

Sundial



INGLESIDE TERRACES HOMES ASSOCIATION

www.ITHASF.org

WINTER 2014

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AT-LARGE

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West of Twin Peaks Council:
Paul Conroy
Webmaster: Mark Goldstein

Regular monthly meetings of the ITHA are held at 7:30 P.M. on the third Thursday of each month, January, February, March, April, May, June, September and October. No regular meetings are scheduled for July, August, November, or December. Location is the St. Francis Episcopal Church, 399 San Fernando Way, and all Terraces residents are welcome.

ITHA, P.O. Box 27304, San Francisco, CA 94127-0304 • www.ITHASF.org

www.ithasf.org/email.html

Join our google email group at the above website. Members discuss topics such as local events, meetings, crime, schools, and gardening. You may join the announcements only email group or the discussion group.

The newsletter is available on the website: www.ithaf.org/events/events.html

President's Letter

By Mark Scardina

This is the second Holiday Newsletter we have published, and what a difference a year makes. Last year we were deep into our financial reserves, and the goal was to restore our paying membership and our treasury. We were overwhelmed by your response, with many of you contributing multiple times throughout the year. I am pleased to report that your ITHA is now back on a solid financial footing and your Board gives you a heartfelt Thank You!

Just a few weeks ago we held our Annual Meeting. Though the turnout was small, there were a number of members who attended for the first time in years or ever as they had recently moved in. We had an excellent meeting, and I am pleased to announce that our four board vacancies have been filled by new and longtime residents – Jade To, Rene Casis, Blair Horst, and Wendy Portnuff.

In a bittersweet moment we bid farewell to one of our most hard working directors and membership chairs. After over 20 years of continuous service in many board and committee positions, Norman Meunier is stepping down at the end of the year. He has reliably donated countless hours in processing memberships, reviewing building permits, working on the Design Review committee and even doing this job. We gave him a round of well-deserved applause. When you see him out and about, take a moment to express your appreciation for his service.

Also stepping down is Rose Ann Anderson, who for the last several years has been one of the first friendly faces our new members see when she presents them our welcome wagon package, which now includes a copy of our commemorative book. She revamped our system to adapt to the deferred moves that seem to be the norm, but make her efforts more difficult. Rose Ann, we missed you at the meeting, but are thanking you now for a job well done!

Obviously, losing vital contributors creates a significant hole in our operations. I am pleased to announce that Jade To has enthusiastically taken the membership baton and will also coordinate the welcome wagon. I am impressed with her energy as she and Colin have been regular board meeting attendees.

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When Less is More

We are indeed fortunate to live in a beautiful neighborhood with historic homes situated on large lots with front and backyards. Ingleside Terraces is the result of careful planning by Joseph A. Leonard and his Urban Realty Company in the early 20th Century. Influenced by the City Beautiful Movement, Leonard designed and built single-family homes in Ingleside Terraces in a variety of architectural styles including Craftsman, English, French and Spanish Revival.

These well-designed homes continue to hold their value in a terraced, park-like urban setting. Most residences retain exterior details that identify their Revival or Craftsman styles (look for: massing, scale, exterior fabric, roof lines, balconies, wrought iron railings, arched or divided-light wooden windows). Inside you find details reflective of the Arts and Crafts Movement (look for: wood wainscoting, picture rails, art tile fireplace surrounds, built-in buffets and bookcases, rooms separated by French doors).

When buyers find a well-maintained house with original details, the purchase price soars. How unfortunate then that some recently purchased homes in the Terraces are gutted to the studs in order to make everything modern and new. These remodels often abandon the historic style of the house and in a few years will look dated. The neighborhood's architectural character suffers. Of course, many older homes need upgrades in plumbing and electrical wiring but modernization can occur without sacrificing architectural character. When a homeowner seeks permits for exterior building renovation, City Planning considers the impact of the proposed project on the architectural character of the home and the surrounding neighborhood. Although changes to the interior are generally not part of Planning's review process, we hope homeowners will carefully consider all the changes they make to their historic home, inside and out.

The Design Review Committee works with residents of Ingleside Terraces to retain the architectural character of our historic neighborhood. Join us to discuss proposed projects and review plans. Contact us at designreview@ithasf.org.

President's letter

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Finally, since this is the season for thanks, I wish to report on the significant time and labor our landscaping service, Gonzalez Gardening Service, donated to us in fixing a long-time underground water leak in the Sundial Park. Gus, along with his son and crew, take pride in keeping our common areas in great shape, especially in this drought year. They also do home gardens and can be contacted at (650) 756-6150.

Here's wishing everyone a safe and healthy holiday!

Mark Scardina, President

Landscape improvement and efficient water use

A special meeting is scheduled for Saturday, February 14 at 10:00 am to learn about the most affective gardening, planting and irrigation methods for our area. Tom Bressan, founder of The Urban Farmer Store will be speaking. Please RSVP to Paul Kameny at 337-1600. Meeting to be at 4430 Moncada Way.



Photo by Robert Karis

New traffic circle at Mercedes/Cerritos/Cedro/Lunado

Mark Your Calendars!

Upcoming Events in the Terraces

Sunday, December 14, Holiday Caroling

(see back page for details)

Saturday, February 14, landscape meeting, 10 am, 4430 Moncada Way



Fourth Quarter Market Trends

The Fall Real Estate Market is upon us, holding steady and doing well. Inventory is always an issue, driving prices in a seller's market like this. Some buyers are choosing condo purchases as an alternative to single-family homes due to the higher prices we are seeing.

There have been 11 homes sold to date in Ingleside Terraces since May of this year, with an average of 121% over-asking prices. The average price per square foot is \$682. Price per square foot is only one way to assess value, and it doesn't take into consideration the quality or condition of each unique property. We have found that careful planning and well-spent dollars for preparing a house for sale have been resulting in great over-asking sale prices. For most people, real estate is their largest asset, so it's worth making the effort to do small improvements to show the property in its best light. If you're looking for some suggestions, I'm in the neighborhood and happy to drop in for a visit. After all, looking at houses is the fun part of my job!

Sandy Gandolfo
 Barbagelata Real Estate
 Third Generation Home Owner ITHA
 415-706-5633

Taraval Station Resource List

ALL SF EMERGENCIES: 911
 Non-Emergency: (415) 553-0123
 Customer Service Center: 311
 Taraval Station: (415) 759-3100
 Emergency call from cell: (415) 530-8090
 TNT Cell Phone1: (415) 850-6118
 TNT Cell Phone2: (415) 850-5448
 Website: www.taraval.org
 Project SAFE: www.sfsafe.org

Photos from our ITHA picnic in September



Photos by Judy Reynolds

Check out Nextdoor.com

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You are invited to our annual holiday caroling on Sunday, December 14. We will meet (weather permitting) at the Sundial at 6:30 pm and sing seasonal favorites together. Song sheets and tinkling/jingling percussion accessories will be provided. Please wear warm clothes and bring a flashlight. A neighborhood party will follow. Please consult the google email group for location. Please bring a snack or dessert to share.

THE SUNDIAL

Ingleside Terraces Homes Association

P.O. Box 27304

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See inside for new ITHA information!