



## PARK BEAT

*The Pulse of Greater Boulevard Park*

Boulevard Park Neighborhood Association ☐☐☐ Box 160811, Sacramento, CA. 95816-0811 ☐☐☐ January 2024

### BPNA's General Membership Meeting: Tuesday, January 9 (6:30-8:30 p.m.)

At the start of every year, members of the Boulevard Park Neighborhood Association gather for their General Membership Meeting. This is when the election of the new year's Board of Directors takes place, when city employees and elected representatives (or their staff) join us to discuss city and neighborhood issues, and when everyone present has a chance to talk about a variety of topics. Even though part of the General Meeting is dedicated to BPNA business (only BPNA members may vote in the Board election), local residents who are not members also are welcome to attend.

This year's meeting is being held on Tuesday, January 9, at the **Society Church at 2711 B Street**, the former location of the B Street Theatre, from 6:30-8:30 p.m. As of this writing, guest speakers will include one or more staff members from the Council District 4 office and one or more police officers from the Central Area Command Office. There also will be an open forum for audience discussion about topics of neighborhood concern. Before the General Meeting ends at 8:30 p.m., the results of the election of the 2024 Board of Directors will be announced (see the article below).



*Society Church, 2711 B Street*

### Voting in the 2024 BPNA Board Elections

As announced above, in-person voting will take place at the General Meeting on January 9. Because some BPNA members may not be able to attend the meeting, BPNA is offering all members the option of voting by mail, rather than in person, using the ballot on **page 6** of this newsletter. All mail-in ballots must be received by BPNA by **January 8**. The earlier deadline for voting by mail is to ensure that all ballots can be counted and the results announced at the General Meeting.

The seven candidates for the 2024 Board of Directors are: **Liz Edmonds, Geoff Embler, Dave Herbert, Morris Lum, James McDaniel, Noah Mebane, and Colleen Schwartz**. To learn more about them, see their statements on **page 5** of this newsletter. Please note that two 2023 Board members, Sher Singh and Catherine Turrill Lupi, have chosen not to run again. We thank them for their service to the BPNA.

To be eligible to vote, BPNA members must pay their 2024 dues, either by Monday, **January 8** (if they are voting by mail), or at the beginning of the General Membership Meeting, prior to filling out their ballots. To pay the 2024 membership dues before the General Meeting, use the mail-in form on **page 6** of this newsletter or go to the BPNA website (<https://www.boulevardpark.org/membership-form>).

## Call for Applications: Spring 2024 City of Sacramento Planning Academy

If you would like to be more informed about, and engaged in, the City planning process, this free course could be for you. Current and past BPNA Board members have enjoyed being part of the Planning Academy and recommend the experience highly.

Designed to educate Sacramento city residents, business owners, and community leaders about how planning shapes our community, the Planning Academy follows a hybrid format, with a combination of discussion, presentations (both in-person and via video, Zoom, or podcasts), and interactive group exercises. Presenters at the Academy have included City staff, elected officials, local architects and planning professionals, and building industry leaders. The program lasts eleven weeks.

Classes will be held on Monday evenings (starting at 5:30 p.m.) from **March 4 until May 13**. Four of the Monday meetings will be group sessions held at community centers around the City; the seven other sessions will be conducted online, via Zoom. Two optional Saturday morning tours also will be scheduled. The deadline for submitting applications for the Spring 2024 Academy is **January 31**. For more information and to apply for the program, go to the website (<https://www.cityofsacramento.org/Community-Development/Planning/Long-Range/Planning-Academy>).

Special note to parents: The City offers complimentary childcare service to Planning Academy participants during in-person Academy sessions.

### Grants for Gardening! Application Deadline: Jan. 15

Every year, the Sacramento Perennial Plant Club gives **Saul Wiseman Grants** to school, garden, and community groups to help them with their garden projects. Typically, projects selected for funding emphasize education and diversity. 2023 grant recipients included the Cameron Ranch Elementary School, Fern Bacon Middle School, Tahoe Park Neighborhood Association Community Garden, and Will C. Wood Middle School Garden Club. There are two Boulevard Park connections here. The educator for whom the Will C. Wood Middle School was named used to live in the duplex at 608 21<sup>st</sup> Street, and Boulevard Park resident Dylan Wiseman has served on the Perennial Plant Club's Grants Committee.

For more information and to access the online application form, go to: <https://sacplants.org/grants>

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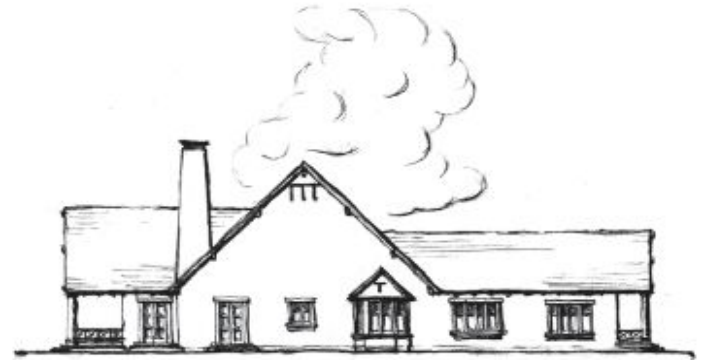
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# BPNA Board of Directors 2023

Liz Edmonds (Treas.)	<a href="mailto:liz@lizedmonds.com">liz@lizedmonds.com</a>
Geoff Embler	<a href="mailto:geoff.embler@gmail.com">geoff.embler@gmail.com</a>
David Herbert (Chair)	<a href="mailto:davidmather446@gmail.com">davidmather446@gmail.com</a>
Morris Lum	<a href="mailto:morris411@gmail.com">morris411@gmail.com</a>
James McDaniel (Sec'y)	<a href="mailto:specterzero@sbcglobal.net">specterzero@sbcglobal.net</a>
Sher Singh	<a href="mailto:alexis.sher.singh@gmail.com">alexis.sher.singh@gmail.com</a>
Catherine Turrill-Lupi	<a href="mailto:turrill@csus.edu">turrill@csus.edu</a>

*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:	Geoff Embler
Preservation, Planning, and Land Use:	Morris Lum

## Park Beat Production Team

Newsletter Editor:	Catherine Turrill-Lupi
Columnist:	David Herbert
Newsletter Designer:	<i>Position Open</i>
Social Media:	Sher Singh
Block Captain Coordinator:	Joe Cress, (916) 628-3130 <a href="mailto:josephmccress@yahoo.com">josephmccress@yahoo.com</a>

## January 2024: Places to Go, Things to Do

**TIP:** For more information about public events this month, go to: <https://www.sacramento365.com>. Be sure to check individual organization websites for announcements and updates.

**Every Saturday:** Midtown Farmers' Market (9 a.m. to 1 p.m., 20<sup>th</sup> St. between J and L Sts.; K St. between 19<sup>th</sup> and 21<sup>st</sup> Sts.). Website: <https://exploremidtown.org/midtownfarmersmarket/>

**Most weekend mornings:** Join other volunteers in tackling a variety of beautification tasks at Sutter's Landing Park. For more details, contact FOSL's volunteer coordinator, Betsy Weiland, by email ([flweiland@yahoo.com](mailto:flweiland@yahoo.com)) or phone (279-202-4677).

**Jan. 1-15:** Downtown Sacramento Ice Rink at Ali Youssefi Square, 7<sup>th</sup> and K Sts.: last two weeks of skating (Tues -Thurs., 2-9 p.m.; Fri.-Sun., 10 a.m.-10 p.m.; admission charged). Website: <https://www.godowntownsac.com/events/signature-events/ice-rink/>

**Sat., Jan 6:** Handel's *Messiah* and Corelli's *Christmas Concerto* will be performed at the Epiphany Concert at the Cathedral of the Blessed Sacrament, 11<sup>th</sup> and K Sts. (7:30 p.m.; admission charged).: <https://capellaantiqua.ticketspice.com/2024-handels-messiah>

**Tues., Jan. 9:** BPNA's General Membership Meeting, including election of officers to the 2024 Board (6:30-8:30 p.m.). See **page 1**.

**Wed., Jan. 10:** Cellist Jia-mo Chen and pianist Kirsten Smith perform in a free concert at Westminster Presbyterian Church, 1300 N Street (12-1 p.m.; part of the weekly Music at Noon series). Website: <https://www.westminsac.org/music-noon>

## Places to Go, Things to Do (continued)

**Sat., Jan. 13:** "Seconds Sale," hosted by Art by Fire potters' group. Sacramento Garden & Arts Center, 3330 McKinley Blvd. (10 a.m. to 3 p.m.). Website: <https://arthbyfire.org>

**Mon., Jan. 15:** Martin Luther King Day: "Walk With Me," with the "March for the Dream" starting and ending at Sacramento City College (program starts at 8:30 a.m.; march departs at 9:15). For more information, go to the website: <https://mlk365.org>

**Mon., Jan. 15:** Application deadline for Saul Wiseman Grants, offered to the community by the Sacramento Perennial Plant Club. See the article on **page 2**.

**Sat., Jan. 20:** Winter's Eve Concert by Lady of the Lake band, St. Paul's Episcopal Church, 1430 J St. (7-10 p.m.). <https://stpaulssacramento.org/events/lady-of-the-lake/2024-01-20>

**Mon., Jan. 29:** End of Leaf Season: Last day to pile leaves at curbside in Sacramento. Website for more information: <http://www.cityofsacramento.org/Public-Works/RSW/Collection-Services/Yard-Waste/Leaf-Season>

**Wed., Jan. 31:** Application deadline for Sacramento's 2024 City Planning Academy (sessions will be held on Monday evenings from Mar. 4-May 13). See article on **page 2**.

**Wed., Jan. 31:** Deadline for sending emails to the City in support of a nature-focussed Master Plan for Sutter's Landing Park (write to: [DRepan@cityofsacramento.org](mailto:DRepan@cityofsacramento.org)). Also, watch for upcoming SLP Master Plan workshops, hosted by the City (dates and times to be announced).

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

**Jan. 31-Feb. 11:** Broadway Sacramento presents "Six the Musical," SAFE Credit Union Performing Arts Center, 1301 L Street (admission charged). For more information, go to: <https://www.broadwaysacramento.com/production/six-the-musical/>

**Thu., Feb. 15:** Last day to get a Shop 916 bonus gift card (bonus gift cards must be used by **March 31**). Website: <https://www.godowntownsac.com/shop916/>



**EXTRA! EXTRA!**  
**BLOCK CAPTAIN  
NEEDED**

A new Block Captain is needed to deliver *Park Beat* to doorsteps in the **20<sup>th</sup> and F Street** area of Boulevard Park. If you can spare about fifteen minutes of your time each month and would enjoy the opportunity to walk and talk with your neighbors, please contact our Block Captain Coordinator, Joe Cress, by telephone (**916-698-7938**) or by email ([josephmccress@yahoo.com](mailto:josephmccress@yahoo.com)).

## “Boulevard Park: A Walking Tour”: 30 Year Anniversary

In 1994, five residents of Boulevard Park--Margaret Buss, Deborah Condon, Ed Cox, Karen Goldsmith, and John Skarstad--produced an illustrated walking tour brochure of the neighborhood. Nineteen houses ranging in date from the 1870s to the 1930s were selected for inclusion in what was then expected to be a first version of the brochure. Future editions were going to include other homes and their histories. Even though that next phase did not happen, the 1994 brochure was an important first step in the documentation of our historic neighborhood. It was followed in 2006 by Paula Boghosian's and Don Cox's book, *Sacramento's Boulevard Park*; and in 2010 by William Burg's MA project, "National Register Nomination for Boulevard Park Historic District" (Sacramento State). That report led to the inclusion of the original Boulevard Park neighborhood (bounded by B, H, 20th, and 23rd Streets) in the National Register of Historic Places in 2011.

The houses featured in the 1994 brochure are: 2231 H St., 2308 H St., 2131 H St., 2119 H St., 2101 H St., 2015 H St., 715 21st St., 630 21st St., 2101 G St., 2115 G St., 609 21st St., 607 21st St., 530 21st St., 2100 F St., 2131 F St., 610 22nd St., 627 22nd St., 700 22nd St., and 711 22nd St. Because the 1994 brochure also was the inspiration for the historic house articles in *Park Beat*, it seems appropriate to feature at least one of its homes in the January 2024 issue.

The largest of the houses described in the brochure—in fact, the largest house in Boulevard Park—is the two-story mansion that Edward F. Dalton built at 2131 F Street in 1912-13. Dalton, a very wealthy rancher (he was called a “millionaire” in the local papers), bought three lots at the corner of F and 22<sup>nd</sup> Streets in 1911, then hired the architectural firm of Seadler & Hoen to design “one of the finest residences in the west” for himself, his wife Nellie, and their five children.

As described in contemporary records and newspaper articles, the two-story house had an entry hall, billiard room, smoking room, music room, dining room, breakfast room, kitchen, pantries, seven bedrooms, and four bathrooms. The interior has oak floors, finely crafted woodwork, a tile mantle, and decorative details. There are also some stained-glass windows.

The house's most famous feature is the ballroom in the basement, with a sprung (i.e., shock-absorbing) floor. The Daltons and their friends formed a dance club and held dances in the ballroom during the winter months, starting in November 1914. The large space also was used for concerts, card parties, and other entertainments. In September 1918, a jazz orchestra performed “snappy melodies” for the Daltons and their guests, thirty-five military cadets from Mather Field and a group of young women from the Omega Nu sorority. Many years later, BPNA members held their annual Mardi Gras party here.

### To learn more:

- For a PDF of the 1994 tour brochure, go to the BPNA website: <https://www.boulevardpark.org/history>. This section of the website also includes a chronological outline of the neighborhood's development.
- William Burg's MA project can be accessed online at: <https://scholarworks.calstate.edu/concern/projects/44558m88v>



2131 F Street

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## 2024 BPNA Board of Directors: Statements by the Seven Candidates (election, Jan. 9)

**Liz Edmonds:** 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 4+ decades. When we moved to our house on 22nd Street, G Street was a 3-lane freeway, and many homes were fixers, Today, we are 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. There is no place we would rather live. I have enjoyed volunteering over the years at many BPNA events, including National Night Out and the Spaghetti Dinner. I would appreciate your vote, and if elected I will do all I can to preserve and continue to improve our neighborhood and city.

**Geoff Emblar:** My wife and I moved here more than three years ago from the East Coast. We love raising our children in Boulevard Park. We treasure this walkable neighborhood with parks, small businesses, and friendly neighbors. I enjoyed the opportunity to work on the 2023 board, and I would appreciate your vote for another term. I support having more general meetings like our annual meeting throughout the year so our neighbors can express their thoughts and concerns and interact with city officials. I want to facilitate more community events for families in our neighborhood throughout the year. As a board member, I want to coordinate with the city to address speeding, traffic noise, and pedestrian safety concerns. I also want to continue the board's work addressing homelessness in Boulevard Park.

**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 been involved in efforts to maintain our wonderful Midtown/Downtown. I have communicated with City Council members to dispute proposed demolitions of historic buildings and questionable tree removal programs. 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 eight years and would love to continue in this position in 2024.

**Morris Lum:** I was raised here in Boulevard Park, attending kindergarten and grade school at Marshall Elementary, then Sutter Junior High, and finally Sacramento High School. I started selling real estate in Midtown right after graduating high school, when there were more Victorian homes and less traffic, and everyone took the bus. Since then, I have attained GRI, CIPS and NAR Emeritus status as a 48-year independent real estate broker. We have come a long way from the days when I sold a mini-mansion on Capitol Avenue for 25k for an owner in Utah. I have spoken with our elected officials as a representative of the Delta Protection Advisory Committee, the Clean Transportation Program Investment Program Advisory Committee, and as a director of Recreational Boaters of California. I'm a proud graduate of the City Planning Academy and the City Management Academy and have helped with the screening of new applicants for both programs. I also was past president of the Newton Booth Neighborhood Association. I would be happy to serve on BPNA's 2024 Board.

**James McDaniel:** I am honored to run for the 2024 BPNA Board. A native Californian, I came to love Sacramento's old homes while living in my grandfather's house on 35<sup>th</sup> and J Streets, built in 1906. My family's connection to Boulevard Park began that same year when, as an architect, my great-grandfather Alden W. Campbell designed the Hart house on 22nd and H Streets. My wife Rebecca and I have been a part of the Boulevard Park community for over ten years. Currently I am a 3rd grade teacher at Washington Elementary School. We have three daughters. We continue to restore the beautiful house that Charles Wardle Morton built, and Elizabeth Carlton left. We love the location, close to downtown shops, restaurants, and historical landmarks. We are civic minded people that believe in strong community. We feel that Boulevard Park's unique and diverse community is just as much a treasure as its history and the old homes that line its streets. I have enjoyed serving on the 2023 BPNA Board and would appreciate your vote for the 2024 Board.

**Noah Mebane:** I am excited for the opportunity to serve on the BPNA board! I'm relatively new to Sacramento, having just moved here in June 2018. I grew up in Delaware and went to school in Minneapolis. I've lived in Midtown for most of my time here, finally purchasing a Boulevard Park home last year with my partner, Colleen. I have grown to love everything about Sacramento, especially the Midtown/Downtown area. I appreciate its big town/small city atmosphere, beautiful tree-filled scenery, and the historic architecture of great neighborhoods like Boulevard Park—not to mention the amazing and underrated food scene! My community experience mainly involves being the lead organizer for the longest-standing young-adult oriented Meetup group in the area, "20 and 30-Somethings New to Sacramento," for which I have hosted weekly events for the past five years and coordinate a small group of volunteers who host other events. I would love to provide a fresh perspective to the BPNA board, while also helping preserve the existing excellence of the board and community as a whole.

**Colleen Schwartz:** I am new to Boulevard Park, having just purchased my home this past August with my partner, Noah. However, I have lived in Sacramento my whole life (most recently in Midtown). Although I haven't lived in Boulevard Park long, I can already tell it's a great place to be. I love that I'm able to walk to nearby shops and restaurants, and that on every walk I notice something new about the unique houses in the area. I was also excited to find out my new home has an active neighborhood association, and immediately wanted to get involved. I'd like to be part of growing the sense of community in Boulevard Park and think becoming a board member would be a great start. I have experience as a board member of a women's philanthropic group where we volunteered and planned events to fundraise money for the Sacramento Children's Home. I would be honored to be a board member for Boulevard Park if given the opportunity!

BPNA members may pay their 2024 dues and vote in the 2024 Board Election at the General Membership Meeting on **Tuesday, January 9** (see article on **page 1**), or they may do both tasks by USPS mail, using the forms below.

### 2024 BPNA Membership Form

*(must be received by BPNA by Jan. 8, for members who want to vote in the 2024 Board election)*

Please send this form with your dues payment (recommended: \$5-15 per adult member, per year) to:

**BPNA, P. O. Box 160811, Sacramento CA 95816-0811**

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

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

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Please mark as appropriate:**

\_\_\_\_\_ New Member      \_\_\_\_\_ Renewing Member      \_\_\_\_\_ Interested in Volunteering  
\_\_\_\_\_ Would like to receive the *Park Beat* newsletter by email (paper copies are delivered only to residents living in the greater Boulevard Park neighborhood)

### 2024 BPNA Board of Directors: MAIL-IN BALLOT (must be received by BPNA by Jan. 8)

*Households with more than one adult BPNA member may make extra copies of this ballot, as needed.*

You may mail this ballot with your membership payment or send it separately. It goes to the same postal address:

**BPNA, P. O. Box 160811, Sacramento CA 95816-0811**

**Important:** For a ballot to be valid, the 2024 membership dues must be paid. If you have opted to send in your dues payment separately, please write your name here: \_\_\_\_\_

There are 7 candidates for the 7 positions (see their statements on **page 5**). There also is a write-in option, below.

**Reminder:** Only active, paid-up BPNA members are eligible to serve on the Board of Directors..

Liz Edmonds \_\_\_\_\_ Dave Herbert \_\_\_\_\_ James McDaniel \_\_\_\_\_ Colleen Schwartz \_\_\_\_\_

Geoff Emblar \_\_\_\_\_ Morris Lum \_\_\_\_\_ Noah Mebane \_\_\_\_\_

Other/Write-In (please provide the full name) \_\_\_\_\_

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