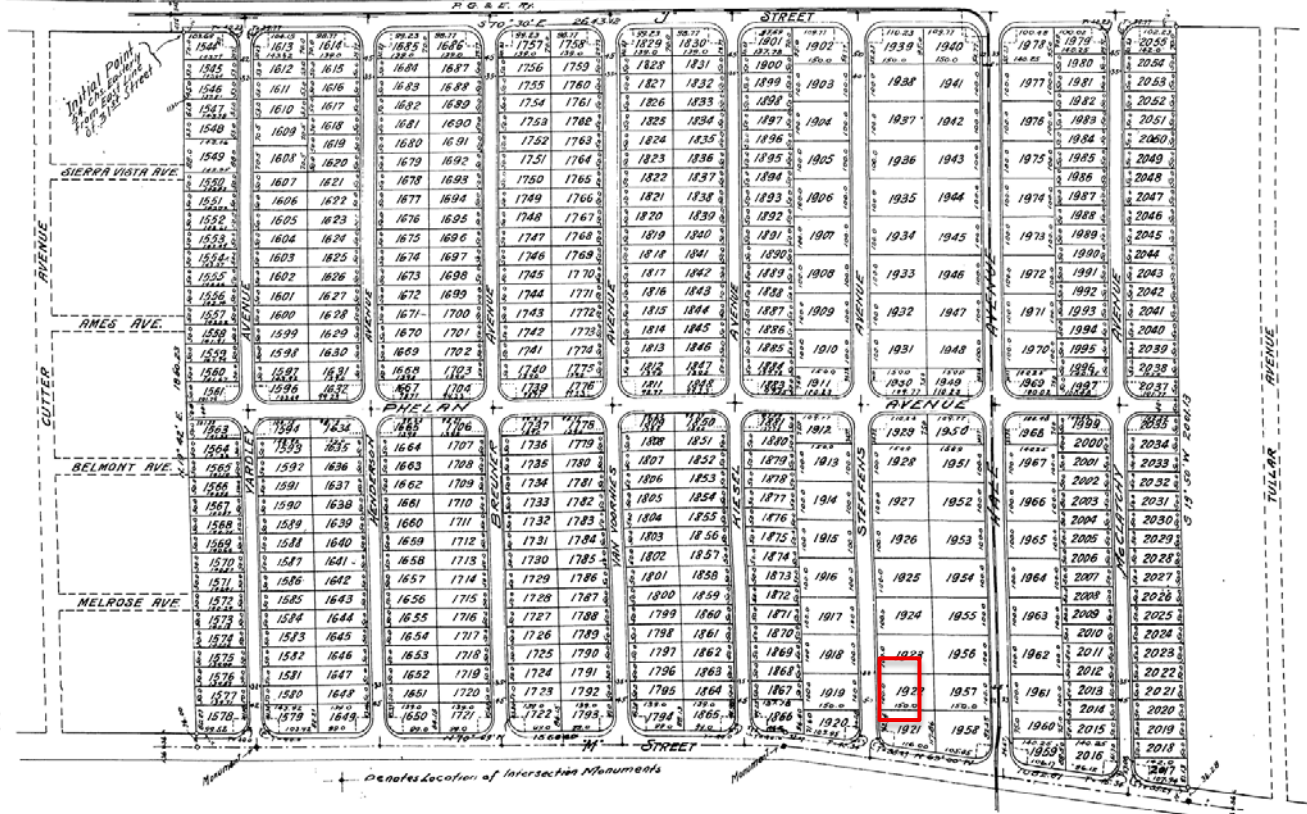


Figure 3. 1913 survey map of Wright and Kimbrough Tract No. 24. (Source: Sacramento County Records)

Tract No. 24 became the firm's most prominent and architecturally cohesive subdivision. Once built out, the tract became known as the "Fabulous Forties," and encompassed properties along 40th through 47th Streets. The neighborhood was designed to attract upper-middle- and upper-class residents. Large parcels, landscaped setbacks, and architecturally ambitious residences in styles popular during the period, such as Colonial Revival, Tudor Revival, and Mediterranean Revival, gave the neighborhood a degree of formal character that distinguished it from more modest residential tracts developed elsewhere in the city during the same period.⁶

1445 45 Street and Late-Phase Development

The residence at 1445 45th Street was constructed in 1941, placing it at the tail end of primary development within Wright & Kimbrough Tract No. 24. The building permit, issued May 23, 1941, lists Charles F. Unger as both contractor and owner. An

⁶ Castaneda and Simpson, *River City and Valley Life*.
 DPR 523C (1/95)

established builder with an extensive portfolio of residential and commercial work across the Sacramento region, Unger brought a level of craft and ambition to the project consistent with the neighborhood's character, a point underscored by his return to the property in 1958 to construct the rear patio and outdoor kitchen.⁷

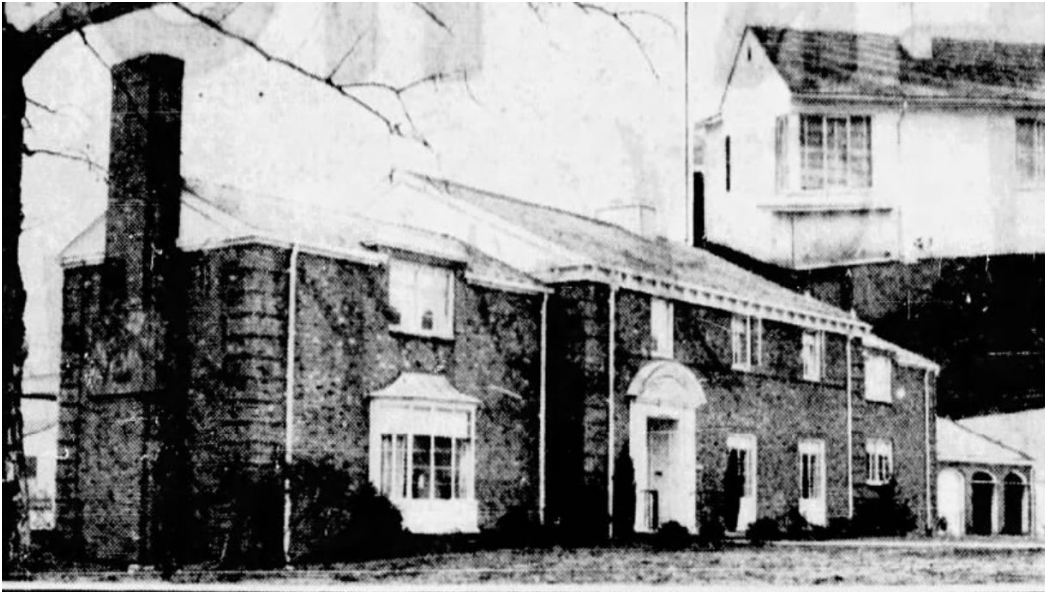


Figure 4. A 1942 image of the residence at 1445 45th Street included in a Sacramento Bee feature highlighting the range of residential architecture in the city, with the house on 45th Street representing the upper end of contemporary housing ideals. (Source: Sacramento Bee)

The first known residents were Albert Weaver, Jr. and his wife Emily. Homeowners in Wright & Kimbrough Tract No. 24 were typically white upper-middle- and upper-class professionals and business owners with ties to regional industries, and the Weavers fit that profile closely. Albert held regional sales and service franchises for Caterpillar and John Deere equipment, placing him squarely within the class of prosperous business owners the neighborhood was designed to attract. The family had lived in two earlier East Sacramento homes before 1445 45th Street (first at 1114 42nd Street, then at 1318 45th Street) each more substantial than the last, a trajectory of upward mobility that was characteristic of many Tract 24 households.⁸

That the Weavers chose to build new at 1445 45th Street in 1941, rather than purchasing an existing home, speaks to the sustained desirability of the neighborhood even as the tract neared full buildout. Its construction occurred after the initial wave of subdivision and residential growth, yet the property shows no sign of diminished ambition. Its scale, formal composition, and quality of detailing place it among the more architecturally assertive residences in the tract. Contemporary accounts describing it as "one of the most pretentious erected in many years" suggest it was recognized as such at the time.⁹

Following World War II, residential growth in Sacramento increasingly shifted beyond the established streetcar suburbs, reorienting around the automobile and the expanding highway network. In that context, 1445 45th Street represents a transitional moment, the culmination of streetcar suburb development in East Sacramento, constructed just before the forces that had shaped the neighborhood gave way to an entirely different model of urban growth.¹⁰

Evaluation

⁷ City of Sacramento, *Building Permit for 1445 45th Street*, issued May 23, 1941, Sacramento Community Development Department.

⁸ *Sacramento Bee*, September 30, 1935; *Sacramento Union*, September 25, 1937.

⁹ *Sacramento Bee*, September 30, 1935; *Sacramento Union*, September 25, 1937.

¹⁰ Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York: Alfred A. Knopf, 2013).

The property at 1445 45th Street appears eligible for listing in the National Register of Historic Places (NRHP), California Register (CR), and Sacramento Register of Historic and Cultural Resources under Criterion A/i (patterns of development) and Criterion C/iii (distinctive architectural characteristics).

Criterion A/i

National Register of Historic Places Criterion A/California Register Criterion 1/Sacramento Register Criterion i (Events): Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The property is associated with the development of East Sacramento as a planned residential suburb in the early twentieth century. Specifically, it represents a later phase in the buildout of Wright & Kimbrough Tract No. 24, a subdivision that reflects broader patterns of suburban expansion facilitated by streetcar infrastructure and increased demand for residential development outside the central city.

Constructed in 1941, the residence illustrates the continued desirability of the “Fabulous Forties” neighborhood among affluent residents into the early 1940s. Its scale, location, and construction at the end of the tract’s primary development period demonstrate the maturation of the subdivision and the sustained pattern of investment in high-style residential properties. As such, the property contributes to the understanding of residential growth and neighborhood formation in East Sacramento. Therefore, the property meets the requirements for significance at the local level and appears eligible for listing on the NRHP, CR, and the Sacramento Register.

Criterion B/ii

National Register of Historic Places Criterion B/California Register Criterion 2/Sacramento Register Criterion ii (Persons): Associated with the lives of persons important to local, California or national history.

The property is associated with Albert Weaver, Jr., a regional business owner involved in agricultural equipment distribution. While Weaver appears to have been successful in his field and active in the local economy, the available information does not indicate that he made contributions rising to the level of significance required under Criterion B/ii. Therefore, the property does not appear eligible under this criterion.

Criterion C/iii

National Register of Historic Places Criterion C/California Register Criterion 3/Sacramento Register Criteria iii-v (Architecture): Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

The property embodies the distinctive characteristics of the Colonial Revival style as applied to high-style residential construction in Sacramento during the early 1940s. The residence reflects the formal composition, symmetry, and stylistic detailing associated with the style, and represents a relatively late example of its continued use in upper-income residential design.

Additionally, the property stands out within Wright & Kimbrough Tract No. 24 for its size, level of architectural expression, and degree of formality. Contemporary accounts describing the house as “one of the most pretentious erected in many years” support its status as a prominent and architecturally ambitious residence within the neighborhood. As such, it conveys the architectural preferences and social aspirations associated with high-style suburban development during this period. Therefore, the property meets the requirements for significance at the local level and appears eligible for listing on the NRHP, CR, and the Sacramento Register under Criterion C/iii.

Criterion D/vi

National Register of Historic Places Criterion D/California Register Criterion 4/Sacramento Register Criterion vi (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Criterion D typically applies to properties that have yielded, or may be likely to yield, important information in prehistory or history. The subject property is a fully developed residential parcel with no indication of subsurface archaeological resources or other features likely to yield significant information beyond what is already known through existing records. Therefore, the property does not appear eligible under Criterion D.

Integrity

To be eligible for listing in the National Register of Historic Places (NRHP), California Register (CR), Sacramento Register of Historic and Cultural Resources, a property must retain sufficient integrity to convey its significance. The National Park Service identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The property at 1445 45th Street retains integrity across all seven aspects.

The building remains at its original location at 1445 45th Street within Wright & Kimbrough Tract No. 24 and has not been moved or relocated. Its setting within the "Fabulous Forties" neighborhood remains largely intact, with the surrounding streetscape continuing to reflect the character of the planned residential suburb as developed in the early twentieth century. Large parcels, landscaped setbacks, and architecturally distinctive residences throughout the neighborhood reinforce the historic context within which the property is understood.

The building retains its original massing, form, and Colonial Revival style design. The defining materials, design, and workmanship expressed in the original low-pitched side-gabled roof, red brick cladding with corbelled corner detail, modillioned cornice, classical entrance surround with fluted pilasters and semicircular pediment, and wood divided-light windows are all present and largely intact. The attached three-car garage is original to the 1941 construction and is consistent in materials and detailing with the primary structure. The 1958 patio and outdoor kitchen addition falls within the extended period of significance and is considered a contributing feature of the historic resource. Together, these elements reflect a high degree of original material fabric, with no significant material losses or incompatible replacement materials identified.



Figure and Photograph 5. The property at 1445 45th Street as seen in 1942 (left) and 2026 (right). (Source: Sacramento Bee; Google Maps)

The property continues to evoke the feeling of an upper-income residence from the early 1940s. Its scale, formal composition, and quality of materials reflect the social aspirations and architectural preferences associated with late-phase development in Wright & Kimbrough Tract No. 24, and its uninterrupted use as a single-family residence reinforces its association with that history. As such, the property retains sufficient integrity to be eligible for listing in the NRHP, CR, and Sacramento Register of Historic and Cultural Resources under Criteria A/i and C/iii.

B12. References (continued):

Castaneda, Christopher J., and Lee M. A. Simpson, eds. *River City and Valley Life: An Environmental History of the Sacramento Region*. Pittsburgh: University of Pittsburgh Press, 2013.

De Courcy, Sean. *McKinley Boulevard Tracts One & Two Historic District Survey*. B.A. thesis, California State University, Sacramento, 2010.

"In the Sacramento Home Parade." *Sacramento Bee*. Feb 18, 1942.

McAlester, Virginia Savage. *A Field Guide to American Houses*. 2013.

Page & Turnbull. *Historic Resources Analysis Report for the Stockton Boulevard Strategic Neighborhood Action Plan (SNAP)*. Prepared for the City of Sacramento. August 2023.

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Hannah Taube, Preservation Intern
Date 5/14/2026

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Golden Gate Bridge.

1445 45th Street

M26-009 – Preservation Commission

Background

- Historic Environment Consultants
- East Sacramento
- Criterion 3
 - Colonial Revival Architecture

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____	Reviewer _____	Date _____

Page 1 of 11

*Resource Name or # (Assigned by recorder) 1445 45th Street

P1. Other Identifier: Weaver House

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Sacramento

*b. **USGS 7.5' Quad** Sacramento East **Date** 2015 T 8N; R 5E; ___ ¼ of Sec ___; ___ B.M.

c. Address 1445 45th Street City Sacramento Zip 95819

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor Parcel Number: 008-0332-009-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building is a 6,112-square-foot two-story, wood-framed single-family residence with an irregular horizontally oriented four-part plan. The central block is flanked on either side by slightly recessed two-story wings. A one-story, three-car garage is attached to the building on the south. The building is topped by a low-pitched side-gabled roof clad in wood shingles, with slight eaves finished by a cornice with evenly spaced modillions. Exterior walls are clad in red brick laid in a running bond pattern with dark, rough bricks slightly projecting throughout. Windows are primarily wood with divided lights. The facade features an accentuated entrance consisting of a recessed paneled door surrounded by a classical surround of fluted pilasters, entablature, and a semicircular pediment with dentil molding detailing. (**Photograph 1**) The entrance is accessed by a straight brick walkway with a small landing and metal railings. (**See Continuation Sheet**)

***P3b. Resource Attributes:** (List attributes and codes) HP2

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



***P5b. Description of Photo:** (View, date, accession #) View facing southeast, April 2026

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both
1941, Sacramento building permits

***P7. Owner and Address**

Jason Paul Kinney
1445 45th Street
Sacramento, CA 95819

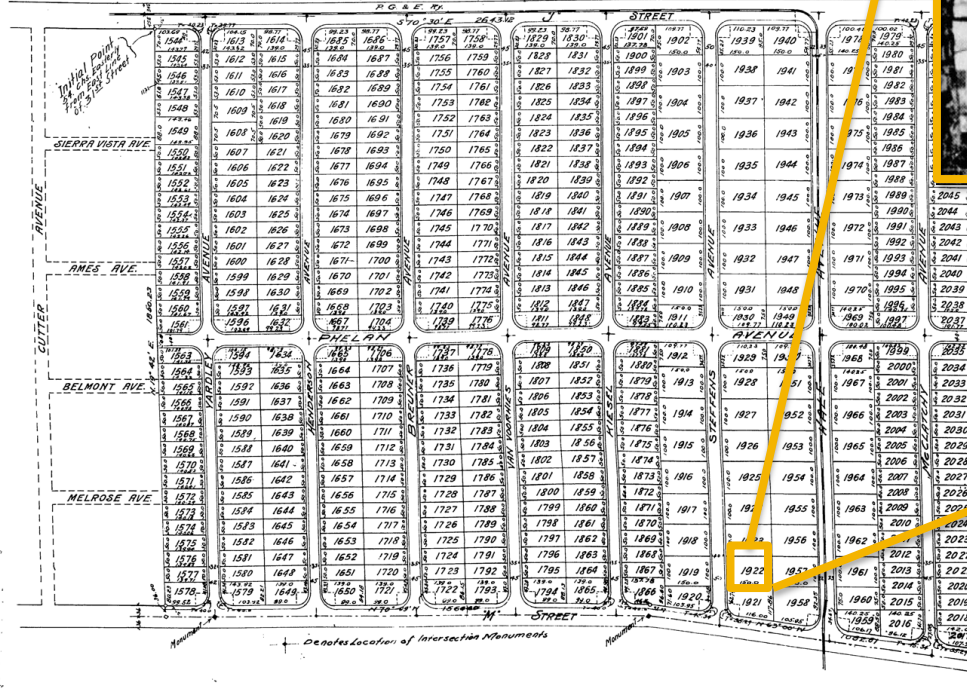
***P8. Recorded by:** (Name, affiliation, address)
Don Cox, Historic, Environment Consultants
5420 Home Court
Carmichael, CA 95608

WRIGHT AND KIMBROUGH TRACT NO 24.

LOCATED IN
 SECTIONS 8 & 9, T.8N. R.5E.
 SACRAMENTO CITY, CAL.
 Surveyed May 1913. Phinney, Cate & Marshall,
 Scale: 1 inch = 200 feet. Civil Engineers.

This map is a copy
 with the original in the
 possession of the
 office of the
 Civil Engineers

37



Architecture & Integrity



Wood-clad gables

Brackets

Brick corbelling

Accentuated entry

Thanks!

Contact us:

Hannah Taube

Preservation Intern

Community Development
Department

preservation@cityofsacramento.org

cityofsacramento.org

City of
SACRAMENTO

