



## PARK BEAT

*The Pulse of Greater Boulevard Park*

Boulevard Park Neighborhood Association ■ Box 163179, Sacramento 95816 ■ January 2020

### Membership Meeting: Thursday, January 9

All neighborhood residents are encouraged to attend BPNA's annual membership meeting at the Ethel Hart Senior Center in Marshall Park (915 27th Street). The meeting will be held in the Cypress Room from 6:30-8:30 p.m. Voting for the 2020 Board of Directors will take place at this meeting. The event also will feature several guest speakers, among them Captain Norm Leong (from the Sacramento Police Department); Carson Anderson, the City's Preservation Director (who will be speaking about the Historic District Plans project: see article on **page 5**); and Boulevard Park resident Katie Valenzuela (who is running for the District 4 Seat on the City Council). There also will be opportunities to talk about other topics of interest or concern to neighborhood residents.

To vote in the election, you must be current in your BPNA membership dues payments (that is, have paid your dues for calendar year 2019). Dues payments for both 2019 and 2020 will be accepted at the meeting, and range from \$5 to \$15 per adult member (whatever your income allows). In alphabetical order, the seven candidates for the 2020 Board of Directors are: Liz Edmonds, Dave Herbert, Ellen Hunt, Jon Marshack, Travis Silcox, Sher Singh, and Catherine Turrill Lupi. Their personal statements appeared on pages 4 and 5 of the December 2019 issue of *Park Beat*.

### Call for Applications: Spring 2020 Citizens' Planning Academy

If you would like to be more informed about, and engaged in, the City planning process, this free eleven-week course could be for you—and is highly recommended by BPNA Board member Jon Marshack, who took the course many years ago.

Designed to educate residents, business owners, and community leaders about how planning shapes our community, the Citizens' Planning Academy involves weekly sessions with a combination of discussion, presentations, interactive group exercises, and field trips. The presenters/speakers include City staff, elected officials, local architects and planning professionals, and building industry leaders. Classes will be held on Monday evenings and two Saturday mornings, and will culminate in a graduation ceremony before the Sacramento City Council. The deadline for submitting applications for the Spring 2020 Academy is January 10. More information, a 2020 class schedule, and a link to the application form can be found on the City website (<http://www.cityofsacramento.org/community-development/planning/long-range/planning-academy>).



### BPNA's December Party Kicks Off Another Holiday Season

A cute and very friendly cat greeted guests as they arrived at the BPNA 2019 Holiday Party, generously hosted this year by the Martens family in their beautiful historic home on 22<sup>nd</sup> Street. An amazing carpet of bright yellow leaves, freshly fallen from the mature ginkgo trees, covered the street and sidewalk outside the house, providing attendees with a "yellow brick road" to follow. Fortunately, the weather cooperated—although it was chilly, the rain stopped before the party began. Inside the very large and cozy first floor of the home, polite children staked out their space in the den while the adults gathered in the living room and dining room to chat. Plenty of hot plates were available to sample, plus salads, cookies, cakes, and lots more contributed by guests. Fine wines and soda were also plentiful. It was great way to spend quality time with old friends, and a great opportunity to meet new people who have recently joined our neighborhood. Thanks so much to Tom and Lorna Martens for welcoming us again this year!

## A Brief Report from the BPNA Board

The monthly meeting on Dec. 5 included reports by Board members who had represented BPNA at public events of City and neighborhood interest. Jon Marshack had attended the Dec. 3 Law & Legislation meeting, which included a final review of the Historic District Plan before it was taken before the City Council for a vote on Dec. 10 (see article on **page 5**). Jon briefed the Board members on the mood of the meeting and offered a summary of the public comment period during which speakers voiced their opinions of the HDP. Jon also reported on an upcoming lot split proposed for the corner of 23<sup>rd</sup> and G Streets. Because this project appears to fit nicely into the surrounding neighborhood, Jon wrote a letter of support to the City on behalf of the BPNA Board. Liz Edmonds and Jon both attended Marshall School's 116th birthday celebration on Nov. 9. The event was held to draw the public's attention to the long delay in repurposing this landmark building on G Street between 27<sup>th</sup> and 28<sup>th</sup> Streets. Even though the Sacramento City Unified School District approved a plan for the property's reuse three years ago, the project was not finalized and no progress has been made. In the meantime, the building has deteriorated further.

The BPNA Board meeting concluded with a discussion of plans for the annual Holiday Party (Dec. 7: see article on **page 1**) and for the upcoming BPNA general membership meeting (**January 9**: see article on **page 1**).



## Who Ya Going to Call?

Many of the problems that occasionally plague neighborhood residents—a clogged storm drain, a fallen tree limb, a lost dog, loud noises at early hours—can be resolved, alleviated, or least reported with a few clicks on a computer keyboard or telephone touchpad.

In recent years, the City of Sacramento has refined its useful, all-purpose “311 Service Center” and has increased the number of online resources. “311” handles all municipal service requests except police or fire, and is very responsive to both phone calls and e-mail messages from City residents. There is also a Sac311 Smartphone App, one of several provided by the City.

Other City apps are the SacPD Mobile App, Finding Rover App (using facial recognition to identify lost dogs), Sacramento Fire Department App, and Park Mobile App. For information, go to:

<https://www.cityofsacramento.org/Information-Technology/Mobile-Apps>.

*Conveniently Located  
in the heart of Sacramento*

## METRO PRINT & SIGNS

1521 E STREET • SACRAMENTO • CA 95814

*We Print Everything You Need for Less!*

### S E R V I C E S

- Stationary
- Envelopes
- B. Cards
- NCR Forms
- Newsletters
- Booklets
- Brochures, Flyers,
- Door Hangers,
- Post Cards,
- Rack Cards
- Tickets, Menus,
- Catalogs, Labels
- B/W Copies
- Color Copies

**COLOR  
COPIES**  
**25¢**  
8.5X11

**Full Color  
BANNERS**  
**\$75**  
8ft x 3ft.

& MUCH MORE

- Large Format
- Banners, Posters,
- PVC Boards,
- Displays
- Foam Board
- Window Decals,
- Vehicle Graphics
- Car Magnets
- Yard Signs,
- Vinyl Banners,
- Vinyl Stickers,
- A-Frame
- Bumper Stickers
- Laminating

**SAME DAY / NEXT DAY AVAILABLE**

www.metroprintandsigns  
email: ametro2009@gmail.com

**916.444.6482**

## KNUTSON ARCHITECTURE



**ERIC KNUTSON**

ARCHITECT-AIA, LEED, AP, CGBP

2231 H STREET, SACRAMENTO

925.324.0587

ERIC@KNUTSONARCHITECTURE.COM

**COMMERCIAL AND RESIDENTIAL**

**SPECIALIZING IN HISTORIC PRESERVATION  
AND DETAIL-DRIVEN SUSTAINABLE DESIGN**



## BPNA Board of Directors 2019

**Ty Dockery** [tyd71@icloud.com](mailto:tyd71@icloud.com)  
**Liz Edmonds, Treasurer** [liz@lizedmonds.com](mailto:liz@lizedmonds.com)  
**David Herbert, Chair and Secretary** [davidmather446@gmail.com](mailto:davidmather446@gmail.com)  
**Ellen Hunt** [ellenhhunt@gmail.com](mailto:ellenhhunt@gmail.com)  
**Eric Knutson** [eric@knutsonarchitecture.com](mailto:eric@knutsonarchitecture.com)  
**Jon Marshack** [jon.marshack@att.net](mailto:jon.marshack@att.net)  
**Catherine Turrill Lupi** [turrillc@csus.edu](mailto:turrillc@csus.edu)

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  
[cressj@saccounty.net](mailto:cressj@saccounty.net)

## 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.**, 20<sup>th</sup> St. between J and K Sts.

**Wed., Jan. 1:** FORB's Annual New Year's Gathering (9 a.m.; 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 article on **page 1**.  
**Fri., Jan. 10:** "Old New Year Benefit Concert," Holy Ascension Russian Orthodox Church, 714 13<sup>th</sup> St. (8-8:45 p.m., followed by a reception). Admission charged. See article **on the right**.  
**Sat., Jan. 11:** "Landscape Tree Pruning," sponsored by Sacramento Master Gardeners: free workshop at Pocket Greenhaven Library, 7335 Gloria Drive (2-3 p.m.). **Website:** <http://sacmg.ucanr.edu>  
**Sat., Jan. 11:** Second Saturday ArtWalk. Galleries all over town will be open to present individual and group shows of artists' work. **Website:** <http://www.2ndsaturdaysacramento.com>  
**Sun., Jan. 12:** Sacramento Antique Faire, every second Sunday under the freeway at 21<sup>st</sup> and X Streets (6:30 a.m. – 3 p.m.; admission charged).

**Sat., Jan. 18:** 2020 Women's March, starting at Southside Park (2115 Sixth St.): Women's Civil Rights rally and resource fair, 9 a.m.; march to the Capitol starts at 10:30 a.m.; rally at the State Capitol (West) by 11:45 a.m. Registration recommended. **Website:** <https://www.womensmarchsac.com>

## Places to Go, People To See (cont.)

**Sun., Jan. 19:** "Pay What You Wish Day" at the Crocker Art Museum (every third Sunday; visitors also may enter the museum for free).  
**Mon., Jan. 20:** "March for the Dream," departing from Sacramento City College (3835 Freeport Blvd.) at 9:15 a.m. (preceded by a program beginning at 8:30 a.m.). **Website:** <https://marchforthedream.org>  
**Mon., Jan. 20:** Last Chance to Skate at the Downtown Sacramento Ice Rink, 7<sup>th</sup> and K Streets (10 a.m. – 8 p.m.).  
**Fri., Jan. 24:** "Voice of the Cello," concert by the Sacramento Baroque Soloists, St. Paul's Episcopal church, 15th and J Streets (7:30 p.m.; admission charged). **Website:** <https://sacramentobaroque.org>.

**Sat., Jan. 25:** "Exploring New Frontiers," concert by the Sacramento Youth Symphony with special performances by Concerto Competition winners; McClatchy High School, 3066 Freeport Blvd. (7:30 p.m.; admission charged).  
**Sun., Jan. 26:** "The City College Art Balls: 1927-1947," free lecture at the Central Library, sponsored by the Sacramento Art Deco Society (1-2:30 p.m.). See article on **page 4**.  
**Sun., Jan. 26:** "Last Day Out," for curbside yard-waste collection (including holiday trees, stripped of all lights, tinsel, and decorations). **Farewell to the Claw!** For more information, go to the website: <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Yard-Waste/Leaf-Season>

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

**Thur., Feb. 6:** BPNA Board Meeting: open to BPNA members and other interested neighbors (6:30-8 p.m.). Contact Dave Herbert for location or to suggest agenda items.

## Old New Year Concert



Holy Ascension Russian Orthodox Church (714 13<sup>th</sup> Street) will host its annual "Old New Year" benefit concert on January 10<sup>th</sup>, the Friday before the Orthodox New Year on January 14<sup>th</sup> (7-7:45 p.m.; tickets and seats will be available from 6:30 p.m.). All proceeds from the ticket sales will go towards the completion of the iconography inside the church (adults \$15; children 12 and under are free). The concert presented by the church choir is both an auditory and a visual experience, enhanced by the beautifully decorated space of this domed church. This year's concert will feature liturgical hymns focusing on the theme of the Epiphany. After the performance, there will be a reception with refreshments in the Church Hall (7:50-9 p.m.). Souvenirs from Russia will be on sale too. For more information, go to: <https://holyascensionchurch.org>.

## The City College Art Balls: 1927-1947

Sacramento Art Deco Society member Bruce Marwick has done extensive research on the history of the famous Art Balls organized by Art faculty and students at Sacramento Junior College (now called Sacramento City College) from the 1920s through the 1940s. He will be giving an illustrated lecture on the topic in the West Meeting Room at the Central Library (828 I Street) on Sunday, January 26 (1-2:30 p.m.).

First staged at the City College gymnasium in 1927, the annual Art Balls became so popular with the public that within a few years they were moved over to Memorial Auditorium, where they drew thousands of Sacramentans and raised quite a bit of money for student scholarships. Although called “balls,” these events featured hour-long, multi-media pageants built around specific themes, and combining art, music, dance, and acrobatics. The elaborate sets and costumes were made by the students. Each ball’s planning and execution took months, and brought the entire campus together. For a vintage film about the process (owned by Sacramento City College), go to: <https://californiarevealed.org/islandora/object/cavpp%3A17283>

## Boulevard Park’s “Tara”

One of the stateliest residences in Boulevard Park is 2015 H Street, the former home of Anna Blanche McKim and her husband, Samuel Warder McKim (chief officer of Weinstock, Lubin and Co., the department store). They and their three daughters were the first and last family to occupy the entire house, which originally boasted a living room, den, music room, dining room, kitchen, butler’s pantry, laundry, four bedrooms, two bathrooms, and a sleeping porch. Built on a double lot in 1908, the house was surrounded by a beautiful lawn and gardens. The McKims lived here for about twenty years. Anna died in 1928 and her husband sold their home in 1929. Its new owner, Elizabeth William Taylor, converted it into a “modern high-class tea house with a piratical theme.” She called her place “The Jolly Roger,” but her flag flew for only a few years. From the early 1930s through the 1970s, 2015 H was operated as a boarding house. In 1993, its new owner successfully applied for a permit to convert the dilapidated residence into a 5,850 square foot commercial office building. The carriage house was retained, and the residence’s historic exterior was preserved, but the interior spaces were modified to serve their new functions. The Neoclassical structure’s most distinctive feature is the two-story front porch with four monumental Ionic columns supporting a temple-style entablature and pediment.

In March 1910, the McKims and their neighbors founded the “First Park Center Club,” the first of three corporations formed by residents for the purpose of maintaining the so-called “alley parks” that are among Boulevard Park’s most distinctive features. The members of the First Park Center Club agreed that they would acquire the park in the middle of their block, beautify it, and use it to “promote outdoor and indoor athletics and recreations.” They also envisioned building a clubhouse. The park was to be kept private, for the sole use of owners of the lots on the block surrounding it. The First Park Center Club and the other two corporations were disbanded years ago, but the property owners still take responsibility for maintaining the parks that they share.

# WILLS & TRUSTS

- **Protect Your Loved Ones**
- **Estate Planning Services**
- **Probate & Trust Administration**
- **Reasonable Rates & Caring Service**  
**from a longtime**  
**Boulevard Park resident.**

For more information call or e-mail:  
Frances C. Fort, Esq.

(916) 504-3700 [ffort@damrell.com](mailto:ffort@damrell.com)

Damrell Nelson Schrimp Pallios & Silva  
455 Capitol Mall, Suite 125  
[www.damrell.com](http://www.damrell.com)







## Future Planning Underway for the Sacramento Valley Rail Station

The City of Sacramento hosted another workshop on December 10 in a continuing effort to get community input on proposals related to the newly refurbished Sacramento Valley Rail Station at 4<sup>th</sup> and “I” Streets. Opened in 1926 as the Southern Pacific Station, the entire building recently went through a complete restoration and it is truly a beautiful place. Ironically, Union Pacific’s decision to move the train tracks quite a distance away from the old station means that a new one must be built closer to the new tracks. Hence there is a need to find new uses for this terrific building and for the area immediately around it, which will gain even greater importance as an intermodal transportation hub.

Many ideas for the site have been suggested and drawings of several projects were presented at the December workshop. It is likely the large parking lot near the old station will become a beautiful green park area ... a neighborhood district ... a destination. Bicycle paths through this park would lead to other destinations in the vicinity, including the new Powerhouse Science Center (now under development), the Sacramento River, Old Sacramento, etc. Areas closer to the station will be devoted to other modes of transportation including buses, light rail, and hopefully more train travel, depending on future demand.

A more compact parking lot is being planned. Removal of I Street’s Interstate 5 freeway ramp is another project on the wish list to enhance the project’s overall design. A decision on the City’s application for a grant to cover the cost of changing the ramp is expected in April 2020.

For more information and updates about the Sacramento Valley Station Master Planning Effort, go to the city website: <http://www.cityofsacramento.org/public-works/sacramento-valley-station>.

---

## City Council Approves Historic District Plans

On December 10, after testimony from nine members of the public—representing preservation interests, neighborhoods, old house restorers, historic property owners, architects and developers—the City Council unanimously approved the Historic District Plans (HDPs), the amendments to the Sacramento Register of Historic and Cultural Resources, and the changes to City Code lowering the level of review of development projects on non-contributing parcels from Director level to staff level. The ordinance approving the HDPs was adopted as an emergency measure, causing them to become effective immediately.

The effort to adopt new development standards for historic districts has taken 15 years to reach fruition. In the process, the City’s Preservation Office staff and Preservation Commission have balanced competing viewpoints, refining the documents to fit multiple perspectives, from homeowners and neighborhoods to architects and developers. So, from any one viewpoint, the HDPs are imperfect. Some will argue—as your BPNA Board has done—that the development standards and criteria needed strengthening to be more enforceable, while others will say that they are not flexible enough to address case-specific and unforeseen circumstances. But by addressing competing needs, the resulting Historic District plans and the Sacramento Register updates will increase certainty for everyone involved with respect to (1) what properties contain historic structures worthy of preservation and (2) what kind of development is appropriate within Sacramento’s historic districts, while (3) streamlining the project review process. As such, the HDPs provide a detailed roadmap that will save time and money for those trying to get projects approved by the City.

The BPNA Board encourages all of our members and fellow Boulevard Park residents to become familiar with the updated Sacramento Register and the Historic District Plans. Look up your address in the Register to see whether your home is considered a “contributor” to the district, that is, a historic resource. Know that the City does not have enough staff to directly oversee all development projects that may occur within our historic districts. These newly approved documents will give everyone the tools to identify when a project is appropriate to maintain the integrity of our historic resources. Find out more online at [www.cityofsacramento.org/hdp](http://www.cityofsacramento.org/hdp). See the last few issues of *Park Beat* for articles covering various aspects of the HDPs and related documents.

Carson Anderson, Sacramento’s Preservation Director, has been invited to the January 9<sup>th</sup> BPNA General Membership Meeting (see article on **page 1**) to explain how the HDPs will affect our neighborhood and to answer your questions.

## Neighborhood Treat: A Millstone Marker

The large millstone perched on the northwest corner of 28<sup>th</sup> and C Streets, next to Leland Stanford Park, is the most prominent historic marker in the Boulevard Park and Marshall School/New Era Park neighborhoods. It also is at the heart of a "Lost and Found" story that dates back some thirty years. In August 1958, the Native Sons and Daughters of the Golden West dedicated a marker that commemorated John Sutter's landing on the American River nearly 120 years before.



As reported in *The Sacramento Bee* in 1958, the bronze plaque was attached to a circular slab of granite that had once been used to shape wagon wheels at an old blacksmith shop. The entire ensemble was installed on the Union Pacific railroad levee at 29<sup>th</sup> and B Streets, about a block away from the current location. However, several years later, the monument was moved to the storage yard behind the National Guard warehouse, and there it remained, apparently forgotten by everyone, until its rediscovery by neighborhood residents in the 1980s. Thanks to their initiative, the stone monument was reclaimed from the storage yard. As recorded in a new bronze plaque set into the concrete base, the Sutter's Landing marker was rededicated in August 1989—thirty-one years after its original installation, and 150 years after Captain Sutter made his historic landing.

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

For the past fourteen years or so, the Friends of the River Banks have hosted a friendly gathering on New Year's morning to celebrate our neighborhood stretch of the American River in its winter phase. Everyone is welcome! 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 28<sup>th</sup> Street, near the Skate Park. There will be hot beverages (please bring your own mug if you can, to minimize waste), 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 rare sight of a bald eagle soaring overhead. More familiar birds also were there to welcome us, including red-shouldered hawks, crows, gulls, cormorants, and mallard ducks. For more information and/or to see photos taken at the last New Year's event, go to: <https://www.friendsoftheriverbanks.org>.

## EDMONDS AND PHILIPP: *Your Way Home*

Whether buying or selling, call the team that lives and works in Boulevard Park.  
Recycling vintage homes in record time for over thirty years!



*Dave  
Philipp*

**REALTOR**

916.212.1322

dave@davephilipp.com



*Liz  
Edmonds*

**REALTOR**

916.838.1208

liz@lizedmonds.com



## Boulevard Park Neighborhood Association Membership Form

Send form with your \$5 to \$15 check per member for the remainder of the calendar year to: P.O. Box 163179, Sacramento, CA 95816-9179

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ **New Member**      ☐ **Renewing Member**      ☐ **Yes! I want to help. Call me.**  
☐ **Would you like to receive the newsletter by email, as well as home delivery?**