



PARK BEAT

The Pulse of Greater Boulevard Park

Boulevard Park Neighborhood Association :: Box 163179, Sacramento 95816 :: January 2018

BIG CROWD TURN OUT FOR BPNA'S ANNUAL HOLIDAY PARTY

A big Thank You goes out to our 2017 BPNA Holiday Party hosts! A large turnout from the neighborhood joined hosts, Rebecca and James McDaniel, for a very festive gathering filled with Christmas cheer! The McDaniel's 21st Street home was extra warm and cozy, complete with a beautiful Christmas tree and a real wood fire crackling in the fireplace. The dining room table was filled with all variety of holiday goodies provided by the guests. A selection of wines and other drinks were plentiful. The large outdoor deck, with a delightful view of the big back yard, was a popular gathering place. The back yard itself featured another nice wood fire, which was very welcome on this cool December 9th evening. A backyard redwood tree that must be one of the largest and grandest trees in Sacramento, was a wonderful sight. Thank you to everyone who attended this year's Holiday Party. The fine turnout gave all of us the opportunity to meet new neighbors and to spend quality time with old friends.

Christmas Tree Recycling

Wednesday, January 31, the last day of "Leaf Season" (farewell, Claw!), also is the last day Christmas trees may be left in the street for curbside collection by the city. Be sure to remove the stand, any nails, and all decorations (lights, tinsel, etc.) from the tree before putting it outside. Flocked trees will be accepted. If you happen to miss the last citywide tree collection, you can cut up the tree up into small pieces so that it will fit into the yard-waste bin with the lid closed.

BPNA GENERAL MEMBERSHIP MEETING JANUARY 16 PLEASE JOIN US!

Don't miss the Boulevard Park Neighborhood Association General Membership (BPNA) meeting! The date is Tuesday January 16, 2018 starting at 6:30pm at the Hart Senior Center located at 27th Street and "I" Street in Marshall Park. This is a great opportunity to find out what the BPNA organization is all about, talk about neighborhood problems and concerns, and meet your neighbors. We will also have the annual election of BPNA board members for the year 2018. We hope to see you there!

IT'S THAT TIME--BPNA MEMBERSHIP DUES ARE DUE

Another year is almost history. We are looking forward to 2018 enjoying life in our wonderful Boulevard Park neighborhood. If you are not yet a member of the Boulevard Park Neighborhood Association, please join us. We get together for BBQ and socializing, a Spaghetti Dinner, a Holiday Party, and other fun neighborhood activities. We also take on neighborhood problems when they come up. How much are the dues? Only \$5 to \$15 per year per member. What a bargain! Please send your dues using the form on back cover for new members and for current members renewing for 2018. Thank you!

Central City Specific Plan, continued

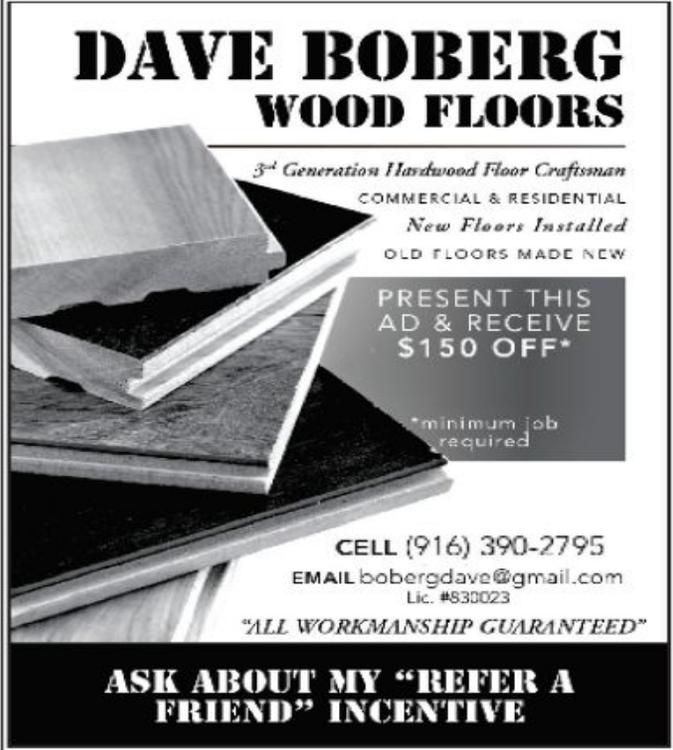
Representatives from several midtown neighborhoods met on December 18 with Councilmember Steve Hansen, Planning Director Tom Pace, Urban Design Director Bruce Monaghan, and Senior Planner Greg Sandlund about the issue of height limits in the Central City Specific Plan (CCSP) rezoning. Attendees included BPNA Chair Eric Knutsen and Board members Dave Herbert and Margaret Buss, BP resident and architect/developer Ron Vrilakis, Preservation Commission Chair Jon Marshack, Bill Burg from Preservation Sacramento, Vivian Gerlach, and Louis Mirante from the Midtown Neighborhood Association.

Although the discussion touched on preservation issues, the core of the meeting was to address the 85' height allowances along commercial corridors adjacent residences zoned R3A. The CCSP currently calls for transitional heights of 55-65' where the commercial corridor is adjacent properties zoned R1 or R2, allowing a step down to transition to residential neighborhood heights of one, two or occasionally three stories. Neighbors were requesting the same transitional heights where the adjacent properties are zoned R3A, noting that the designation R3A for a property does not mean the properties are any different in type, size or use than those designated R1 or R2. That designation is an artifact from past planning practices that called all properties near commercial zones R3A. They can be one or two story historic (or non-historic) homes or apartment buildings, and the quality of life for those living there would be as affected by a looming 85' building as would residents of R1 or R2 properties.

Also discussed briefly was the request for restoration of the 20% cap on a technical provision, "Floor to Area Ratio" (FAR), that had been in the original CCSP and its Environmental Impact Report. Residents fear that removing the cap would encourage buildings of greater height.

Louis Mirante of the Midtown Neighborhood Association, who also leads a group called YIMBY (Yes In My Back Yard), presented an opposing view. He argued that much greater density in the form of tall buildings is necessary to combat the rapidly rising price of homes and rentals, which is precluding people of the younger generations from living in midtown and that concern about their effects on quality of life or value of adjacent houses could not outweigh that need. He also stated there were studies showing that tall buildings do not have an effect on the value of adjacent houses or on the quality of life of residents. Discussion of these viewpoints was limited, given the meeting's time constraints.

Staff stated that a preliminary look at the data indicated that extending transition zones to R3A properties would probably not affect the ability of the city to meet its goal of adding 13,400 new units, but they need to look at the issue more closely. Councilman Hansen said he would work with staff on these issues and requested that, if compromise could be reached, residents support the CCSP when it comes before the Planning Commission in early February and City Council later that month. His continuing involvement is much appreciated.



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Up Close and Personal with History at the California State Archives

On Thursday, January 25, members of the State Archives staff will lead a free guided tour of the collections documenting California's rich history and state government (10-11 a.m.; 1020 O Street, Fourth Floor). Each tour offers a close encounter with the Archives' one-of-a-kind historical documents, a behind-the-scenes look at the preservation and imaging labs, and free admission to its Exhibit Hall. Advance reservations are highly recommended, as space is very limited. For further information, go to the website: <http://www.sos.ca.gov/archives/public-events/tour/s/>. These free tours are scheduled monthly: if you miss the January tour, the next one is on 2/22/18.

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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.

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Places to Go, People To See

Every Saturday:

Free Yoga in the Park: 9 a.m., McKinley Park (behind the H St. Rose Garden). For more information, go to:

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

Midtown Farmers' Market: 9 a.m. to 2 p.m., 20th Street between J and L Streets.

Mon., Jan. 1 (9 a.m.): Join the Friends of the River Banks for their annual New Year's Day gathering (Sutter's Landing Park, at the north end of 28th Street - see article on p. 6)

Sat., Jan. 13: Second Saturday Art Walk: Galleries around town will be open to present individual and group shows of artists' work (<http://www.2ndsaturdaysacramento.com>)

Mon., Jan. 15: Martin Luther King Day, "March for the Dream" (from Sacramento City College to the Convention Center, starting between 9-9:30 a.m. and ending between 11:15-11:45 a.m.). For more information about the March and collateral events, go to <http://marchforthedream.org>

Places to Go, People To See (cont.)

Tues., Jan. 16 (6:30 p.m.): Annual BPNA Membership Meeting and Election, Ethel Hart Senior Center (see article on p. 1)

Sat., Jan. 20 (9-noon, rain or shine): Free workshop hosted by the UCCE Master Gardeners of Sacramento County: Horticulture Center, 11549 Fair Oaks Blvd., Fair Oaks (see article on p. 5)

Sun., Jan. 21 (10 a.m.-5 p.m.): "Pay What You Wish Day" at the Crocker Art Museum (*almost* free admission on the third Sunday of every month).

Thurs., Jan. 25 (10-11 a.m.): California State Archives Tour, 1020 O Street (see article on p. 2)

THE TREES OF MIDTOWN



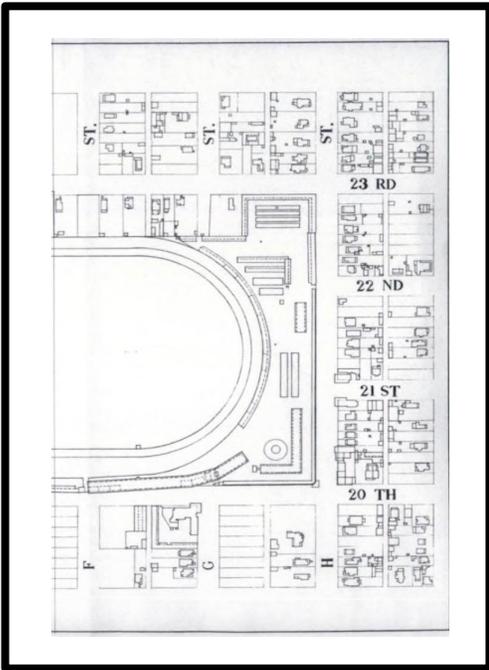
THE CHINESE PISTACHIO

The Chinese Pistachio tree (*Pistacia chinensis*), is a member of the cashew family, and is quite common along streets of midtown. Its popularity is due to its beauty, especially in the fall. It is certainly one of the most attractive fall coloring trees, with scarlet yellow and orange leaves. Other qualities which make the Chinese Pistachio popular include its drought tolerance. This species will also survive very cold temperatures. Its hardiness and ability to thrive in poor quality soils make it an excellent choice in the typical urban environment. Chinese Pistachio is planted as a street tree worldwide in temperate areas.

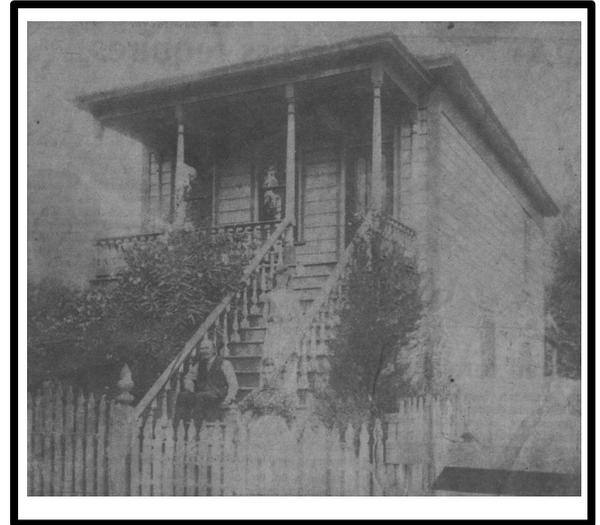
Chinese Pistachio trees are native to China and Taiwan, where their native range is on hill and mountain forest areas. They prefer full sun and do not do well in shade. This is a relatively small to medium size tree. Male and female plants grow as separate trees. The fruit is an attractive small red drupe which turns blue when ripe, containing a single seed. In China, the seed is used for biodiesel production. The wood is used for furniture and for producing a yellow dye.

To see a fine example of a midtown Chinese Pistachio tree, visit the southside of "S" Street between 23rd and 24th Streets. The photo included here was taken at that location. (Unfortunately, this tree is not much to see with no leaves this time of year). To see this same tree with its spectacular fall color, check our on-line version of this Park Beat newsletter which features full color.

Boulevard Park's Original "Coffee" House



Built in the early 1880s, the house at the southwest corner of F and 23rd streets is one of only two nineteenth-century dwellings to survive on the west side of the block. As illustrated in a detail of the plan printed in *Sacramento's Boulevard Park*, the south end of the old Agricultural Park racetrack, laid out two decades earlier, ran immediately behind this row of houses.



The house at 600 23rd was first occupied by a German merchant named Edward Martin Dosch, his wife Catherine Green Dosch, and their five children. Their third daughter, Harriet (or Hattie), is the young woman standing on the stairs in this period photo, which was taken several years before her 1898 marriage to William Joseph Coffey.

He had been an employee of the Southern Pacific Railroad for many years before turning to gardening, which also had been his father-in-law's profession in the late 1880s. In the last part of his life he worked for Sacramento's recreation department, eventually holding the position of city gardener, according to his biographer. He and Hattie raised their children in the Dosch house, which was occupied continuously by members of the Coffey family until 1982.

The old photo also records the Coffey house's original appearance, with a high front porch and turned balusters. It is likely that Hattie and William were responsible for the renovations that brought this Victorian house into the Craftsman era. The exterior staircase was moved inside and the front porch was brought down to ground level, its tall slender columns replaced by sturdy pillars with sloping sides. Judging from the similarities in the roof treatment, some of the alterations may have coincided with the construction of a new house for Harriet's brother at 2220 F Street, just around the corner. Fred Dosch secured the building permit for his two-story dwelling in January 1915. His children inherited the Coffey house after Hattie's daughter died.

People who have lived in Boulevard Park for more than a decade may recall the sorry state of the Coffey house in the late 1990s, shortly before its acquisition by Norma Saenz and Habib Haider. Interviewed by a *Sacramento Bee* journalist in 2002, Saenz recalled that the house was "completely run down" when the couple purchased it at auction. Its restored exterior still expresses its long history, with visible traces of both late nineteenth-century and early twentieth-century architectural styles.



Dosch/Coffey House, 600 23rd
(c. 1882, with later alterations)



Dosch House, 2220 F St.
(1915)

Learn Winter Gardening Tips from the Masters!

The UCCE Master Gardeners of Sacramento County are hosting a free workshop for home gardeners at the Horticulture Center in Fair Oaks on Saturday morning, January 20 (11549 Fair Oaks Blvd.; 9-noon, rain or shine). Master Gardeners will demonstrate winter pruning of deciduous fruit trees, blueberries, cane berries, grape vines and landscape trees. Learn tips for bare root fruit tree planting, citrus frost protection, pruning salvias, and planting and tending winter herbs. There also will be a demonstration on how to construct a worm bin. Bring any gardening questions to the “Ask the Master Gardener” table. For further information about this and other events, call (916) 875-6913, or go to: <http://sacmg.ucanr.edu>



Neighborhood Treats - Tiny Libraries, cont.

Once you start looking, tiny libraries seem to be everywhere in the neighborhood. The “C Street Little Free Library” is in front of 2014 C Street and has a healthy collection. In the interests of finding all the tiny library “branches” in the neighborhood, please snap a photo of the one near you and send it to Margaret Buss, bussmlou@gmail.com, providing the location. And if you started one, let her know why you did and how actively it is used. They are living proof that print books are not obsolete!

A Weekend Job Opportunity for City Youth (March 10-May 13)

The Department of Parks and Recreation regularly offers an employment program for youth between the ages of 14 and 17. Teenagers hired through the “Landscape and Learning” program work on park maintenance from 8 a.m. to 2:30 p.m. on Saturdays and Sundays (6 hours per day at \$11 per hour, plus an unpaid half-hour lunch break). Duties may include general weeding, trimming, and restroom cleaning. The application deadline is 4 p.m., Monday, January 8. For more information and for the application materials, go to this city website:

<http://www.cityofsacramento.org/ParksandRec/Neighborhood-Services>

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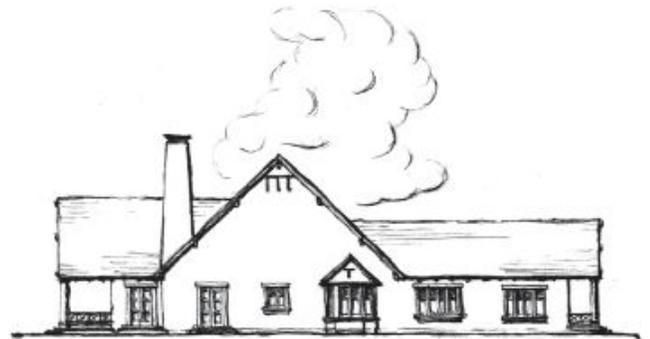
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L to R - Robert Sewell, Brian Collett, Jane Taylor, JoEllen Arnold, Kevin Baker, Dale Steele

Counting Critters Where They Live

FORB's "Team Otter" – Robert Sewell, Brian Collett, Jane Taylor, JoEllen Arnold, Kevin Baker and Tom Biglione -- joined forces with the American River Natural History Association to assist in the 33rd Annual Wildlife Count on December 3rd by counting birds and other wildlife (including dogs at homeless camps and feral cats) along the south banks of the American River near Sutter's Landing Park. This year Tom went out by canoe to add to the count, remove some invasive species, and note illegal campsites in sensitive habitat areas. For more on this year's adventure, including photos, go to <http://www.friendsoftheriverbanks.org/forb-blog> Couldn't be part of the official count this year? You can always add your wildlife observations and photos using the i-naturalist tool. For more details, go to <http://www.friendsoftheriverbanks.org/inaturalist-observations.html>



At right:
Tom Biglione

FRIENDS OF THE RIVERBANKS

There is no better way to shake off the cobwebs of the old year (or of New Year's Eve celebrations) and start the new year afresh than a walk in nature in good company. Friends of the River Banks (FORB) will host their annual New Year's Day American River Walk, starting at the Skateboard Quonset Hut at the very north end of the drive into Sutter's Landing Park. Rain, shine or fog, we meet at 9 a.m. for the traditional oatmeal cookies and coffee, tea or chocolate before taking off to amble along the river bank on whatever path is available. It's a potluck nature walk – that is, we take whatever weather comes and see whatever there is to see, be it sea lions, heron, hawks, or turtles. Dress warmly, and, if you have them, bring binoculars to share with others. Walk for as much or as little as you'd like. Bring your human kids, if you have them, but please leave your fuzzy friends behind. Even the best-behaved and smallest dog can scare away the wild creatures we'd like to see.

Where: Skateboard Quonset Hut, Sutter's Landing Park -- take 28th Street north into Sutter's Landing Park to the very north end of the drive.

When: Monday, January 1, 2018, 9 a.m.

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Boulevard Park Neighborhood Association Membership Form

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