

# Tenderloin single-family homes for sale

Only 4 remain  
in neighborhood,  
2 on the market

BY TOM CARTER

**T**WO examples of the rarest of rare species in the Tenderloin — the stand-alone, single-family home — sport For Sale signs. Engulfed in a sea of businesses, SROs and apartment buildings, only four single-family homes remain in the 50-block Tenderloin as residences. Now, two are for sale.

One is a two-story, painted brick, 100-year-old home at 606 Ellis St. once known for its towering Northfork Island pine that Herb Caen wistfully called “the tree in the Tenderloin.” The pine’s untimely demise in 2004 caused some neighborhood heartburn and led to a city ordinance that now requires

a Department of Public Works permit to cut down any “significant” tree on private property.

The lot is 2,100 square feet, according to a TRI Coldwell Banker flyer. The home was built in 1907 but modern touches have erased any distinguished hints. The yellow brick building with

a picture window in front has about 1,600 square feet and sits well behind a green and gold trim iron fencing. What would be a front yard is all concrete slab.

The owners, who bought it for \$710,000 three years ago, are represented by TRI Coldwell Banker, which is promoting the space as suitable for up to a 10-story structure, two stories over the neighborhood height limit. It went on the market at \$1,599,000, but a month later, in late October, the price dropped by \$200,000.

The other home for sale is also 100 years old and exudes an aura of history. Unofficially, 645 Hyde St., between Post and Geary, is the demarcation point where the Tenderloin gets its blue-collar architecture that was born of the post-quake rebuilding, and where — if you are going uphill — it takes on the comfortable middle-class airs of lower Nob Hill.

The two-story, brushed red-brick carriage house built in 1907 has 1,672 square feet, three bedrooms, 1½ baths, a wood-burning fireplace and a full basement. Inside, exposed old brick mixes well with new hardwood floors, granite countertops and wall-to-wall carpet upstairs. Moreover, it has two small parking spaces on the property in back on Meacham Place, a dead-end street that is gated and neat as a pin. In the early 20th century, the street was convenient for men traveling on Post Street to sneak down unseen to the back door of the fancy warehouse next door. Asking price: \$965,000.

Back on Hyde Street, next door to 645 to the south, is a one-story

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PET  
READING  
PROJECT



Boys & Girls  
Club gets  
Paws

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BOXING  
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New gym  
opens to fight  
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TENDERLOIN  
OBITUARIES

Longtime  
activist for  
senior causes

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# CENTRAL CITY

# EXTRA

SAN FRANCISCO

SPECIAL ISSUE



PHOTO BY TOM CARTER

*Hibernia Bank at Jones and McAllister, damaged in the '89 quake, stands empty and deteriorating.*

# The survivors

## Homage to some century-old gems of TL buildings

BY MARJORIE BEGGS  
AND JOHN GOINS

**A**CENTURY and a year ago, the earthquake and three-day fire destroyed nearly every building in the Tenderloin. Today, only a handful of pre-1906 structures survive. But the rebuilding began almost immediately. By 1907, 40 new Tenderloin

buildings had risen phoenix-like from the ashes and rubble of the Great Quake. Five of them were single-family homes that are still standing. The rest were mostly apartment buildings and SROs.

One was the Cadillac Hotel, whose 100th birthday was celebrated Sept. 19.

Seated at the 1884 rosewood Steinway concert grand piano in the hotel lobby, pianist Taylor Chan opened with “It’s a Wonderful World”— and, for that moment, it seemed blissfully true. The late afternoon light shone warmly on scores of cheerful neighborhood residents. In the crowd was Mayor Newsom and Board of Supervisors President Aaron Peskin who schmoozed and dipped into trays of hors d’oeuvres.

The handsome hotel at 380 Eddy St. has an erratic history. Wealthy visitors stayed there when it was new and its brass chandeliers and marble sinks gleamed. The hotel even had its own furrier.

Designed by architect Frederick H. Meyer, the Cadillac’s ground-floor storefront once housed Newman’s Gym where Golden Gloves champions squared off. Muhammad Ali boxed there. So did future District Attorney Terence Hallinan. When the hotel began falling into disrepair, it was briefly owned by Donald Fisher, future founder of the Gap.

In 1977, Leroy Looper’s Reality House program for addicts and criminal offenders bought the by-then-grungy, 160-room flop-house. Looper fixed it up and turned it into housing for ex-prisoners and seniors, and the Cadillac Hotel became a catalyst for restoration of the Tenderloin’s SROs and a national model of supportive housing for at-risk populations.



SOURCE: EARTHQUAKE.USGS.GOV

*The Hibernia Bank, built in 1892, was scarcely standing after the '06 quake.*

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# Pet project at Boys & Girls Club

## *How dogs help Tenderloin kids learn to read*

BY MARJORIE BEGGS

**H**AVE a kid who's struggling with reading? Clutches up when asked to read aloud? The Tenderloin Clubhouse of the Boys & Girls Club may have the answer: Paws for Reading, a program where kids read to dogs.

"No kidding, it really works," new clubhouse Director Pat Zamora told the Tenderloin Futures Collaborative in October.

She was at the meeting to find out what people who live and work here know about the 11-year-old neighborhood clubhouse at 115 Jones, one of nine in the city operated by Boys & Girls Clubs. "I'd like to hear the pros and cons of what you know," Zamora said.

The answers: The club has good name recognition but details are lacking; kids from the program used to come to Boedekker Park for workdays but don't anymore; the club has collaborated with NOMPC on projects; kids in the program don't have much interaction with community events.

The answers were a little thin, so Zamora ran down some facts:

The clubhouse has 329 members, age 6 to 18, who pay only \$10 a year for a raft of programs: baseball, basketball, volleyball and flag football leagues, leadership programs, college prep, tutoring and arts, including clay sculpting, painting, digital photography, crafts, drawing, architecture and design.

Most popular activities are making dioramas, creating original stamps, "power hour" — that's help with homework — and sports.

During the school year, as many as 75 kids are having fun daily at the TL Clubhouse. It jumps to an average of 88 a day in the summer, when there's also the option of going away for 10 days to the 200-acre Camp Mendocino in Fort Bragg. Cost to members is \$30, and if that's too steep, lots of scholarships are available for the adventure away from the city.

And now there's Paws. Starting in November, Thursdays from 4-6:45 p.m., four or more dogs will be brought to the clubhouse by Share-A-Pet, a national organization that brings dogs to schools, nursing homes and other sites, and SFDog, which educates the public about dog handling and safety and the place of dogs in our culture.

"This is the first time we've offered this program," Wade Jansen, Boys & Girls Clubs of San Francisco's marketing and PR manager, told The Extra later. "Studies show that young readers feel self-conscious reading out loud to other people. They feel more comfortable reading to dogs because they aren't judgmental."

Jansen cited research that found children with low self-esteem do especially well in the program because they forget about their limitations. Also, a study found children in a Salt Lake City Paws-like

program for 13 months increased their reading by two to four grade levels.

Tenderloin Clubhouse members are primarily Chinese, Latino and African American. Like their peers in other clubhouses in the city, 95% are from low- or very low-income families.

Clubhouse information is at [www.bgcsf.org](http://www.bgcsf.org) or call 351-3125.



PHOTO COURTESY OF THE BOYS & GIRLS CLUB

**Tenderloin Clubhouse** members learn how to tend a garden in the club's courtyard, one of many activities for neighborhood kids.

### GOOGLE PROJECT WIRES THE DALT

The Dalt Hotel isn't what you'd think of as a hotbed of cyber-technology, but it's now wired up, actually wireless up, in ways that may turn residents in other SROs green with envy.

Consultant Michael McCarthy explained a pilot project operating at the Dalt since summer. For his time plus \$120 a month for DSL and a \$1,000 investment in hardware — all paid by the mega-search engine Google, which funded the project — he set up a wireless network that every resident with a computer at the 177-room, seven-story SRO can use to get access to the Internet.

"There's one DSL line coming into the building," McCarthy said. "Then there are four small broadcast wireless units called repeaters in various locations in the building that are good up to 500 feet and, on each floor, a couple of mini wall plugs."

Located high up on the wall so they won't be messed with, the minis, about the size of a deck of cards, also repeat the Internet signal.

"I'd say we have about 25 to 30 users every day at the Dalt," McCarthy said, "but it's spread even farther. The Dalt shares a courtyard with neighbors and they can use the wireless communication, too."

The Dalt was chosen for the project, Tomiquia Moss, TNDC community organizer, told The Extra, because of its proximity to the Ambassador and West hotels. They, too, got a couple of repeaters, and some tenants there have been using the wireless connection.

"I was at a tenant meeting at the Ambassador last week where Michael made a presentation about this pilot," Moss told The Extra. "Three of the 14 tenants at the meeting have been using the connection and testified about the benefits and challenges."

To start, tenants must have a computer and must purchase an Internet card, which costs from \$15 up to many thousands of dollars. Besides setting up the Dalt system, McCarthy also helped tenants get their computers squared away and taught them how to navigate the Web, Moss said.

"Do you want to do more Tenderloin projects?" resident activist John Nulty asked McCarthy.

"I'm just here to explain that it's not hard to set up a system like this," he replied. "It can be done block by block, building by building. But no, Google isn't interested in doing any more pilots like this."

McCarthy did suggest some ideas for funding that can be explored: zerodivide.org, the Website of the Community Technology Foundation, which makes community "investments," and the California Emerging Technology Fund, a nonprofit established and funded through the SBC/AT&T and Verizon/MCI mergers, [dev.cetfund.org](http://dev.cetfund.org). ■

IN LOVING MEMORY  
**LOLA BLACKMAN**  
FRIEND, COLLEAGUE



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# City refutes Realtor claim that 606 Ellis

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discolored tan brick building built about the same time that houses a busy, 19-year-old Coin Op Laundromat. On the north side of 645 is the three-story historical gem, a home with fancier brick, excellent adornments and a lusty history. It was once owned by popular hussy, Tessie Wall, whose expensive cathouses were known for their elegance.

Six years ago, when The Extra came across a single-family home that was up for sale, reporter Stan

Hutton thought it so rare that he combed the area for others. His subsequent Page 1 story in the October-November 2001 issue began:

“Only five dwellings in the Tenderloin are classified as single-family homes. And one of them, at 611 Jones St., will likely soon be demolished and replaced with eight stories of condominiums.”

At the time, owner-developer Taso Manitasas said he wasn't worried about getting his condo project approved by the Planning Commission. On Oct. 11, 2001, when the commissioners gave the okay for the demolition, it looked like a done deal, but they hedged

on how much backyard to concede to the building. The reverberations from 9/11 and the dot-com bust deepened and the project fell through.

Now, 611 Jones St. remains the only wood-frame, single-family home still standing in the Tenderloin. The cream-colored, green-trimmed runt lies between a four-story apartment building and the four-story Halcyon Hotel; with its Colonial Revival front from a 1933 remodeling, it looks defiantly out of place. Water was turned on there in 1866, records show.

It's amazing it has survived. It has been surrounded by hotels and apartment buildings since at least



PHOTO BY TOM CARTER

Three years ago, Herb Caen's "tree in the Tenderloin" was cut down, left, at 606 Ellis St. Now, the century-old house is for sale.

## Homage to some century-old Tenderloin

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In the process, the hotel became San Francisco Landmark No. 176. Other landmarks from the Cadillac's era in and around the Tenderloin include St. Boniface Church (1908), and the Geary Theater (1910).

An older landmark, the venerable Hibernia Bank, constructed in 1892, was designed by Albert Pissis, one of the most influential architects in San Francisco's history.

"More than any...single architect, Albert Pissis (which rhymes with crisis) changed the face of San Francisco in the two decades bracketing 1900, bringing to this strange frontier city the imperial pomp and gravity it so longed for," notes San Francisco Architectural Heritage in its bio of the architect.

With its Sierra granite walls and gilded dome, Hibernia Bank established Pissis as one of the leading architects in the city before he died of pneumonia at 62. When it was still operating, customers hustled up the steps and once inside felt the wondrous effect of the soaring dome.

### Dozen 100-year-old gems, other venerables

Allen Hotel, 411 Eddy St., 1907  
Cadillac Hotel, 380 Eddy St., 1907  
Grant Building, 1095 Market St., 1904  
Hibernia Bank, 1 Jones St., 1892  
Hotel Kinney, 410 Eddy St., 1907  
Odd Fellows Building, 26 Seventh St., 1909  
Pacific Bay Inn, 520 Jones St., 1908  
Page Hotel, 161 Leavenworth, 1907  
St. Boniface Church, 133 Golden Gate Ave., 1908  
Hotel Warrick, 188 Taylor St., 1907  
West Hotel, 141 Eddy St., 1908  
William Penn Hotel, 156 Eddy St. 1906

The historic landmark on the corner of Jones and McAllister now stands unoccupied, its gilded cupola in a state of ruin, its marbled portico chained shut, obscured by a tall metal fence.

### BUILDING BOOM

Using Anne Bloomfield's 1983 survey of area buildings, produced to make the case for a hotel historic district, The Extra found that in that year, only 10 hotel and apartment buildings predated the quake and fire in the area bounded by O'Farrell, Mason, Golden Gate and Polk. (Bloomfield surveyed a larger area, up to Bush on lower Nob Hill.) By 1907, however, the year the Cadillac opened its doors, dozens of new buildings were up in the Tenderloin.

As the topography changed from north to south, so did the structures that went up after the earthquake. On the south slope of Nob Hill extending down to the edge of the Tenderloin, buildings were architecturally more interesting and structurally more enduring.

A hybrid apartment-hotel genre existed on the slope where a resident could get meals from a kitchen staff and have laundry done. It's comparable to corporate rental housing today, says lower Nob Hill resident historian David Overdorf.

The National Register of Historic Places identifies the salient differences between the two "apartment-hotel districts" rebuilt during 1910-22. Lower Nob Hill is almost all residential, with no "leisure" activity buildings. Less than half the buildings have storefronts and the most prominent style is ornamental brick. On average, the register says, they are in "good condition."

By contrast, the flatland of the Tenderloin has more nonresidential buildings; 75% have ground-floor storefronts. The style is plain stucco and unadorned brick; the leisure activity buildings included bars, restaurants, union halls, theaters, brothels. They are in "less good condition" and have "more security gates, more intrusive storefront changes and signs."

A white-collar workforce occupied most of the lower Nob Hill apartment-hotels. Blue-collar workers stayed in the cheaper Tenderloin.

"Most of the SRO residents were men," says

Tenderloin Housing Clinic Director Randy Shaw. "They were seamen and truck drivers and restaurant workers — men who didn't cook, who worked late, who needed good transportation to get around the city. SROs mostly were built to accommodate them for weeks or months, not as tourist hotels."

A distinct "psychological distance" existed between lower Nob Hill and the Tenderloin, the register says, as well as structural differences. If a Tenderloin building deteriorated, demolition was a common option.

"Inspectors looked at each building and assessed if it could be recovered," said Bill Beutner, research assistant at San Francisco Architectural Heritage. He didn't know why demolitions were more common in the TL.

One survivor is the nine-story Grant Building with its 2½-foot-thick brick walls, one of the first steel-framed buildings erected in San Francisco. Built in 1904, it survived the Big One and is home of The Extra. It was designed by Newton Tharp, constructed by the engineering firm of Washington Roebling, a civil engineer who helped complete the Brooklyn Bridge with his father, John Augustus Roebling.

The Grant Building, with approximately 45,000 feet of office space, is owned by Seligman Western Enterprises, a property management company from Michigan.

### SROs BLOOM

A year after the Great Fire, five hotels rose in the Tenderloin: the three-story Allen; the four-story, 57-room Kinney; the four-story, 49-room Page; Warrick, four stories; and another Albert Pissis design, the four-story William Penn Hotel, home of EXIT Theatre.

Buildings constructed in 1908 include the seven-story, 89-room Pacific Bay Inn; the West Hotel, where the Tea Room, a male strip club, is located; and St. Boniface Church.

The cornerstone for St. Boniface, built by German immigrants, was laid on Golden Gate Avenue July 29, 1900. The fire destroyed the church, run by Franciscan monks since 1887, but it was rebuilt by the community in 1908.

The poor and homeless queue daily in front of the church, waiting to be fed at St. Anthony's around the

# Ellis buyer could build 10 stories high

1910, and it's anybody's guess how the builder, Timothy Moynihan, got a permit in 1907 to put up wood that soon after the devastating fire of 1906.

Manitasas told reporter Hutton he didn't know much about the house's history other than he heard it once had a red door and that "newspaper people" attended parties there. He bought it in 1997 on a bank foreclosure and had never lived in it, he said. He and his wife live in Novato. Efforts to reach him failed. Now his phone is disconnected and the operator had no new number.

Other single-family homes Hutton identified were: 645 and 647 Hyde, 3 Meacham Place, and 1035 Post St. Somehow, 606 Ellis St. didn't make the list.

3 Meacham is across from the back entrances of the Hyde Street residences and near the end of Meacham Place next to a still-operating PG&E power plant. Built in 1900, it was rebuilt of brick in July 1906, just months after the fire and earthquake, probably using some of the foundation that remained, a practice of the time. The owner, A.B. Ruggles, turned it into a live-work Chinese laundry.

The pert and tidy building is behind an unkempt three-story red brick apartment building facing Post Street that has a couple of broken windows and a tattered black awning. 3 Meacham is no longer a residence but a business. Sean and Caroline Ziegler bought it three years ago from Clive A. Sheldon for about \$700,000, according to city records. It is the home of Voicebox Creative, a branding and design firm that numbers among its clients Beringer, Clover Farms, Duraflame and Jack in the Box. Sean Ziegler is a managing partner.

Until recently, Timothy Merrill-Palethorpe and his wife Jennifer lived behind the mysterious industrial-looking façade at 1035 Post between Larkin and Polk. It's also where Merrill-Palethorpe ran his graphics business, Fulcrum Legal Graphics, that employs experts in a variety of fields to create visual presentations in courtrooms.

The front of the building is a wall of 108 frosted-glass windows, each framed in black metal. Above the

windows is a gray concrete façade with a 2-foot-high, black metal shield from which a bas relief head of Medusa looks out across the street where nine of the 10 buildings on the block are apartments. 1035 Post was erected in 1919 as an auto supply store. Merrill-Palethorpe said he bought the building from an architect whose extensive renovation converted it to a snazzy live-work space. But in June, Merrill-Palethorpe sold the place, and with Jay Jeffers, the new owner, it reverted to work-only.

There's nothing outside to identify the business, but stepping inside is the capacious, well-groomed studio of Jeffers Design Group with a 20-foot-high ceiling showing support beams and, in back, steps leading to a work loft. Jeffers, an interior designer, doesn't intend to live there. In an e-mail, he said he likes his neighbors and is crazy about the location that's convenient to Potrero Hill where the Design Center is, and to his clients in Pacific Heights and Marin County. The only drawback, he says, is trash and debris on the street.

"The space itself was already a fantastic shell, which is what attracted me to it in the first place," Jeffers said. "I absolutely love the area. It's a very colorful neighborhood and really feels like the center of the city to me. "I find it very interesting that there are only four single-family homes left in the Tenderloin. I had no idea."

TRI Coldwell Banker's flyer makes no mention that 606 Ellis St. near Hyde is a single-family home. In fact, it says it's an "existing commercial building."

But the Department of Building Inspection, in an August 2007 report, described it differently. Acting on a telephone complaint that there was a new awning and a lawyer/accountant shingle hanging out front, DBI investigated. It found a single-unit residence on the second floor, a storage area on the ground floor, and no office furniture. Inspector Ivan Sarkany told the owners, Ba Tong and Thanh Mai (Monica) Tran, to stop trying to use it for commercial space until they got City Planning approval and a permit. They have a popular one-stop business on the Ellis-Hyde corner. They live in the Sunset District.

The Trans' business, beneath a seven-story apartment building whose west side abuts 606 Ellis, is Happy Travel & Legal Services. It offers Vietnamese clients help with tax filing, money orders, notarizing, visas, translations and more.

After the fire of 1906 swept away the 600 Ellis block's structures, 606 was one of the first to go back up. A 1909 Department of Public Works map shows 80% of the block barren and 606 Ellis surrounded by empty lots.

The Trans bought the house in 2004 for \$710,000 from Clarysse Carriere. The house, built in 1907, had been in the Carriere family since 1966 when Lew Serbin sold it to the widow Florence Carriere for \$53,000, according to city records. Actually, Florence owned 50% and her son and his wife, George and Clarysse Carriere, 50%. Florence died first, then George.

A neighbor from the apartment house across Ellis

Street told The Extra that 606 Ellis had for years been "a little oasis" in the concrete jungle.

"It had a sort of forested appearance, nestled down between big apartment buildings," said Jonathan Runckel. "I knew Mrs. Carriere only to speak to — I knew her husband but I don't know what he did for a living. After he died, she became a recluse."

Runckel said a fragrant magnolia tree existed for years behind the Northfolk Island pine that he believed the husband had planted. But it was taken out sometime after a son moved in with his mother, and before she sold it to the Trans.

The removal of the pine three years ago by the owners, though, was a chilling spectacle to residents. The tree was close to 100 years old and maybe 100 feet high. Responding to complaints, Supervisor Daly authored the legislation that allows San Franciscans to nominate "significant" trees of a certain size for landmark designation and Board of Supervisors protection. But, designated or not, under the bill a property owner would need a permit to cut down a significant tree or face a \$200 fine.

"They want \$1.6 million?" Runckel said. "If I had it, I'd buy it — if the tree was still there."

But some of Runckel's neighbors liked the tree gone. "Some were delighted," he said. "They said it was much, much lighter now. I think it's a cultural animosity toward trees. There's a prevailing feng shui to eliminate trees on the west side of a business to prevent bad luck."

The building has a living room, bedroom and kitchen on the second floor, and an in-law with kitchen and garage on the ground floor.

The property is zoned RC-4, which means residential-commercial with building up 40 feet high in a district that encourages a combination of high-density dwellings with compatible commercial uses on the ground floor, the Planning Code says. Building higher than 40 feet requires Planning Commission approval.

The TRI Coldwell Banker flyer says "Height limit 80-T." That would be a neighborhood 80-foot height limit with a certain setback distance in front based on bulk, Jim McCormick of Planning told The Extra.

The flyer adds: "Seller states that the city agrees to allow building of nine or ten stories on this site. Buyer to complete their own investigation of zoning and/or site potential."

McCormick could find no such city agreement.

"There's no variable to the height," he said. "If they have an agreement it's news to the city because I don't see anything here. No approval. You can't go up higher than 80 feet unless you go down."

This reporter visited the property Oct. 1 for an appointment with agent John Kirkpatrick. But at the 3 p.m. appointed time he wasn't there and Monica Tran, in maroon dress and decked out in abundant gold jewelry, appeared by chance.

She wanted to know why I was hanging around. Once I explained I had an appointment and was a

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## in survivors

corner on Jones Street. St. Anthony Foundation, a non-profit run by the Franciscans, was founded by the late Father Alfred Boeddeker, born in 1903, a mere three years before St. Boniface, the church where he was baptized, was destroyed by fire. He would later become its pastor.

In 1909, the Odd Fellows, also known as the Three Link Fraternity, moved into its new building at Seventh and Market streets, across from the Grant Building. According to a Sovereign Grand Lodge of the Independent Order of Odd Fellows brochure, the organization was founded "for the purpose of giving aid to those in need and pursuing projects for the benefit of mankind."

The Three Link Fraternity stands for "Friendship, Love and Truth." Its roots go back to 17th century England, but its lineage in San Francisco can be traced to the Gold Rush of 1849 when members returning from the gold fields formed their first lodge in California at the site of the current building. The lodge, too, was destroyed in the Great Fire.

The Odd Fellows Building now houses Alonzo King's internationally renowned Lines Ballet Company and its San Francisco Dance Center, which offers classes for adults and a bachelor's degree in dance.

Tenderloin Housing Clinic's Shaw would like to see many of the area's historic buildings restored as affordable housing units to get people off the streets. THC and other nonprofits have entered master leases with old buildings, and Shaw has been working for years to get the Tenderloin registered as a historic Hotel and Apartment District on the National Register.

The Tenderloin "has the largest number of historic SROs in the world," Shaw said in a December 2006 story in The Extra. The designation would stimulate growth and return pride to the neighborhood, he said.

As The Extra was going to press, Shaw reported that the nomination for the historic designation is almost a done deal. In February, it goes before the state Historical Resources Commission, then on to the National Park Service and listing on the National Register. ■

Tom Carter contributed to this story.



PHOTO BY LENNY LIMJOCO

645 and 647 Hyde St., left to right, are two of the four remaining single-family homes in the Tenderloin.

# 2 of final 4 single-family homes in TL for sale

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reporter, she went to her corner business and came back with a key.

She opened the gate in the 6-foot-high fence spanning the width of the property, and we went up the walkway. The front yard is all concrete with a couple of large concrete pots on it with flowers. A green car is usually parked in the driveway instead of in the garage.

Tran unlocked the front door at the top of the steps and stepped inside. She kicked off her high heels on the hardwood floor. "Go ahead," she said. "I'm in a hurry. I have to be someplace."

I went wandering. The second floor has a big desk and office chairs near the window in the long narrow front living room. A few green, red and gold Asian art objects are on the walls. There is a small bedroom with another desk in it, and a bathroom and medium-size kitchen. It felt like a residential business waiting for file cabinets.

Downstairs was an empty in-law with a little kitchen and bathroom. Tran pointed with pleasure to its small storage room.

It all looked new, nothing redolent of its age. I asked if she lives here and she said no she lives elsewhere. She said she didn't know when the house was built. Call the agent, she said.

At the door, Mrs. Tran quickly put her heels back on and headed for her gray Lexus SUV at curbside. Just before she hopped in, she turned and said she'd take a property trade — "in San Francisco" — for the place.

On Oct. 29, the Trulia real estate search Web site reported the price had dropped to \$1,399,000. The listing had been up more than 30 days.

The two-story building at 645 Hyde St. between Geary and Post has a charming mix of the present and past. The brushed brick exterior has only a few decorative touches such as tooth-like dentils of brick sticking out under a simple brick cornice. Giving an uplift is new white painted wrought iron that is over the street-level windows and door. Listed with Zephyr Real Estate, it's open on Sunday afternoons. Movoto.com real estate Web site claims the area is 64% white and about 30% of the population makes \$75,000 or more a year.

The house pales next to the

Flemish Renaissance Ornamental house at 647 Hyde by eminent San Francisco architect of the post-earthquake era, Conrad A. Meussdorffer. The two houses have their year of birth and location in common, and little else.

But location is everything. And lower Nob Hill is an address.

"Since before 1900 this hillside has been a psychological distance away from the adjacent flatlands, home of the Tenderloin," according to a report in the National Register of Historic Places. "Its residents have always been careful to observe the social difference."

Researchers into historic Tenderloin, the report said, have identified Post Street as the neighborhood's northern boundary but other researchers question it. The "rougher" TL has more storefronts, bars, restaurants, union halls and brothels, according to the report. By contrast, lower Nob Hill was mostly residential and its "heavily ornamented brick of the 1910s" was kept in good condition compared with the plain brick and stucco of the Tenderloin. But where is the boundary?

Two of the report's researchers put the boundary between Post and Geary.

"Don't call it the Tenderloin," said David Overdorf, owner of 647 Hyde, who was standing in his doorway one afternoon in October.

Overdorf bought his house in 1998. With other preservationists, he successfully got the Lower Nob Hill Apartment Hotel District accepted in the National Register of Historic Places. The district is 570 slope acres from just above Bush Street down to Geary and — from west to east in a narrowing strip — from Polk Street to just beyond Stockton Street. It consists of 295 buildings, mostly three- to seven-story multiunit residential buildings with stylistic consistency, most constructed from 1906 to 1925, including his, which, he said, ranks 4 on a 5-point scale.

"It makes no good sense calling anything other than what it is," Overdorf reiterated, suggesting that a 4 on lower Nob Hill beats a 4 in the Tenderloin. ■



PHOTO BY TOM CARTER

Across from the Gaylord Apartments, 611 Jones St. dodged the wrecker's ball six years ago is the only single-family wood house in the Tenderloin.

## OBITUARIES

### MARILYN SCHRICK Activist

Marilyn Schrick was a San Francisco native, a baptized Catholic, a regular at St. Mary's Cathedral on Gough. But several years ago, she changed her worship to the historic 1895 St. Mark's Lutheran Church on O'Farrell, the oldest Lutheran congregation west of the Rockies.

"Late in life, Marilyn found her way back — to us, here," said St. Mark's Verger Richard Boyle at the Oct. 3 memorial in the church's sanctuary. "She came to senior Bible study and to services regularly. She traveled to Fort Ross on a Senior Center trip. She was a vital part of the church and the neighborhood — one of those people who taught me about faith."

Fifteen people gathered to remember Ms. Schrick, who died Sept. 8. She was 72.

"I'd known her for 10 years," said church member Jack Harmon, "and have only happy memories. I had the first dance with her at our seniors' prom here at St. Mark's."

Ms. Schrick was a senior advocate for Mental Health Association of San Francisco, which put her on the front lines pushing for housing and social services for the elderly.

"She'd stand up and make these incredible speeches to the Board of Supervisors," recalled Alecia Hopper, MHA public policy coordinator.

"Sometimes I doubted her ability to get places," said C.W. Johnson, another MHA advocate, "but she was always there before me, ready to go. I enjoyed everything she did."

One thing she did was photography, and she was really good at it, said Michelle Schulz. "I met her through MHA advocacy. She also was a profound, eloquent speaker and a warm, caring person. It was an honor to have known her."

Michael Nulty knew Ms. Schrick from his work as Alliance for a Better District 6 president, Tenant Associations Coalition program director and Alexander Tenants Association board member. "She championed tenant rights for her fellow residents living at the Crescent Manor. As a TAC member, she gave reports faithfully about her building and was active in the pest problem with bedbugs.



Marilyn Schrick with Supervisor Chris Daly at her Tenant Leadership Training graduation.

## TENDERLOINHEALTH

a continuum of care

### Outreach and Community Events November 2007

#### Health Promotion Forum

Topic: HIV Testing/World AIDS Day 12/01/07: *Do You Know Your Status?*

Speaker: Lili Belo and Taylor Morrison,  
TLH Health Promotions Team

Date/Time: Tuesday, November 13, 2 pm - 3 pm

#### HIV Treatment Forum

Topic: HIV and Hepatitis C Co-infection

Speaker: Nina Grossman, Tibotec Therapeutics

Date/Time: Monday, November 19, 3 pm - 4 pm

#### Client Advisory Panel

Come talk with Tenderloin Health's Board Client Representative(s) and program managers about plans for Tenderloin Health. Also provide input on new services and how we can improve.

Date/Time: Wednesday, November 14, 11:30 am - 1 pm;

Wednesday, November 28, 11:30 am - 1 pm

#### Volunteer and Intern for Tenderloin Health

Orientation: Sunday, November 11, 12 pm - 6:30 pm

220 Golden Gate Ave., 3rd Floor

lunch provided

You must register for volunteer trainings.

Stop in/call Emilie (415) 437-2900 ext. 234.

For a schedule of our current groups or for more information call 415.431.7476 or go to [www.tenderloinhealth.org](http://www.tenderloinhealth.org)



health promotion • social services • housing

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► CONTINUED FROM PAGE 6

She was a charter member of Central City Democrats, belonged to the Central City SRO Collaborative, was a big advocate for women's safety."

Three days before she died, she was manning the table at TAC's ninth anniversary celebration. "She always put herself up front as a leader and helper," Nulty said. "She was blossoming."

Associate Pastor Christian Jennert appeared a little surprised to hear that. "Though she was active here, she still was more in the background, more humble, with undaunted faith. But here I'm hearing about all of her involvements — how lucky we all are to have had this woman in our lives."

The celebrants of Marilyn Schrick's life sang along as Jennert played the flute, first "Children of the Heavenly Father," a Swedish hymn, then "Jesus Remember Me." ■

—MARJORIE BEGGS

**PETRA BORDEAUX, KATHLEEN CARMODY Lived at the Ritz**

A half dozen mourners attended a memorial Sept. 28 in the Ritz Hotel's mezzanine kitchen for two female residents who died the same day and were a year apart in age.

Petra Bordeaux died in the hospital of complications from AIDS and scoliosis on Sept. 17, her friends said. She was 54.

Kathleen Carmody died the same day in her hotel room of unknown causes. She was 53.

Ms. Bordeaux moved into the hotel four years ago. Her energy was high and she was friendly and cooperative, friends said. But as her health began to decline, she became quieter, dropped 15 pounds and kept more to herself.

"I should have been with her," lamented Ward Loggins. "A couple of days ago she went to the hospital. I wish I could have did more. She was a lov-

ing person and generous. She offered people anything she had."

Loggins had seen Ms. Bordeaux fall on the stairs leading to the third-floor hallway earlier in the month and rushed to help her, he explained later. She was so exhausted she couldn't rise, so he carried her to her room. She just wanted to go to sleep. A couple of days later, on Sept. 14, an ambulance took Ms. Bordeaux to the hospital where she died three days later.

"She didn't want anyone to feel sorry for her," a woman said. "I don't know if her kids know she died."

Ms. Bordeaux had four children in other parts of The City, the woman said.

Ms. Carmody lived at the Ritz only a few months and wasn't well-known. "But she was nice and always spoke," someone said. ■

—TOM CARTER

Four years of facts show:  
**SAN FRANCISCO IS STILL THE CITY THAT KNOWS HOW**

**2,762** San Franciscans signed up for phase one of Healthy San Francisco, on track to provide access to **comprehensive high-quality health care** for all 82,000 uninsured residents.

**2,062** formerly homeless San Franciscans have been moved into **permanent supportive housing** as a result of the Care Not Cash/Housing First Program, and the new Community Justice Center is moving forward.

**416** **new police officers** have been hired to protect our neighborhoods.

**311** is the number to dial for **all city services** - accessible in more than 145 languages.

**2,500,000** fewer tons of local greenhouse gas emissions will be produced by 2012 as a result of our local **Climate Action Plan**.

**20,000,000** dollars in federal funds, benefits and resources were leveraged for **working families** in SF in the first year of the Working Families Credit program.

**1 Vote** Your vote is critical to continue our progress

Political advertising paid for by Gavin Newsom for Mayor.

**L**aunching universal health care. Taking bold action on climate change. Fighting for marriage equality and civil rights. Winning the new stem cell institute. In these, and so many other ways, San Francisco is leading the way as a capital of innovation.

**San Francisco is making progress.** After years of neglect, we're filling the potholes and clearing the streets. Unemployment is down 37 percent. And Homeward Bound has reconnected 2,443 homeless San Franciscans with their families.

**But we need even more reforms.** We need free WiFi to close the digital divide. We need a community justice court that will continue the progress on homelessness sparked

by Care not Cash. We need to rebuild every public housing project and reconnect every San Francisco neighborhood with access to good jobs and great schools.

Please join Speaker Nancy Pelosi, Dianne Feinstein, Barbara Boxer, Kamala Harris, Michael Hennessey, Phil Ting, José Cisneros, Rescue MIAMI, the San Francisco Labor Council, the San Francisco Women's Political Committee and thousands more in supporting Gavin Newsom for Mayor.



Mayor Gavin Newsom is fighting every day to make San Francisco a city that works for everyone and a model for the world.



**Vote Absentee** to make sure your vote is counted early. Contact the Department of Elections at: [www.sfgov.org/elections](http://www.sfgov.org/elections) or (415) 554-4411.

**VOTE GAVIN NEWSOM FOR MAYOR**

# COMMUNITY CALENDAR

## SPECIAL EVENTS

**Free Cadillac Concerts.** Beginning Nov. 2, and through December, concerts are Fridays at 3 p.m. (formerly at noon), 380 Eddy. Information: 673-7223 ext. 2.

**Film Festivals.** 10th Annual San Francisco Asian Film Festival, Nov. 8-18, and the fifth Korean American Film Festival, Nov. 9-18. Various venues in the city. Information: [www.eastraordinary-cinema.com](http://www.eastraordinary-cinema.com).

**Mint Plaza opening ceremony.** Fri., Nov. 16, 10 a.m.-noon, Jessie and Mint streets at 5th, a new quiet, green, clean refuge for art exhibitions, theater, live music, cafés, small festivals. Information: [mintplazasf.org](http://mintplazasf.org) or 348-4604.

**Insights, 18th annual juried exhibition by artists who are blind or visually impaired,** through Dec. 7, San Francisco Arts Commission Gallery, City Hall, lower level. Presented by Lighthouse for the Blind and Visually Impaired. Information: 694-7370.

## COMMUNITY: REGULAR SCHEDULE HOUSING

**Supportive Housing Network,** 4th Thursday of the month, 3-5 p.m., location TBA. Contact: Alecia Hopper, 421-2926 x302.

**Tenant Associations Coalition of San Francisco,** 1st Wednesday of the month, noon, 201 Turk Community Room. Contact Michael Nulty, 339-8327. Resident unity, leadership training, facilitate communication.

## HEALTH AND MENTAL HEALTH

**CBHS Consumer Council,** 3rd Monday of the month, 5:30-7:30, CBHS, 1380 Howard, Rm. 537. Call: 255-3428. Advisory group of consumers from self-help organizations and other mental health consumer advocates. Open to the public.

**Health & Wellness Action Advocates,** 1st Tuesday of the month, 5-7 p.m., Mental Health Association, 870 Market, Suite 928. Call: 421-2926 x306.

**Healthcare Action Team,** 2nd Wednesday of the month, Quaker Center, 65 Ninth St., noon-1:30. Focus on increasing supportive home and community-based services, expanded eligibility for home care and improved discharge planning. Light lunch served. Call James Chionsini, 703-0188 x304.

**Hoarders and Clutterers Support Group,** 2nd Monday and 4th

Wednesday of each month, 6-7 p.m. 870 Market, Suite 928. Call: 421-2926 x306.

**Mental Health Board,** 2nd Wednesday of the month, 6:30-8:30 p.m., City Hall, room 278. CBHS advisory committee, open to the public. Call: 255-3474.

**National Alliance for the Mentally III-S.F.,** 3rd Wednesday of the month, 6:30-8:30 p.m., Family Service Agency, 1010 Gough, 5th Fl. Call 905-6264. Family member group, open to consumers and the public.

## SAFETY

**Safety for Women in the Tenderloin,** every 3rd Wednesday, **Central City SRO Collaborative,** 259 Hyde St., 4-6 p.m. Informal, friendly environment, refreshments, gender sensitive to LGBTQ community and sex workers. Discuss how to make Tenderloin SROs safer for women. Information: Leanne Edwards, volunteer campaign coordinator, 775-7110, ex. 102.

**North of Market NERT,** bimonthly meeting. Call Lt. Erica Arteseros, S.F. Fire Department, 970-2022. Disaster preparedness training by the Fire Department.

**SoMa Police Community Relations Forum,** 4th Monday of the month, 6-7:30 p.m. Location changes monthly. To receive monthly information by e-mail, contact Meital Amitai, 538-8100 ext. 202 or [mamitai@iisf.org](mailto:mamitai@iisf.org).

**Tenderloin Police Station Community Meeting,** last Tuesday of the month, 6 p.m., police station Community Room, 301 Eddy. Call Susan Black, 345-7300. Neighborhood safety.

## NEIGHBORHOOD IMPROVEMENT

**Alliance for a Better District 6,** 2nd Tuesday of the month, 6 p.m., 301 Eddy. Contact Michael Nulty, 820-1560 or [sf\\_district6@yahoo.com](mailto:sf_district6@yahoo.com). Districtwide association, civic education.

**Boeddeker Park cleanup,** 3rd Saturday of the month, 9-noon, organized by the Friends of Boeddeker Park. To RSVP to work or for information, Call Betty Traynor at the Neighborhood Parks Council, 621-3260.

**Central City Democrats,** meets four times a year, 301 Eddy St. Community Room. Addresses District 6 residential and business concerns, voter education forums. Information: 339-VOTE (8683) or [centralcitydemocrats@yahoo.com](mailto:centralcitydemocrats@yahoo.com).

**Community Leadership Alliance. CLA Community Advocacy Commission** monthly meeting, City Hall, Room 034. Subcommittee meetings and informational forums held monthly

at the Tenderloin Police Station Community Room. Information: David Villa-Lobos, [admin@CommunityLeadershipAlliance.net](mailto:admin@CommunityLeadershipAlliance.net).

**Friends of Boeddeker Park,** 2nd Thursday of the month, 3:30 p.m., Boeddeker Rec Center, 240 Eddy. Plan park events, activities and improvements. Contact: 552-4866.

**Gene Friend Recreation Center Advisory Board,** 3rd Thursday of the month, 5 p.m. Board works to protect SoMa resources for children, youth, families and adults. Gene Friend Recreation Center, 270 Sixth St. Information: 538-8100 x202

**North of Market Planning Coalition,** 3rd Wednesday of the month, 6 p.m., 301 Eddy. Call: 820-1412. Neighborhood planning.

**North of Market/Tenderloin Community Benefit District,** Call Elaine Zamora for dates and times, 440-7570.

**SoMa Leadership Council,** 3rd Wednesday of the month, 6 p.m., **The Arc,** 1500 Howard St. at 11th. Emphasizes good planning and good government to maintain a diverse, vibrant, complete neighborhood. Contact: Jim Meko, 624-4309 or [jim.meko@com-cast.net](mailto:jim.meko@com-cast.net).

**South of Market Project Area Committee,** 3rd Monday of the month, 6 p.m., 1035 Folsom, between 6th & 7th. Health, Safety and Human Services Committee meets monthly on the first Tuesday after the first Monday, 1035 Folsom, noon. Information: 487-2166 or [www.sompac.com](http://www.sompac.com).

**Tenderloin Futures Collaborative,** 2nd Wednesday of the month, 10 a.m., Tenderloin police community room, 301 Eddy. Call 358-3956 for information. Network of residents, nonprofits and businesses sharing information and taking on neighborhood development issues.

## SENIORS AND DISABLED

**Mayor's Disability Council,** 3rd Friday of the month, 1-3 p.m., City Hall, Rm. 400. Call: 554-6789. Open to the public.

**Senior Action Network,** general meeting, second Thursday, 10 a.m.-noon, St. Mary's Cathedral. Monthly committee meetings, 965 Mission #700: Pedestrian Safety, third Wednesday, 10 a.m.; Senior Housing Action, third Wednesday, 1:30; Information: 546-1333 and [www.senioractionnetwork.org](http://www.senioractionnetwork.org).

**SUPERVISORS' COMMITTEES** City Hall, Room 263

**Budget and Finance Committee** Daly, Duffy, Ammiano, Mirkarimi, Elsbernd, Wednesday, 1 p.m.

**Land Use Committee** Maxwell, Sandoval, McGoldrick, Monday, 1 p.m.

# New boxing club to fight crime

BY PHIL TRACY

CUTTING ribbons for a business venture just getting started come a dime a dozen, even in the Tenderloin. Still, the one that took place Oct. 17 for the Straight Forward Boxing Gym, located in the basement of 52 Mason St., had to be judged a contender for the title "year's most symbolic scissors slicing."

The Straight Forward Boxing Club is the first legitimate boxing gym in the Tenderloin to open its doors to fighters since the fabled Newman Gym closed 15 years ago. It renews the link between the Tenderloin and boxing gyms, which goes back more than a century and it is the latest effort to help restore street life to something more than ongoing warfare between competing groups of drug dealers.

The event itself was as unelaborated as the gym's name suggests. About 75 people surrounded the doorway, some standing in the street. Words were spoken of the honored role boxing has played in taming the wilder instincts of young men with little money and less control of their anger. Praise was heaped on Ben Bautista, founder of the 9-year-old club, and of the various fighters he has helped to bring along. The club motto — "We don't break laws, we break jaws" — was evoked to general glee.

## FREE RENT FOR A FEW MONTHS

The contributions of Julian Davis, executive director of the Tenderloin Economic Development Project, in helping to negotiate a no-payment lease for the first few months, were acknowledged. Then Assemblyman Mark Leno, for whom Davis worked as a field representative aiding the Western Addition, did the snipping, which was symbolically preceded by a 10-count from the crowd. Then everybody hustled downstairs for sodas, cookies, a 15-minute video about the San Francisco boxing scene and a sparring display between two upcoming club members that defied you to pay attention to it for more than a round.

Ben Bautista, 37, started his own boxing career working out of Newman's Gym in the Cadillac Hotel back in 1985. As an entrepreneur, he would have to be characterized as a long shot. Boxing is not wildly popular these days. More people know whether Brittany Spears is wearing underpants than who is the current world heavyweight boxing champion — there isn't one. Mike Tyson finished off whatever legitimacy the sweet science once had and marital arts boxing (includes kicking) is more popular than what is now called "Western-style boxing." Even Bautista acknowledges the change: "They're making a lot of noise within the last couple of years. They get more and more sponsors and more and more TV time. So yeah, they are providing competition."

## 'FLAVOR OF THE OLD TENDERLOIN'

Still, Western-style boxing has the lore, especially in the Tenderloin. When asked why Tenderloin Economic Development Project chose to back Bautista's boxing gym, Davis talks about filling storefronts with small businesses and Bautista's track record of success, but then adds, "It brings back some of the flavor of the old Tenderloin. There was a time back in the '20s when you had a lot of boxing clubs and the Tenderloin became famous for card rooms, boxing gyms and bars. It was the hip, happening place to be."

In the '50s, Newman's Gym was fondly remembered as one of the places where Muhammad Ali (then known as Cassius Clay) worked out before he beat Sonny Liston for the world title. Former ward leader John Burton remembered it as the place where young men could meet single women, back when that was considered a harmless pastime. Then Mayor George Christopher rode into town on a wave of lace-curtain Irish intolerance, vowing to close all the gaming parlors and gambling establishments, a reputation which boxing clubs had earned as a result of a frivolous bet or two, and the sport — and the neighborhood — began a slow decline.

Whether Bautista can succeed with an enterprise whose heyday is firmly planted in the past remains

to be seen. Maria Wu, deputy director of the Department of Children, Youth and Their Families, thinks he can. Her department came up with \$55,000 for the club. The money was earmarked particularly for juvenile violence prevention in the Western Addition.

"We really do find this program breaks down the barriers with youngsters in populations our other programs have missed," Wu explained. "It also teaches boxing and fitness training."

The Mayor's Office of Criminal Justice will provide second-year funding to the club in the amount of \$40,000. Kenneth Brazile, an MOCJ program officer, said the money is to deal with serious offenders in the juvenile justice system, primarily gang members.

"We've been really pleased with the program," Brazile offered. "It serves as an alternative to the streets, provides the kids with physical and mental well-being and reaches potential or real gang members that might otherwise be involved in violent activities." Like Davis, Brazile felt the gym opening in the Tenderloin is a big plus for its program's effectiveness. "I think the move to Mason Street makes the program a lot more accessible than it was out on Cesar Chavez."

## UNDAUNTED BY THE CHALLENGE

Still, less than \$100,000 has been raised. Bautista calls it "small money." Even though the rent is free for the first few months, Bautista is going to have to come up with more and the chances of it coming from the fighters isn't very good. "A lot of my people don't even pay," Bautista confesses.

But like the old Frank Sinatra song goes, Bautista has high hopes. He certainly isn't in it for the money. "I've worked as a consultant for juvenile hall probation department to pay my own bills. I take the kids to (boxing) competitions all the time, almost every weekend. I do this for the love of the sport, the love of the children. I see this as my guiding purpose in life. It's what I was put here to do."

You have to wish a man like that success. ■