

# WESTWOOD PARK ASSOCIATION

*Newsletter*

*Fall of 2013*



## We're Planning a 100th Birthday Party —for Westwood Park!

**Join the new Centennial Committee or contribute memorabilia**

*by Kathleen Beitiks*

IN A MARCH, 1921 article in the San Francisco Examiner about home sales in Westwood Park, John W. Kroeze, a 22-year city resident, said he “felt humiliated” that he had never been to Westwood Park until the prior month.

“I was amazed at what I found at Westwood Park” said Kroeze. “It really is a bungalow city all by itself, and it did not take me long to make up my mind to locate there.” Kroeze was so taken with the neighborhood that he bought a home on Faxon Avenue at Wildwood, for \$7,500.

Change the date and the price of the home, and the same article could be written today. Westwood Park is almost 100 years old, and it is still not unusual for longtime San Franciscans to say, “Westwood Park? Where is it?”

The Westwood Park Association was incorporated on March 22, 1917, and board members have decided it's about time to give our 20th century bungalow neighborhood its due with a centennial celebration.

**SO HOW DO YOU CELEBRATE THE 100TH BIRTHDAY OF A NEIGHBORHOOD?**

The answer to that question will come from the Centennial Committee being organized to plan activities for a year-long celebration in 2017.

Suggestions for the committee to consider may include: designing a centennial logo; publishing a commemorative book about Westwood Park; finding and restoring some of the original street lamps; offering public lectures about the neighborhood's history; curating a pop-up mini-museum of Westwood Park ephemera and photos; conducting home and garden tours; and placing centennial banners around the neighborhood. Undoubtedly, other suggestions will be bandied about when the new committee meets later this year.

*See WESTWOOD PARK 100 YEARS on page 2*

## Apartments and Stores to Replace Ocean Avenue Service Station

*by Anita Theobaris*

IN JUNE, the City Planning Commission approved the demolition of the gas station at 1490 Ocean Avenue at Miramar.

The station will be replaced with a four-story building with 15 market-rate residential units—rentals or condos—as well as retail space on the ground floor and off-street parking.

One of Westwood Park's historic entrance pillars is located on this property. We are pleased that the owner agreed to retain the pillar for the life of the building, and that the plans provide for a setback to protect the pillar and improve its visibility. The Planning Commission made retention of the pillar a formal condition of approval.

In addition, the Planning Commission included a formal condition that there must be one parking space provided for each unit. This will help to mitigate the parking and traffic problems that Westwood Park residents currently face.

*See ALONG OCEAN AVENUE on page 2*

## Westwood Park Qualifies for Whole Foods Donation Program

*by Kate Favetti, President, Westwood Park Association*

Great News!! Whole Foods on Ocean Avenue has included the Westwood Park 2017 Centennial Celebration in the “Nickels for Profit Program.”

**Here is how it works:**

When you shop at Whole Foods on Ocean Avenue, bring your own shopping bag. When you check out, ask that 5 cents be donated to the Westwood Park 2017 Centennial. It's that easy! The program starts immediately and runs until September 29, 2013. Every little bit counts!! Thank you! ❖

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# WESTWOOD PARK ASSOCIATION



## WESTWOOD PARK ASSOCIATION BOARD MEMBERS

Kate Favetti, President

*Term expires 2015*

Anita Theoharis, Vice President

*Term expires 2015*

Greg Clinton, Co-treasurer

*Term expires 2014*

Julie Hagelshaw, Co-treasurer

*Term expires 2013*

Kathleen Beitiks, Secretary

*Term expires 2013*

Nanette Asimov, Member-at-Large

*Term expires 2013*

Anne Chen, Member-at-Large

*Term expires 2015*

## CONTACT THE BOARD

email: [board@westwoodpark.com](mailto:board@westwoodpark.com)

phone: 415-333-1125

mail: P.O. Box 27901 #770

San Francisco, CA 94127

## WANTED: Neighborhood Web Designer

Westwood Park is looking for a volunteer to help us upgrade our website ([www.westwoodpark.com](http://www.westwoodpark.com)).

Built from scratch some 10 years ago by talented resident Danny Burkes, our current website is in need of some modernization. The current site is hand-coded HTML, CSS, and Javascript.

Danny is happy to be a resource in this upgrade process. If you're interested in helping out the neighborhood in this way, please contact us at [board@westwood-park.com](mailto:board@westwood-park.com).

## Join the new Centennial Committee

If you would like help plan the 100th Anniversary of our classic "middle-class residence park," send an email to: [board@westwoodpark.com](mailto:board@westwoodpark.com) or [kobeitiks@gmail.com](mailto:kobeitiks@gmail.com).

## Westwood Park 100 Years 🍷 (from page 1)

Meanwhile, the board is putting out the call to all residents, asking everyone to dig through boxes of old photos of family life in the neighborhood. Or, do you have a neighbor who has lived in Westwood Park for 30, 40, 50 years or more? Maybe he or she has memorabilia or pictures to share for the Centennial Celebration.

Westwood Park is a significant housing tract built in the early 1900s as a "residence park." It was designed to give city residents the opportunity to escape the noise, pollution and crowded conditions of downtown, and to live in a country-like setting. Most residence parks—such as St. Francis Wood, Presidio Terrace and Forest Hills—were built for the upper class. But Westwood Park has the distinction of being built for middle-class San Franciscans.

*If you would like help plan the 100th anniversary of our classic "middle-class residence park," send an email to: [board@westwoodpark.com](mailto:board@westwoodpark.com) or [kobeitiks@gmail.com](mailto:kobeitiks@gmail.com).* ❖

**You Must Live Somewhere**  
And you must PAY for the privilege every month, either in rents for a flat or apartment which you will never own, or in payments on a home which will in a surprisingly short time be your very own.

**Westwood Park**  
San Francisco's Ideal Home Tract  
has broken all records for the construction of artistic bungalows at a cost within the reach of everyone who can afford to pay rent.

Large Lots \$35 to \$40 Per Front Foot. Bungalows \$45 to \$50 Per Month.  
Municipal "K" line on Market St. direct to "Westwood"

**BALDWIN & HOWELL**  
16-324 KEARNY ST.

## Halloween Contest! . . . Want to be a judge?

AMONG THE pleasures of living in Westwood Park are our neighborhood traditions—especially our annual Halloween Contest. Halloween is Thursday, October 31. So start planning your fun and frightening house decorations now!

Judges will be roving the neighborhood on Halloween—or a day or two earlier. So it's never too early to get ready! And in true Westwood Park tradition, prizes will go to the winners: \$50 for the first-place home, \$25 for second place, and \$10 for third place. There will also be an Honorable Mention to the first runner up. Homes that have put in wonderful efforts year after year will enter our Halloween Hall of Fame.

We even have a Halloween mascot! Baba the Beautiful can already be seen scouting the neighborhood with his beloved human, Mila de Asis.

*Anyone interested in being a judge this year should contact the Association, at [board@westwoodpark.com](mailto:board@westwoodpark.com) or 415-333-1125.* ❖



# Annual Neighborhood Meeting and Picnic: Saturday, September 21, 11:00 – 1:00

by Anita Theoharis

We are pleased to announce that our District 7 Supervisor, Norman Yee, a longtime Westwood Park resident, will be the guest speaker at this year's community meeting of the Westwood Park Association on the Upper Faxon Green, Saturday, September 21.

Please join us for the annual meeting, to be followed by a fantastic picnic lunch and lots of fun activities. *Everyone is welcome!* Westwood Park Association board members will update you on the state of the Park, and neighbors will have an opportunity to ask questions and offer thoughts and feedback about our community.

Everyone is welcome to enjoy great deli sandwiches, chips, soft drinks and cookies.

The Association will provide chairs, tables, and a portable toilet. All you'll need to bring is sun protection and perhaps a picnic blanket! Also, we'd love to post your photos of the picnic on our neighborhood website!

See ANNUAL MEETING on back page

## MEETING AGENDA

1. Welcome Message  
*Kate Favetti*
2. Account Balances  
*Greg Clinton*
3. Dues & Lien Collections  
*Julie Hagelshaw*
4. Planning & Zone Report  
*Anita Theoharis*
5. Board of Directors Election Results  
*Margaret Reed, Inspector of Ballots*
6. Speakers  
-Norman Yee, District 7 Supervisor  
-Kathleen Beitiks, WPA Historian and Centennial Chair
7. Open Questions from Residents
8. Adjournment and Picnic

## Candidate Statements :: Westwood Park Association Board Elections

### Kathleen Beitiks

As a 30-year resident of Westwood Park, I appreciate it as one of the many beautiful, historic neighborhoods that make San Francisco such a unique city. Not only is it a neighborhood that respects its architectural integrity, but it is also great place to raise a family!

Through the years I have been impressed with the dedication of the volunteers who make up the board of the Westwood Park Association. They work tirelessly to protect and represent the interests of our neighborhood - and I would be honored to serve with them.

### Caryl Ito

I am honored to be nominated to the Westwood Park Association Board as a homeowner in the park since 1979.

Over the past 34 years, I have seen our neighborhood flourish with new families and children moving in, and the care and maintenance of our wonderful bungalows that will reach 100 years young in 2017. As various issues have arisen concerning our residential character district, maintenance of common area greens, trees, and the most recent condo building project on the corner of Miramar and Ocean avenues, I have participated in Planning Commission hearings in ways that would be helpful to the overall neighborhood.

I operate an outside sales business in children's toys and gifts. I am currently serving on the SF Japantown Task Force, preserving the

cultural and economic vitality of the oldest Japantown in the US; the board of the SF Hepatitis B Prevention Council; and the Advisory Committee to the SF Airport Naming Committee, as well as the Public Art Committee for the Commission.

My past community commitments include serving on the SF Airport Commission for 12 years; the SF Commission on the Status of Women; the board of the SF Urban Planning Association (SPUR); as a trustee for St. Francis Memorial Hospital; and as the founding director

for the Pacific Asian American Women Bay Area Coalition.

### Tim Emert

I've been a Westwood Park resident for over 20 years, and I love this neighborhood and its residents. I served on the board in the 1990s, and now, as a retired attorney, I'd like to return to the good work of volunteering to help make our community an even better place to live. I would be honored to have your vote.

## Westwood Park Association :: OFFICIAL BALLOT

• **HOMEOWNERS:** Please use the enclosed self-addressed, stamped envelope to mail this ballot to the Westwood Park Association. Please mail promptly so that your vote can be counted at the picnic on Saturday, September 21. Or you may bring your ballot to the picnic, where election results will be announced during the meeting portion.

• **RENTERS:** We are all neighbors and part of the Westwood Park community, yet only homeowners possess voting rights in the board election. But we look forward to seeing you at the annual community meeting and picnic, where all residents—renters and homeowners alike—are welcome!

### Vote for three:

Kathleen Beitiks (incumbent)

Caryl Ito

Tim Emert

Write-in \_\_\_\_\_

# A Fond Farewell . . .

Dear Neighbors,

Just a note to say it's been a pleasure editing the neighborhood newsletter and sharing local news and stories with you for eight years, since my first issue in March, 2005.

In addition to bringing you the annual ballot for voting for our neighborhood's volunteer leaders, Halloween Contest winners, financial information and updates about zoning, safety and our common areas, it's been fun telling stories about Westwood Park history and other "Perks of the Park."

I hope you'll indulge me as I think back on a few of my favorites, all still available on our website, *WestwoodPark.com*. I especially enjoyed writing the following stories, and hope you enjoyed reading them:



- ◆ **"Hans Nelson: A Founding Father of Westwood Park"** about Hans Nelson, an early 20th century contractor who built 350 of the Park's 650 homes. (Dec., 2005).
- ◆ **"Limerick Laureate of Westwood Park,"** in which neighbor Alex Davis won our limerick contest—and earned an original Herb Caen manuscript typed by the late columnist himself. (Sept. 2006)

Here is a reprint of Mr. Davis' immortal poem:

*The bungalows of Westwood do rock;  
Take one hundred Hazelwood block,  
Where Craftsman details,  
And few garden snails  
Make bird life prevail by the flock.*

- ◆ **"Meet Neighbors Art & Dorothy Adams,"** about the first African American family in the Park, who had to break into their own new home in 1959 after the seller learned she had sold to a black family. The Adams family are still proud homeowners in Westwood Park. (Dec., 2006)

- ◆ **"From Iguazu Falls to Westwood Park,"** about our beloved Melanio Duarte and how he came to own and operate Caffe d'Melanio on Ocean Ave. at Plymouth. We greatly miss Melanio, who died suddenly in spring 2011, one-and-a-half years after the story appeared. (Dec. 2009)



*Photo: Hugh D. Byrne*

- ◆ **"Miramar's Modest Matron,"** about the mysterious Deodara cedar tree at the center of the Miramar Circle. (Spring, 2010)
- ◆ **"The Westwood Park Tribune,"** about this community's first neighborhood newsletter, written and edited by the Zadra sisters in 1956, who ranged in age from 9 to 13. The article includes a reprint of one of those early newsletters. (Sept. 2010)
- ◆ **"The Miramar Median: What's With the Trees?"** about the dozens of trees that grace the Miramar median, and the fate of its many marvelous stone pines. (Spring, 2012)

There have been many other stories written by talented volunteer writers, especially our Westwood Park Association board members who have generously donated their time to making the newsletter informative and entertaining for our neighborhood. Thanks to each of them—Kate Favetti, Anita Theoharis, Greg Clinton, Julie Hagelshaw, Anne Chen and Kathy Beitiks—and our wonderful publisher and designer, Susan Shel-drake. It's been a pleasure working with you.



*Photo: Nanette Asimov*

Though I'll be stepping down as editor, the newsletter will continue. Thanks to you all for reading it.

I hope you will consider writing a story for us or submitting an idea!

Sincerely,  
Nanette Asimov

# Westwood Park at a Glance ::



## Along Ocean Avenue 🐾 (from page 1)

This property is part of the Ocean Avenue commercial corridor and therefore is not subject to the Westwood Park Association's Residential Design Guidelines or our Residential Character District boundaries. But the Association requested that heightened sensitivity be given to the project because it is located at the entrance to our community.

The proposed building plan incorporates architectural elements of classic 1920s bungalows, including exposed exterior beams, roof overhangs, wood trim and moldings, wood (or wood-like) framed windows, balconies, terra cotta roof tile accents and earth-tone colors. The Planning Commission was pleased that these elements were incorporated into the plan.

The Association appreciates and thanks resident Caryl Ito and Board members Kathleen Beitiks and Anne Chen for attending the Planning Commission hearing on behalf of our community. To view the project file and plans: <http://tinyurl.com/logr6jv>. ❖

## Volunteer Needed to Coordinate CCSF Wellness Center Passes

ONE OF THE many benefits of living in Westwood Park is our access to the beautiful City College gymnasium and pool along Ocean Ave.



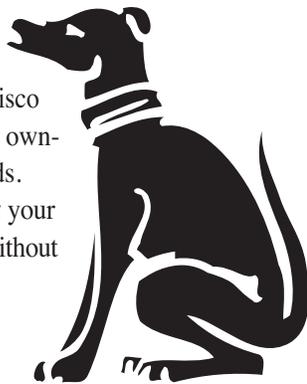
Each semester, Westwood Park receives 30 free passes for neighbors 18 or older on a first-come, first-served basis.

Resident Stephen Miller has kindly maintained the waiting list and handed out the passes for two years, but he has now left the neighborhood.

We thank Stephen for his help, and would love to welcome another volunteer to step in. If you can do this, we'd love to hear from you!

Please contact us at 333-1125, or email us at [board@westwood-park.com](mailto:board@westwood-park.com). ❖

## Man's Best Friend In and Around Westwood Park



THE FOLLOWING are the San Francisco laws that govern safe and healthy dog ownership in our residential neighborhoods.

- ◆ **Leash Law:** It is illegal to allow your dog to roam off your premises without a leash, except in areas designated as an animal exercise area [San Francisco Health Code Sec. 41(a) and 41.12(a)]. There are several off leash dog running locations in San Francisco, which can be found on line at [www.sfgov.org](http://www.sfgov.org) (Department of Parks and Recreation), or by telephone at 415-831-2700.
- ◆ **Cleaning Up After your Dog:** It is illegal to allow your dog to defecate on any public or private property (other than your own) without immediately removing and disposing of the dog's feces [San Francisco Health Code Section 40(a)]. Further, it is illegal to walk your dog anywhere off your property without carrying a suitable container/instrument for removing and disposing of the dog's feces [San Francisco Health Code Sec. 40(b)].

*Thank you for your help in maintaining the beautiful neighborhood that Westwood Park residents are so lucky to enjoy!* ❖

## The Laptop Computer Program at the Ingleside Library Branch on Ocean Avenue

OUR INGLESIDE Branch is an active participant the San Francisco Public Library's project to help increase computer resources for use by the public. In this program, laptop and desktop computers can be borrowed by library card holders for up to an hour daily. These laptops can print to the branch public print station or multi-functional device.

- ◆ Laptops can be borrowed for in-library use only
- ◆ Laptops can be borrowed for up to one hour
- ◆ No laptops can be borrowed 30 minutes prior to the library closing
- ◆ There are no DVD/CD drives on the laptops
- ◆ You must use a personal USB device to save your work
- ◆ All files and downloads will be deleted when your session has been completed

The Ingleside Branch is located at 1298 Ocean Avenue at Plymouth. For more information about the resources available at this branch and the hours it is open, please call 355-2898 or visit <http://tinyurl.com/myga8xf>. ❖



## Annual Meeting *(from page 3)*

*Westwood Park Association*

### **Annual Meeting and Neighborhood Picnic**

**Saturday, September 21, 2013  
Upper Faxon Green  
11:00 AM to 1:00 PM**

Children will enjoy face painting by neighbor Christine Boles, and arts and crafts with Caryl Ito, also a neighbor. (We deeply thank Christine and Caryl for volunteering to provide these fun things for the children as they have done at past community picnics.) Parents should plan on supervising their children during these activities.

Once again, children and grownups alike will have the opportunity to climb into a fire engine, sound the siren, and meet our wonderful San Francisco Firefighters. We're so pleased that the mounted police will also be back this year.

The annual meeting and picnic is a great, informative and fun day. We look forward to seeing you! ❖



## **Thank You, Julie Hagelshaw!**

AFTER 16 years on the Westwood Park Board of Directors, our co-treasurer, Julie Hagelshaw, is stepping down from this volunteer position to pursue other exciting adventures.

It is with sadness and deep appreciation that we say good-bye. As many long-time residents may know, Westwood Park's finances were in pretty dire straits before Julie took over as the dues-collecting co-treasurer.

At our lowest point we didn't even have enough money to mow the grass. Thanks to the system Julie put in place, and the dogged oversight she's maintained, our dues collection rate and overall financial health has been solid for several years. Our greens and gates look great, our annual picnic is festive, and other neighborhood benefits occur thanks to Julie's making sure the dues get paid.

Julie also manages the resident database, billing, mailings, and has worked to help the neighborhood in countless other ways.

Thank you, Julie, for all that you've done to help care for Westwood Park. You're a generous and caring soul. We will miss you on the board, but look forward to seeing you around the 'hood!

*Co-Treasurer Greg Clinton, on behalf of the Westwood Park Association and all neighborhood residents.*

## **WESTWOOD PARK ASSOCIATION**

P.O. Box 27901, No. 770  
San Francisco, CA 94127

## **◆ NOTICE ◆**

**Westwood Park's  
Annual Community Meeting  
and Picnic Notice**

**with Ballot to elect the  
Association's Board of  
Directors are enclosed**

**SAVE THIS DATE**

**Saturday, September 21, 2012**