



COLONIAL HEIGHTS GARDEN TOUR

**SUNDAY
MAY 7, 2023
10AM - 2PM**

Welcome



Welcome to our 5th annual Colonial Heights Garden Tour — we are so glad to welcome you back for another year!

Smell the flowers, listen to the birds singing and truly be present in the spaces.

Our tour is an opportunity to bring neighbors and garden enthusiasts together to share the beauty of cultivated spaces. From drought-tolerant to edible landscapes and backyards that have been tended and created over decades, each space on the tour provides inspiration and character.

We hope you take time to chat with our hosts, who have graciously invited us into their gardens. Be sure to get all of your questions answered by our community members, who love sharing their extensive gardening knowledge.

Thank you for joining us.

**Colonial Heights Garden
Tour Committee**



Schedule of Events

Vendors 10am-2pm

- **Flora and Fauna:** Seasonal food and drinks
- **Brown Rice Bakery:** Gluten free, vegan treats
- **Miridae Living Labs Mobile Plant Nursery**
- **My-Topia:** Outdoor plants, bulbs, & succulents
- **Wildsisters Book Co:** Garden bookshop popup
- **Cassidy's Crazy Cans:** Succulents & antique vases
- **SMUD:** Sponsor and community partner

Family Friendly Activities

10am-2pm: Children's Coloring Table

10am-2pm: Free Plant and Seed Swap
with donations from Cooperative Gardens Commission

11am: Master Gardener Beneficial Bugs Talk

12pm: Garden Story Hour with Wildsisters Book Co

1pm: Laundry to Landscape Demo (4310 52nd Street)

Live Music 11am - 1pm (ish)

DJ Ché Groovara (4310 52nd Street)
Harpist Andrew Jones (4093 57th St)
Guitarist Joel Brungardt (4450 54th St)

Past, Present, Future

The loving stewardship of what is now our neighborhood is nothing new. For thousands of years before the Colonial Investment Company broke ground on the Heights in 1910—before John Muir described the Great Valley of California as "the floweriest piece of world I ever walked"—the Nisenan people summered in Sacramento, collecting acorns into woven, willow granaries.

As you drive, bike, and walk around our neighborhood, take note of the native oaks of Colonial Heights, and wonder what person or creature planted them, and when. Imagine past iterations of the landscape, as compared to now. What past and present damages need acknowledgement and mending? What seeds can we plant today that will bring joy in the future?



Past, Present, Future

COLONIAL HEIGHTS

17 Minutes to 8th and J Streets
3 Minutes from Oak Park
5 Cent Fares—Transfers to All Points

Grand Opening of Colonial Heights

Sacramento's Ideal Subdivision

Wednesday Next, May 11

Ballot for the \$600 Free Lot—No Car Fares—Music and Refreshments

No subdivision was ever opened in this or any other city that had the unique advantage of a magnificent interurban electric line running to it, beside it and through it.

The fine \$600 lot offered as a prize for the best name will be balloted for at 2:30 p. m. by the 50 successful contestants.

Free Car and Auto Service

The Central California Traction Company will run the following free service to Colonial Heights: Car leaves 8th and J Streets, Tuesday, May 10th, every hour from 9 a. m. to 5 p. m.; Wednesday all day, and free autos to drive you over the tract.

Some of Our Many Advantages

Ten Fine Avenues Nine Parks Three Grand Boulevards	Building Restrictions <small>No old shabby houses or tenements will be allowed and every architectural feature of the ideal home lot will be considered.</small>	Free Life Insurance <small>A contract to purchase a lot or a divided lot is as good as a LIFE INSURANCE POLICY, because the owner only pays a small amount of money to-day, and his value or benefit will be given a share in the lot when he begins to build.</small>
Pure Water <small>Water will be piped to every lot from Oak Park artesian wells.</small>	Large Lots <small>Step-down and credit lot features by our bonded lot drop with utility lines. Convenient sidewalks, clear walking and parking, streets graded.</small>	Rapid Transit 5c Fares Free Transfers <small>Central California Traction Company's cars run to it and through it the most extensive operation. Cash every 15 minutes.</small>

Lots Are Selling Like Hot Cakes—Make Your Reservations Now

SELLING AGENTS

The following well-known realtors and estate agents have been appointed selling agents for Colonial Heights. They are all "good fellows" and are "wide awake" to the extraordinary possibilities and advantages of the beautiful subdivision:

<small>FUTNER & BATES, 1301 7TH ST. WELLMAN-WOLFEY CO., 423 J ST.</small>	<small>FRENCH & JENSEN CO., 1015 8th ST. KARLAN & MORSE, 701 J ST. SEEK LORRAINE CO., 517 J ST.</small>	<small>WENDELL, GOTTINGER & BAKER, 800 J ST. ELSTON & MELBAUGH, 607 J ST. HEES & BOWELL, 510 8th ST.</small>	<small>ROBERTSON-BRYAN CO., 302 5th ST. BRIDGE REALTY CO., 423 J ST.</small>
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A Company devoted to the colonization of lands along the line of the Central California Traction Co.

COLONIAL INVESTMENT COMPANY

Office: Central Bank and Trust Co., S. E. Corner Seventh and J Streets.

Colonial Heights was founded in 1910 as Sacramento's ideal subdivision. Now made up of about 700 homes, the diverse neighborhood encompasses the space between Stockton Boulevard, 14th Avenue, 22nd Avenue, and 58th Street.

Special Thanks

Thank you to everyone who made
this garden tour possible!



Sponsor:



Garden Hosts & Volunteers

Hans & Emma
Heather & Jeff
Stephanie Kugler
Tori & Geoff
Sasha & Jonny
Sarah Kerber
Greg & Linda
Lisa & Keith
Tobie & Eli
Colton & Chris
Jennifer Welch
Jennifer Tran
Kitty & Rich

Special Guests:

Kim Steinmann,
UC Davis Master Gardeners of
Sacramento County

Wild Sisters Books Story Time

Garden Tour Committee:

Amy Freeman
Emilio Perez
Heather Olmsted Hamlin
Kitty Bolte
Rose Cabral
Sarah Kerber
Tori White



Colonial Heights
Neighborhood Association

Address: 4336 52nd St

Hosts: Johnny and Sasha

Rain Garden Oasis

Sasha and Johnny were told their house had drainage issues before they moved into it. They contacted Landscape Designer and Restorationist Martha Tritt to help with their design and drainage issues, and she recommended creating a rain garden. The rain garden is the beautiful centerpiece for their drought-tolerant backyard, but also serves as the main solution for rainwater removal. Rain gardens are highly effective at removing chemicals from rainwater runoff, allowing for cleaner water in our streams, creeks, rivers, and groundwater. Martha Tritt will be on site to answer questions and give advice for creating your own rain garden.

Accessibility: Garden elements are viewable from accessible paths, but some seating areas are not accessible.



Address: 4310 52nd St

Hosts: Tori and Geoff

The Little Blue House That's Always Getting Chipdrops

Since our first summer in 2019, the garden has been a pleasure in progress, providing belonging, enjoyment, and snacking to four people, two cats, a variable number of chickens, and countless wild things. We are as curious, experimental, and playful as we are committed to responsible water use, edible landscaping, and the protection of native flora, fauna, and fungi. Though we are far from experts, we are happy to share from our experiences with sheet mulching, fruit trees, grafting, seed starting, raising chickens, gardening with children, battling Bermuda grass, irrigating with stored rainwater, greywater, and fresh water, and anything else that's on your mind!

- **1:00pm Laundry to Landscape Demo**
- **11am-1pm DJ Ché Groovara is spinning vinyl**
<https://www.mixcloud.com/chegroovara/>
- We have three week old chicks!

Accessibility: A few shallow steps and ledges prevent the laundry demo from being wheelchair accessible



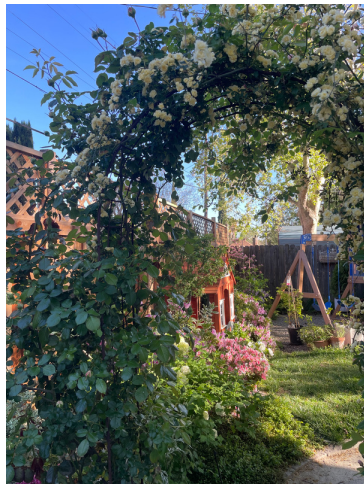
Address: 4225 52nd St

Host: Stephanie Kugler

Cottage Garden and Oak Bower

Hi neighbors! We moved to our home in Colonial Heights in 2015, but it took us a couple years to start turning our “lawns” (really just overgrown weeds and tons of random rocks) into thriving gardens. Once we got to work though, we couldn’t stop. The front garden is a full sun cottage garden with flowers galore, especially roses. In the back, our giant oak tree provides incredible shade which means an entirely different range of plants in the back, from hydrangeas to azaleas, to ferns of many varieties. We love perennials and therefore most of our garden is made up of them. We try our best to be mindful of water use and find that these perennials require less and less water each year. We are so excited to have you come visit!

Accessibility: Most of the garden is wheelchair accessible.



Address: 5200 San Francisco Blvd

Gardener: Heather Infrastructure professional: Jeff

Listen To Your Mother

(Un-hosted point of interest)

We moved here in the summer of 2016, and inherited a jungle of shrubs, trees, and a pollinator desert of a lawn. I slowly removed and pruned shrubs, replacing them with random bulbs, annuals, and perennials—whatever caught my eye at the nursery. I resisted the advice of my green-thumbed mother, and paid no heed to water or light requirements, or novel ideas such as “soil fertility.”

Enter: March 2020. I channeled all my pandemic grief and anxiety into murdering my lawn. I made some mounded beds in front, and persuaded my ever-handy and skilled carpenter husband Jeff to build some raised beds for the side yard. Many irrigation, weed, and sun-related trials later, I finally decided to start listening to my mother.

Three years on, I now have an obsession with native plants and have converted the side parking strip to almost exclusively include California natives, none of them thirsty and all of them sun-loving.

The garden is a rotating display of vegetables, flowers, and native plants. This garden has been a chaotic labor of love, and I hope you enjoy whatever it offers this weekend.

Accessibility: Accessible viewing from the sidewalk.



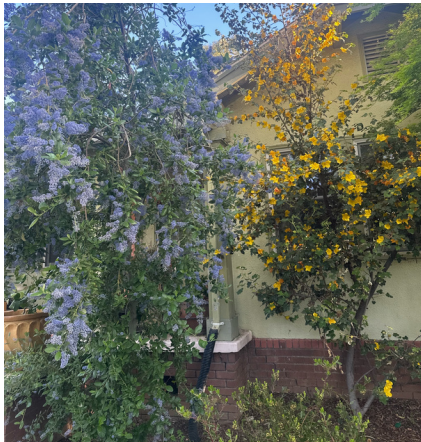
Address: 5011 San Francisco Blvd

Gardeners: Hans and Emma

California Native Dreamscape*(Un-hosted point of interest)*

We moved to Colonial Heights in 2016 and almost immediately went to work taking out the lawn to plant a native Garden. What you see now is the evolution of that project. While we couldn't bear to part with some of the existing non-natives, most of the blooms you see hail from our magnificent California. From the looming yellow Flannel Bush to the drooping blue Ray Hartman and Dark Star ceanothi, to the abundant phacelia and poppies that simply self-sow each year, our wild, crowded front yard is in constant flux, and we enjoy seeing its progress season by season and year by year. We hope you enjoy it as well, during one of its most bombastic times.

Accessibility: Accessible viewing from the sidewalk.



Address: 5411 San Francisco Blvd

Gardener: Valorie

Lawn to Landscape: A City Program Proof of Concept

(Un-hosted point of interest)

Valorie's #1 tip for utilizing this program is "don't overthink it!" She completed the application for the front yard conversion in 2022, and has since replaced her lawn with approved, low-water plants and mulch. The variety of perennial plants and flowers, both native and introduced, surely made the pollinators as happy as those who walk past. Her backyard, approved a year later (per the city rules), is a work in progress.

(For those not in the know: the City of Sacramento will reimburse homeowners who replace their lawn with approved plants—check out City of Sacramento's Grass Conversion Rebates)

Accessibility: Accessible viewing from the sidewalk.



Address: 4024 55th

Gardeners: Lisa and Keith

Infinity Garden at the Bungalow

(Un-hosted point of interest)

When we arrived here the yards were Bermuda grass, patches of old asphalt, pads of broken concrete, and dead and dying trees holding up tumble-down fences—nary a flower or fruit to be seen or enjoyed. Infinity Garden—so named as the turning of the seasons is endless—began with months devoted to rehabilitating the neglected soil: working with the native clay, adding organic matter, and weeding, weeding, and more weeding. We improved drainage, trenched for water-wise irrigation, added stepping stone paths, erected a sweet fence, and built raised beds out back. Water-wise, pollinator-friendly, and nectar-source plants are in greater numbers now as native California plants have replaced some of former beloved but thirsty friends. We welcome monarchs and other pollinators to visit and flourish on their journeys. We are now an official “Monarch Waystation,” with five types of thriving native milkweed thriving and nectar plants for all seasons in our Monarch Meadow. Please stroll by and watch this garden grow!

Accessibility: Accessible viewing from the sidewalk.



Address: 3948 57th St

Host: Jennifer Tran

Xeriscaping Goals

A xeric environment is one that contains very little moisture. Xeriscaping, therefore, is the intentional design of a garden that will not need irrigation, even in the extreme heat of the Great Valley of California. This xeriscaped front yard was designed and installed by Mantis Gardens. Stop by to oooh and aaah over the diverse array of aloes, mangaves, aeoniums, sedums, agaves, opuntias, rock purslane, and many other cacti and succulents!

Accessibility: This front yard is wheelchair accessible.



Address: 5740 14th Ave

Hosts: Kitty & Rich

A Little Bit of Everything Garden

This garden has been slowly developed over the past four years from a weedy, patchy lawn and untended backyard into several distinct growing areas. The front yard was converted to drought tolerant, primarily native plants using the City's River Friendly Landscaping Incentive Program. The backyard features fruit trees, berries, in-ground vegetable and cut flower beds, perennial borders (many of which were grown by the residents from seed) and, most recently, a native meadow. The garden also features a DIY brick patio, decomposed granite paths, IBC totes for rainwater storage, a small greenhouse and a propagation area.

Accessibility: There is a 3' wide decomposed granite path through the garden that should be usable by most wheelchairs.



Address: 3959 57th St

Hosts: Jennifer Welch

Superbloom the Block

This garden has flowers galore. If you like to stop and smell the roses, this will be one of your favorites gardens on the tour, as we have fourteen rose bushes in total: ten big and four small. Besides roses, in spring the poppies and the lupine go crazy in the wildflower bed. There are calandrinias, lavender, and an assortment of other plants. Lastly, in fall my kiwi vines give me tons of kiwis to eat. Enjoy, and have a great time on the garden tour!

Accessibility: Fully accessible front yard.



Address: 4093 57th St

Hosts: Colton and Chris

Botanical Tetanus

Christopher Smith and Colton Chaney have owned this property since 2007. There are several metal installations amongst the evolution of plantings. Our garden has become more shaded over the years so the understory plant material has changed as well. We do most of the work ourselves so the projects have been incrementally and modestly paced. The front yard does contain a heritage tree but most of this area of the garden is of young plantings.

In the last 12 months we changed the silhouette and texture of the house to present it to be more inviting, we lost a grand tree in the front as a casualty of the past year's storms, and a change in hardscape at the entrance all dramatically changed our aesthetic. We hope you enjoy.

- **11am-1pm Harp serenade by Andrew Jones**

Accessibility: Limited accessibility and narrow walkway.



Address: 4200 56th St

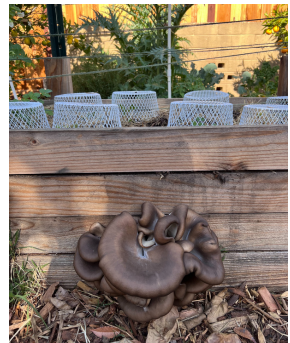
Hosts: Tobie and Eli

A Garden in Transition AKA Kill That Lawn

We moved to this home in late 2020 to a backyard that was nearly all grass in full sun, and have been working to create a pollinator friendly, extremely low water use garden ever since. Our initial plants were lost in early 2022 when the fence was redone; nearly everything you're seeing is just a year old or younger. The nutrient dense clay soil has proven to be the perfect ecosystem for our own mini superbloom of native plants like poppies, phacelia, sages, and gilia.

We've been experimenting with hugelkultur as a way to dispose of invasive Tree of Heaven logs and stumps, fill raised beds for less money, and maximize water retention by minimizing irrigation for our dry season edibles. We've had success growing multiple kinds of edible mushrooms in our hugelkultur beds in all seasons except summer, and are experimenting with multiple species of additional warm weather edible mushrooms this year.

Accessibility: Uneven concrete entry that is 36" at its most narrow. Large wood mulch covers the rest of the pathways.



Address: 4416 54th St

Host: Sarah Kerber

The Wait and See Garden

Built in 1930, this garden has a lot of hidden treasures in it. When I purchased it in 2022 I decided to spend a year getting to know the garden before I made any major changes. This wait and see approach has been a wonderful way to get to know the plants and animals and plan out next steps. One of the prior owners planted bulbs at the edge of the lawn, including dahlias, peonies, daffodils, and a sea of freesia. The raised beds have been fun for experimenting with different native and drought tolerant flowers and watching birds and bees explore. An occasional accidental vegetable makes its way in there.

Growing in the acidic soil and dense shade of the redwoods has presented challenges, but blueberries and garlic seem to be doing well, the strawberries less well.

Watching the garden transition from season to season has been a joy and I'm happy to be able to share it with my neighbors and friends.

Accessibility: A narrow entry and a shallow step prevent this garden from being accessible.



Address: 4550 54th St

Hosts: Greg and Linda

Weathering the Change / Throwing Shade

Starting with a weedy lot over 30 years ago, the current owners have spent the decades slowly growing mature plants, with an emphasis in the last 20 years on drought resistant plants, succulents, cactus, and drip irrigation, all while trying to keep the legacy shade trees and plants alive through baking summers.

This is not a specialist garden, but a Darwinian landscape where only the strongest survive. Designed, planted and maintained by the owners, visit this garden to see what you can do with plenty of time, long term effort, and not too much money.

During the last seven years, heat waves and drought, the continued emphasis on creating shade has led to temperatures that are up to ten degrees cooler than those just next door. Stop by and sit in the shade.

- **Enjoy the smooth guitar stylings of Joel Brungardt.**

Accessibility: Not accessible past garage.



Upcoming Events



Colonial Heights Neighborhood Association

CHNA Monthly Meeting

Wednesday, May 10, 6:30 PM – 8:00 PM
in Colonial Park

Monthly Bird Watching Group

Saturday, May 13th, 9:00 AM - 10:00 AM
Location: Colonial Heights Park

National Night Out

Tuesday, August 1, 2023



Keep up with what's happening in the
neighborhood:

www.Colonial-Heights.org
(Sign up for our monthly newsletter!)



@ColonialHeightsNeighborhood



@CHNA_CA

Special Thanks

Thank you to our sponsor!



SMUD[®]

Powering forward.
Together.

Thank you to our vendors and event partners!

Flora and Fauna

*Flora and Fauna is a farm to table catering company
that specializes in seasonal California cuisine.*

@florafauaprovisions



Wildsisters Book Co.

@wildsistersbookco



Owl Haired Designs (bag and event art!)

@owlhairedesigns

Special Thanks

Brown Rice Bakery (treats!)
@brownricebakery



Colonial Heights Friends of the Library



Miradae Mobile Nursery
@miridaelandscapes



Find Out Farms
@findoutfarms

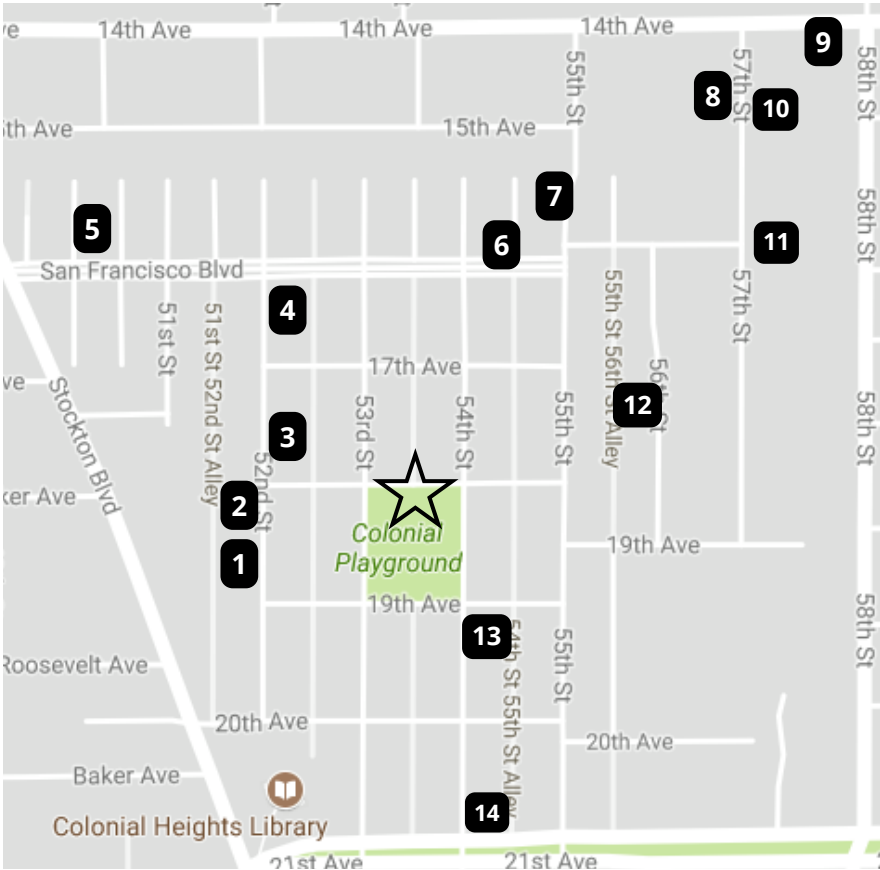


Andrew Nixon (event photos)
@norcalpetphotos

My-Topia (bulbs and succulents)
bouquetsbyandree@gmail.com

Cassiy's Crazy Cans
gardensandcats@gmail.com

Garden Tour Map



1. 4336 52nd St

2. 4310 52nd St

3. 4225 52nd St

4. 5200 San Francisco Blvd (un-hosted)

5. 5011 San Francisco Blvd (un-hosted)

6. 5411 San Francisco Blvd (un-hosted)

7. 4024 55th St (un-hosted)

8. 3948 57th St

9. 5740 14th Ave

10. 3959 57th St

11. 4093 57th St

12. 4200 56th S

13. 4416 54th St

14. 4550 54th St



Tour headquarters, vendors, presentations

Please enjoy the gardens in any order you choose