



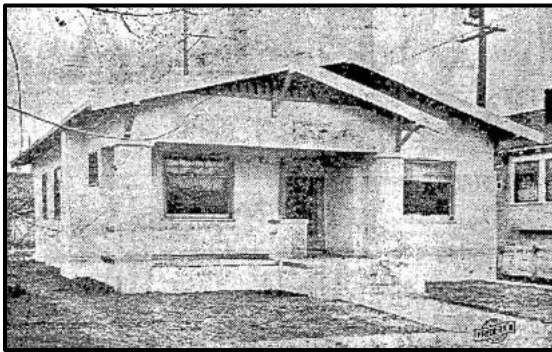
PARK BEAT

The Pulse of Greater Boulevard Park

Boulevard Park Neighborhood Association :: Box 160811, Sacramento, CA. 95816-9179 :: December 2021

Happy Hundredth

Having been launched in 1905, the original Boulevard Park neighborhood has many houses that are over a century old. Nonetheless, for a midtown residential building to survive 100 years intact is an accomplishment. At the very least, it merits a mention in *Park Beat*. This article is about three Boulevard Park structures that were built on different blocks of 21st Street in 1921. One of them is an elegant apartment house, the other two are modest single-family homes.



The first of the three structures to go up was a one-story Craftsman style bungalow with a stucco exterior. Contractor Walter D. McKoy secured a permit to build the house and its garage at 315 21st Street in late November 1920, but most of the work was done in the first months of 1921. The house was finished in early March and sold on March 16. And what did the buyer acquire for the price of \$5,250? According to an illustrated ad in the *Bee* that month (*photo on the left*), the six-room bungalow had white-painted interior woodwork, “tapestry” wallpaper, and hardwood floors. Better known later as the builder and owner of the Hotel Del Mar in Woodland, McKoy had specialized in “Artistic Homes” and erected many bungalows in Sacramento, in addition to other types of residences, such as the Casa del Rey Apartments at 17th and I Streets.

On March 7, 1921, Harry Johnson signed a permit for a five-room brick dwelling on his lot at 214 21st Street (*photo on the right*). He was a well-known brick contractor, often named in newspaper advertisements for the Sacramento Brick Company. The Tudor Revival style house that he built on the west side of Grant Park was one of just a few brick structures erected inside the boundaries of the original Boulevard Park neighborhood. Johnson also was responsible for the brickwork of the commercial building where Old Soul at The Weatherstone is now located (Woollett & Lamb, architects; 1923), as well as of the house at 2430 D Street (Paul Opdyke, builder; 1925).



Lastly, we have the Renaissance Revival style apartment building at the southeast corner of G and 21st Streets. On May 6, 1921, contractor William R. Saunders, acting as the property owner’s representative, secured a permit for a two story, stucco-covered apartment building with a two-stall garage. The structure went up rapidly and by August 21 was nearly finished. In October, the owners, retail merchants Robert and Annie Marie Pickett, were congratulated by the Chamber of Commerce for their “palatial six flat home beautiful.” They and their daughter Virginia took up residence in one of the six apartments and decorated its rooms beautifully, according to a *Sacramento Union* journalist, who described the interior in detail (Feb. 12, 1922: see also the article in the [April 2019](#) issue of *Park Beat*).



Hear a Joyful Noise: Come to the Concert Outside 618 22nd on the 22nd

On Wednesday evening, December 22nd (7 p.m.), Boulevard Park’s own **Capital Brass Quartet** will perform a short concert of holiday music from the front porch of the house at 618 22nd Street. Bring a lawn chair to enjoy the music from the grassy median strip between F and G streets. Everyone is welcome!

A Brief Report from the BPNA Board

The November 3 Board meeting began with Jon Marshack's summary of the October 13 meeting about street lighting, sponsored by the Midtown Neighborhood Association. Many residents would like to see improvements in neighborhood street lighting, but these projects are expensive. A cheaper option involves the installation of lights on existing city utility poles. SMUD had done this before but has since phased out the program until the City is willing to be a partner. Other options are solar panels for street lighting and encouraging residents to leave their front porch lights on at night.

Jon then discussed the City's final decision to approve the construction of a five-story apartment building at 20th and F Streets (see article on **page 5**). BPNA will continue to ask the City to deliver on its promise to notify residents about new development projects early in the process. This will facilitate more neighborhood participation in decisions that impact our area.

Other topics addressed at the meeting include the rescheduling to February of the next BPNA general membership meeting, (see article **below**); the recent allocation of \$12 million dollars in state funds toward improvements in the lower portion of the American River Parkway, including Sutter's Landing Park; the opening of a new business in Boulevard Park, Sebridges Gallery (see article on **page 6**); the controversy surrounding a new State ordinance that will allow more density in housing in single-family neighborhoods; and the news about officer Ethan Hanson's recent appointment as Captain of Sacramento Police Department's Central Command office.



**HAPPY HOLIDAYS TO ALL, from the
BPNA Board and the *Park Beat*
production and distribution team!**



More COVID Adjustments to the BPNA Calendar

Due to ongoing concerns about the possible risks posed by large indoor gatherings over the winter holidays, the BPNA Board decided to **cancel** December's traditional holiday party (always held inside the home of a Boulevard Park resident) and to **postpone** the 2022 general meeting from January to February. That delay will give the Board members time to determine if the meeting can be held in person at the Ethel Hart Senior Center, or if it should be conducted virtually, as was done last January. Whether held in person or via Zoom, the meeting will be on **February 10** and will include voting for the 2022 Board of Directors. The candidates' statements will appear in the January issue of *Park Beat*.

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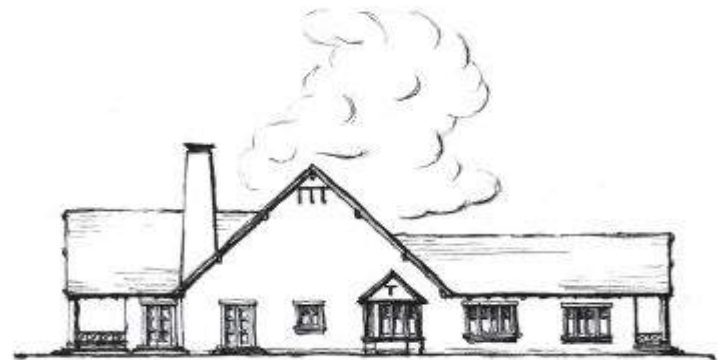
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Boulevard Park Neighborhood Association's purpose: The BPNA was created to support, promote, and improve the quality of life for the residents of the greater Boulevard Park neighborhood. By achieving this goal we strive to improve the quality of life for others who work and live in and around Boulevard Park, and therefore in Sacramento as a whole.

Committees

Membership:	Ellen Hunt
Preservation, Planning, and Land Use:	Jon Marshack
District 4 Homelessness Task Force:	Travis Silcox silcox5@gmail.com

Park Beat Production Team

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December:

Places to Go, Things To Do, Dates to Remember

NOTE: For more information about this month's events, go to the city's Sac 365 website (<https://www.sacramento365.com/>). Also, check individual organization websites for announcements and updates. Below are a few events, programs, and dates to remember.

Daily (through Jan. 16, 2022): Ice skating on the outdoor rink at Ali Youssefi Square, 7th and K Streets (Tues.-Thurs., 2 to 9 p.m.; Fri.-Sun., 10 a.m. to 10 p.m.; special holiday hours observed). Admission charged. Website: <https://www.godowntownsac.com/events/signature-events/ice-rink/>

Every Wednesday: "Wednesdays at Winn," a certified farmers' market in Winn Park (28th and P Streets, 3 - 7:30 p.m.; website: <http://exploremidtown.org/wednesdays-at-winn/>).

Every Saturday: Midtown Farmers' Market (8 a.m. to 1 p.m., 20th Street between J and L; also, K Street between 19th and 20th Street). Note: The Market will be open Dec. 4-18 (but not on Dec. 25). Website: <http://exploremidtown.org/midtown-farmers-market/>

Most weekend mornings: Join other volunteers in tackling a variety of beautification tasks at Sutter's Landing Park. For more details, go to: <https://www.instagram.com/friendsofsutterslandingpark/>

Wed., Dec. 1: World AIDS Day, dedicated to raising awareness of the AIDS pandemic caused by the spread of HIV and to remembering those who have died of the disease. For more information, go to: <https://www.hiv.gov/events/awareness-days/world-aids-day>

Places to Go, Things to Do (cont.)

Wed., Dec. 1: World AIDS Day, dedicated to raising awareness of the AIDS pandemic caused by the spread of HIV and to remembering those who have died of the disease. For more information, go to: <https://www.hiv.gov/events/awareness-days/world-aids-day>

Dec. 2-24: Theatre of Lights, Old Sacramento (article on page 5). <https://www.godowntownsac.com/events/signature-events/theatre-of-lights/>

Thu., Dec. 2: BPNA Board Meeting, conducted in person (6:30-8 p.m.). Open to BPNA members and other interested residents (completion of COVID vaccinations required). Contact Dave Herbert for information or to suggest agenda items.

Fri., Dec. 3: "A Baroque Christmas," concert presented by Sacramento Philharmonic & Opera at SAFE Credit Union Performing Arts Center (8 p.m.; admission charged). Website: <https://www.sacphilopera.org/production/a-baroque-christmas/>

Sat., Dec. 4: The Negro Motorist Green Book, a Smithsonian traveling exhibition at the California Museum, 1020 O St. (until Feb. 27, 2022). Website: <https://www.californiamuseum.org/green-book>

Dec. 4 & 5: Christmahanukwanzakah Market, hosted by Sebridges Gallery at 202 23rd St. (11-7). See article on page 6.

Dec. 4 & 5: Festival of Trees, a benefit for the Cathedral Square Homeless Program: Crafts, food, live music (Dec. 4, 10-7; Dec. 5, 9-8). Website: <https://www.cathedralsacramento.org/events>

Thu., Dec. 9: "Holiday Play," performed at Celebration Arts, 2727 B St. (through Dec. 19; admission charged). See article on page 4.

Sat., Dec. 11: Happy Holidays Shop Small Market, with work by local artists and artisans on sale at 110 L St. and vicinity (11 a.m. to 3 p.m.)

Sun., Dec. 19: "Conversations That Matter: Local Asian American Narratives," panel discussion at the Crocker Art Museum (3 p.m.; advance registration recommended; "pay-what-you-wish"). Website: <https://www.crockerart.org/event/2757/2021-12-19>

Wed., Dec. 22: Free holiday concert in Boulevard Park by the Capital Brass Quartet (7 p.m.). See article on page 1.



... And looking ahead to early January 2022:

Note: As reported in the article on page 2, BPNA's annual general meeting has been postponed until **February 10**. The regular monthly Board Meeting will be held in January instead.

Thur., Jan. 6: BPNA Board Meeting, conducted in person (6:30-8 p.m.). Open to BPNA members and other interested residents (completion of COVID vaccinations required). Contact Dave Herbert for information or to suggest agenda items.

Local Native Plants: California Wild Grapes

Often seen by cyclists and pedestrians along the American River bike trail, where this photograph was taken, California wild grapes (*vitis californica*) favor damp areas beside our local streams and rivers. They also grow thickly on the western slope of the Sierra Nevada Mountains up to about 4500 feet. The vines grow to over 30 feet long and can get to several inches in



diameter. They climb over other plants or over the ground. Greenish yellow blossoms appear on the vines in the spring, and the leaves of this deciduous plant turn yellow and orange in the fall, the season when bunches of small, often sour but edible grapes hang from the vines. This fruit is an important food source for a variety of animals, especially birds, living along Sacramento area streams and rivers. The grapes can be used to make a very good jelly, but the tough skins are not good for making jams. The California wild grape is a strong and robust plant making it useful worldwide as root stock for many wine grapes. Because of its interesting shape and color and trainable vines, it is also cultivated as an ornamental garden plant.

A Great Loss to Our Neighborhood

For the flourishing dogwood tree behind the Boulevard Park sign at the intersection of 22nd and C Streets, for the rose bushes beside the sign, and for the agapanthus flowers clustered around the trunks of the ginkgo trees in the grassy median strip in the center of the same block, we all owe thanks to the generosity and gardening skills of Carol Russell, a long-time resident of Boulevard Park who died suddenly of cancer in late October. She was a very familiar sight in her blue farmer-style overalls, tending to her own garden as well as to the many plants that she had donated to the neighborhood over the years. She was an extraordinary person who was dedicated to helping others, both before and after her retirement from the State of California's Office on AIDS. She is much missed by her family and friends.



CELEBRATIONARTS™

Another Theatre at B and 28th Streets

In 2017, after operating in the greater Sacramento area for over 30 years, **Celebration Arts (CA)** moved into the theatre building at **2727 B Street** (formerly the home of B Street Theatre). CA is a nonprofit dedicated to providing performing arts training and opportunities to underserved communities, particularly African American residents. It offers a rich array of drama, dance, and music productions and classes, focusing on performances about Black experiences. James Wheatley, CA's founder, still directs most of its plays during the theater season. He is also a playwright, and one of his works, "Holiday Play," will be performed at Celebration Arts this month (Dec. 9-19th). For more information about Celebration Arts, its performance schedule, its classes, and its workshops, go to its website (<https://www.celebrationarts.net/>). Special note: Residents also can get involved in Celebration Arts productions—several volunteer opportunities are described on the CA website.

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Out of Place 20th and F Streets Project Approved Over BPNA Objections

by Jon Marshack, Preservation Chair

As reported in the May 2021 issue of *Park Beat*, Cassadyne Properties proposes to construct a five-story, fifty-unit, market-rate apartment building on the northwest corner of 20th and F Streets. The existing warehouse building on the southwest corner of 20th and E Streets would be converted to provide 31 indoor parking spaces. The BPNA Board and many residents wrote letters opposing the “20th Place” project’s design, and especially its height as compared with the one- and two-story homes directly across the street. The City’s General Plan would require a less massive building unless the project provides “significant community benefit.” The developer proposed the following benefits: a summertime kids “Coding Camp” program; 25 excess bicycle storage spaces above what is required; rooftop solar photovoltaic panels; all electric appliances in the apartments; a rooftop garden for residents; and public art along the railroad side of both the apartment building and the parking building. Citing this “significant community benefit,” City planning staff approved the project on September 23.

The BPNA Board and resident Malcolm McMillan each filed a request for reconsideration of the approval, at a cost of \$298 each. The Board argued that the benefits were clearly geared more toward future tenants of the project than to the general community, and that the oversize project would create substantial community harm. Furthermore, the City needed to evaluate the broader context of the project as including the homes on the other side of 20th Street, not merely the narrow commercial and industrial strip along the railroad tracks. In his appeal, Mr. McMillan cited traffic, parking, and notification concerns.



On October 27, the City's Urban Design Manager overruled BPNA's rationale. According to City Code, his decision is final and there is no recourse. In my view, his reasoning does not adequately balance or account for community benefit and community harm. Nor does it address the impact of this project on the broader neighborhood.

Through a number of city development code updates over the last decade or so, changes advocated by the development community have effectively muzzled community input on development projects, especially those outside of historic districts. In return for these code changes, neighborhoods were promised “early notification” of development projects with the intent of eliciting community input at the concept stage, before a developer had invested considerable time and resources in detailed project plans. Changes made at this early stage would be much less costly for a developer to make than after detailed architectural design and site plans had been produced. City planning staff were supposed to foster such discussions between developers and neighborhoods. But the recession, city staffing shortages, and the pandemic have eliminated this intended dialogue. Neighborhoods are given an immovable detailed design and provided with no viable mechanism to challenge decision making. It is a sorry state of affairs.



Theatre of Lights (December 2-24)

The Theatre of Lights is a free holiday lighting extravaganza held along K Street in Old Sacramento (two 20-minute performances at 6:00 and 7:30 p.m.; Thursday through Sunday, also on Dec. 21 and 22). The program includes a live-action presentation of the beloved poem, “A Visit from St. Nicholas” (better known as “’Twas the Night Before Christmas”). As reported on the Downtown Sacramento website, each of the evening performances offers a “live dramatization on the balconies above K Street . . . with a special appearance by Jack Frost, and the lighting of the 60-foot Christmas tree.”

Grants for Horticultural Social Justice in Sacramento

The Sacramento Perennial Plant Club has announced that Saul Wiseman Grants will be awarded again, after a two-year hiatus. For the first time since 2019, Sacramento groups with gardening projects may apply for up to \$1000 to support gardening and horticultural activities that emphasize education, service, community enhancement and water conservation. Projects also should expand diversity and promote inclusion, given the great racial and cultural diversity of our city, the LGBTQAI+ culture of our neighborhood specifically, and the context of today's civil rights movement in the wake of George Floyd's murder. Previous grant winners have included projects like installing ADA accessible raised beds at a community garden, creating an innovative composting/fertilizing system at a place of worship, and permanent seating for an urban children's garden. Applicants can be as formal as a school or synagogue or as informal as a community garden or a group of neighbors coming together to make social (and horticultural) change. Applications can be downloaded from the Perennial Plant Club's website (<https://sacramentoperennialplantclub.org/>) and are due by **January 15, 2022**, if filed electronically (mailed-in paper applications must be postmarked no later than January 15). Funds will be awarded in February 2022; all funded projects must be completed by October 1, 2022.

The grants program is named after Saul Wiseman (1938-2021), a Sacramento champion of progressive social change, an avid gardener and nursery founder, a local high school teacher, and a frequent guest to Boulevard Park where his son and daughter-in-law live.

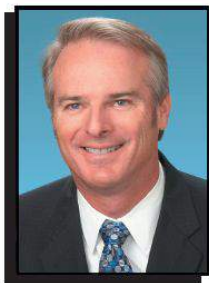


More Art in Boulevard Park!

Sebridges Gallery, our neighborhood's new art glass gallery (203 23rd Street), will have both its official opening and a Christmahanukwanzakah Market on **Dec. 4 and 5**. There will be glass blowing demonstrations, artists' booths, holiday displays, live music, lots of elves, and visits by Santa Claus. Sebridges Gallery makes custom-blown glass fixtures and has a metals shop for art, residential, and commercial welding. It also offers classes in both pottery and glass blowing. Every Second Saturday, the gallery will host a show with art demonstrations, neighborhood-friendly live music, and more. In addition to showing the work of the region's leading glass artists, Sebridges has organized shows of art in other media, including sculpture, ceramics, painting, and photography. For more information about the gallery and its showroom, go to its website (<https://www.sebridgesgallery.com>).

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