



## PARK BEAT

*The Pulse of Greater Boulevard Park*

Boulevard Park Neighborhood Association ■ Box 163179, Sacramento 95816 ■ September 2017

### **BPNA 25<sup>TH</sup> ANNUAL SPAGHETTI DINNER: THE HORSE HAS COMMITTED - HAVE YOU?**

Back by popular demand, a horse-drawn wagon will once again provide rides around the neighborhood, this time for BPNA's 25<sup>th</sup> Annual Spaghetti Dinner. The Dinner will be Saturday, September 9 in the backyard of Pete, Robyn and Jesse Bramson, 2101 G Street. Doors (and the bar) open at 5:30 pm. Serving starts at 6 pm of all-you-can-eat spaghetti with either a meat or vegetarian sauce, salad, garlic bread, and desserts from our legendary dessert potluck. Note: if you are a baker or a sugar enthusiast, we would love to have your homemade or store bought dessert donation.

The price of this all-you-can-eat extravaganza is \$10 for adults and \$5 for children between 6 and 10 years old; kids 5 and under eat free. The Family Package is \$30 for parents and all children under 18 years old. Beer and wine will be available for a \$3 donation, and non-alcoholic beverages are \$1

BPNA will present a check to Washington Elementary School's principal to help purchase a 3-D printer for the students, funded by proceeds from our spring Yard Sale. In addition, we'll honor a neighborhood volunteer or volunteers who have contributed significantly to the neighborhood and to the organization. An elected official or two may show up, as will representatives from our police and fire departments, if available.

We still need volunteers: set-up on Saturday morning, or 45-minute shifts for cashiering, kitchen help (keep that pasta coming), serving (keep that pasta coming), and clean-up. Working side by side with your neighbors is both fun and a bonding experience with plenty of time leftover for eating and socializing.

If you are willing to help, please contact Marj Duffy at [marj\\_duffy@sbcglobal.net](mailto:marj_duffy@sbcglobal.net) or [BoulevardParkNA@gmail.com](mailto:BoulevardParkNA@gmail.com), and she'll find the right job at the right time for you.

**See you on September 9<sup>th</sup>!**

**Seeking New BPNA Members!**

**Editor & Graphic Designer Positions Open**

Contact BPNA Board Member Marjorie Duffy for membership opportunities.

# 42<sup>nd</sup> Annual Historic Home Tour Sunday, September 17 (10a-4p)



## PRESERVATION SACRAMENTO

This year the tour returns to Alkali Flat, Sacramento's oldest existing residential neighborhood, with a focus on the Central Historic District. All four of the older homes selected for the tour—those built between the mid-1800s and early 1900s—are on or near the 1000 block of F Street. In chronological order, they include the gracious brick residence occupied by J. Neely Johnson during his two-year term as the fourth governor of California (the oldest structure on the tour, 1029 F; built in c. 1852-53), the home built for Calvin E. Crocker (530 Tenth St.; c. 1901), the home built for city architect Rudolph A. Herold (605 Tenth St.; c. 1904), and a four-flat apartment building (1011 F St.; 1910).

Rounding out the tour are two 21<sup>st</sup> century projects, both located to the north of this neighborhood: a townhouse unit in The Creamery at Alkali Flat (the new housing project located on the former site of the Crystal Cream & Butter Company, 1015 D St.) and the Lofts at Globe Mills, a repurposed grain depository and flour mill from the early 1900s, whose lobby will be open to tour participants (1131 C St.). The tour brochure, which is covered by the participation fee, also will include information about a selection of other significant sites in the greater Alkali Flat neighborhood. It can be picked up at Preservation Sacramento's ticket booth at J. Neely Johnson Park, one of two street fair locations, on the day of the tour (the other fair will be on Tenth Street between the railroad tracks and C Street, near The Creamery).

Discounted tickets (\$30 instead of \$35) may be bought before September 17 by going to the Preservation Sacramento website

<http://www.preservationsacramento.org/hometour/>

The most discounted ticket price (\$10) is offered to volunteers. If you are interested in working a two-hour shift as a docent at one of the six sites selected for the tour, please contact the Volunteer Coordinator, Vickie Valine. [vhvaline@cwo.com](mailto:vhvaline@cwo.com) (916-442-1160)

### WANTED – GRAPHIC DESIGNER FOR BPNA NEWSLETTER

Our graphic designer has moved on, and we are in urgent need of someone to take on those duties, taking articles and photos submitted by the 20<sup>th</sup> of each month and create the layout for printing by the end of the month.

Since we are a volunteer organization, we cannot provide a salary, but can provide a free ad in the newsletter (as well as our gratitude) as compensation. If you are interested in the work, or know someone who might be, please contact BPNA Chair Eric Knutson at [eric@knutsonarchitecture.com](mailto:eric@knutsonarchitecture.com)

## DAVE BOBERG WOOD FLOORS

3<sup>rd</sup> Generation Hardwood Floor Craftsman

COMMERCIAL & RESIDENTIAL

New Floors Installed

OLD FLOORS MADE NEW

PRESENT THIS  
AD & RECEIVE  
\$150 OFF\*

\*minimum job  
required

CELL (916) 390-2795

EMAIL [bobergdave@gmail.com](mailto:bobergdave@gmail.com)  
Lic. #830023

"ALL WORKMANSHIP GUARANTEED"

ASK ABOUT MY "REFER A  
FRIEND" INCENTIVE

## BPNA Board of Directors 2017

Margaret Buss	<a href="mailto:bussmlou@gmail.com">bussmlou@gmail.com</a>
Ty Dockery	<a href="mailto:tyd71@icloud.com">tyd71@icloud.com</a>
Majorie Duffy, Membership	<a href="mailto:marj_duffy@sbcglobal.net">marj_duffy@sbcglobal.net</a>
Liz Edmonds, Treasurer	<a href="mailto:liz@lizedmonds.com">liz@lizedmonds.com</a>
David Herbert	<a href="mailto:davidmather446@gmail.com">davidmather446@gmail.com</a>
Eric Knutson, Chair	<a href="mailto:eric@knutsonarchitecture.com">eric@knutsonarchitecture.com</a>
Vacancy	

Boulevard Park Neighborhood Association purpose: The BPNA is 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 thereby to improve the quality of life for others who work and live in and around Boulevard Park and therefore Sacramento as a whole.

## Committees

**Membership:** Majorie Duffy, 916 448-4659  
**Preservation:** Eric Knutson, 925 324-1289

## Park Beat Production Team

**Designer:** Open  
**Editor:** Open  
**Block Captain Coordinator:** Joe Cress, 916 698-7938  
[cressj@saccounty.net](mailto:cressj@saccounty.net)  
**Ad Manager:** Jennifer Knutson, 925 324-1289  
[jennifer@knutsonarchitecture.com](mailto:jennifer@knutsonarchitecture.com)



### BPNA is on Facebook!

Want to stay in the know on the latest events in the neighborhood? Then find and like the Boulevard Park Neighborhood page on Facebook. We post stories about recent developments and reminders about BPNA events. It's another great way to connect with BPNA and your neighbors!

### Boulevard Park Neighborhood is seeking a couple of block captains!

A block captain is responsible to place the newsletter on porches once a month when it comes out. It is a pleasant way to see our charming neighborhood, possibly meet some neighbors, and get a little exercise, too! Block captains are particularly needed in the area around 24th, and D and E. If you can help with this, please call or text Marj Duffy at (916) 601-9717, or email [boulevardparkna@gmail.com](mailto:boulevardparkna@gmail.com)

## THE TREES OF MIDTOWN CALIFORNIA FAN PALM

Most of the palm trees you see in midtown Sacramento are either the California Fan Palm variety or their close relative, the Mexican Fan Palm. These palms are a good choice for our area because they are able to withstand the occasional very cold winter temperatures we sometimes experience



Widely cultivated as an ornamental tree, these palm varieties can tolerate temperatures down to 10 degrees. California Fan Palms are native to the Western U.S. and Baja California, the only palm native to the western U.S. They are primarily found at spring fed oases in our desert areas. Their range is expanding, however, possibly due to global warming. They can live 80 to 250 years or more. California Fan Palm fronds grow up to 13 feet long. When the fronds die, they remain attached and they drop down to cloak the trunk in a wide skirt, creating a micro-habitat for many small birds and other small creatures.

Native American Indians found the California Fan Palm & the Mexican Fan Palm to be quite useful. The fruit was eaten raw, cooked, or ground into flour for cakes. The Cahuilla and related tribes used the leaves to make sandals, thatch roofs, and baskets. The stems were used to make cooking utensils.

There is an interesting row of Mexican Fan Palms at McKinley Park. This double row of majestic palms mark the location of an old street car right of way into the park. The street car tracks were removed long ago but the palm trees remain. These McKinley Park palms are well over 100 years old.

# Downtown Specific Plan

## What Is It, and Why Should I Care?

Cities and counties in California are required by law to develop and update General Plans that set policy guidelines in eight key areas (land use, housing, circulation, conservation, noise, safety, open space, and environmental justice) for the city's future development and outlines preservation of resources. A specific plan specifies detailed development standards and uses, infrastructure requirements, and measures to implement the General Plan for a specific geographic area in the city.

The Downtown Specific Plan (DSP) is ours. Despite its name, it covers the entire central city, including midtown. The DSP sets the requirements for design and density of infill which will affect the lives of midtown residents and businesses, either because of direct effects on existing properties by new buildings, or more indirect effects, such as traffic generation and sewer capacity; it also will delineate the amenities needed to protect the quality of life for existing residents and businesses. In addition, it describes the incentives for developers, including more predictability and streamlined review for their projects, which sometimes means less input by residents.

The Plan Goals are to:

- Create a Specific Plan that paves the way for at least 10,000 places to live in the next 10 years
- Develop a varied housing stock that reflects the diversity of Sacramento
- Incentivize Transit-Oriented Development throughout downtown Sacramento including along the streetcar corridor
- Remove barriers to housing development by streamlining the development and environmental review process
- Maintain the quality of life central city residents experience and further neighborhood livability by including supporting amenities along with housing

The City held a series of community stakeholder meetings in spring of this year. Some midtown residents did not participate because they believed the meetings to be only about Downtown, commonly defined as the Central Business District or the part of the city west of 16<sup>th</sup> Street.

In September midtown residents and business owners will have another opportunity to comment when the city releases the draft EIR. It is extremely important to have your say, and BPNA urges everyone to take that opportunity. It is the only formal opportunity to affect city ordinances and policies, such as lot splits with infill that overwhelm existing structures. Other organizations with long-standing interest and expertise in land use planning in Sacramento's urban core, such as Preservation Sacramento and the Environmental Council of Sacramento, will also be commenting, and you may find their input of interest.

The City has an excellent, very readable and interesting website on the DSP goals and process, including summaries of comments made at the workshops and meetings in spring. Visit:

<https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Downtown-Specific-Plan>

It is well worth your time to dip in and read. Our future quality of life depends on everyone's voice being represented in the process.

**PEASE CONSERVATORY  
A 96 YEAR OLD MIDTOWN FAMILY  
BUSINESS**



Located in a Queen Anne Victorian built by Edward J. Carragher in the late 1890s, the Pease Conservatory of Music was established by Edward Pease and his wife Zue Geery Pease. For 96 years this house has been filled with music, dance, and drama.

Mr. and Mrs. Pease bought the 2130 “L” Street house in 1921 and during the 1920s they established the Pease Conservatory of Music, remodeling the home into 6 studios, a classroom, and turning the basement into a recital hall which housed a 9 foot concert grand piano and a small pipe organ. They operated the conservatory as a music school. In the 1970s Wm. J. Geery inherited the building and business from his Aunt Zue Pease. Mr. Geery rented the studios to independent teachers, and theatrical producers began to rent the recital hall for plays.

The organ was eventually sold and the concert grand piano was buried under the current seating when “The Show Below” leased the space to produce award winning dramas. Nine years later in 1995, after The Show Below closed, Joan Bales and her sister Diane Heinzer renamed the theater for their stepfather, Bill Geery, from whom they inherited the building & business. They resurrected the grand piano and again opened the theater space for recitals, concerts, and plays.

Diane explains “After my stepfather W. J. Geery died in 1993, my husband Jon and I sold our home near the zoo and moved into this wonderful house at 22<sup>nd</sup> & “L” Streets. We fell in love with Midtown while we were repairing and redecorating the Pease Conservatory. I still live on site renting the studios and the theater to musicians, performers, and other theatrical groups”.

Our independent teachers give private music lessons on many different musical instruments. For more information, call 916-443-7038 or contact us at:

[www.peaseconservatoryofmusic.com](http://www.peaseconservatoryofmusic.com) or [wjgeerytheater.com](http://wjgeerytheater.com)

**ABC**

**PLUMBING HEATING  
& AIR CONDITIONING**

*Your Neighbors at 22nd & C*

- All Plumbing & HVAC Repairs & Installations
- Stoppages & Drain Services
- Trenchless Sewer and Water Line Replacement
- Guaranteed Repairs

**24-Hour Emergency Service**

**10% off any service for our  
Boulevard Park neighbors**

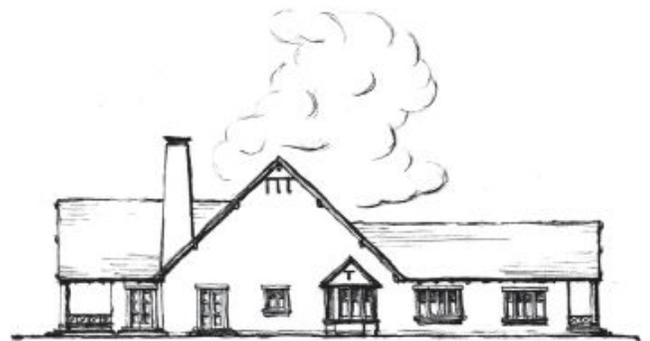
**Call: (916) 448-0801**

[www.abcpumbingandhvac.com](http://www.abcpumbingandhvac.com)

**Locally owned and operated for over 50 years**

California Contractor's License # 412127

**KNUTSON ARCHITECTURE**



**ERIC KNUTSON**

ARCHITECT-AIA, LEED, AP, CGBP

2231 H STREET, SACRAMENTO

925.324.0587

[ERIC@KNUTSONARCHITECTURE.COM](mailto:ERIC@KNUTSONARCHITECTURE.COM)

**COMMERCIAL AND RESIDENTIAL**

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

## WALKING THE NEIGHBORHOOD: FINDING SMALL TREATS

One of the pleasures of living in midtown is walking, enjoying the trees, beautiful buildings, proximity to good food and interesting shops...and finding unexpected treasures, like this fairy garden and a surprising owl in the tree above it



If you have some favorite places or things you have found while walking the neighborhood, or a favorite walking experiences, contact Margaret Buss at [bussmlou@gmail.com](mailto:bussmlou@gmail.com) We'd be glad to share them in the newsletter.

## FRIENDS OF THE RIVER BANKS GOING BATS!

Friends of the River Banks (FORB) is the local outdoor education group that sponsors nature talks and walks on our side of the American River to encourage individuals and families to explore the natural environment in our own "backyard." This month it'll be batty – JoEllen Arnold will demonstrate her famous bat signal detector and show us the wonders of bats, the small, mysterious winged mammals that appear in the evening and eat mosquitoes, gnats, and other insects that annoy us.

We meet in the Sutter's Landing Park parking lot, next to the Skateboard Quonset Hut. We'll meet in the evening, just before the bats come out. Go to FORB's website for details on time <http://www.friendsoftheriverbanks.org/> The event is free, but donations are gratefully accepted.

## EDMONDS AND PHILIPP: *Your Way Home*



Whether buying or selling, call the team that lives & works in Boulevard Park.  
Recycling vintage homes in record time is our specialty!

*Dave Philipp*  
**REALTOR**  
916.212.1322  
[dave@davephilipp.com](mailto:dave@davephilipp.com)



*Liz Edmonds*  
**REALTOR**  
916.838.1208  
[liz@lizedmonds.com](mailto: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?**