



PARK BEAT

The Pulse of Greater Boulevard Park

Boulevard Park Neighborhood Association # Box 163179, Sacramento 95816 # September 2018

Preservation Sacramento's 43rd Annual Home Tour (Sept. 16)

This year's Home Tour takes place in the Capitol Mansions Historic District, where six private homes will be open to the public from 10 a.m. to 4 p.m. on Sunday, September 16. Participants also are encouraged to stroll around the neighborhood and take a look at the outsides of several other buildings of architectural and historic interest ("supplemental walking tour"). Tickets may be purchased in advance for \$30; they will cost \$35 on the day of the tour. Participants will pick up their wrist-bands (required for admission to the six houses) and an illustrated tour brochure at Preservation Sacramento's ticket booth in the parking lot at the northwest corner of 22nd Street and Capitol (starting at 9:30 a.m.). For more information, go to: <http://www.preservationsacramento.org/hometour/>

The six houses selected for the tour are all within walking distance of one another: 2219 L Street, 1215 24th Street, 2220 Capitol Avenue, 2209 Capitol, 2204 Capitol, and 1311 22nd Street. They belong to an important phase of this neighborhood's history—to the years when prominent businessmen, politicians, and physicians were eager to build homes for their families on this central boulevard, within sight of the State Capitol. All of the residences had a change in fortunes in the following decades, when rooms were rented out or converted to professional offices.

Despite the relocation or replacement of several historic homes, the neighborhood retains many buildings that represent some of the leading architectural styles of the late 1800s and early 1900s (the six houses on the tour were all built between 1898 and 1913). Furthermore, several groups of houses have survived intact, providing a record of the streetscapes that made this historic district one of the city's most desirable residential neighborhoods in the past.

Celebrate a Quarter Century of Pasta at our 25th Annual Spaghetti Dinner (Saturday, September 8)

Bar opens at 5 p.m.; dinner is served from 5:30 to 7:30 p.m.

Boulevard Park Neighborhood Association is once again hosting this popular event at Pete and Robyn Bramson's historic home at 2101 G Street (see the article on **page 4**). This is one of the best dining bargains in town: only **\$10** for adults and **\$5** for children ages 6-12 (*children ages 5 and younger eat for free*). Beer and wine cost \$3, soda costs \$1 (water is available at no charge). The fresh pasta, home-made sauces (both meat and vegetarian), leafy green salads, and sliced garlic bread are prepared and served by volunteers. For the dessert table, we welcome food donations from the diners—please bring a favorite treat to share.



In addition to good company and great food, the event offers old-style family recreation with rides around the block in a horse-drawn wagon (provided by Top Hand Ranch, starting around 5:30). The evening also includes the presentation of our annual award honoring an individual for outstanding service to the BPNA and our community. Please join us! Also, for the FULL spaghetti dinner experience, consider volunteering some of your time. Extra pairs of hands always are welcome (call Emily Herbert at **916-444-6690** if you are interested).

The McKinley Park “Water Vault” Project

As announced early last year, the City of Sacramento is proposing to build a large underground cistern beneath the east side of McKinley Park, where the George “Butter” Cole baseball field is located. Like similar vaults elsewhere in the city, it is intended to collect excess wastewater during a major rainstorm, when the existing sewer system is pressed beyond capacity. Because older parts of the city use a combined system (rather than a dual system) to convey both domestic wastewater and surface run-off, the underground vault is likely to receive sewage and wastewater along with surface water.

The project is controversial. Clearly some solution is needed for the street flooding that often occurs in the McKinley Park neighborhood during heavy storms. However, many residents are not convinced that the so-called “Water Vault” is the way to go. For example, it has been argued that a better solution to the problem would be a modern dual sewer system that handles sewage and surface water separately. At approximately two billion dollars (according to the City’s estimate), a new sewer system would be more expensive than the proposed cistern and, again according to the City, would take much longer to build (22 years as opposed to 1.5 years). Concerns also have been expressed about the impact of the entire construction project on both the neighborhood and the park (the baseball field, picnic areas, and jogging path on the east side of the park would be closed temporarily; mature trees will need to be removed; etc.). There was a public meeting about the project in August and another will be held in September.

For project information, FAQs, the April 18 Draft Environmental Impact Report (DEIR), and public responses to the DEIR, go to: <http://www.cityofsacramento.org/Utilities/Sacramento-Water-Work/s/Wastewater-Project-Updates/McKinley-Water-Vault>

Send any questions to mckinleywatervault@cityofsacramento.org. Residents also may request notification of the release of the final EIR this Fall. Unless the project is delayed, construction is anticipated to begin in Spring of 2019 and to be completed within a year and a half.

SMUD Station E Project Update

The excavation and clearing of the site for the new electric substation on the other side of the Union Pacific railroad tracks (at the north end of C Street) have been underway for three months and are now expected to continue through October (Mondays through Fridays, 7 a.m. until 5:30 p.m.; Saturdays, as needed, from 7-3:30). The entire project, including construction of the substation itself, should be finished in 2020. Residents who would like more information about the project can go to SMUD’s Station E website (<https://www.smud.org/statione>). They also can ask to be added to SMUD’s email list for project updates and for announcements about public meetings. A meeting will be held later this year, after the construction contract is awarded and the contractor is on board.

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Boulevard Park Neighborhood Association 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 thereby to improve the quality of life for others who work and live in and around Boulevard Park and therefore Sacramento as a whole.

Committees

Membership: Ty Dockery
Preservation: Eric Knutson

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Places to Go, People To See

Every Saturday:

Free Yoga in the Park: 9 a.m., McKinley Park. For information:

<http://yogamovesus.org/calendar-items/yoga-in-the-park-mckinley-park/>

Midtown Farmers' Market: 8 a.m. to 1 p.m., 20th between J and L.

Sept. 1-3: Chalk It Up! Annual three-day festival, Fremont Park (16th and Q St). **Website:** <https://chalkitup.org/about/annual-festival/>

Sun., Sept. 2: 31st Annual Sacramento Rainbow Festival, 20th and K Streets (Noon-9 p.m.). **Website:** <http://sacrainbowfest.com>

Tues., Sept. 4: BPNA Board Meeting, open to BPNA members and other interested neighbors (6:30-8 p.m.). Contact Eric Knutson for location or to suggest agenda items.

Fri., Sept. 7: "First Friday Fun Flow": free yoga at Sutter's Fort State Park on the first Friday of each month, May through Sept. (6-7 p.m.)

Sat., Sept. 8: "Dragons and Damsels," with Greg Kareofelas. Friends of the River Banks event at Sutter's Landing (starting at 9 a.m.)

Sat., Sept. 8: Annual Spaghetti Dinner (starting at 5 p.m.). **See page 1.**

Sat., Sept. 8: Second Saturday ArtWalk. Galleries around town will be open to present individual and group shows of artists' work.

Website: <http://www.2ndsaturdaysacramento.com>

Sept. 8 and 9: 2018 Sac Open Studios (10 a.m. to 5 p.m.). More info

<http://www.vergeart.com/open-studios/visit-sac-open-studios/>

Sun., Sept. 9: Brazilian Day Sacramento, annual street festival on 20th Street between J and K Streets (1-7 p.m.). For information, go to:

<https://www.braziliandaysacfest.com>

Sept. 15 and 16: Sac Open Studios (10 a.m. to 5 p.m.). **See page 6.**

Sat., Sept. 15: "Medicine in the Old West," Old City Cemetery tour.

See: <https://www.historicoldcitycemetery.org/upcoming-events>

Sun., Sept. 16: Annual Historic Home Tours, sponsored by Preservation Sacramento (10 a.m. to 4 p.m.). See article on **page 1.**

Places to Go, People To See (cont.)

Tues., Sept. 25: National Voter Registration Day. For information, go to: <https://nationalvoterregistrationday.org/about/>.

Sept. 28 and 29: Farm-to-Fork Festival, Capitol Mall: Kick-off event on Fri., Sept. 28 (4-9 p.m.); full day of regional food, beverages, and live music on Sat., Sept. 29 (11 a.m. to 6 p.m.). See article on **page 5.**

Sept. 28 and 29: Second Annual Sacramento Outdoor Film Festival, Fremont Park (1515 Q Street; 5-10 p.m.; free admission; food and beverages will be sold on site). For more information, go to: <https://www.facebook.com/events/259566214652083/>

... *And, looking ahead to early October:*

Oct. 5 and 6: Second Annual Sacramento Outdoor Film Festival, Fremont Park (5-10 p.m.; free admission)

Oct. 5, 6, and 7: Annual Sacramento Greek Festival, 616 Alhambra Boulevard. **Website:** <http://sacramentogreekfestival.com>

Mills Act Historical Property Contract Program

Sacramento recently re-established this important economic incentive program that can make it financially easier for owners of qualified properties to restore and maintain their buildings. Under some circumstances, private individuals may receive property tax relief. The Mills Act Section of the City Code was amended to both clarify and streamline the process of applying for and obtaining a Mills Act Contract. For more information, go to the city website: <https://www.cityofsacramento.org/Community-Development/Planning/Urban-Design/Preservation/Mills-Act-Program>

Thanks & Thoughts After NNO

Despite the excessive heat and smoke of early August, many people came together for National Night Out this year. We are grateful for the neighborly collaboration of the Marshall School/New Era Park Neighborhood Association, sponsors of the dessert course (coordinated by Carrie Pederson). Our thanks go as well to the hosts of the two courses that preceded it—Suzie Johnston, who arranged for the *hors d'oeuvres*, and Fred Hull and Susan Allair, who shared their courtyard for the dinner that followed. We also want to acknowledge the BPNA members who helped with furniture storage, transport, set-up, and take-down before and after the event: Pete Bramson, Margaret Buss, Dave Herbert, Steven Johnston, Eric Knutson, Jennifer Knutson, and Catherine Turrill Lupi. Finally, thanks to all of the participants for their company and for the refreshments they brought to this popular potluck event. In the spirit of NNO, which is dedicated to making neighborhoods "safer, more caring places to live," we would like to remind everyone to be good neighbors, and to be aware of what is happening around their homes. Because there have been more crimes in Midtown recently, residents might consider setting up Neighborhood Watch groups. For tips on how to form this type of group, go to: <https://www.cityofsacramento.org/Police/Participate/Neighborhood-Watch>.

If you want to track Sacramento crime activity or find out why a helicopter is circling overhead, sign up for the Sac PD's e-mail notifications (<https://www.sacpd.org/stayinformed/enotify/>).

Central City Neighborhood Alliance (CCNA) Meeting Report

Representing our neighborhood, BPNA board member Dave Herbert attended the July meeting with Steve Hansen and various City of Sacramento Department heads to discuss Sacramento central city issues. Topics addressed at this quarterly event included:

Transportation: The passage of SB 1 has provided funds necessary to resurface some of our streets, including those involving the Grid 3 Project. Also in the works is the installation of new traffic signal lights which will allow repairs and synchronization of lights to be done remotely. Many of our current signal lights are outdated and much more expensive to service.

Street Lights: New street lighting is being installed in the area bounded by C, G, 26th and 28th Streets. Additional funds will likely be used for new lighting between G, H, 16th and 19th Streets.

Jump Bikes: The new orange bicycles have been very successful in Sacramento with 100,000 miles of use in the first 2 months since their introduction—more than twice the mileage seen in San Francisco. More bikes are coming soon, for a total number of 900 bikes locally.

Parks: Roosevelt Park (1615 Ninth St.) is getting a new fitness station and new lighting. A new restroom also is planned. Fremont Park (1515 Q St.) is getting a new art sculpture. Sutter's Landing Park is awaiting its new restroom.

Crime: "Bait bikes" are being used successfully to reduce bike theft. The police have found a lot of bike theft and illegal drug use among the homeless population. Extra police resources are going into the effort to help the homeless find shelter, medical services, veterinary service, and other social services. Enforcing the laws associated with the legalization of cannabis is a challenge, but extra police effort is being employed for code enforcement, closing down "grow houses," and stopping illegal sale of cannabis.

Development: The possibility of rent control has slowed development somewhat. Several projects have been delayed, including the mixed-use development planned for the vacant lot at 1717 S Street.

The Spaghetti Dinner House

For many people, the Bramson house at the northeast corner of G and 21st Streets is simply the place where Boulevard Park residents gather annually for a convivial dinner with their neighbors. However, it also is the only Boulevard Park house to be included in the National Register of Historic Places. It was designed by an important architect, occupied by prominent citizens, and is an exceptional example of the Craftsman style in Sacramento.

In March 1909, a mining engineer named Robert Cranston announced his intention of erecting a Colonial-style house designed by the architectural firm of Sellon & Hemmings. Two months later he secured a building permit for a "two-story residence of eight rooms and a garage," then valued at \$11,000, but costing him over \$25,000 by the end. The final designs for the house—which ultimately was not built in the Colonial style—are now believed to have been done by George Sellon. He had worked with Frank Lloyd Wright in Chicago before returning to California in 1906 and taking on the assignment as State Architect. Robert, Mary, and Graham Cranston lived at the G Street house for only three years. They were followed by a wholesale druggist, William F. Geary, and his family, who lived here for nearly three decades (1913-42). Geary's 1912 purchase of the house, then regarded as one of the city's finest residences, made the local newspaper headlines, partly because of the price.

As stated in the National Register nomination, the Cranston house is an outstanding example of the Craftsman style that was popular in the first decades of the twentieth century. Its wide porches, intersecting gables, overhanging eaves, projecting dormers, and shaped rafter tails are all typical features of the style. The tall slender casement windows with leaded glass panes are also found in Prairie School architecture, most notably the work of Wright himself. Wright's influence is evident as well in another Craftsman-style house at 1822 G Street, designed for banker George B. Lorenz by Sellon's former business partner, Edward C. Hemmings (1912).



Cranston-Geary House (circa 1912)

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One Business, One Family, One City—and *Over* One Century

California Loan & Jewelry, originally called The New York Store, was founded in the early 1900s by twin brothers William and Joe Anapolsky, whose family had emigrated from the Ukraine to the USA a few years before. The business began as a “men’s furnishings” store located at 1014 Third Street, but its stock actually included a much wider variety of used goods, as shown in this period photo of William Anapolsky standing in the original shop’s doorway (**on the right**). Visible in the window and listed in the signage are hats, shoes, suits, watches, and weaponry (“Guns and Revolvers A Specialty”). William’s family lived in the same building and ultimately his two sons, Solomon (Sol) and Milton, took over the business, renaming it California Clothing & Jewelry (1947). In 1949, they moved to 409 K Street, the first of several relocations. Three more moves in the 1950s and 1960s were a result of the redevelopment of the city’s west end and occurred after Milton’s death in 1952. During these years, the store was run by Sol Anapolsky and his wife Bernice, his new business partner. The store also gained a new name, California Loan & Jewelry. The final move, to 916 J Street (facing Cesar Chavez Park), occurred in 1968.

This year the business celebrates its fortieth year at the J Street location, and it is still owned by William Anapolsky’s family. His grandsons Larry and Warren took over the business with their mother after Sol’s death in 1979. Bernice died twenty years later. Larry passed away in 2013. Today, under the leadership of Warren Anapolsky, California Loan & Jewelry—the city’s oldest family-run pawnshop—is a thriving business specializing in jewelry loans.



The store’s stock includes a huge selection of jewelry, pre-owned designer bags, guitars, Apple products, collectables, and many unusual or hard-to-find items. For a more detailed history of this fascinating business, one of two local multi-generational firms run by the descendants of the original Anapolsky brothers (the other being a high-end clothing store called Julius, at Pavilions), go to:

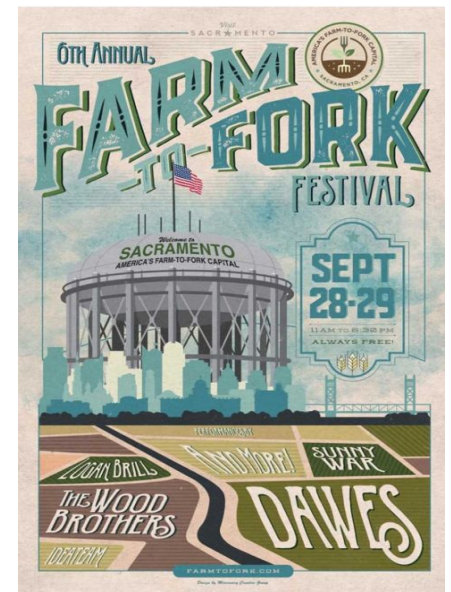
<http://www.calloan916.com/our-history>. The history of Julius Clothing, founded in 1922, is related at: <http://juliusclothing.net/about-us/>

Historic District Plan: Public Feedback Sought!

In August, emails were sent to many city residents, seeking their participation in a survey about topics related to the on-going “Historic District Plan” project. As explained in past issues of *Park Beat*, this important project will culminate in updated preservation design standards for historic district properties. To learn more about the project and to sign up for email alerts about it (including the opportunity to provide feedback), go to: <http://www.cityofsacramento.org/HDP>

Sixth Annual Farm-to-Fork Festival, September 28 and 29

This year’s festival, a culinary, visual, and aural banquet, will be launched with a free “kick-off” event on Friday evening, September 28 (4-9 p.m.; Capitol Mall, between Third and Fifth Streets). Food and wine from a variety of vendors will be available, and there will be live music too. The celebration continues all day on Saturday, September 29 (11 a.m. to 5 p.m.), when the festival will fill Capitol Mall between Third and Eighth Streets. There will be cooking demonstrations, family activities, interactive exhibits, live music and, of course, a wide selection of regional foods and beverages. Admission is free, and there are seven entrances (both ends of Fourth, Fifth, and Seventh Street; the intersection of Sixth and L Street). Free bike valet parking will be available. For more information, go to the event website: <https://www.farmtofork.com/events/farmtoforkfestival/>



Neighborhood Treats: The Metal Men of Eye Street

Both sides of the 2500 block of I Street are blooming with street art. At the southeast corner of 25th and I Streets, a chicken-wire giant with light-bulb eyes and monstrous metal hands looms over the sidewalk, awaiting a foliage overcoat (a ficus vine is just starting to sprout around his feet). Is he benign, protecting the corner, or is he menacing? You decide.

Just across the way from the Wire Man is the Tescoflex Man, a neighborhood fixture (literally) who has stood on the north side of I Street for many years. Some say he is merely a utility box, yet he celebrates major holidays throughout the year. Here he is on the Fourth of July, patriotically signaling his metal *compadre* on the other side of I Street (see the photos below).



Sac Open Studios: Two Weekends, Over 230 Artists

Billed as the Sacramento region's largest open studio tour, Sac Open Studios takes place on **September 8-9** and **September 15-16** (10 a.m. to 5 p.m. each day). The tours are free, self-guided, and cover quite a bit of territory. For an advance taste of the art on view, consider attending the Launch Party at Verge Center for the Arts, 625 S Street (September 6, 6-9 p.m.). The accompanying Preview Exhibition will be up until September 30. Other events are scheduled as well. For more information, refer to the free guidebook available on line and at selected venues (<http://www.vergeart.com/open-studios/join-sac-open-studios/>). **Weekend 1** covers studios in Sacramento, North Sacramento, and West Sacramento, including a number of places within easy walking distance of Boulevard Park. **Weekend 2** includes studios in Carmichael, Citrus Heights, East Sacramento, Fair Oaks, Galt, Rancho Cordova, and Walnut Grove.

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