



PARK BEAT

The Pulse of Greater Boulevard Park

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

BPNA GENERAL MEETING

The Rising Homeless Issue in Boulevard Park

April 16th 7:00 – 8:30 p.m., Hart Center, 27th and I Streets

We have a great list of speakers at our **April BPNA General Meeting**, which will focus on the rising homeless tent city in the Boulevard Park area. Maybe you are not aware of what is taking place so come join your neighbors and hear from residents first-hand about concerns and incidents with the growing tent city over the levee near C Street. Hear from **Councilmember and Vice Mayor Steve Cohn** on the concerns he has on the issue. **Tim Brown** will provide a brief overview and provide a progress report on the ten year plan to end chronic homelessness. **It Don Rehm** of the Sacramento Police Department will address specifically what the police department can do and cannot do. **Liz Brenner** of the City of Sacramento Neighborhood Services Department will share the five initiatives they are undertaking for the Richards Boulevard area.

BPNA Yard Sale Set For June 7

Spring is in the air and with it comes the desire to purge our closets, cupboards, basements, garages, and storage sheds of all those rarely used items that are taking up space and surely need to go to a new home. Thankfully, BPNA is at the ready to help you with this task. **BPNA's Annual Yard Sale** will be held on June 7 this year from 9:00 a.m. - 1:00 p.m. (Please note, in last month's *Park Beat*, the date given in the Mark Your Calendar! section was June 14; however, it was necessary to change the date to June 7.) As we begin to prepare for this year's sale we are in need of lots of saleable items. We take the following saleable items: furniture, sports equipment, household goods, garden items, and books. Pick-up can be arranged for larger items.

This is our biggest fundraiser of the year. BPNA uses the proceeds from this sale to defray the costs of printing this newsletter, the fee for BPNA's post office box, the purchase of plants for the traffic calming devices, the Holiday Party and other expenses that arise each year. If you don't have anything to donate but can volunteer your time to help price items the evening of June 6, or help the day of the sale, please contact us. Your help will be very much appreciated! *To arrange for pick-up or drop-off of any items, call Pat Cosentino at 444-0506; to volunteer your help with pricing or sales, call Steve Rodgers at 441-4350.*

The Winters House, Part Two...

By Vickie and Pat Cosentino

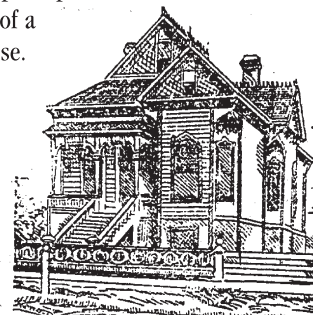
Due to requests to continue the Winter's story, and the lack of material this month, we proceed with the Winter's House Historic Preservation Application.

By his death on March 15, 1904, Herman Winters' entire estate exceeded \$38,000. He owned several stocks and considerable properties. He had three beneficiaries, his wife Effie, and his two adult children Anna and John. Effie received the house valued at \$3500 and other assets of \$7800 plus personal property. Anna received the store and other properties totaling \$5100 and other assets of \$7328. John received \$10,028. As tenants in common they received the cemetery plot in the city cemetery. The records show that John was a crippled invalid unable to support himself, but had a wife of many years and two children which indicates that there may be more to the story. Arend Schaden administered Johns trust until John Herman Winters' death May 29, 1908.

The German Lutheran Church also benefitted by Herman Winter's will. The court denied the bequest for \$500 to the church, as heirs upheld Herman's will and split the expense between them.

Herman Winter's cemetery monument was quite elaborate as he ensured his family's place in history with the purchase of a family plot, through his involvement in the Order of Red Men, in the Sacramento City Cemetery. Herman's first wife Catherine was interred there, as were his daughter, Anna and grandson, Samuel. It is interesting to note that the second wife Effie and son John were not interred there as well, for they were all left as tenants in common.

The widow, Effie was quite eccentric and perhaps insane. At age 40, she was in possession of a substantial inheritance including this house. She obviously cared about the place given her expenditures on maintenance. It was also her idea to elevate the house two feet and establish a flat below her house. However, by May of 1911 her brother Frank Parke petitioned the court to declare her incompetent.



[continued on page 2]

Places to go, people to see

April 4 – 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.*

April 7 – 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.*

April 13 – Green Thumb Brigade – 9:00 to 11:00 a.m., meet at 711 22nd Street. *Come help keep our traffic circles in tiptop shape!*

April 13 – 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.*

April 15 – Copy and Ad Deadline for May 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.

April 16 -- BPNA General Meeting – 7:00 – 8:30 p.m., Hart Senior Center, 27th & I Streets. *See details on page 1.*

April 21 – 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.*

See www.thebeehive.org and/or www.cityofsacramento.org for City Wide events; www.oldsacramento.com for Old Town events

Mardi Gras Thank You!!!

Thank you Jim and Gayle Betzing for once again hosting the sixth annual Mardi Gras Party. This years party occurred the same night that a large storm came through town. Thus, a smaller contingent of hearty souls dressed in their finest costumes for this years event. As always, everyone brought a special recipe to share. The deserts, appetizers, and other fare were quite delicious, as well as the good spirits.

Special thanks go to **Matt Valine** for setting up and playing tunes to dance to. We would also like to thank everyone who donated funds for the Washington School students. Those students with the best grades and attendance will receive bicycle equipment.

Not getting your *Park Beat* newsletter regularly or can't remember where you put it? You can be added to the email distribution of the newsletter, just send an email to Rob Sperling at robsperling@sbcglobal.net. You will still receive the paper copy, as usual.

The Winters House, Part Two...

[continued from page 1]

The courts ruled in Effie's favor by looking at her success in managing the estate left to her by her husband.

That setback obviously did not deter Frank from contesting her will when she died a month later on July 1, 1911 at the age of 48. L.S. Jones, Effie's Methodist minister and a primary beneficiary of her new will, demurred as he said she was of sound mind. The testimonies given in response to the controversy were quite illuminating.

The court ruled Effie was of sound mind prior to an accident in late 1901, when she was thrown from a buggy, in which she was riding and struck her head upon a street car rail track. The accident rendered her unconscious for a few days. Soon thereafter her mental characteristics changed significantly. Two or three months afterward she started having visions. After she had been found wandering far from her home in a state of both physical and mental collapse, the physicians at Detention Hospital pronounced her insane. Then for a brief time she was institutionalized in an asylum in Stockton as her religious hallucinations continued. An inmate suggested that she wouldn't get out if she kept writing letters to Christ and signing her name as the bride of Christ, thus she stopped doing so. This indicated Effie appreciated somewhat her impaired mental condition and situation. Other manifestations included intense Bible study, spiritually communicating with visions and through domestic animals, speaking telepathically with people, although they never heard her, making the stars move and finally believing she was the bride of Jesus Christ. She also thought she was conceived by Jesus, by God or God in the flesh, among many other delusions. At the same time her fondness for society and liking for friends abated as many of her friends were "nymphs of the devil". In fact she avoided meeting people as they were "impure".

Given these hallucinations, it was easy for the court to rule in her brother's favor citing general paralysis and obvious eccentricities. However, the minister and supporting testimony clearly supported the fact that even if she was peculiar it couldn't be from general paresis (stroke) as the only supporting evidence was an autopsy of the brain. Furthermore, she was clear in her speech, scrupulously neat in her dress, and exercising frugality in the use of her funds even in the last days of her life. Yet, prior to her death she changed her will as she was upset that her brother tried to have her declared incompetent a month earlier. One of the most striking and interesting features of the case was testimony from medical experts. As the judge stated "seldom presented in Will contests, at least no case had previously been called to the attention of the court when the condition of the brain has been presented as evidence of the mental capacity of the decedent prior to dissolution... Five experts, among them some having to do with the care and custody of the insane, notably Dr. Hatch were summoned to testify... All five of the physicians, who testified concerning the brain of Mrs. Winters was of unsound mind... The brain was unusually light, even for the brain of a woman..."

Reviewing the records for both sides it did not appear the brother or the minister were deserving of the inheritance. Frank did not keep the property very long and the house changed hands many times. Subsequent owners also did not care for the house as well as they should have, probably because of the decline of the inner city.

We hope you enjoyed this little foray into the BPNA past, if you have an interesting article to submit regarding your home address it to the BPNA mailbox or to Pat Cosentino, of the Preservation Committee, on the web at pat_c_anthony@yahoo.com. We reserve the right to edit for content and length.

BPNA Board of Directors 2008

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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: Jon Marshack, 443-2557, jmarshack@earthlink.net

Park Beat Production Team

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

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Graphic Designer: Katworks Desktop Publishing, 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 May issue of *Park Beat* is **April 15th by 5pm!**

Local Housing Trends

By Liz Edmonds & Dave Philipp

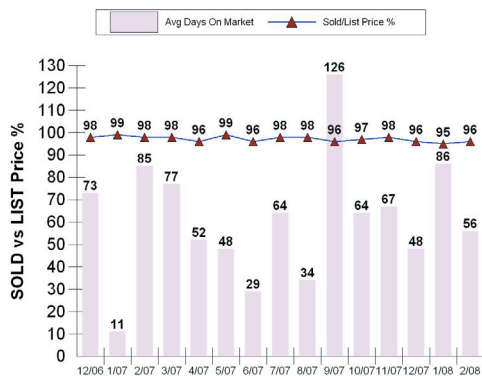
We have an old friend visiting us with a facelift. FHA loans are back and so much more vital than ever before. Early in March FHA loan limits were raised significantly for Sacramento area properties for at least the rest of 2008. Single family home limits are lifted to \$580k, similarly FHA limits on multi family have been raised as well. For an owner intending to occupy one of the units Duplexes are up to \$742k, Triplexes up to \$897,500 and Fourplexes up to \$1,115,400.

What's the big deal you may ask? Actually there are several advantages to FHA loans. FHA loans require only a 3% down payment as opposed to conventional loans which require 5-20% down. The down payment with FHA may come in the form of a gift from a parent or even a distant aunt or uncle. FHA loans also often feature more competitive interest rates than conventional loans. Prior to this move the FHA would only lend to \$363k and if your conventional loan balance was to be more than \$417k you were required to get a non conforming or 'Jumbo' loan. These loans were more expensive and came with higher interest rates than conforming loans.

So this is a good deal for buyers, what about sellers? Sellers should incur no additional fees. A pest report and clearance is not a necessity today like it was in the 80's. Buyers with good credit but little money for down payments can now buy more expensive homes if they can qualify for the monthly payments. Buyers intending to occupy at least one unit in a multi-family can now buy with 3% down as opposed to 20%.

In short this new program should help both stabilize and revitalize the housing market by bringing in new, credit worthy buyers. That should only help the numbers on the chart below which point to the average length of time a listed property stays on the market in the City Core as well as compares the price listed against the price sold.

More buyers equals fewer days on market, new neighbors are on the way!



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New and renewing members

Allpoint Properties & Linda Schetter
John Balazs
Jim & Gayle Betzing
Ralph Bonds & Sherry Hopkins-Bonds
Richard Borgquist
Ken Bowers & Franc Blackbird
Judith Bramson
Cory & Marguerite Brown
Margaret Buss
Don & Jan Buxton
Bill & Zelda Caldwell
Brad Carper & Terri Rehg
Bill & Catherine Camp
Patrick Carroll-Burke
Boren Chertkov & Ann Bailey
Joseph Cress & Frances Fort
Derek Cressman & Deniz Tuncer
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Lee Ann Duclou
Tom & Marjorie Duffy
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Robert Freitas & Cynthia Torres
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Stephanie Tucker
Catherine Turrill & Alberto Lupi
Karen Vartanian & Greg Smith
Susanne & Ken Ventura
Sean & Lori Ward
Larry Watson & Ann Seymour
Pat Yettner
Jim Younkin & Asha Jennings

thank you.

Paying Your Utility Bill is as Easy as 1-2-Click

The City of Sacramento Department of Utilities has launched its new online bill payment option, **ExpressPay**. The ExpressPay system can be accessed from the Department's webpage and allows customers to make a one-time payment with their Visa, Mastercard, debit card or bank account number.

ExpressPay is the first online bill payment service offered by the City of Sacramento. The Department of Utilities also accepts payments over the phone, in person at 1395 35th Avenue and via AutoPay which automatically deducts money from a checking or savings account to pay monthly utility bills. More information about options for paying a City of Sacramento utility bill can be found at www.cityofsacramento.org/utilities or by calling 808-5454.

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.

Banned From Your Can

City Implements Door-to-Door Collection of Batteries and Light Bulbs

Many of us don't even think about throwing our old batteries and compact fluorescent light bulbs in the garbage cans. But since 2006, these items, along with fluorescent light tubes have been banned from garbage cans by the state of California.

Realizing that residents often don't have any quick and easy options for disposal of these items, the City of Sacramento Department of Utilities is implementing a new residential door-to-door collection of these items by appointment.

Participating is easy! First, collect batteries, compact fluorescent light bulbs and fluorescent light tubes. Then call the City of Sacramento Department of Utilities at 808-5454 to schedule an appointment. On your appointment day, place the items out for collection. Please put batteries in a closeable freezer bag, put light bulbs in a container and wrap the light tubes to prevent breaking. Place the items on your driveway, away from the street and curb and City crews will collect it.

For more information about proper disposal of household hazardous waste, recycling, green waste or solid waste services, please visit www.cityofsacramento.org/utilities or call 808-5454.

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Boulevard Park Neighborhood Association Membership Form

Send form with your \$5.00 to \$15.00 check (less than 4 cents a day per household!) for the remainder of the calendar year to:
P.O. Box 163179, Sacramento, CA 95816-9179

Name: _____

Address: _____

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- ☐ New Member ☐ Renewing Member ☐ Yes! I want to help. Call me.
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