



PARK BEAT

The Pulse of Greater Boulevard Park

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

Annual Spaghetti Dinner Hosts a Record Number of Participants



By Sally Flory-O'Neil

BPNA's Annual Spaghetti Dinner, held on Saturday evening, September 13th was a terrific event for the approximately 210 people who attended. Not only did 210 neighbors, relatives and friends attend, including lots of people new to the neighborhood; three members of the Midtown area's POP Unit, Mayor Heather Fargo, Council member Steve Cohn, and Cortez Quinn from Roger Dickinson's office attended.

Dr. Solar's Old-Fashioned Medicine Show once again captivated both the young and the young-at-heart with his magic tricks, ventriloquism, old movies, and other entertainment. Those not satiated by a delicious dinner of vegetarian or marinara sauces on their spaghetti, mixed green salad and garlic bread had choices from the numerous delicious desserts brought to the dinner by attendees; these ranged from baklava, to bundt cake, to brownies, and apple pie with ice cream, to name a few.

Additionally, over \$800 was raised to fund BPNA's future operations and special project donations, which includes the printing of the *Park Beat* newsletter, grants to deserving programs, postage for mailings, supplies, etc.

Friends of Grant Park Presents the 4th Annual Midtown Children's Fair

October 5th from 12:00 to 3:00 p.m., Grant Park, 22nd and C Streets

Bring the family out for great day at Grant Park. The day will be filled with music, entertainment, and crafts for all ages. Local businesses, community groups, parent groups, schools and more will be there to talk with you about resources for families with young children. You won't want to miss out on this great community event.

For more information or to find out how your group can host an information table, please contact Tiffanie at 446-2077 or tlsimpson7@aol.com. Special thanks to First 5 Sacramento, BPNA, Department of Neighborhood Services, Council Member Steve Cohn and many others for their sponsorship of this event.

This event would not be possible without the assistance of 40 volunteers who worked so hard to make this such a successful event, and to our hosts, **Pete, Robyn** and **Jesse Bramson** for once again making their beautiful home and yard available to us.

Thank You All!

We are all so fortunate to live in a neighborhood with so many caring and supportive neighbors of all the activities that Boulevard Park puts on throughout the year. A big thank you to all of the volunteers who helped prepare food, serve food, setup or cleaned up after the event.

Those that helped make this event a success were:

Steve Rodgers, Hal Edmonds, Paul O'Neil, Sally Flory-O'Neil, Rob Sperling, Julie Richards, Catherine Turrill, Pete Bramson, Robyn Bramson, Jessie Bramson, Andy Williams, Shana Williams, Tom Cole, Shelly Lusk, Monica Vejar, Jason Barnas, Corey Lake, Fred Hull, Susan Adair, Lisa Vartanian, Greg Vartanian, Karen Vartanian, Al Alvarez, Pat Cosentino, Dominic Cosentino, Vicki Cosentino, Betty Travis, Margaret Buss, Catherine Turrill, David Philipp, Jim Betzing, Ed Cox, Eva Harriman, John Skarstad, Gayle Betzing, Jim Betzing, Nita Davidson, Suzanne Ventura, Preston Rudy, Travis Silcox, David Triche, Richard Melendy, Monica Harvey, Jere Owen, Jan Seaman, Mary Marks, and Bill Helm.



Ruthie Bolton,
former
Sacramento
Monarch with
the Bramsons
and her Olympic
Gold Medals

Places to go, people to see

October 2 – 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.*

October 5 – Friends of Grant Park 4th Annual Midtown Children's Fair– 2:00 to 3:00 p.m., Grant Park, 22nd and C Streets. *See details on page 1.*

October 6 – 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.*

October 11 – Free Electronic-Waste (E-Waste) Collection Fundraiser – 9:00 a.m. to 2:00 p.m., St. Mary School parking lot, 1351 58th Street. *See details below.*

October 11 – Green Thumb Brigade – 9:00 to 11:00 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!

October 11 – 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.*

October 15 – Copy and Ad Deadline for November 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.

October 18 – Beginning Inline Skating Lessons – 10:30 a.m., Stanford Park, 205 27th Street (lessons start at picnic tables at the corner of 28th and C Streets.) *For more information, go to <http://www.sacramentoskating.com/> or call Bernard Scoville, certified Instructor at 447-8288.*

October 18 – Friends of the River Banks Second Annual Salmon Day Celebration – Sutter's Landing Park. *Please contact Laurie Litman at 443-2976 or llitman@pacbell.net for more information about the event.*

October 20 – 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.*

October 25 – Sacramento Fire House Station 4 75th Anniversary Celebration – 11 a.m. to 3 p.m., 3145 Granada Way. *See details on page 2.*

Every Monday – Monday Night Skate – 7:00 p.m.

Meet at the parking lot at the corner of 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.*

Recycle Your E-Waste for a Good Cause!

On **October 11th**, the St. Mary School is hosting a free electronic waste collection fundraiser. *Proceeds will benefit the St. Mary School 6th Grade Sly Park Experience.* They will accept – at no charge – monitors, televisions, desktop and notebook PCs, VCRs, stereo equipment, speakers, keyboards, mice, PDAs, digital cameras, zip drives, telephones, cell phones, printers, copiers, laser and multifunction scanners, and fax machines. All accepted computer hard drives will be shredded for additional security. The collection is from 9:00 a.m. to 2:00 p.m. at the St. Mary School parking lot, 1351 8th Street.

For more information or if you would like to donate, but are unable to come on the 11th, contact Adrienne Chargin at 452-1100, ext. 26 or smsachargin@yahoo.com.

October Activities with Friends of the River Banks

In place of the usual Second Saturday nature walk, the **Friends of the River Banks (FORB)** will be participating in two other events on two weekends in October.

On **Sunday, October 5**, FORB will have a booth at the Midtown Children's Fair in Grant Park. On display will be a variety of photos, drawings, poems, stories, journal entries, and other items created by residents of all ages that document "*A Year at the River.*" Additional contributions to the FORB booth still are welcome, so if you have made something that expresses your experiences at the American River this past year, and would like to share it with others at the fair, please contact Laurie Litman at 443-2976 or llitman@pacbell.net.

On **Saturday, October 18**, FORB will be hosting their second annual celebration of Salmon Day on the American River near Sutter's Landing Park. Residents who attended this event last year will have vivid memories of the performance by a Maidu story-teller and of the nature walk afterwards. The details of this year's celebration were not yet settled at *Park Beat's* press time. *Please contact Laurie Litman for more information about the event.*

Sacramento Fire House Station 4 is Celebrating its 75th Anniversary!



On **Saturday, October 25th**, the **Firehouse Station 4** is celebrating its seventy-fifth anniversary with festivities including a display of fire equipment, a bagpipe performance, and refreshments. Firehouse 4, or Station 4, or just 4's, is the oldest firehouse in use by the Sacramento Fire Department. The Station was first built in 1902 on 26th Street between L Street and Capitol. In 1933, Firehouse 4 was rebuilt at its current location in East Sacramento, just off Alhambra Boulevard. The celebration is at the firehouse, 3145 Granada Way, from 11 a.m. to 3 p.m.

For more information on Sacramento Firehouse 4, please visit www.sacfirehousefour.org. Please contact Captain Lisa Stumpf, Captain Craig Braswell or Captain Randy Thompson at 277-6014 for more information regarding the celebration.

There's Always Something Cooking in Boulevard Park

By Hal Edmonds

BPNA member **Lee Ann Duclo** has won a string of blue ribbons and best of division awards for her jam, jellies, and baked goods in recent years at County and State Fair competitions. Since 1997, Lee Ann has lived in a Victorian home she owns on 23rd Street. Her 2005 blue ribbon-winning apple pie recipe was featured recently in the Taste section of the *Sacramento Bee*. In addition to the coveted blue ribbon for her pie, Lee Ann won a \$75 cash prize, a bushel of apples and several cookbooks.

Lee Ann is a Master Food Preservationist who has offered demonstrations on Sundays at the Farmers' Market under the W – X freeway for the past 5 years. She is also an employee of Fidelity Investments on Arden Way.

Lee Ann's prize-winning apple pie recipe is available on the Bee's web site at <http://www.sacbee.com/recipes/story/1169546.html>.

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 Nov. issue of Park Beat is Oct. 15th by 5pm!

Real Estate Update

By David Philipp & Liz Edmonds

Recent news headlines caught my eye, maybe you saw them too. The headline I'm talking about proclaimed that more than 1/3 of U.S. homeowners owed more on their homes than they are currently worth! Wow, that's quite a statement.

Many people I'm sure have turned to the internet to try and find out where they stand, most using the popular site Zillow.com. I've looked at Zillow many times and even 'claimed my house', which is where I get to edit the 'facts' Zillow has about my house. Even after all that, one thing I can tell you is that in Midtown Zillow is fairly inaccurate.

So why doesn't Zillow work in midtown as well as say Natomas or Elk Grove? The answer is fairly simple; it's these darn old homes we live in. Zillow develops estimates based on a combination of recent sales and tax records. While recent sales are part of any formula for a comparative market analysis in Midtown the fact is it really is impossible to use as the primary factor if you can't actually walk through and see the properties. Tax records, too, leave a bit to be desired in older parts of Sacramento. Often we find the square footages listed as well as room counts are wildly inaccurate due to renovations and additions that never quite made it into the county records.

Adding to the confusion, is the fact, that street by street and block by block an 'identical homes value' in Midtown, if you could find an identical home, would vary just based on what's built next door. Do you live next to another beautiful home or a seldom cared for 1960's eight plex? Does your lot afford off street parking or do you park on the

street? Have you updated the home or does someone still scream if you flush a toilet while they're in the shower? All these factors combine to make Zillow less than stellar in our part of the city.

The subject of home value, current and future is one that while not necessarily dinner conversation in most families is certainly more relevant today than it once was. Headlines like the one above make us cringe if for no other reason than most of us who live in older homes have a hard time ever saying we are "finished with the last project". Most of us think of these projects as a labor of love, one we would like to love us back when the eventual time to sell rolls around. Based on what we see in our market we suggest that you keep on loving them, do it well and they will in the end reward you for your efforts!

Save The Date-December 13th!

The **BPNA Holiday Party** is scheduled for late afternoon on **Saturday, December 13th** at the home of Anne Arthur, 614 - 22nd Street, between F and G Streets. More details upcoming in next month's edition of *Park Beat*, but in the meantime be sure to put this festive event on your calendar, before you head off to the 2nd Saturday Art Walk.

2009 Board of Directors Nominating Committee

As stated in BPNA's By-Laws, each October a committee is formed to nominate candidates for the following year's Board of Directors. If you would like to be part of this committee, please contact current Chair Rob Sperling at robsperling@sbcglobal.net or 916-444-8147.

EDMONDS AND PHILIPP: *Your Way Home*

Whether buying or selling, call the team that lives & works in Boulevard Park.
Recycling vintage homes in record time is our specialty!



Dave Philipp

REALTOR

916.212.1322

dave@davephilipp.com



Liz Edmonds

REALTOR

916.838.1208

liz@lizedmonds.com



Historic Homes of Boulevard Park

715 21st Street – Stewart Upson House

This house was built circa 1910 by Stewart Upson. The gabled roof dormer has a sawn sunburst gable bracket and diamond vents, a simplification of earlier Queen Anne fretwork. The notched rafter tails and overhanging eaves are beautifully crafted details that combine with the shingled exterior to give an informal Craftsman/Shingle Style feel. Note the skirted projection from the second story. The house features an off-center deep wraparound porch.

One of the early owners, Stewart Upson made history as the fastest high wheeler bicyclist in the west with speeds never yet matched and was noted in newspaper accounts as one of the City's finest track athletes. Stewart Upson was Vice-President and manager of the Kimball-Upson Company. Kimball-Upson Co., located at 6th & K was a sporting goods store, later sold auto supplies and radios.

[Adapted from "Boulevard Park: A Walking Tour" by the Historic Boulevard Park Committee.]



Traffic Calming Devices Need Your Help

By Sally Flory-O'Neil

As denoted by the cooler day and evening temperatures as well as the changing color of the leaves in our tree canopy, autumn has arrived. As we well know, with the changing color of the leaves from green to brown, falling leaves are never far behind.

This time of year is particularly challenging for the volunteers who comprise the **Green Thumb Brigade** when it comes to keeping our traffic-calming devices visible underneath the fallen leaves. It would be very much appreciated if those of our residents who live near a pedestrian island, half-street closure, or traffic circle could take a few minutes periodically to sweep or rake the build-up of leaves off and away from these traffic-calming devices. This process not only makes the devices more visible to drivers, it keeps them clear of leaves for those on foot.

Also, those residents interested in volunteering two hours of their time per month to help keep the traffic-calming devices tidy are welcome to join us every second Saturday of the month from 9 to 11 a.m. The group convenes in the alley adjacent to 711 22nd Street. Hope to see you there!

New and Renewing Members

Julianne Richards and Alfred Alvarez

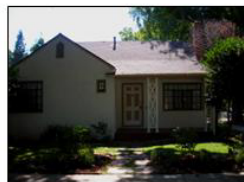
Looking for Park Beat Content: Upcoming events, topics of current interest, observations of the area around you – we are always looking for interesting material for *Park Beat*, your newsletter of the Boulevard Park Neighborhood Association. **Please call or write** Asha Jennings, *Park Beat* editor,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



Fine Old Neighborhoods, Fine Old Homes.



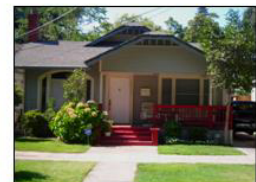
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Boulevard Park Neighborhood Association Membership Form

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: _____

Telephone: _____ E-mail: _____

- ☐ **New Member** ☐ **Renewing Member** ☐ **Yes! I want to help. Call me.**
☐ **Would you like to receive the newsletter by email, as well as home delivery?**