



## PARK BEAT

*The Pulse of Greater Boulevard Park*

Boulevard Park Neighborhood Association

Box 160811, Sacramento, CA 95816

November 2022

### Midterm Elections: The Deadline to Vote is November 8!



If you have not yet voted at a Ballot Drop Box or Vote Center, you can still meet the November 8 deadline. And if you missed the October 24 voter registration deadline, you can still vote under Conditional Voter Registration (CVR). If you have not yet received a Vote by Mail ballot, you will need to pick one up one of the Vote Centers (three are listed below) or at the Voter Registration and Elections (VRE) office, 7000 65<sup>th</sup> Street, Suite A, Sacramento.

Voting must be completed by Election Day. If you are voting by mail, remember that you must sign and date the return envelope, your signature must match the one in your voter register record, and the envelope must be postmarked on or before Election Day.

Your ballot also must be received by the County office within seven (7) days after Election Day (use the free “Where’s My Ballot?” tracking service, explained on the County website, to be informed about the safe and timely receipt of your ballot). You may prefer to vote in person at one of the **Ballot Drop Boxes** or **Vote Centers**. You also can vote at the **VRE Office** (open 8-5, Mon.-Fri.; until 8 p.m. on Nov. 8). The locations and open hours of the Ballot Drop Boxes and Vote Centers are listed on the County website. In addition to having weekday hours, all Sacramento County Vote Centers also will be open on Saturday, November 5.

- **Some Ballot Drop Box locations near Boulevard Park include:** McKinley Library, 601 Alhambra Boulevard; Sacramento City Hall, 915 I Street; Central Library, 828 I Street; and Sacramento County Administration Building, 700 H Street (enter on I Street).
- **Three Vote Centers near Boulevard Park are:** the Sacramento County Administration Building (700 H St.), the California Museum (1020 O St.), and the CLARA Auditorium (1425 24<sup>th</sup> St.).

Go to the Sacramento County website for more information: <https://elections.saccounty.net/Pages/default.aspx>

### Third Call, Candidates for the 2023 Board of Directors

Every autumn the BPNA solicits members in good standing (annual dues paid) to serve on the following year’s Board of Directors, which is replenished annually. Once a slate is formed, the names of all declared candidates will be announced in the December or January issue of *Park Beat*, where the candidates’ personal statements also will appear. Voting for the 2023 Board will take place at the general membership meeting early next year.



Being an officer on the BPNA board is a great way to serve the community while also learning more about the issues that affect the quality of life of everyone in the neighborhood. Board meetings are held monthly, and each session lasts about an hour and a half. In collaboration with other BPNA members, the seven officers coordinate the four public events sponsored by the association each year—the general membership meeting in January, the progressive dinner for National Night Out in August, the Spaghetti Dinner in September, and the Holiday Party in December. The neighborhood yard sale, usually held every other year, also is coordinated by the officers. Finally, the officers are the leading contributors to *Park Beat*, although submissions and suggestions from other BPNA members always are welcome.

If you are interested in serving on the 2023 BPNA Board, please contact any current Board officer by **Sunday, November 6** (their names and emails are listed on **page 3** of the newsletter).

## Winter Watering Rules Are Now in Effect

Watering landscapes with sprinklers in Sacramento is limited to one weekend day from **Nov. 1, 2022** until **Feb. 28, 2023**. Residents can water their yards at any time of the day on either Saturday or Sunday. However, if a storm brings more than one eighth of an inch of rain, they must wait 48 hours before running their sprinklers again. For exemptions to this schedule, see the City website (<http://www.cityofsacramento.org/Utilities/Water/Conservation/Watering-Schedule>). Exemptions include drip irrigation; watering with a hose and spray nozzle; "smart controllers" validated by City staff (see the City website for more information); potted plants; edible gardens; and new landscaping, up to 30 days after installation. Residents with automatic sprinkler systems are encouraged to turn them off entirely during Sacramento's so-called "rainy season," but they will want to give some extra attention to their trees, which still need to be watered deeply if it does not rain.

## Boulevard Park Resident Honored During National Businesswomen's Week

For nearly a century, the Downtown Sacramento Business & Professional Women's club (BPW) has observed National Businesswomen's Week by celebrating the accomplishments of local working women. This year three women were recognized: Vanessa Cudabac, an educator and activist; Amy Gardner, a businesswoman; and Boulevard Park resident Catherine Turrill Lupi, a member of several community organizations. The "acknowledging excellence" awards were presented at the club's meeting on October 11. Catherine was honored for her service to the community for the past 25 years. In her remarks at the ceremony, Sher Singh, the BPW's membership chair, emphasized Catherine's longtime involvement with the Boulevard Park Neighborhood Association, Preservation Sacramento (once known as Sacramento Old City Association), and other local groups, such as the Sacramento Bungalow Heritage Association and Friends of Sutter's Landing Park. Sher concluded by thanking Catherine for her active interest in, and advocacy of, historic preservation at the local level. For more information about the BPW, go to: <https://bpwcal.org/downtown-sacramento-bpw-club/>

## The Sound of New Music at Sac State

The annual Festival of New American Music (FeNAM) will be held at Sacramento State from **November 6-10**. Admission to every FeNAM concert and all its public events is **free**. The festival kicks off with a gala concert on Sunday, Nov. 6 (7 p.m.). Several ensembles and performers will be showcased at this event, including two of the musicians and one of the groups who will be featured in other concerts on the days that follow. A concert on Wednesday afternoon, Nov. 9, is devoted to "Local Voices" from the Sacramento region (4 p.m.). The closing concert at 7 p.m. on Nov. 10 will be devoted to the music of Grammy Award-winning composer Libby Larsen, who also will be giving the festival's keynote address that evening. For more information (including advice about parking on campus), go to: <https://www.csus.edu/college/arts-letters/music/spotlight/fenam-festival.html>

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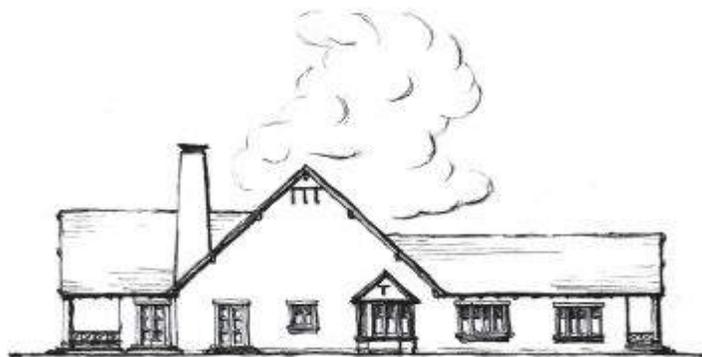
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Catherine Turrill Lupi	<a href="mailto:turrillc@csus.edu">turrillc@csus.edu</a>

*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

<b>Membership:</b>	Ellen Hunt
<b>Preservation, Planning, and Land Use:</b>	Jon Marshack
<b>District 4 Homelessness Task Force:</b>	Travis Silcox <a href="mailto:silcox5@gmail.com">silcox5@gmail.com</a>

## Park Beat Production Team

**Newsletter Editor:** Catherine Turrill Lupi  
**Columnist:** David Herbert  
**Newsletter Designer:** Pete Bramson  
**Social Media:** Sher Singh  
**Block Captain Coordinator:** Joe Cress, (916) 698-7938  
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### November 2022: Places to Go, Things to Do

**TIP:** For more information about public events scheduled this month, go to: <https://www.sacramento365.com/>. Below are a few events, programs, and dates to remember.

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

**Every Saturday:** Midtown Farmers’ Market (9 a.m. to 1 p.m., 20<sup>th</sup> St. between J and L; also, K Street between 19<sup>th</sup> and 20<sup>th</sup> St.): <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, contact FOSL’s volunteer coordinator, Betsy Weiland, by email ([flweiland@yahoo.com](mailto:flweiland@yahoo.com)) or phone (279-202-4677).

**Tue., Nov. 1:** Residential Leaf Season Collection begins (*a.k.a.* “The Return of the Claw”); the City’s winter watering schedule also goes into effect. See articles on **pages 2 and 6**.

**Nov. 2-13:** *The Book of Mormon*, at the SAFE Credit Union Performing Arts Center, 1301 L Street (“Broadway on Tour” series). Website: <https://www.broadwaysacramento.com/production/book-of-mormon-2022/>

**Thu., Nov. 3:** 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.

**Nov. 5 & 6:** 74<sup>th</sup> Annual Sacramento Chrysanthemum Society Show & Sale, Shepard Garden and Arts Center, 3330 McKinley Blvd. (1 to 4 on Saturday; 10 to 3 on Sunday). For more information, go to: <https://www.facebook.com/events/1112327202749993/1112327212749992/>

**Sun., Nov. 6:** Daylight Savings Time ends. *Turn back your clocks.*

**Sun., Nov. 6:** Deadline for filing for candidacy in the 2023 BPNA Board election (see article on **page 1**).

**Sun., Nov. 6:** Organ recital by Olivier Latry, lead organist at the Cathedral of Nôtre Dame, Paris (3-5 p.m.). St. John’s Lutheran Church, 1701 L Street. Fee charged; advance ticket purchase is recommended due to limited seating. For more information, go to: <https://www.stjohnslc.org/>

**Nov. 6-10:** 45<sup>th</sup> Annual Festival of New American Music, Capistrano Hall, Sacramento State. See article on **page 2**.

**Tue., Nov. 8:** Election Day: Last day to turn in your ballot! (see article on **page 1**).

**Thu., Nov. 10:** U-Nite at the Crocker Art Museum (6 p.m.; free for museum members, Sac State students, youth and children; admission charged for others). Performances and presentations by faculty and students from the College of Arts & Letters, Sacramento State. Website: <https://my.crockerart.org/unite/467>

**Fri., Nov. 11:** Veterans’ Day tour at the Old City Cemetery (4-5:30 p.m.; \$5 fee charged). Website for more information: <https://historicalcitycemetery.org/tours-events/>

**Nov. 12 & 13:** “Art to Wear & More,” show and sale by Sacramento Center for the Textile Arts, Shepard Garden & Arts Center, 3330 McKinley Blvd. (11 to 3 each day, with live music on the patio after the fashion show). Website: <https://sactextilearts.org/scta-events/>

**Sun., Nov. 13:** Polonaise-Fantaisie: The Story of a Pianist, performance by Inna Faliks (a benefit for the Ukraine), Sofia Center for the Arts, 2700 Capitol Ave. (7 p.m.; a benefit for the Ukraine, admission charged). Website for more information: <https://bstreettheatre.org/music/inna-faliks-polonaise-fantaisie-the-story-of-a-pianist-a-benefit-for-ukraine/>

**Nov. 15-18:** The Colour of Music: Petit. Classical music festival with performances by Black artists at various locations, ending in a masterworks concert at Memorial Auditorium. Go to this website for more information and for advance ticket purchases: <https://www.colourofmusic.org/>

**Thu., Nov. 24:** Thanksgiving Day (with Sacramento’s 29<sup>th</sup> annual Run to Feed the Hungry, the largest in the country). Website: <https://www.runtofeedthehungry.com/>

**Nov. 25-27:** Crocker Holiday Artisan Market, Scottish Rite Masonic Temple, 6151 H Street (Noon-5 on Fri.; 10-5 on Sat.; 10-4 on Sun.; admission charged, children 12 and under are free; parking also is free). Local artisans, makers, and musicians; face-painting for children; special visit by Santa Claus. Website: <https://crockerholidayartisanmarket.com/>

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

**Sat., Dec. 3:** Christmas Market on the lawn in front of the CLARA Studios, 2020 N Street (11-2): dance and music performances, local artisanal gifts, food, and more.

**Thu., Dec. 8:** 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.



## Papaw and Mamaw’s House: *by Vickie Hughes Valine* (with some research by Catherine Turrill Lupi)

My introduction to “downtown” Sacramento was through my grandparents, Noah and Bessie Hughes (affectionately known as “Papaw” and “Mamaw”). As a child, I loved going to their house on 22<sup>nd</sup> and H Streets and playing on “the Mall,” our name for the strip of grass in the middle of 22<sup>nd</sup> Street. My husband and I now live seven blocks from that house, my “first love” introduction to older homes.

*Noah and Bessie Hughes (in 1965)*

Noah and Bessie Hughes moved from Tennessee to Sacramento in 1951. They lived first at the Windsor Apartments at 712 8<sup>th</sup> Street, where Noah was the manager, and then at the Pleasant Apartments at 714 9<sup>th</sup> Street, which Bessie managed. By then, the mid-1950s, Noah was working for the Southern Pacific Company. The railyards were just a short walk from their apartment. However, his daily commute lengthened considerably after they bought the house at 2201 H Street in 1960. For the next six years, until his retirement in 1966, he walked two miles between their Boulevard Park home and the railyards.

Built in 1907, 2201 H Street was owned by Mary Phleger and her family for thirty years. When the property was put up for sale in 1937, it was advertised as being “ideal for a large family or use as a rooming or boarding house,” and the second owners even took in a few lodgers. By 1947, the third owners, Otto and Grace Walker, had turned the building into a guest home. The same shift from single-family home to rooming house was repeated in many of the larger residences in Boulevard Park during this period.



*2201 H Street (in 2020)*

Being experienced apartment house managers, Noah and Bessie operated 2201 H as a boarding house after buying the property in 1960. Like the Walkers, they took in only male clients at first. The four bedrooms on the second floor, two of them fitted with sinks that had been installed years before by the Phlegers, were rented to four single men. In 1962-63, Noah applied for permits to build an addition with a new bedroom and bath. In 1964, Bessie got a license from the State’s Department of Social Welfare “to conduct a boarding home for aged persons,” specifically, one “well, ambulatory aged female guest” who was given the new bedroom. She may have been my grandparents’ last new tenant, because they sold the house two years later.

### Getting the Lead Out

The Sacramento Housing and Redevelopment Agency (SHRA) is offering to help finance lead hazard remediation in Sacramento County residential and rental properties built before 1978. According to SHRA’s flyer, qualified units may receive free lead assessment testing, free clearance testing, and up to \$10,000 per unit for lead hazard repairs. Additional funding may be available for other safety or housing issues. In the case of rental properties, tenants may initiate the process, but the property owner must submit the application. In the case of owner-occupied properties, the unit must be occupied by a low-income family with a child younger than six (either living there or visiting regularly) or with a pregnant person residing there. For both rental and residential properties, temporary relocation of the occupants may be provided if needed. For more information about the grant program, contact the SHRA (phone: 916-440-1317; email: [leadfunds@shra.org](mailto:leadfunds@shra.org)), or go to the website: <https://www.shra.org/lhrp/>

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## A Half Century of Multi-Unit Housing in Boulevard Park

About 85 years ago, a *Sacramento Bee* article titled “Solving the Home Crisis Here” featured a photograph and description of T Street’s new bungalow court, one of the few types of multi-family housing that is **not** represented inside the boundaries of the original Boulevard Park neighborhood (B, H, 20<sup>th</sup>, and 23<sup>rd</sup> Streets). Although several bungalow courts were built immediately to the east and west of Boulevard Park in the 1920s and 1930s—such as the picturesque Camelia Court (2309-2315 H St.)—only duplexes, triplexes, fourplexes, and apartment buildings with five or more units were built here.



517 20<sup>th</sup> St.



616 21<sup>st</sup> St.



415 22<sup>nd</sup> St.

The history of multi-family housing in Boulevard Park seems to date back to January 1908, when Flora C. Harvey secured a permit to build a two-story triplex at 517 20<sup>th</sup> Street. As was the case for several other owners of multi-unit buildings, the triplex provided both a home for the owner’s family (the Harveys lived here for a few years) and a source of rental income. Nine other multi-family structures were built between 1908 and 1918, including a two-story duplex designed by one of Sacramento’s two female house designers in that period, Alma Winn (401-403 21<sup>st</sup> Street).

The 1920s saw the greatest number of projects, with fifteen new multi-unit structures, most of them fourplexes. Contractor William R. Saunders was responsible for three of these buildings: two fourplexes at 2110 G Street and 616 21<sup>st</sup> Street, and a six-unit apartment house at the southeast corner of G and 21<sup>st</sup> Streets (with two addresses: 701 21<sup>st</sup> and 2100 G). As was the case with many other Sacramento apartment buildings in that era, its rental units originally were furnished. The fortunate residents of this “De Luxe” apartment building also were supplied with linens and kitchenware.

No new multi-unit residences were recorded in Boulevard Park in the 1930s or the 1940s, when many of the larger homes became boarding houses, and only about seven new buildings went up on the few remaining vacant lots in the 1950s. By contrast, ten apartment buildings erected in the 1960s and 1970s replaced older structures, most of them single-family residences that were demolished after being condemned by the City. These include a Mid-Century modern building with six units that was designed in 1962 by George Muraki, Sacramento’s first licensed Japanese American architect (415 22<sup>nd</sup> Street), and a fifteen-unit apartment complex at 2216 G Street, called the Garden Court. Its owner, R. L. Irwin, announced a festive house-demolition event a few days before he applied for a permit for the new building (Nov. 4, 1963). The ad printed in *The Sacramento Bee* read: “WRECKING HOUSE. Everything must go! Bring your own wrecking tools. Cash and carry. 2216 G St., noon ‘til dark, Sat. & Sun.”

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### Critters of Midtown: Rats!

Have you ever seen a small animal running across an outdoor utility wire just before dark? That could very well have been a rat. Thought to have originated in China, rats have spread throughout the world over the centuries. They are found on every continent except Antarctica. What you saw



was likely a roof rat. It prefers higher elevations, like trees, eaves, and attics. It and the larger Norway rat are the two rats most often found in Sacramento. Despite their name, Norway rats did not originate in Norway. They also are known as brown rats, common rats, wharf rats, and sewer rats. Compared to roof rats, they are poor climbers and prefer to be close to the ground.

Rats are true omnivores—they will eat almost any food. Human urban areas are ideal sources of food, so rats live just about anywhere we live. Being nocturnal, rats are most active at night. They possess acute hearing and a highly developed sense of smell. They can also dig and often create extensive burrows. Their communication system includes the use of high frequency sounds, too high for humans to hear. Females can produce up to 5 litters in a year with an average of about seven babies per litter. Rats require a place to live with a continuous supply of food (like the fruit-bearing trees in many of our yards), so if you have rat problems on your property, remove the food source and hopefully they will move on. Here’s a fun fact: This year, according to *The Sacramento Bee*, our fair city ranked 36<sup>th</sup> on the Orkin Pest Control Company’s annual list of the top fifty “rattiest” cities in America.



*The Bucker in 1940*



*The Claw in 2001*

## From Bucker to Claw: Seasonal Leaf Removal in Sacramento

Back in the Fall and Winter of 1939, according to an article in *The Sacramento Bee*, the City's waste removal department hauled away 42,000 cubic yards of leaves from the streets of Downtown and Midtown. Their equipment included a machine called a "Bucker," which was fitted with a series of rakes used to shove the leaves into piles that were later tackled by workers armed with shovels and rakes (shown in the photo on the above left).

Today's City workers use the "Claw" instead, transferring the leaves from curbside to the backs of garbage trucks. Another difference is in the calendar: In 1939, residential "leaf season" went from October 1 until December 31; now it starts on **November 1** and ends during the week of **January 23**.

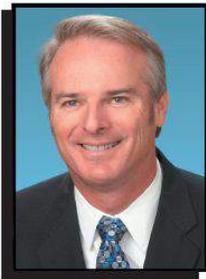
During leaf season, residents are allowed to pile leaves and other yard waste in the street, a short distance from the curb (this creates enough space for the rain water to flow into the storm drains). Please fill up your organics container first, before dumping leaves in the street.

This year the introduction of **food waste recycling** adds a new rule to the list—food waste should **not** be dumped into the leaf pile. Put it into the organics container instead. Pet waste belongs **only** in the garbage can. Please do not put it in the leaf piles or in the organics container. Also, please do not put the leaves in plastic bags.

For the "Claw's" schedule (which may change, depending on the amount of yard waste generated each week), guidelines for the size and placement of leaf piles, and other useful information, go to the City website (<http://www.cityofsacramento.org/public-works/rsw/collection-services/yard-waste/leaf-season>).

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### Boulevard Park Neighborhood Association Membership Form

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