



PARK BEAT

The Pulse of Greater Boulevard Park

Boulevard Park Neighborhood Association ■ Box 163179, Sacramento 95816 ■ November 2019

LAST Call, Candidates for the 2020 Board of Directors (Nov. 8 deadline)

In the September and October issues of *Park Beat*, BPNA members in good standing (annual dues paid) were invited to consider serving on next year's Board of Directors. The deadline for informing a current officer of your interest in being a member of the 2020 Board is Friday, **November 8** (for the names and email addresses of these officers, see **page 3**). The personal statements submitted by all declared candidates for the Board will be printed in the **December** issue.

As a reminder, this is what being on the BPNA Board involves. All officers are expected to attend the Board meetings. These are held monthly, with each session lasting about two hours. In collaboration with other BPNA members, the seven officers coordinate the four public events sponsored by the association each year—the general membership meeting in January, the progressive dinner for National Night Out in August, the Spaghetti Dinner in September, and the Holiday Party in December. The neighborhood yard sale, usually held every other year, also is coordinated by the officers. Finally, the officers are the leading contributors to *Park Beat*, although submissions and suggestions from other BPNA members always are welcome.



BPNA Holiday Party on Dec. 7: Save the Date

The annual holiday party will be hosted by the Martens family at their historic home, **618 22nd Street** (see the article on **page 5**), on **Saturday, December 7**. All neighborhood residents are invited to participate in this joyous potluck event (**6-9 p.m.**). Please bring a beverage of your choice and a favorite dish to share.



“THE CLAW” Returns on November 1

Sacramento is a five-season city: Winter, Spring, Summer, Fall, and Leaf, the last of which will be observed from **November 1, 2019** through **January 26, 2020**. During Leaf Season, city residents may rake fallen leaves, branches, grass clippings, and other garden debris into the streets after they have filled their green waste containers. Leaf piles will be picked up by the city crews about every two weeks (*be sure to check for updates on the City website throughout Leaf Season, as the schedule can change*). Leaf piles should be no more than four feet high and should be separated from the curb, to allow for drainage of rainwater. For other guidelines, go to: (<https://www.cityofsacramento.org/Public-Works/RSW/Collection-Services/Yard-Waste/Leaf-Season>).

Please remember that pet waste must not be dumped onto leaf piles or placed in green-waste containers. It belongs in garbage cans instead.



A Brief Report from the BPNA Board

The October 8th Board meeting began with a guest presentation by William Villano, an archivist with the Center for Sacramento History (as well as a Boulevard Park resident). He is encouraging neighborhood organizations to share their records and publications with the CSH. Although the Center is the official repository for the archival records of the City and County, the activities of citizens' groups like the BPNA are not as well documented in its collections. The materials that our association has generated over the years could be a valuable addition to the CSH, providing an important resource for future research about our neighborhood's history and its residents' concerns.

Development and preservation issues dominated the rest of the evening's agenda. Board member Jon Marshack reported on the Sacramento Valley Rail Station workshop that he attended on Sept. 5th. Project details such as new traffic corridors throughout the Railyards, new bike paths, a new parking structure, and improved access to all three modes of transit (Amtrak, light rail, and buses) were discussed at this event.

For updates about the Regional Transportation Center, go to: <http://www.cityofsacramento.org/public-works/sacramento-valley-station>.

As reported in the October issue of *Park Beat*, Jon also represented the Board at the Preservation Commission meeting on Sept. 18th. He and other members of the public had the opportunity to express their opinions about the final draft of the Historic Districts Plans and Design Standards, which are still under review by the City (for future meeting dates, see the article on **page 4**). The discussion then turned to the City's recent proposal to streamline the review process for new building projects. Concern was expressed about the potential impact of the new amendments to the Planning and Development Code (see the article on **page 4**).

The Board meeting concluded with a discussion about the location and date of this year's holiday party (see the articles on **pages 1 and 5**).

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Boulevard Park Neighborhood Association's purpose: The BPNA was created to support, promote, and improve the quality of life for the residents of the greater Boulevard Park neighborhood. By achieving this goal we strive to improve the quality of life for others who work and live in and around Boulevard Park, and therefore in Sacramento as a whole.

Committees

Membership: Ellen Hunt
Preservation: Jon Marshack

Park Beat Production Team

Newsletter Designer: Pete Bramson
Newsletter Editor: Catherine Turrill Lupi
Webmaster: Ty Dockery
Block Captain Coordinator: Joe Cress, (916) 698-7938
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Places to Go, People To See

Every Saturday: Yoga in the Park, McKinley Park (9 a.m.; now held inside the Clunie Center). **Website:**

<http://yogamovesus.org/calendar-items/yoga-in-the-park-mckinley-park/>

Every Saturday: Midtown Farmers' Market, **winter hours: 9 a.m. to 2 p.m.**, 20th St. between J and K Sts.

Nov. 1-3: 23rd Annual Sandhill Crane Festival, Lodi. See article on **page 4**.

Fri., Nov. 1: Opening day, Downtown Sacramento Ice Rink, 7th and K Sts. For information about the rink's hours and fees, go to:

<https://www.godowntownsac.com/events/signature-events/ice-rink/>

Sat., Nov. 2: Preservation Sacramento's quarterly Preservation Roundtable, Bel-Vue Building, 119 8th Street (10 a.m.; including a presentation about the building's history and rehabilitation).

Sun., Nov. 3: End of Daylight Savings Time. *Turn your clocks back an hour at 2 a.m.!*

Nov. 4 & 5: Natural Climate Solutions Symposium, co-sponsored by UC Davis and the Nature Conservancy (Citizen Hotel, 926 J St.).

<https://www.washingtonnature.org/natural-climate-solutions-symposium-general>

Tues., Nov. 5: Meeting of Law and Legislation Committee (New City Hall Council Chambers, 5:30 p.m.). See article on **page 4**.

Sat., Nov. 9: Audubon Bird Walk at Sutter's Landing Park, hosted by FORB. Details to be announced. For more information, go to:

<https://www.friendsoftheriverbanks.org>

Sat., Nov. 9: Art galleries open for Second Saturday ArtWalk.

Website: <http://www.2ndsaturdaysacramento.com>

Sun., Nov. 10: Sacramento Antique Faire, held under the freeway at 21st and X Streets (6:30 a.m. – 3 p.m.; \$3 admission fee for adults).

Website: <https://www.sacantiquefaire.com>

Sun., Nov. 10: Thematic tour in the Old City Cemetery, 10 a.m.: "Veterans of World War II." For more information, go to the website:

<https://www.historicoldcitycemetery.org/upcoming-events>

Mon., Nov. 11: "Military Skate" at the Downtown Sacramento Ice Rink, 7th and K: free admission for active military and veterans with valid ID (10 a.m.-9 p.m.).

Thur., Nov. 14: Meeting of the Planning and Design Commission (New City Hall Council Chambers, 5:30 p.m.). See article on **page 4**.

Sat., Nov. 16: The Sacramento Children's Chorus hosts the Capital Choral Festival at the Westminster Presbyterian Church and the Capitol Rotunda. For information about the day's schedule, go to: <https://www.sacramentochildrenschorus.org/post/capital-choral-festival>

Sun., Nov. 17: "Pay-What-You-Wish" at the Crocker Art Museum..

Website: <https://tickets.crockerart.org/Info.aspx?EventID=3>

Wed., Nov. 20: Monthly meeting of the Preservation Commission (New City Hall Council Chambers, 5:30 p.m.). See article on **page 4**.

Sat., Nov. 23: River City Marketplace's Night Market at The Urban Hive, 1601 Alhambra Blvd. (5-9 p.m.). For more information, go to: <https://www.rivercitymarketplace916.com/events/urbanhive-july13-rgz6k>

Thurs., Nov. 28: Run to Feed the Hungry, the largest Thanksgiving Day run in the country, now in its 25th year ("early bird" registration ends on Nov. 21). **Website:** <http://www.runtofeedthehungry.com>

... *And, looking ahead to early December:*

Tues., Dec. 3: BPNA Board Meeting, open to BPNA members and other interested neighbors (6:30-8 p.m.). Contact Eric Knutson for location or to suggest agenda items.

Sat., Dec. 7: BPNA's annual holiday party (articles on **pages 1 and 5**).



If, like many other folks in the neighborhood, you missed the annual event honoring the returning salmon (**October 12**), be sure to check Dale's blog on the FORB's website. It includes a video taken that morning, in which not only salmon but also a sea lion and a wide range of water birds were "captured" by the photographer's lens:

<https://youtu.be/QyhiiE82GUu>

Historic District Plans Project (and More!)

As indicated on the Historic District Plans website (URL listed below), the final draft of the HDP and Design Standards should be on the agendas of three City meetings in November: the Law and Legislation Committee (**Nov. 5**), the Planning and Design Commission (**Nov. 14**), and the Preservation Commission (**Nov. 20**; the HDP is expected to be an action item, unless it is deferred until December). All three meetings will be held in the New City Hall Council Chambers (see the events calendar on **page 3**). Residents are encouraged to attend these meetings after reviewing the final draft document that was released in September. It is available on line (<http://www.cityofsacramento.org/Community-Development/Planning/Urban-Design/Preservation/Historic-District-Plans>). The Boulevard Park Historic District is covered on pages 121-134 of the final draft. Recent updates to the HDP project also will be on the agenda of the next Preservation Roundtable (**Nov. 2**; see the events calendar on **page 3**).

In the HDP report, there is a recommendation that our district's borders be revised in the future so that they conform to the map of the neighborhood as originally developed by Wright and Kimbrough in the early 1900s (the same borders were adopted for the National Register Historic District in 2010). The remainder of the current district would become a new "H Street Historic District" that features historic houses from the late 1800s as well as homes built after a streetcar line was built between the Southern Pacific Rail Depot and the Union Park Racetrack, then later extended to McKinley Park.

Also under review this Fall are a series of amendments to the Planning and Development Code that would affect how development projects are reviewed by the City. Developed by a Planning and Design Commission (PDC) subcommittee that was formed in January 2019, the proposal was presented at the PDC meeting on July 25, discussed at a community outreach meeting on October 10, and reviewed at the monthly Preservation Commission on October 16. It will be on the agenda of the Law and Legislation Committee meeting on **Nov. 19** before being brought back to the Planning and Design Commission on **Dec. 12**. In a recent email to its distribution list, Preservation Sacramento warned that opportunities for community input could be reduced as a result of several of the proposed changes, such as moving public meetings from evening to daytime hours and providing less public information about some development projects (despite the fact that one of the PDC subcommittee's stated objectives is to "maintain or enhance the community's ability to participate").

To learn more about the code amendments and the meetings at which they will be discussed, go to the City website (<https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Ad-Hoc-Subcommittee-Planning-Code-Amendments>).

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2019 Sandhill Crane Festival (Nov. 1-3)

Now in its twenty-third year, the annual Sandhill Crane Festival celebrates the return of the magnificent birds whose haunting cries can be heard high above our heads as they migrate through this region, seeking safe refuge in the Central Valley grasslands and marshes.



2019 Festival artwork by Lauris Phillips

The three-day event, based at Hutchins Street Square in Lodi, offers a wide range of events, opportunities, and activities. There will be guided tours (fee charged; advance registration recommended), an art show, workshops, presentations, performances, live animal shows, and an exhibit hall (with vendors, displays, and refreshments).

General admission to the Sandhill Crane Festival is free; the admission fees for the nature tours vary, as do the hours. For more information and a detailed daily schedule, go to the event's website (<https://cranefestival.com/index.php>).

The Ellis/Henderson/Martens House, 618 22nd

The house selected for the BPNA's annual holiday party on December 7th was the site of an equally festive celebration 109 years ago to the day when the homeowner's daughter hosted one of the season's "most attractive" parties on December 7, 1910. An article in the *Sacramento Union's* society section provided a detailed description of the elaborate red and green floral arrangements that adorned the ground-floor rooms of the new home of Henry M. Ellis, vice-president of the Pioneer Fruit Company. Mentioned in the article were the reception hall, drawing room, dining room, and the "artistic little den," where a string orchestra performed throughout the afternoon. Later descriptions of the Ellis house singled out its solarium, sleeping porch, butler's pantry, two kitchens, five large bedrooms, and several bathrooms.

Built in the summer of 1910, the Ellis house was designed by two local architects, James Seadler and Ernest Hoen, at about the same time they undertook an even grander residence for retired Lovelock capitalist Joseph Marzen (2100 F Street). Edward F. Dalton's mansion at 2131 F Street, the third and largest Seadler & Hoen project in the Boulevard Park neighborhood, was designed in 1911.

All three homes display features associated with the Craftsman, Colonial Revival, and Prairie architectural styles, such as the deep eaves, varied window treatments, prominent dormer windows, and spacious front porches with wooden pillars and railings. The old photograph of the Ellis house (on the right side of the page) shows how it looked in about 1912.



The Ellis family lived at 618 22nd for less than three years before selling the property to James M. Henderson, Jr., then the president of both the Hickman-Coleman Co. (a real estate firm) and the Fort Sutter National Bank & Sacramento Bank. His wife, Edna Wright Henderson, was the sister of Charles E. Wright, co-owner of the real estate firm responsible for developing Boulevard Park (Wright & Kimbrough). Following J. M. Henderson's death in 1936, the home was put up for sale. Its purchaser, Barton C. Greer, was the Keeper of the State Archives, but he did not keep 618 22nd for long, nor did it remain a single-family residence after his departure. In keeping with the trend of the times, the realtor's ads printed in 1942 emphasized the large building's potential as either a guest home or rest home. By 1947, the house was largely inhabited by lodgers. From 1950 until 1973, it was operated as a boarding house called "The Gables." Afterwards it did brief stints as a rest home (Green Mansion), a recovery home (Phoenix Fellowship), and as a children's home (Serene Community Home). Several years later, the grand old house was finally returned to its original single-family status, which it still enjoys today.

"Lose Some, Win Some" with Regional Transit

This year's theme for regional transit in Sacramento seems to be "lose some, win some," at least insofar as the Boulevard Park neighborhood is concerned. The recent replacement of bus 34 with bus 134 (dubbed the "McKinley Commuter") resulted in the curtailment of service that had benefited public school students (especially those attending Sutter Middle School), Sacramento State students, and Sacramento State employees living in Midtown. Morning service on the eastbound route, like afternoon service on the westbound route, was ended. Any Boulevard Park or Midtown resident who had used bus 34 in the past to commute from our neighborhood to East Sacramento must now rely on bus 30.



However, at least for public school students and other youth in that age group, some compensation was offered through October's implementation of "RydeFreeRT." As reported in a recent Sacramento City Express blog, students enrolled in K-12 schools in the RT service area have been issued specially marked cards for use on Regional Transit vehicles in 2019-2020. These "RydeFreeRT" cards also can be picked up at any Sacramento public library or at the SacRT Customer Service and Sales Center at 1225 R Street. By displaying these cards, youth can travel for free on bus, light rail, and SmaRT Ride micro-transit vehicles throughout RT's service area. Furthermore, this benefit also is available to home-schooled students as well as foster and homeless youth. Unfortunately, it has an expiration date. As of this writing, the RydeFreeRT program will end on September 30, 2020. More information is available on the web (<https://www.sacrt.com/rydefreert/>). If you are concerned about unmet public transportation needs in the area served by Regional Transit, go to: <https://www.sacog.org/unmet-transit-needs>

Trees of Midtown: The Loquat



Native to China and Japan, loquat trees (*Eriobotrya japonica*) are generally not planted along the streets by the Sacramento Tree Service, but they are still fairly common in the front and backyards of midtown Sacramento, perhaps because they pop up quite easily as volunteers.

The boldly textured foliage of this evergreen tree adds a tropical look to the garden. It is very easy to grow, does well in shade, tolerates both heat and wind, is hardy down to about 20 degrees, and thrives under drought conditions once established.

The loquat is a small tree, usually about 10 to 13 feet in height, but can grow as tall as 40 feet. It lends itself to any pruning. The loquat is unusual among fruit trees in that its sweet-smelling flowers appear quite early, in autumn or early winter.



The loquat is grown commercially as an ornamental plant and for its succulent yellow fruit, which grows in clusters and ripens during the spring or summer, depending on the temperature. The fruit has a high sugar, acid, and pectin content, and its flavor is a mixture of peach, citrus, and mild mango. It is eaten as a fresh fruit, used in salads, and made into jams. It even can be turned into a light wine.

The two photographs were taken of a loquat growing besides a house on F Street. It seems quite happy with its midtown Sacramento environment, and in fact it is one of many loquat trees scattered throughout the Boulevard Park neighborhood.

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