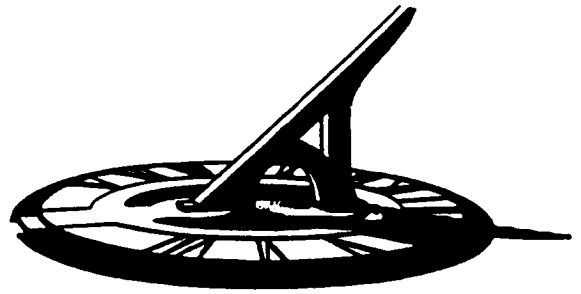


THE GNOMON



NEWSLETTER OF THE INGLESIDE TERRACES HOMES ASSOCIATION

SUMMER 1990

"THIS IS YOUR NEWSLETTER" A LETTER FROM THE EDITOR

In reviewing this issue of the Gnomon you will notice some new columns in addition to our usual neighborhood news. One such column is the restaurant review. On page 8 you can find out what one neighbor thinks of the new California/Italian restaurant on West Portal Avenue. Another new feature is the "Meet Your Neighbor" column. In this issue we interview Mrs. Martin. Having lived here for 68 years, this neighbor is known to us as living longest in the Terraces. (Page 3, don't miss it!) You will also find covenant updates, a warning about a violent incident that took place in our quiet neighborhood, notice of Gateway and sidewalk improvements, and of course, our scheduled social functions for the next few months.

The ITHA Board of Directors has worked hard to give recent issues of The Gnomon a more polished look and a more diverse subject matter. In doing so, we might have misrepresented the newsletter as a staffed enterprise. It is not. This is YOUR newsletter. All neighborhood residents are encouraged to submit articles or ideas for future articles to the Board or Editors. Have you found a new restaurant you would like to share with your neighbors? Or, perhaps you have an old favorite that you would like to tell us about. Do you know of a neighbor who has an interesting hobby, a noteworthy

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MAKE YOUR VOICE HEARD JOIN THE BOARD OF DIRECTORS

Most families, whether relative newcomers or those who have lived in Ingleside Terraces for decades, enjoy the many amenities that exist in our lovely neighborhood. The Board of Directors of the Homes Association wishes to maintain and improve the lifestyle of the Terraces.

Whether individual residents notice the "little things" or not, the Directors' decisions affect their lives. These include

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HOT DOG! FUN, SUN, BBQ POTLUCK and NEIGHBORS

Circle Saturday, September 8th for the 3rd Annual ITHA BBQ and Potluck Celebration. We have ordered sunny weather for the event!

Your invitation for the September 8 celebration is enclosed; the favor of a reply is extremely important. As in the past, one and all will be asked to assist with set up and take down of tables and chairs.

A "Real Wheel Parade" will kick off the festivities. Kids, start planning your decoration (or disguise) for your bike, tricycle, big wheel, scooter, stroller, or skateboard---anything with wheels! There

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occupation, or who has some other attribute that might deserve being introduced to the community? Please, let us hear from you.

We would like to see these become regular columns. We would love to see this become a real collaborative community newsletter. Remember, **THIS IS YOUR NEWSLETTER**. It needs your input. Articles for the winter issue should be received by October 1st. We look forward to hearing from you. -Editor

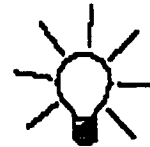
******BABYSITTERS WANTED******

Several mothers in the Terraces have contacted the newsletter Editor to inquire about setting up a babysitter referral list. If you (daughter, mother, grandmother, aunt) would like to babysit in the neighborhood to fill your free time, send your name, phone number and availability to me and we will send the list to inquiring families. -Editor

maintenance and improvements in the gateway and mini-park areas, watching over the covenants to ensure continuation of our neighborhood's unique character and even slowing traffic on some of our busier streets.

If you wish to make your voice heard, you should seriously think about volunteering to become a member of the Homes Association Board of Directors. The Board meets once a month and there is no better way to participate in our neighborhood community. There are still some openings. Please call President Barry Clagett at 587-6775 and add your creativity to our decision making process.

WE NEED YOUR INPUT!



????QUESTIONNAIRE????

The Board of the Ingleside Terraces Homes Association is interested in the opinions, feelings, and concerns of the people who live in the Terraces. We want to know how we may better serve your needs and help improve our neighborhood. We need information from willing friends. Many new families have moved here in the past few years. We want them to know that we desire their group spirit and participation. We want to identify the needs and wishes of our interested residents and give them a chance to be heard.

With high hopes, during the month of June the Board mailed out approximately 100 questionnaires to new families and residents who have shown interest in the past. This

questionnaire was written by the Board members and designed to address some very basic and specific questions. We asked about social events, the newsletter, neighborhood appearance, and we invited comments.

We are pleased to report that many replies have been received. There has been some constructive criticism, but the overall opinion, thus far, seems to be that the Terraces are safe, attractive, and well-kept. We received praise for the work this Board is doing and several people volunteered to help us with our programs. Some people asked for more social events, especially block parties. Everyone likes the newsletter. Such enthusiasm is overwhelming!

MEET YOUR NEIGHBOR 68 YEARS IN THE TERRACES

This October Mrs. Martin, our neighbor on DeSoto, will be 99 years old. As far as we can determine, she is the resident living longest in the Terraces. Mrs. Martin talked with us about the Terraces and the changes she has witnessed.

On July 5th, 1922 we moved to Ocean Avenue. Foundations for several homes were poured between Victoria and Cerritos. The business street was located on the block between Victoria and Ashton Avenues. There was only one business building for housing a small grocery. Across Ocean Avenue was a forest and to the east there were cottages and administration buildings---the Jewish Orphanage, and Westwood Park.

Eventually the forest was removed---trees cut and the ground dynamited, then homes were built. In the early 20's Mt. Davidson properties were developed. The business area opened, too. A building on the corner of Ocean and Ashton was completed and the Russell Richards Drugs was opened for business. A Safeway store was opened on the corner of Ocean and Fairfield along with a host of other small businesses---a hardware and furniture store, a restaurant, 5 & Dime, barbers, cut-rate liquors, and a food market---all between Ashton Avenue and Victoria Street. Nearly all disappeared except for Russell Richards who moved across the street and finally to 1973 Ocean Avenue. The drug store closed its doors about two years ago.

Where my three sons played in the early 30's, west of Commodore Sloat School, were produce gardens and trees for as far as the eye could see. This area, now known as Lakeside, has a street named for the fragrant trees that once covered much of this land---Eucalyptus Street.

Many of the earlier homes had coal furnaces. In those days gas heat was not very

HOT DOG! Continued from page 1

will be great prizes for: Most Creative, Most Comedic, Most Radical...

If you have an entertainment act (song, dance, musical instrument) and would like to enhance the day, send me a note along with your R.S.V.P. in August. Cheers! -Kerry Daly, Social Chair

MAKE PLANS NOW TO ATTEND SPECIAL SF SYMPHONY CONCERT

Symphony lovers among Terraces residents are invited to attend the Eleventh Annual All San Francisco Concert, to be held at Davies Symphony Hall at 8:30 p.m. Thursday, September 27. Residents from all neighborhoods throughout the City are expected to participate.

Thanks to special funding from Wells Fargo Bank, tickets for the evening are only \$7 each. Reservations to this sellout event will be taken on a first come, first served basis. To assure being included, you should put together your party, and send your money (\$7 per ticket) to ITHA, P.O. Box 27304, San Francisco, CA 94127. ITHA will mail your tickets in late August or early September.

The September 27 concert is part of the gala opening week of the world acclaimed Symphony's 1990-91 season. Maestro Herbert Blomstedt will conduct an exciting evening of works by three composers, featuring accomplished soloist Juliana Markova. The program includes Strauss' Don Juan, Mendelssohn's Violin Concerto and Beethoven's Symphony No. 8.

This is truly a "must see" event for music lovers. Be sure to send your money early in order to guarantee your group's attendance. -Bob Rubin

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GARAGE SALE

On Saturday and Sunday, May 19th and 20th the second annual neighborhood-wide yard and garage sale was held in the Terraces. A flyer was sent out by the Social Committee inviting residents to participate in this event and it was advertised in local media. The day before the sale, volunteers placed signs throughout the area announcing the time and dates of the big weekend. We were so pleased to have over 25 households open their garages and display their treasures. In spite of the unexpected rain, the event was a great success.

Thank you to all who joined in this effort. This has truly become an important annual event and we hope it will continue to be as popular as in the past. We hope everyone found fantastic buys and realized huge profits! \$\$\$

DASHING THRU THE SNOW!

Well not quite...however, the Board is beginning to organize the annual Christmas Carolling Party now. Our goal is to hire a horse-drawn flat-bed for one and all to climb upon and cruise and carol.

If you would like to help out on this quest and assist in the planning of our early December Christmas Party - Please contact me.-Ho Ho Ho. - Kerry Dady, P.O. Box 27304

HISTORY 101

A number of Terrace residents have contacted the Editor to inquire about articles on the history of the Terraces. If you have newspaper articles, artifacts, or pictures of Ingleside Terraces from days gone by that you would be willing to share, please contact the Editor.

MEET YOUR NEIGHBOR Cont. from page 3

efficient due to poorly designed furnaces. Our house was always cold on the north side and warm on the south side.

In the mid and late 20's many more homes were built only to have the 1929 Depression come and force prices for many homes below \$10,000.

The El Rey Theatre, now home of the Voice of the Pentecost, was a great thing for Ocean Avenue and the surrounding neighborhoods. Before WWII, Saturday and Sunday matinees were \$0.10 for children, and for a period Pontiac automobiles were given away as prizes for the Friday evening show. It was a lovely building with its tall tower capped with a search light and the rich ornate gold leaf interior.

Our weather does not seem as foggy to me as it used to be. Perhaps it has to do with all those trees being cut. A Texas woman I knew said she was in the "sweet shop" in Westwood park when she saw clouds of smoke from a very large fire---it was only our usual fog.

I still remember the flooding in the basements of some homes on Victoria Street during a heavy winter rain. Eventually the city installed a major storm sewer drainage system under Urbano Drive capable of carrying large amounts of storm drainage. I also recall in the early 20's the tremendous fly problem. Flies were everywhere. This was a carry over from the old "Ingleside Race Track". We did a great deal of swatting!

WELCOME ABOARD!

The Board of Directors is pleased to welcome our three newest members:

Rich Miller of Holloway is a member of our Fence Committee and our OMI Representative (Ocean, Mission, Ingleside). The latter position is an important link in our relationships with neighboring associations.

Reverend Lewis Allen, age 87, is a sterling example of a neighbor who cares enough to give of his time. Rev. Allen was a member of the ITHA Board back in the 1950's. We are glad he has rejoined us.

Vicki Seiler Pate and her family have lived in our neighborhood for only a year. She joined the Board as soon as the boxes were unpacked, and has been editor of the past two issues of The Gnomon.

Your Board of Directors is comprised of a healthy mix of neighbors, some have lived here for decades, others are offering "new blood". Among us there is an architect, a school principal, an engineer, two ministers, a university planner, a real estate agent, retirees and new mothers. Because we care about the safety, value and appearance of the Terraces we attend monthly meetings and organize events to benefit the Association. The meetings tend to be lively and we welcome you to drop by to observe and participate. Better yet, why not join us?

If you would be interested in learning more about the Board, please contact Barry Clagett at 587-6775.

FENCE COMMITTEE REPORT JULY 1990

Pursuant to the Ingleside Terraces Homes Association (ITHA) policy of enforcement of the Fence Covenants, the Fence Committee has been conducting a survey of fences in the Terraces, documenting photographically the location and appearance of existing fences. This study should be complete, and the photographs available for viewing, by the next ITHA Board of Directors' meeting on August 9th.

The Committee received in June, a letter calling to our attention a new fence in the 700 block of Victoria Street that was too high. Upon investigation, we found that the fence exceeds the six foot limit established by the Terraces Covenants. It also is a violation of the San Francisco Building Code, which has a six foot limit as well. The Bureau of Building Inspection has issued a citation requiring compliance with the height limit. *Peter Rockwell, ITHA Fence Committee*

Grubb & Ellis

2633 Ocean Ave.

is pleased to appoint

Myrna J. Voss, J.D.

*as their exclusive
Terraces Sales Agent*

*Myrna was their top agent
in '89 and is a Terraces Homeowner.*

*Call: 334-1880 (office)
761-9274 (Message)*

COVENANTS COMMITTEE REPORT

Covenants Committee activities since the last newsletter have included:

- * Approval of an enforcement policy for covenants one and two by the Ingleside Terraces Homes Association Board of Directors.
- * Enforcement of covenants 1 and 2 at several properties.
- * Repair of Gateway sidewalks by the City.
- * Review of proposed zoning and planning code changes.

ITHA Enforcement Policy for Covenants 1 and 2:

The full text of the new policy approved by the ITHA Board of Directors on June 14, 1990 is as follows:

The Ingleside Terraces Homes Association (ITHA) Board of Directors is obliged to enforce the Restrictive Covenants. In accordance with the covenants and with the direction of the Board of Directors, the Covenants Committee will determine compliance with the covenants regarding allowable building usage as is addressed in Covenants "First" and "Second".

The intent of this policy is to maintain the present single-family residential nature of the neighborhood. The policy will be to enforce all violations, but in recognition of the limited resources of the ITHA Board of Directors, the enforcement efforts will be focused on the most egregious offenders of the covenant which limits Ingleside Terraces homes to single family occupancy.

The philosophy of the Committee is to encourage voluntary compliance through cooperative efforts in so far as possible. However, City agency and legal actions by the Association will also be considered.

Enforcement of Covenants 1 and 2:

Several letters have been received recently concerning non-complying occupancy of Ingleside Terraces homes on the 700 block of Victoria, 900 and 1300 blocks of Holloway. The City Building Department inspector was notified and subsequently inspected these properties. Citations were issued to owners on the 700 block of Victoria and the 1300 block of Holloway. These citations require the owners to remove modifications not built to code. In effect, such citations require that the homes be returned to single family use.

Problems of Enforcing Covenants:

Enforcement of restrictive covenants is not an easy task. Cooperation is needed from neighbors of "problem" homes. Several recent "complaint" letters were sent anonymously. The Covenants Committee members (and the ITHA Board of Directors) are volunteers and cannot be expected to act alone. All complaint letters are handled in the strictest confidence, thus, there is no danger from signing one with your name. Please sign your letters (or call an ITHA Board member to follow up your complaints). Actions to correct the problems

can be made easier and are more likely to be successful by employing a coordinated approach.

Residential Rezoning:

In March of this year, the San Francisco Department of City Planning issued the Residential Conservation Rezoning Study. The study proposes numerous zoning and planning code changes for residential neighborhoods. Free copies of the study and appended maps are available at the Department of City Planning at 450 McAllister Street. The status of rezoning is presently in the citizen review and comment phase. Action by the Planning Commission and the Board of Supervisors is still some time away.

Recommendations of the study concerning the Ingleside Terraces primarily address building depth and height limitations. No changes were proposed for RH-1 and RH-1(D) district zoning concerning building density. Thus the single family nature of the Ingleside Terraces is not threatened.

Building height limits for the entire Ingleside Terraces are recommended to be changed to "H2 24-32: 24 feet or two stories, with an additional story to be set back from the front building wall." The current limit to building height is 40 feet, thus, this change represents an improvement to maintaining the architectural compatibility of our neighborhood.

Building depth limit changes recommended vary depending on the depths of lots throughout the Ingleside Terraces. Reclassifications recommended for allowable building depths, as measured from the front property lines, are:

D1 57 feet A few lots at the southern end of Junipero Serra and Lunado.

D4 75 feet Selected lots on Lunado, Estero, Monticello, Holloway, Head, Corona Court, Entrada Court, Junipero Serra, El Plazuela, Moncada, Paloma, Cedro, Cerritos, Ocean, Moncada and Urbano.

D5 77 feet Selected lots on Cedro, Cerritos, Ocean, Victoria, Urbano, Pico, Holloway, Estero, Monticello, Alviso, DeSoto, Moncada, and Paloma.

D6 82 feet Majority of Ingleside Terraces.

Additional limits concerning minimum rear yard depth of 25 percent of total lot depth (15 foot minimum) would be retained.

These recommended building height and depth limits result in somewhat smaller building envelopes (bulk of buildings) than are currently allowed. -Blair Horst, Covenants Chair



Gateway/Sidewalk Repairs

Over the past several months many Ingleside Terraces home owners have been dismayed to discover notices in the mail from the City requiring sidewalk repairs. The unexpected expense of such repairs is frightful! The Covenants Committee has recently put the "shoe on the other foot". In response to a complaint letter, the City was contacted about the sidewalk condition at the Paloma and Ocean Gateway. Repairs were made shortly thereafter. Based on the City's rapid response to this request, the remaining Gateway sidewalks were inspected by the Covenants Committee. A letter requesting repairs was sent to the City and repairs are now underway or scheduled at Ashton at Holloway and Head; Ocean at Victoria, Cedro and Cerritos; and Junipero Serra at Paloma, Mercedes, and Holloway. The new sidewalks and curbs include handicapped access.

We all owe our gratitude to member Blair Horst, for the time and diligence he expended to accomplish this major facelift for own neighborhood entrances. Thank you, Blair!

A new restaurant has opened at 33 West Portal Boulevard. Spiazzo serves California cuisine with an Italian flair. The menu features pastas and oven baked pizzas, primarily. However, there are assorted meat and fish dishes as well. The homemade soups, which change daily have been excellent.

The staple main dishes include a wonderful grilled chicken with a light honey thyme sauce and a superb cannelloni with chicken and pistachios. The various pizzas are sized for the individual; with soup and salad they are a perfect meal. Alone they work as an appetizer for two to four. An important addition since the restaurant opened in January is the daily specials. This has broadened the menu and should help to stimulate more frequent visits by the locals.

The atmosphere of the restaurant is very inviting. The store front adds to the light and airy decor of modern pastel upholstery and marblized walls. The food is prepared in an open kitchen and the entire dining room is non-smoking. Service has been consistently wonderful; friendly and accomodating. And, well behaved children are treated as though they are truly welcome. *B.A. Pate*

Price range: Appetizers \$3-\$8 Entrees \$7-\$13 Desserts \$3-\$5

!!!! IT'S ABOUT TIME !!!!

The Sundial is both a landmark and a focal point of the Terraces. Lauded as the world's largest sundial, it has been written up in the Guinness Book of World Records. Unfortunately, there are those who fail to respect the history and the importance of this landmark. Recently vandals have broken one of the cement benches in the Entrada Park. Papers are strewn throughout the small park. We have been told that

youngsters come in to our neighborhood and vandalize our parks.

Whether you are walking, jogging or driving by any one of our mini-parks, if you witness anyone defacing our property please contact the police immediately. These parks belong to us all - we must work together to protect the image of the Terraces and to stop those who damage our property!

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ITHA Board Meeting Schedule

The ITHA Board of Directors meets on the
second Thursday of each month;
residents are welcome at all meetings:
September 13, October 11, November 8,
November 15 - Association Annual
Meeting. Meetings are held at the St.
Francis Episcopal Church at Ocean
Avenue and San Fernando Way, and start
at 7p.m. * * * *