



PARK BEAT

The Pulse of Greater Boulevard Park

Boulevard Park Neighborhood Association • Box 163179, Sacramento 95816 • August 2008

Boulevard Park and Marshall School Neighborhood Associations Present National Night Out Progressive Potluck

Tuesday, August 5, starting at 6:00 p.m.



Our two neighborhood associations are joining once again with other Sacramento neighborhoods and thousands of communities nationwide to bring you the 25th annual National Night Out. This event started in 1984 to strengthen neighborhood spirit, create police-community partnerships, and to heighten community drug and crime awareness and prevention with an evening of outside dining.

Let's share a walking progressive dinner through our neighborhoods. So, please join the fun, turn on your porch lights, spend the evening with your neighbors and bring food or drink to share at one or more of the three venues listed.

It all starts on the grass median on 22nd Street between the alley and G Street at 6:00 p.m. on Tuesday, August 5.
Dinner and dessert follow at the other two locations.

SCHEDULE:

Potluck hors d'oeuvres – 6 p.m.

Host: Marc de la Vergne – 448-6909 and

Hal Edmonds – 599-5814

Start: 22nd Street median between alley & G Streets

Potluck entrée – 7 p.m.

Hosts: Fred Hull & Susan Allair – 446-3390

Walk to: 2431 H street at 25th

Potluck dessert – 8 p.m.

Hosts: Carrie Pedersen,

cvnbear@aol.com – 442-0397

and Yvonne Berdan,

berdany@aol.com – 448-3125

Walk to: Dessert will be at the new

Tot Lot in Marshall Park on I Street

between 27 & 28th Streets

Contact one of the hosts if you would like to drop your food item off or just bring it with you as we move through our neighborhood.

Contact Rob Sperling at 444-8147 or Marc de la Vergne at 448-6909 for more information.

Boulevard Park Neighborhood Association's *Annual Spaghetti Dinner* **SEPTEMBER 13, 2008, 5:30 TO 8:30 P.M.**

Planning for this annual event, to be held at the home of **Pete, Robyn and Jesse Bramson at 2101 G Street**, has begun, so be sure to mark the date on your calendars. For those of you new to the neighborhood, or who have not yet had the opportunity attend this family-friendly event, it has been held each September for many years and has become a neighborhood favorite. The dinner menu includes your choice of either Vegetarian or Bolognese sauce on your pasta, garlic bread, mixed green salad, and dessert.

Entertainment for the kids is planned during the evening, so as to allow parents an opportunity to relax a bit. Plan to attend this event and bring a dessert to share if you'd like - it will give you a chance to meet your new Boulevard Park neighbors or reunite with those you've met previously. *Volunteers are needed to help with setup on Saturday morning as well as serving, kitchen prep, or cleanup the evening of the event. We would very much appreciate your help. Please contact Sally Flory-O'Neil at 446-3390 or sallyfo@hotmail.com if you are able to volunteer your time.*

Places to go, people to see

August 4 – Neighborhood Response Team (NRT) – 7:00 p.m., home of Jan Seaman, 1822 G Street. Are you aware of illegal dumping, parking problems, or other city code violations in your area? Come see what can be done about them. For more information or to report a code violation, contact Jan Seaman at janseaman42@comcast.net.

August 5 – National Night Out Progressive Potluck – 6:00 p.m. *See details on page 1.*

August 5 – Friends of Grant Park National Night Out Ice-Cream Social – 6:30 to 8:00 p.m., Grant Park. *See details on page 4.*

August 7 – BPNA Board Meeting – 7:00 to 9:00 p.m. Contact Rob Sperling at 444-8147 for location and to add items to the agenda. *Open to BPNA members and other interested neighbors.*

August 9 – Green Thumb Brigade – 8:00 to 10:00 a.m., meet at 711 22nd Street. Come help keep our traffic circles in tiptop shape! We also need volunteers to water the traffic calming devices. *Please contact Sally Flory-O'Neil at 446-3390 or sallyfo@hotmail.com if you would like information on traffic calming devices in need of watering-some of them may be near your home!*

August 9 – Friends of the River Banks Second Saturday Walk on the American River – 9:00 a.m., Meet at Sutter's Landing Park. For more information, contact Laurie Litman at 443-2976 or llitman@pacbell.net.

August 9 – Screen on the Green Featuring Charlotte's Web – Sundown, Grant Park. *See details on page 4.*

August 9 – Second Saturday Art Walk – Each month, galleries around town stay open late into the evening to showcase specific artists and new showings. Many serve wine and hors d'oeuvres. *Check out their web site at www.sacramento-second-saturday.org.*

August 15 – Copy and Ad Deadline for September issue of Park Beat. To submit articles and calendar entries, email Asha Jennings at ashajennings@gmail.com or call her at 803-7409. To place an ad, call Jessica Mazur at 765-0621.

August 18 – Area 1 Neighborhood Advisory Group (NAG) Meeting – 6:15 to 8:30 p.m., Hart Senior Center, 27th & I Streets. *Contact Janine Martindale at 808-8193 or at jmartindale@cityofsacramento.org for information.*

Every Monday – Monday Night Skate – 7:00 p.m., Meet at the parking lot at 3rd and S Streets. *For more information, go to www.sacramentoskating.com or call Brian Malone at 715-2808 or Bernard Scoville at 447-8288.*

Sutter's Landing Regional Park: Phase 1

The city's office of Park Planning & Development Services (Advance Planning) has just released a detailed description of Phase 1 of the Sutter's Landing Regional Park improvements (CIP #LS 13; July 2, 2008). The plans include a four-acre dog park, three bocce courts, two handball courts, a giant chess board, two basketball courts, a plaza with bleachers and shade canopies, restroom facilities, trailhead art, drinking fountains, interpretive signage, an improved river access trail, and other changes. The official comment period began on July 3 and ends on August 4. The 73-page document may be viewed at the office of the Department of Parks and Recreation in New City Hall. It also is available as a PDF file. *If you have questions, contact Dana Allen, the Senior Planner at 808-8266 or dallen@cityofsacramento.org.*

Historic Home Tours on September 21

The Annual Home Tour sponsored by the Sacramento Old City Association (SOCA) will be on Sunday, September 21st from 10:00 a.m. until 4:00 p.m.

As announced in the July issue of *Park Beat*, this year the tour is set mainly in the historic Winn Park and Capitol Mansion neighborhoods. It will feature one church, seven historic homes (most of which have been classified as "individual landmarks" by the city), and one new loft-style residence in the district bordered by Q, K, 22nd and 27th Streets. There will be a ticket booth and a street fair with artisans, entertainment, and historic exhibits on the lawn outside the Fremont Adult School at 24th and N Streets. Discounted tickets also may be purchased at select locations throughout Sacramento in advance of the tour day (\$18 instead of \$20; see the SOCA website for details).

Boulevard Park Historic District

By Catherine Turrill

How many commuters to downtown Sacramento realize that in their daily transit of the city they may be passing through two or more historic districts? Sacramento is literally a patchwork quilt of over twenty historic districts that are mapped, described, and inventoried in the *Sacramento Register of Historic and Cultural Resources*, updated in February 2007 and available on-line. Boulevard Park is represented by a two-page entry that immediately precedes the description and inventory of the much smaller "Bungalow Row Historic District," located between P, Q, 25th, and 26th Streets. The first part of the Sacramento Register offers a long list of "adopted landmarks," individual structures that have been recognized by the city as historically or architecturally significant. Park Beat readers will recognize many of the house numbers, and also may be intrigued by the inclusions or omissions. For example, in the 300 block of 22nd Street, only 328 is listed, while the house at 217 22nd Street—a one-story Craftsman featured in the book, *Sacramento's Boulevard Park*—is the lone "adopted landmark" on its block, facing the east end of Grant Park.

You can read the *Sacramento Register of Historic and Cultural Resources* or learn how to have a property added to the Register by referring to the "historic preservation" section of the website of the city's Office of Development Services (<http://www.cityofsacramento.org/dsd/>).

The same city office recently posted a public draft report of "Residential and Neighborhood Commercial Preservation Development Standards" (<http://www.cityofsacramento.org/dsd/planning/preservation/development-standards/>). Chapter 10 of the report covers the four so-called "Pilot Districts," including the Boulevard Park Historic District. If you are curious about how the Development Services office summarizes the distinctive physical features and historic aspects of our neighborhood, you should read this 8-page document, available as a PDF. One page offers a fascinating glimpse of "evolution and change" in a single section of the district by comparing details of maps from 1895, before the Union Park racetrack was closed, and 1915.

The author concludes that, "because change is part of the area's heritage, it should be accommodated today, when it is conceived to be compatible with the historic character."

BPNA Board of Directors 2008

CHAIR	Rob Sperling	444-8147	robsperling@sbcglobal.net
SECRETARY	Sally Flory-O'Neil	446-3390	sallyfo@hotmail.com
TREASURER	Patrick Cosentino	444-0506	
	Marc de la Vergne	448-6909	marcangela@comcast.net
	Hal Edmonds	599-5814	capnhal@aol.com
	Steve Rodgers	441-4350	srodgers66@comcast.net
	Catherine Turrill	278-7515	turrillc@csus.edu

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 for Sacramento as a whole.

Committees

Preservation: Pat Cosentino, 444-0506

Park Beat Production Team

Editor: Asha Jennings, 803-7409, ashajennings@gmail.com

Advertising Manager: Jessica Mazur, 765-0621, mazur_jessica@yahoo.com

Graphic Designer: Katworks Desktop Publishing, 707-865-2899, katworks@comcast.net

Repro: Grady's Copy Shop, 1228 H Street, 444-6166

Block Captain Coordinator: Corey Lake, 444-8147

Great ad rates! Call Jessica at 765-0621 for details.

The deadline for ads and copy for the Sept. issue of Park Beat is August 15th by 5pm!

Is the REO Bonanza Passing You By?

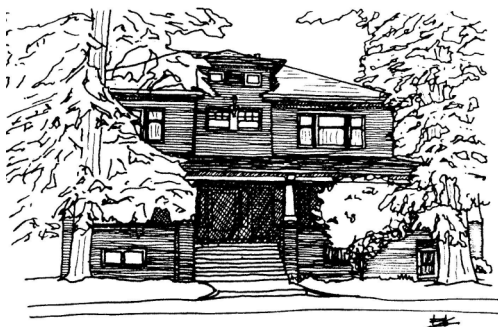
By Dave Philipp

While the Midtown market has been only minimally impacted by the current REO (Bank Owned Properties) crisis, usually there are just 2 or 3 in the City Core area at any given time, we are still part of the larger community as a whole. Take a look at the snapshot below and you will understand the question above. The first chart represents the inventory of bank owned property, the number of pending sales by month as well as the number of solds per month in Sacramento County as a whole. The second looks at months of inventory in the same market based on current closings.

That this snap shot is dramatic is an understatement I would say! What the charts show so graphically is that the number of bank owned properties coming on the market is slowing and has been for some time. Likewise, the sales pace is quickening and has been for some time leading us to ponder whether the time to sweep up a bargain may have already begun to pass! This claim is backed up by the second chart that indicates that we currently have only a 1.7 month inventory of bank owned property in the Sacramento County Market.

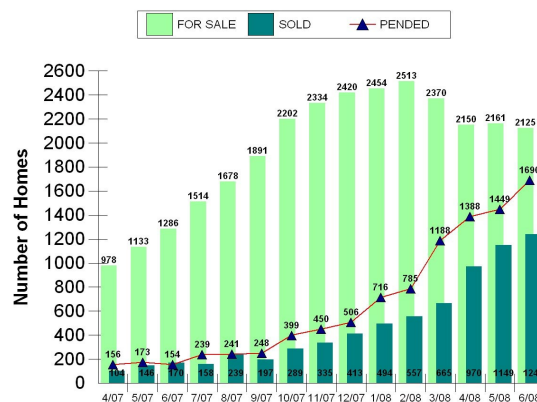
Based on what the numbers are saying the time to act appears to be now if you are contemplating an investment in one of these properties, but expect competition. Many buyers are disappointed to find that even though they offered full price they were outbid. It seems the banks have learned to play the game too and are pricing many properties aggressively in hopes of both minimizing hold time and generating multiple offers. It is a truism that sellers win when there is competition and REO property is no exception to this rule.

No one can say with authority where this market is going, we can however make educated guesses based on the facts and figures before us. Looking at the current data leads us full circle back to our original question above. It seems the answer if you have been waiting for the right moment to jump into the REO market may well, and somewhat surprisingly, be yes!

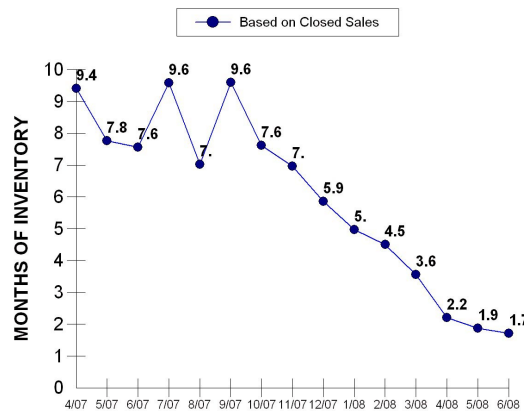


Historic Homes of Boulevard Park: 2101 H Street – J.L. Mayden House

This house combines a Queen Anne influenced tower, which pierces the cornice, with a second story pavilion dormer. The shingled upper floor and eaves show a Craftsman influence. Note the beautiful decorative keystone; and the scrolled brackets and egg-and-dart moulding beneath the eaves. The house was built by J.L. Mayden, a department store manager for the firm of Baker and Hamilton, a prominent hardware firm supplying both city and farm needs, much like Sears and Roebuck. The Sacramento office of this firm is famous for being the meeting place (upper floor) where the Big Four met in planning Southern Pacific Railroad. This house was a women's boarding house for many years. [Adapted from "Boulevard Park: A Walking Tour" by the Historic Boulevard Park Committee.]



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Fewer Choices in Midtown

By Steve Rodgers

At the end of July, we regretfully said goodbye to **Denise Evangelista's** midtown gift shop **Choices**, as it closed its doors for good. **Choices** offered an eclectic blend of unique gifts serviced by the always engaging entrepreneur Ms. Evangelista. For the past 17 years, **Choices** has not only been an integral part of midtown shopping, but also acutely summarized midtown's culture and appeal. Frequent customer **Sue Christian** describes **Choices** as "not only a shop where I could find a gift for almost anyone, but it was also an affectionate environment, thanks to its amiable and open-hearted proprietor. Denise and her little shop of wonders will be greatly missed."

In a recent conversation with Denise, she revealed that what she will miss the most about operating her business in midtown is the sense of community. There is a special magic to midtown that feeds the soul. And that magic is not limited to those that live within the grid, but extends to frequent and occasional visitors from all regions. Denise hopes that midtown can maintain that simplistic mystical feeling that is nurtured by all the varied and independent businesses in the area.

Although the doors of **Choices** may be closing, Denise is ready to open many new doors in her life. She will continue with her business in real estate, but is most excited about her new adventure "*Conversations with Denise*", which will focus on Life, Business and Spiritual Guidance. We in Boulevard Park would like to thank Denise for her many years of offering distinctive and diversified trade in our neighborhood, and wish her all the best in her upcoming ventures.

Events from Friends of Grant Park!

Friends of Grant Park will be hosting an **Ice-Cream Social on National Night Out, Tuesday, August 5th from 6:30 to 8:00 p.m. at Grant Park**. Join us for ice-cream, sack races, parachute games, and a great time with friends and neighbors! We also hope to have visits from the Sacramento Police and Fire Departments.

Councilmember Steve Cohn is once again sponsoring **Screen on the Green on Saturday, August 9th at Grant Park**. This year's featured movie is *Charlotte's Web*. Movie will start at sundown. Bring a blanket, lawn chairs, and a jacket in case it gets cold.

SAVE THE DATE: Midtown Children's Fair, Sunday, October 5th, 12:00 to 3:00 p.m. at Grant Park.

Looking for Park Beat Content

Upcoming events, topics of current interest, observations of the area around you – we are always looking for interesting material for *Park Beat*, your newsletter of the Boulevard Park Neighborhood Association. **Please call or write Asha Jennings, Park Beat editor, at 803-7409 or ashajennings@gmail.com.**

New and Renewing BPNA Members

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