



PARK BEAT

The Pulse of Greater Boulevard Park

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

Historic District Plans Will Change Boulevard Park

The proposed Historic District Plans (HDP) include updates to the City's designation of historic properties, the Sacramento Register of Historic and Cultural Resources. The City's consultant, Page & Turnbull, conducted a comprehensive field survey of 29 of the 32 existing Historic Districts. This information will be used to clarify and update district boundaries and lists of "Contributing" and "Non-Contributing" parcels within each district. Contributing parcels contain homes or other structures deemed to possess sufficient historic value that contributes to the character of the historic district. Also included are a Statement of Significance for each district and a list of significant features and characteristics intended to be preserved.

Based on the survey results, the City proposes to add 23 parcels to the Boulevard Park Historic District, enlarging its boundaries mainly in the northeast, southeast, and southwest corners. The result will be to provide preservation protections to these parcels. Within the new boundaries, individual parcels will receive the "Contributing" and "Non-Contributing" designations. Each property owner within the new district boundaries should have received a notice from the City that specifies their parcel's proposed status. An interactive online map has been posted online that includes all of this information for the 29 historic districts, including Boulevard Park (www.cityofsacramento.org/HDP).

The City's Preservation Commission reviewed the final version of the HDP guidelines at its meeting on Nov. 20. The Law and Legislation Committee will be reviewing the guidelines on **Dec. 3** before making a recommendation to City Council (**2 p.m.**). City Council is scheduled to vote on adopting the Sacramento Register changes at its meeting later that same day (**Dec. 3, 5 p.m.**). The HDP guidelines will be brought to City Council for final review and approval a week later (**Dec. 10, 2 p.m.**). All three December meetings will be held in New City Hall Council Chambers.



Come Make Merry at the BPNA Holiday Party on Dec. 7

This year's holiday party is being hosted by the Martens family at their historic home, 618 22nd Street, the site of an equally festive gathering 109 years ago (see article on **page 5**). All neighborhood residents are invited to participate in this pot-luck event (6-9 p.m.). Please bring a beverage of your choice and a favorite dish to share.



Save the Date: Annual BPNA General Membership Meeting

Attention all BPNA members! Please mark **Thursday, January 9** on your 2020 calendars. That is when our annual general membership meeting will be held (**Ethel Hart Senior Center, 6:30-8:30 p.m.**). The most important item of business will be the election of officers to serve on the 2020 Board (see the seven candidate statements on pages 4 and 5). To be eligible to vote, BPNA members must pay their 2020 dues at the start of the meeting, before filling out their ballots (as a reminder, the annual dues are between \$5 and \$15 per adult member).

As usual, the general meeting will provide residents with the opportunity to discuss neighborhood issues, make plans for BPNA activities in the year ahead, and meet face-to-face with City officials (for more information about these invited guests, see the January issue of *Park Beat*).

A Brief Report from the BPNA Board

At their November meeting, members of the BPNA Board reviewed plans for two events: the holiday party on Dec. 7 (see articles on **pages 1 and 5**) and the general membership meeting on Jan. 9 (see the article on **page 1**). Much of the Board meeting was devoted to the discussion of several issues or actions affecting our neighborhood, including the upcoming City Council vote on the final version of the Historic District Plan guidelines (**Dec. 10**; see article on **page 5**), and a proposed City ordinance that could impact Boulevard Park and other historic districts by changing the review and approval procedures for some building projects (see **page 2**).

The "California Historic Rehabilitation Tax Credit" Is Now in Effect

As announced by the California Preservation Foundation (<https://californiapreservation.org>), Governor Newsom signed SB 451, the California Historic Rehabilitation Tax Credit, on October 9. The bill, which passed both the Senate and the Assembly with unanimous approval, will enable the renewal of aging structures and communities throughout the State, and promote the development of affordable housing. The California Preservation Foundation and the American Institute of Architects, California Council were co-sponsors of this crucial legislation.

State historic rehabilitation tax credits allow property owners to claim a percentage of their project expenses against state income taxes. They are designed to complement the Federal Rehabilitation Tax Credit. These revenue-enhancing programs more than pay for the economic cost of the rehabilitation credit. SB 451 will:

- Create a state 20% tax credit for the rehabilitation of historic structures.
- Include a 5% bonus for certain projects, such as affordable housing.
- Create construction and building industry jobs.
- Enhance state tax revenues through increased economic activity, employment, and wages.
- Increase local revenues through increased property values, sales tax, and heritage tourism.
- Stimulate the economy and sustainable development.
- Combine these credits with other tax credits for greater leverage.
- Revitalize economically depressed areas and reduce blight.
- Preserve the rich legacies of California communities.



**Send Your
2019 Holiday
Cards by
Pony Express!**

Here is an added incentive to mail your holiday cards early this year. Take the stamped cards to the Sacramento History Museum (101 I Street) by Monday, December 2, and they will be packed into the mochillas (saddle-bags) carried on horseback between Folsom and Old Sacramento (each envelope also will get an official Pony Express stamp on the front). You can welcome the riders when they arrive at the front of the History Museum at around 3:30 p.m. on Saturday, December 7. The holiday cards will be handed over to the USPS for the final leg of their journey.

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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
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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.

Dec. 1-12: "Twelve Days of Midtown": annual celebration featuring holiday-themed events, activities, and special offers at many Midtown businesses. **Website:** <http://exploremidtown.org/12-days-of-midtown/>
Mon., Dec. 2: Last day to have stamped holiday cards included in the Pony Express ride from Folsom to Sacramento. See article on **page 2**.

Tues., Dec. 3: "Skate It Forward," fund-raising event for **#Giving Tuesday** at the Downtown Ice Rink, 7th and K Sts. (2-9 p.m.). All skate admission fees will be donated. **Website:** <https://www.godowntownsac.com/events/signature-events/ice-rink/>

Tues., Dec. 3: Law & Legislation Committee meeting, 2 p.m.; City Council meeting, 5 p.m. (both in the New City Hall Council Chambers). The Historic District Plans (HDP) will on the agendas of both meetings (see article on **page 1**).

Thur., Dec. 5: 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.

Dec. 6-8: 46th Sacred Heart Holiday Home Tour: Annual fund-raising event with five "Fab Forties" homes open to the public.

Website: <http://sacredheartthometour.com>

Sat., Dec. 7: "Wells Fargo Home for the Holidays," concert by the Sacramento Choral Society & Orchestra, Memorial Auditorium, 1515 J street (2 p.m.; admission charged).

Website: <https://sacramentochoiral.com/wells-fargo-home-for-the-holidays-2019/>

Places to Go, People To See (cont.)

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

Sun., Dec. 8: California International Marathon, a 26-mile run from Folsom Dam to the State Capitol that will draw about 9,000 athletes and result in city street closures.

Website: <https://runsra.org/california-international-marathon/>

Tues., Dec. 10: City Council Meeting, New City Hall, 2 p.m.: Councilmembers should be voting on the final draft of the HDP at this meeting (see article on **page 1**).

Sat., Dec. 14: 37th Santa Parade, starting at 14th and N Streets (10 a.m.); marching bands, clowns, youth groups, horses vintage vehicles, and . . . Santa Claus!

Website: <https://mix96sac.com/event/the-37th-santa-parade/>

Sat., Dec. 14: "Xfinity Free Skate—Grinch Day" at the Downtown Ice Rink, 7th and K Sts. Free admission for all; special "Grinch green earmuffs" and a hot beverage will be given to the first 300 skaters (12 noon – 3 p.m.). **Website:** See above.

Sat., Dec. 14: A Mastersingers Christmas: Westminster Presbyterian Church, 1300 N St. (admission charged). **Website:** <https://www.mastersingers.org/a-master-singers-christmas/>

Thu., Dec. 19: A Mastersingers Christmas: First United Methodist Church, 2100 St. (7 p.m.: admission charged). **Website:** <https://www.mastersingers.org/a-master-singers-christmas/>

Fri., Dec. 20: Handel's Messiah and J. S. Bach's Cantata 147, performed by the Capella Antiqua Choir, Cathedral Choir, and Baroque Orchestra at the Cathedral of the Blessed Sacrament, 1017 11th St. (7:30-9 p.m.; admission charged).

Website: <http://www.capella-antiqua.org/performances.html>

Dec. 21 & 22: A Mastersingers Christmas: First United Methodist Church, 2100 St. (Dec. 21, 7 p.m.; Dec. 22, 3 p.m.: admission charged). **Website:**

<https://www.mastersingers.org/a-master-singers-christmas/>

Tue., Dec. 24: Free admission day at Fairytale Town, 3901 Land Park Drive (10 a.m.-2 p.m.)

Tue., Dec. 31: "Noon" Year's Eve at the Crocker Art Museum, a free, family-themed festival for young and old.

Website: <https://www.crockerart.org/event/2185/2019-12-31>

Tue., Dec. 31: New Year's Eve Sky Spectacular, Old Sacramento Waterfront (Front Street; 6-10 p.m.; free): kids' activities, live music, food vendors, and fireworks (starting at 9).

Website: <http://nyesacramento.com/schedule-of-events/>

... And, looking ahead to early January:

Wed., Jan. 1: FORB's Annual New Year's Gathering (see article on **page 6**)

Thurs., Jan. 9: BPNA's general membership meeting, with annual election of Board officers (Ethel Hart Center, 6:30-8:30 p.m.): see articles on **pages 1, 4 and 5**.



Candidate Statements for 2020 BPNA Board

Liz Edmonds: As a long time resident of Boulevard Park, I would consider it a privilege to continue to serve on the BPNA board. BPNA has provided the leadership for many positive changes in our neighborhood in the past 3+ decades. When we moved to our house on 22nd Street, G Street was a 3-lane, 50 mph "freeway," and there were vacant homes/apartments that needed repair. Today, Boulevard Park is one of the most desirable neighborhoods in Sacramento, a fine place to raise a family, with caring and involved neighbors. As a sales agent with Lyon Real Estate I have had the pleasure of helping many clients move into Boulevard Park, who have become my friends and neighbors. My husband and I raised our family here, and there is no place we would rather live. I have enjoyed volunteering over the years at many BPNA events, including the yard sale, National Night Out, and the Spaghetti Dinner. I would appreciate your vote, and if elected to the 2020 Board will do all I can to preserve and to continue to improve our neighborhood and city.

David Herbert: I am a native of San Francisco but a long-time Midtown Sacramento resident, having lived at the same house on F Street for over forty years. My wife Emily and I have three children and four grandchildren. I have always thought of the greater central city as my home and have often gotten involved in issues that seemed important to maintaining our wonderful Midtown/Downtown. I have communicated with City Council members on many occasions to dispute proposed demolitions of historic homes and businesses, questionable tree removal programs, and other matters of community interest. In the 1980's, I was a member of the Sacramento Street Tree Task Force. My determined involvement in, and monitoring of, the Central City's so-called "reforestation" program during this period did much to help guide the City toward a greater appreciation of our wonderful street tree heritage. I also have delivered issues of Park Beat to neighborhood residents for several years. I have served on the BPNA Board of Directors for the past four years and would love to continue in this position in 2020.

Ellen Hunt: My husband and I moved to the Boulevard Park neighborhood six years ago, when we purchased our home on 24th and D Streets. Prior to that, we rented in the Alkali Flat neighborhood. We love the downtown/midtown neighborhoods and all that they have to offer; walkability, dining, entertainment, and art. I was born and raised in nearby Woodland and went to college at UC Santa Cruz. After living briefly in the Bay Area, we decided to make Sacramento our home. My husband is active in the art community as an artist and member of Axis Gallery as well as working in the Art Department at Sacramento State. I work at Opus Bank in Public Finance providing financing for cities, counties, school districts, etc. I have served on the Board for one year and during that time become more familiar with the issues affecting our neighborhood. During the year, I assisted in organizing the National Night Out event and also volunteered at the Spaghetti Dinner. I would love to continue serving on the Board in 2020!

Jon Marshack: My husband and I moved to Boulevard Park twenty years ago to enjoy and rehab our 1878 Italianate home on H Street. At the urging of our realtor Bonnie Fitzpatrick, I joined BPNA in 1998, served as Board Co-Chair in 2003, and as Preservation Committee Chair from until 2007. I returned to the BPNA Board in June of this year, filling a seat vacated by departing Board Member Steve Sander. We treasure the unique expressions of Sacramento's past in its well-preserved and diverse historic architecture, as well as the sense of community and engagement we experience in its walkable, tree canopied Central City neighborhoods.

I served on city's Design Review and Preservation Board from 2005 to 2007, working with city staff to create a draft set of design and development standards for our historic districts to help resolve infill development conflicts and to create a higher degree of predictability for both neighborhoods and developers. My experience in historic preservation also includes the Save our Rail Depot Steering Committee, the Sacramento Old City Association's Board of Directors, the Board of the Capital City Preservation Trust, and the Awards Committee for the George Bramson Memorial Award in Historic Preservation that recognizes exemplary works in preservation by Sacramento State students. I was appointed to the city's Preservation Commission in July 2012, serving as its Chair in 2017 and 2018 before terming out this year.

I look forward to working with the 2020 BPNA Board to advocate for protecting our historic resources and the marvelous way of life in our special corner of Sacramento.

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Travis Silcox: I'm so glad to have retired! After a 25-year career teaching English at Sacramento City College, I now find myself with enough time to run for the BPNA Board.

I moved to Sacramento in 1986 and immediately recognized the vitality of the Sacramento Old City Association and the midtown vibe. I met neighbors over the fence when Blue Diamond fired up a cogeneration facility (who remembers Imotek?) that cast a pall of blue grey smoke over midtown. We mobilized and shut down this polluting technology. A small group of us went on to create the New Era Park Neighborhood Association and to bird-dog City Hall in the "bad old days." From there, we unearthed the millstone historic marker for Sutter's Landing, researched the landing site, and worked for many years to form (and to name) Sutter's Landing Park. That area was the trash dump, then the trash transfer station, and it's now an amazing regional park. All of this showed me what a dedicated group of less than a dozen residents could do.

We've had some victories (Centrage, traffic calming, the historic preservation district), and we've had some defeats (McKinley Village comes to mind). We've seen some terrific mayors and some lackluster councils. Through it all, we've learned how to organize, how to listen, and how to do our homework so we come prepared to talk about issues facing our city.

I've been active in BPNA over the years: delivering the newsletter, working at the spaghetti dinner, attending meetings. If elected to the Board, I'd like to work on neighborhood projects, such as early notification of midtown neighbors when lot splits are coming before the city, and helping neighbors to hold city departments and officials accountable when they have concerns.

My increased participation in BPNA is long overdue. I've appreciated the continuing leadership of so many friends and neighbors in ensuring that our unique midtown is at the forefront of city leadership and vision. My mother is one of these people, participating in the original traffic calming committee and serving as a BPNA Board member. I'd be honored to carry on the tradition.

Candidate statements continue on next page

Candidate Statements for 2020 BPNA Board (cont.)

Sher Singh: After living in New York for over four decades, I moved to Sacramento and made the city my home. I live with my son and daughter in their historic home on E Street. My daughter and son-in-law live in South Land Park. I love my new neighborhood. I appreciate the uniqueness of the architecture, the stately old trees, and the hardworking small businesses.

I believe in being involved in my community and making a difference. I volunteer for the local nonprofit Women's Empowerment, providing job training to un-housed and battered women. I am the Community Involvement Chair for the California Federation Business & Professional Women's Organization (CFBPW), and a member of the Sacramento, National, and International BPW chapters. I also advocate for women's rights in public policy discussions at the Capitol.

My other professional and community experience includes 18 years on a domestic violence board (6 as President); 9 years on a Mental Health Association board; 9 years on hospital and health systems boards; 3 years as an elected school board member; 7 years as the Parenting, Arts in Education Chair and Region Director for the New York PTA; 5 years on the Cultural Equity Task Force of Orange County, NY (2 as President); and 2 years as the president of New York's United Teachers Union. I also established a nonprofit for Argentine Tango dance (2 years as President).

Serving on the BPNA Board would provide me with an opportunity to get to know the community even better and to be a part of its culture. I would enjoy using my extensive experience to serve the neighborhood, and look forward to the opportunity to be a member of 2020 BPNA Board.

Catherine Turrill Lupi: A native of California, I have lived in the Boulevard Park neighborhood for nearly twenty-five years, first as a renter and then as a homeowner. I was a member of the full-time faculty at Sacramento State for most of that period. Since retiring, I have had much more time for research, writing, community service, and travel (often to Italy, my husband Alberto's birthplace). I have enjoyed being editor of *Park Beat* these past two years and look forward to continuing with that assignment.

Apart from travel and writing, my interests include neighborhood history, the city's architectural history (I am the lead historian for the tours hosted annually by Preservation Sacramento), and, as an art historian (my profession), the Italian Renaissance. I was a member of BPNA's Board of Directors from 2007-2010 and from 2012-13. I was re-elected to the Board in 2019 and would be honored to serve for another year.



109 Years Ago, Another December 7 Holiday Party at 618 22nd Street

In a society column printed in the *Sacramento Union* on December 8, 1910, journalist B. Leslie Genung offered the following colorful description of a reception held in the new home of Henry M. Ellis, the site of this year's BPNA holiday party (see article on page 1).

One of the most attractive "teas" of the season was that of yesterday afternoon [December 7, 1910], over which Miss Catherine Ellis presided in compliment to the misses Ivy and Ethel Hardy of San Francisco and Miss Helen Reef of Berkeley. The artistic new home of Mr. and Mrs. H. M. Ellis in Boulevard Park was beautifully decorated, a color scheme of red and green being followed throughout all the rooms. In the reception hall, where Miss Ellis and the guests of honor, assisted by Miss Priscilla Williamson, received the guests, and in the drawing room were used crimson carnations and delicate masses of fernery, while huckleberry and holly boughs with their clusters of bright red berries completed the color scheme, arranged as they were in wall baskets and artistic brass bowls. In the dining room a very attractive buffet was crowned by an elaborate centerpiece of the carnations with trailing sprays of asparagus fern, a wreath of dark red rosebuds tied with a large lover's knot of crimson satin ribbon enclosing the graceful whole. Here Miss Leita Jones and Miss Nina Heilbron did the honors of the punch bowl, and Miss Gretchen Grau and Miss May Heitman served coffee, while otherwise assisting were Miss Hazel McKevitt, Miss Janet Ross, and Miss Augusta Quaas. A stringed orchestra in the artistic little den played through the afternoon.

Planning and Development Code Changes to Affect Historic District Development

In conjunction with adoption of the Historic District Plans (HDPs), the City has proposed to amend the Planning and Development Code, streamlining review for new development projects within Historic Districts to stimulate housing construction. Under the proposed amendments, development projects on Non-Contributing parcels within our Historic Districts would only receive staff-level review without the benefit of a public hearing if they "meet" the HDPs guidelines, zoning, and other requirements. Public notice would also be eliminated for these projects and no appeal of the decisions would be allowed. The result would be project review that does not involve the existing residents who will need to live with the resulting project in the long term. Given the urgent need to build more housing, such streamlining of project reviews would appear inevitable.

Many of the HDPs development guidelines are written with non-prescriptive language, using words like "consider" and "recommend," that could be ignored during project reviews. The BPNA Board has gone on record urging the City to include more prescriptive development standards within the HDPs development guidelines. Recent state legislation aimed at stimulating housing construction would block adoption of local development guidelines, such as HDPs, if they were to become effective on or after January 1, 2020 and would prohibit such adoption for five years. But the new legislation would allow adoption of clear "objective" development standards that do not require interpretation by City staff. Because the draft HDPs contain many development guidelines that would act to protect Sacramento's historic structures, your BPNA Board has urged that HDPs be adopted now, but that the City add prescriptive and enforceable "objective" development guidelines to protect Historic Districts in the near future. More information about the HDP may be found online (www.cityofsacramento.org/HDP).

The Trees of Midtown: California Incense Cedar

The California incense cedar, a conifer native to western North America, grows in many parts of California. One of our state's most fire- and drought-tolerant plants, the incense cedar tolerates both summer heat and poor soil. It can be found at altitudes ranging from 160 to 9,000 feet and is common tree on the Yosemite Valley floor, where it is often mistaken for a redwood tree due to its reddish brown bark. The incense cedar grows slowly at first but may grow two feet per year once established, achieving heights of 75-90 feet when mature. The foliage gives off a pungent odor in warm weather and when crushed has an aroma similar to shoe polish.

Native Americans used the incense cedar for traditional medicine, baskets, hunting bows, and building materials. The wood was particularly good for starting fires by friction. One of the incense cedar's most important uses today is for making pencils because its wood is soft and sharpens easily without producing splinters.

Although found more often in parks, the California incense cedar is occasionally planted along our neighborhood streets. To view a mature incense cedar in Midtown, go to the northeast corner of 20th and G Streets (shown in the photograph) or visit Capital Park.



Welcome in 2020 at Sutter's Landing (January 1, 9 a.m.)

Every year, the Friends of the River Banks host a friendly gathering on New Year's morning to celebrate our neighborhood stretch of the American River in its winter phase.

Anyone can come. All you need to do is wake up early, put on warm clothes, and join the group at Sutter's Landing Park at the north end of 28th Street. There will be hot beverages, cookies, and other tempting treats. No structured hike is planned—just a friendly ramble along the river banks, with many opportunities to spot the furred and feathered residents (for that reason, binoculars and cameras are recommended).

You never can tell who will show up. In January 2019 the participants were thrilled by the sight of a bald eagle soaring overhead.

For more information, go to:

<https://www.friendsoftheriverbanks.org>

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Boulevard Park Neighborhood Association Membership Form

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