

Welcome to DBCNA's Newsletter

Dear Neighbors,

By a show of votes, you let the Board know you are ok with an electronic newsletter, so the Board thought we would try sending it out on a quarterly basis. Here is the final newsletter for 2024. The change to go to an electronic newsletter has been beneficial in many ways. We save the printing and copying costs associated with our previous hand delivery system and we can incorporate more of the information which may be of interest to you. If there are subjects you would like to read about or if you would like to write or prompt a subject, please reach out to us at DBCNA.info@gmail.com and we will respond promptly.

In 2024 we had an exciting year with activities/events for families and friends. We would like to do more activities/events, but we find that the demographic for the neighborhood is changing and the events that we once had need to be updated. If there are any activities/events you would like to host for the neighborhood, please reach out to DBCNA.info@gmail.com and we will respond promptly to discuss logistics. If you have an idea for an event but wish to have others organize your idea, please let us know what you would like to have as an activity/event in the neighborhood. If there are events that we used to have that you would like resurrected, please let us know.

We are in the planning stage for our annual cocktail party. **Save the Date: February 8th.** We believe we have secured the event space. We are open to any ideas for the type of catering you would like to have. This event is for the neighborhood and your opinion would be appreciated. At the party we would like to try something new. We would like to have a silent auction with the proceeds going to the Association to have more events of your liking. If you have an item you wish to donate the auction, please contact DBCNA.info@gmail.com and we will respond promptly.

As with all proposed changes, we ask the Association membership to offer your opinion. So, please take a moment to respond to DBCNA.info@gmail.com. Thank you for taking the time to let us know your thoughts.

If you are interested in becoming a committee or Board Member, please reach out to us at DBCNA.info@gmail.com. We will reply promptly. Your participation would bring great value to our neighborhood. Thank you for your consideration.

DBCNA Board of Directors

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Story Time at Dominican University's Archbishop Alemany Library

Dominican University is very pleased to launch this new community program for kids in the neighborhood, starting Friday, September 6. Read, play, and sing your way through some of our favorite books, presented by Dominican staff member Jaime Libby. Join us on the front steps of Archbishop Alemany Library, 10 - 10:30 am, on the first and third Friday of every month. We'll gather just inside the library's front doors in case of rain. Free and open to the public. Write to littlepenguinsstorytime@dominican.edu with any questions. This is an exciting program and one which brings back childhood memories for us all.

Dominican Community

LITTLE PENGUINS STORY TIME

First and third Fridays at 10 a.m.
Archbishop Alemany Library,
Dominican Campus

Open to the public,
all ages welcome!

No registration necessary.
Free of charge,
donations appreciated.

Contact
littlepenguinsstorytime@dominican.edu
with questions

Scan QR code
to make a donation

DOMINICAN UNIVERSITY
of CALIFORNIA

185 Palm Ave
San Rafael, CA 94901
dominican.edu



Marin Historical Society – William Babcock

William Babcock was a well-known businessman in the financial circles in San Francisco and the President of the Security Savings Bank along with other business ventures. In 1887, import/shipping magnate William Fitzpatrick Babcock built the Queen Anne Victorian for his son William and first wife, Helena Redington. The estate was named Edgehill and was located in the Dominican neighborhood.

Sadly, Helena died and not much later, his 12-year-old son died after being thrown off a horse. To recover, William took a trip around the world. In Egypt, he was reunited with Julia May Beck who herself had recently become a widow. They had met earlier since Julia had traveled with her brother to San Francisco and met the Babcock family. After her first husband, George, died suddenly, Julia traveled with her companion around the world. It is believed she and William met on the banks of the Nile. After a courtship, they married.

Upon returning to San Rafael, William and Julia May Babcock moved into Edgehill. Julia is credited turning this estate into a Queen Anne showcase. They kept horses and had up to 15-25 dachshunds. While traveling abroad, William searched for new specimens for his greenhouses while Julia hunted for exquisite antiques, art, and glassware. They also enjoyed music and attended the symphony. They did not enjoy the spotlight or big parties so were more apt to have small dinner parties with close friends at their home.

In 1918 after the Christmas, William and Julia took a trip to Coronado. William contracted Pneumonia and died a few days later. Julia sold Edgehill to the Dominican Sisters in 1921 and later purchased another home called the "Little Julia Villa" located at 16 Culloden Park in San Rafael. After inheriting her husband's fortune upon his death, Julia worked with trustees to set up and fund the William Babcock Memorial Foundation to help people of Marin County with substantial medical expenses. She also made provisions for St. Vincent's School for Boys, St. Raphael's Church, St. Paul's and Dominican. In addition, many of her priceless artifacts are housed in San Francisco museums. In 1954, Julia died at the age of 93 leaving behind a rich legacy.

Photographs: (1) Looking west at exterior view of the Edgehill Estate in San Rafael c. 1882. (2) 52-acre Edgehill Estate with vineyards in background c. 1882. Both images from the Marilyn Blaisdell Collection/MHM.

WILLIAM T. COLEMAN

The Dominican Neighborhood's Founding Father

By Greg Brockbank

I was never much of a history buff, but I'm becoming one as I get older. This especially applies to the history of Marin, San Rafael, and the Dominican neighborhood. In recent years, I've increasingly attended Marin History Museum events and lectures, bought San Rafael history books, and even gone on a couple history walks along Palm Avenue in our neighborhood a few years back.

I always thought of myself as interested in all of Marin equally, but perhaps when I moved from the College of Marin Board of Trustees to the San Rafael City Council in 2007, I became more interested in San Rafael and its history. And now that I've been on the DBCNA Board a few years, I've been getting REALLY interested in our neighborhood history and thought I'd tell a short version of our neighborhood's founding father, William Tell Coleman.

Coleman was born in Kentucky in 1824 and came to California early in the Gold Rush, as a merchant in several mining towns, but soon wound up in San Francisco for a couple decades. During this time, he notably founded two separate Vigilante Committees, in 1851 and 1856, to try and bring some order to a pretty lawless town. He moved to San Rafael in 1871, liked and purchased 1100 acres in what is now the Dominican area. He became the dominant figure in the development of the city, according to "Early San Rafael," which can be purchased in the Marin History Museum.

He was influential in building the Marin County Courthouse, developing the water system, promoting the railroad, and sponsoring the building of the Hotel Rafael. The Hotel Rafael is one of several historic buildings in our neighborhood's history at the intersection of Belle and Rafael, a block from what is now the freeway onramp. The concrete entry pillars are all that now remains. He hired Hall Hammond of Golden Gate Park fame to lay out the neighborhood lots. Coleman himself lived in a house at 1130 Mission which was built in 1849 and is the oldest standing house in San Rafael.

Although more research is needed on my part, I've heard many stories about him giving half the land for the current Dominican campus to the Dominican Sisters loaning them the cost of the other half and then he forgave the loan. There are other stories about how he planted hundreds of magnolia trees in our neighborhood, as you've undoubtedly noticed but may not know the history of.

There was a sad ending to Coleman's life, as he lost his fortune, which had been tied up borax mines in Southern California until the government lifted the tariffs on borax. He sold his home in San Rafael and other assets to pay off his debts, and died in 1893, debt-free.



An Update from Save Dominican Valley

Go to the SDV website (<https://savedominicanvalley.com/>) for the latest updates. There has been recent encouraging news regarding yet another incomplete submission by the developer as well as the City's considering the proposed ADUs as not qualifying as low-income housing. The SDV site is updated regularly and holds mountains of information.



Membership and Fees	
NOTE: Session and Premium Members who register and pay by the end of the day on August 29 benefit from the reduced "Early Bird" rates below. Regular rates apply from August 30.	
NOTE: Premium members have unlimited access to OLLI Dominican courses, but Osher Online courses are not included.	
Early Bird Premium Session Membership: \$795 for unlimited courses for the academic year (9 months)	
Premium Membership: \$825 for unlimited courses for the academic year (9 months)	
Early Bird Fall Session Membership: \$300 for up to six courses in Fall Session only.	
Fall Session Membership: \$325 for up to six courses in Fall Session only.	
Basic Fall Membership: Membership for Basic members is now included in the course fee (Basic members also pay for each course, as listed below).	
New to OLLI Members: New basic members receive a 20% discount on course fees.	
Course and Workshop Fees:	
8-Week Course	\$160
6-Week Workshop	\$150
6-Week Course	\$125
5-Week Course	\$100
4-Week Course	\$85
New members pay \$178	NO DISCOUNT
New members pay \$100	New members pay \$80
New members pay \$68	

OLLI, the Osher Lifelong Learning Institute, is about to celebrate its 20th anniversary on the Dominican University campus. OLLI provides excellent academic programs for older adults, 50 years of age or older, in Marin County. Classes are provided in person on the beautiful Dominican campus and also via Zoom.

Our Fall courses started on September 30. We have a very strong lineup, and exceptionally well qualified lecturers, with courses in Current Events, Art History, Classical Music, Politics, History, Law, Writing and Economics. Courses generally run for 6 or 8 weeks, with lectures taking place at 10 am or 2 pm on weekdays. Most courses in Fall are on Zoom and will be recorded so that you never need to miss any.

For further details, contact OLLI at olli@dominican.edu or call (415) 458-3763 or check out our website at www.dominican.edu/olli. We would be happy to help you register online or by phone.

Favorite Recipes

Bourbon Balls

(old fashion no-bake)

- 2 ½ Cups Vanilla Waffers (crushed)
- 2 tbl Coco Powder
- 1 Cup Powdered Sugar
- 1 Cup chopped nuts (optional)
- 3 tbl Karo Syrup
- 1/3 – ½ Cup Bourbon

Mix crushed vanilla wafers, Coco powder, powdered sugar, and chopped nuts in a bowl

Add in Karo syrup and bourbon – mix well

Roll dough into bite size balls, roll in powdered sugar.

Place on sheet pan to age for at least 1 hour – age 2-3 days is best – cover while aging.

The longer the balls age, the stronger the taste

Lehr Family Cheese Ball

Cheese Ball:

- 1 # Sharp Cheddar Cheese, shredded
- 8 oz Cream Cheese, softened to room temp
- 2 tbl Onion, minced
- 2 Garlic Cloves, minced
- 1 tbl Worcestershire Sauce

Topping:

- 1/4 C Italian Parsley, minced
- 1/2 C Pecans, toasted and coarsely chopped

Directions:

In a 1 qt bowl, minimally combine Cheddar and Cream Cheese with a wooden spoon.

Cook on low for 8 - 10 mins. Stir 3 times during cooking. Make sure all is melted.

Add Onion, Garlic and Worcestershire Sauce; Stir together very well.

Spray a small bowl with Pam or Olive Oil. Pour in Cheese mixture; pat down well.

Cover with plastic wrap touching the cheese. Refrigerate overnight.

Combine Parsley and Nuts.

Invert bowl and tap out Cheese Ball.

Roll Cheese Ball in Parsley and Nut mixture.

Place on a plate flat side down. Push any leftover Parsley mixture into the ball.

Serve with a variety of crackers and Enjoy!

DBCNA puzzle #2

ACROSS

- 1 Embarrass
6 San Rafael grocery market that started in 1955
12 * DBCNA street named after a tree
14 Grilled Italian sandwiches
16 Begin (two words)
17 Hot Mediterranean wind
18 Kitchen gadget
19 * DBCNA street named after a tree
21 Dept of Justice division that monitors gun sales (abbr)
22 Fishing pole
23 Refer to
25 Future attorney.'s exam (abbr)
26 From the top
28 Comfort
29 Tres plus cuatro
30 Your San Rafael city councilmember (with #35 across)
32 * DBCNA street named after a tree
33 Father
34 Simon of the "Mission: Impossible" films
35 See #30 across

- 38 * DBCNA street named after a tree
42 Keypad key
43 Silent movie star Theda _____

- 44 Beach blanket?
45 Smartphone downloads
46 * DBCNA street named after a tree

- 48 Purge
49 Little piggy?
50 Coke competitor
51 Valuable violin other than a Stradivarius
53 "CHiPs" TV star Erik

- 55 Japanese mats
57 Famously hot California town
58 * DBCNA street named after a tree
59 Soap operas, e.g.
60 Stainless ____

- 51 Valuable violin other than a Stradivarius
53 "CHiPs" TV star Erik

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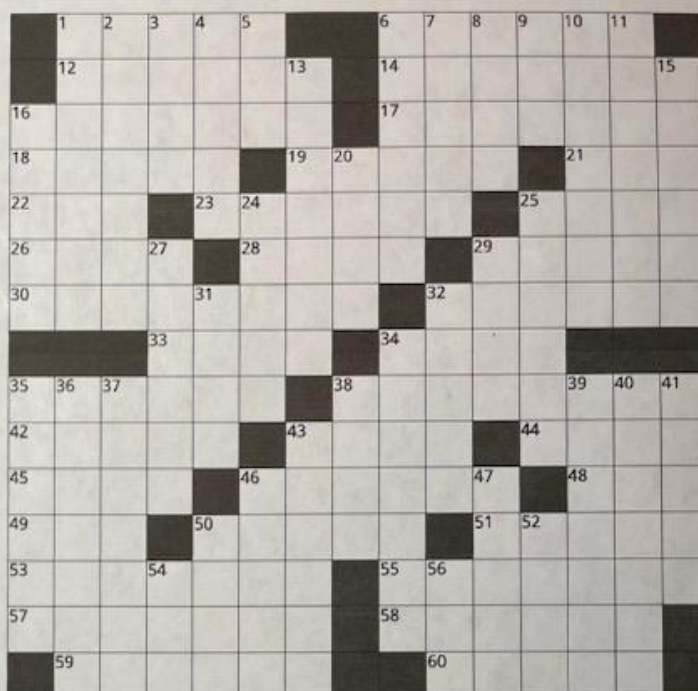
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- 13 "You missed the deadline" (two words)
15 Tone down
16 "Get lost!"

- 20 Like a rain forest
24 Suspicious of
25 Jargons
27 They often come in threes

- 29 Talk with one's hands
31 Oktoberfest quaff
32 Allowed by law
34 One of six pieces by Bach

- 35 Defeated
36 Like candid photos
37 Noted gatekeeper

- 38 Milky Way maker
39 University of Wyoming city
40 Sign off on
41 __ Ababa, Ethiopia

- 43 Circumvent
46 Euripides tragedy
47 Patronize, as a restaurant (two words)
50 * DBCNA street named after a tree

- 52 Nutmeg spice
54 Nutritional fig.
56 Coolers (Abbrev)

- 52 Nutmeg spice
54 Nutritional fig.
56 Coolers (Abbrev)

- 52 Nutmeg spice
54 Nutritional fig.
56 Coolers (Abbrev)

- 52 Nutmeg spice
54 Nutritional fig.
56 Coolers (Abbrev)

2024 Wildfire Protection Issues:

First some disclosures: I am not a fire professional, an engineer nor an insurance specialist. Just a former CPA, current business owner and homeowner on Dominican. But I have been researching the issues for wildfire protection and I might be able to save you some time on your own research to share what I have found.

First, there are at least 4 entities that could affect your wildfire protection decisions:

California: <https://www.fire.ca.gov/home-hardening>

Marin County: <https://firesafemarin.org>

San Rafael Wildfire Prevention: <https://www.cityofsanrafael.org/protecting-against-wildfire/>

And the Big One: **Insurance Institute for Business & Home Safety:**
<https://wildfireprepared.org/wildfire-prepared-home-plus-overview/>

Each of these entities generally agree on the broad strokes of hardening your home, but the devil is in the details, so **please read them all and find more that may be applicable**. Let's go through the general items starting with the cheapest and easiest and moving on to the really expensive ones:

- Clear ALL vegetation within 5 feet of the home. Although this is possibly the easiest to accomplish theoretically, no one as far as I can see in our neighborhood has done this. My wife, Lydia is a Master Gardener and Master Rosarian and the thought of eliminating some of her beloved plants has been a challenge to say the least.
- Ember resistant vents: At the Fire Safe Marin meeting in 2017 at Dominican University, the fire experts informed us that the **embers** from the Tubbs Fire on the east side of 101 sailed across the highway and ignited Coffee Park resulting in the immediate loss of 1200 homes. They felt that the crawlspace and attic vents allowed the embers in and started the fires. Two types I've found: Vulcan and BrandGuard. Vulcan is available everywhere and their downside is that once heated they close and will not open again and must be replace. But if they close you probably have bigger fish to fry than worrying about replacing the vents again. We got BrandGuard installed in 2018 but the owner of the company in San Clemente had to come up here to install them. Probably a lot more contractors will do it now.
- Replace all wooden or combustible gates or fences attached to the house for a distance of at least 5 ft. Home Depot has 6 ft metal fences and gates and will do the installation for a pretty reasonable price. Check out the demo video here <https://www.fire.ca.gov/home-hardening> for a look at what happens if one ignores the fire prevention advice.
- Roof gutters must be metal and be covered.
- Enclose the underside of eaves with non-combustible material such as Hardie board or other lightweight concrete product
- All exterior windows must be tempered glass, probably both panes and probably must be clad in metal. I say probably because there is conflicting standards about this, but when we replace them all next year, I am going for metal to make sure that if the rule changes I'm covered.
- Now for the really expensive stuff:

- Roof must be Class A fire resistant. State law now and I can't imagine anyone with a shake roof in our neighborhood.
- Replace all combustible siding with Hardie board or other non-combustible siding. Apparently non-combustible is different from Class A Rated fire resistant such as for roofs.
- Decks, gazebos, pergolas, etc: Yes, your magnificent, Sunset Magazine worthy, clear redwood deck has to go. And here is where it gets a bit of Alice in Wonderland: Class A rated decking such as Timber Tech and Azek do not qualify. Why not when Class A is good for roofs? Don't ask me, ask your insurance agent. You will need a steel structure with either metal or lightweight concrete decking.

While researching the possibility of replacing our 900 sq ft deck I ended up speaking with a steel deck designer here in San Rafael. She and her partner constructed steel decks with Class A Azek decking for over 20 years. After the Fountain Grove fire in Santa Rosa in 2017, she went up to tour the devastation. She said the only things standing were a few brick and concrete chimneys and her mostly melted steel supports for her decks. The Azek had vaporized.

Now would be the time to reach for an adult beverage and then review the following brochure:

<https://wildfireprepared.org/wp-content/uploads/WPH-How-To-Prepare-My-Home-Checklist.pdf>

Note that only the **PLUS standard** will do you any good with the insurance people.

The reason I started researching this hardening project was my buddy called me to say he had just been non-renewed by AAA (my ins company). They told him that if he attained the Wildfire Prepared Plus standard, they would "consider" issuing insurance to him again. Temporarily, he was able to go to Farmers for around 70% of the coverage and 250% increase in premium.

Note that AAA, Farmers, State Farm and USAA have signed on to this program. If you are insured by them, you may want to study that brochure very carefully. If you are not with those 4 companies, you might be included in the future. More adult beverage, please.

Now maybe some good news: my buddy who was non-renewed lives in Oakland Hills not here. And according to this map:

<https://capuc.maps.arcgis.com/apps/webappviewer/index.html?id=5bdb921d747a46929d9f00dbdb6d0fa2>

(Zoom in to Marin)

We are in Fire Zone 2 not 3 like most of Marin. But in speaking to another metal deck contractor in San Anselmo, he told me he was non-renewed the day before I called and they told him they had non-renewed his whole zip code!

Our personal plan, aside from stockpiling adult beverages, is to do the siding this year, the windows next year and the deck, if absolutely necessary, the following year which will also be the year we have to replace our roof. Not looking forward to it but would really, really like to keep our home of the past 30+ years.

Peter and Lydia Truce
Dominican Drive

Association Membership:

Please consider becoming a member of the Association. You may either complete the form at the back of this newsletter and submit your check through the USPS or you may go online to our website dominicanareanews.com and pay with PayPal. The form can also be used to bring your membership current. Directions on both forms of payment are noted on the form.

Membership Dues:

In the Spring Newsletter we offered to you that we were considering starting 2025 with an annual membership drive. All our members will receive an email with a reminder on an annual renewal for their dues. You may submit one or more years of dues. We are investigating providing the option of auto-renewal through PayPal and will let you know when/if that option becomes available. All of the dues payments are recorded by date, so if you have already paid for 2025, you will not receive a notice.

As always, thank you for your membership.

Neighborhood Update:

Speed Humps: We are still trying to work with the city and will update you as more information comes available. There has been a change in worker bees and the department is overwhelmed. Therefore, we are waiting patiently to have our issues addressed.

We did, however, have one of our safety issues addressed by Dominican University as they paid for and installed a sign alerting drivers, exiting the Athletic Facility parking lot, of a hazard for pedestrians using the sidewalk. The city placed their stop sign on the far side of the sidewalk, thus having drivers cross over the sidewalk before stopping at the sign. Trimming the shrubs and bringing awareness to this very dangerous area has gone a long way to improving our neighborhood safety. A huge thank you to Susan Clancy, Director of DU Facilities, for shepherding this change through the processes and getting the warning sign installed.



Dog Issues on DU Campus: A giant thank you to all the neighbors who have stepped up to help preserve our ability to access the University's private property and enjoy the gardens while walking our dog. The University reports they have seen an overwhelming positive response to their request and the security staff have had to remind fewer and fewer neighbors to leash their pet.

We hate to offer the good first and then have to offer the bad. There are still some outliers who continue to walk the Dominican University property with their pet off leash and when reminded to leash their pet, they become aggressive toward the person asking them to respect the University's wishes. For some reason these individuals seem to feel that they are above common courtesy. Unfortunately, due to these outliers, the University is entertaining other avenues they may need to take to make sure the campus is safe for all. If you see someone with their dog off leash, please call campus security (415-269-6070) and note to the officer the description of the person, the dog, and the location of the offender.

It will take all of us working together and hopefully, we will be able to retain the privilege of walking the campus with our pet. Thank you.

Neighborhood Update (continued):

Restricted Parking: Restricted parking areas are continuing to be identified and implemented on our narrow streets. If you have questions or a particular concern, please feel free to write to DBCNA.info@gmail.com. We will do our best to answer any questions or put you in touch with the SRFD officer overseeing the project. Thank you for your patience.

DBCNA Membership Form:

Date: _____

Please complete this registration form. (One form per household)

If renewing, kindly indicate any changes – otherwise provide only **mobile and landline telephone numbers**.

☐ **NEW MEMBERSHIP** ☐ **RENEWAL** ☐ **Check if any changes to email/phone**

SECTION 1: MEMBER CONTACT INFORMATION

NAME			
Additional Name			
ADDRESS		LANDLINE PHONE	
TOWN/CITY	San Rafael	MOBILE PHONE	
ZIP CODE	94901	PRIMARY EMAIL	
		Additional EMAIL	

SECTION 2: MEMBERSHIP AND PAYMENT DETAILS

	DESCRIPTION	MEMBERSHIP DUES (Annual)
Membership	Household Membership	\$40
Optional Donation	Optional Donation	
	Total	
PAYMENT METHOD	<input type="checkbox"/> Personal Check <input type="checkbox"/> Cash <input type="checkbox"/> Online Payment	

To pay online with PayPal: Go to <https://dominicanareanews.com/>

To pay by check: Send this form with a check made payable to: DBCNA, P.O. Box 151702, San Rafael, CA 94915-1702

SECTION 3: ADDITIONAL INFORMATION

Please indicate if you would be willing to help with any of the activities listed below: <input type="checkbox"/> Social Events <input type="checkbox"/> Deliver Newsletters <input type="checkbox"/> Write newsletter or web articles <input type="checkbox"/> Disaster Preparedness <input type="checkbox"/> Crime & Safety Committee <input type="checkbox"/> Web Postings <input type="checkbox"/> Membership Committee <input type="checkbox"/> Serve on the Board <input type="checkbox"/> Other _____
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Thank you for being a member!