

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
PRESERVATION DIRECTOR**

300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

Staff recommends the Preservation Director approve the Statement of Nomination and initiate landmark proceedings to list 1112 40th Street as a historic landmark on the Sacramento Register of Historic and Cultural Resources (M24-013) and make a recommendation to the preservation commission to review an ordinance and make a recommendation to the city council.

Statement of Nomination to Consider Listing 1112 40th Street on the Sacramento Register of Historic and Cultural Resources as a Historic Landmark (M24-013)

Request: This request includes a historic resource nomination that would list 1112 40th Street (hereinafter nominated property) as an individual landmark on the Sacramento register of historic and cultural resources (Sacramento register). Staff recommends the Preservation Director approve the statement of nomination and initiate nomination of the resource consistent with the requirements of City Code, § 17.604.220.

Attachments

- 1 Statement of Nomination
- 2 Historic Resource Evaluation (DPR 523) Form

Issue/Detail: In 2024, the property owner retained the historic consulting services of Historic Environment Consultants to prepare and submit property-specific background research and a historic resource evaluation form for the nominated property. The owner requested city staff advance the landmark nominations of the property. After review of the background research and historic resource evaluation, staff agreed the property is eligible for listing in the Sacramento Register pursuant to criterion iii provided in Sacramento City Code, § 17.604.220.

Community Outreach: A notice of the public hearing describing the proposed landmark listing was sent to the property owner at 1112 40th Street. Preservation Sacramento, East Sac Give Back, East Sacramento Chamber of Commerce, and East Sacramento Preservation have been notified of the landmark proceeding. 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" (Sacramento City Code section 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" (Pursuant to City Code, § 17.604.100.C.2 and 17.604.220).

The nomination of 1112 40th Street for listing as a 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..."

Environmental Considerations: The listing of 1112 40th 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 review actions 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 preserving the important characteristics of the historic resource, which would be considered part of the environment.

Statement of Nomination: Listing 1112 40th Street as a historic landmark on the Sacramento register is consistent with the Historic Preservation Chapter (17.604) of the City Code and the goals of the 2040 General Plan. Furthermore, 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.

Listing a historic landmark on the Sacramento register requires the resource to meet the requirements of City Code section 17.604.210, subsection A.1 which states:

- A. Listing on the Sacramento Register-Landmarks. A nominated resource shall be listed on the Sacramento register as a landmark if the city council finds, after holding a hearing required by this chapter, that all of the requirements (a-c) set forth below are satisfied:
 - a. The nominated resource meets one or more of the following criteria:
 - i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation;
 - ii. It is associated with the lives of persons significant in the city's past;
 - iii. It embodies the distinctive characteristics of a type, period or method of construction;
 - iv. It represents the work of an important creative individual or master;
 - v. It possesses high artistic values; or
 - vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;
 - b. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section;
 - c. 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 this chapter.

Figure 1: 1112 40th Street



The building at 1112 40th 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 American Craftsman Style architecture, which was inspired by the Arts and Crafts movement of the early 20th century. Little to no alterations have been made on the exterior since initial construction, beyond the addition of a breakfast room shortly after initial construction (1917) and later a compatible small utility addition on the rear. Significant features and characteristics include: a side gable roof, projecting eaves with open soffits, multiple siding materials (clapboard siding below a water table, with cedar shingles installed above in a ribbon coursed pattern), faux buttresses at the bases of the corners, a lattice attic vent located in a front facing gabled dormer, a clinker brick chimney, decorative knee braces, front facing gable with arched peak, an arched front door with beveled glass in its upper one-third, large single pane picture window flanking either side of the entry capped with leaded-glass transoms, double hung wood sash windows, wood sash casement windows, uncovered concrete porch and steps with large decorative stucco posts with tile detail and brick caps, and decorative balustrade. Therefore, the house meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under City Code criteria 17.604.210(A)1.a.iii, as the embodiment of distinctive characteristics of the American Craftsman architectural design of the early 20th century.

The building at 1112 40th 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 a small addition on the side in 1917 and a later compatible addition on the rear. All elements on the façade appear to be in near original condition

The building at 1112 40th 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.

The building at 1112 40th Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship, and association. 1112 40th Street is a significant and unique representation of the American Craftsman style in Sacramento.

Page 1 of 23 Resource Name or #: 1112 40th Street

P1. Other Identifier: Chester Residence

*P2. Location: *a. County: Sacramento

b. Address: 1112 40th Street

City: Sacramento

Zip: 95819

*c. USGS 7.5' Quad Sacramento West

Date: Built April 21, 1914 (Building permit date)

*e. Other Locational Data: APN#: 008-0134-016

***P3a. Description:** This house sits on a narrow lot and its small cottage-like front gives no indication of the depth. The house includes some 1,579 square feet. There is a small grass filed front yard and a sidewalk that abuts the street. There is a large Texas plane tree in the southeast corner of the yard. Box trimmed hedges flank the gently curving entry walkway.

This Craftsman-style house has a side gable roof with two gable extensions on the front. A larger gable extension on the south covers a slight extension of the building for a bedroom, it had shingling removed and is now stucco with a small, narrow attic vent. The smaller front gable on the north houses a lattice attic vent and is shingled. There is also a slight shed roof extension over the entry. A red brick chimney extends above the roof on the north side. Decorative knee brackets in the eaves appear to support the roof extensions. The front steps and entry are centered in the façade. The front door is arched and has leaded glass in its upper one-third. There is a large single pane picture window flanking either side of the entry. These windows have a narrow leaded glass band above with an intricate leaded pattern. There is a small paired set of windows on the north end narrow muntins and six (two over three) panes in each which are openable with hinges to the outside. The siding is shingles of varying widths from the eave line to the baseline of the windows. Below is overlapping horizontal clapboard. The concrete porch and steps have a balustrade. The posts are large, square stucco structures with a diamond pattern on the front. The baluster consists of a top and bottom rail with a regular pattern in between of wood struts with alternating one wide and three narrow. (See Continuation Sheet)

***P3b. Resource Attributes:** HP2

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



***P5b. Description of Photo:**

View to the west

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

Source: Historic

Prehistoric Both

1914

***P7. Owner and Address:**

Sacramento, CA

***P8. Recorded by:**

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

***P9. Date Recorded:**

October, 2017

***P10. Survey Type:**

Intensive

***P11. Report Citation*:**

None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Address: 1112 40th Street

B1. Historic Name: Chester House

B2. Common Name: n/a

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: The original building permit was issued in 1914 for a dwelling costing \$4,300. Wright & Kimbrough used their in-house design staff to develop plans for the Chester Family. There is a 1917 addition on the north of the house for of the house a breakfast room. That room is now a Den/Study. Sometime later a utility addition was built on the northwest.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: There is a driveway going from the street and passing by the south of the house to a garage located at the southwest corner of the lot. The garage was built as the same time as the house and has design features similar to the house. The garage has been reroofed, the original window rebuilt and the inside stabilized with 100 year old redwood and cedar. The back porch has been updated by the architect Neil Fairbanks to match the brick work and columns of the front porch original design.

B9a. Architect: Wright & Kimbrough Architectural Staff

b. Builder: Wright & Kimbrough

*B10. Significance: Theme: Craftsman – Residential Architecture

Area: East Sacramento

Period of Significance: 1914-1925 Property Type: Residential Applicable Criteria: City Code 17.604.210 (A)1.a.ii,iii; City Code 17.604.210 (A)1.b,c

The house at 1112 40th Street, (formerly 1036 Yardley Avenue) was built in 1914 for Theodore W. Chester by Wright & Kimbrough. It was built in (W&K)'s tract #24. Mr. Chester became the attorney for the Wright & Kimbrough Realty Company. [See Wright & Kimbrough history in Appendix I]

Theodore Chester was a successful Sacramento attorney, who was widely known throughout the Sacramento Valley for his legal work in connection with reclamation problems.

Chester came to Sacramento from San Francisco where he practiced law and became prominent for his work on leases especially in connection with the World's Fair in 1915. The **Panama–Pacific International Exposition** was a [world's fair](#) held in [San Francisco](#), California, United States, from February 20 to December 4, 1915. Its stated purpose was to celebrate the completion of the [Panama Canal](#), but it was widely seen in the city as an opportunity to showcase its recovery from the [1906 earthquake](#).

He was a member of the law firm Downey and Chester here. He was prominent in the city. He was a member of the Sutter Club, Elks, Masons, the Del Paso Country Club and the Sacramento Commandery No2, Knights Templar.

Chester started his legal experience here with Thomas Gregory, now of San Francisco, with whom he represented the counsel of electric railroads of the state including the Sacramento Northern, Central California Traction Company and bay region companies.

Chester figured prominently here when he won a reclamation case which resulted in the return of \$68,000 worth of reclamation warrants. Other cases in which Chester figured included an attack against former District Attorney J.J. Henderson, asking him to repay \$10,000 to the county which was alleged to have been misappropriated from the public funds and his untiring interest in supporting the proposed city charter which was backed by the Taxpayer's League.

Chester also specialized in incorporation law and as well as the attorney for Holland Land Company and Sutter Basin districts represented as Districts 999 & 1008.

Mr. Chester lived on 40th street from 1915-25. He then moved elsewhere in "the fabulous 40's" to 1339 44th street where he lived until he died in 1931 at the young age of 47. He is buried at the East Lawn Cemetery.

(This space reserved for official comments.)

B11. Additional Resource Attributes: N/A

*B12. References:

City of Sacramento Building Permits
Meeker, Amanda, Wright & Kimbrough Tract 24,
Master Thesis, CSU Sacramento, 2000
Sacramento Bee: 4-6-1931, p. 1; 4-7-1931, p. 17;
6-10-1932, p. 26;

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***P3a. Description:** (Continued)

An intricate pattern has been cut into the wide struts composed of a long vertical cut-out topped by an umbrella shape and anchored by at the base by a heart shape.

The windows (except where noted) are double hung wood sash, with a narrow upper lite, which consists of a 2x5 pattern of lites, over a larger square lite. The house has a full basement and basement windows are similar to the narrow band of the upper windows, composed of ten panes arranged horizontally 2x5. There are windows pairs the same as those on the north end of the façade. There is a pair on either side of the fireplace and another pair in the formal dining room on either side of a narrow horizontal (openable, hinges at top) window of the same height. There are windows on the southwest corner of the house that are different from the rest and probably were part of a 1948 addition, which appears to have added a breakfast nook on the southwest corner, enlarged the kitchen and added utility wing on the northwest. On the east side of the breakfast nook, there is a set of three identical vertical double hung wood sash windows with four panes over four. The south wall has a matching pair of windows.

The addition on the northwest corner at the rear that is covered by a hip roof extension. The addition has the same siding and windows as the rest of the house. In its southeast corner, nearly abutting the main house is a door which opens onto a landing. The landing provides access to the rear addition, the basement stairs and the main house.

The interior of the house has many original character defining features still relatively intact and has enhancements and detailing not often found in house of this more modest style. There hardwood floors throughout and an inlaid pattern in the dining room and living room. There are original interior doors with original hardware including glass doorknobs. There are built-in cabinets with glass front doors in the living room, dining room and a butler's pantry between the kitchen and dining room. They also have original glass door and drawer pulls. The cabinets in the dining room and living room have glass doors with stained glass patterns in their upper one-third. The living room and dining room have decorative crown molding. There are boxed beams in the dining room ceiling. There are pocket doors to separate the living room and dining room multi-paned glass. As previously mentioned, there are intricate leaded glass strips above the principle front windows. Unfortunately, all of the extensive wood work, with the exception of the floors, has been painted. The clinker brick fireplace has also been painted white. However, the original wood finishes could be restored.

B10. Significance:

The property appears to be eligible to the Sacramento Register of Historical and Cultural Resources under criteria A.1.a , i, ii, and iii of the preservation ordinance.

- i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation.

Wright & Kimbrough -

- ii. It is associated with the lives of persons significant in the city's past.

Theodore William Chester

- iii. It embodies the distinctive characteristics of a type, period or method of construction

Craftsman – interior detailing



Detail view of Craftsman features on south end of façade.



Front patio railing and view of neighborhood to the east.



The original garage has an unusual quantity of Craftsman detail on its façade, East Elevation.



Living room detail. View to the north.



Living room detail. View toward front door and bedroom. View to the southeast.



Dining room detail with view of built-ins and multi-paned pocket doors. View to northeast.



Dining room with view of pocket doors and beamed ceiling. View to the east.



Front Bedroom, front of house - view to the east. Large bottom-swing out window with leaded glass detail.





Built in Butler's Pantry leading from kitchen to dining area.



Partial kitchen view with floors brought down to original cedar sub floor!



Kitchen nook area with ceiling trim detail.



Back porch with column. Porch and column designed by architect Neil Fairbanks to coincide with front porch.



South West Elevation (Partial South Side) Detailed window box from the attic.



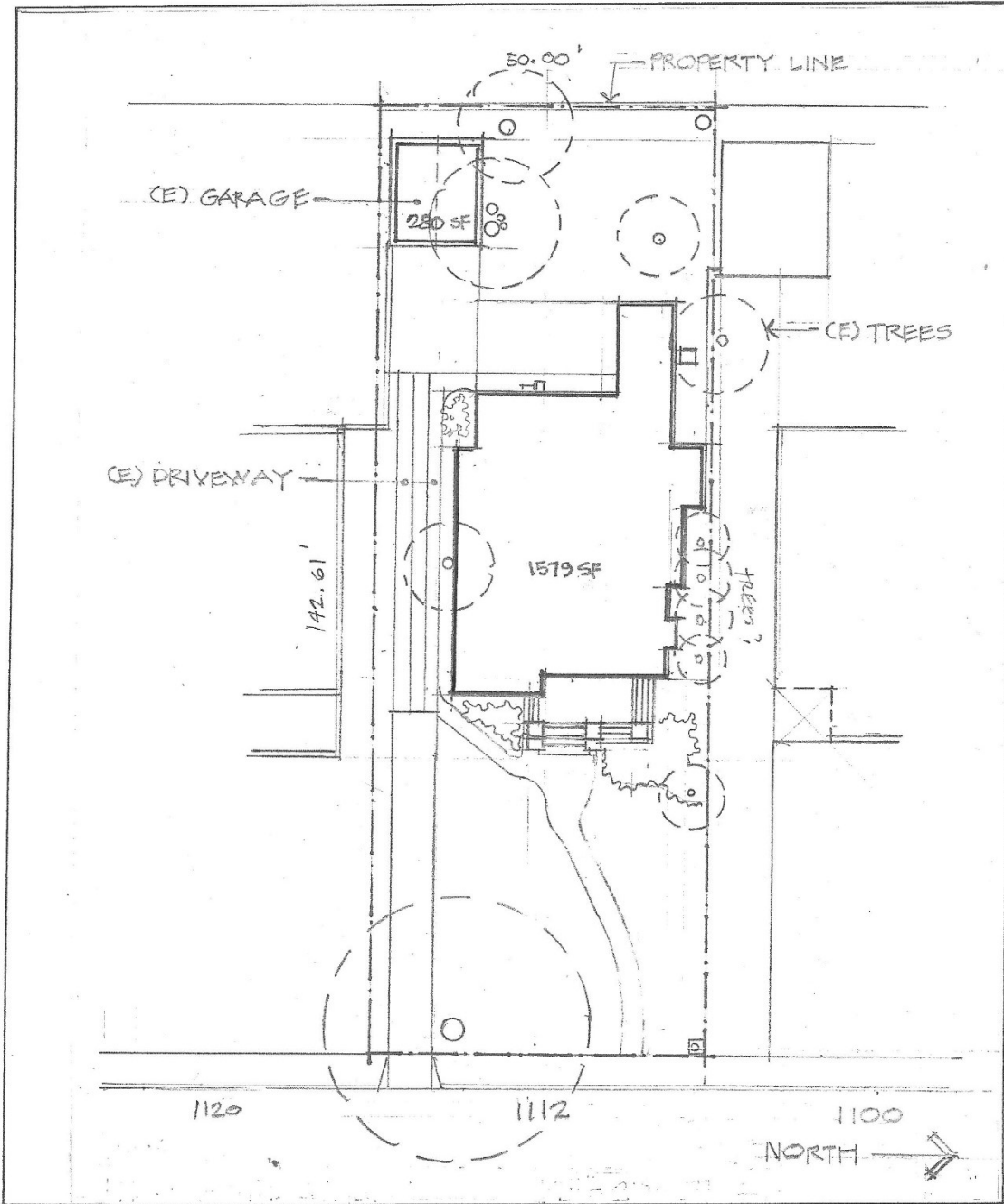
Rear Elevation (West)



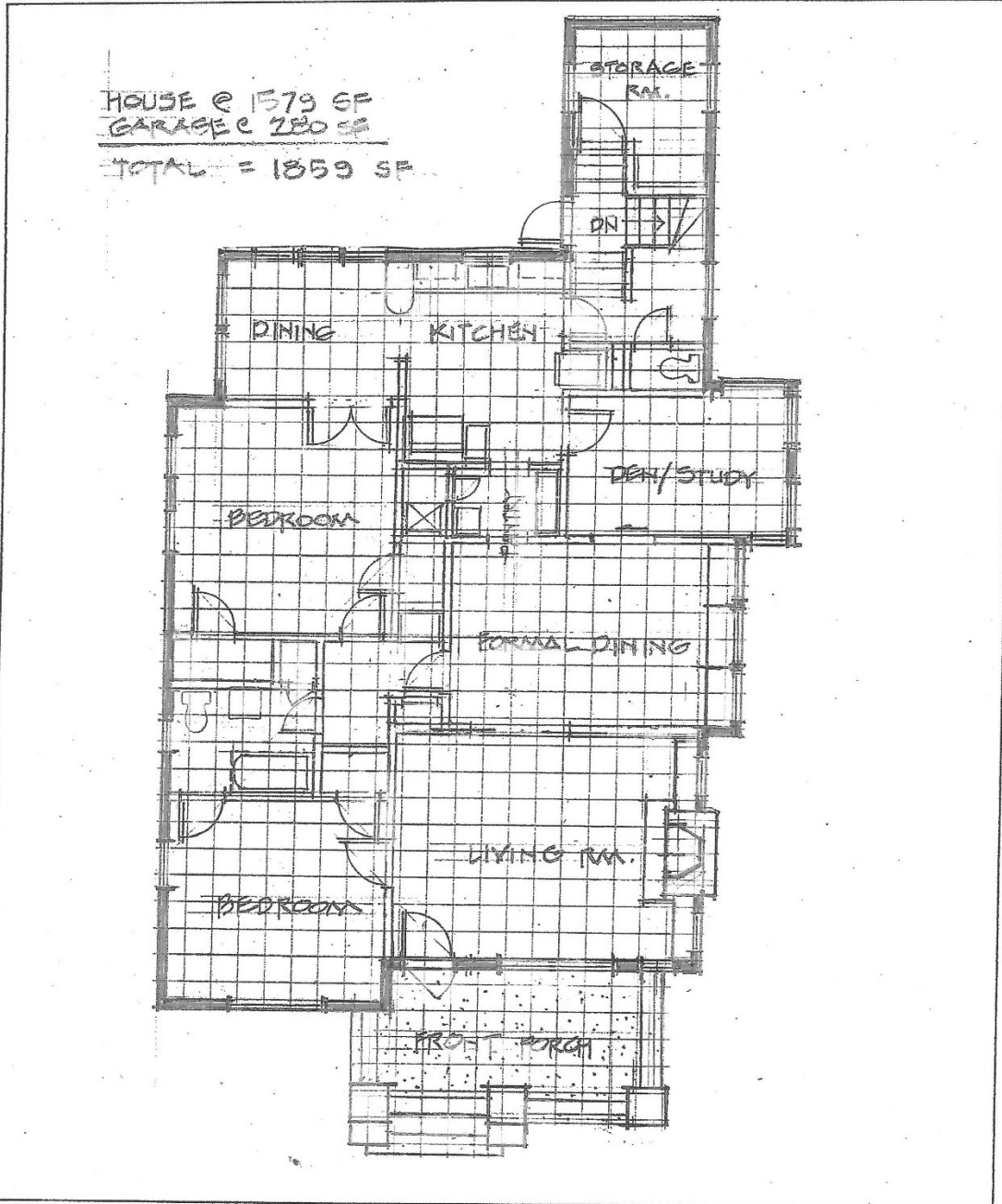
North Elevation (Partial View)



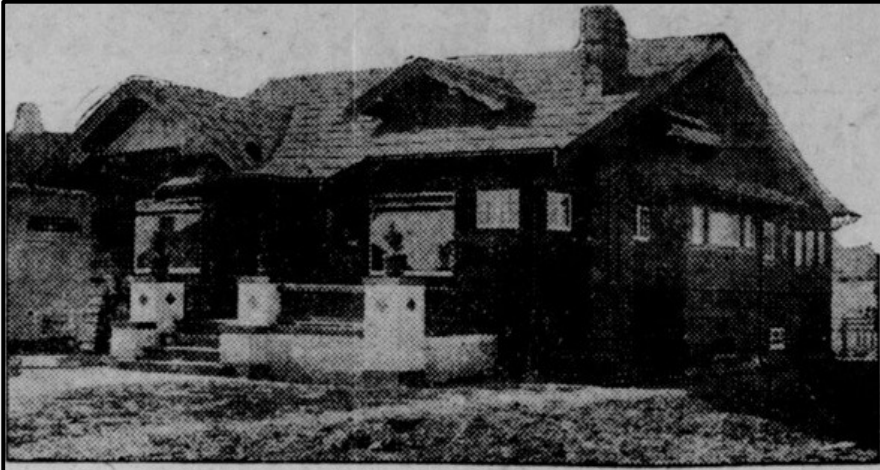
General Neighborhood View (40th Street)



TITLE: <u>SITE PLAN</u>	PROJECT: CHESTER HOUSE 1112 - 40 TH. STREET (1036 YARDLEY AVE) SACRAMENTO, CA 95819	10/30/2015	A • I
		NS FAIRBANKS	
		SCALE 1" = 20'	
		CF: 2	



TITLE:	FLOOR PLAN	PROJECT: CHESTER HOUSE 1112 - 40TH STREET (1036 YARDLEY AVE) SACRAMENTO CA 95815	10/30/2015	A.? OP: 2
			NS FAIRBANKS	
			SCALE 1/8" = 1'	



We built this beautiful bungalow for Mr. T. W. Chester

THIS very handsome bungalow is No. 1036 Yardley Avenue, in Wright & Kimbrough Tract No. 24. We built it to Mr. Theodore W. Chester's home ideas. We are proud of it.

Let us build a pretty home for you to your home plans. One of our home designers is at your service free of charge to draw the plans at your direction. We will build your home out of the very best materials and by the most skilled mechanics.

Easy terms will be arranged if desired. 10 per cent down—balance in small monthly installments.

A 50x143-ft. lot on Yardley Avenue in Wright & Kimbrough Tract 24 on J street, one block east of Cutter avenue, is an excellent location for your home. Direct car service on J street, many beautiful homes built and building, wide lawn on each side of the avenue, flower gardens between the homes, wide, deep lots, asphalt boulevard, building restrictions.

These are the things that appealed to Mr. Chester just as they will appeal to you.

Talk home building with us today. We will also show you beautiful Yardley avenue.

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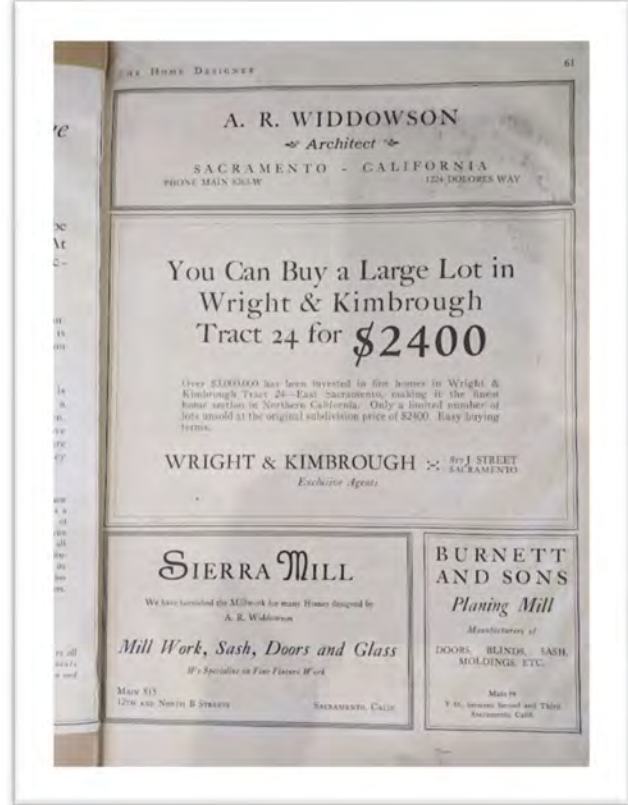
Theodore Chester became prominent for his work on leases especially in connection with the World's Fair in 1915. The **Panama-Pacific International Exposition** was a [world's fair](#) held in [San Francisco](#), California, United States, from February 20 to December 4, 1915. Its stated purpose was to celebrate the completion of the [Panama Canal](#), but it was widely seen in the city as an opportunity to showcase its recovery from the [1906 earthquake](#).



Recorded by : Michelle Scharf

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Magazine from 1925 with Wright & Kimbrough ad for lots in Tract 24.



Appendix I

The History of the Wright & Kimbrough Company

Charles E. Wright's first job in real estate was with the W.P. Coleman Company in Sacramento. The Coleman Company was one of the oldest real estate firms in the state, having been founded in the 1860s. Within a year, the aggressive Wright formed his own real estate firm in 1894 as the *For Sale Wright* Company. Two years later Wright took in a partner, Howard Kimbrough, who had been a bookkeeper for the W.P. Fuller Company. Their offices were at 402 J Street. Wright acted as the sales manager and transportation manager, which consisted of caring for the company's small buggy and one horse, while Kimbrough took care of the paperwork, bookkeeping and janitor work around the office.

The firm advertised in eastern newspapers and used the horse and buggy to pick up prospective eastern buyers at their hotel to take them on excursions to view the properties that they might be interested in purchasing. Business became so good that they frequently had to rent a much larger buggy drawn by four horses. Soon several salesmen were employed. By 1900 the firm needed larger quarters and moved to 607 J Street. The company was officially incorporated as Wright & Kimbrough in 1903.

As the company grew, Wright & Kimbrough began to invest in the purchase of large tracts of land to the east and south of the central area of Sacramento. Some of their associates were critical of paying what they felt was outrageous prices for nothing but farmland. Wright & Kimbrough subdivided these tracts and began selling the lots and building homes on them. In 1904 the company began colonization of the Florin area, and Ben Leonard, who would one day command his own realty company, was in charge of that district.

On March 9, 1912 an article that appeared in *The Sacramento Bee* stated, "*Wright & Kimbrough, who have in various parts of the city Subdivisions containing an aggregate of about 2,500 lots, are planning to build many cottages on the easy payment plan during the Spring. The company intends to furnish plans for cottages free and eventually to establish its own lumber yard and mill.*" With such a large inventory of lots on hand, Wright & Kimbrough would soon make a big impact on the Sacramento real estate scene. In March 1913, *The Bee* reported that Wright & Kimbrough set a record by filing for 29 building permits for residences *in one day!*. By 1913 the principal stockholders and partners in the firm were founders Charles E. Wright, Howard Kimbrough, A.R. Galloway, Jr. and Wright's son William C. Wright.

A typical Wright & Kimbrough practice would construct a house on speculation in their developments and then display pictures of it in their advertisements. The company would often have a car available to pick up customers and take them to the house or development. The company also had its own design department and would offer to customize one of their home designs for a customer willing to buy one of their lots and have Wright & Kimbrough build the house.

Wright & Kimbrough was also well known for putting together large commercial deals. In the early 1920s, A.R. Galloway put together the concept and the real estate package for Elizabeth Glide to build the Sacramento Public Market. The company also had a department specializing in marketing agricultural land.

By the time Kimbrough, who never married, retired from the business in 1921 he had sold his shares to A.R. Galloway and W.C. Wright. Kimbrough died of pneumonia in April, 1930.

By 1939 Wright & Kimbrough had completed some 40 subdivisions in the Sacramento area. By the late 1930s, the sons of Galloway (A. Russell Galloway, III) and W.C. Wright (W.P. Wright) had joined the firm and could boast of three generations of the Wright family involved in the company at that time. However,

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the company founder, Charles E. Wright died in 1939.

Over its long history, the Wright & Kimbrough firm was responsible for the development of many tracts and subdivisions throughout the Sacramento area; including: Boulevard Park, Oak Park, Florin (where they pioneered in providing low cost housing); Arden Park (including the Arden Town shopping center at Watt & Fair Oaks); much what is now known as East Sacramento, including the "*Fabulous Forties*"; New Era Park; Oaks in Fair Oaks; and the Lakeridge subdivision at Folsom Lake.

From its early days, Wright & Kimbrough sold insurance as well as real estate, and by the 1980s, insurance had eventually become their biggest business. The firm was family owned until 1984 when it was sold to an outside investor, and Wright & Kimbrough Insurance has continued in business to this day.